



COUNCIL MEETING AGENDA

Date: Tuesday, March 23, 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 16, 2021 Special Council Meeting Minutes | 5 |
| 2. March 2, 2021 Special Council Meeting Minutes | 37 |
| 3. March 9, 2021 Council Meeting Minutes | 55 |

D. FINANCIAL REPORTS

E. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on February 23, 2021 and March 2, 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 9 - Bylaw C-8128-2021 - Road Allowance Closure Item | 70 |
| File: PL20200162 (07835004) | |
| 2. Division 4 - Bylaw C-8059-2020 - Redesignation Item – Business Use | 94 |
| File: PL20200061 (03308007) | |
| 3. Division 9 - Bylaw C-7989-2019 - Redesignation Item – Residential and Agricultural Uses | 115 |
| File: PL20190186 (06732004) | |

AFTERNOON PUBLIC HEARINGS / APPOINTMENTS 1:00 PM

- | | |
|---|-----|
| 4. Division 1 - Bylaw C-7955-2019 - Conceptual Scheme – Fawn Hills of Bragg Creek | 130 |
| File: PL20190103 (03915024) | |

Note: this item should be considered in conjunction with item E-5

5. **Division 1 - Bylaw C-7956-2019 - Redesignation from Agricultural to Residential** 225

File: PL20190102 (03915024)

Note: this item should be considered in conjunction with item E-4

F. GENERAL BUSINESS

1. **All Divisions - 2021 Solid Waste Servicing Strategy** 427

File: N/A

2. **Division 3 - Mackenas Estates Update** 512

File: N/A

3. **Divisions 2, 4, and 8 - Maintenance of Municipal and School Reserve Grounds** 514

File: N/A

4. **Division 8 - Neighbours Against High Water (NAHW)** 516

File: N/A

5. **Division 4 and 5 - Cooperative Stormwater Management Initiative (CSMI) Budget Adjustment** 518

File: 1015-750

6. **All Divisions - 2021 Tax Recovery Sale Properties – Reserve Bids** 521

File: 0785

7. **All Divisions - Infrastructure Cost Recovery Policy 406** 524

File: N/A

8. **All Divisions - Intermunicipal Development Plan between the Village of Beiseker and Rocky View County** 543

File: N/A

9. **All Divisions - Additional Special Council Meetings and Public Hearing Prioritization** 545

File: N/A

G. BYLAWS

1. **All Divisions - Borrowing Bylaw C-8165-2021 – Blazer Water System Acquisition** 549

File: N/A

2. **All Divisions - Borrowing Bylaw C-8166-2021 – Cochrane Lakes Water Acquisition** 555

File: N/A

- | | | |
|----|--|-----|
| 3. | All Divisions - Bylaw C-8164-2021 - Wheatland and Rocky View County Intermunicipal Development Plan | 561 |
| | File: N/A | |
| 4. | Division 9 - Bylaw C-8137-2021 - First Reading Bylaw – Residential Redesignation | 601 |
| | File: PL20200189 (06812016) | |
| 5. | Division 4 - Bylaw C-8142-2021 - First Reading Bylaw – Residential and Special Uses | 612 |
| | PL20210007 (03222002/003/091) | |
| 6. | Division 4 - Bylaw C-8161 - First Reading Bylaw – Conceptual Scheme Amendment | 622 |
| | File: PL20210008 (03214001/03214009) | |

H. UNFINISHED BUSINESS

I. COUNCILLOR REPORTS

- | | | |
|----|--|--|
| 1. | All Divisions - Calgary Metropolitan Regional Board (CMRB) Update | |
| | File: N/A | |

J. MANAGEMENT REPORTS

- | | | |
|----|--|-----|
| 1. | All Divisions - 2021 Council Priorities and Significant Issues List | 685 |
| | File: N/A | |

K. NOTICES OF MOTION

L. PUBLIC PRESENTATIONS

M. CLOSED SESSION

- | | | |
|----|---|--|
| 1. | RVC2021-07 - Harmony Water System Update | |
|----|---|--|

THAT Council move into closed session to consider the confidential item "Harmony Water System Update" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

Section 16 - Disclosure harmful to the business interests of a third party

Section 24 – Advice from officials

Section 25 – Disclosure harmful to the economic or other interests of a public body

2. RVC2021-09 - Request from the Town of Cochrane

THAT Council move into closed session to consider the confidential item
"Request from the Town of Cochrane" pursuant to the following sections of the
Freedom of Information and Protection of Privacy Act:

Section 21 – Disclosure harmful to intergovernmental relations

Section 24 – Advice from officials

N. ADJOURN THE MEETING



SPECIAL COUNCIL MEETING MINUTES

Tuesday, February 16, 2021
9:00 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)
Councillor K. Hanson (participated electronically, arrived at 9:01 a.m.)
Councillor A. Schule (participated electronically)
Councillor J. Gautreau (participated electronically)
Councillor G. Boehlke
Councillor S. Wright (participated electronically, arrived at 9:02 a.m.)
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
D. Kazmierczak, Manager, Planning Policy
G. Nijjar, Manager, Planning and Development Services
J. Anderson, Planning Policy
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 9:00 a.m. with all members present, with the exception of Councillor Hanson who arrived at 9:01 a.m. and Councillor Hanson who arrived at 9:02 a.m.

B Updates/Approval of Agenda

MOVED by Deputy Reeve McKylor that the February 16, 2021 Special Council meeting agenda be amended as follows:

- Add emergent business item – Open Session Item – CMRB Alternate Appointment
Lost



MOVED by Deputy Reeve McKylor that the February 16, 2021 Special Council meeting agenda be amended as follows:

- Add emergent business item – Closed Session Item – Role of Reeve and Deputy Reeve in Intergovernmental Business

Lost

MOVED by Councillor Boehlke that the February 16, 2021 Special Council meeting agenda be accepted as presented.

Carried

E-1 All Divisions - Adoption of Proposed Bylaw C-8090-2020 (New Municipal Development Plan)
File: 1013-136

MOVED by Councillor Boehlke that the public hearing for item E-1 be opened at 9:16 a.m.

Carried

Person(s) who presented: Andrew Palmiere, O2 Planning and Design
 Nicholas Krul, O2 Planning and Design

Councillor Boehlke left the meeting at 9:45 a.m. and returned to the meeting at 9:47 a.m.

The Chair called for a recess at 10:20 a.m. and called the meeting back to order at 10:32 a.m. with all previously mentioned members present.

Pre-recorded audio/video
presentations in support: None

Pre-recorded audio/video
submissions in opposition: Listed in Schedule 'A'

Councillor Boehlke left the meeting at 11:48 a.m. and returned to the meeting at 11:51 a.m.

The Chair called for a recess at 12:02 p.m. and called the meeting back to order at 1:03 p.m. with all previously mentioned members present.

The Chair made the final call for email submissions and called for a recess at 1:34 p.m. The Chair called the meeting back to order at 1:45 p.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for a recess at 1:47 p.m. and called the meeting back to order at 2:17 p.m. with all previously mentioned members present, with the exception of Councillor Wright who returned to the meeting at 2:18 p.m.

Email submissions in support: Listed in Schedule 'B'

Email submissions in opposition: Listed in Schedule 'B'



Person(s) who presented rebuttal: Dominic Kazmierczak, Manager, Planning Policy

MOVED by Councillor Schule that the public hearing for item E-1 be closed at 2:27 p.m. with all previously mentioned members present.

Carried

The Chair called for a recess at 2:34 p.m. and called the meeting back to order at 3:16 p.m. with all previously mentioned members present.

MOVED by Deputy Reeve McKylor that consideration of Bylaw C-8090-2020 be tabled until the Tuesday, March 2, 2021 Special Council Meeting.

Carried

E-2 Divisions 2 and 3 - Adoption of Proposed Bylaw C-8064-2020 (South Springbank Area Structure Plan)
File: 1015-550

MOVED by Councillor Hanson that the public hearing for item E-2 be opened at 3:30 p.m.

Carried

Person(s) who presented: Jessica Anderson, Senior Planner, Planning Policy

Pre-recorded audio/video
presentations in support:

Don Mortimer
Joe and Cathy Zink
Lindsay and Angus Duncan

The Chair called for a recess at 5:00 p.m. and called the meeting back to order at 5:33 p.m. with all previously mentioned members present.

Pre-recorded audio/video
submissions in opposition:

Listed in Schedule 'C'

The Chair called for a recess at 6:34 p.m. and called the meeting back to order at 6:47 p.m. with all previously mentioned members present, with the exception of Councillor Wright who returned to the meeting at 6:48 p.m.

The Chair made the final call for email submissions and called for a recess at 7:22 p.m. The Chair called the meeting back to order at 7:34 p.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for the public hearing to be recessed at 7:46 p.m. until 9:00 a.m. on Monday, February 22, 2021.

The Chair called for a recess at 7:47 p.m. and called the meeting back to order at 7:48 p.m. with all previously mentioned members present.



E-3 Divisions 2 and 3 - Adoption of Proposed Bylaw C-8031-2020 (North Springbank Area Structure Plan)
File: 1015-550

MOVED by Councillor Boehlke that the public hearing for item E-3 be opened at 7:49 p.m.
Carried

The Chair called for the public hearing to be recessed at 7:50 p.m. until 9:00 a.m. on Monday, February 22, 2021.

The Chair called the meeting back to order at 9:00 a.m. Monday, February 22, 2021 with all previously mentioned members present, with the exception of Councillor Kamachi and Councillor Wright.

Councillor Wright returned to the meeting at 9:01 a.m. and Councillor Kamachi did not return to the meeting.

E-2 Divisions 2 and 3 - Adoption of Proposed Bylaw C-8064-2020 (South Springbank Area Structure Plan)
File: 1015-550

Email submissions in support: Listed in Schedule 'D'

Email submissions in opposition: Listed in Schedule 'D'

Councillor Schule left the meeting at 9:20 a.m. and returned to the meeting at 9:22 a.m.

Councillor Boehlke left the meeting at 9:48 a.m. and returned to the meeting at 9:50 a.m.

Person(s) who presented rebuttal: Jessica Anderson, Senior Planner, Planning Policy
Dominic Kazmierczak, Manager, Planning Policy

MOVED by Councillor Hanson that the public hearing for item E-2 be closed at 10:05 a.m.
Carried
Absent: Councillor Kamachi

The Chair called for a recess at 10:07 a.m. and called the meeting back to order at 10:17 a.m. with all previously mentioned members present.

E-3 Divisions 2 and 3 - Adoption of Proposed Bylaw C-8031-2020 (North Springbank Area Structure Plan)
File: 1015-550

Person(s) who presented: Jessica Anderson, Senior Planner, Planning Policy
Dominic Kazmierczak, Manager, Planning Policy

The Chair called for a recess at 10:54 a.m. and called the meeting back to order at 10:55 a.m. with all previously mentioned members present.



The Chair called for a recess at 11:04 a.m. and called the meeting back to order at 11:11 a.m. with all previously mentioned members present, with the exception of Councillor Schule.

Councillor Schule returned to the meeting at 11:14 a.m.

Pre-recorded audio/video
presentations in support:

Davin McIntosh on behalf of Bow Water and Land
Jay Simmons on behalf of Bow Water and Land
Evan Galbraith
Steve Allan on behalf of Bow Water and Land
Don Brownie on behalf of Joan Snyder

Pre-recorded audio/video
submissions in opposition:

Listed in Schedule 'E'

Councillor Gautreau disabled his camera feed from 11:48 a.m. to 12:00 p.m. but remained present at the meeting.

The Chair called for a recess at 12:02 p.m. and called the meeting back to order at 1:00 p.m. with all previously mentioned members present, with the exception of Councillor Hanson who returned to the meeting at 1:01 p.m.

The Chair made the final call for email submissions and called for a recess at 1:33 p.m. The Chair called the meeting back to order at 1:43 p.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for a recess at 1:47 p.m. and called the meeting back to order at 3:00 p.m. with all previously mentioned members present.

Email submissions in support: Listed in Schedule 'F'

Email submissions in opposition: Listed in Schedule 'F'

Person(s) who presented rebuttal: Jessica Anderson, Senior Planner, Planning Policy
Dominic Kazmierczak, Manager, Planning Policy

MOVED by Deputy Reeve McKylor that the public hearing for item E-3 be closed at 3:29 p.m.

Carried
Absent: Councillor Kamachi

MOVED by Councillor Hanson that Bylaw C-8064-2020 (South Springbank ASP) and Bylaw C-8031-2020 (North Springbank ASP) to tabled *sine die*, no later than March 23, 2021, to allow Administration to compile amendments received from Council, Administration, and further discuss with the City of Calgary proposed amendments.

Defeated
Absent: Councillor Kamachi



E-2 Divisions 2 and 3 - Adoption of Proposed Bylaw C-8064-2020 (South Springbank Area Structure Plan)
File: 1015-550

MOVED by Councillor Gautreau that Bylaw C-8064-2020 be amended as follows:

Section 7.47 Goals be amended to read:

7.47 Villa Condo developments within the Plan area should

- a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;
- b) ~~predominantly be~~ accommodate a variety of building forms including stairless, single-storey bungalows, ~~or~~ attached two story units ~~(two units)~~, (duplex/semi or rowhouse) or multiple unit buildings (not exceeding four stories);
- c) contain common lands;
- d) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
- e) be located within walking distance to community meeting places or joint use facilities; and
- f) be compatible with adjacent uses.

Carried
Absent: Councillor Kamachi

Main Motion:

MOVED by Councillor Gautreau that Bylaw C-8064-2020 be amended as follows:

That Section 7.48 be amended to read:

The maximum density for Villa Condo developments shall be ~~4.0~~ 20.0 units per acre, calculated on the gross development area identified for the Villa Condo.

Amending Motion:

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

The maximum density for Villa Condo developments shall be ~~4.0~~ ~~20.0~~ 8.0 units per acre, calculated on the gross development area identified for the Villa Condo.

Carried
Absent: Councillor Kamachi

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



Main Motion as Amended:

MOVED by Councillor Gautreau that Bylaw C-8064-2020 be amended as follows:

That Section 7.48 be amended to read:

The maximum density for Villa Condo developments shall be ~~4.0~~ 8.0 units per acre, calculated on the gross development area identified for the Villa Condo.

Carried

Absent: Councillor Kamachi

MOVED by Councillor Gautreau that Bylaw C-8064-2020 be amended as follows:

That Section 7.51 be amended to read:

7.51 To ensure a balanced development form in Commercial areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:

- a) Up to 75% of the Villa Condo units proposed within a local plan ~~shall not~~ may receive subdivision approval ~~until 50%~~ provided that 25% of the Commercial uses identified within the local plan area have been constructed;
- b) The remaining 25% of the Villa Condo units proposed within a local plan ~~shall not~~ may receive subdivision approval ~~until 75%~~ provided that 50% of the Commercial uses identified within the local plan area have been constructed.
- c) If Villa Condo units are proposed within Commercial areas, the Commercial area shall, at least in part, propose commercial uses that provide services complementary to the residential component of the development.

Carried

Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

The footer for the entire ASP be amended to read:

Rocky View County | South Springbank Area Structure Plan

Carried

Absent: Councillor Kamachi

Main Motion:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 3.8 Goals be amended to read:

Provide for attractive and high-quality scenic corridors into the South Springbank community ~~along the Highway 1 corridor,~~ from Stoney Trail intersections, and along Range Road 33.

- Remove "along the Hwy 1 corridor" – not in the South ASP



Amending Motion:

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

Provide for attractive and high-quality scenic corridors into the **South** Springbank community ~~along the Highway 1 corridor,~~ **the eastern-most portions of Springbank Road** from Stoney Trail intersections, and along Range Road 33.

- Remove "along the Hwy 1 corridor" – not in the South ASP

Carried
Absent: Councillor Kamachi

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

Main Motion as Amended:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 3.8 Goals be amended to read:

Provide for attractive and high-quality scenic corridors into the **South** Springbank community ~~along the Highway 1 corridor,~~ from Stoney Trail intersections, and along Range Road 33.

- Remove "along the Hwy 1 corridor" – not in the South ASP

Carried
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 6 Land Use Strategy – Purpose, page 14 top of Second column, be amended to read:

- The **South** Springbank ASP plans for an approximate population of 14,600...

Carried
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 7 - Residential page 18, Built Out Country Residential – introductory paragraph, be amended to read:

A portion of lands within the **South** Springbank area have built out to the fullest desired potential. These lands are identified in Map 05: Land Use Strategy, are generally 3.50 acres or less in size, and are developed with a dwelling and associated servicing and transportation infrastructure.

Carried
Absent: Councillor Kamachi



MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Page 32 Villa Condo Development, second paragraph, be amended to read:

- The **South** Springbank ASP seeks to provide the residents of Springbank with an opportunity to stay within the community as they age, ...

Carried
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 11 – Transitions, third paragraph on pg. 42, be amended to read:

Although **South** Springbank will continue to develop principally as a country residential community, this Plan anticipates new forms of housing, including Cluster Residential, ~~Cluster Live-Work~~ and Villa Condo development. It is important to ensure that these new residential forms are compatible, both within new developments and with existing country residential subdivisions.

Carried
Absent: Councillor Kamachi

The Chair called for a recess at 4:44 p.m. and called the meeting back to order at 4:50 p.m. with all previously mentioned members present, with the exception of Councillor Schule.

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 17 – Transportation, 101st Street Interface – the introductory paragraph, be amended to read:

101st Street forms the east boundary (~~south of Highway 1~~) of the **South** Springbank ASP area. The roadway is under the jurisdiction of The City of Calgary; therefore, collaboration shall be required with respect to plans accessing this roadway.

Carried
Absent: Councillor Kamachi
Councillor Schule

Councillor Schule returned to the meeting at 5:04 p.m.

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 7.51 be amended to strikeout all references Live Work.

Carried
Absent: Councillor Kamachi



MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 25, Table 4 – Actions, Action #2, be amended to read:

Implementation of Villa Condo Developments, ~~and~~ Cluster Residential, ~~and Cluster Live Work~~ requires amendments to the to the County's Land Use Bylaw, initiated by the County or a submitted redesignation application.

Carried
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 11 – First Objective, Transitions be amended to read:

Ensure the transition between ~~business development~~ Institutional and Community Service areas and the Special Planning Areas and residential development is managed effectively by supporting complementary land use types and densities in interface areas.

Defeated
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That page 43 be amended to read:

BUSINESS – RESIDENTIAL TRANSITION – rename Special Planning Area – Residential Transition

Defeated
Absent: Councillor Kamachi

Main Motion:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 11.5 be amended to read:

Where commercial ~~or industrial~~ buildings are on lands adjacent to a residential area, the commercial ~~or industrial~~ building shall be set back a minimum of 50 ~~50~~ 150 metres from the commercial ~~or industrial~~ property line.

Amending Motion:

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

Where commercial ~~or industrial~~ buildings are on lands adjacent to a residential area, the commercial ~~or industrial~~ building shall be set back a minimum of 50 metres from the commercial ~~or industrial~~ property line.

Carried
Absent: Councillor Kamachi



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

Main Motion as Amended:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 11.5 be amended to read:

Where commercial ~~or industrial~~ buildings are on lands adjacent to a residential area, the commercial ~~or industrial~~ building shall be set back a minimum of 50 metres from the commercial ~~or industrial~~ property line.

Carried
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 11.9 be amended to read:

High quality building appearance shall be emphasized where ~~industrial/~~ commercial buildings face residential areas. Building design shall address the requirements of Appendix B of this Plan.

Carried
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 11.20 be amended to read:

Spatial separation between agricultural and nonagricultural uses should be achieved by providing setbacks for the non-agricultural buildings within the interface areas:

- a) Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be set back a minimum of ~~25~~ 150 metres from the nonagricultural property line;

Defeated
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 19.6 – Utilities be amended to read:

Limited servicing solutions that rely on water cisterns and sewage holding tanks may be permitted for commercial ~~/industrial~~ sites on an interim basis until such time as piped servicing is available.

Carried
Absent: Councillor Kamachi



MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 19.10 – Utilities be amended to read:

All industrial and commercial buildings are required to provide fire suppression systems and shall be in compliance with the County's Fire Suppression bylaw.

Carried
Absent: Councillor Kamachi

Main Motion:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 7.10 – County Residential be amended to read:

Country Residential development may be considered in areas identified as ~~Cluster Residential where the cluster development form is identified as not achievable due to servicing, transportation, or environmental considerations,~~ **if for other residential development alternatives, where the applicant presents a plan that addresses:**

a) ~~a rationale is submitted detailing the aspects limiting cluster development form;~~

renumber (b) – (e)

Amending Motion:

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

Remove the strikeout on a) and renumber (b) – (e)

Carried
Absent: Councillor Kamachi

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

Main Motion as Amended:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 7.10 – County Residential be amended to read:

Country Residential development may be considered in areas identified as ~~Cluster Residential where the cluster development form is identified as not achievable due to servicing, transportation, or environmental considerations,~~ **if for other residential development alternatives, where the applicant presents a plan that addresses:**

Defeated
Absent: Councillor Kamachi



MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 7.11 be amended to read:

For areas ~~identified as Cluster Residential area, where cluster is determined to be inappropriate~~ **to be developed as Country Residential**, the following policies shall apply:

Defeated
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 10.2 (e) – Urban Interface Areas be amended to read:

it shall be demonstrated that there is a **connection to regional potable water and wastewater servicing and a** satisfactory ~~potable water, waste water, and storm water servicing solutions, all of which have~~ with the capacity to service the anticipated development form in that area; and

Defeated
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 18.16 should be deleted in its entirety as the Hwy 1 West corridor is not in the South ASP.

Carried
Absent: Councillor Kamachi

The Chair called for a recess at 6:00 p.m. and called the meeting back to order at 6:15 p.m. with all previously mentioned members present, with the exception of Councillor Kissel.

Main Motion:

MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended as follows:

Section 7 – Residential:

Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of Springbank. The General Residential Policies pertain to future residential development in all residential categories. Community engagement while preparing the Springbank ASP suggested that there is a desire for ~~seniors' housing; policies in this section provide further guidance on Villa Condo developments, which could provide an accessible and low maintenance housing option for seniors and other groups.~~



Amending Motion:

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

Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of Springbank. The General Residential Policies pertain to future residential development in all residential categories. Community engagement while preparing the Springbank ASP suggested that there is a desire for ~~seniors'~~ **accessible and low maintenance** housing; policies in this section provide further guidance on Villa Condo developments, ~~which could provide an accessible and low maintenance housing option for seniors and other groups.~~

Carried
Absent: Councillor Kamachi
Councillor Kissel

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

Main Motion as Amended:

MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended as follows:

Section 7 – Residential:

Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of Springbank. The General Residential Policies pertain to future residential development in all residential categories. Community engagement while preparing the Springbank ASP suggested that there is a desire for ~~seniors'~~ accessible and low maintenance housing; policies in this section provide further guidance on Villa Condo developments, ~~which could provide an accessible and low maintenance housing option for seniors and other groups.~~

Carried
Absent: Councillor Kamachi
Councillor Kissel

MOVED by Deputy Reeve McKylor that the definition of Villa Condo in Bylaw C-8064-2020 be amended as follows:

Villa Condo developments can suit a range of groups, including retirees and those with mobility impairments. The key characteristic of Villa Condo developments is that they provide an accessible and low-maintenance housing option. Units ~~are single-storey~~ and are surrounded by common land that is maintained by a homeowners' association or other private entity. They usually have a resident gathering space such as a community centre or place of worship.

Carried
Absent: Councillor Kamachi
Councillor Kissel



MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended to delete section 7.47(b) in its entirety.

Carried
Absent: Councillor Kamachi
Councillor Kissel

Councillor Kissel returned to the meeting at 6:38 p.m.

MOVED by Councillor Hanson that Bylaw C-8064-2020 be amended to remove an 18.75 parcel (Roll 04629005) from Special Planning Area 1 and include the parcels in the Infill Residential land use category, and that Maps 5 and 5a and Table 2 be updated accordingly.

Carried
Absent: Councillor Kamachi

The Chair called for a recess at 6:47 p.m. and called the meeting back to order at 7:18 p.m. with all previously mentioned members present, with the exception of Deputy Reeve McKylor who returned to the meeting at 7:20 p.m.

MOVED by Councillor Boehlke that Bylaw C-8064-2020 be amended to remove SW-17-24-02-W05M (Roll numbers: 04617058, 04617057, 04617007, 04617008, and 04617002) from Special Planning Area 3 and include the parcels in the Cluster Residential land use category, and that Maps 5 and 5a and Table 2 be updated accordingly.

Defeated
Absent: Councillor Kamachi

MOVED by Councillor Hanson that Bylaw C-8064-2020 be amended to remove the north portion of E ½-20-24-02-W05M (Roll 04620001) from Urban Interface Area and be included in the Special Planning Area 2 land use category with no interim uses, and that Maps 5 and 5a and Table 2 be updated accordingly.

Defeated
Absent: Councillor Kamachi

MOVED by Councillor Boehlke that Bylaw C-8064-2020, Section 25 Implementation be amended to add new policy with the following wording:

Prior to approval of local plan and land use applications adjacent to another municipality, the County should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.

Carried
Absent: Councillor Kamachi



MOVED by Councillor Boehlke that Bylaw C-8064-2020 be amended to revise policy 25.8 which presently reads:

The principal consideration in phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.

To read:

Phasing of Development within the South Springbank ASP should follow the availability of efficient, cost effective, and environmentally responsible utilities.

Carried
Absent: Councillor Kamachi

Main Motion:

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 20 Storm Water be amended to add new policy 20.1 with the following wording:

- 20.1 The County should prioritize the protection of groundwater and ensure development does not exceed carrying capacity by:
- a) Supporting long term ground water research and monitoring programs;
 - b) Mitigating the potential adverse impacts of development on groundwater recharge areas;
 - c) Adhering to provincial ground water testing requirements, as part of the development approval process; and
 - d) Encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.

Amending Motion:

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

- a) Supporting ~~long term ground water research and~~ monitoring programs;

Carried
Absent: Councillor Kamachi



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

Main Motion as Amended:

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 20 Storm Water be amended to add new policy 20.1 with the following wording:

- 20.1 The County should prioritize the protection of groundwater and ensure development does not exceed carrying capacity by:
- a) Supporting monitoring programs;
 - b) Mitigating the potential adverse impacts of development on groundwater recharge areas;
 - c) Adhering to provincial ground water testing requirements, as part of the development approval process; and
 - d) Encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.

Carried
Absent: Councillor Kamachi

The Chair called for the meeting to be recessed at 8:06 p.m. until 9:00 a.m. on Monday, March 1, 2021.

The Chair called the meeting back to order at 9:02 a.m. Monday, March 1, 2021, with the exception of Councillor Kamachi who did not return to the meeting.

MOVED by Councillor Hanson that Council receive the additional letter from the City of Calgary after Administration had made their suggested amendments and arguments.

Defeated

Main Motion:

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 20 Storm Water be amended to add new policy 20.2 with the following wording:

- 20.2 The County should create strategies and planning tools for watershed management in collaboration with partners and consider amendments to this Plan as work progresses, where appropriate.

The Chair called for a recess at 9:20 and called the meeting back to order at 9:24 a.m. with all previously mentions members present.

Amending Motion:

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

- 20.2 The County ~~should~~ **will continue to work with our neighbours to** create strategies and planning tools for watershed management ~~in collaboration~~ **and will continue to collaborate** with partners and consider amendments to this Plan as work progresses, where appropriate.

Carried



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

Main Motion as Amended:

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 20 Storm Water be amended to add new policy 20.2 with the following wording:

- 20.2 The County will continue to work with our neighbours to create strategies and planning tools for watershed management and will continue to collaborate with partners and consider amendments to this Plan as work progresses, where appropriate.

Carried

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 20 Storm Water be amended to add new policy 20.3 with the following wording:

- 20.3 The County should continue to collaborate with adjacent municipalities to support the establishment of baseline conditions for infrastructure needs and environmental assets which assist in the planning and assessment of future growth and development.

Carried

MOVED by Councillor Hanson that Bylaw C-8064-2020 be amended to add a new definition, Baseline Conditions, with the following wording:

Baseline conditions: conditions which provide a fixed point of reference through a study or assessment that can be used for comparison purposes when determining the real and expected changes over time within a defined geographical area.

Carried

Main Motion:

MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended to add new non-statutory action with the following wording:

Establish further tools and strategies to address regional source water concerns in partnership with other municipalities.

The Chair called for a recess at 9:44 a.m. and called the meeting back to order at 9:46 a.m. with all previously mentioned members present.

Amending Motion:

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

Negotiate with municipal neighbours as necessary to establish further tools and strategies to address regional source water concerns in partnership. ~~with other municipalities.~~

Carried



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

Main Motion as Amended:

MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended to add new non-statutory action with the following wording:

Establish further tools and strategies to address regional source water concerns in partnership with other municipalities.

Carried

MOVED by Councillor Hanson that Bylaw C-8064-2020 be amended to add new non-statutory action with the following wording:

Explore the development of a new County policy and/or guide on septic maintenance and best practices for landowners to improve septic management throughout the County.

Defeated

Main Motion

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 9 Special Planning Areas be amended to add a new policy 9.5 with the following wording:

- 9.5 The Special Planning Areas may form part of a joint planning area, in accordance with the criteria within this plan or any other adopted statutory plan.

Carried

Amending Motion:

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

- 9.5 The Special Planning Areas may form part of a joint planning area, in accordance with the criteria within this plan ~~or any other adopted statutory plan.~~

Carried

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

Main Motion as Amended:

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 9 Special Planning Areas be amended to add a new policy 9.5 with the following wording:

- 9.5 The Special Planning Areas may form part of a joint planning area, in accordance with the criteria within this plan.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended in accordance with Attachment 'A'.

Carried



MOVED by Councillor Hanson that Bylaw C-8064-2020 be amended for general grammar, typographical errors, formatting, numbering, map labeling throughout, and including "South" when referring to the ASP throughout.

Carried

MOVED by Councillor Hanson that Section 6 Land Use Strategy of Bylaw C-8064-2020 be amended, including Tables 01 and 02 and Map 05, to accommodate amendments made by prior Council motions to land use densities and types within the Bylaw.

Carried

MOVED by Councillor Gautreau that Bylaw C-8064-2020 be given a second reading, as amended.

Carried

MOVED by Councillor Hanson that Bylaw C-8064-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.

Carried

The Chair called for a recess at 10:31 a.m. and called the meeting back to order at 10:41 a.m. with all previously mentioned members present.

E-3 Divisions 2 and 3 - Adoption of Proposed Bylaw C-8031-2020 (North Springbank Area Structure Plan)
File: 1015-550

Main Motion:

MOVED by Councillor Gautreau that Bylaw C-8031-2020 be amended as follows:

That Section 7.58 of Bylaw C-8031-2020 be amended to read:

- a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;
- b) ~~predominantly be~~ **accommodate a variety of building forms** including stairless, single-storey bungalows, **or** attached **two story units (*two units*), (duplex/semi or rowhouse) or multiple unit buildings (not exceeding four stories);**
- c) contain common lands;
- d) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
- e) be located within walking distance to community meeting places or joint use facilities; and be compatible with adjacent uses.



Amending Motion:

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

- a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;
- b) ~~predominantly be~~ accommodate a variety of building forms including stairless, single-storey bungalows, ~~or attached two-story units (two units), (duplex/semi or rowhouse) or multiple unit buildings (not exceeding four stories);~~
- c) contain common lands;
- d) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
- e) be located within walking distance to community meeting places or joint use facilities; and be compatible with adjacent uses.

Carried

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

Main Motion as Amended:

MOVED by Councillor Gautreau that Bylaw C-8031-2020 be amended as follows:

That Section 7.58 of Bylaw C-8031-2020 be amended to read:

- a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;
- b) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
- c) be located within walking distance to community meeting places or joint use facilities; and be compatible with adjacent uses.

Carried

Main Motion:

MOVED by Councillor Gautreau that Bylaw C-8031-2020 be amended as follows:

That Section 7.59 of Bylaw C-8031-2020 be amended to read:

7.59 The maximum density for Villa Condo developments shall be ~~4.0~~ 20.0 units per acre, calculated on the gross development area identified for the Villa Condo.

Amending Motion:

MOVED by Councillor Boehlke that Bylaw C-8031-2020 be amended as follows:

7.59 The maximum density for Villa Condo developments shall be ~~4.0 20.0~~ 10.0 units per acre, calculated on the gross development area identified for the Villa Condo.

Defeated

The Chair called for a recess at 11:04 a.m. and called the meeting back to order at 11:09 a.m. with all previously mentioned members present.



Amending Motion:

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

7.59 The maximum density for Villa Condo developments shall be ~~4.0~~ **may be up to 20.0** units per acre, calculated on the gross development area, **provided a piped water and wastewater solution is in place,** identified for the Villa Condo.

Defeated

Amending Motion:

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

7.59 The maximum density for Villa Condo developments shall be ~~4.0 20.0~~ **11.0** units per acre, calculated on the gross development area identified for the Villa Condo.

Defeated

Main Motion as Amended:

MOVED by Councillor Gautreau that Bylaw C-8031-2020 be amended as follows:

That Section 7.59 of Bylaw C-8031-2020 be amended to read:

7.59 The maximum density for Villa Condo developments shall be ~~4.0~~ **20.0** units per acre, calculated on the gross development area identified for the Villa Condo.

Defeated

MOVED by Councillor Gautreau that Bylaw C-8031-2020 be amended as follows:

That section 7.63 of Bylaw C-8031-2020 be amended as follows:

7.63 To ensure a balanced development form in Commercial areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:

- a) **Up to** 75% of the Villa Condo units proposed within a local plan ~~shall not~~ **may** receive subdivision approval ~~until 50%~~ **provided that 25%** of the Commercial uses identified within the local plan area have been constructed;
- b) **The remaining** 25% of the Villa Condo units proposed within a local plan ~~shall not~~ **may** receive subdivision approval ~~until 75%~~ **provided that 50%** of the Commercial uses identified within the local plan area have been constructed.
- c) If Villa Condo units are proposed within Commercial areas, the Commercial area shall, at least in part, propose commercial uses that provide services complementary to the residential component of the development.

Defeated



MOVED by Councillor Wright that Bylaw C-8031-2020 be amended as follows:

That Section 7.10 – County Residential be amended to read:

Country Residential development may be considered in areas identified as ~~Cluster Residential where the cluster development form is identified as not achievable due to servicing, transportation, or environmental considerations, if~~ **for other residential development alternatives, where the applicant presents a plan that addresses:**

Carried

MOVED by Councillor Hanson that Bylaw C-8031-2020 be amended as follows:

That Section 7.57 – Village Condo be amended to read:

Villa Condo developments may be located within the community core, as ~~per~~ **referenced in** the policies of the South Springbank ASP, where access to local amenities such as shops, services, community/recreational opportunities, and the active transportation network can be maximized.

Carried

MOVED by Councillor Wright that Bylaw C-8031-2020 be amended as follows:

That Section 12.5 – Transitions be amended to read:

Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be set back a minimum of ~~50~~ **150** metres from the commercial or industrial property line.

Carried

MOVED by Councillor Wright that Bylaw C-8031-2020 be amended as follows:

That Section 12.10 – Transitions be amended to read:

The maximum height of buildings on lots adjacent to a residential area ~~should~~ **shall** be 12.5 metres, or lower where required by the County's Land Use Bylaw.

Defeated

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

To remove any prescribed pathways, in either environmental or municipal reserves, that are identified as wildlife corridors and instead, add a statement that will require RVC to work with new and existing communities on potential pathways that make sense for both the community and wildlife.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

To identify the highway corridor from OBCR to RR33 (north and south of highway #1) 1/2 of all the quarters be identified as Business Transition.

Carried



Councillor Hanson left the meeting at 11:50 a.m. and returned to the meeting at 11:53 a.m.

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

To amend Map 8 to show a pathway along Emerald Bay Drive, vs. the alignment which shows along sensitive environment reserve and a wildlife corridor.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

7. Objectives (page 40)

Support the provision of limited Villa Condo residential development within compatible development areas to support accessible and low- maintenance living options ~~for groups such as retirees and those with mobility impairments.~~

(page 40 preamble) The North Springbank ASP seeks to provide the residents of Springbank with an opportunity to stay within the community ~~as they age~~, to offer a variety of housing choices, and to situate accessible, low-maintenance housing in areas near local shops and services as they develop.

Carried

The Chair called for a recess at 11:57 a.m. and called the meeting back to order at 1:00 p.m. with all previously mentioned members present, with the exception of Councillor Schule.

MOVED by Councillor Wright that Bylaw C-8031-2020, Section 26 Implementation be amended to add new policy with the following wording:

Prior to approval of local plan and land use applications adjacent to another municipality, the County should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.

AND THAT Bylaw C-8031-2020 be amended to revise policy 26.8 which presently reads:

The principal consideration in phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.

To read:

Phasing of Development within the North Springbank ASP should follow the availability of efficient, cost effective, and environmentally responsible utilities.

AND THAT Bylaw C-8031-2020, Section 21 Storm Water be amended to add new policy 21.1 with the following wording:

21.1 The County should prioritize the protection of groundwater and ensure development does not exceed carrying capacity by:

a) Supporting monitoring programs;



- b) Mitigating the potential adverse impacts of development on groundwater recharge areas;
- c) Adhering to provincial ground water testing requirements, as part of the development approval process; and
- d) Encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.

AND THAT Bylaw C-8031-2020, Section 21 Storm Water be amended to add new policy 21.2 with the following wording:

- 21.2 The County will continue to work with our neighbours to create strategies and planning tools for watershed management and will continue to collaborate with partners and consider amendments to this Plan as work progresses, where appropriate.

Carried

AND THAT Bylaw C-8031-2020, Section 21 Storm Water be amended to add new policy 21.3 with the following wording:

- 21.3 The County should continue to collaborate with adjacent municipalities to support the establishment of baseline conditions for infrastructure needs and environmental assets which assist in the planning and assessment of future growth and development.

AND THAT Bylaw C-8031-2020 be amended to add a new definition, Baseline Conditions, with the following wording:

Baseline conditions: conditions which provide a fixed point of reference through a study or assessment that can be used for comparison purposes when determining the real and expected changes over time within a defined geographical area.

AND THAT Bylaw C-8031-2020 be amended to add new non-statutory action with the following wording:

Negotiate with municipal neighbours as necessary to establish further tools and strategies to address regional source water concerns in partnership.

AND THAT Bylaw C-8031-2020 be amended to add new non-statutory action with the following wording:

Establish further tools and strategies to address regional source water concerns in partnership with other municipalities.

Carried

Absent: Councillor Schule

Councillor Schule returned to the meeting at 1:09 p.m.

MOVED by Councillor Schule that Bylaw C-8031-2020 be amended in accordance with Attachment 'A'.

Carried



MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended to correct grammar, typographical errors, formatting, numbering, and map labelling throughout, and including "North" when referring to the ASP throughout.

Carried

MOVED by Deputy Reeve McKylor that Section 6 Land Use Strategy of Bylaw C-8031-2020 be amended, including Tables 01 and 02 and Map 05, to accommodate amendments made by prior Council motions to land use densities and types within the Bylaw.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be given a second reading, as amended.

Carried

MOVED by Councillor Hanson that Bylaw C-8031-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.

Carried

N Adjourn the Meeting

MOVED by Councillor Boehlke that the February 16, 2021 Special Council Meeting be adjourned on Monday, March 1, 2021 at 1:15 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



ROCKY VIEW COUNTY

Schedule 'A' - Pre-Recorded Audio/Video Submissions in Opposition **Municipal Development Plan**

Jackie Brezovskij
Keren Farquharson on behalf of Farquharson Farms, Don Farquharson, Cody Farquharson,
Stacy Farquharson
Ena Spalding on behalf of Springbank Community Planning Association
Martyn Griggs on behalf of Rocky View Gravel Watch
Janet Ballantyne on behalf of Rocky View Forward
Lori-ann Esser on behalf of Michael Esser, Doug and Toby Steinie, Kelly Paulson
Calvin Johnson on behalf of William Lefever, Patrick and Jen Klassen
Gary Moroz
Ann McKendrick McNabb Family on behalf of McKendrick Ranches, McNabb Developments
Joey Gill on behalf of Gill Developments



ROCKY VIEW COUNTY

Schedule 'B' - Email Submissions in Support and Opposition (MDP) **Municipal Development Plan**

Opposition

Janet Ballantyne
J.F. (Jim) Chmilar
Reg Storms and Katherine Cornish
Lori-ann Esser
Keren Farquharson (SE 36-28-4-W5) representing Farquharson Farms
Wayne Jessee
Teri Lipman
Ann McKendrick McNabb
Azid Niazi, Canopy Lands
Karen Singer
Debbie and Garth Vickery
Rob Watson
John Weatherill



ROCKY VIEW COUNTY

Schedule 'C' - Pre-Recorded Audio/Video Submissions in Opposition **South Springbank Area Structure Plan**

Julie McLean on behalf of Margaret Hoydue, James Nixon, Nancy Crosley, Roberta Nixon
Cal Johnson on behalf of Patrick Klassen and William Lafever
John Bargman
Ena Spalding on behalf of Springbank Community Planning Association
Janet Ballantyne on behalf of Rocky View Forward
Sarah Lambros
Kim Magnuson on behalf of on behalf of John Beverage, Jerry and Diane Ashinoff, Sharon and
Darren Anderson, Eleanore Janz, Chris and Trish Hunt, Michael and Jennifer Dunn, Cindy Craig
and Janet Trott
Larry Benke on behalf of Attila Varga, Valerie and Barry Munro
Anatasia Selimos
Rob Gray on behalf of Kathy Sieber of Deuka Film Exchange Ltd
Jeff and Moirie Dunn
Debbie Vickery on behalf of Garth Vickery, Leslie Lake
Roger Galbraith
Rob and Chris Houseman
Margaret Bahcheli on behalf of Kiyooka Ohe Arts Centre



ROCKY VIEW
COUNTY

Schedule 'D' - Email Submissions in Support and Opposition
South Springbank Area Structure Plan

Opposition

Janet Ballantyne
John F. Bargman
Rob Gray
Bart Hribar
Davin MacIntosh
Kim Magnuson
David McColl
Peters Dewald Company
Ena Spalding
Transalta Corporation
Debbie and Garth Vickery
Robert Weston
Gloria Wilkinson



ROCKY VIEW COUNTY

Schedule 'E' - Pre-Recorded Audio/Video Submissions in Opposition **North Springbank Area Structure Plan**

Richard Clark
Cal Johnson on behalf of William Lafever, Patrick and Jen Klassen
John Bargman
William Hornaday
Janet Ballentyne on behalf of Rocky View Forward
Ena Spalding on behalf of Springbank Community Planning Association
Kim Magnuson on behalf of John Beverage, Jerry and Diane Ashinoff, Sharon and Darren
Anderson, Eleanore Janz, Chris and Trish Hunt, Michael and Jennifer Dunn, Cindy Craig and
Janet Trott
Jeff and Morie Dunn
Debbie Vickery on behalf of Garth Vickery, Leslie Lake
Roger Galbraith
Margaret Bahcheli on behalf of Kiyooka Ohe Arts Centre



ROCKY VIEW COUNTY

Schedule 'F' - Email Submissions in Support and Opposition **North Springbank Area Structure Plan**

Opposition

Jerry Arshinoff
Shannon Bailey
Janet Ballantyne
John F. Bargman
Simone Byers
Simone Byers on behalf of the Springbank Community Association
Simone Byers on behalf of NSWC
Carol Meibock
Jim and Tina Cheng
Richard Clark
Jan Erisman
Karin Finley
Roger Galbraith
Karin Hunter on behalf of the Springbank Community Association
Cal Johnson
Dana Longeway
Kim Magnuson
David McColl
Brian Mckersie & Campion Swartout
Tony Meibock
Janet Ballantyne on behalf of Rocky View Forward
Anastasia Selimos
Ena Spalding
Deborah Teale
Transalta Corporation
Debbie and Garth Vickery
Ron Zazelenchuk



SPECIAL COUNCIL MEETING MINUTES

Tuesday, March 2, 2021

9:02 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)
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
D. Kazmierczak, Manager, Planning Policy
G. Nijjar, Manager, Planning and Development Services
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 9:02 a.m. with all members present.

B Updates/Approval of Agenda

MOVED by Councillor Boehlke that the March 2, 2021 Special Council meeting agenda be accepted as presented.

Carried



E-1 Division 9 - Bylaw C-8051-2020 - Redesignation Item – Industrial Redesignation
File: PL20200031 (06731002/4)

F-1 Division 9 - Master Site Development Plan – Summit Pit
File: PL20200034 (06731002/4)

MOVED by Councillor Kissel that the public hearing for item E-1 be opened at 9:07 a.m.

Carried

Person(s) who presented: Ken Venner, B&A Planning Group (Applicant)
Bridget Honch, B&A Planning Group (Applicant)
Bruce Waterman, Mountain Ash Limited Partnership
Tige Brady, Mountain Ash Limited Partnership
Dan Clayton, SLR
Rick Lauzon, SLR
Robert Till, SLR
Steven Usher, SLR
Xin Qui, SLR
Selby Thannikary, Stantec
Bruce Nelligan, Watt Consulting Group

The Chair called for a recess at 10:10 a.m. and called the meeting back to order at 10:22 a.m. with all previously mentioned members present.

MOVED by Councillor Hanson that Council be allowed to see the time lapse 4D model that was discussed during the applicant's presentation.

Carried

Councillor Schule left the meeting at 11:12 a.m. and returned to the meeting at 11:14 a.m.

The Chair called for a recess at 11:17 a.m. and called the meeting back to order at 11:27 a.m. with all previously mentioned members present.

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: Listed in Schedule 'A'

The Chair called for a recess at 12:01 p.m. and called the meeting back to order at 1:01 p.m. with all previously mentioned members present with the exception of Councillor Hanson, Councillor Schule and Councillor Gautreau. Councillor Hanson and Councillor Schule returned to the meeting at 1:02 p.m.

Councillor Gautreau returned to the meeting at 1:05 p.m.

Councillor Schule left the meeting at 1:29 p.m. and returned to the meeting at 1:45 p.m.

The Chair called for a recess at 2:14 p.m. and called the meeting back to order at 2:22 p.m. with all previously mentioned members present.



Councillor Schule left the meeting 2:31 p.m. and returned to the meeting at 2:41 p.m.

The Chair made the final call for email submissions and called for a recess at 2:45 p.m. The Chair called the meeting back to order at 2:59 p.m. with all previously mentioned members present, with the exception of Councillor Schule, and declared email submissions closed.

Email submissions in support: Listed in Schedule 'B'

Email submissions in opposition: Listed in Schedule 'B'

The Chair called for a recess at 3:00 p.m. and called the meeting back to order at 4:40 p.m. with all previously mentioned members present, with the exception of Councillor Schule, who returned to the meeting at 4:43 p.m.

Main Motion:

MOVED by Deputy Reeve McKylor that the applicant's rebuttal time limit be extended by 20 minutes pursuant to section 186(1) of the *Procedure Bylaw*.

Carried

Amending Motion:

MOVED by Councillor Kissel that main motion be amended as follows:

THAT the applicant's rebuttal time limit be extended by ~~20~~ 5 minutes pursuant to section 186(1) of the *Procedure Bylaw*.

Carried

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

Main Motion as Amended:

MOVED by Deputy Reeve McKylor that the applicant's rebuttal time limit be extended by 5 minutes pursuant to section 186(1) of the *Procedure Bylaw*.

Carried



Person(s) who presented rebuttal: Ken Venner, B&A Planning Group (Applicant)
Bridget Honch, B&A Planning Group (Applicant)
Bruce Waterman, Mountain Ash Limited Partnership
Tige Brady, Mountain Ash Limited Partnership
Dan Clayton, SLR
Rick Lauzon, SLR
Robert Till, SLR
Steven Usher, SLR
Xin Qui, SLR
Selby Thannikary, Stantec
Bruce Nelligan, Watt Consulting Group

Councillor Boehlke left the meeting at 5:50 p.m. and returned to the meeting at 5:52 p.m.

MOVED by Councillor Kissel that the public hearing for item E-1 be closed at 5:58 p.m. with all previously mentioned members present.

Carried

The Chair called for a recess at 5:59 p.m. and called the meeting back to order at 6:05 p.m. with all previously mentioned members present.

MOVED by Councillor Schule that section 1.4.0 of Bylaw C-8051-2020 be amended as follows:

1.4.0 **Council is** the Development Authority **and** shall be responsible for the issuance of **all** Development Permits for the Lands subject to this Bylaw

Carried

MOVED by Councillor Kissel that application PL20200034 be refused.

Defeated

MOVED by Councillor Gautreau that the Summit Pit Master Site Development Plan (approved April 24, 2018) be rescinded.

Carried

MOVED by Councillor Gautreau that the Summit Pit Master Site Development Plan be approved as per Attachment 'C'.

Carried

MOVED by Councillor Kissel that consideration of Bylaw C-8051-2020 be tabled sine die and that the Applicant be directed to prepare an update to the Hydrogeological Assessment Report in accordance with the recommendations of Alberta Parks and Environment.

Defeated

MOVED by Councillor Gautreau that Bylaw C-8051-2020 be amended to insert Schedule 'A' and Schedule 'C' as presented in Attachment 'C'.

Carried

MOVED by Councillor Gautreau that Bylaw C-8051-2020 be amended as per Attachment 'C'.

Carried



MOVED by Councillor Boehlke that Bylaw C-8051-2020 be given second reading, as amended.
Carried

MOVED by Councillor Gautreau that Bylaw C-8051-2020 be given third and final reading, as amended.
Carried

G-1 Division 9 - All Divisions - Adoption of Proposed Bylaw C-8090-2020 (New Municipal Development Plan)
File: 1013-136

MOVED by Councillor Wright that Council receive the additional letter from the City of Calgary on proposed Bylaw C-8090-2020, being the proposed new Municipal Development Plan;

AND THAT Council receive the letter from Alberta Environment and Parks on proposed Bylaw C-8090-2020, being the proposed new Municipal Development Plan.

Defeated

The Chair called for the meeting to be adjourned at 6:45 p.m. and for the meeting to resume at 9:00 a.m. on Monday, March 8, 2021.

The Chair called the meeting back to order at 9:00 a.m. on Monday, March 8, 2021 with all previously mentioned members present, with the exception of Councillor Hanson and Councillor Boehlke.

Councillor Hanson arrived to the meeting at 9:01 a.m. and Councillor Boehlke arrived to the meeting at 9:03 a.m.

G-1 All Divisions - Adoption of Proposed Bylaw C-8090-2020 (New Municipal Development Plan)
File: 1013-136

MOVED by Councillor Hanson that Bylaw C-8090-2020 be amended in accordance with Attachment 'A'.

Carried

MOVED by Councillor Hanson that Bylaw C-8090-2020 be amended to correct grammar, typographical errors, formatting, numbering, and map labelling throughout.

Carried

MOVED by Deputy Reeve McKylor that Figure 2 of Bylaw C-8090-2020 be amended to show the area one half of a quarter section north and south of Highway 1, between the western boundary of the city of Calgary and the Highway 1/22 intersection, as an Employment Area, which presently shows.

Carried



MOVED by Deputy Reeve McKylor that policy 3.4.3(b) of Bylaw C-8090-2020 be amended as follows:

A confined feeding operation, including its minimum distance of separation, ~~should~~ shall not be located within the boundary or notification zone of any intermunicipal development plan adopted with a neighbouring urban municipality, or any statutory planning area, hamlet, residential area, institutional use, or federal, provincial, or municipal park or recreation area.

Carried

MOVED by Councillor Hanson that policies 2.4.1 a), c), e), and f) ix) of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

Defeated

MOVED by Councillor Hanson that policies 3.1.1 a), d), e) and f) of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence, and within the same Bylaw, that policy 3.1.1. k) be amended to replace "may" with "should" in all instances of its occurrence.

Defeated

MOVED by Councillor Wright that policy 3.1.1 a) of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

Defeated

MOVED by Councillor Wright that policy 3.1.1 c) of Bylaw C-8090-2020 be amended to replace "may" with "shall" in all instances of its occurrence.

Defeated

MOVED by Councillor Boehlke that Figure 2 of Bylaw C-8090-2020 be amended to remove the Ecological Features layer from the map and to remove reference to 'Ecological Features' from the legend.

Carried

MOVED by Councillor Boehlke that section 2.2 of Bylaw C-8090-2020 be amended to remove the following text:

Ecological Features: These potentially important ecological features include wetlands, riparian areas, valuable agricultural soils, and wildlife corridors. These areas may not be appropriate for additional development, and should be considered when area structure plans and conceptual schemes are created or amended.

Carried

MOVED by Councillor Boehlke that section 2.2 of Bylaw C-8090-2020 be amended to remove the following text:

The map also highlights the presence of ecological features that warrant further study when development is proposed in these areas.

Carried



MOVED by Councillor Boehlke that policy 3.5.1(a) of Bylaw C-8090-2020 be amended as follows:

- a) Where development is proposed near potential *Ecological Features* identified in the ~~Growth Concept (Figure 2)~~, development applications may require the preparation and implementation of a bio-physical impact assessment to identify potential negative impacts and mitigation measures

Carried

The Chair called for a recess at 9:55 a.m. and called the meeting back to order at 10:05 a.m. with all previously mentioned members present, with the exception of Councillor Schule who returned to the meeting at 10:07 a.m.

MOVED by Councillor Boehlke that Bylaw C-8090-2020 be amended to insert new policy 4.2 a) as follows, and to renumber subsequent policies accordingly:

- 4.2 a) Before any Actions identified in Table 02 are commenced, they shall have been brought before Council for approval with a report from Administration on the item, including assessment of budget impacts on the County.

Carried

MOVED by Councillor Wright that section 2.3.1 of Bylaw C-8090-2020 be amended as follows:

Primary residential areas comprise lands where residential development and ~~ancillary commercial and light industrial development~~ will be the predominant land use **with ancillary contextually sensitive commercial and light industrial development.**

Defeated

MOVED by Councillor Wright that policies 2.3.1 e), f), and h) of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

Defeated

MOVED by Councillor Wright that policy 2.3.1 h) vii) of Bylaw C-8090-2020 be amended as follows:

- vii) Where the ASP is located in areas **near** ~~adjacent to~~ an intermunicipal partner, appropriate intermunicipal collaboration on key cross-boundary concerns.

Carried

MOVED by Councillor Kissel that policy 2.3.1 b) of Bylaw C-8090-2020 be amended as follows:

- b) New development ~~may occur~~ **shall be discouraged** outside of identified priority growth areas, **but may be considered for** ~~with~~ Council review and approval, **subject to prior public engagement being undertaken and support from affected landowners being obtained.**

Defeated



MOVED by Councillor Wright that section 2.3.3 of Bylaw C-8090-2020 be amended to replace "should" with "shall" as follows:

Further fragmented country residential development should be avoided, and a gradual transition ~~should~~ **shall** be pursued to a more orderly and efficient development pattern within fragmented country residential areas.

Defeated

MOVED by Councillor Wright that policy 2.4.2 a) of Bylaw C-8090-2020 be amended to replace "should" with "shall" as follows:

a) New neighbourhood-serving commercial and light industrial development ~~should~~ **shall**:

i) conform to the relevant area structure plan, and the policies of the MDP; and

ii) Have minimal impact on adjacent land uses.

Defeated

MOVED by Councillor Wright that section 2.5 of Bylaw C-8090-2020 be amended as follows:

Over the next 20 years, it is anticipated that Rocky View's hamlets ~~are~~ **will be home** to the majority of the County's residents and **will** provide services for their **residents'** everyday needs

Carried

MOVED by Councillor Wright that section 2.5.1 of Bylaw C-8090-2020 be amended as follows:

Hamlets in Rocky View County vary in size, appearance, and function, with each hamlet having a distinct character that reflects its location, history, and environment. Of these hamlets, Balzac West, Bragg Creek, Conrich, ~~Elbow View~~, Glenbow **Ranch**, Harmony, and Langdon are recognized as Hamlet Growth Areas (as identified on Figure 2). These Hamlet Growth Areas, both existing and planned, will include a mix of land uses to provide housing, employment, community services, and recreation opportunities to local residents and a larger service area. Additional growth in these hamlets ~~may~~ **should** be prioritized by the County due to their proximity to transportation networks, and availability of infrastructure, services, and amenities. Commercial uses will be supported in Hamlet Growth Areas to provide access to services for residents and provide employment opportunities.

Defeated

MOVED by Councillor Wright that policies 2.5.1 a), b), c) and g) of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

Defeated

MOVED by Councillor Wright that policies 2.5.2 c) and d) of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

Defeated



MOVED by Councillor Wright that policy 3.3.1 a) of Bylaw C-8090-2020 be amended as follows:

- 3.3.1 a) ~~Minimize~~ **Avoid** the adverse impact of aggregate extraction on existing residents, adjacent land uses, and the environment

Defeated

MOVED by Councillor Wright that policy 3.3.1 g) of Bylaw C-8090-2020 be amended as follows:

- g) Consider co-locating ~~other complementary industrial~~ **transitional land** uses adjacent to aggregate extraction sites.

Defeated

Main Motion:

MOVED by Councillor Wright that policy 3.3.1 g) of Bylaw C-8090-2020 be amended as follows:

- g) Consider co-locating ~~other complementary industrial~~ **transitional land** uses adjacent to aggregate extraction sites.

Amending Motion:

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

- g) Consider co-locating ~~other complementary industrial~~ **transitional land** uses adjacent to aggregate extraction sites.

Councillor Hanson left the meeting at 10:58 a.m.

Amending Motion:

MOVED by Councillor Boehlke that the amending motion be amended as follows:

- g) Consider co-locating ~~other complementary industrial~~ **transitional land** uses adjacent to **and within** aggregate extraction sites.

Defeated

Absent: Councillor Hanson

Councillor Hanson returned to the meeting at 11:00 a.m.

The Chair called for a vote on the original amendment.

Amending Motion:

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

- g) Consider co-locating ~~other complementary industrial~~ **transitional land** uses adjacent to and within aggregate extraction sites.

Carried



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

Main Motion as Amended:

MOVED by Councillor Wright that policy 3.3.1 g) of Bylaw C-8090-2020 be amended as follows:

- g) Consider co-locating ~~other~~ complementary industrial ~~land~~ uses adjacent to and within aggregate extraction sites.

Carried

The Chair called for a recess at 11:07 a.m. and called the meeting back to order 11:14 a.m. with all previously mentioned members present.

MOVED by Councillor Kissel that section 3.3 of Bylaw C-8090-2020 be amended as follows:

Objectives

The policies within the Natural Resources Development Policy Area are to ensure the following objectives:

- Future natural resource extraction balances the needs of residents, industry, ~~society~~, and the County.

Defeated

MOVED by Councillor Kissel that Bylaw C-8090-2020 be amended to insert new policy 3.3.1 i) as follows:

- i) Discourage aggregate extraction in areas of the County that are zoned Primary Residential or hamlet.

Defeated

MOVED by Councillor Wright that Bylaw C-8090-2020 be amended to insert new policy 3.3.1 i) as follows:

- i) Discourage aggregate extraction adjacent to lands which are designated for residential uses within Primary Residential or Hamlet Development Areas.

Carried

MOVED by Councillor Wright that Appendix C of Bylaw C-8090-2020 be amended to insert Table 05 as follows:

Master Site Development Plan Requirements

Master Site Development Plans should address the following items:

Table 05: Master Site Development Plan Requirements

1. A general introduction to the proposed development: a discussion of the vision and purpose of the proposal.
2. A master site plan addressing:



- a) building placement and setbacks;
 - b) building height and general architectural appearance;
 - c) parking and public lighting;
 - d) landscaping for visual appearance and/or mitigating measures;
 - e) agriculture boundary design guidelines; and
 - f) anticipated phasing.
3. A summary of the Applicant's community consultation and results.
 4. Technical issues identified by the County that are necessary to determine the project's viability and offsite impacts.

Defeated

MOVED by Councillor Wright that Appendix C of Bylaw C-8090-2020 be amended to insert Table 06 as follows:

Aggregate Master Site Development Plan Requirements

Applications for aggregate extraction shall include a master site development plan that addresses the following:

Table 06: Aggregate Extraction Master Site Development Plan Requirements

1. A general introduction to the proposed development: a discussion of the vision and purpose of the proposal, summary of physical attributes of subject lands, site context overview, and guiding principles for development.
2. Development rationale including justification for proposed land use.
3. Summary of proposed operations including: site activities, proposed hours of operation, haul routes, etc.
4. Aggregate extraction guidelines and site development/aggregate extraction plan.
5. Phasing plan.
6. Development permitting structure which is to include monitoring and reporting requirements.
7. Reclamation plan.
8. Environmental mitigation strategies and initiatives including a summary of the use of sustainable technologies and initiatives during extraction and reclamation stages.
9. Identification of impacts to surrounding lands and mitigation strategies (may require landscaping and buffering strategies for effective screening and visual aesthetics).



10. Assessment of cumulative aspects of extraction activities in the area.
11. Summary of interim and post reclamation land uses – a discussion of land uses that may coincide with aggregate extraction (i.e. agricultural uses).
12. Any special policies that may be required to give guidance to the preparation of development proposals.
13. A technical summary of the proposal with supporting documentation that addresses:
 - a) transportation and access management (submission of a traffic impact assessment);
 - b) stormwater management (submission of a stormwater management plan);
 - c) ground and surface water hydrological analysis;
 - d) environmental overview (submission of a biophysical overview);
 - e) noise and dust mitigation strategies and reports; and
 - f) erosion and weed management control.
14. Supplementary information - any additional information that may help further define the proposal.
15. Summary of required Provincial Approvals. This could include: Alberta Environment Code of Practice, Alberta Environment wetland loss and mitigation approvals, Alberta Community Development historical resource clearance, Alberta Transportation roadside development permits, etc.
16. A summary of the Applicant's community consultation and results.
17. Any other item deemed appropriate by the County.

Defeated

MOVED by Councillor Wright that Bylaw C-8090-2020 be amended to insert a new section 4.4 to section 4 (Implementation and Monitoring) as follows:

4.4 Technical Requirements/Supporting Information

- 4.4.1 All planning or development applications, and any associated infrastructure construction should meet the technical requirements of the Municipal Development Plan, Land Use Bylaw, area structure plans, subordinate plans, Servicing Standards, County Policy, and provincial and federal requirements. Request for variations from County requirements must include technical justification with all relevant studies, reports, and tests.



4.4.2 The County will make a decision to approve, approve with conditions, or deny a request to vary from County requirements as the County deems appropriate after reviewing all supporting information.

4.4.3 The County may require studies, reports, and tests to be submitted in support of any planning or development application.

4.4.4 Conceptual schemes required by this Plan should be required to provide information on, and evaluation of, the matters identified in Appendix C.

Defeated

MOVED by Councillor Wright that policy 3.5.5 e) of Bylaw C-8090-2020 be amended as follows:

e) Proposed development within the floodway or flood fringe areas should shall provide a flood hazard risk study, including hazard mapping where appropriate and prepared by a qualified professional

Defeated

MOVED by Councillor Wright that policy 4.2 f) of Bylaw C-8090-2020 be amended as follows:

f) The County ~~will~~ should ~~shall~~ monitor and report to council annually on the rate of development within area structure plans and conceptual plans, including the number of new dwellings, and dwelling types.

Defeated

Main Motion:

MOVED by Councillor Wright that policy 4.2 g) of Bylaw C-8090-2020 be amended as follows:

g) When creating or amending area structure plans, the County shall include a policy requiring municipal review of the plans after ~~10~~ 5 years. ~~and a review after 5 years if sufficient development has not been undertaken after 5 years of the plans approval.~~

Amending Motion:

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

g) When creating or amending area structure plans, the County ~~shall~~ should include a policy requiring municipal review of the plans ~~no longer than a 7-year cycle after 10-5 years.~~ ~~and a review after 5 years if sufficient development has not been undertaken after 5 years of the plans approval.~~

Defeated

The Chair called for a vote on the main motion.



Main Motion:

MOVED by Councillor Wright that policy 4.2 g) of Bylaw C-8090-2020 be amended as follows:

- g) When creating or amending area structure plans, the County shall include a policy requiring municipal review of the plans after ~~10~~ 5 years, ~~and a review after 5 years if sufficient development has not been undertaken after 5 years of the plans approval.~~
- Defeated

The Chair called for a recess at 12:08 p.m. and called the meeting back to order at 1:11 p.m. with all previously mentioned members present.

MOVED by Councillor Wright that Appendix A of Bylaw C-8090-2020 be amended to include the following definitions:

Designated Development Area means the Priority Growth Areas identified in the Growth Concept Map.

Concentrated Growth means growth that occurs within the Designated Development Areas of the Growth Concept Map.

Source Water means water in its natural or raw state, prior to withdrawal for treatment and distribution as a drinking water source.

Priority Growth Area means the areas identified in the Growth Concept Map for the prioritization of County investment in municipal infrastructure and the accommodation of additional growth over the MDP's planning horizon.

Carried

MOVED by Councillor Wright that section 2.2 of Bylaw C-8090-2020 be amended as follows:

Provincial Parks: There are ~~two~~ three provincial parks in Rocky View County, Glenbow Ranch, **Bragg Creek**, and Big Hills Springs. Future development adjacent to these parks should mitigate any impacts to their environmental or recreation function

Carried

MOVED by Councillor Kissel that section 3.4 of Bylaw C-8090-2020 be amended as follows:

Objectives

- The agriculture sector remains ~~an important~~ a vital component of the County's economy.
- Adverse impacts on agriculture from non-agriculture land uses are ~~minimized~~ discouraged.

Defeated

MOVED by Councillor Wright that further consideration of Bylaw 8090-2020 be tabled until the April 27, 2021 Council meeting to allow for further collaboration with adjacent municipalities and First Nations.

Carried



N Adjourn the Meeting

The Chair adjourned the March 2, 2021 Special Council Meeting on Monday, March 8, 2021 at 1:21 p.m.

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



Schedule 'A' - Pre-Recorded Audio/Video Submissions in Opposition

Gerry Bietz
Kaylee Seles
Lyse Carignan
Michael Foster
Julie Gomke
Dan Brown
Carolyn Koebisch
Harry Hodgson
Leo and Collen Bieche
Sarah Leete
Vivian Pharis
Keith Koebish
John Clarkson and family
Kris Koebish
Eric Gunderson
John Fennell on behalf of Friends of Big Hill Springs Provincial Park and Bighill Creek
Preservation Society
Scott Tiffin
Linda Kostecky
Susan Brown on behalf of Rocky View Gravel Watch
Patrick Lahey
Lisa Mayhew
Odin Pearce
Mark and Leah Pearce
Tom and Jennifer Foss
Brandi Edge
Aynsley Foss on behalf of Foss Hollow Farms
Janet Ballentyne on behalf of Rocky View Forward
Amy Jillaine
Marilyn Unger
Heinz Unger
Trout Unlimited Canada



Schedule 'B' - Email Submissions in Support and Opposition

Support

Ms. Ryan Morgan
Mr. Devon Markert
Mr. Ross Salvador
Ms. Kurtis Puzey
Mr. Wendall Pozniak
Mr. Loren Jacula
Ms. Stacey Petrie
Mr. Gregory B.
Ms. Renae Regal
Mr. Jamie Brown
Mr. Reid Church
Mr. Ken Bieber
Mr. Bill Riel
Ms. Lorraine Ryan
Mr. Nicholas Ryan
Ms. Chris Middlemiss
Mr. Gino Properzi
Mr. Dean Jolly
Ms. Lucas Jacobson
Ms. Natalie Henderson
Ms. Ashley Sedor
Ms. Erinn Jacula
Miss Taryn Wallace
Ms. Kristen Warholik
Ms. Amber Mercier
Mrs. Amber Cooley
Ms. Rob P.
Ms. Lori Martin
Ms. Jaf Imlan
Mr. Kelly Gervais
Mr. Ken Venner
Ms. Marc Schostek
Mrs. Michelle Hofer
Mrs. Jennifer W.
Mr. Aaron Frey
Ms. Meagan Alessio
Ms. Cassandra Schostek
Miss Tara Wieben
Miss Jennifer Hawker
Mr. Rogers Lehew
Ms. Jodi Harbour
Mrs. Robyn Palik
Mr. Ryan Palik
Mrs. Jessica Craig
Mr. Kirk Stenske
Mrs. Jennifer Stenske



Mr. Kevin McDonald
Ms. Michelle Dallaire
Ms. Tamsin Biebe
Ms. Kayla Davis
Miss. Kayla Sedor
Mrs. Maria Whitmarsh
Mr. Arno Lukas
Ms. Paul Thebeau
Mr. Jordi Stokes
Bruce Kendall
Shane Kinch
Devon Markert
Red-tail Holdings Ltd.
Doug Reid
Denis Veraart

Opposition

Janet Ballentyne
Gerry Bietz on behalf of Bighill Creek Preservation Society
Bill Fennell
Glenn Lott
Dr. Jon Fennell
Tom Foss
Charlene Gale
Greg C. Gerlitz
Rocky View Gravel Watch
Harry Hodgson
Keith Koebisch
Linda and Morley Kostecky
Kelsey and Sarah Krokis
Leah Pearce
Teri Lipman
Patti Lott
Kevin Lynch
Alberta Environment and Parks
Nadine McEwing
Ann McKendrick McNabb
Fernando Peris
Vivian Pharis
Connor M.C. Reyes
Glenn Lott
Sylvia and Derrick Smith
Andrew Stiles



COUNCIL MEETING MINUTES

Tuesday, March 9, 2021
9:00 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
Councillor M. Kamachi
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
R. Smith, Fire Chief, Fire Services
D. Kazmierczak, Manager, Planning Policy
G. Nijjar, Manager, Planning and Development Services
S. Racz, Manager, Operational Services
A. Yurkowski, A/Manager, Capital Project Management
S. MacLean, Supervisor Planning & Development, Planning & Development Services
J. Anderson, Senior Planner, Planning Policy
O. Newmen, Planner, Planning & Development Services
L. Cox, Planner, Planning & Development Services
E. Schuh, Capital Projects Engineer, Capital Project Management
K. Jiang, Legislative Officer, Legislative Services
K. Tuff, Legislative Officer, Legislative Services
T. Andreasen, Legislative Officer, Legislative Services
B. Manshanden, Intergovernmental Affairs Coordinator, Legislative Services
I. Smith, Lead Asset Management, Transportation Services

A Call Meeting to Order

The Chair called the meeting to order at 9:00 a.m. with all members present.



B Updates/Approval of Agenda

Councillor Boehlke that Council suspend the rules, section 159 of the Procedure Bylaw, to allow the rescinding of tabling motion from the March 2, 2021 Council Meeting for the Municipal Development Plan.

Carried

Councillor Boehlke that Council rescind the following tabling motion from the March 2, 2021 Council Meeting for the Municipal Development Plan:

“MOVED by Councillor Wright that further consideration of Bylaw 8090- 2020 be tabled until the April 27, 2021 Council meeting to allow for further collaboration with adjacent municipalities and First Nations.”

Carried

Councillor Boehlke item F-6 Municipal Development Plan Bylaw C-8090-2020 be added to the March 9, 2021 Council Meeting as an emergent item.

Carried

MOVED by Councillor Boehlke that the March 9, 2021 Council meeting agenda be amended as follows:

- Remove item E-1 – Public Hearing for Bylaw C-8106-2020 – Redesignation Item – Special Use
- Remove item E-2 – Public Hearing for Bylaw C-8112-2020 – Redesignation Item – Special Use

AND that the March 9, 2021 Council meeting agenda be accepted as amended.

Carried

C-1 February 23, 2021 Council Meeting Minutes

MOVED by Deputy Reeve McKylor that the February 23, 2021 Council meeting minutes be approved as presented.

Carried

**E-3 Division 1 - Bylaw C-8072-2020 - Road Closure Item – Bragg Creek
File: PL20200054 (03913043/3044/3045/3075/3076/3001)**

Councillor Kamachi declared a pecuniary interest on the public hearing for Bylaw C-8072-2020 and abstained from discussion and voting on the matter. Councillor Kamachi proceed to leave the meeting at 9:36 a.m.

MOVED by Deputy Reeve McKylor that the public hearing for item E-3 be opened at 9:39 a.m.

Carried

Abstained: Councillor Kamachi



Person(s) who presented: Allan Mar, IDGInc
Bela Syal, Planning+
Richard Koetsier (Applicant/Owner)

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 10:03 a.m. The Chair called the meeting back to order at 10:09 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: Richard Koetsier (Applicant/Owner)

MOVED by Deputy Reeve McKylor that the public hearing for item E-3 be closed at 10:12 a.m.
Carried
Abstained: Councillor Kamachi

MOVED by Councillor Hanson that Bylaw C-8072-2020 be given first reading.
Carried
Abstained: Councillor Kamachi

MOVED by Deputy Reeve McKylor that Bylaw C-8072-2020 be amended in accordance with the redline version distributed at the March 9, 2021 Council meeting.
Carried
Abstained: Councillor Kamachi

MOVED by Deputy Reeve McKylor that Bylaw C-8072-2020 be forwarded to the Minister of Transportation for approval as amended.
Carried
Abstained: Councillor Kamachi

Councillor Kamachi returned to the meeting at 10:17 a.m.



F-1 Division 5 - Cost Recovery for Hazardous Material Response Cancellation Request
File: 05220009

Main Motion:

MOVED by Councillor Gautreau that the request to waive cost-recovery fees in the amount of \$25,082.50 be approved.

Amending Motion:

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

THAT the request to waive cost-recovery fees in the amount of ~~\$25,082.50~~ **\$12,451.25** be approved.

Carried

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

Main Motion as Amended:

MOVED by Councillor Gautreau that the request to waive cost-recovery fees in the amount of \$12,451.25 be approved.

Carried

Motion Arising:

MOVED by Deputy Reeve McKylor that Administration be directed to submit the invoice in the amount of \$12,451.25 to be forwarded to the RCMP.

Defeated

The Chair called for a recess at 10:48 a.m. and called the meeting back to order at 10:59 a.m. with all previously mentioned members present.

F-2 All Divisions - Intermunicipal Collaboration Framework and Intermunicipal Development Plan between Kananaskis Improvement District and Rocky View County
File: N/A

MOVED by Councillor Hanson that an Intermunicipal Development Plan between Rocky View County and Kananaskis Improvement District is not required at this time.

Carried

MOVED by Councillor Hanson that the Intermunicipal Collaboration Framework between Kananaskis Improvement District and Rocky View County be approved as presented in Attachment 'A'.

Carried

F-3 Division 8 - Bearspaw Drainage Projects – Meadow Drive and Burma/Range Road 25
File: 5000-375

MOVED by Councillor Wright that the Bearspaw Drainage Projects – Meadow Drive and Burma/Range Road 25 report be received for information.

Carried



F-4 Division 7 - CrossIron Drive Project Update

File: N/A

MOVED by Councillor Boehlke 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.

Carried

F-5 All Divisions - Budget Adjustment for Investing in Canada Infrastructure Program (ICIP) – COVID-19 Resilience Stream Funding

File: N/A

MOVED by Councillor Hanson that the budget adjustment be approved as presented in Attachment 'A'.

Carried

G-1 All Divisions - Bylaw C-8125-2021 - Sidewalk Clearing Bylaw

File: 1007-100 / 4050-100

MOVED by Councillor Hanson that Bylaw C-8125-2021 be given first reading.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8125-2021 be given second reading.

Carried

MOVED by Councillor Boehlke that Bylaw C-8125-2021 be considered for third reading.

Carried

MOVED by Councillor Wright that Bylaw C-8125-2021 be given third and final reading.

Carried

MOVED by Councillor Kamachi that Snow and Ice Control Policy C-405 be amended as per 'Attachment C'.

Carried

MOVED by Councillor Hanson that Sidewalk Maintenance Policy C-458 be rescinded.

Carried

G-2 Division 8 - Rescind Second Reading of Bylaw C-8037-2020

File: PL20200010 (05724053)

MOVED by Councillor Wright that second reading of Bylaw C-8037-2020 be rescinded.

Carried

G-3 Division 4 - Bylaw C-8127-2021 - First Reading Bylaw – Residential Redesignation

File: PL20200146 (03314006)

G-4 Division 1 - Bylaw C-8144-2021 - First Reading Bylaw – Redesignation

File: PL20200161 (03909034)



- G-5 Division 1 - Bylaw C-8146-2021 - First Reading Bylaw – Redesignation**
File: PL20200178 (03912130)
- G-6 Division 7 - Bylaw C-8147-2021 - First Reading Bylaw – Redesignation**
File: PL20200179 (06404005)
- G-7 Division 8 - Bylaw C-8129-2021 - First Reading Bylaw – Residential Redesignation**
File: PL20200186 (05735040)
- G-8 Division 4 - Bylaw C-8149-2021 - First Reading Bylaw – Commercial/Industrial Redesignation**
File: PL20200191 (03219003)
- G-9 Division 4 - Bylaw C-8141-2021 - First Reading Bylaw – Agricultural Use**
File: PL20210003 (02320029)
- G-10 Division 4 - Bylaw C-8150-2021 - First Reading Bylaw – Agricultural Use**
File: PL20210022 (03316010)
- G-11 Division 9 - Bylaw C-8105-2020 - First Reading Bylaw – Residential Redesignation**
File: PL20200114 (08912005)
- G-12 Division 5 - Bylaw C-8106-2020 - First Reading Bylaw – Special Use Redesignation**
File: PL20200149 (05320006)

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

- Bylaw C-8127-2021
- Bylaw C-8144-2021
- Bylaw C-8146-2021
- Bylaw C-8147-2021
- Bylaw C-8129-2021
- Bylaw C-8149-2021
- Bylaw C-8141-2021
- Bylaw C-8150-2021
- Bylaw C-8105-2020
- Bylaw C-8106-2020

Carried

- I-1 All Divisions - Calgary Metropolitan Region Board (CMRB) Update**
File: N/A

Reeve Henn provided an update on the activities of the Calgary Metropolitan Region Board since the February 23, 2021 Council meeting.

The Chair called for a recess at 12:02 p.m. and called the meeting back to order at 1:03 p.m. with all previously mentioned members present, with the exception of Councillor Schule.



E-4 Division 4 - Bylaw C-8084-2020 - Redesignation – Residential
File: PL20200096 (03311004)

Councillor Schule returned to the meeting at 1:06 p.m.

MOVED by Councillor Gautreau that the public hearing for item E-4 be opened at 1:00 p.m.
Carried

Person(s) who presented: Larry Konschuk, Konschuk Consulting (Applicant)
Geri Gowdy (Owner)

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 1:13 p.m. The Chair called the meeting back to order at 1:18 p.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for a recess at 1:19 p.m. and called the meeting back to order at 1:22 p.m. with all previously mentioned members present.

Email submissions in support: Donna and Andrew Court

Email submissions in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Schule that the public hearing for item E-4 be closed at 1:30 p.m.
Carried

MOVED by Councillor Schule that Bylaw C-8084-2020 be amended in accordance with Attachment 'C'.
Carried

MOVED by Councillor Schule that Bylaw C-8084-2020 be given second reading as amended.
Carried

MOVED by Councillor Schule that Bylaw C-8084-2020 be given third and final reading as amended.
Carried



E-5 Division 2 - Bylaw C-8117-2020 - Conceptual Scheme Item – Amendment to Springbank Creek Conceptual Scheme
File: PL20200130 (04722001)

E-6 Division 2 - Bylaw C-8091-2020 - Redesignation - Direct Control District Amendment
File: PL20200105 (04722001)

MOVED by Deputy Reeve McKylor that the public hearings for items E-5 and E-6 be opened concurrently at 1:37 p.m.

Carried

Person(s) who presented: Brad Prather, Bradon Construction (Applicant)
Lorne Webber, Webber Academy (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 2:10 p.m. The Chair called the meeting back to order at 2:15 p.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for a recess at 2:17 p.m. and called the meeting back to order at 2:32 p.m. with all previously mentioned members present.

Email submissions in support: Listed in Schedule 'A'

Email submissions in opposition: Listed in Schedule 'A'

Person(s) who presented rebuttal: Brad Prather, Bradon Construction (Applicant)

MOVED by Deputy Reeve McKylor that the public hearings for items E-5 and E-6 be closed at 2:39 p.m.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8117-2020 be amended as per Attachment 'C'.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8117-2020 given second reading, as amended.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8117-2020 be given third and final reading, as amended.

Carried



MOVED by Deputy Reeve McKylor that Bylaw C-8091-2020 be amended as shown in Attachment 'C'.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8091-2020 be given third and final reading, as amended.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8091-2020 be given third and final reading, as amended.

Carried

The Chair called for a recess at 2:46 p.m. and called the meeting back to order at 2:50 p.m. with all previously mentioned members present.

F-6 All Divisions – Emergent Business Item – Municipal Development Plan Bylaw C-8090-2020
File: 1013-136

Main Motion:

MOVED by Councillor Wright that Bylaw C-8090-2020 be amended to insert new policy 4.1.2 (f) as follows:

Prior to approval of local plan and land use applications adjacent to another municipality, the County should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.

Amending Motion:

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

Prior to approval of a local plan and land use applications adjacent to another municipality, the County **will collaborate with the affected municipality on opportunities for working together on issues they deem appropriate** ~~should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.~~

Amending Motion:

MOVED by Councillor Gautreau that the proposed amendment to the main motion be amended as follows:

Prior to approval of a local plan and land use applications adjacent to another municipality, the County **will collaborate with the affected municipality on opportunities for working together on issues they deem appropriate** ~~should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.~~

Carried



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

Amending Motion as Amended:

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

Prior to approval of a local plan adjacent to another municipality, the County will collaborate with the affected municipality on opportunities for working together on issues they deem appropriate ~~should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.~~

Carried

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

Main Motion as Amended:

MOVED by Councillor Wright that Bylaw C-8090-2020 be amended to insert new policy 4.1.2 (f) as follows:

Prior to approval of a local plan adjacent to another municipality, the County will collaborate with the affected municipality on opportunities for working together on issues they deem appropriate.

Carried

MOVED by Councillor Boehlke that Bylaw C-8090-2020 be amended to insert new policy 4.1.2 (g) as follows:

- (g) The County shall ensure early collaboration is undertaken with affected adjacent municipalities to address cross-boundary concerns in the preparation of area structure plans, local plans and any other statutory document guided by this Plan.

Carried

MOVED by Councillor Hanson that section 1.3, principle 1 of Bylaw C-8090-2020 be amended to replace "should" with "shall" as follows:

1. Rocky View County ~~should~~ **shall** concentrate growth within designated development areas, ensuring equitable services are provided to residents in a fiscally sustainable manner.

Defeated

MOVED by Councillor Boehlke that section 2.4.1 Employment Areas of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

Defeated

MOVED by Councillor Wright that section 2.5.1 Hamlet Growth Areas of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

Defeated



MOVED by Councillor Hanson that Bylaw C-8090-2020 be amended to remove policy 2.3.1(b) in its entirety, which presently reads:

- b) New development may occur outside of identified priority growth areas with Council review and approval.

Defeated

MOVED by Councillor Boehlke Bylaw C-8090-2020 be amended to insert new policy 4.1.2 (h) as follows:

- (h) In preparing area structure plans and/or local plans, the County should consider Intermunicipal Development Plans, Accords and any other statutory plans, which provide direction with respect to intermunicipal gateways, transition and interface; the County should address issues and opportunities through collaboration with the adjacent municipality.

Carried

MOVED by Councillor Boehlke that Bylaw C-8090-2020 be amended to insert new policy 4.1.2 (g) as follows:

- (g) The County should collaborate with adjacent municipalities to support the establishment of baseline conditions for infrastructure needs and environmental assets which assist in the planning and assessment of future growth and development.

Carried

MOVED by Councillor Hanson that Bylaw C-8090-2020 be amended to insert a new definition to Appendix A: Glossary, for Baseline Conditions as follows:

Baseline conditions: conditions which provide a fixed point of reference through a study or assessment that can be used for comparison purposes when determining the real and expected changes over time within a defined geographical area.

Carried



MOVED by Councillor Boehlke that Figure 2 of Bylaw C-8090-2020 be amended to remove Employment Areas from the City of Calgary Industrial Growth Corridor identified in the RVC/City of Calgary Intermunicipal Development Plan, which presently shows:

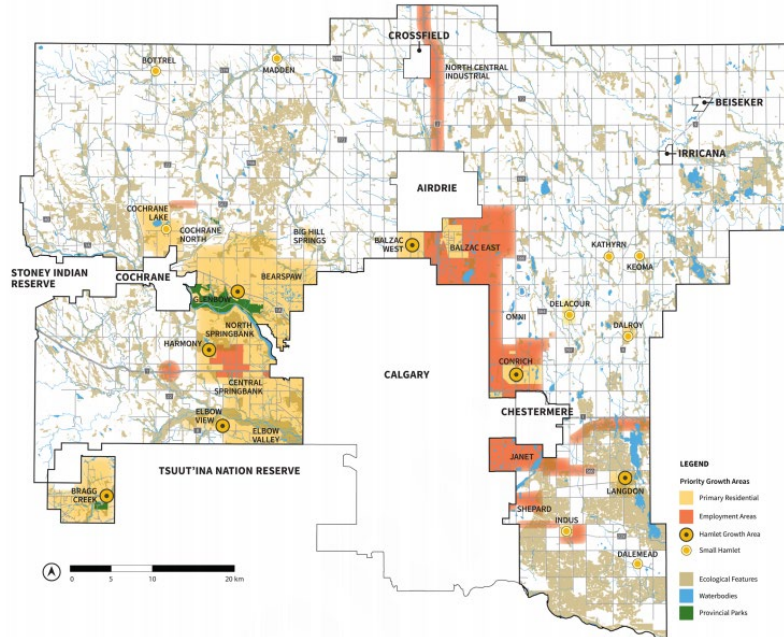


Figure 2: Growth Concept Map Identifying Priority Areas for Growth
This map is conceptual in nature, and is not intended to be used for measurements.

Carried



MOVED by Councillor Wright Figure 3 of Bylaw C-8090-2020 be amended to remove Future Planning Areas from the City of Calgary Industrial Growth Corridor identified in the RVC/City of Calgary Intermunicipal Development Plan, which presently shows:

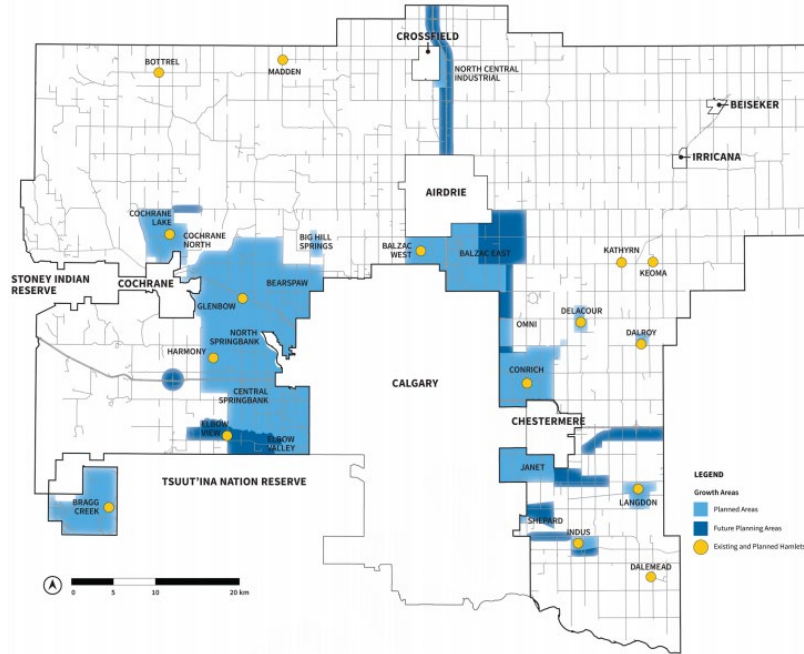


Figure 3: Planned and Future Planning Growth Priority Areas
This map is conceptual in nature, and is not intended to be used for measurements.

Carried

MOVED by Councillor Hanson that Bylaw C-8090-2020 be amended to insert new policy 3.3.1 (j) as follows:

- (j) Collaborate with Alberta Environment and Parks with the intent of establishing appropriate mechanisms to minimize potential impacts of aggregate extraction development on provincial parks, particularly with respect to surface and ground water effects.

Defeated

MOVED by Councillor Boehlke that Bylaw C-8090-2020 be given a second reading, as amended.
 Carried

MOVED by Councillor Boehlke that Bylaw C-8090-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.

Carried



J-1 2021 Council Priorities and Significant Issues List

The 2021 Council Priorities and Significant Issues List for March 9, 2021 was provided as information.

N Adjourn the Meeting

MOVED by Councillor Wright that the February 23, 2021 Council Meeting be adjourned at 3:44 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



Schedule 'A' - Email Submissions in Support and Opposition

Support

Lisa Sadownyk
Cheryl and Leon Lyskiewicz
Gary M. Houston
Jillian Thurlow
Chris Giannahopoulos
Valerie Prather
Heather Tilroe and David Boomer
Kelco Properties
Brandon Doering
Brad W. Prather
Beatriz Garcia and Dirk Blaufuss
Brian Parker
Milan Cacic
Charles M. Duncan
Marc Schulz



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 23, 2021 **DIVISION:** 9
TIME: Morning Appointment
FILE: 07835004 **APPLICATION:** PL20200162
SUBJECT: Road Allowance Closure Item

APPLICATION: To close a \pm 2.15 acre portion of the government road allowance located between NE-34-27-04-W05M and SE-34-27-04-W05M and close another \pm 0.2 acre portion of the government road allowance located west of SW-35-27-04-W05M, in order to build a private road.

GENERAL LOCATION: Located approximately 2.41 km (1.5 miles) north of Township Road 274, and east of Highway 22.

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

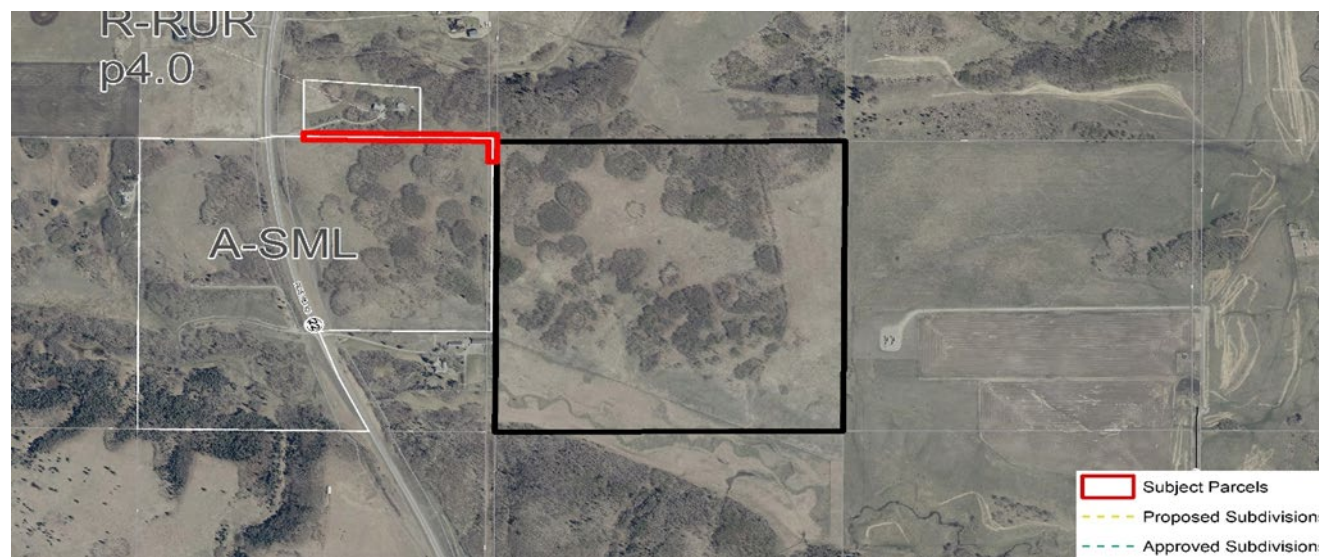
EXECUTIVE SUMMARY: This road allowance provides the only appropriate location to build a county road, and provides public access to the subject land and the adjacent lands. Should this road allowance be closed, further development potential on the adjacent lands would be limited, and would result in parcels without direct access to a municipal roadway and which would rely on private arrangements for access.

ADMINISTRATION RECOMMENDATION: Administration recommends refusal as per Option #2.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8128-2021 be given first reading.
 Motion #2 THAT Bylaw C-8128-2021 be forwarded to the Minister of Transportation.
 Option #2: THAT Bylaw C-8128-2021 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; • County Servicing Standards; and • Road Allowance Closure and Disposal Policy C-443. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
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POLICY ANALYSIS:

The application was reviewed based on the Road Allowance Closure and Disposal Policy C-443.

TECHNICAL CONSIDERATIONS:

The subject land is defined as “a parcel without access” in accordance with Section 191 of the Land Use Bylaw, as the land abuts an undeveloped road allowance without a developed county road. In order to obtain direct access to the subject land, the Applicant was advised to build a Regional Low Volume Gravel road (approximately 550 m long in total) within the subject road allowance, as it would provide a public and physical access to the subject land and benefit to the adjacent lands. Once a county standard road is built and accepted by the County, the County would take over the roadway and provide regular maintenance.

Rather than building a public roadway, the Applicant proposes to close a portion of the road allowance and build a private road to access his land. As other adjacent lands also abut this road allowance and may rely on this future public road for access, the closure of this road allowance would limit further development potential on their lands. Should this road allowance be closed for public use, adjacent lands would have to seek an alternative method to gain access. In particular, the land located directly north of the subject land would have to gain access from another undeveloped road allowance in the north (refer to “Alternative Access Option #1” in the map set). However, due to steep slopes (in excess of 30%) and existing drainage courses, construction of roadway within that road allowance would be challenging and expensive. Therefore, the subject road allowance is the only appropriate location to build a roadway, given its flat grade and short length to provide access to parcels in the area.

The Applicant indicated that if allowed to build a private road within the closed road allowance, they would provide access to neighbouring properties and maintain it. Providing a shared road usage agreement to satisfy the existing neighbours may not be sufficient, as the arrangement is private and can be altered/amended/removed should those parties choose to. Should this occur, those adjacent landowners would have to deal with the matter privately or through the courts.

Alberta Transportation (AT) expressed similar concerns. The closure of this road allowance would eliminate access for the landowners located to the north and south of the subject land, and AT indicated they would not support the proposed road allowance closure. It should be noted that AT previously re-aligned Highway 22 towards the west due to the excessive slopes along the original alignment of the highway.



Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS

ATTACHMENT 'A': Application Information
ATTACHMENT 'B': Application Referrals
ATTACHMENT 'C': Bylaw C-8128-2021 and Schedule A
ATTACHMENT 'D': Map Set
ATTACHMENT 'E': Public Submissions



ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Dennis Campbell	OWNERS: Dennis & Gail Campbell
DATE APPLICATION RECEIVED: November 19, 2020	DATE DEEMED COMPLETE: November 19, 2020
GROSS AREA: ± 64.75 hectares (± 160 acres)	LEGAL DESCRIPTION: SW-35-27-04-W05M
SOILS (C.L.I. from A.R.C.): Class 4TH - Severe limitations due to adverse topography and temperature.	
HISTORY: The subject land is an un-subdivided quarter section, and thus, there is no development history.	
PUBLIC & AGENCY SUBMISSIONS: This application was circulated to 25 adjacent landowners; 4 letters in support and 3 letters in opposition were received (Attachment 'E'). Below are the key concerns raised in their letters: <ul style="list-style-type: none"> • If the proposed road allowance is closed, it would limit future access to their lands and adjacent lands; • Alberta Transportation would not allow any new access point along Highway 22. The subject road allowance provides the only opportunity to build a county road within it, in order to provide access to their lands. • When they originally purchased the land, the land is adjacent to this road allowance with the assumption that a county road would be built within it one day. If the road allowance is closed, it would affect their property value; • Once the road allowance is closed and a private driveway is built, maintenance would become a major concern, especially if the land is sold to a third party and the third party refuses to maintain the driveway. The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'.	



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
Alberta Transportation	<p>Closing this section of road will cut off access for the landowner located to north, within the NW-35-27-4-W5M. This ¼ section has a drainage ditch running through it, a natural separation splitting the ¼ section in two. This landowner may want to access his land at the SE corner in the future, access from the north may not be suitable due to topography concerns and having to cross the existing drainage ditch. Access from the south is not possible due to existing development within the road allowance and a section of that road being previously closed.</p> <p>Alberta Transportation will not support this proposed road closure until such time the above issue and any other objections have been addressed and resolved by Rocky View County. Alberta Transportation will comment further, if the department receives a complete 1st reading bylaw road closure package</p>
FortisAlberta	<p>FortisAlberta has determined there are affected facilities which will require a Utility Right of Way Agreement to be registered at Alberta Land Titles. I will forward the documents to you within the next couple of weeks. Once fully executed and registered at Alberta Land Titles, please forward one (1) copy to FortisAlberta for our records.</p>
Internal Departments	
Planning and Development Services - Engineering	<p>The closure of proposed road allowance will result in subject parcel (SW-35-27-04-W05) seeking an alternate method to get access from the local road network. The alternate method to get access would potentially be through a construction of a new road in undeveloped allowance on the north side or south side. This would result in building a longer road in either direction (approximately 1080 m on the north side and 750 m on the south side) than a new road within current road allowance (approximately 500 m). Based on County GIS, slopes in excess of 30% exist within a road allowance on the north and south side, which makes construction of a new road difficult and expensive on either side.</p> <p>In addition, the closure of proposed road allowance may limit further subdivision potential of SE-34-27-04-W05 (55.47 acres) as the future subdivision of this parcel will have to rely on AT for accesses off Highway 22.</p> <p>Due to these reasons, Engineering recommends refusal of closure of road allowance between NE-34-27-04-W05M and SE-34- 27-04-W05M.</p>

Circulation Period: December 1, 2020 to December 22, 2020

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



ROCKY VIEW COUNTY

BYLAW C-8128-2021

A Bylaw of Rocky View County, in the Province of Alberta, for the purpose of closing for public travel and creating title to a portion of government road allowance 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 a portion of road allowance 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 on the February 23, 2021 and March 2, 2021 Rocky View County Public Hearing Notice;

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

Title

- 1 This Bylaw may be cited as *Bylaw C-8128-2021*

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 The Council of Rocky View County does hereby close to public travel for the purpose of creating title to the following described original government road allowance, as shown on Schedule ‘A’ attached to and forming part of this Bylaw, and more particularly described below, subject to the rights of access granted by other legislation:

- (1) A PORTION OF THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE SOUTH EAST SECTION 34, TOWNSHIP 27, RANGE 4, WEST OF THE 5TH



ROCKY VIEW COUNTY

MERIDIAN, CONTAINING 0.87 HECTARES (2.15 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS.

- (2) A PORTION OF THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE SOUTH WEST SECTION 35, TOWNSHIP 27, RANGE 4, WEST OF THE 5TH MERIDIAN, CONTAINING 0.08 HECTARES (0.2 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS.

Effective Date

- 4 Bylaw C-8128-2021 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 _____, 2021

READ A FIRST TIME this _____ day of _____, 2021

APPROVED BY ALBERTA TRANSPORTATION _____ day of _____, 2021

Minister of Transportation

Approval valid for _____ months

READ A SECOND TIME this _____ day of _____, 2021

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

Reeve

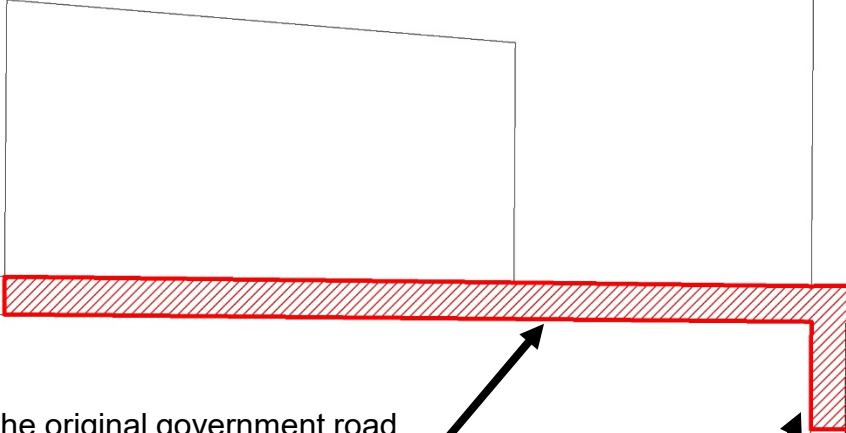
Chief Administrative Officer or Designate

Date Bylaw Signed

Schedule 'A'

Bylaw
C-8128-2021

② RGE RD 42



A portion of the original government road allowance located adjacent to SE-34-27-04-W05M, containing ± 0.87 hectares (± 2.15 acres) excepting therefore all mines and minerals

A portion of the original government road allowance located adjacent to SW-35-27-04-W05M, containing ± 0.08 hectares (± 0.2 acres) excepting therefore all mines and minerals

Division: 9
File: PL20200162
Roll: 07835004
Legal: SW-35-27-04-W05M

Printed: November 25,
2020
Page 77 of 687



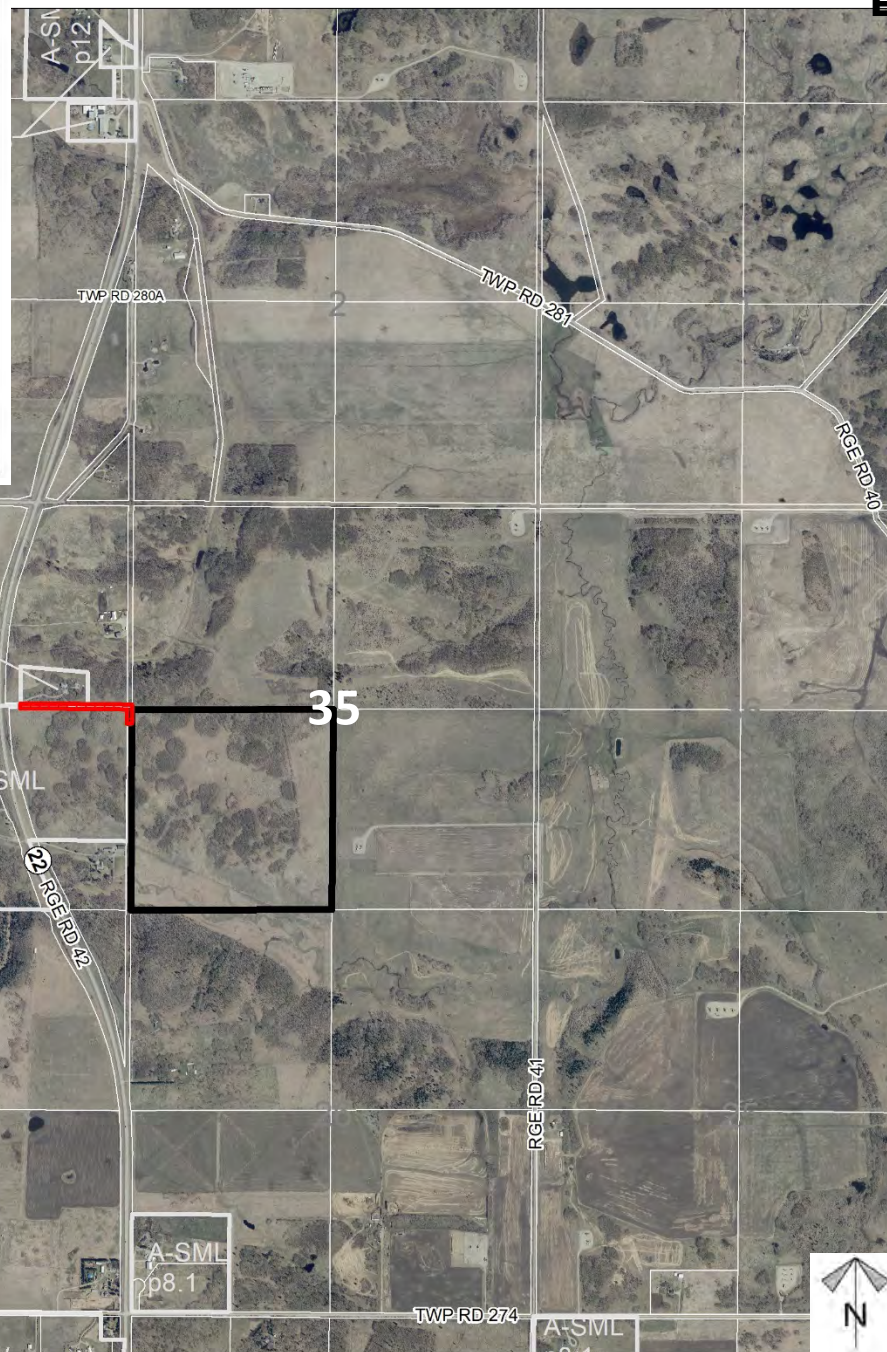
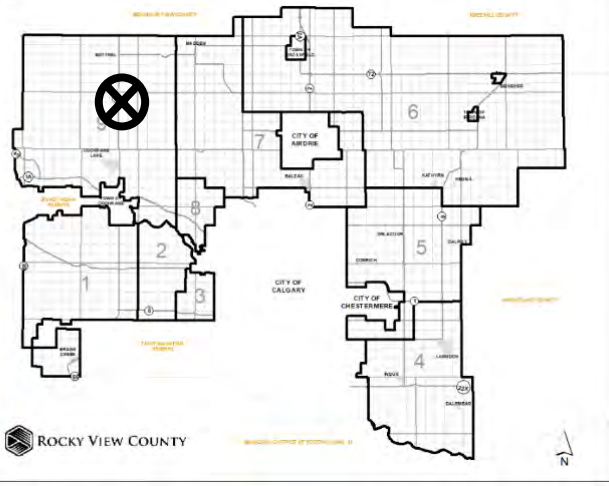
Location & Context

Road Allowance Closure Proposal

To close a ± 2.15 acre portion of the government road allowance located between NE-34-27-04-W05M and SE-34-27-04-W05M and close another ± 0.20 acre portion of the government road allowance located west of SW-35-27-04-W05M, in order to build a private road.

Division: 9
Roll: 07835004
File: PL20200162
Legal: SW-35-27-04-W05M

Printed: November 28, 2020
Page 1 of 68



Development Proposal

Road Allowance Closure Proposal

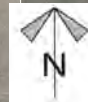
To close a ± 2.15 acre portion of the government road allowance located between NE-34-27-04-W05M and SE-34-27-04-W05M and close another ± 0.20 acre portion of the government road allowance located west of SW-35-27-04-W05M, in order to build a private road.

The Applicant proposes to close this portion of the road allowance, in order to build a private road

Subject Land
SW-35-27-04-W05M

35

22 RGE RD 42



Division: 9
 Roll: 07835004
 File: PL20200162
 Legal: SW-35-27-04-W05M

Printed: November 28, 2020
 Page 19 of 68

Environmental

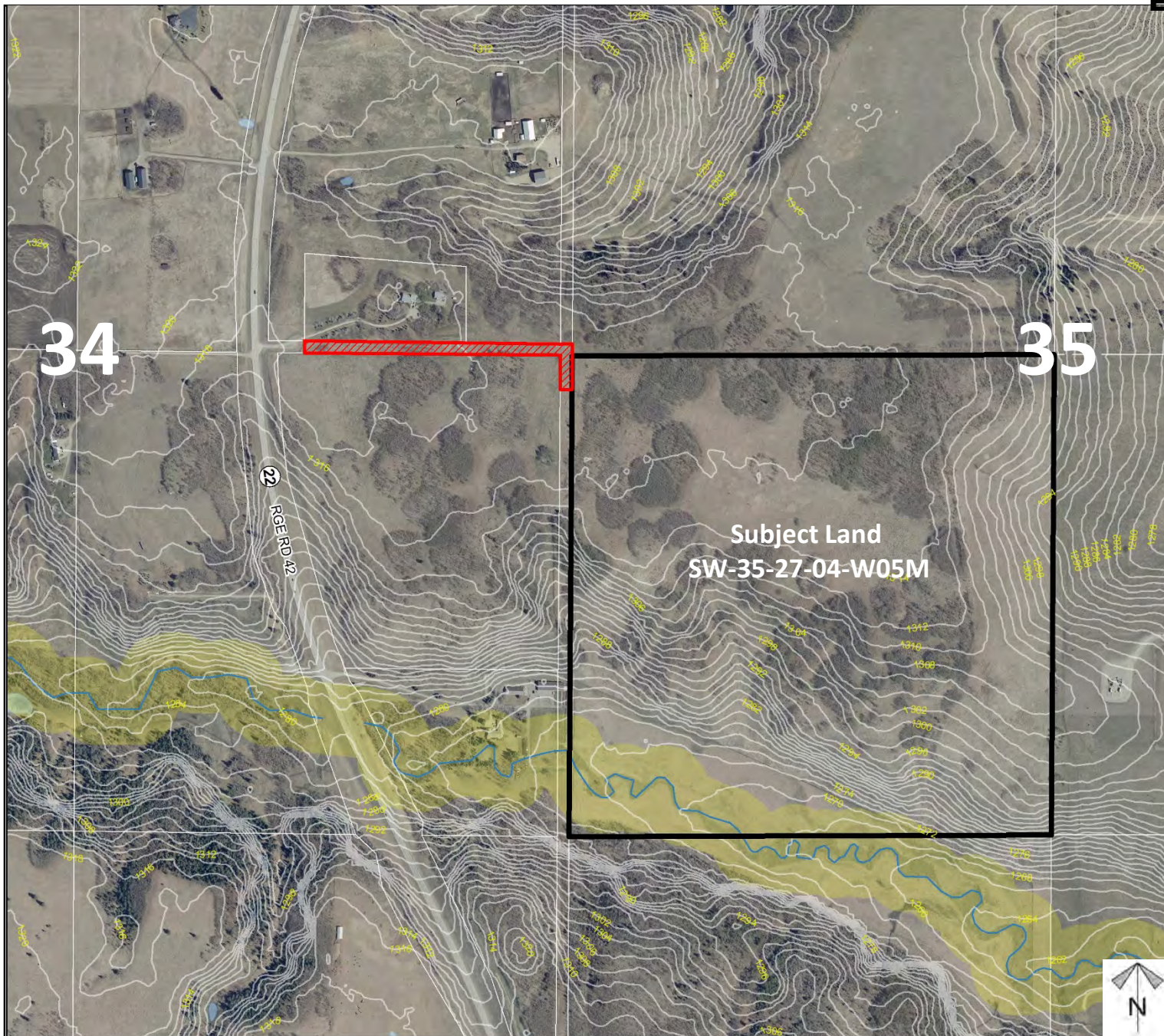
Road Allowance Closure Proposal

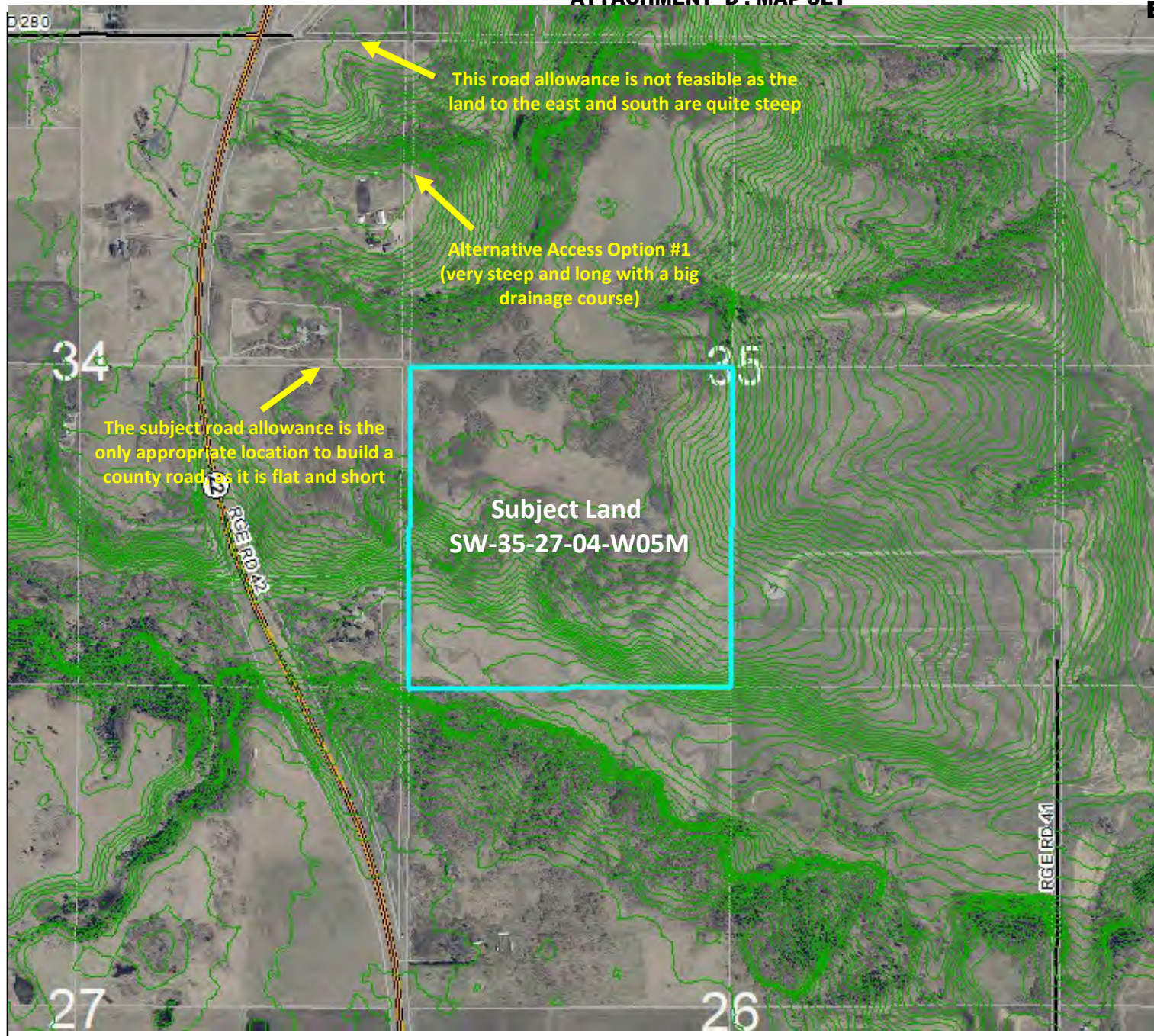
To close a ± 2.15 acre portion of the government road allowance located between NE-34-27-04-W05M and SE-34-27-04-W05M and close another ± 0.20 acre portion of the government road allowance located west of SW-35-27-04-W05M, in order to build a private road.

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

Division: 9
 Roll: 07835004
 File: PL20200162
 Legal: SW-35-27-04-W05M

Printed: November 28, 2020
 Page 86 of 88





Road Allowance Closure Proposal

To close a ± 2.15 acre portion of the government road allowance located between NE-34-27-04-W05M and SE-34-27-04-W05M and close another ± 0.20 acre portion of the government road allowance located west of SW-35-27-04-W05M, in order to build a private road.

Division: 9
Roll: 07835004
File: PL20200162
Legal: SW-35-27-04-W05M

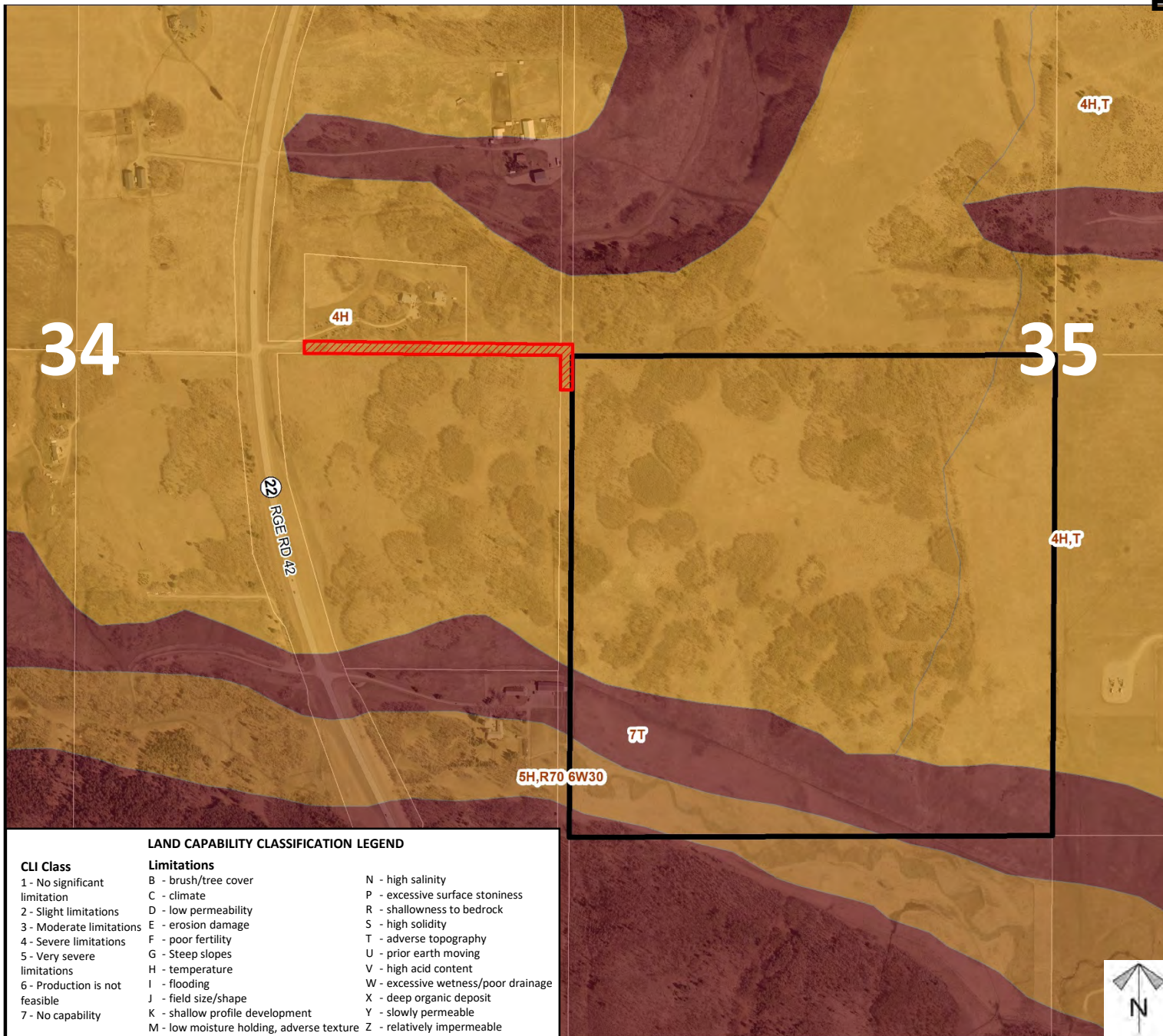
Printed: November 28, 2020
Page 81 of 687



Soil Classifications

Road Allowance Closure Proposal

To close a ± 2.15 acre portion of the government road allowance located between NE-34-27-04-W05M and SE-34-27-04-W05M and close another ± 0.20 acre portion of the government road allowance located west of SW-35-27-04-W05M, in order to build a private road.



Division: 9
Roll: 07835004
File: PL20200162
Legal: SW-35-27-04-W05M

Printed: November 28, 2020
Page 82 of 687

Landowner Circulation Area

Road Allowance Closure Proposal

To close a ± 2.15 acre portion of the government road allowance located between NE-34-27-04-W05M and SE-34-27-04-W05M and close another ± 0.20 acre portion of the government road allowance located west of SW-35-27-04-W05M, in order to build a private road.

Legend

Support (4)



Opposition (3)

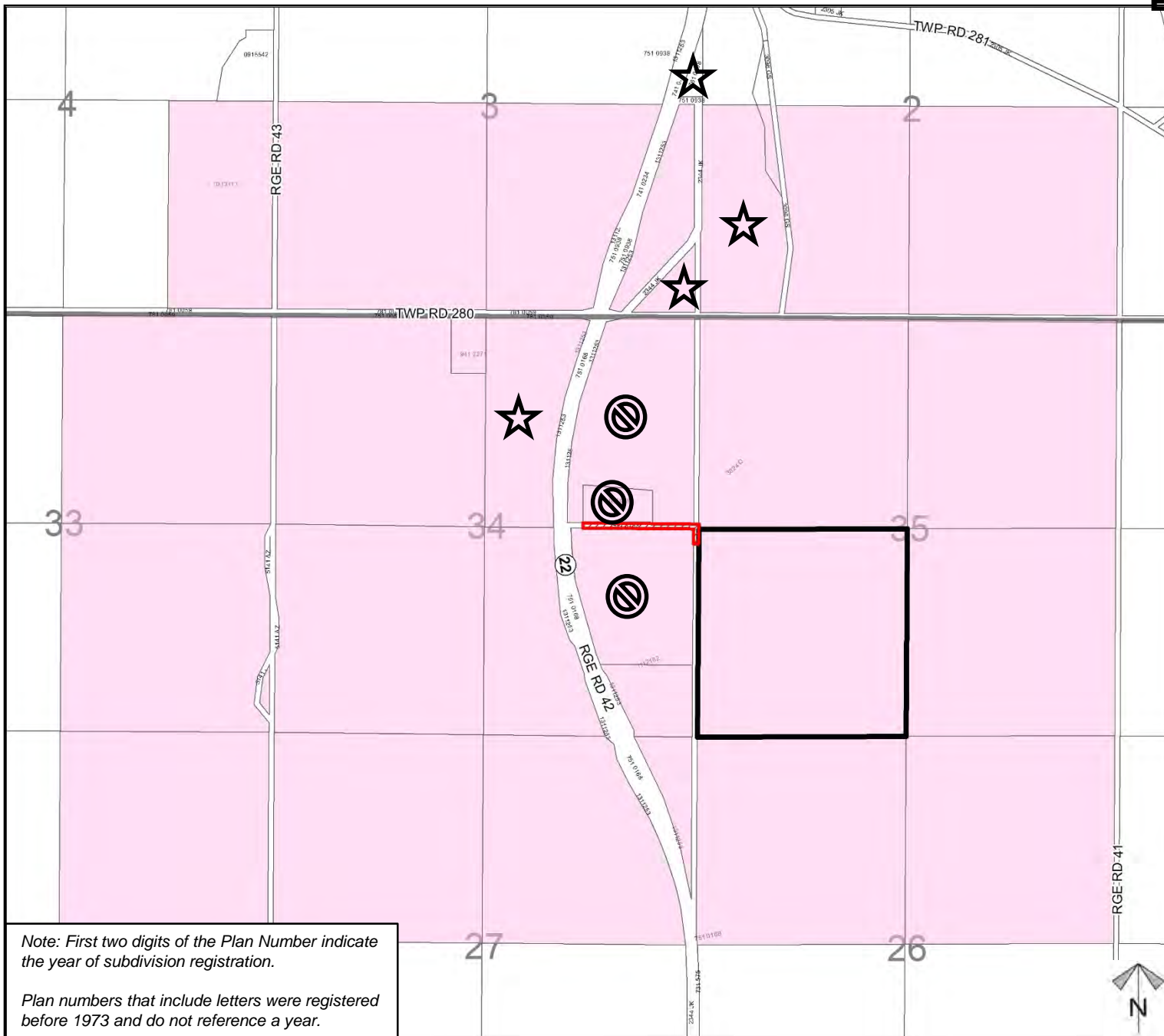


Note: First two digits of the Plan Number indicate the year of subdivision registration.

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

Division: 9
 Roll: 07835004
 File: PL20200162
 Legal: SW-35-27-04-W05M

Printed: November 28, 2020
 Page 89 of 687



From: **Paul Sullivan** paul@navillusconsulting.com
Subject: **Road Closure and Consolidation**
Date: **November 9, 2020 at 10:59 AM**
To: **Dennis Campbell** [REDACTED]

Dear Mr. Campbell,

This is to confirm that the undersigned owners of the property SW-02-28-04-5 are in support of your application to close and consolidate the road allowance adjacent to your property.

We can be reached at the coordinates below with any questions or concerns.

Sincerely,

Paul Sullivan
[REDACTED]
[REDACTED]

Donna Garner
[REDACTED]
[REDACTED]

Don Lee
[REDACTED]
[REDACTED]

Christine Nurse
[REDACTED]
[REDACTED]

ROAD ALLOWANCE RESPONSE FORM

DESCRIPTION: To close for consolidation, a +/- 1.5 acre portion of road allowance as shown on Plan 751 0168. To be consolidated with SW 35-27-4-W5M.

GENERAL LOCATION: Located east and adjacent to Highway 22, 1/2 mile south of Township Road 280

APPLICANT: Dennis Campbell

OWNER: The Crown in right of Alberta

GROSS AREA: +/- 1.5 acres (to be confirmed by plan of survey)

I, Ludwig Gierstorfer the owner of

Lot

Block

Plan

and/or NE 34 27 4 W 5 M
Qtr Sec Twp Rge

Support

☒

Oppose

☐

this proposed road closing for consolidation purposes.

Comments:

Signature

Date

[Signature]

Nov. 4 / 20

ROAD ALLOWANCE RESPONSE FORM

DESCRIPTION: To close for consolidation, a +/- 1.5 acre portion of road allowance as shown on Plan 751 0168. To be consolidated with SW 35-27-4-W5M.

GENERAL LOCATION: Located east and adjacent to Highway 22, 1/2 mile south of Township Road 280

APPLICANT: Dennis Campbell

OWNER: The Crown in right of Alberta

GROSS AREA: +/- 1.5 acres (to be confirmed by plan of survey)

I, SETHIA BOON the owner of

Lot Block Plan

and/or SE 3 28 40 W 5 M
Qtr Sec Twp Rge

Support

☒

Oppose

☐

this proposed road closing for consolidation purposes.

Comments:

[Signature]
Signature

Nov 3 / 2020
Date

ROAD ALLOWANCE RESPONSE FORM

DESCRIPTION: To close for consolidation, a +/- 1.5 acre portion of road allowance as shown on Plan 751 0168. To be consolidated with SW 35-27-4-W5M.

GENERAL LOCATION: Located east and adjacent to Highway 22, 1/2 mile south of Township Road 280

APPLICANT: Dennis Campbell

OWNER: The Crown in right of Alberta

GROSS AREA: +/- 1.5 acres (to be confirmed by plan of survey)

We, PETER STUART DAVIDSON
CAROL ANN DAVIDSON the owner of

Lot Block Plan

and/or NN 1/4 02 28 04 W05
Qtr Sec Twp Rge M

Support

☒

Oppose

☐

this proposed road closing for consolidation purposes.

Comments:

P. S. Davidson
C. A. Davidson
Signature

7th Nov. 2020
Date

From: [REDACTED]
To: [Xin Deng](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Application PL20200162
Date: December 21, 2020 11:24:37 AM

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

To Whom It May Concern,

I speak on behalf of my husband, Billy Richards, and myself in regards to the letter sent out by Rocky View County (RVC) for the proposed road closure of 275A. The description of the application doesn't fully represent the accuracy of the location provided as it does not include the name of the road which is posted at the west end along Hwy 22. Additionally it is disappointing that the application as presented doesn't account for the potential to land lock another quarter. It is our understanding that discussions and applications have been ongoing regarding this location for 12 plus years and as such this is not a straight forward request/application. We have made multiple attempts to get further educated on the history of this road allowance and the ramifications of a road closure at this location and it was also our understanding from RVC that in the event an application was made we would have 30 days to respond. That has not been the case as the letter, which although dated December 1, arrived in our mail on December 8 with a response deadline of December 22, during most of which the RVC office has been closed.

Billy and I are the current landowners of NE 34-27-04 W5M (NE 34) east of Hwy 22 and NW 35-27-04 W5M (NW 35). Our quarters are immediately adjacent to the proposed road closure and the applicant Dennis Campbell of SW 35-27-04 W5M (SW 35). Fortunately due to the foresight of the previous owners of our property, the extra roadway was allocated from NE 34 in two different time periods to provide access to both our quarter NW 35 and Dennis Campbell's SW 35.

The road allowance 275A, is the only viable access to both NW 35 and SW 35 as other road allowance options to either quarter have topography (steep slopes) limitations for any future access or development. Therefore it is critical that an agreement can be made to maintain access to both undeveloped quarters not just one or the other. Dennis Campbell and his family currently have undeveloped access to their quarter and we agree they should have the opportunity to build a residence on that quarter, however we do have concerns with the potential road closure and the implications it may have for future access and development of our quarter NW 35.

When we purchased our property one of the appealing factors was an undeveloped quarter with access via a county road allowance. Value of our property would likely be reduced on the basis of a private (someone else's) access vs county access and therefore a road closure may reduce the land value of a quarter we purchased just over a year ago.

Prior to moving forward with the road closure we would appreciate more discussion with RVC to understand the reasons why road closure is the best option vs a county road as it is our understanding the first 75 m of the road approach off Hwy 22 is already RVC. We were informed by RVC planners that it is not maintained by RVC even though the caveat was withdrawn in 2013 (Title #

131 106 064 +1). We have been told by Dennis that a county road would require relocation of the driveway to the adjacent subdivision within NE 34. As well that the county has no interest to maintain the road because of the dead end location and the potential issues for graders to travel along Hwy 22 entering and exiting an approach at the crest of a hill. We request more clarity on this topic as it does not make sense that a subdivision could be approved with access off a county road allowance but then require relocation with future development along that road allowance. I would sincerely hope that RVC is not that inefficient in future planning.

If it is determined that closure of the 275A is the only option then we would like assurance that we would have a life time easement to use the road to access NW 35 for the current undeveloped quarter or any future developments/landowners within that quarter. How would an easement impact potential landowners if we were to sell a first parcel out? Noting that in previous discussions with RVC representatives it has come to our attention that there can be limitations/restrictions on easements.

Another concern is maintenance, Dennis has verbally agreed to maintain the road but what would happen if the quarter sells, he goes on holiday and is unable for whatever reason to provide maintenance particularly snow plowing?. This could have impacts for emergency access to a potential subdivision and subsequently reduce potential value of the first parcel out.

We recognize the benefit of potentially having a road paid for by someone else, but are very concerned about future restrictions and the inconvenience this may pose in the future.

Additionally I would assume these concerns are also present for the landowner of the SE 34-27-04 W5M as due to topography limitations this county road is also the only access. Therefore there are currently 4 landowners with a vested interest in the future of this county road and further follow up is required prior to obtaining support of this application from Billy or myself. We would like to see a mutually beneficial agreement reached between all parties and that RVC assists in finding a resolution.

Regards,

Sarah Bigelow & Billy Richards

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Xin Deng](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Application# PL20200162 To Re-open 275A as Private Driveway - STRONGLY OPPOSE!!!!
Date: December 21, 2020 11:16:59 PM
Importance: High

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

Hello,

I am writing to you in regards to Application # PL20200162 that we received to close a portion of the government road allowance located between NE 34-27-04-W05M and SE 34-27-04-W05M for future consolidation and construction of a private driveway.

First of all I would like to say that this notice of Application was received on Dec 13, 2020. Thirty days is the usual amount of time given to respond to any requests such as this. Due to issues caused by Covid and Christmas mailings this should have been given a response time well into January, 2021, not Dec 22.

Our property is adjacent to the road subject to the application and we **STRONGLY OPPOSE** this application.

When we purchased this property in 2006, we were of the understanding that when this land was originally subdivided in 2001, the road and cal de sac were built as part of the agreement between Rocky View County and the original NE 34 landowners, at an additional cost to the landowners, in order to provide access to this property. The cost was between \$22,000 - \$25,000. We also understood, from the former owners of this property, that the county acquired the 66 feet of Right of Way (cal de sac) out of NE34 as it extends East of Highway 22 to RR#42 now known as Township 275A. This 66 feet is the width required to build a road to county standards and that any further construction of Township 275A would adhere to the county standards and I don't believe county standards include a private driveway.

We access our property via the cal de sac off Highway 22 adjacent to Township Road 275A.


With the development of said driveway, we are concerned about the entrance to our property. Back in July of 2010, previous application for the development of 275A, there was mention that if re-opened that we would have to close our existing entrance and create a new entrance directly off 275A to the south of our property. In 2010 upon receiving that notice of application, we had just completed a 5 year project, spending thousands of dollars in landscaping our property from our house to our entrance making it what it is today. We contacted and spoke to the Engineering Department about our entrance and were told that the configuration to our entrance will not change. With that said, we have heard the closure of our entrance again and are Extremely concerned of:

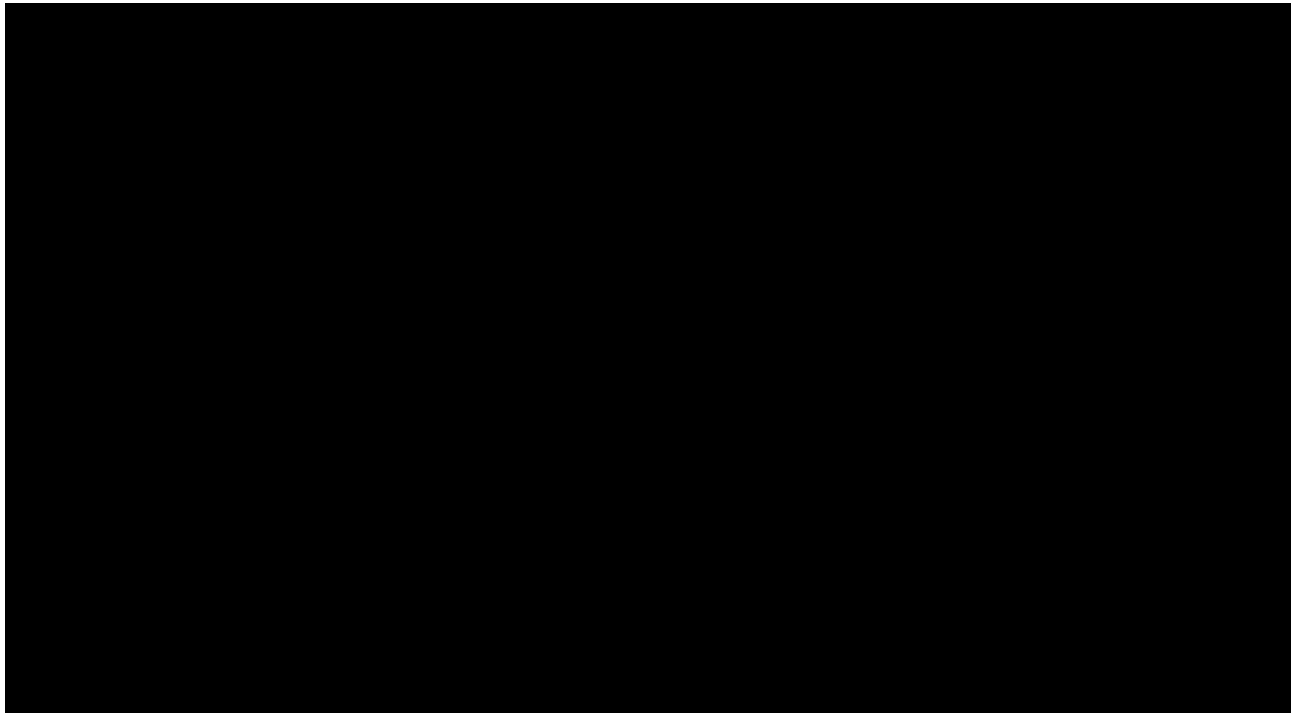
- the **Closure of our entrance**
- the loss of any type of access, if ever needed to repair fencing, etc. to the south side of our property via the government road allowance
- the cost of a new entrance

- the cost of reclamation of existing landscaping back to field status
 - the cost to develop new berms and new landscaping
 - the cost to relocate thousands of dollars of established trees and bushes
 - the cost to replace loss of trees and bushes due to relocation
- AND the:
- inadequate road construction (driveway) resulting in drainage issues and flooding of our property
 - the cost of replacement of damages caused by flooding to home and property
 - the cost in creating a new SWAIL replacing the one currently on the south side of our land that is required for drainage off of property.

It is because of these concerns and the stress that this has and continues to cause us, that we **STRONGLY OPPOSE** this application to re-open Township Road 275A for a private driveway.

Regards,

Don and Bonnie Stout
275130 RR#42
Rocky View County, AB T4C 3A3




From: [REDACTED]
To: [Xin Deng](#)
Subject: [EXTERNAL] - PL202000162 - Application for Road Closure Division 9
Date: December 22, 2020 3:12:39 PM

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

December 22,2020

The description of the location of the lands set forth in both the subject application and notice to the landowners dated December 1,2020 is completely false and misleading. The lands are not located between NE of 34 and SE of 34 but are part of the southern most 20 meters of the NE of 34 extending from Highway 22 to RR42. The southern most 10 meters was taken out in 1973 through an agreement between Alberta Transportation and the Shaw's, the previous owner's of the NE of 34 as it lies E of Highway 22, for the sole purpose of providing a government access road to Shaw's and adjacent properties. A further 10 meters was added in 2000 through an agreement between the County and the Shaw's to bring width of the road allowance to 20 meters so as to facilitate the future development of the road allowance to County standards. This government road allowance is known (and signed) as Township road 275A.

Block 2 of my property borders 275A and I gain access directly from that part of Township road 275A that is the subject of this application. Alberta Transportation has clearly stated that no further approaches off Highway 22 to my block 2 would be allowed. The County has also stated that "topography limits the future use of RR42 for a road".

Closure of the applied for Section 275A will again land lock certain properties. Closure of this Government road allowance will undoubtedly have a negative impact on offsetting property values. All of the adjacent landowners were aware that County standards had to be met when they bought or subdivided there or subdivided their properties. The approach off Highway 22 and a part of the Township road 275A have already been built to County and Alberta Transportation standards by the Shaw's at their sole cost.

In view of the above I strongly oppose the closing of the government road allowance as applied for to accommodate a private driveway to the applicant's property and that Township road 275A remain open in its entirety between Highway 22 and RR42 for the purpose intended by Alberta Transportation, Rocky View

County, the Shaw's and
others for the benefit of all offsetting landowners and occupants now and in the future.

Regards
George



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 23, 2021 **DIVISION:** 4
TIME: Morning Appointment
FILE: 03308007 **APPLICATION:** PL20200061
SUBJECT: Redesignation – Business Use

APPLICATION: To redesignate the subject land from Residential, Rural District (R-RUR) to Industrial, Light District (I-LHT) in order to facilitate the operation of a landscaping business.

GENERAL LOCATION: Located approximately 0.81 km south of Twp Rd 232 and west of Rge Rd 284.

LAND USE DESIGNATION: Residential, Rural District

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8059-2020 on June 23, 2020. The Bylaw has been amended to reflect the new land use districts under Land Use Bylaw C-8000-2020. The application is consistent with the relevant policies of the Shepard Area Structure Plan (ASP) with the exception of being supported by a local plan. The ASP requires all applications for redesignation, subdivision and/or development for Business Uses to be within the context of a Conceptual Scheme. The Conceptual Scheme is to include items such as a Traffic Impact Analysis, Performance Standards, Development Guidelines, and Stormwater Management Plan.

Limited infrastructure is currently in place to support the proposed development. Range Road 284 is a gravel standard construction crossing the Canadian Pacific Railway adjacently south of the subject parcel. On January 26, 2021, Council approved the Shepard Estates Conceptual Scheme and further redesignation of lands to the southeast of the subject parcel to allow for up to 12 residential lots.

Administration spoke with the applicant about other possible land use designations that may be more conducive to their proposed landscaping business. Possible land use designations proposed were Special, Future Urban Development District (S-FUD) and Business, Live-Work District (B-LWK). The applicant felt that Industrial, Light (I-LHT) land use district was the most appropriate and wished to proceed with the application as originally submitted.

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

OPTIONS

- Option #1:
- Motion #1 THAT Bylaw C-8059-2020 be amended in accordance with Attachment C.
 - Motion #2 THAT Bylaw C-8059-2020 be given second reading, as amended.
 - Motion #3 THAT Bylaw C-8059-2020 be given third and final reading, as amended.
- Option #2: That Bylaw C-8059-2020 be tabled to consider an alternative Land Use District that is more conducive to the transitional nature of the parcel to surrounding residential uses and more in alignment with the proposed business.

Administration Resources

Logan Cox, Planning and Development Services



ROCKY VIEW COUNTY

Option #3: That Bylaw C-8059-2020 be tabled to allow for the preparation of a conceptual scheme and Traffic Impact Assessment in accordance with the Shepard Area Structure Plan.

Option #4: That application PL20200061 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



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:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • Municipal Development Plan; • City of Calgary/Rocky View County Intermunicipal Development Plan; • Shepard Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • N/A

POLICY ANALYSIS:

Intermunicipal Development Plan

The subject land is identified as a City of Calgary industrial growth corridor within the City of Calgary/Rocky View County Intermunicipal Development Plan. The plan states identified City of Calgary growth areas should be governed in accordance with the applicable planning policy documents. The application was circulated to the City of Calgary and no comments were received.

County Plan

Section 14 of the County Plan provides the policy framework for business development in the County. The plan requires business areas to have an adopted area structure in place to guide development. The subject land is not identified as a business area on Map 1 of the plan; however, the subject parcel falls within the Shepard Area Structure Plan.

Shepard Area Structure Plan

The Shepard Area Structure Plan identifies the subject land as “Business” and within Phase III. As per Policy 5.1 e), all applications for redesignation for business uses shall be required to be within the context of a conceptual scheme. The purpose for requiring a local plan is to provide detailed planning



and design of the entire transition area (one quarter section), to ensure the land use pattern is an extension of the established lands, and supports approved policies that apply to the lands west of the transition area. In addition, important aspects of development including transportation, stormwater, environmental considerations and lot layouts would all be addressed through a comprehensive local plan.

Redesignation applications within Phase III should complete a Traffic Impact Assessment and shall consider edge treatment to deal with transition to the proposed residential areas to the south.

A conceptual scheme, a traffic impact assessment and edge treatments were not provided to support the redesignation application.

DRAFT Shepard Industrial Area Structure Plan

The DRAFT Shepard Industrial Area Structure Plan (SIASP) is located northwest of the subject parcel, adjacently east of Range Road 34. Access into the SIASP from Range Road 34 is contemplated through Township Road 232, approximately one kilometer north of the access to the subject parcel.

Land Use Bylaw

The proposed landscaping business would fall under the Industrial (Light), which is a permitted use in the proposed district. All regulations would be evaluated at the time of development permit application. Given the future subdivision potential of the lands and the fact that the remainder of the quarter section has not been fragmented, the proposal would benefit from a conceptual scheme. It is to be noted that the subject parcel is greater than eight (8) acres in size and meets the minimum parcel size of the Industrial, Light District (2.47 acres).

Administration recommended to the applicant to possibly pursue other land use designations that may be more conducive to their proposed landscaping business. The proposed landscaping business it to utilize up to three (3) employees, with the main activities being landscaping and snow removal for the surrounding acreages. Possible suitable land use designations include the Special, Future Urban Development District (S-FUD) and Business, Live-Work District (B-LWK).

Upon further consideration, the applicant chose to continue with the Industrial, Light (I-LHT) land use district and proceed with the application as originally submitted. Administration has concerns with redesignation to I-LHT prior to the completion of comprehensive planning for the remaining lands within the Shepard Area Structure Plan, which would include feasibility of infrastructure within the area; namely servicing, roadways and rail crossings. Furthermore, the I-LHT district allows for ther more intensive uses such as Animal Health (Inclusive) and Care Facility (Minor) as permitted uses, and Alcohol Production, Cannabis Retail Store, Industrial (Heavy and Medium), and Recycling/Compost Facility as discretionary uses. It is to be noted that there is an existng dwelling onsite; under the proposed I-LHT District, a dwelling Unit is only considerable as a discretionary use accessory to the principal use which is expected to be non-residetial in nature.

Interim use redesignation to S-FUD or B-LWK districts would limit the ability for future large scale development while allowing the proposed landscaping and snow clearing business to be proceed.

ADDITIONAL CONSIDERATIONS:

The subject property is developed with a dwelling and accessory structures. The site is currently serviced by a Private Sewage Treatment System and water well. It is expected that holding tanks and cisterns be utilized for future industrial or commercial uses.

The subject property is accessed by a mutual approach, shared with the property to the north, off of Range Road 284. Range Road 284 is currently a graveled road that experiences a relatively high volume of traffic between Twp Rd 232 & Twp Rd 230 (400 – 500 vehicles per day). At the future development permit stage, further assessment would be required, more specifically for Range Road



284, to determine if improvements or adjustments may be necessary such as an increased frequency of maintenance and further dust abatement measures or the upgrading of this roadway to a pavement standard.

Respectfully submitted,

Concurrence,

"Theresa Cochran

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

LC/ltt

ATTACHMENTS:

ATTACHMENT 'A': Application Information
ATTACHMENT 'B': Application Referrals
ATTACHMENT 'C': Bylaw C-8059-2020 and Schedule A
ATTACHMENT 'D': Map Set
ATTACHMENT 'E': Public Submissions



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Paul Schneider	OWNERS: Korrie Ainsworth and John Beck
DATE APPLICATION RECEIVED: May 12, 2020	DATE DEEMED COMPLETE: Deemed incomplete.
GROSS AREA: ± 3.62 hectares (± 8.95 acres)	LEGAL DESCRIPTION: Block 2, Plan 9111084 within SE-08-23-28-W4M
SOILS (C.L.I. from A.R.C.): 1 & 5N, W5 – No significant limitations to cereal, oilseeds and tame hay crop production and very severe limitations due to high salinity and excessive wetness/poor drainage.	
HISTORY: June 3, 1991 Subdivision Plan 9111084 was registered at Land Titles creating the subject parcel.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 25 adjacent landowners and four letter was received in response (please see 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.	



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Internal Departments</i>	
Planning and Development Services (Engineering)	<p data-bbox="451 428 646 457">Geotechnical:</p> <ul data-bbox="500 478 1520 642" style="list-style-type: none"> At future development permit stage, the applicant will be required to submit a geotechnical report prepared by a licensed professional. The report shall evaluate the soil characteristics, existing groundwater conditions and provide a recommendation on soil suitability for the proposed industrial use. <p data-bbox="451 680 667 709">Transportation:</p> <ul data-bbox="500 730 1520 1411" style="list-style-type: none"> The traffic to be generated by the proposed landscaping business is expected to be insignificant (average of four (4) trips per day) however, the proposed land use district allows for other more intensive uses which have the ability to increase traffic on the roadway Range Road 284 is currently a graveled road that experiences a relatively high volume of traffic between Twp Rd 232 & Twp Rd 230 (400 – 500 vehicles per day). At the future development permit stage, further assessment would be required, more specifically for Range Road 284, to determine if improvements or adjustments may be necessary such as an increased frequency of maintenance and further dust abatement measures or the upgrading of this roadway to a pavement standard. Access to the parcel is currently provided by a mutual gravel approach off Range Road 284, which is shared with the parcel to the north. Range Road 284 is part of the Long Range Transportation Study Network 'B' requiring 30 m Road Right of Way (ROW). The current right of way is approximately 20m. As the future application will be for a DP, there will be no requirement for ROW dedication. As a condition of future development permit, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with the applicable by-law at time of approval. <p data-bbox="451 1444 760 1474">Sanitary/Waste Water:</p> <ul data-bbox="500 1495 1500 1659" style="list-style-type: none"> There is an existing PSTS system on the subject site. The County Servicing Standards only support PSTS systems for normal domestic sewage and generally requires sewage holding tanks for all industrial and commercial uses. Further details are to be provided at the development permit stage <p data-bbox="451 1696 886 1726">Water Supply And Waterworks:</p> <ul data-bbox="500 1747 1511 1841" style="list-style-type: none"> Engineering recommends the use of cistern tanks for potable water supply for non-residential uses including commercial and industrial uses. Further details are to be provided at the development permit stage



AGENCY	COMMENTS
Agricultural and Environmental Services	<ul style="list-style-type: none"> Should the applicant wish to continue use of the existing groundwater well on site for any business or industrial use, licensing and approval from AEP will be required
	<p>Storm Water Management:</p> <ul style="list-style-type: none"> As a condition of future development permit, the applicant will be required to submit a detailed site specific storm water management plan and will be responsible for construction of all on site storm water infrastructure necessary to support the proposed development.
Agricultural and Environmental Services	<p>Because this parcel falls within the Shepard Area Structure Plan Agricultural Services has no concerns. The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the proposed land use from the agricultural land. 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>
Circulation Period:	<p>Agency – May 22, 2020 to June 12, 2020</p> <p>Adjacent – August 6, 2020 to August 27, 2020</p>

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



ROCKY VIEW COUNTY

BYLAW C-8059-2020

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 C-4841-97.

The Council of Rocky View County enacts as follows:

PART 1— Title

- 1 This Bylaw shall be know as *Bylaw C-8059-2020*.

PART 2— Definitions

- 2 **Words in** In this Bylaw ~~the definitions and terms shall have the meanings as those set out in the given to them in Land Use Bylaw C-4841-97 and 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.

PART 3— Effect OF BYLAW

- 3 THAT ~~Part 5-Schedule B, Land Use Maps No.33 and No.33-SW, of Bylaw C-4841-97 C-8000-2020~~ be amended by redesignating Block 2, Plan 911 1084 within SE-08-23-28-W04M from Residential, **Rural Two** District to **Business— Industrial, Light Campus** District, as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT Block 2, Plan 911 1084 within SE-08-23-28-W04M is hereby redesignated to **Business— Industrial, Light Campus** District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4— TRANSITIONAL Effective Date

- 5 Bylaw C-8059-2020 is passed **and comes into full force and effect** when it receives third reading, and is signed ~~by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of in~~ **accordance with** the *Municipal Government Act*.

Division: 4
File: 03308007/PL20200061

Date Bylaw Signed

BYLAW: C-8059-2020

± 3.63 ha
(± 8.98 acres)

RGE-RD-284-

FROM

Residential, Rural Two District

TO

Business—Industrial, Light Campus
District



Subject Land

LEGAL DESCRIPTION: Block 2, Plan 9111084



] ROCKY VIEW COUNTY

FILE: 03308007 - PL20200061

DIVISION: 4

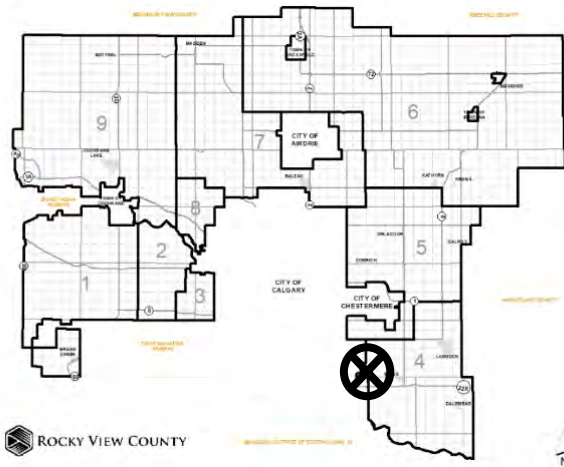
Page 103 of 687

Location & Context

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Industrial, Light District (I-LHT) in order to facilitate the operation of a landscaping business.

Division: 4
 Roll: 03308007
 File: PL20200061
 Printed: Dec. 10, 2020
 Legal: A portion of SE-08-23-200-011
 Page 104 of 687

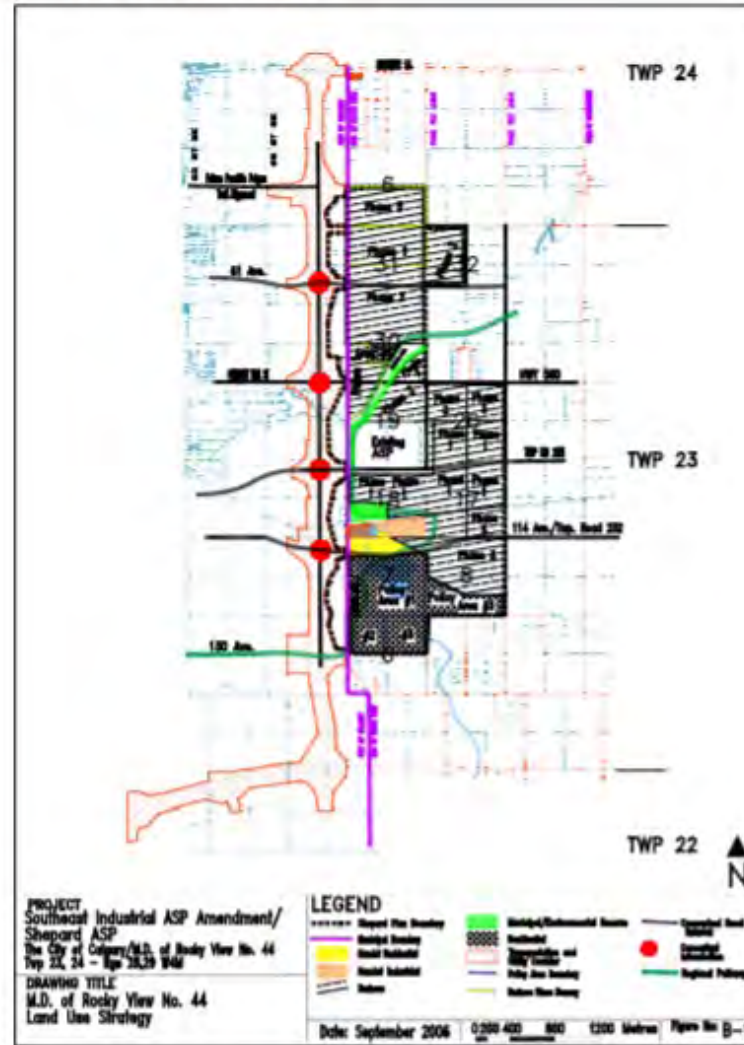
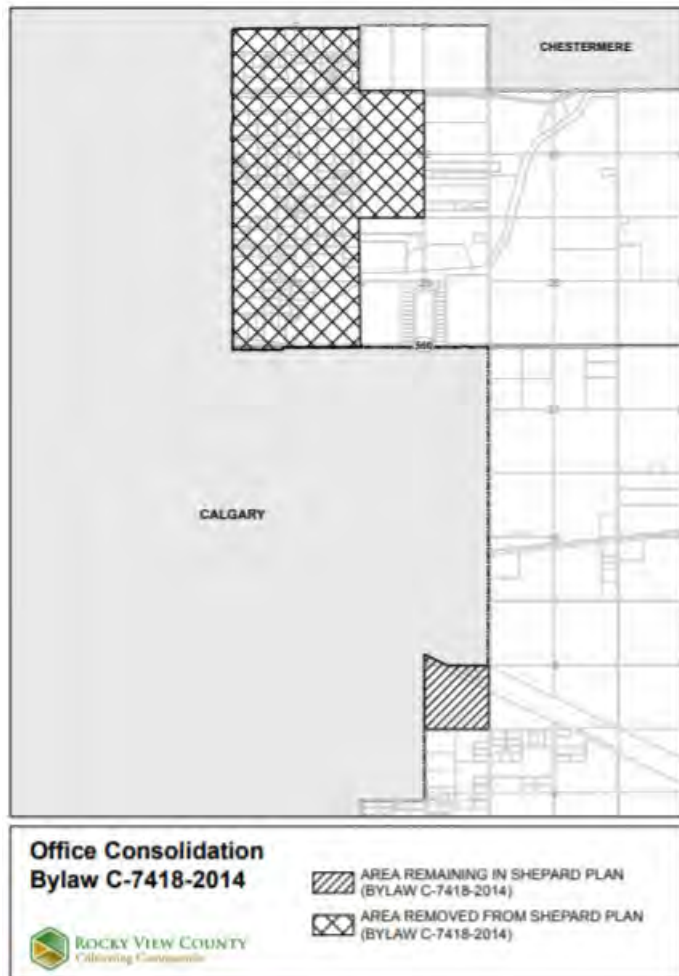


Shepard Area Structure Plan

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Industrial, Light District (I-LHT) in order to facilitate the operation of a landscaping business.

FIGURE B-1: Land Use Strategy





Development Proposal

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Industrial, Light District (I-LHT) in order to facilitate the operation of a landscaping business.

CALGARY

R-RUR → I-LHT
± 8.98 acres

RGE RD 284

*Division: 4**Roll: 03308007**File: PL20200061**Printed: Dec. 10, 2020**Legal: A portion of SE-08-23-**Page 106 of 687*

Environmental

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Industrial, Light District (I-LHT) in order to facilitate the operation of a landscaping business.



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

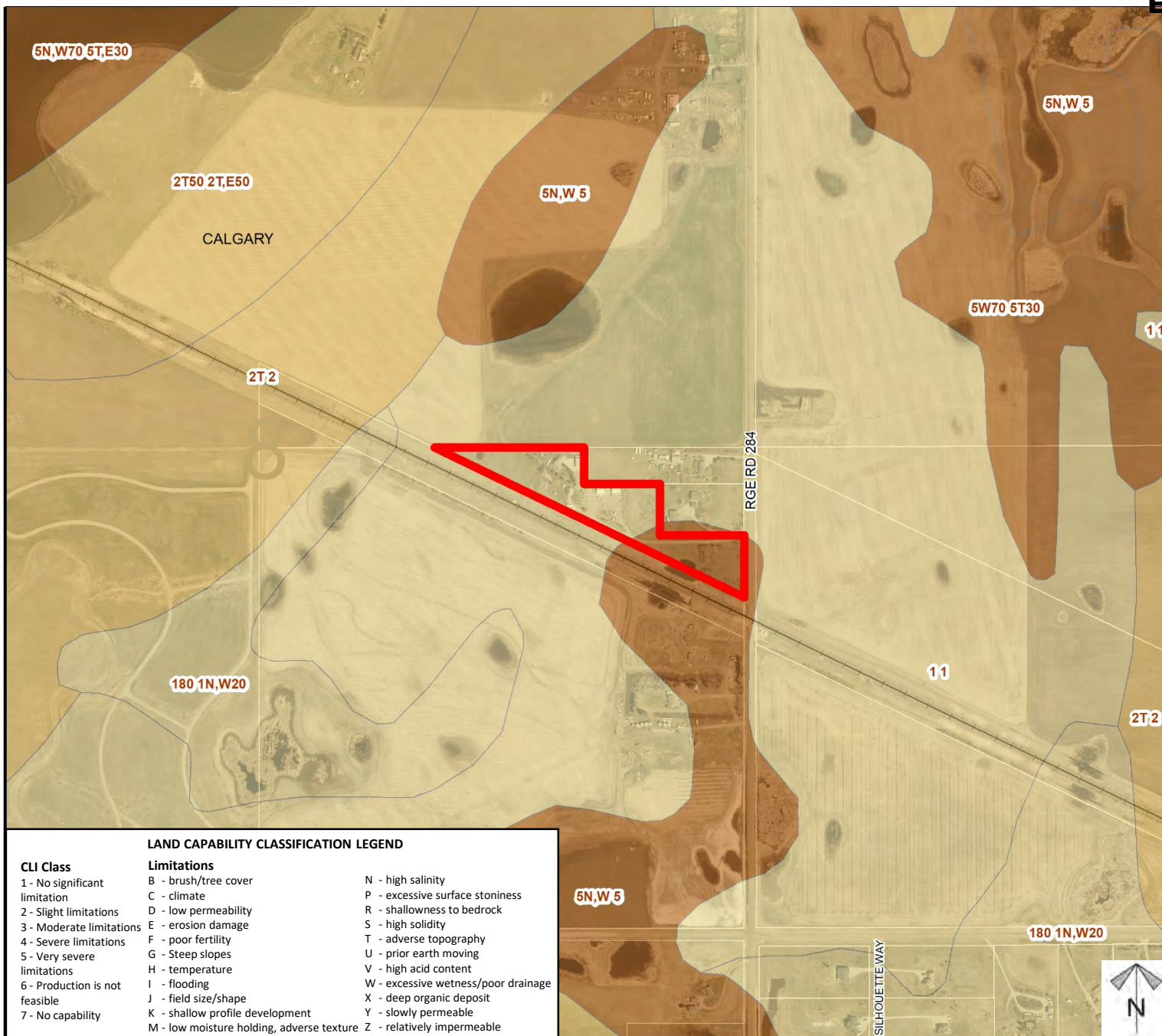
Division: 4
 Roll: 03308007
 File: PL20200061
 Printed: Dec. 10, 2020
 Legal: A portion of SE-08-23-200M
 Page 107 of 687



Soil Classifications

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Industrial, Light District (I-LHT) in order to facilitate the operation of a landscaping business.



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: 03308007

File: PL20200061

Printed: Dec. 10, 2020

Legal: A portion of SE-08-23-

Page 108 of 687



Landowner Circulation Area

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Industrial, Light District (I-LHT) in order to facilitate the operation of a landscaping business.

Legend

Support



Opposition



Division: 4

Roll: 03308007

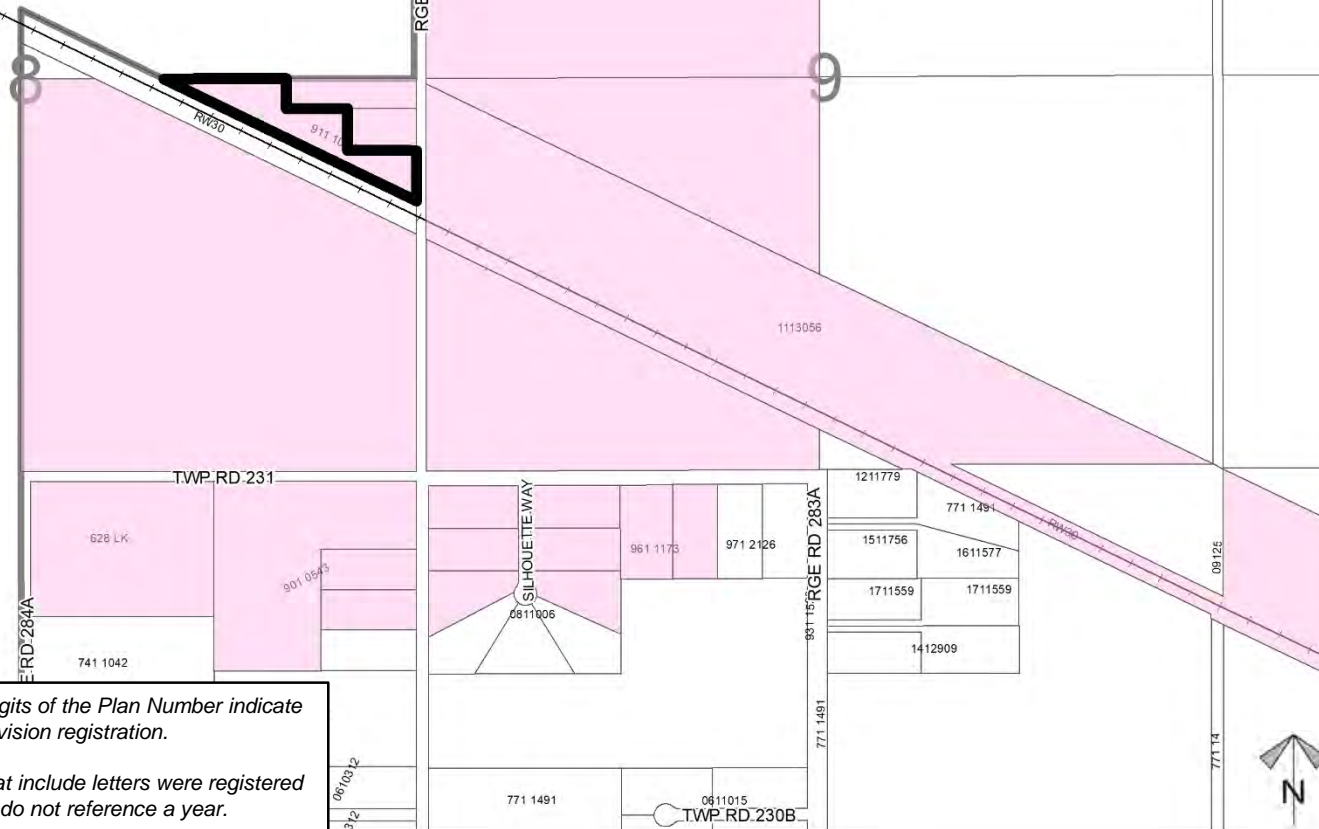
File: PL20200061

Printed: Dec. 10, 2020

Legal: A portion of SE-08-23-

Page 109 of 687

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.

Logan Cox

From: Terry Zimmer <[REDACTED]>
Sent: March 3, 2021 1:57 PM
To: Logan Cox
Subject: [EXTERNAL] - John Beck & Korrie Ainsworth application #PL20200061

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

Being neighbors on the north side of the subject land, we agree with the above application to rezone their land to commercial and industrial.
Alfred and Mary T. Zimmer

March ^{3rd}, 2021

ROCKY VIEW COUNTY
262075 Rocky View Point
Rocky View County, AB
T4A 0X2
Phone: 403-520-6308
LCox@rockyview.ca

Reference: RE: PL20200061 – Re designation of 8.98 acres for Ainsworth & Beck

I'm in support for John Beck and Korrie Ainsworth on the above rezoning of their property to Commercial/Industrial use.

Best Regards,



Stephanie Wagenaar



March^{3rd}, 2021

ROCKY VIEW COUNTY

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

Phone: 403-520-6308

LCox@rockyview.ca

Reference: RE: PL20200061 - Redesignation of 8.98 acres for Ainsworth & Beck

I'm in support for John Beck and Korrie Ainsworth on the above rezoning of their property to commercial/Industrial use.

Best Regards



Stan Koltusky

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

March^{3rd}, 2021

ROCKY VIEW COUNTY

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

Phone: 403-520-6308

LCox@rockyview.ca

Reference: RE: PL20200061 - Redesignation of 8.98 acres for Ainsworth & Beck

I'm in support for John Beck and Korrie Ainsworth on the above rezoning of their property to commercial/Industrial use.

Best Regards

Marlene Koltusky

Marlene Koltusky

[REDACTED]

Mr. Gary Sutherland
[REDACTED]
[REDACTED]
[REDACTED]

March 8, 2021

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

Attention: Legislative Services

Dear Sir/Madam:

Re: Bylaw: C-8059-2020; Application: PL2020-0061; File: 03308007
Block 2, Plan 911184 within SE-08-23-28-W4M, Div 4

Further to the public hearing notice from Rocky View County for March 23, 2021, please accept this letter as written support FOR the land use re-designation from Residential-Rural District to Industrial-Light District, on the Beck/Ainsworth property.

Thank you.

Yours truly,



Gary Sutherland

Cc: L. Cox, Planner, Rocky View County



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 23, 2021 **DIVISION:** 9
TIME: Morning Appointment
FILE: 06732004 **APPLICATION:** PL20190186
SUBJECT: Redesignation Item – Residential and Agricultural Uses

APPLICATION: To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 5.00 acre parcel (Lot 1) with a ± 50.00 acre remainder (Lot 2).

GENERAL LOCATION: Located approximately 0.8 kilometres (0.5 miles) south of Highway 567, on the west side of Big Hill Springs Road.

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

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-7989-2019 on January 14, 2020; on July 21, 2020, Council gave second reading and tabled third reading pending the completion of technical studies. As the technical studies were provided after the public hearing, the previous second reading was rescinded on February 9, 2021, in order to allow a new public hearing to proceed.

The Applicant provided a Slope Stability Assessment, a Level IV PSTS Assessment, and a Site-Specific Stormwater Management Plan. These studies concluded that the proposed new lot is developable and serviceable.

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

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7989-2019 be amended in accordance with Attachment C.
 Motion #2 THAT Bylaw C-7989-2019 be given third and final reading, as amended.
 Option #2: THAT application PL20190186 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:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Slope Stability Assessment (E2K Engineering Ltd., December 14, 2020) • Level 4 PSTS Assessment (Solstice Environmental Management, October 23, 2020) • Site-Specific Stormwater Implementation Plan (Stormwater Solutions, November, 2020) • Trip Generation Assessment (JCB Engineering, November 14, 2019)

POLICY ANALYSIS:

County Plan

The previous staff report indicated that the proposal is inconsistent with agricultural and residential policies, and does not meet the environment goal of the County Plan to protect environmentally sensitive areas. Council tabled the application pending submission of technical studies, which have since been provided and are detailed under Technical Considerations below.

Land Use Bylaw

Administration reviewed the district conversions and confirmed that Ranch and Farm District and Residential Two District under the old Land Use Bylaw (C-4841-97) now convert to Agricultural, General District (A-GEN), Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML) in the new Land Use Bylaw (C-8000-2020).

TECHNICAL CONSIDERATIONS:

As directed by Council, the Applicant provided a Slope Stability Assessment, Level IV PSTS Assessment and Site-Specific Stormwater Management Plan.

The Slope Stability Assessment indicates that no signs of slope instability were observed and that there was at least one (1) acre of contiguous developable land within the proposed new lot. However, it would be anticipated that some lot re-grading/flattening would be required at the time of building permit together with the need to construct engineered retaining walls to accommodate the slope challenges. The recommendations of the Slope Stability Assessment would be implemented at the future development permit stage.

The Level IV PSTS Assessment indicates that there would be very low risks of aquifer contamination due to the proposed development. The proposed new lot would be graded to a lesser slope, and engineering retaining walls would be required for the slope regrading.

The Site-Specific Stormwater Management Plan states that the development is proposed to be located at the bottom of the hill and any upstream catchment area would be diverted around the development using grass swales. Stormwater from the newly developed areas would be managed by grass swales and a rain garden to control runoff rates and volumes. The report confirms that the post-development runoff would be equal to or less than existing runoff.



As the above studies conclude that the site is suitable for a single lot residential development, and a Water Well Driller's Report is to be provided at the future subdivision stage to confirm serviceability, Administration has no further concerns at this time.

It should be noted that the Big Hill Springs Trail is the primary entry to Big Hill Springs Provincial Park and the subject parcel is approximately 400m from the park boundary. Any lot regrading and possible engineered retaining walls could visually impact the lands.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-7989-2019 and Schedule A

ATTACHMENT 'D': Map Set



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Stormwater Solutions (Paul Jacobs)	OWNERS: Fernando Peris
DATE APPLICATION RECEIVED: November 25, 2019	DATE DEEMED COMPLETE: April 28, 2020 (the application was considered completed to proceed for public hearing) December 14, 2020 (technical studies were received as request by Council)
GROSS AREA: ± 22.26 hectares (± 55.00 acres)	LEGAL DESCRIPTION: A portion of SE-32-26-3-W5M
SOILS (C.L.I. from A.R.C.): Class 4, H, P - Severe limitations due to temperature limiting factor and excessive surface stoniness. Class 7, T, E, R - No capability of agriculture due to adverse topography (steep and/or long uniform slopes), past erosion damage, and shallowness to solid bedrock	
HISTORY: July 21, 2020 Council gave second reading to Bylaw C-7989-2019 (PL20190186) January 14, 2020 Council gave first reading to Bylaw C-7989-2019 (PL20190186) 1987 Big Hill Springs Road is constructed, separating the quarter section and creating the current parcel configuration.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 11 adjacent landowners. No responses were received. 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>Province of Alberta</i>	
Alberta Transportation	<p>The department recognizes that the land involved in this application is removed from the provincial highway system, and relies on the municipal road network for access. It appears that the additional lot being created by this application should not have a significant impact on the provincial highway system.</p> <p>Alberta Transportation has no objection to this proposal and is prepared to grant an unconditional variance of Section 14 of the Subdivision and Development Regulation, at the time of subdivision application.</p>
<i>Internal Departments</i>	
Planning and Development Services – Engineering (updated comment)	<p>Geotechnical:</p> <ul style="list-style-type: none"> County GIS contours indicate that the site slopes are 30% or greater and greater than 3 m in vertical height. Applicant provided a Slope Stability Assessment, prepared by E2K Engineering Ltd., dated December 14, 2020. A slope stability analysis was also carried out as a part of the slope stability assessment. Based on the findings, no signs of instability were observed such as tension cracks or ground movement. The exposed bedrock at the surface appears to be intact with no signs of instability. As per the slope stability analysis, the minimum Factor of Safety are calculated to be 1.72 and 1.62 for the upper portion of the slope and downslope respectively. Based on the results of the slope stability analysis and site reconnaissance, no geotechnical setbacks will be required for the proposed development. Additional recommendations are provided in the report for the subject site. A restrictive covenant will be registered on title at time of subdivision to notify future owners of the findings of the reports. It is possible to develop at least one acre of contiguous land on site. However, a future owner would need to grade the lot to reduce the slope to allow for residential home construction, septic field, driveway, water well etc. Engineered retaining walls will likely be required. <p>Transportation:</p> <ul style="list-style-type: none"> Access to the remainder is provided by an approach off Big Hill Springs Trail. Access to the proposed lot will be provided off Bill Hill Springs Trail. As a condition of future subdivision, the applicant shall construct a new paved approach on Bill Hill Springs Trail to provide access to the proposed subdivided lot. Applicant provided a Trip Generation Assessment, prepared by JCB Engineering, dated November 14, 2019. Based on the assessment, a



AGENCY	COMMENTS
	<p>new residence on the subdivided lot is expected to generate 15 trips per day, which is unlikely to significantly increase traffic on local road networks. No improvements to local road networks are warranted.</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant is required to provide a payment of the Transportation Offsite Levy in accordance with Transportation Off-site Levy bylaw C-8007-2020 for proposed Lot 1. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> Applicant indicated that proposed subdivided lot will be serviced by a septic field. As the remainder lot is more than 30 acres in size, it is not required to demonstrate adequate servicing as per Policy # 411. Applicant provided a Level 4 PSTS Assessment, prepared by Solstice Environmental Management, dated, October 23, 2020. As per Level 4 PSTS Assessment, the soil types identified at the site will support primary or secondary treated effluent disposal with conventional below-grade treatment fields. No indications of a shallow water table were noted. As per the PSTS Assessment, no significant increase in nitrate is expected in the septic effluent entering Big Hill Springs Creek from the proposed development. No water wells under the direct influence of surface water identified at the site or within a 150 m radius. Testing of soil shows risks of contamination of the aquifers was deemed low. It was reported that the lot will be graded to a lesser slope to allow for placement of the proposed development. Engineering retaining walls will likely be required for the slope regrading. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> Applicant indicated that proposed subdivided lot will be serviced by a water well. As the remainder lot is more than 30 acres in size, it is not required to demonstrate adequate servicing as per Policy # 411. As a condition of future subdivision, the applicant is required to have a well drilled on the proposed subdivided lot with well driller's report confirming flow of 4.5L/min (1 ig/m) or greater in accordance with the County's servicing standards. <p>Storm Water Management:</p> <ul style="list-style-type: none"> Applicant provided a Site-Specific Stormwater Implementation Plan, prepared by stormwater solutions, dated November, 2020. As per the site-specific stormwater implementation plan, the proposed development will be at the bottom of a steep hill and any upstream catchment area will be diverted around the development using grass swales. The on-site stormwater will be managed by grass swales and rain garden to control runoff rates and volumes. The report confirms that the post-development runoff will be equal to or less than existing runoff.



ROCKY VIEW COUNTY

AGENCY	COMMENTS
Transportation Services	<ul style="list-style-type: none"> • As a condition of future subdivision, the Applicant/Owner will be required to enter into a Site Improvement/Service Agreement for: <ul style="list-style-type: none"> ○ Implementation of the recommendations of with Site-Specific Stormwater Implementation Plan, prepared by stormwater solutions, dated November, 2020. ○ Implementation of the recommendation of a Slope Stability Assessment, prepared by E2K Engineering Ltd., dated December 14, 2020. ○ Implementation of the recommendations of Level 4 PSTS Assessment, prepared by Solstice Environmental Management, dated, October 23, 2020. ○ Construction of grass swales and rain garden. <p>Environmental:</p> <ul style="list-style-type: none"> • Based on a review of County's GIS system, Bighill Creek passes east of the proposed subdivision. As per Section 41.2 of Land Use By-law, the extent of riparian area for this Tributary is 60 m, which slightly crosses the subdivided lot and remainder lot. Applicant/owner shall protect the riparian area in accordance with Section 41 – Riparian Protection of Land Use By-Law.

Circulation Period: December 13, 2019 to January 9, 2020

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

BYLAW C-7989-2019

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw ~~C-4841-97~~ **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-7989-2019*.

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 Schedule B, Land Use Map, No. 67 of Bylaw C-4841-97~~ **C-8000-2020** be amended by redesignating a portion of SE-32-26-3-W5M from ~~Ranch and Farm District~~ **Agricultural, General District (A-GEN)** to ~~Residential Two District~~ **Residential, Rural District (R-RUR)** and **Agricultural, Small Parcel District (A-SML)** as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 **THAT** A portion of SE-32-26-3-W5M is hereby redesignated to ~~Residential Two District~~ **Residential, Rural District (R-RUR)** and **Agricultural, Small Parcel District (A-SML)**, as shown on the attached Schedule 'A' forming part of this Bylaw.

~~Transitional~~ **Effective Date**

- 5 Bylaw C-7989-2019 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 14th day of January , 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

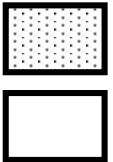
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7989-2019

AMENDMENT

FROM	<u>Ranch and Farm District</u> <u>Agricultural, General District</u>	TO	<u>Residential Two-District</u> <u>Residential, Rural District</u>
FROM	<u>Ranch and Farm District</u> <u>Agricultural, General District</u>	TO	<u>Agricultural, Small Parcel District</u>



Subject Land _____

LEGAL DESCRIPTION: A portion of SE-32-26-3-W5MFILE: 06732004 - PL20190186

DIVISION: 9



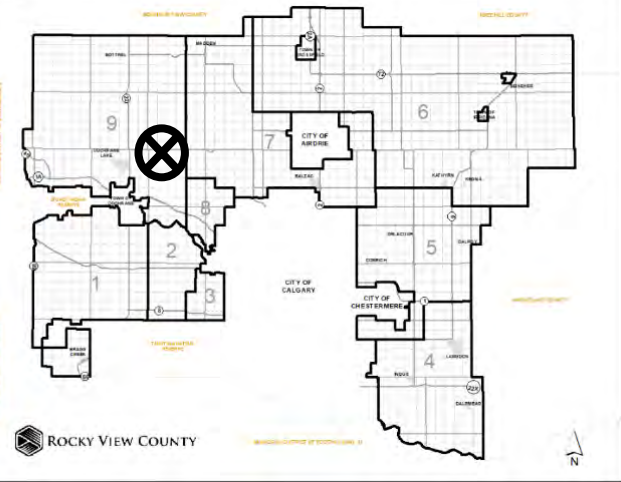
Location & Context

Redesignation Proposal

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the future creation of a \pm 5.00 acre parcel (Lot 1) with a \pm 50.00 acre remainder (Lot 2).

Division: 9
Roll: 06732004
File: PL20190186
Legal: SE-32-26-03-W05M

Printed: December 22, 2020
Page 125 of 687



Development Proposal

Redesignation Proposal

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the future creation of a ± 5.00 acre parcel (Lot 1) with a ± 50.00 acre remainder (Lot 2).



Division: 9
 Roll: 06732004
 File: PL20190186
 Legal: SE-32-26-03-W05M

Page 126 of 687
 Printed: December 22, 2020



Environmental

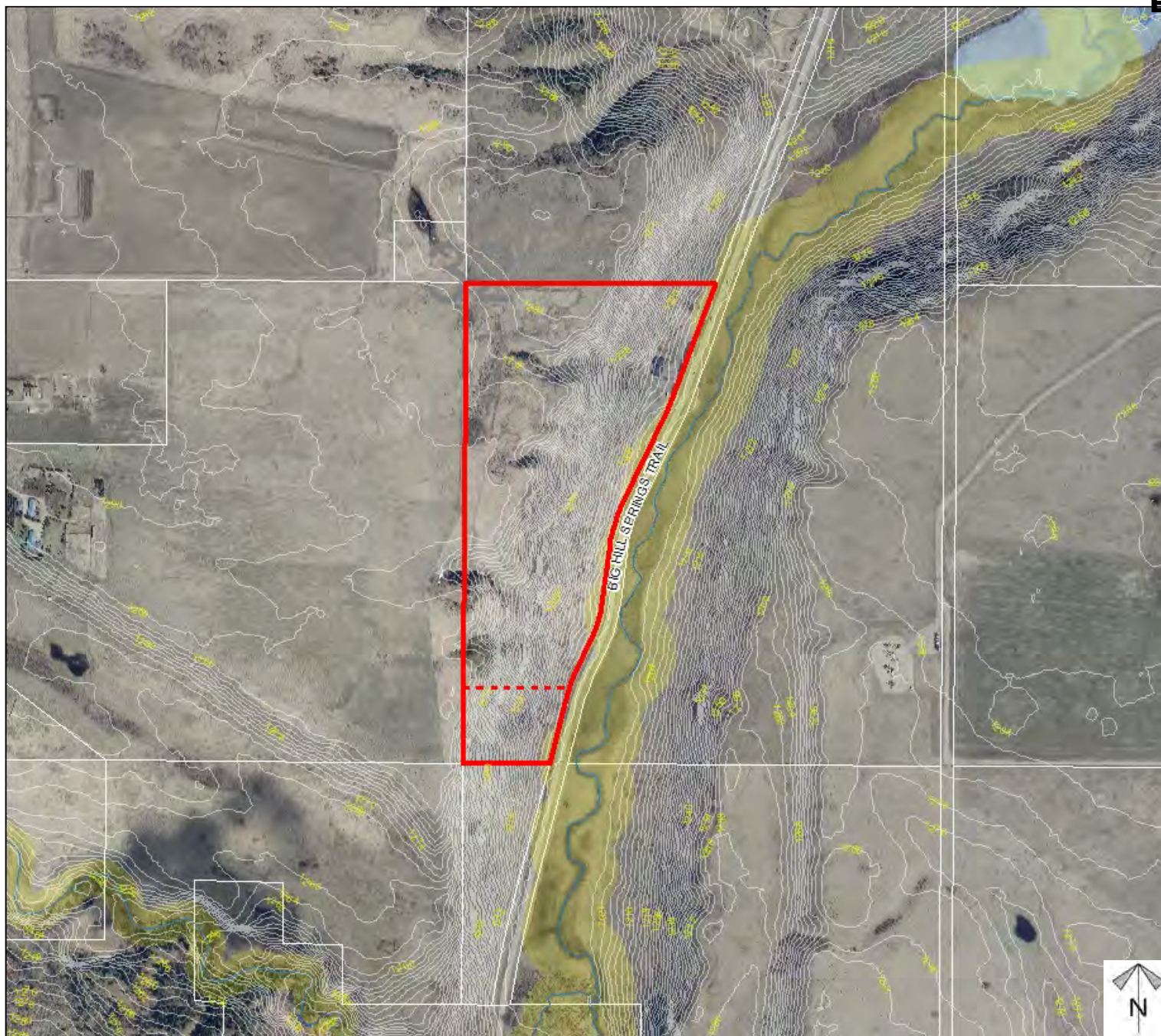
Redesignation Proposal

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the future creation of a \pm 5.00 acre parcel (Lot 1) with a \pm 50.00 acre remainder (Lot 2).

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

Division: 9
Roll: 06732004
File: PL20190186
Legal: SE-32-26-03-W05M

Page 127 of 687
Printed: December 22, 2020

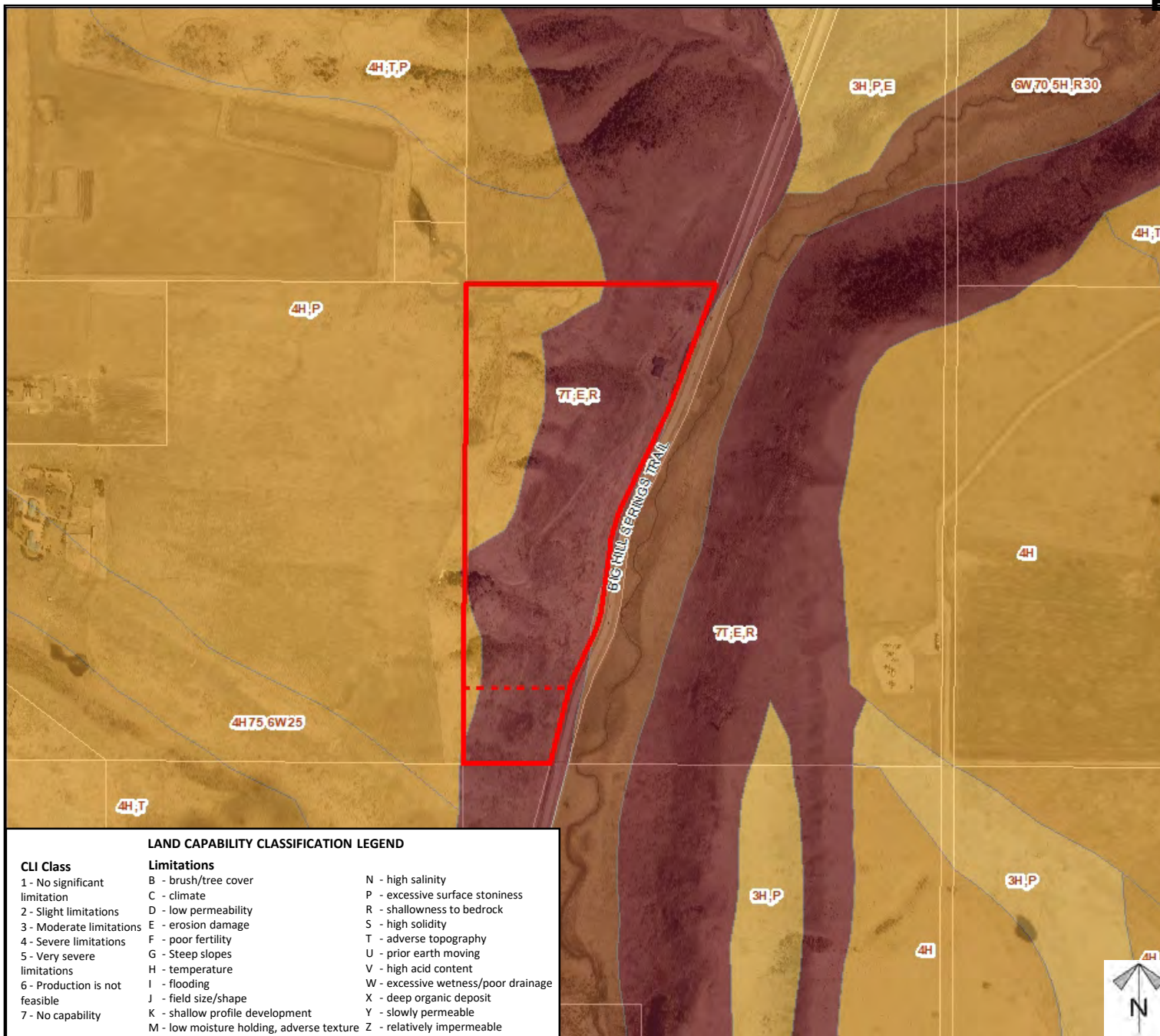




Soil Classifications

Redesignation Proposal

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the future creation of a \pm 5.00 acre parcel (Lot 1) with a \pm 50.00 acre remainder (Lot 2).



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: 06732004
File: PL20190186
Legal: SE-32-26-03-W05M

Page 128 of 687
Printed: December 22, 2020



Landowner Circulation Area

Redesignation Proposal

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the future creation of a \pm 5.00 acre parcel (Lot 1) with a \pm 50.00 acre remainder (Lot 2).

Legend

Support



Opposition

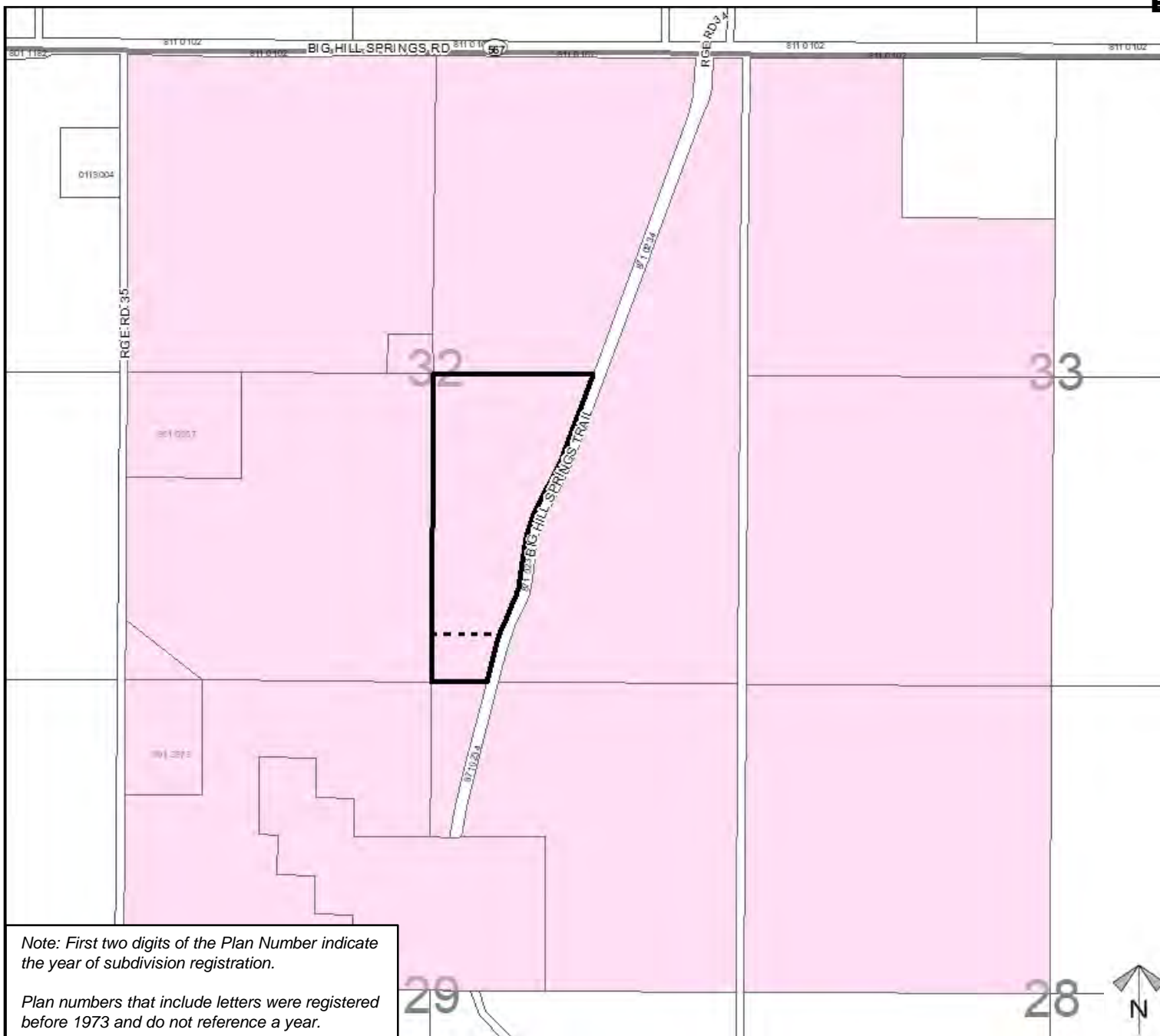


Note: First two digits of the Plan Number indicate the year of subdivision registration.

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

Division: 9
Roll: 06732004
File: PL20190186
Legal: SE-32-26-03-W05M

Page 129 of 687
Printed: December 22, 2020





PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: March 23, 2021 **DIVISION:** 1

FILE: 03915024 **APPLICATION:** PL20190103

SUBJECT: Conceptual Scheme – Fawn Hills of Bragg Creek

NOTE: This application should be considered in conjunction with application PL20190102 (agenda item E-4)

APPLICATION: To consider the Fawn Hills Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.

GENERAL LOCATION: Located in the west Bragg Creek area, approximately 0.81 km (1/2 mile) north of Township Road 232 and in the west side of Fawn Hills Drive.

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

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-7956-2019 on December 10, 2019. The Bylaw has been amended to reflect the new Land Use Bylaw, C-8000-2020, adopted in September 2020. The application is inconsistent with the policies of the Greater Bragg Creek Area Structure Plan as: the proposed density is almost double that allowed in the ASP based on the Gross Development Area calculation; the proposed Municipal Reserve should be revised to Environmental Reserve (ER) or Environmental Reserve Easement (ERE) due to the Bragg Creek Tributary and its associated riparian area; and the document suggests a communal water system may be used while using weak language allowing for the possibility of individual water wells, with private sewage treatment systems. As stated, this is inconsistent with the ASP requirements (Communal water treatment and distribution system and municipally approved waste wastewater treatment systems). As the extension of municipal water and wastewater servicing is not feasible, the applicant should consider alternate methods of water servicing such as the extension/modernization of the existing system along Fawn Hills Drive or construction of a new communal system;

All other technical matters required at this stage of the application process are satisfactory, with the exception of:

- The Slope Stability Assessment
 - The provided letter was not a full assessment, as it did not provide setbacks nor supporting data to demonstrate the findings that the lands may be suitable for development.
- The One Acre Developable Area Assessment
 - The submitted technical information has not provided data supporting the suggestion that one acre of developable area can be achieved on each parcel. Review using slopes and data assessment is required.

Administration Resources

Oksana Newmen, Planning and Development Services



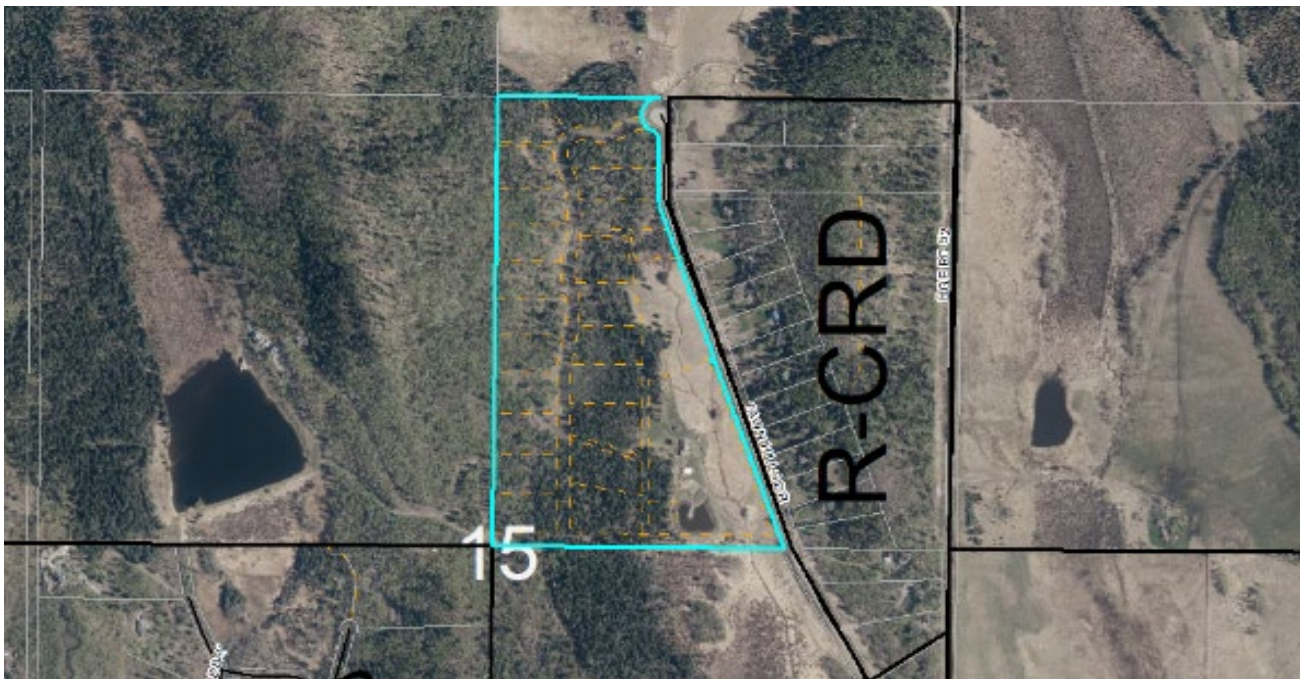
- The Traffic Impact Assessment.
 - The report indicated the existing chip seal surface may be able to withstand heavy construction traffic and future use, however as it is subpar to servicing standards, upgrades to each Fawn Hills Drive and Range Road 52 would be required.

ADMINISTRATION RECOMMENDATION: Administration recommends refusal in accordance with Option #3.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7956-2019 be given second reading.
 Motion #2 THAT Bylaw C-7956-2019 be given third and final reading.
- Option # 2: THAT consideration of application C-7956-2019 be tabled *sine die* to allow the Fawn Hills Conceptual Scheme to be revised in accordance with the requirements of the Greater Bragg Creek Area Structure Plan policies.
- Option # 3: THAT application PL20190103 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



**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:	TECHNICAL REPORTS SUBMITTED:
<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. 	<ul style="list-style-type: none"> • A Brief on Transportation Impact of the Fawn Hills Redesignation to a Residential Development prepared by Addoz Engineering Inc. (May 20, 2019) • Additional TIA Analysis prepared by Bunt & Associates (May 19, 2020) • Phase 1 Groundwater Site Assessment prepared by Groundwater Information Technologies Ltd (February 12, 2019) • Fawn Hills Slope Areas prepared by ISL Engineering and Land Services Ltd. (October 27, 2020) • Historical Resources Act Approval from Alberta Culture, Multiculturalism and Status of Women (August 20, 2019) • Slope Stability Letter prepared by Almor Testing Services Ltd. (July 17, 2020) • Preliminary Shallow Subsurface Conditions letter prepared by Almor Testing Services Ltd. (April 18, 2001)

POLICY ANALYSIS:Greater Bragg Creek Area Structure Plan

The Applicant has adequately addressed the Conceptual Scheme requirements set out within the ASP, with the exception of the following:

- 1) A biophysical assessment was not submitted; this would identify current and proposed vegetative biodiversity, together with wildlife corridors, riparian areas, and steep slopes that are recommended for protection.
- 2) An environmental impact assessment was not submitted; this would identify significant environmental resources and appropriate strategies to mitigate any potential negative impacts.
- 3) With respect to the Applicant's proposed dedication of Municipal Reserve, Administration recommends that the proposed Municipal Reserve be amended to Environmental Reserve Easement due to the existing wetlands, Bragg Creek Tributary, and riparian areas on site (see Agency Circulation comments in regards to Municipal Reserve).
- 4) As the Applicant proposes communal water wells and septic systems for the proposed lots, an appropriate utility servicing strategy outlining connection to a communal or municipal wastewater network was not submitted.



- 5) No landscaping plan was submitted that maximizes retention of existing vegetation and provides for transition between surrounding land uses and parcels within the subdivision.

Residential Density

- The subject land is identified as 'New Residential Area' in the Greater Bragg Creek Area Structure Plan (GBCASP). The GBCASP envisioned 'clustered' subdivision designs with smaller individual parcel sizes, which limits its resulting footprint on the landscape, and maximizes open space (Section 7.4).
- According to Policy 7.4.4 parcel sizes within new residential areas in west Bragg Creek should not be less than 0.25 acres, and not greater than 2 acres, with an overall density of not greater than one lot per 4 acres of Gross Development Area.
- The applicant proposes redesignation to Residential, Country Residential District, with lot sizes ranging from 1.98 acres to 2.55 acres. Although the lot sizes are within the range allowed in the GBCASP, the proposed density is almost double that allowed based on the Gross Development Area calculation. See Attachment 'C' for the Gross Development Area calculation.
- The ASP requires that future subdivision should be evaluated based on the land's ability to accommodate additional development so as to not negatively impact the natural environment. Support is given for protecting areas that represent constraints to development, either because they are unstable, or because they are environmentally sensitive. These areas include slopes in excess of 15%, water bodies and wetlands, and riparian buffers. Where these areas qualify as environmental reserve under the *Municipal Government Act*, it is suggested that they be dedicated to the County (Policy 7.4.1).
- The subject land contains a tributary to Bragg Creek (intermittent stream) with pockets of wetland and a 30 m riparian setback parallel to Fawn Hills Drive. The subject land also consists of slopes in excess of 15% that is currently covered in mature trees. The GBCASP policies supports protection of these environmentally sensitive features.

Administration notes that while the adjacent development to east is composed of a series of two (2) acre parcels, these were created in 1978, 29 years before the GBCASP was adopted.

Slope Stability & Developability

- The majority of the 77 acre property consists of steep terrain (\pm 18.28 acres with slopes over 15%, and \pm 46.53 acres with slopes over 8%). Developments on slopes steeper than 15% shall be discouraged as per the Greater Bragg Creek ASP (Policy 5.1.5 a).
- Areas of unstable slopes should be dedicated as environmental reserve or environmental reserve easement as per the Greater Bragg Creek ASP (Policy 5.1.5 b).
- The Applicant provided a letter by Almor Testing Service that indicated slopes exceeding 15% and 30% are present on the subject parcel, with a preliminary assessment that noted the lands may be suitable for development. A more detailed analysis would be required at subdivision to confirm developability. For this reason, it is unclear whether the proposed residential subdivision would be developable. The Gross Developable Area and the Residential Density would be affected if the Slope Stability Analysis confirms that there are areas of unstable slopes to be dedicated as Environmental Reserve (see Attachment C for Gross Developable Area Calculation).



- The proposed subdivision does not include a secondary emergency access, a requirement when lot numbers exceed ten, which poses a safety concern in an area where wildfires are of consideration.

Servicing Requirements

- The ASP requires multi-lot subdivisions that proposed lot sizes less than 4 acres (on average) outside the hamlet service area to provide potable water via a communal water treatment and distribution system that is designed with potential to connect to a future regional water utility (Policy 6.1.2 c). The Applicant has indicated that “consideration will be given to private communal water servicing”, rather than firmly establishing the method of water servicing.
- There is an existing communal water system across Fawn Hills Drive, the Fawn Hills North Water Association, servicing 13 existing households, which was established back in 2007.
- The County’s existing water and wastewater systems are located quite far from the subject lands (greater than two kilometres). Extension of these systems would not be feasible to support the proposal.
- The ASP requires multi-lot subdivisions to provide wastewater service via municipally approved wastewater treatment systems that encourage accountability for installation, operation and maintenance of wastewater technologies, or the Applicant/Owner should transport collected, untreated wastewater to a point where it can be safely disposed of (Policy 6.1.3 f).
- The Applicant has proposed individual private sewage treatment systems for each lot, where wastewater should be provided via municipally approved wastewater treatment systems that encourage accountability for installation, operation, and maintenance of wastewater technologies. Barring centralized collection, at the time of future subdivision, the applicant/owner would be required to submit a Level IV PSTS Assessment should the proposed development be serviced using PSTS.

Transportation Considerations

- The existing surface condition of Fawn Hills Drive and Range Road 52 (chip-sealed roadway) are not conducive to accepting additional traffic loads unless upgraded to a pavement standard which may not be feasible as part of this application.
- The lack of secondary access onto Range Road 52 as required by both the ASP and the County Servicing Standards.

The application remains inconsistent with the Greater Bragg Creek Area Structure Plan, and as such requires further revision to bring the proposal into compliance. Additionally, there is extensive feedback from the adjacent landowners, with the majority in opposition to the project.

The applicant previously applied for a similarly-scaled project in 2002, where Council denied the application to create 16 lots ranging from one to three acres, and an environmental reserve easement.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer



ROCKY VIEW COUNTY

ON/lt

ATTACHMENTS:

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Gross Developable Area Calculation

ATTACHMENT 'D': Bylaw C-7956-2019, Schedule A and B

ATTACHMENT 'E': Map Set



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Carswell Planning (Bart Carswell)	OWNERS: Allan Hudye and Ozark Resources Limited.
DATE APPLICATION RECEIVED: September 12, 2019	DATE DEEMED COMPLETE: N/A
GROSS AREA: ± 30.21 hectares (± 74.64 acres)	LEGAL DESCRIPTION: Portion of NE-15-23-05-W05M
SOILS (C.L.I. from A.R.C.): Class 5,H,D,E70,6W30,N – Very severe limitation due to temperature limiting factor, low permeability, erosion damage, excessive wetness/poor drainage, and high salinity. Class 6,H,T,R – Production is not feasible due to temperature limiting factor, adverse topography, and shallow bedrock. Class 7,T,H – No capability due to adverse topography, and temperature limiting factor.	
HISTORY: May 28, 2002 Application to redesignate the subject lands from Ranch and Farm District to Residential One District and Agricultural Holdings District to facilitate the creation of sixteen 1-3 acre residential lots with a ± 20 acre remainder and an environmental reserve easement was refused. June 28, 1978 Subdivision Plan 7810784 was registered at Land Titles creating the subject land and the adjacent multi-lots subdivision east of Fawn Hills Drive. Concurrent registration of restrictive covenant regards to tree removal and building construction restrictions. Reserves were provided via cash-in-lieu for Lots 1 to 13 east of Fawn Hills Drive	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 71 adjacent landowners. Fifty-four (54) individual responses in opposition were received from thirty (30) parcels, together with one letter of concern from the Fawn Hills (North) Water Association, and nine responses in support. Note that due to recirculation and public hearing notice, some respondents submitted more than one response, and more than one individual per parcel may have submitted comments. Responses are provided in the corresponding redesignation application, PL20190102, and provided as attachments to the staff report in Item E-5 of the Council agenda.</p> <p>The application was also circulated to a number of internal and external agencies. Those responses are available in Attachment 'A'.</p>	



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	<p><i>(From original circulation)</i></p> <p>CCSD does note that the Greater Bragg Creek ASP does indicate a potential population of 7,000. Such a population triggers the need for a school site for the District. Therefore, the CCSD looks forward to further discussions with the municipality on how best to support the educational needs of these citizens, as well as public open space planning, through municipal reserve (MR) dedication for the Greater Bragg Creek area. Further, please note that Calgary Catholic School District (CCSD) has no objections specific to the re-designation application or the conceptual scheme (PL20190102/20190103).</p>
<i>Province of Alberta</i>	
Alberta Health Services	<p><i>(From original circulation)</i></p> <p>AHS-EPH would like to remind the Applicant, however, if individual water wells are proposed for the development, that any water wells on the subject lands should be completely contained within the proposed property boundaries. Any drinking water sources must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline (AR 243/2003), which states:</p> <p>A person shall not locate a water well that supplies water that is intended or used for human consumption within</p> <ul style="list-style-type: none"> a) 10 metres of any watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system, b) 15 metres of a weeping tile field, an evaporative treatment mound or an outdoor toilet facility with a pit, c) 30 metres of a leaching cesspool, d) 50 metres of sewage effluent on the ground surface, e) 100 metres of a sewage lagoon, or f) 450 metres of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96).



AGENCY	COMMENTS
<i>Internal Departments</i>	
Recreation, Parks and Community Support	<p>PL2019102- Redesignation</p> <ul style="list-style-type: none"> The Parks office of the Recreation, Parks and Community Support department has no concerns with this land use redesignation application. <p>PL20190103- Conceptual Scheme (Recirculated)</p> <p>General comments: Municipal Reserve</p> <ul style="list-style-type: none"> It is recommended that all re-circulated documents provided by the applicant be formatted with track changes to enable a more efficient review. Municipal Reserve dedication and use is to be in compliance with the MGA. The taking of cash in lieu of reserve dedication is acceptable as per the MGA and may be considered where there is no tangible need to take land for true public recreational and/or park purposes. Identification of a large proposed MR complex is recognized; however, the applicant/developer is asked to demonstrate the tangible recreational and park use of these lands and why the County should entertain taking these as MR, considering: <ul style="list-style-type: none"> Two acre county residential lots are essentially parks and serve a passive recreational use by/for residents. A large MR is publically accessible; however, there is no provision for parking for the greater public to use the lands. The County is not in a practice of taking land if there is no commitment to develop or provide amenities for the public. The County has a surplus of similar lands in the local area that are vacant, with no programming or onsite improvements. This land inventory pose a liability in terms of operational expense while serving no true park or recreational value, as intended by the MGA. Generally, as presented- the lands identified as MR or open space in this plan appear to be dedicated to meet legislative requirements and do not create a true park or recreational amenity. Further, the proposed trail connectivity within the proposed MR lacks detail and confirmation for feasibility to create a safe place for the public to walk and enjoy the land and environment. Alternately, as an alternative to MR dedication- the titling of the proposed MRs as indicated in the plan area as privately held, open space lots complete with the necessary caveats (utility



AGENCY	COMMENTS
	<p>ROW, easements, registration of Environmental Reserve Easements- ERE, etc...) is encouraged.</p> <p>Section 2.3 "Greater Bragg Creek Area Structure Plan- Utilities", page 8:</p> <p>As indicated : "As per policy 6.1.5, Utilities, locations include common rights-of-way (r-o-w); in road r-o-w where there is sufficient width; and in open space lands, such as the trail connections shown as Municipal Reserve (MR) on the proposal."</p> <ul style="list-style-type: none"> • This statement is confusing as "trail connections" implies the built structure, and not the land within it is located. Indeed, location of public utilities are permissible within MR lands, when located within a registered right of way and preferably along a boundary edge so as not to interfere with the intended or proposed use of the lands for park or recreation purposes. It is recommended the applicant revise the document reflective of the County's vernacular/lexicon. • Overland drainage easements may be considered where adequate site conditions permit conveyance that will not cause a detriment to the lands and any improvements located there within and its intended use for public recreational, park use. • All encumbrances affecting Municipal Reserve are to be subject to County approval and require registration on the land title. • The County Servicing Standards shall be referenced when proposing all storm water conveyance solutions. • Section 2.3 "Greater Bragg Creek Area Structure Plan- ASP Direction for CS", Page 11: • Please note, the applicant is reminded that Local Recreation Boards no longer exist within the County. <p>Section 4.7 Existing Groundwater Supply- Stormwater", Page 19:</p> <p>It is acknowledged the applicant has indicated: "Development in ASP has adopted an "ecological" approach to stormwater management by implementing engineering practices that preserve and maintain the land's natural capacity to accommodate surface drainage."</p> <p>Figure 13</p> <ul style="list-style-type: none"> • It is unclear whether the intention is to consider all MR indicated as a single titled parcel of land. • It is typical practice that parcels intended to be MR that are not contiguous are titled as individual parcels and captured in the inventory as such. • Recommend applicant revised plan.



AGENCY	COMMENTS
	<p>Section 5.5 Municipal Reserves</p> <ul style="list-style-type: none"> Please note, local recreation boards and regional recreation boards are no longer in effect within Rocky View County. <p>Section 5.7 Slope Considerations</p> <ul style="list-style-type: none"> Slope indicated in Figure 18 indicate areas of proposed MR are subject to slopes in excess of >15%. Recognizing the Figure 18 data- the applicant is requested to indicate how the construction of trails juxtaposed with storm water swales will be undertaken within the 10 metre wide proposed MR access points to the proposed roadway are to occur. As per Figure 29, the locations are otherwise described as Junction J14 to J23 and J18-J22 <p>Section 5.10 Transportation- Trails</p> <ul style="list-style-type: none"> Please note- to ensure encroachment does not occur from private lots into the indicated 10 metre wide linear MR access points and SE road/private property alignment- fencing will be required to be installed on adjacent property. Linear proposed MR frontage along the SE corner offers little by way of recreational or park value unless developed with a local pathway to provide connectivity to the Great Trail located to the south. It is there recommended in the event MR is dedicated, a trail is constructed to formalize connectivity and reduce the infrastructure required to connect with the Great Trail. <p>Figure 26: Trails and Open Space</p> <ul style="list-style-type: none"> It appears there are no trails presented in the figure. As defined in the referenced RVC Parks and Pathways- Planning, Development and Operational Guidelines; a trail is defined as : "Means any recognized non-paved route which is surfaced with natural or aggregate materials". The applicant is requested to update this and other relevant figures indicating proposed trail alignments located within the plan area. <p>Policy 5.10.1</p> <p>As indicated previously:</p> <ul style="list-style-type: none"> It appears there are no trails presented in the figure. As defined in the referenced RVC Parks and Pathways- Planning, Development and Operational Guidelines; a trail is defined as : "Means any recognized non-paved route which is surfaced with natural or aggregate materials".



AGENCY	COMMENTS
	<ul style="list-style-type: none"> The applicant is requested to update this and other relevant figures indicating proposed trail alignments located within the plan area.
	Policy 5.10.2
	<ul style="list-style-type: none"> Provision for connectivity will be taken into consideration by the County pending further study and resource priorities.
	Policy 5.10.3
	<ul style="list-style-type: none"> Please note- all pathway or trail construction within County lands shall be in accordance with the Servicing Standards. If subdivision occurs, the proponent is expected to provide typical park amenities in accordance to the terms of an applicable Development Agreement.
	Policy 5.10.4
	<ul style="list-style-type: none"> The maintenance of pathways and trails in addition to landscape maintenance of dedicated MR lands shall be in accordance to the appropriate Maintenance Service Level as described in the RVC Parks and Pathways- Planning, Development and Operational Guidelines. The developer shall be responsible for all maintenance and operation of all MR improvements (including pathway or trail infrastructure) until issuance of FAC. At that time either an occupant (HOA via a license of occupation) or the County shall be responsible for ongoing maintenance and operations of the MR lands and any improvements located there within. The applicant is requested to indicate whether a HOA will be established. This notion is implied in Policy 6.3.2; however, isn't formally declared. In the event a HOA is created due to location, anticipated small user base and a generally isolated context- the County requests that upon issuance of FAC; the HOA be directed to assume maintenance and operational responsibility of all MR's and improvements located there within (including trails) via a License of Occupation with the County.
	Figure 28
	<ul style="list-style-type: none"> It appears the north western most proposed MR/open space parcel has been omitted from the layout. The applicant is advised to update this map accordingly.
	Figure 29
	<ul style="list-style-type: none"> Based on the swale cross sections presented, it would appear the width of the storm water system is +/- 5.0 metres. Given the width of the proposed MR is +/- 10 metres, and assuming the swale alignment follows along the edge of the property line; that



AGENCY	COMMENTS
	<p>leaves only +/- 4 metres to accommodate a 2.0 metre wide trail, its set-backs and meanders/switchbacks to accommodate a grade below 10%. The applicant is asked to demonstrate how this can be practically achieved.</p> <ul style="list-style-type: none"> • So as not to encumber MR lands, overland storm water solutions should be considered for location on private lots. • Natural drainage path- as per description of Environmental Reserve in the MGA- Section 664(1)(a); preservation of these features can be assumed to be of environmental importance and therefore should be dedicated as ER and not MR. • Whereas the intention to located storm water infrastructure within lands deemed as MR; the infrastructure and applicable setbacks should be designated as PUL and not MR. Alternately, if the infrastructure is of a small footprint, then the utility structure is required to be secured through an easement or right of way to ensure the improvement is captured and recognized to be associated with the MR title. • All right of way or easement agreements affecting County lands shall use a County supplied document to ensure consistency and accuracy when registering with Alberta Land Titles. • The lot boundary for the north PUL appears to be different than that of previous maps in the document. • Recommend applicant review and revise all maps/figures accordingly to ensure consistency. <p>Section 5.16 Wildfire Management</p> <ul style="list-style-type: none"> • In the event MR is dedicated; it is recommend that all forested areas located on Municipal Reserve lands are to be subjected to formal vegetation management using Fire Smart principles to ensure the County does not receive public lands that pose a threat to the general community due to high fuel loading. <p>Policy 5.17.1</p> <ul style="list-style-type: none"> • Acknowledgement of application of CPTED principles to pathways. • Recommend applicant revise statement to read "trails" instead of "pathways" as there are no pathways proposed within the plan area. <p>Section 7.1 Open House</p> <ul style="list-style-type: none"> • Upon review, it would appear the area locals have concern with the proposed dedication and intended use of the MR parcels.



AGENCY	COMMENTS
GIS Services	<p>Figure 36 & 37</p> <ul style="list-style-type: none"> Although the "3D model" is appreciated, the lack of contour interval data describing the line work does not accurately present the landscape. Advise diagrams be updated with a legend indicating the contour intervals used to generate the visual.
Fire Services & Emergency Management	<p>Documentation provided regarding internal road naming</p> <p><i>(First Circulation)</i></p> <ol style="list-style-type: none"> The Fire Service recommends that the builder consider Fire Smart practices in the design and construction of the dwellings. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code. Please ensure that access routes are compliant to the designs specified in the National Building Code and the Rocky View County Servicing Standards. From the drawings, it appears that there is only one road in and out. Please propose an alternative access route. Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the National Building Code & NFPA 1141. <p><i>(Second Circulation)</i></p> <ol style="list-style-type: none"> Recommend that the builder consider Fire Smart practices in the design and construction of the dwellings. There will need to be a secondary access road any time the number of homes is greater than 10 dwellings. <p>There are no further comments at this time.</p>
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 application will need to be circulated to Tsu T'ina for review and comment since the proposed development is located diagonally adjacent to the reserve lands. <p>Geotechnical:</p> <ul style="list-style-type: none"> As part of recirculation, the applicant/owner provided a letter conducted by Almor Testing Services Ltd. dated July 17, 2020 that verified that there are slopes that are greater than 15%



AGENCY	COMMENTS
	<p>on the subject land. The map attached to the letter also indicated that there are slopes greater than 30% on the subject land. The letter provided a preliminary assessment that determined that the lands may be suitable for the development. A more detailed analysis of the slopes that provides setbacks and demonstrates the findings of the letter will be required at future subdivision stage.</p> <p>Transportation:</p> <ul style="list-style-type: none"> As part of recirculation, the applicant/owner provided a TIA Update Memo conducted by Bunt and Associates dated May 19, 2020 to supplement the trip generation memo conducted by Adoz Engineering Inc. dated May 20, 2019. The report recommended improvements at the intersection. <ul style="list-style-type: none"> Although the TIA indicated that the current chip-seal road structure of Fawn Hills Drive and Range Road 52 may be able to withstand the traffic generated by the site, there is concern of that the road may be damaged during the construction of the site when heavy vehicles utilize the road. The chip-seal structure is also subpar to the County Servicing Standards. Therefore it is recommended that Fawn Hills Drive and a portion of Range Road 52 be upgraded to be in accordance with the County Servicing Standards as a condition of future subdivision. <u>As a condition of future subdivision</u>, the applicant/owner will be required to pay the Transportation Offsite Levy as per the applicable TOL bylaw at time of subdivision approval over the proposed subdivision area. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> As part of recirculation, the applicant/owner submitted a Preliminary Shallow Subsurface Conditions letter conducted by Almor Testing Services Ltd. dated April 18, 2001 that outlined the results of percolation testing. This does not provide the information required as part of a Level 4 PSTS Assessment, which is required to determine the site suitability for PSTS systems. <ul style="list-style-type: none"> <u>At time of future subdivision</u>, the applicant owner will be required to submit a Level 4 PSTS Assessment should the proposed development be serviced using PSTS. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The applicant/owner is proposing to service the proposed development via ground water wells. However, from a utility perspective, consideration should be given to extending the



AGENCY	COMMENTS
	<p>County water system to service this development. If expansion of the County system is not feasible at this time, the developer should consider a communal water system in order to facilitate future expansion of the County system to the subject land. Further technical documents that explain and demonstrate the feasibility of the communal system will be required should the applicant/owner pursue this option.</p> <ul style="list-style-type: none"> The applicant/owner provided a Phase I Groundwater Site Assessment conducted by Groundwater Information Technologies Ltd. dated February 12, 2019 that indicated that the aquifer is likely capable of supplying the necessary amount of groundwater water to most lots within the proposed development. <p>Storm Water Management:</p> <ul style="list-style-type: none"> As part of the recirculation package, the applicant/owner submitted a preliminary Stormwater Management Report conducted by MPE Engineering Ltd. dated May 20, 2020. The report demonstrated that the proposed stormwater infrastructure for the proposed development will meet the release rate and water quality targets in accordance with the Bragg Creek Master Drainage Plan and the County Servicing Standards. Engineering has no further concerns with the proposed stormwater strategy at this time. <u>As a condition of future subdivision</u>, the applicant/owner will be required to obtain AEP approvals and licensing for the proposed storm water management infrastructure including Water Act approvals and APEA registration of the facilities and discharge. Please note that there are long lead times for obtaining AEP approvals. It is the applicant's responsibility to ensure that the AEP approvals and registrations are obtained by the time of subdivision endorsement. <p>Environmental:</p> <ul style="list-style-type: none"> It appears that there may be some wetlands on the subject land that may be directly impacted by the proposed development. <u>As a condition of future subdivision</u>, the applicant/owner will be required to submit a Biophysical Impact Assessment (BIA) conducted by a qualified professional that assesses the existing wetland and the impacts the proposed development will have on the wetland. The BIA shall also provide recommendations on mitigation and compensation measures to address the impacts to the wetland. <u>As a condition of future subdivision</u>, the applicant/owner will be required to obtain a Water Act approval from AEP for impacts to the wetlands. Please note that there are long lead



AGENCY	COMMENTS
Transportation Services	<p>times for obtaining AEP approvals. It is the applicant's responsibility to ensure that the AEP approvals and registrations are obtained by the time of subdivision endorsement.</p> <p>No concerns at this stage of the planning with respect to the future subdivision road approaches.</p> <ul style="list-style-type: none"> We are in general agreement with the TIA that the environmental capacity of the subject roads is adequate for traffic. We are concerned that the structural capacity of the Rge Rd 52 and Fawn Hills Drive chip seal will not support the development of the subdivision. These are weak pavements that will likely not support the heavy vehicles required to haul materials and equipment required to develop the subdivision. The County had an incident earlier this year on 100 Allandale Place where the heavy vehicles required to develop a 8 lot subdivision severely damaged the paved road costing over \$100K in repairs. We would consider the Rge Rd 52 and Fawn Hills Drive chip seal to be at risk for the same or greater intensity of damage. Our recommendation is that the developer be required to upgrade Rge Rd 52 and Fawn Hills Drive to a paved Regional Transitional and County Collector standard respectively. We believe that a Road Use Agreement would not be appropriate in this case to cover damages as the entire length of road may become compromised during construction. We generally agree with the recommendations for the Mountain View Park and Rge Rd 52 intersection. Consideration should be given to establishing the changes permanently by removing the asphalt and re-grading the west side of the intersection instead of placing F shaped barriers.
Capital Project Management	No concerns.
Utility Services	<p>Consideration should be given to upgrading and connecting to the adjacent Fawn Hills Water system for a water supply to the proposed development to avoid the inefficient servicing of the area through multiple systems. - If a communal water system is approved for the proposed development, it should be established in accordance with County Policy 415, including a turn over strategy for water infrastructure and licencing.</p>



ROCKY VIEW COUNTY

AGENCY	COMMENTS
Agriculture & Environment Services	Because this parcel falls within the Greater Bragg Creek Area Structure Plan, Agricultural Services has no concerns. The applicant will need to ensure compliance with the Alberta Weed Control Act and be personally prepared, or have a contractor available, for invasive species control.

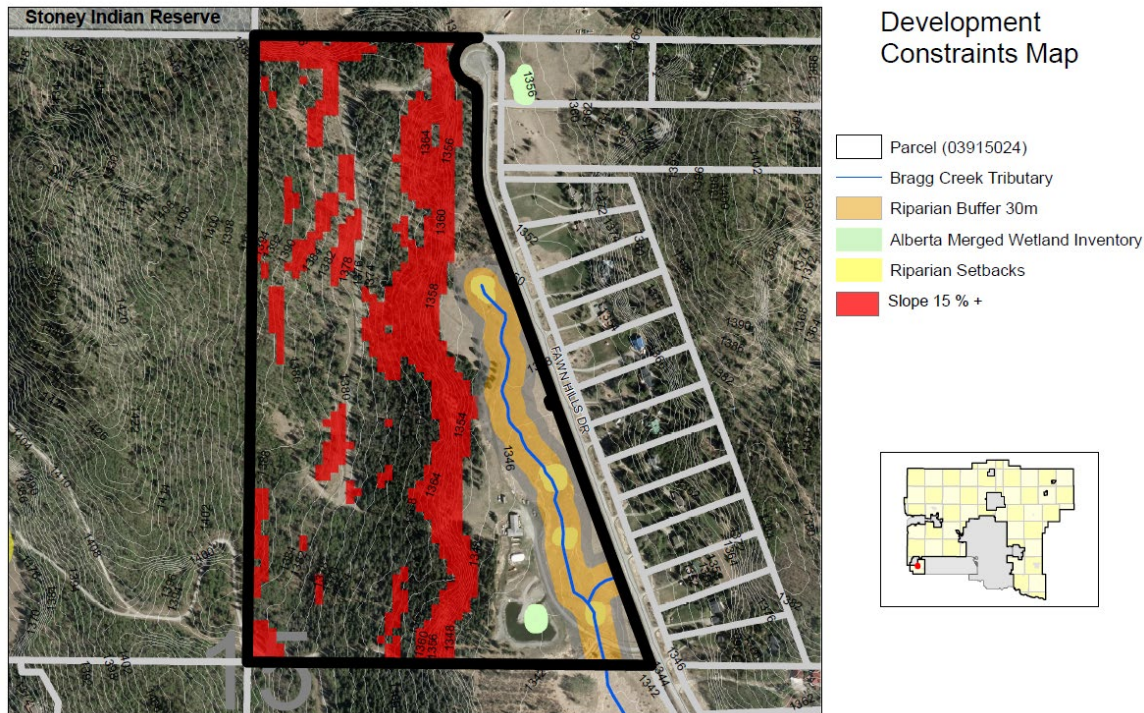
Circulation Period: September 17, 2019 to October 8, 2019; recirculation August 13, 2020 to September 3, 2020.



ATTACHMENT 'C': GROSS DEVELOPABLE AREA CALCULATION

The Greater Bragg Creek Area Structure Plan (Policy 7.4.4 d) allows one lot per 4 acres of Gross Developable Area in the West Bragg Creek area. The Gross Developable Area is the amount of land that remains once the development constraints such as steep slopes, wetlands, and riparian areas are subtracted from the title area.

The following map and table outlines the Gross Developable Area calculation as per the Greater Bragg Creek ASP. The proposed density exceeds what is allowed in the West Bragg Creek area.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

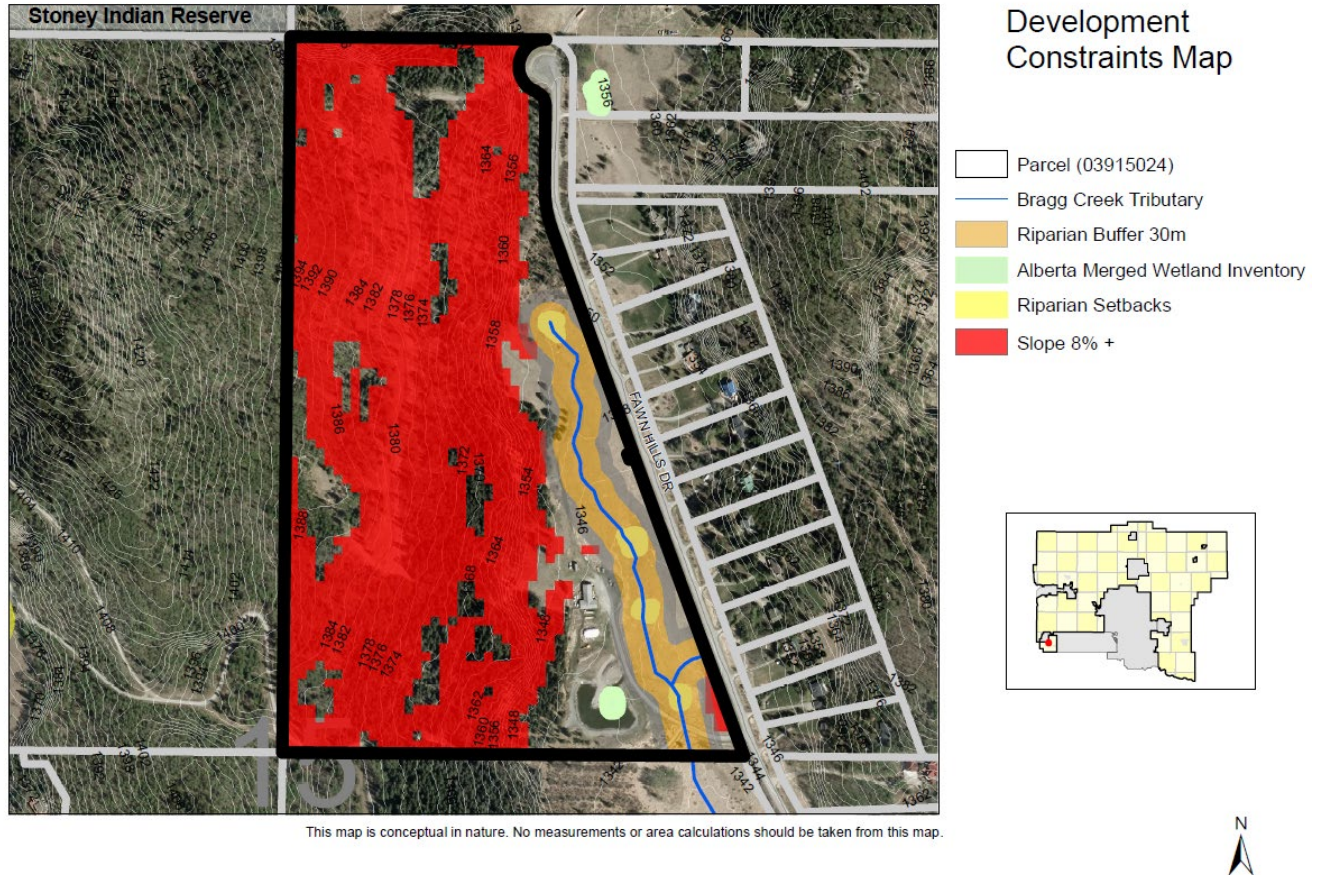


Density and Gross Developable Area Calculation (15% slope)	
Subject land area:	± 76.64 acres
Areas to be excluded <ul style="list-style-type: none"> Slope greater than 15%: ± 18.2 acres Wetland area: ± 0.35 acres Riparian Area: ± 8.66 acres 	± 27.29 acres
Gross Developable Area (GDA):	± 49.35 acres
Area Structure Plan allows 1 lot per 4 acre of GDA	± 49.35 acres/4 acre
Maximum lots as per ASP policy	12 lots
Proposed number of lots	22 lots



The following map and table outlines the Gross Developable Area calculation using 8% slope. According to the Greater Bragg Creek Area Structure Plan, areas of unstable slopes should be dedicated as environmental reserve or environmental reserve. The Environmental Reserve dedication would affect the Gross Developable Area.

The Applicant did not provide a slope stability study as part of the application.



Density and Gross Developable Area Calculation (8% slope)	
Subject land area:	± 76.64 acres
Areas to be excluded <ul style="list-style-type: none"> Slope greater than 8%: ± 46.53 acres Wetland area: ± 0.35 acres Riparian Area: ± 8.66 acres 	± 55.54 acres
Gross Developable Area (GDA):	± 21.10 acres
Area Structure Plan allows 1 lot per 4 acre of GDA	± 21.10 acres/4 acre
Maximum lots as per ASP policy	5 lots
Proposed number of lots	22 lots



BYLAW C-7956-2019

A Bylaw of Rocky View County pursuant to Division 12 of Part 17 of the *Municipal Government Act* to amend Bylaw C-6260-2006, known as the “Greater Bragg Creek Area Structure Plan” and adopt a Conceptual Scheme known as the “Fawn Hills Conceptual Scheme”

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw ~~shall be known~~ may be cited as *Bylaw C-7956-2019*.

Definitions

- 2 ~~Words~~ in this Bylaw, ~~the definitions and terms shall~~ have the ~~same~~ meanings ~~as those set out in given to them in the Land Use Bylaw C-4841-97 and Municipal Government Act~~ ~~except for the definitions provided below:~~
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
 - (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT Bylaw C-6260-2006, known as the “Greater Bragg Creek Area Structure Plan”, be amended in accordance with the amendments contained in Schedule ‘A’, attached to and forming part of the Bylaw; and
- 4 THAT the “Fawn Hills Conceptual Scheme” be adopted to provide a framework for subsequent redesignation, subdivision and development within NE-15-23-05-W05M, consisting of an area of approximately 76.64 acres as defined in Schedule ‘B’ attached to and forming part of this Bylaw.

Effective Date

- 5 Bylaw C-7956-2019 ~~comes into~~ ~~is passed and comes into full~~ force ~~and effect~~ when it receives third reading and is signed ~~signed by the Reeve/Deputy Reeve and CAO or Designate, as per the~~ ~~in accordance with~~ the *Municipal Government Act*.



SCHEDULE 'A'
FORMING PART OF BYLAW C-7956-2019

Schedule of Amendments to Bylaw C-6260-2006:

1. Amend the Table of Contents by adding a reference to Appendix D and numbering accordingly:

14.0 APPENDIX D – ADOPTED CONCEPTUAL SCHEMES

- Fawn Hills Conceptual Scheme
2. Attach the Fawn Hills Conceptual Scheme as defined in Schedule 'B' attached to and forming part of this Bylaw.



ROCKY VIEW COUNTY

SCHEDULE 'B'
FORMING PART OF BYLAW C-7956-2019

A Conceptual Scheme affecting the area within NE-15-23-05-W05M consisting of an area approximately 76.64 acres, herein referred to as the "Fawn Hills Conceptual Scheme".

Fawn Hills of Bragg Creek



Conceptual Scheme

NE-15-23-05-W5M, which lies west of Fawn Hills Dr., Greater Bragg Creek on Subdivision Plan 7810784 containing 30.2 ha (74.64 ac); Title 071 127 759



"No Hurdle too high"

Submitted to Rocky View County, July 2019

Revised November 2020

ACKNOWLEDGEMENT PAGE

PREPARED FOR:

Rocky View County
Planning, Development, & Bylaw Services

ON BEHALF OF:

Alan Hudye/Ozark Resources Ltd.

PROJECT CONSULTANT TEAM:

MPE Engineering Ltd. - stormwater
Groundwater Information Technologies Ltd. - water
Circle CRM Group Inc. – archeological
Addoz Engineering Inc. – traffic
Bunt & Assoc. Transportation Planners and Engineers - traffic
Almor Testing Services Ltd. – geotechnical & slopes
ISL Engineering - slopes
Carswell Planning Inc. - planning

Contents

1.0 INTRODUCTION	1
1.1 Proposal Overview	1
1.2 Purpose of this Plan	1
1.3 Development Rationale	2
1.4 Primary Development Considerations.....	2
1.5 Conceptual Scheme Objectives.....	3
2.0 POLICY CONTEXT	3
2.1 Tsuut'ina Nation.....	3
2.2 RVC County Plan	4
2.3 Greater Bragg Creek Area Structure Plan (ASP)	5
3.0 GUIDING PRINCIPLES	11
4.0 <i>PLAN AREA DESCRIPTION</i>	11
4.1 Location.....	11
4.2 Legal Descriptions & Ownership	12
4.3 The Site	13
4.4 Local Development Context.....	13
4.5 Adjacent Lands.....	16
4.6 Existing Transportation Infrastructure	16
4.7 Existing Groundwater Supply.....	17
4.8 Existing Soils and Wastewater Servicing	21
4.9 Existing Land Use.....	21
5.0 DEVELOPMENT CONCEPT	22
5.1 Development Concept	22
5.2 Phasing	25
5.3 Land Use Concept.....	27
5.4 Residential Area	27
5.5 Municipal Reserves	28
5.6 Environmental Considerations	30
5.7 Slope Considerations	32
5.8 Historic Resources Considerations	34
5.9 Transportation -Roads	34
5.10 Transportation – Trails.....	39
5.11 Utility Services - Stormwater.....	42
5.12 Utility Services – Water.....	47
5.13 Utility Services – Sanitary Wastewater	49
5.14 Shallow Utilities	51
5.15 Solid Waste and Recycling	51
5.16 WildFire Management.....	52
5.17 Protective and Emergency Services	53
6.0 IMPLEMENTATION FRAMEWORK.....	53
6.1 The Conceptual Scheme Implementation Process	53
6.2 Land Use Redesignation	53
6.3 Architectural Design Considerations	53
7.0 PUBLIC ENGAGEMENT	54

7.1 Open House	54
7.2 Model of the Proposed Development	55
8.0 CONCLUSION	57

List of Figures

Figure 1: Context of Fawn Hills of Bragg Creek Conceptual Scheme (CS)	2
Figure 2: Tsuut'ina Nation Mapping NW of Plan Area	4
Figure 3: Subject Lands in West Bragg Creek	5
Figure 4: Subject Lands Defined as New Residential Area	9
Figure 5: Location	12
Figure 6: Survey	13
Figure 7: Aerial Image of Adjacent Lands	16
Figure 8: Communal Well Locations in the Vicinity	17
Figure 9: Well Data Geologic Cross Section A - A'	18
Figure 10: Existing Subwatershed Boundary	20
Figure 11: Current Land Use Bylaw Districts	21
Figure 12: Development Concept	22
Figure 13: Lot Acreage	23
Figure 14: Lot Numbering and Phasing	26
Figure 15: Potential Country Residential Dwelling	27
Figure 16: Disc Golf Course Layout	29
Figure 17: Disc Golf Tees and Targets	30
Figure 18: Wetland Mapping	31
Figure 19: Photo of Internal Road and Low Slopes (looking south)	32
Figure 20: Slopes	33
Figure 21: Country Residential (CR) Cross-Section	34
Figure 22: Range of Existing-Future Average Daily traffic Volumes	35
Figure 23: Streetview Showing A) Fawn Hills Dr., B) Twp. Rd. 264 and Range Rd. 41	36
Figure 24: Existing Intersection Configuration	37
Figure 25: Intersection Improvements	37
Figure 26: Roads	38
Figure 27: Local Pathway or Trail	39
Figure 28: Trails and Open Space	40
Figure 29: Great Trail Connection	41
Figure 30: Proposed Stormwater Model	42
Figure 31: Post-Development Drainage Conditions	44
Figure 32: Storm Ponds	45
Figure 33: Communal Water	48
Figure 34: Private Treatment Retrofit to Public Treatment,	49
Figure 35: Future County Sewer Line	50
Figure 36: Example of Woodlands Pruned 30 m from Structures	52
Figure 37: Storyboards of Open House	54
Figure 38: 3-D Model	56

List of Tables

Table 1: Development Concept Calculations.....	24
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Fawn Hills of Bragg Creek Conceptual Scheme

1.0 INTRODUCTION

1.1 Proposal Overview

The subject site is located approximately 3 km west of the bridge in the Hamlet of Bragg Creek. Lands are within quarter-section NE-15-23-05-W5M, which lies west of Fawn Hills Drive, Greater Bragg Creek on Subdivision Plan 7810784 containing ± 30.2 ha (± 74.64 ac). Lands east of Fawn Hills Drive are developed with 13 two-acre lots on communal water distribution. Lands setback from and west of Fawn Hills Drive is proposed for development with 22 two-acre lots on communal water distribution. Remaining lands will be for a) retained lands by owner and b) municipal reserve and open space trails. The proposal is in keeping with the vision of the Greater Bragg Creek Area Structure Plan (ASP) and the Rocky View County (RVC) Plan.

1.2 Purpose of this Plan

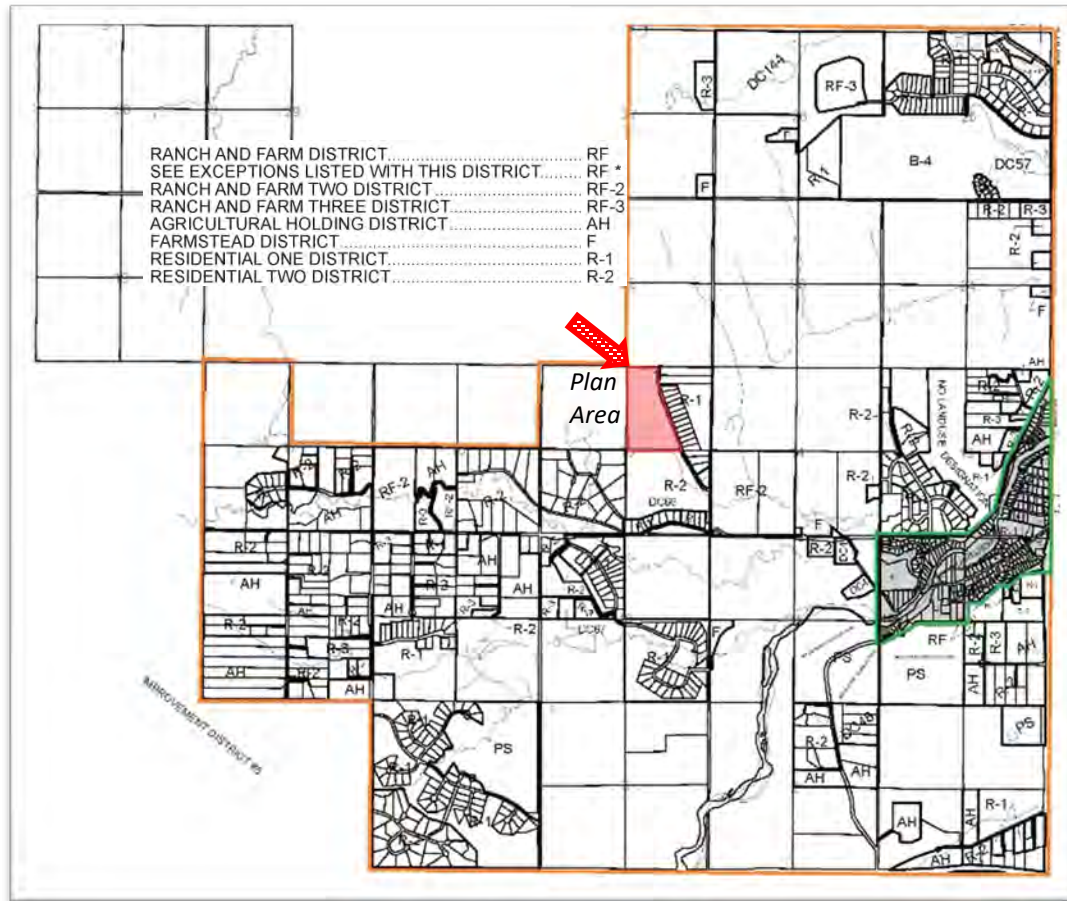
The Conceptual Scheme (CS), named ***Fawn Hills of Bragg Creek***, has been prepared pursuant to the County Plan (Bylaw C-7280-2013) and Greater Bragg Creek Area Structure Plan (ASP) Bylaw C-7602-2016, amending the original Bylaw C-6260-2006. It provides supporting rationale for redesignation and subdivision of the subject lands. The site is municipally known as 79 Fawn Hills Drive. For the purposed of the CS, the subject lands are referred to as the *Plan Area*.

The Conceptual Scheme is a non-statutory plan intended to describe the developer's rationale and motivation to establish a new subdivision with associated land uses. The policies of this Plan have been prepared to provide direction regarding subsequent land use redesignation, subdivision, and development permit applications required to implement the ***Fawn Hills of Bragg Creek*** development.

"A non-statutory plan, subordinate to an area structure plan, and may be adopted by bylaw or resolution. To ensure the opportunity for public input, the County will continue its practice of adopting a conceptual scheme by bylaw with a public hearing. If an area structure plan is amended to include a conceptual scheme, the conceptual scheme becomes a statutory plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, administration, and the public. Conceptual schemes are meant to be developed within the framework of an area structure plan." (RVC County Plan).

It is the intent to apply the policies and design of this CS to guide development in phases. Land use and subdivision for the development will be applied for following adoption of this CS.

Figure 1: Context of Fawn Hills of Bragg Creek Conceptual Scheme (CS)



(Source: RVC, 2019, adapted from <https://www.rockyview.ca/Portals/0/Files/CountyServices/Maps/LandUseMaps/39.pdf>)

Figure 1: Context of Fawn Hills of Bragg Creek Conceptual Scheme (CS), shows the context of Fawn Hills of Bragg Creek CS where residential development in the quarter section has already occurred east of Fawn Hills Rd. (Land Use Bylaw annotations at the time of submission).

1.3 Development Rationale

The subject lands of this Conceptual Scheme are referred to as **Fawn Hills (Fawn Hills of Bragg Creek)** or the *Plan Area* in this document. The Greater Bragg Creek area will continue to experience development pressures due to its proximity to the City of Calgary. It also caters to those seeking to be close for excursions in Bragg Creek Prov. Park, Kananaskis Country, Banff National Park and the Canadian Rockies.

1.4 Primary Development Considerations

Primary development considerations include:

- Compatibility of residential uses to adjacent land uses;
- Transportation access;

- Open space features and connectivity to trails
- Storm water management;
- Provision of potable water;
- Sanitary wastewater treatment;
- Shallow utilities of telecommunications, phone, cable, fiber optics (where available), electrical and natural gas services;
- Solid waste disposal and recycling;
- Protective and emergency services;
- Architectural design; and
- Capital and operational considerations.

1.5 Conceptual Scheme Objectives

The intent of the **Fawn Hills** Conceptual Scheme is to:

- a) Provide a comprehensive summary of existing conditions within the *Plan Area* to identify development opportunities and significant constraints which require appropriate mitigation strategies;
- b) Present a subdivision and development concept that will comprise an appropriate subdivision pattern and density;
- c) Investigate and conclude whether any post development mitigation is necessary to address traffic, environmental, or other identified issues;
- d) Present a public open space to provide connections to adjacent lands; and
- e) Provide a utility servicing strategy that will include stormwater management, potable water and sewage collection and disposal.

2.0 POLICY CONTEXT

The Municipal Government Act, RVC's County Plan, Agriculture Master Plan, Parks and Open Space Plan, and the Greater Bragg Creek Area Structure Plan all provide guidance to the **Fawn Hills** CS. These documents establish a policy framework to ensure that development respects rural character, promotes open space and recreational opportunities, respects the natural environment, implements cost-effective servicing and provides for well-planned development.

2.1 Tsuut'ina Nation

The northwest corner of the subject lands touch the southeast corner of lands on Tsuut'ina Nation Reserve #145, which neighbour the Greater Bragg Creek Area Structure Plan (ASP). Public engagement is expected and encouraged to consult with the Tsuut'ina Nation to review the development proposal in terms of identifying and preserving any significant natural environmental areas that cross the two jurisdictions such as water, wildlife, etc.. As per policy 9.1.1 of the ASP, "Applications for redesignation, subdivision or development affecting lands within 800 metres of the boundary of an adjacent municipality and/or jurisdiction should be referred for comment to the Tsuut'ina Nation Reserve #145, the MD of Foothills, Kananaskis Improvement District, Bragg Creek Provincial Park and/or the Province, as appropriate and relevant." In this case, it is appropriate to refer the proposal to Tsuut'ina Nation Reserve #145.

2.3 Greater Bragg Creek Area Structure Plan (ASP)

The Greater Bragg Creek ASP, Bylaw C-7602-2016, amending the original Bylaw C-6260-2006.

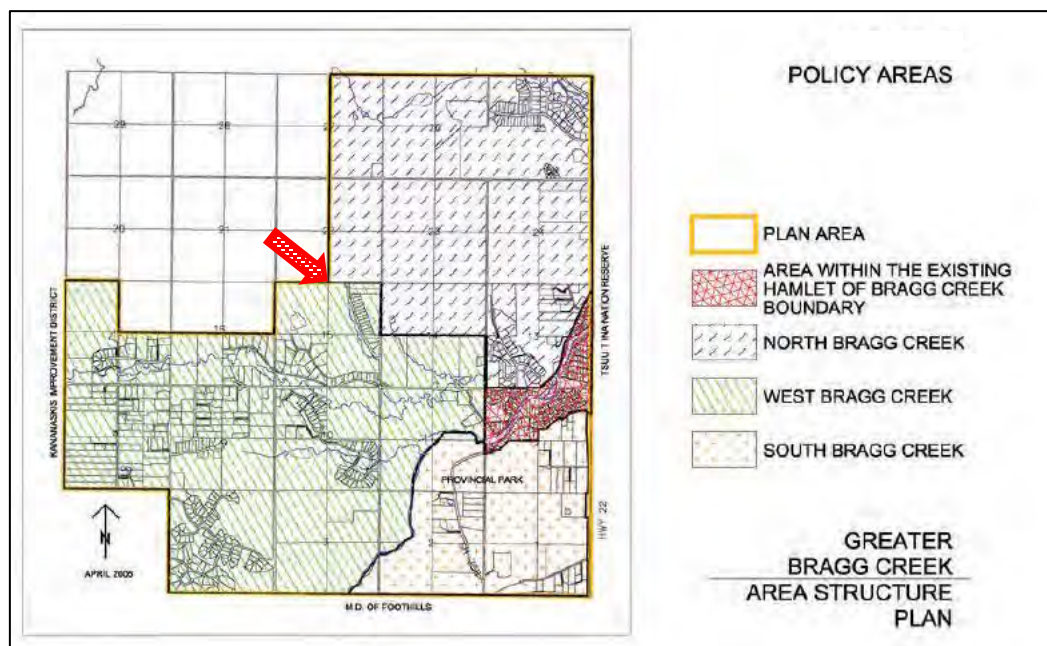
Introduction

The subject lands are within the Greater Bragg Creek ASP. The MGA requires that all statutory plans adopted by a County must be consistent with each other. The ASP is the guiding document for this proposal. An ASP describes:

- the sequence of development proposed for the area;
- the land uses proposed for the area, either generally or with respect to specific parts of the area;
- the density of population proposed for the area either generally or with respect to specific parts of the area; and
- the general location of major transportation routes and public utilities; and
- may contain any other matter the Council considers necessary.

Figure 3: Subject Lands in West Bragg Creek, shows the ASP boundary and the subject property in West Bragg Creek where specific policies apply. There are a number of matters to address. Infrastructure to support physical development is to ensure adequate potable water, safely treat wastewater and manage stormwater in a manner that does not devalue the integrity of the natural environment. Additionally, transportation including internal roads and trails are supported. The proposal intends to have trails within and connecting outside of the subject lands.

Figure 3: Subject Lands in West Bragg Creek



(Source: RVC, 2019, <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/ASP/ASP-Greater-Bragg-Creek.pdf>)

Municipal Reserve

The ASP Vision is to achieve a balance between the natural environment and the impacts of human settlement. The subject lands are in the West Bragg Creek policy area. As per policy 5.2.1, policies to preserve rural characters, include the dedication of Municipal Reserves (MR) provide a visual buffer between existing and new developments. Policy 5.2.6, policies to provide community recreational amenities, MR should be dedicated as land rather than payment of cash-in-lieu of land. Consideration of MR should look to maximize opportunities to improving or enhancing the communal recreational benefit provided. This is further reinforced by policy 10.1.5 a), "Generally, the County should require dedication of municipal reserves as land rather than cash-in-lieu of land when subdivision occurs."

Water

Water for multi-lot developments outside of the service area should implement privately owned decentralized communal water systems to distribute potable water. The following policies are 'should' statements that suggest a preference.

As per policy 6.1.2 c), "Multi-lot subdivisions that propose lot sizes less than 4 acres (on average) outside the Hamlet Servicing Area should provide potable water via a communal water treatment and distribution system that is designed with potential to connect to a future regional water utility. When small-scale multi-lot subdivisions are being proposed, consideration should be given to the impact that this requirement may have on the financial feasibility of the development."

As per policy 6.1.2 d), "Developers who propose installation of communal water treatment and distribution systems should provide assurance that the infrastructure can be designed and constructed to maximize its utility and minimize its life cycle costs and should prepare an operational plan that clearly demonstrates the affordability of the utility for the proposed subdivision it is planned to serve.

As per policy 6.1.2 e), "A deferred servicing agreement should be registered against each newly created parcel that is serviced by a communal water system to identify the owner's responsibility to connect to a regional water utility, should one become reasonably available outside the hamlet service area. The decision to make a regional water utility available in un-serviced parts of the Plan area should be planned by the County in collaboration with current potential customers of the utility. Special consideration should be given to issues of public health and environmental protection, and affordability of a regional water utility."

For the Plan Area, these policies make sense where communal water distribution is more effective than individual wells in support of development; communal water treatment does not. For some areas in the ASP, connection to the existing municipal water treatment plan is not financially feasible, nor is a new water treatment facility. Treatment outside the service area is an individual responsibility similar to how individual wells are dealt with now.

Wastewater

Wastewater outside of the Hamlet Servicing Area is provided via Private Sewage Treatment Systems (PSTS). The following policies are 'should' statements that suggest a preference.

As per policy 6.1.3 b), “Developers should be required to submit geotechnical assessments, prepared by a qualified professional, to demonstrate which minimum PSTS technologies are capable of safely and effectively treating wastewater over the long term, given the soil and groundwater conditions within the subdivision and/or development area.”

As per policy 6.1.3 f), “In order to provide a higher level of environmental protection, a more consistent and higher quality of wastewater treatment and reduced risks against contamination of raw water supplies, multi-lot subdivisions that propose lot sizes less than 4 acres (on average) should provide wastewater service via municipally approved wastewater treatment systems that encourage accountability for installation, operation and maintenance of wastewater technologies, or they should transport collected, untreated wastewater to a point where it can be safely disposed of. When small-scale multi-lot subdivisions are being proposed, consideration should be given to the impact that this requirement may have on the financial feasibility of the development.” This essentially advocates for tertiary treatment systems on-site. Initial investigation of soils and slopes show favourable conditions for PSTS to treat wastewater.

As per policy 6.1.3 h), “Communal wastewater treatment systems should be designed to connect to a regional wastewater utility.” This is the same as what would be expected of water servicing as well.

Stormwater

Development in ASP has adopted an “ecological” approach to stormwater management by implementing engineering practices that preserve and maintain the land’s natural capacity to accommodate surface drainage. The subject lands are mostly wooded with moderate slopes that allow for surface water to be absorbed into the forest floor with root uptake by vegetation as part of the natural cycle, such that most stormwater is dealt with on-site using low impact development and best management practices. In addition to the existing pond, additional ponds are anticipated as part of stormwater management, one serving the northern lots and one serving the southern lots next to the existing pond.

As per policy 6.1.4, Stormwater Management Within the Plan Area, “a) Low impact development (LID) stormwater management methods should be considered within all future subdivision and/or developments to encourage the retention of 65% native vegetation, 10% maximum impervious surfaces, and 0% effective impervious surfaces.” The subject lands have a restrictive covenant protecting the wooded lands with provisions for building lots and access. A mapping exercise by Carswell Planning Inc. delineated 20.6 ha of the total 30.2 ha as wooded. This will ensure the retention of at least 65% native vegetation and impervious surfaces limited primarily to the internal road surface and buildings.

As per policy 6.1.4 c), “...the County may require that a proponent for conceptual scheme, redesignation, subdivision, or development application prepare and implement a ...stormwater management plan...” Further, as per policy 6.1.4 f), “Developers shall be required to prepare site implementation plans that:

- assess detailed design of stormwater control facilities and their interaction with the immediate surroundings;

- assess rainfall-runoff models that simulate single and continuous storm events based on 1:100 year, 12-hour and 24-hour storm events;
- provide a cost analysis that outlines capital and operational costs for all stormwater control facilities; and
- indicate how best management practices will be observed during construction and maintenance of all stormwater control facilities.”

Utilities

Shallow utilities are part of any new multi-lot subdivision development.

As per policy 6.1.5, Utilities, locations include common rights-of-way (r-o-w); in road r-o-w where there is sufficient width; and in open space lands, such as the trail connections shown as Municipal Reserve (MR) on the proposal. The proposal has all of these options. Cellular or telecommunication facilities are encouraged if possible and has been identified by residents of Bragg Creek as needed.

Transportation

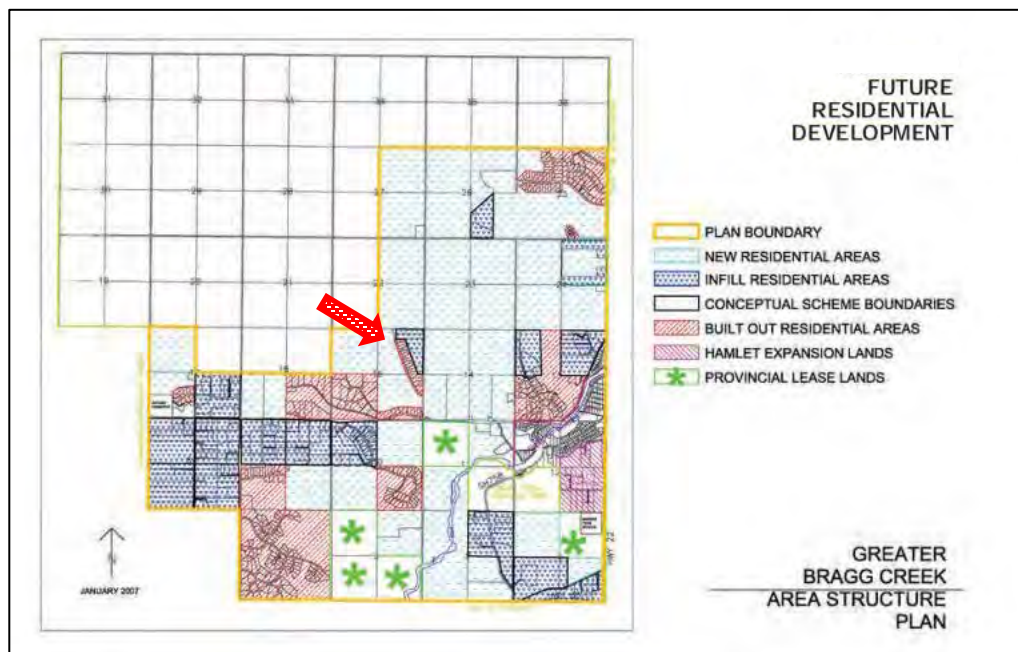
Fawn Hills Drive provides access to the subject lands and ends at a cul-de-sac near the north end of the property. Currently, there are entrances from 2 acre lots on the east side of Fawn Hills Drive and limited entrances on the west side. New development on the west side would better utilize this chip-sealed County road. The internal road is proposed to have two entrances to serve the two dozen lots and would likely be chip-sealed or alternative surface treatment meeting County Servicing Standards.

As per policy 6.2.3, The Municipal Road Network (when future subdivision and/or developments are proposed), “b) Developers should prepare traffic impact assessments to evaluate anticipated immediate and/or cumulative impacts to the municipal road network either in the vicinity of or downstream of all proposed subdivision and/or developments within the Plan area.” Further, as per policy 6.2.3 c), “Developers should pay all costs associated with the construction of local roads that provide direct access to new subdivision and/or developments.” It is recommended to address the matter of traffic which is anticipated to be a concern of neighbouring residents on Fawn Hills Drive.

As per policy 6.2.3 g), “New subdivision and/or developments should accommodate at least two points of access/egress.” This is further supported in policy 411 of the RVC Servicing Standards.

Trails

Greater Bragg Creek is becoming known as a destination because of its well-developed trails. The West Bragg Creek Day Use Area at the end of W Bragg Creek Rd has new, expanded parking area at the hub of its trails for hiking, biking, dog walking, cross-country skiing, snowshoeing, etc. particularly with recent improvements to the trails towards the western area.

Figure 4: Subject Lands Defined as New Residential Area

(Source: RVC, 2019, <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/ASP/ASP-Greater-Bragg-Creek.pdf>)

Parcel Size and Density

Figure 4: Subject Lands Defined as New Residential Area has specific policies which apply to lot sizes and layout. Policy 7.4.4, New Residential Areas, has policies on parcel size and density. New residential areas also require Conceptual Schemes (CS) for all redesignation and/or subdivision application.

As per policy 7.4.4 d), "Parcel sizes within new residential areas in west and north Bragg Creek should not be less than .25 acres, and not greater than 2 acres, with an overall density of not greater than one lot per 4 acres of Gross Developable Area (GDA)." Further, policy 7.4.4 f) states, "Notwithstanding 7.4.4.(d) and 7.4.4.(e), parcel sizes greater than 2 acres may be considered when it can be demonstrated, to the satisfaction of the County, that a larger parcel size will support agriculture and/or open space planning; however, these parcels must form part of the gross developable area (GDA)." The proposal attempts to achieve this with 22 new lots on 75 acres and an open space component as MR lands, albeit 10% of the subject lands, while having wooded lands protected by restrictive covenant on title. Wooded lands make up the majority of the subject lands.

Policy 7.4.4 goes on to encourage open space for the benefit and enjoyment of residents, as well as maintain open space in an undeveloped state for such purposes and stormwater management; protection of wildlife movement corridors. As previously stated, there is a restrictive caveat on title where, "No bushes, trees or similar vegetation may be cut or removed except as required for building sites, services and amenities for building sites and access to and from building sites." With the buildings located off the internal road, the wooded area downslope is preserved for all these functions.

Wildfire Management

The subject lands are largely undisturbed, with approximately 80% of the land being dense mixed-wood forest on a hillside, and the remaining 20% along the east boundary being a grassed meadow. Less than 10% of the area is currently disturbed land, which includes a homestead with an access driveway and an excavated pond, all located in the south end of the project area within the meadow. Also, an area of the forest has been cleared along a route of the proposed new local road.

All new subdivision within the community has been required to implement specific architectural standards that encourage use of fire resistant construction materials and appropriate site design and landscape techniques. Additionally, all local landowners regularly participate in fuel-reduction programs designed to reduce unnecessary vegetation.

As per policy 8.2.2, Long Term, “b) Proposals for new multi-lot subdivision within the Plan area should be supported by a wildfire risk assessment, prepared by a qualified professional, that examines the following criteria:

- Existing vegetation and topography to determine the site’s susceptibility to wildfire;
- Location of existing/proposed water bodies within the area capable of providing a supply of water for fire suppression purposes (see Section 6.1.4 for Stormwater Management within the Plan area);
- An assessment of the proposed subdivision layout, density, and development phasing to encourage implementation of a comprehensive design that recognizes and mitigates susceptibility to wildfire risks (e.g. appropriate building spacing, reduced cul-de-sac lengths, appropriate clearing of building sites, deck enclosure restrictions, etc.);
- An assessment of local traffic circulation patterns, both existing and proposed, to determine the availability of safe access for fire and other emergency equipment and apparatus; and
- An assessment of proposed architectural controls within the subdivision designed to encourage fire suppression within each new building site (e.g. appropriate roofing and siding materials, landscaping, interior/exterior sprinklers, etc.).”

Montane Forest Management Ltd., 2012, “Greater Bragg Creek Wildfire Mitigation Strategy” was prepared for RVC to develop and implement a comprehensive plan to reduce the threat of wildfire to development and wildlands. Extrapolating general mapping to the specific property indicates Boreal Spruce (C-2) in the *Plan Area* with Deciduous (D-1) fuel types towards the west on the property. Wildfire behavior potential from mid-August to late-October is extreme to low corresponding to these fuel types respectively. The option of fuel removal/reduction or species conversion is hindered by the goal of preserving woodlands and habitat. Fawn Hills of Bragg Creek has an underground fire suppression water tank.

ASP Direction for CS

The ***Fawn Hills of Bragg Creek*** Conceptual Scheme (CS) and implementation through land use designations, subdivisions and development permits shall be consistent with the relevant policies of the Greater Bragg Creek ASP discussed as follows. CSs usually include surrounding lands to address potential impacts and long-term planning implications of the proposed development. Given that the areas to the west and south are developed, lands to the north shall be considered in the context of the CS. RVC has determined that a CS is required for the site.

Any constraints to development, may include but not be limited to: geotechnical, environmental, and hydrogeological conditions; and archaeological or historically significant features may be included in this CS. Stormwater management, traffic impact assessments (TIA), landscaping plan, and architectural guidelines may also be included.

As part of the CS, input from all directly and indirectly affected landowners within and adjacent to the CS area throughout the preparation of the CS, including a minimum of one (1) open house to gain feedback on the proposal. Public consultation involves input from affected community stakeholders, including community organizations (stewardship, maintenance and operation of open space and reserves).

3.0 GUIDING PRINCIPLES

Guiding principles for ***Fawn Hills of Bragg Creek*** include a safe, healthy, attractive, orderly, efficient, and cost-effective development of a fragmented quarter section while retaining a wooded landscape that is the character of Greater Bragg Creek. In keeping with this, the *Plan Area* has a density and form intended to reduce the overall development footprint while retaining the natural landscape where possible. This is compatible with the adjacent development to the east and will seek a similar designation to further optimize land use within the Greater Bragg Creek ASP.

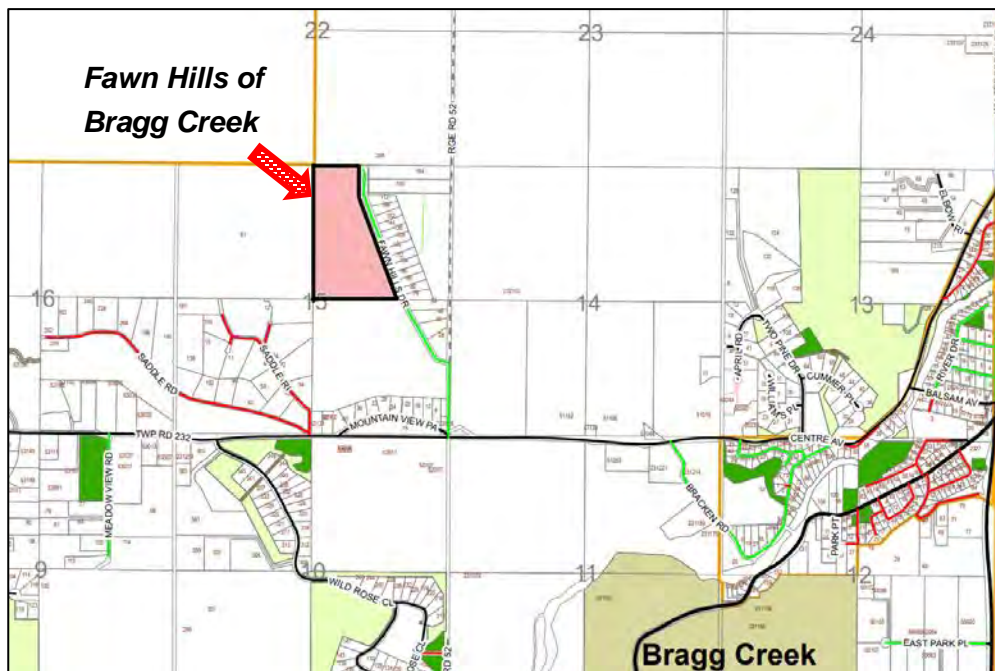
4.0 PLAN AREA DESCRIPTION

4.1 Location

Fawn Hills of Bragg Creek is on a ±30.2 ha (±74.64 ac) parcel in NE-15-23-5-W5M, municipally known as 79 Fawn Hills Drive, Rocky View County. The site is located west of the road on Subdivision Plan 78107084, except Plan 8610299 (which provides for a communal water well to neighbours east of the road). Subject lands are a new residential area in the west policy area of Greater Bragg Creek ASP. Bragg Creek is located 30 km west of Calgary at the confluence of Bragg Creek and the Elbow River before the river travels downstream to the Glenmore Reservoir in Calgary. The subject lands are approximately 2 km from, and 50 m above, lands flooded during the 2013 event.

Immediately northwest of the site is the Tsuut'ina Reserve on former Crown lands. Lands are heavily wooded with Kananaskis Country and its mountains to the west. Views are impressive with the closest mountain peak of Moose Mountain about 15 km to the west. Outdoor enthusiasts visit the popular West Bragg Creek Trailhead about 6 km to the west.

Figure 5: Location



(Source: Rocky View County, 2019, <https://www.rockyview.ca/Portals/0/Files/CountyServices/Maps/Bragg-Creek-Map.pdf>)

4.2 Legal Descriptions & Ownership

Alan Hudye and Ozark Resources Limited each have an undivided $\frac{1}{2}$ interest in the property. The land is registered on Title 071 127 759. Legal description is Meridian 5, Range 5, Township 23, Section 15 that portion of the north east quarter which lies west of road on subdivision Plan 7810784 containing 30.2 hectares (74.64 acres) more or less excepting thereout: Subdivision Plan 8610299 containing 0.004 hectares (0.01 acres). This small parcel that is excluded is a PUL for communal water supplied to existing lots east of Fawn Hills Drive.

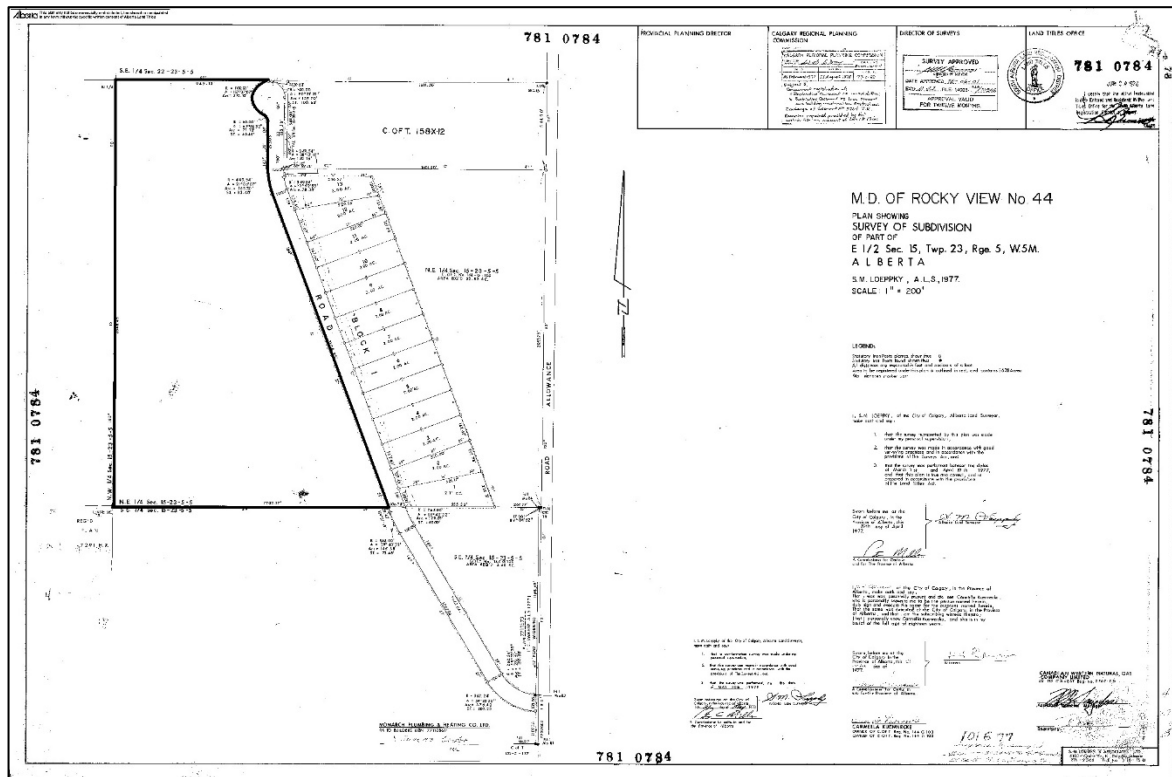
There is a utility right-of-way for Canadian Western Natural Gas Company Limited. A caveat exists for road widening (Fawn Hills Drive) to Rocky View County. There is a utility right of way for Rockyview Gas Co-op Ltd., Fortis Alberta Inc. on title. A restrictive covenant 981 264 397 exists for the subject lands (owned at the time by Susan E. K. Winsor in 1998 under title 901 253 734) where Schedule "B" 5. states....:

" A. No bushes, trees or similar vegetation may be cut or removed except as required for building sites, services and amenities for building sites and access to and from building sites.

B. No building shall occur on any of lands where the slope of the land is not sufficiently stable to accommodate the proposed building sites. In cases of uncertainty the stability of the slope will be determined by an independent engineering study."

An easement 931 044 978 exists over the east half of section 15 for the benefit of NW-15-23-5-W5M (for the neighbouring property to have a driveway to their property) that is located along the southern property line of the subject lands. An easement 931 044 937 from the neighbouring lands in NW-15 for NE-15 provides access ending at a crest of a ridge on a 10 acre portion to crown land adjacent to the northwest corner of the *Plan Area*. Figure 6: Survey shows the lands.

Figure 6: Survey



4.3 The Site

The site is largely undisturbed, with approximately 80% of the land being dense mixed-wood forest on a hillside, and the remaining 20% along the east boundary being a grassed meadow. Less than 10% of the site is currently disturbed land, which includes a homestead with access road and an excavated pond, all located in the south end of the project area within the meadow. Also, an area of the forest has been cleared along the route of the proposed new local road.

The flatter meadow area on the east side of the property, adjacent to Fawn Hills Drive has been used for agricultural purposes over the years. The area has been disturbed, including improving drainage by formalizing a more defined flow path through this area.

4.4 Local Development Context

Bragg Creek promotes itself as, “Gateway to Kananaskis” through the website, www.braggcreek.ca, especially /braggcreek/welcome. Numerous attractions, trails maps, wildlife opportunities, community and recreational facilities including: Elbow Valley, Kananaskis, Bragg Creek Prov. Park, and Elbow Falls 22 km W of Bragg Creek off Highway 66.

There is a strong sense of community in Bragg Creek as shown in facilities and activities:

- Bragg Creek Community Centre, 23 White Av. (featuring: Full Gym; Kitchen; Youth Room; Meeting Room; Parented Play Group ages 5 & under, Lego Club or Board Game Explorers

ages 5+; events like Friday Fun Rollerblading & Dance party, Friday Movie Night, Tunes for Trails, community rummage sale; bookings for weddings and birthday parties, etc.)



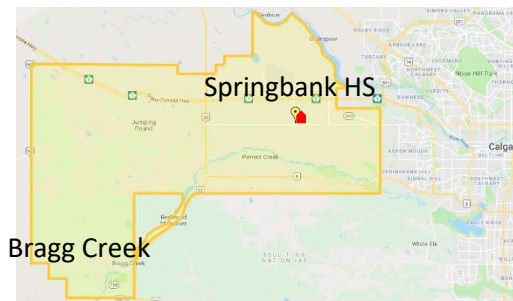
- Community Groups include: Artisans, Chamber of Commerce, Redwood Meadows, Performing Arts, Tennis Club, Trails Association, Bragg Creek Wellness Committee, Family Community Support Services, Snowbirds 50+ Club, Bragg Creek Ladies Auxiliary)
- Snowbirds Seniors' Centre, and
- Bragg Creek Provincial Park (available all year round, water pump, firewood, fire pits, pit toilets, shelter with stove, hiking/cross-country skiing, river access)

Schools serving the area include (<https://braggcreek.ca/braggcreek/schools/>):

- The Little Schoolhouse for Kindergarten as well as a 3 & 4 year-old Preschool
- Banded Peak School for Kindergarten and Grades 1 – 8 (Highway 22, 254 students)



- Springbank High School for Grades 9 – 12 (Bragg Creek in catchment area, 750 students)



- Springbank Middle School for Grades 5 – 8 in both English and French Immersion (just north of the High School at 244235 Range Rd. 33, 560 students)
- Montessori of Redwood Meadows – Bragg Creek for Preschool and Kindergarten

Among the emergency services serving the area are:

- Elbow Valley Fire Station 101 at 31040 Lott Creek Drive which is a full-time station built in 2012 providing fire coverage for the southwest area of RVC.

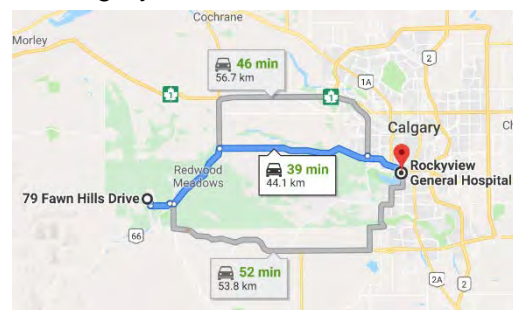
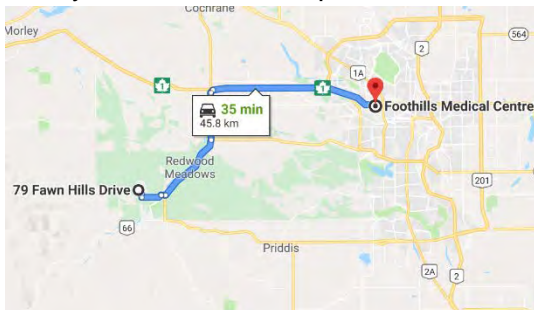


- Springbank Fire Station 102 at 128 MacLaurin Drive
- Redwood Meadows Emergency Services at Redwood Meadows Drive for the townsite of Redwood Meadows and Tsuu T'ina First Nation Reserve and RVC including Bragg Creek



Among the acute care hospitals with emergency services serving the area are:

- Alberta Children's Hospital, 2888 Shaganappi Trail NW, Calgary
- Cochrane Community Care Centre, 60 Grande Boulevard, Cochrane
- Foothills Medical Centre, 1403 29 St. NW, Calgary
- Rockyview General Hospital, 7007 14 St. SW, Calgary



The nearest disposal site is a transfer site accepting: household garbage, yard waste, tires, hazardous waste, and most other waste.

- Bragg Creek Transfer Site, 90 Elbow Rise NE-13-23-5-W5M about 1 km north of the bridge on Wintergreen Rd. operating Wed. 11 a.m. – 7 p.m. & Sat. 9 a.m. – 5 p.m.

RCMP and County Peace Officers serving Bragg Creek include:

- RCMP Cochrane Detachment, complaints 403.932.2211
- RVC, enforcement & compliance 403.230.1401 or on-line form
(<https://www.rockyview.ca/CountyServices/BylawsEnforcement/ReportanIssue.aspx>)

4.5 Adjacent Lands

Geographically, buildings within the *Plan Area* are centred on 50.96° N, 114.61° W at elevation 1350 m above sea level (asl). It provides contiguous development to neighbouring properties as shown in Figure 7: Aerial Image of Adjacent Lands. Locally, the topography is moderately sloped from west to east with drainage towards the southeast. The Fawn Hills of Bragg Creek *Plan Area* is located in an area characterized as country residential. To the east is a 13 lot development of 2 acre lots on Fawn Hills Dr. with some potential for further development in behind. To the south is a 12 lot development of 2 acre lots on Mountain View Park. To the west is a large property that shares a common access over the subject lands. To the north is agricultural land.

Figure 7: Aerial Image of Adjacent Lands



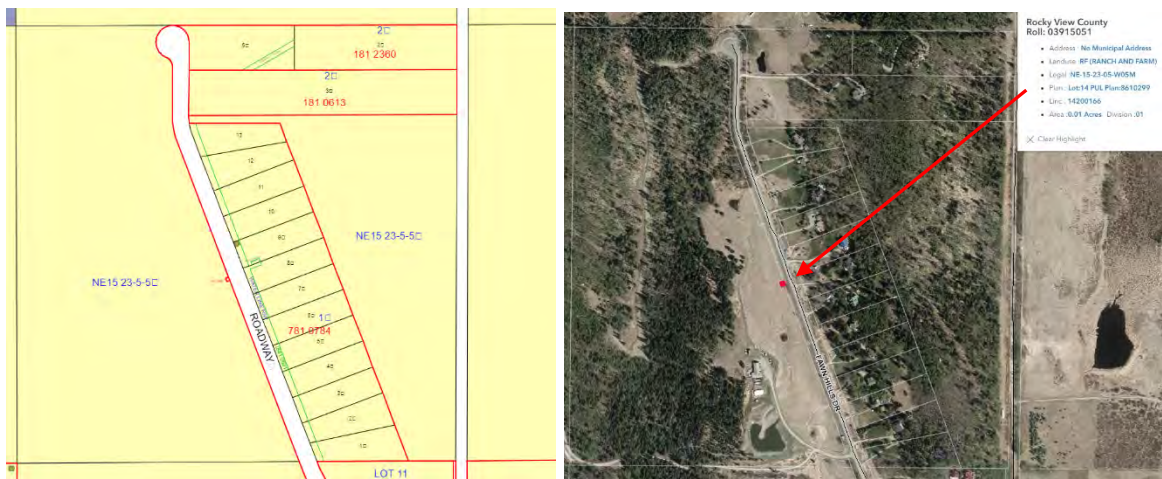
4.6 Existing Transportation Infrastructure

The transportation system serving the area and connecting the hamlet is primarily Township Rd. 232 (W. Bragg Creek Rd.), a two lane, paved roadway and associated trail. Both Fawn Hills Dr. (1.3 km) and Range Rd. 52 (0.45 km section) are two lane, chip-sealed gravel roadways to a 'T' intersection with Township Rd. 232. Fawn Hills Dr. ends in a cul-de-sac at the north east corner of the property. The proposal would add a road, not only to serve the *Plan Area*, but also connections to quarter sections to the west and south. Roads are under the control and jurisdiction of the County.

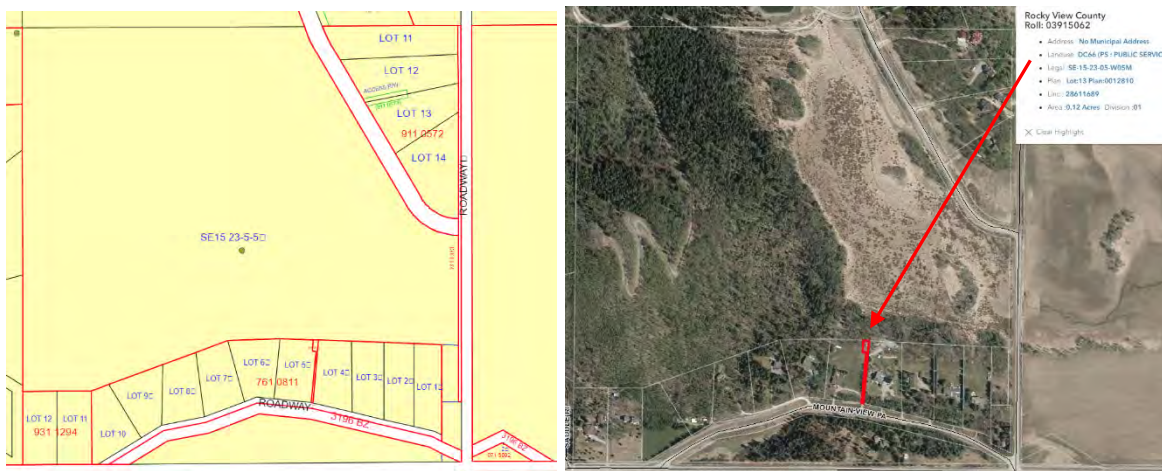
4.7 Existing Groundwater Supply

Figure 8: Communal Well Locations in the Vicinity, shows existing groundwater supply in the immediate area is serviced by communal wells. The *Plan Area* is proposing communal water distribution similar to development to the east and to the south. Lands east of Fawn Hills Drive in the same quarter section are served by a communal well located on lands west of Fawn Hills Drive, being Plan of Subdivision 8610299 Lot 14PUL (Public Utility Lot licensed by F.H.N. Water Association Ltd.) at 12.2 – 15.2 m depth on 0.004 ha (0.1 ac.) adjacent to the *Plan Area*, as confirmed on title. A waterline right-of-way runs parallel and east of Fawn Hill Drive and a pumphouse right-of-way, being Plan 7810784, is directly across the road from the well to distribute potable water serving the existing 13 lots.

Figure 8: Communal Well Locations in the Vicinity

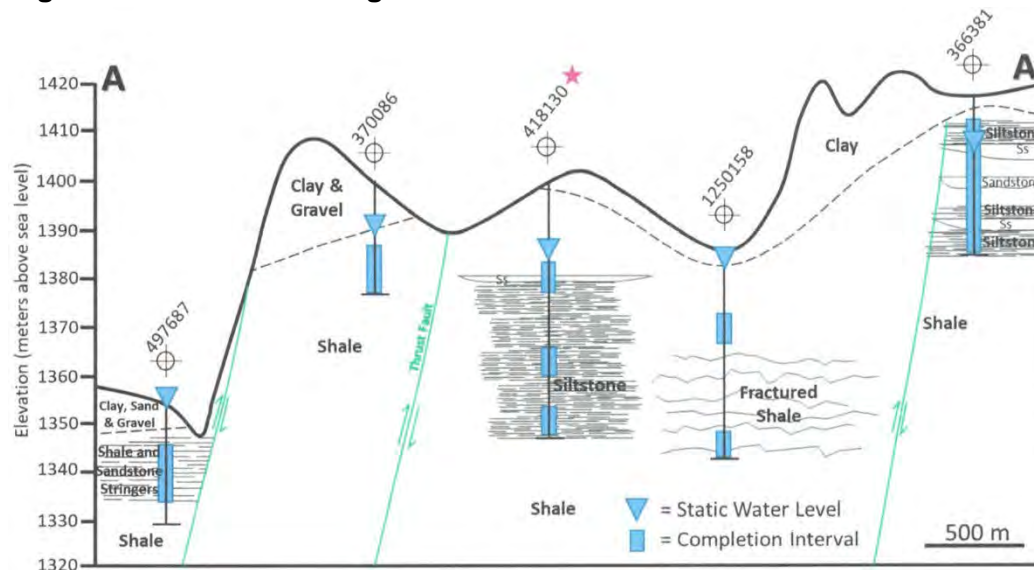


Lands to the south in SE-15-23-5-W5M being the quarter section south of the *Plan Area* are served by a communal well located on Mountain View Park, being Plan of Subdivision 0012810 Lot 13 PS (Public Service lot licensed by Mountain View Park Water & Sewer Cooperative Ltd. and zoned DC-66 by Bylaw C-5129-99) at 29.0 – 35.1 m depth on 0.049 ha (0.12 ac.). The road right-of-way is widened to run parallel to the road known as Mountain View Park to distribute potable water serving the existing 12 lots. Treatment is handled individually at each of the lots.

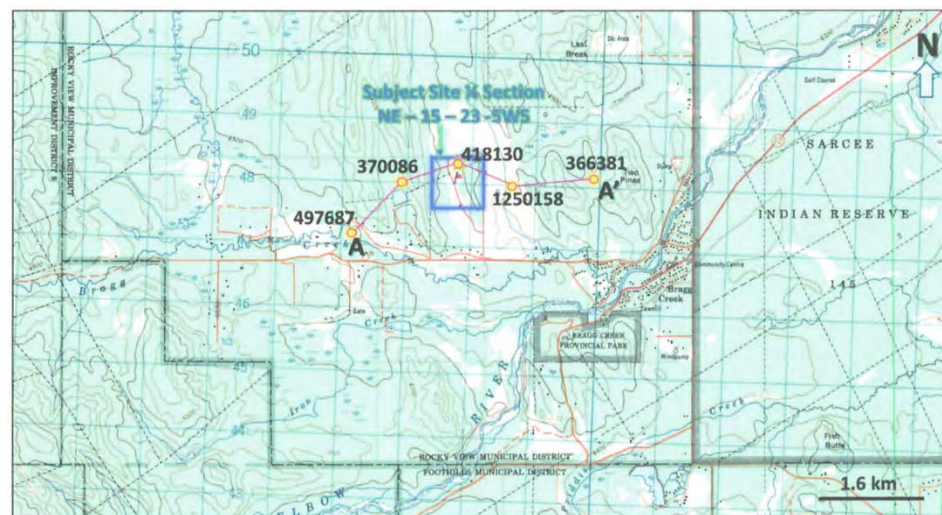


Ken Hugo and Alanna Felske of Groundwater Information Technologies Ltd. (GRIT), 2019 undertook a "Phase 1 Groundwater Site Assessment for 79 Fawn Hills Drive NE-15-23-5-W5M Rocky View County, AB". GRIT looked at well records from 17 wells in the area as part of the reconnaissance report. Wells in the area are completed over shale, fractured shale, siltstone and minor sandstone aquifers. Bedrock strata in this area are predominantly shales of Wapiti and Fernie formation that have undergone thrust faulting leading to a fracture network for groundwater pathways. This explains some similar water levels found, despite being in different aquifer units.

Figure 9: Well Data Geologic Cross Section A – A'



(Source: GRIT, 2019, Phase 1 Groundwater Site Assessment 79 Fawn Hills Drive NE-15-23-5-W5M)



The groundwater well shown as a pink star (418130) in the above figure is in the same quarter section as the *Plan Area* and is in a siltstone aquifer (Wapiti formation). Analysis supports that a future well at the site would also likely be completed in siltstone or fractured shale aquifers at depths between 20 and 50 meters below ground surface. The well could have an anticipated yield between 10 and 75 m³/day (1.5 to 10.5 igpm).

Groundwater chemistry shows a calcium bicarbonate type water with a low concentration of dissolved solids suitable for the intended use. Potential exists for future removal of iron from the water to meet aesthetic objectives in drinking water standards. All other parameters met drinking water standards.

To conclude, the Phase 1 study found sufficient aquifer supplies should exist for the proposal. Water would likely be able to be supplied at rates, as defined in the Water Act, without causing adverse affects to existing domestic, traditional agricultural or licensed groundwater users in the area. Recharge to aquifers by surface water sources and precipitation in this area should serve to make aquifer supplies sustainable.

Wastewater

Wastewater outside of the Hamlet Servicing Area is provided via Private Sewage Treatment Systems (PSTS). Where development shares a communal well, separation distances to septic systems is not an issue on individual properties on private wastewater systems. This further supports 2 acre parcel sizes that do not have to ensure separation distances from an on-site well because the communal well is off-site. There is a reduced risk against contamination of raw water supplies for multi-lot subdivision in the scenarios shown above for groundwater supply. These lots have the ability to connect to a regional wastewater utility should it become available, but is not anticipated in the foreseeable future.

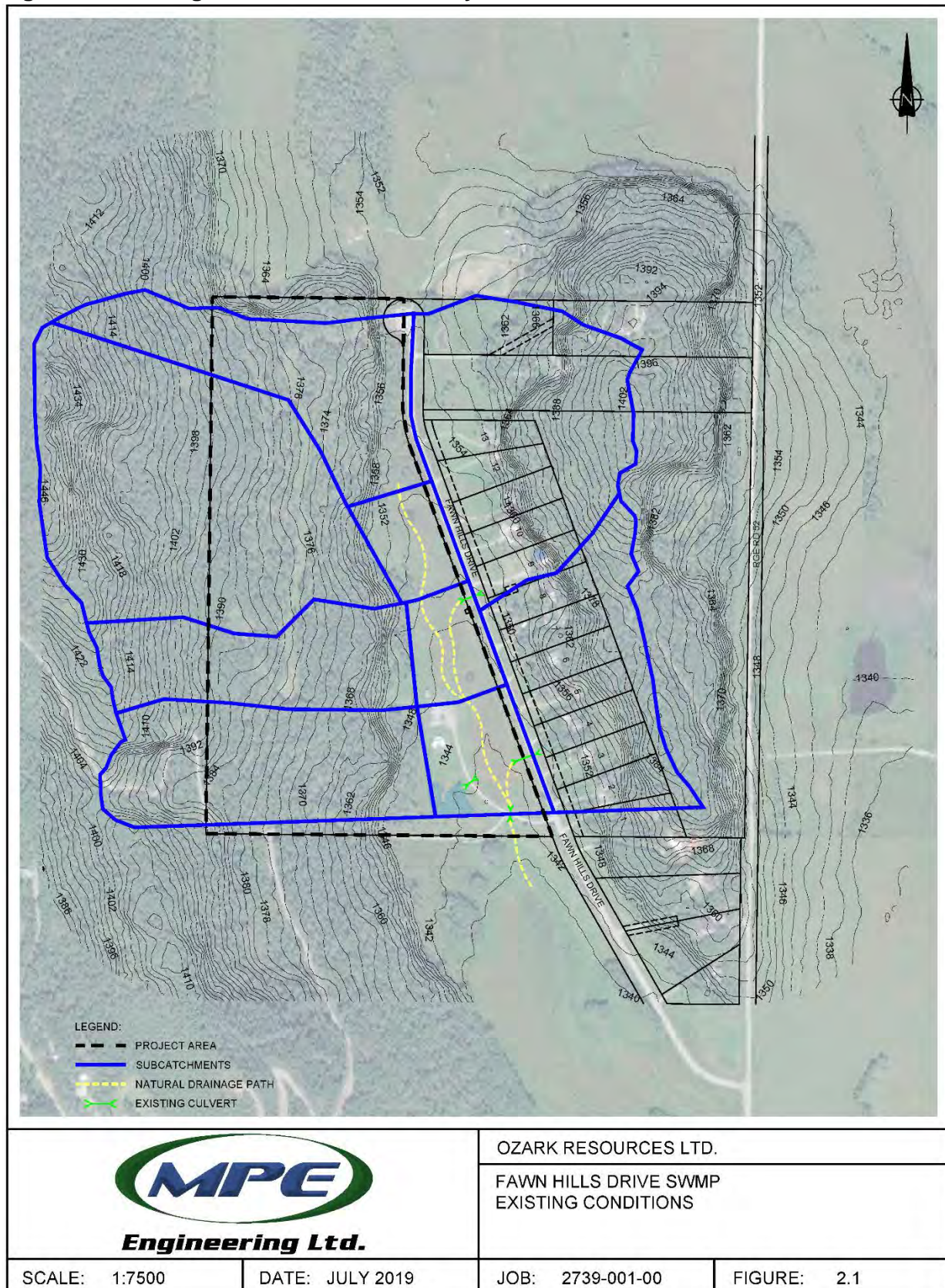
Stormwater

Development in ASP has adopted an “ecological” approach to stormwater management by implementing engineering practices that preserve and maintain the land’s natural capacity to accommodate surface drainage. The *Plan Area* is mostly wooded with moderate slopes that allow for surface water to be absorbed into the forest floor with root uptake by vegetation as part of the natural cycle, such that most stormwater is dealt with on-site using low impact development and best management practices. The subject lands have a restrictive covenant protecting the wooded lands with provisions for building lots and access. A mapping exercise by Carswell Planning Inc. delineated 20.6 ha of the total 30.2 ha *Plan Area* as wooded. This will ensure the retention of at least 65% native vegetation and impervious surfaces limited primarily to the internal road surface and buildings for the benefit of stormwater management.

There is an existing pond to a 10 m (35 ft.) depth over an area of 0.24 ha (0.59 ac.) constructed by the applicant with permissions obtained from Alberta Environment. This is a stocked with trout for the pleasure of the owner and is anticipated to be retained by the owner. For the benefit of stormwater management, another pond will be constructed west of the existing pond with a culvert going under the future road to a ditch towards Fawn Hills Drive. In addition, another pond will be constructed to serve the northern portion of the property in the Phase 1 development, likely at the north end of the MR lands.

Figure 10: Existing Subwatershed Boundary, shows the existing properties east of Fawn Hills Dr. drain onto the subject lands through culverts. Pre-development shows surface water draining downstream to the property to the south. Post-development would direct water to stormwater ponds for sediment to settle and contain storm events for the future plan of subdivision.

Figure 10: Existing Subwatershed Boundary



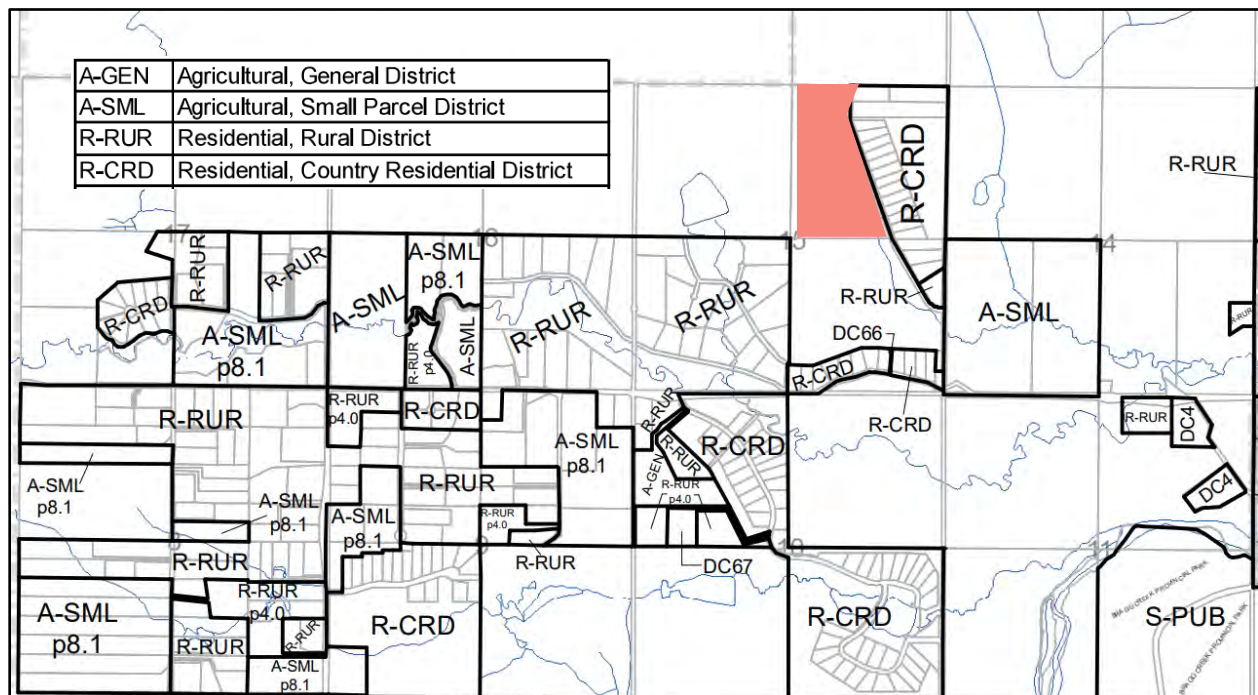
4.8 Existing Soils and Wastewater Servicing

The site is underlain by slightly leached till of Cordilleran provenance. The surficial geology is a ground moraine composed of silty-sand till that is leached from 15 – 45 cm and also contains clast-carbonate and clastic rocks broken down from the weathering of nearby mountain ranges. Underlying this at a depth of approximately 1.2 m is shale bedrock which serves to protect groundwater from contamination by septic fields. In this area of Greater Bragg Creek, wastewater servicing is through a private sewage treatment system. Percolation rates for on-site sewage disposal systems are favourable in the silt soils of the area, provided the septic beds are sufficiently above the water table.

4.9 Existing Land Use

Fawn Hills of Bragg Creek Plan Area is currently designated Agricultural, General (A-GEN) in accordance with RVC Land Use Bylaw C-4841-97, as shown in Figure 11: Current Land Use Bylaw Districts. The *Plan Area* is bordered by Country Residential (R-CRD) to the east in the same quarter section. R-RUR and R-CRD are in the quarter section to the south. Being at the edge of the Greater Bragg Creek ASP, R-RUR is to the west and north.

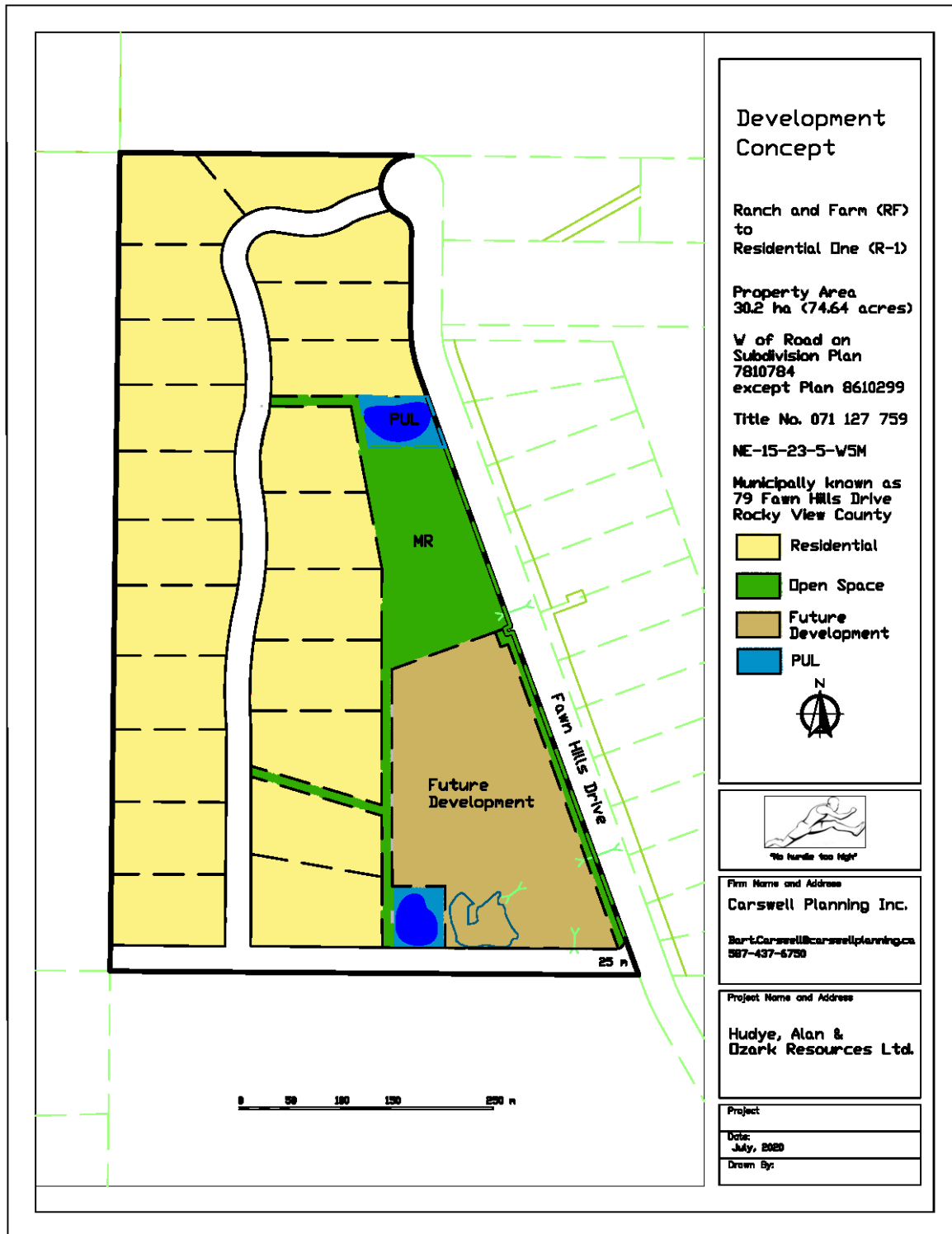
Figure 11: Current Land Use Bylaw Districts



5.0 DEVELOPMENT CONCEPT

5.1 Development Concept

Figure 12: Development Concept



Redesignation

Ranch and Farm (RF)
to
Residential One (R-1)

Property Area
30.2 ha (74.64 acres)

W of Road on
Subdivision Plan
7810784
except Plan 8610299

Title No. 071 127 759

NE-15-23-5-W5M

Municipally known as
79 Fawn Hills Drive
Rocky View County

0 50 100 150 200 m

0.93 ha, 0.80 ha, 0.80 ha, 0.80 ha, 0.80 ha, 0.80 ha, 0.80 ha, 0.80 ha, 0.80 ha, 0.80 ha, 0.28 ha

0.83 ha, 0.87 ha, 0.82 ha, 0.80 ha, 0.80 ha, 0.81 ha, 0.84 ha, 0.90 ha, 0.95 ha, 0.88 ha, 1.03 ha

10 m, 25 m, 25 m

PUL 0.36 ha, PUL 0.38 ha

MR 3.05 ha

Future Development 4.83 ha

1250 m total length

Fawn Hills Drive

North Arrow

Project Name and Address
Carswell Planning Inc.
Bart.Carswell@carswellplanning.ca
587-437-6750

Project Name and Address
Hudye, Alan &
Ozark Resources Ltd.

Project
Date: July, 2019
Drawn By:

Table 1: Development Concept Calculations

	Land Use	Hectares	Acres	Percentage
	Lot 1	0.83	2.05	2.75%
	Lot 2	0.87	2.15	2.88%
	Lot 3	0.90	2.22	2.98%
	Lot 4	0.82	2.03	2.71%
	Lot 5	0.80	1.98	2.65%
	Lot 6	0.80	1.98	2.65%
	Lot 7	0.80	1.98	2.65%
	Lot 8	0.80	1.98	2.65%
	Lot 9	0.80	1.98	2.65%
	Lot 10	0.81	2.00	2.68%
	Lot 11	0.80	1.98	2.65%
	Lot 12	0.84	2.08	2.78%
	Lot 13	0.80	1.98	2.65%
	Lot 14	0.90	2.22	2.98%
	Lot 15	0.80	1.98	2.65%
	Lot 16	0.95	2.35	3.14%
	Lot 17	0.80	1.98	2.65%
	Lot 18	0.88	2.17	2.91%
	Lot 19	0.80	1.98	2.65%
	Lot 20	1.03	2.55	3.41%
	Lot 21	0.80	1.98	2.65%
	Lot 22	0.80	1.98	2.65%
	Sub-Total	18.43	45.54	61.01%
	PUL (N)	0.36	0.89	1.19%
	PUL (S)	0.32	0.79	1.06%
	MR	2.98	7.26	9.73%
	Future	4.83	11.94	15.99%
	Roads	3.30	8.15	10.92%
	Total	30.2	74.64	100.00%

Figure 12: Development Concept, supports Country Residential (R-CRD) land use designation comprised of: residential lands, open space lands, retained lands, and public utility lots (PUL). Figure 13: Lot Acreage, provides the area of those lots. Table 1: Development Concept Calculations, summarizes the acreage associated with each lot, PULs, MR, roads, and future lands. As the table shows, 22 residential lots are proposed on approx. 75 acres, which is confined to internal road separated by woodlands and meadowlands from the neighbouring properties to the east. The proposed residential lots account for about sixty percent of the total property. MR lands account for about ten percent and the PULs account for about two percent.

The subject lands are located within the Greater Bragg Creek ASP, an area identified for growth in the County. Lot sizes, densities and retention of the natural landscape form the character of Greater Bragg Creek. To look at one aspect without the other considerations would be taking the ASP out of context.

Lot density can be looked at as a character issue. For example, west Bragg Creek is encouraged to have 2 acre parcels with a density of one lot per 4 acres; the south is encouraged to have one lot per 3 acres. There is no justification for these numbers which implies they are based on character. For compatibility, character of the area should take into account the number of lots and density of the neighbouring built out lands.

As stated earlier, adjacent lands to the east have the same land use that the proponent is seeking. Density translates to one lot per 2 acres for total acreage or about one lot per 1 acre for gross developable area acreage (<15% slopes). At this density, the subject lands would have at least 56 lots for gda acreage (<15% slopes). The application is for 22 lots. Carswell Planning Inc., ISL, and Almor, 2020, "Density Report", provides rationale for densities and the number of lots proposed, under separate cover.

Within each lot there is a Development Area of at least 0.4 ha (1 ac.) with most of the parcel being wooded. Development Areas are the portion of lands utilized directly for development purposes, and includes: the driveway access, all structures (buildings), the storage and display areas directly associated with the use, the required landscaping and parking areas as defined in the Land Use Bylaw, and any other area used for development purposes.

The *Plan Area* has set aside open space for the benefit and enjoyment of residents, stormwater management, protection of wildlife movement corridors and the natural environment. With the buildings located off the internal road, the wooded area downslope is preserved for all these functions. In addition, the retained lot has a constructed pond used by wildlife on lands the owner has no intention of developing in the foreseeable future.

5.2 Phasing

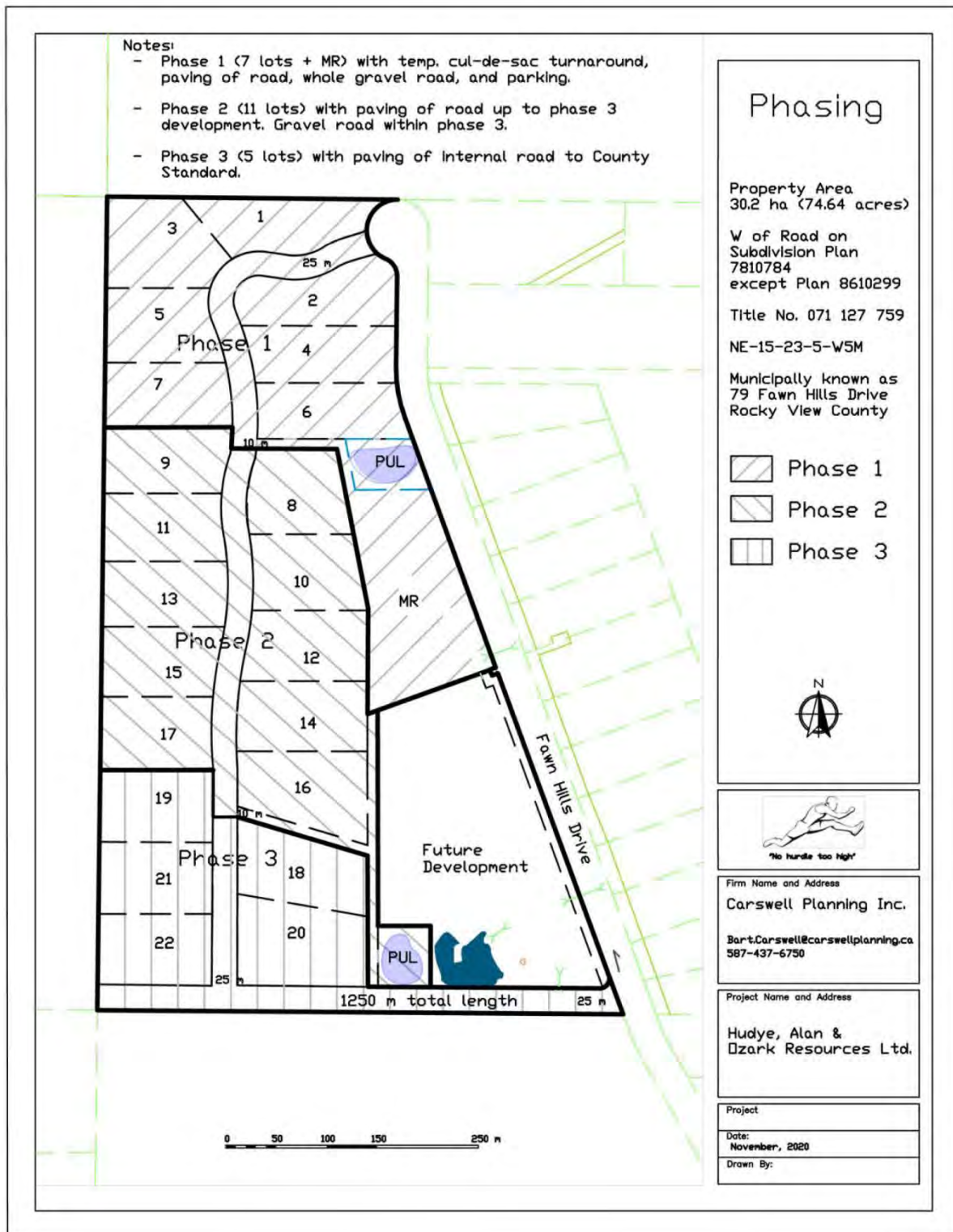
Figure 14: Lot Numbering and Phasing, shows the anticipated progress of development.

Phase 1 is proposed to start from the north utilizing an existing driveway entrance off the Fawn Hills Dr. cul-de-sac. It could consist of seven (7) lots, the proposed north stormwater pond and a connecting trail within open space. The existing driveway would also be the location of the Country Residential road paved to a County standard. A communal well would be installed within Phase 1 to serve the needs of the residents.

Phase 2 is proposed to be a continuation of Phase 1 for an additional ten (10) lots, the proposed south stormwater pond and a second connecting trail with open space. The existing paved road from Phase 1 would be extended and the second access will be gravelled for emergency egress, as per Policy 411 of the RVC Servicing Standards.

Phase 3 is proposed to complete the development for an additional five (5) lots, and a third connecting trail with open space next to the road. The entire internal road (approx. 1.25 km) would be a Country Residential road paved to a County standard.

Figure 14: Lot Numbering and Phasing



Policy

- 5.2.1** Policies contained in this Conceptual Scheme shall apply to lands identified in NE-15-23-05-W5M, which lies west of Fawn Hills Dr., Greater Bragg Creek, Rocky View County on Subdivision Plan 7810784.
- 5.2.2** Lot sizes and configurations shall generally be as described in the Figure 12: Development Concept, Figure 14: Lot Numbering and Phasing, and Table 1: Development Concept Calculations.

5.3 Land Use Concept

Greater Bragg Creek is a highly sought-after community that offers a rural lifestyle with natural areas within driving distance from urban areas utilizing access to major highways. The area will continue to experience development pressures due to its proximity to the Town of Cochrane and the City of Calgary. It also caters to those seeking to be close for excursions such as Kananaskis (K Country), Banff National Park and the Canadian Rockies. **Fawn Hills of Bragg Creek** has its identity as a country residential neighbourhood in the Greater Bragg Creek ASP with proximity to both Cochrane and Calgary.

5.4 Residential Area

As guided by the Greater Bragg Creek ASP, the minimum residential parcel size within the “New Residential Area” can be two acres and the Design Concept reflects that. Figure 15: Potential Country Residential Dwelling, shows how landscaping, driveway configuration and architecture can influence the look of a property, while still meeting Fire Smart recommendations.

Figure 15: Potential Country Residential Dwelling



Policy

- 5.4.1** Single family dwelling units shall be the dominant land use for residential development.
- 5.4.2** The lot sizes of the residential development should be approximately 0.80 ha (1.98 ac).
- 5.4.3** Private lighting, including security and parking area lighting, shall be designed according to the County's "dark sky" Land Use Bylaw requirements for residential lighting in outdoor areas to be directed downward.
- 5.4.4** Steep slopes towards the back of lots on the east side of the internal road should be avoided and left in their natural wooded state as stated by the caveat on title.
- 5.4.4** Home-based businesses may be pursued in accordance with the provision of the Land Use bylaw.

5.5 Municipal Reserves

The dedication of Municipal Reserve (MR) land may be in the form of: land, money in place of land, or a combination of land and money. In this case the ASP asks for land dedication, as per the Municipal Government Act (MGA), of 10%. Identification of a large proposed MR complex is recognized and needs to demonstrate the tangible recreational and park use of these lands and why the County should entertain taking these as MR.

For the roughly 3 ha (7.5 ac.) Municipal Reserve lands, a Disc (Frisbee) Golf Course would be a good fit. This proposal would provide an entry level course designed for families and those wishing to get into the sport. Disc golf courses are popular, especially during times of physical distancing. Parks matter to people. They are cherished places where we play, connect with each other and immerse ourselves in nature. Parks development is vital to the creation of healthy, innovative and liveable communities. "Get Open", RVC Parks and Open Space Master Plan, 2011 identified niche markets for recreation as priority projects and included discs in its promotion.

Disc Golf improvements include a parking area suitable for ten (10) parking stalls, a practice area and nine (9) fairways. The planting of native trees species is shown in the course layout to help define the fairways and provide a visual feeling of focus to the fairway in play. Attention is given integrating the course and enhancing the natural features on the property. Design details will be provided at the subdivision stage. Carswell Planning Inc. 2020, "Fawn Hills Disc Golf -Proposal for MR Lands," provides details on: space, hole count, length, hole notes, tees, targets, discs, signs, par, and layout are provided under separate cover. Figure 16: Disc Golf Course Layout, provides a glimpse of the proposed use of the MR lands. The owner shall build the course and parking area, as well as maintaining the lands. The applicant has demonstrated the tangible recreational use of these lands. There are negligible capital or operation costs expected of RVC.

Figure 17: Disc Golf Tees and Targets, provides an example of the sport, as enjoyed by families for this popular sport. This may be RVC's first Disc Golf Course on MR lands.

Figure 16: Disc Golf Course Layout

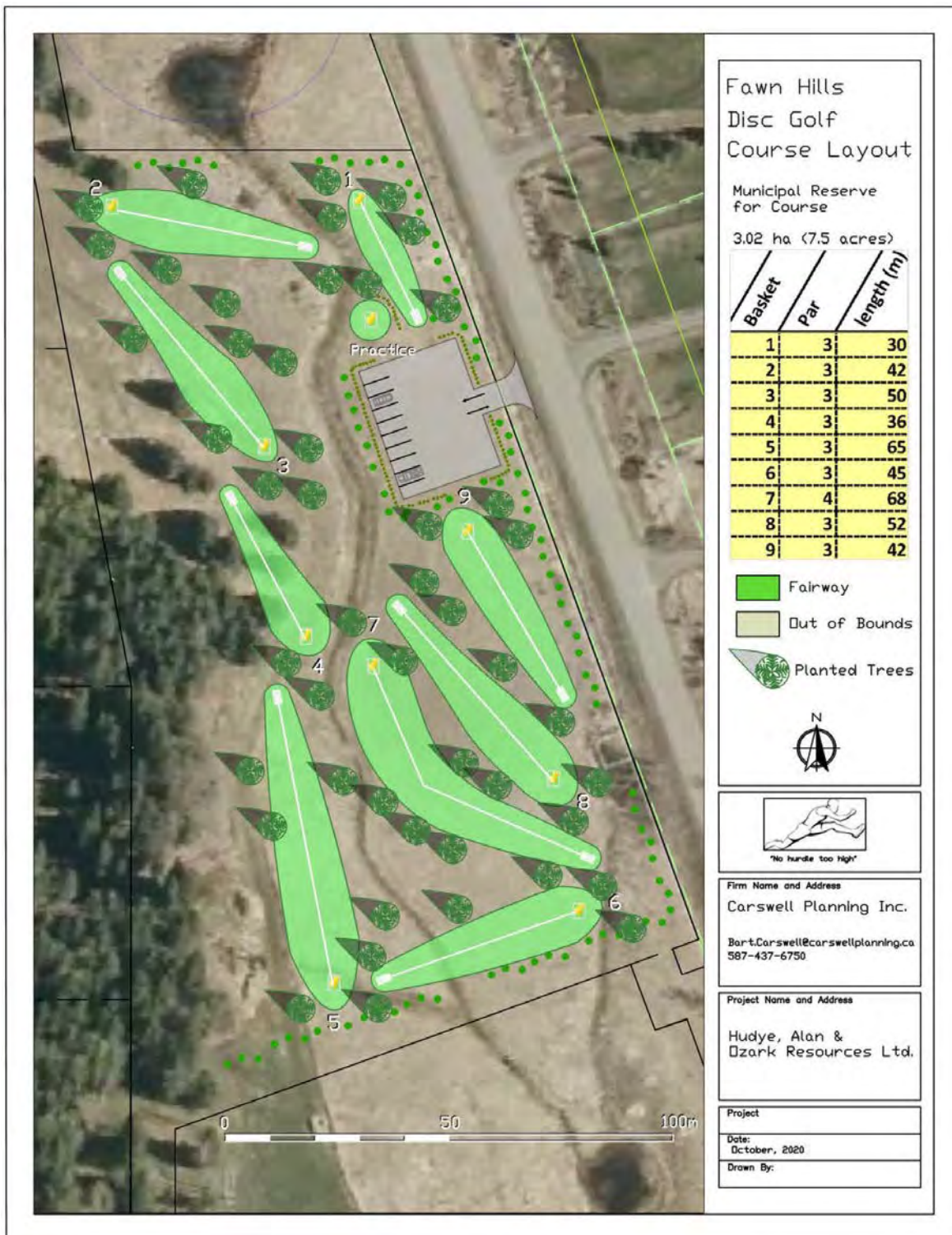
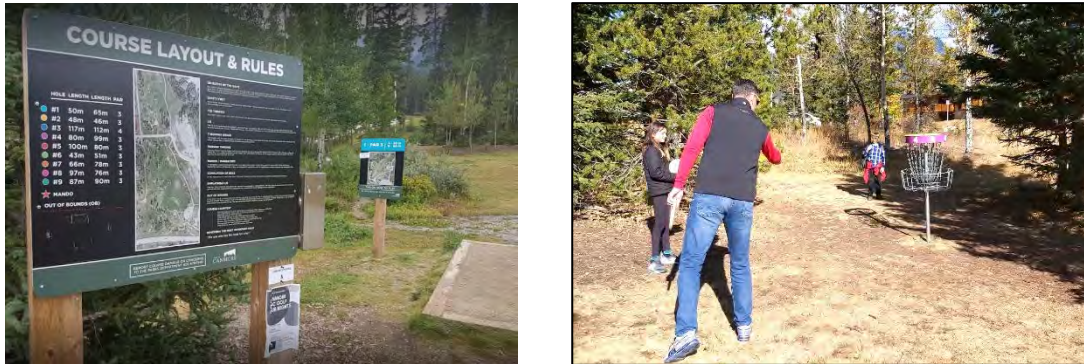


Figure 17: Disc Golf Tees and Targets



Policy

- 5.5.1** Municipal Reserve will be provided as land to contribute to the improvement of public open space systems or recreation facilities in the County.
- 5.5.2** At the subdivision stage, the proponent is expected to provide for construction of a Disc Golf Course, as detailed in *Fawn Hills Disc Golf -Proposal for MR Lands*, in accordance to the terms of an applicable Development Agreement.
- 5.5.3** The maintenance of the Course, in addition to landscape maintenance of dedicated MR lands, shall be in accordance to the appropriate Maintenance Service Level as described in the RVC Parks and Pathways- Planning, Development and Operational Guidelines.
- 5.5.4** The developer shall be responsible for the maintenance and operation of all MR improvements until assumed by the County.
- 5.5.5** The developer agrees to a release agreement, renewable on a periodic basis, with the County for maintenance of the Disc Golf Course fairways on MR lands.

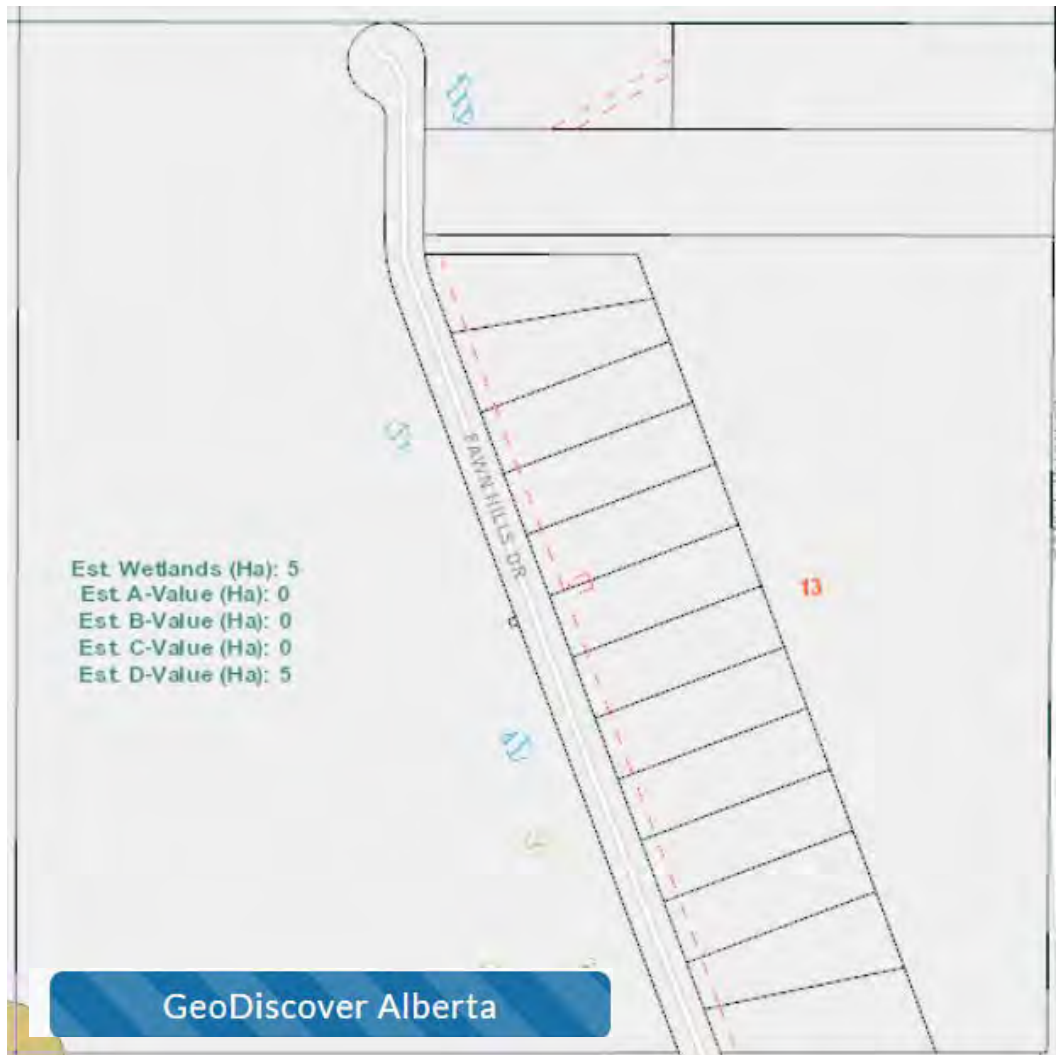
5.6 Environmental Considerations

Wetlands in the Greater Bragg Creek region have been previously identified and mapped according to Alberta Environment and Parks (AEP) Standards (MPE, 2013, Bragg Creek Master Drainage Plan). Figure 18: Wetland Mapping, shows minimal wetlands. The excavated pond was originally a graminoid fen, however it is understood that the owner has previously obtained approval to modify this wetland (available under separate cover).

Overland drainage from the neighbouring properties via culvert onto the subject lands currently occur on the future development area as a meadow adjacent to Fawn Hills Drive. This is intended to be being left in a natural state. Further west, the wooded lands are protected by a restrictive caveat on title where, "No bushes, trees or similar vegetation may be cut or removed except as required for building sites, services and amenities for building sites and access to and from

building sites.” Strict environmental recommendations for the preservation of environmental features are already in place for the *Plan Area*.

Figure 18: Wetland Mapping



Policy

- 5.6.1** Any environmental concerns for the development area of the lands for buildings, structures and access found in the *Plan Area* shall be addressed to the satisfaction of Rocky View County.
- 5.6.2** Encouragement should be given to the County to upgrade ditching adjacent to Fawn Hills Dr. to capture drainage from lands east of Fawn Hills Dr. from discharging onto the subject lands.
- 5.6.3** Existing Restrictive caveats on title protecting the woodlands shall be transferred to any new lots created, as a condition of subdivision.

5.7 Slope Considerations

Figure 19: Photo of Internal Road and Low Slopes (looking south), shows slopes are not an issue for development. Figure 18: Slopes, shows the potential building areas are well away from slopes greater than 15%. Given slopes, stormwater measures, as shown in Figure 28, will be located at the edge of trails in order to divert water off trails.

Almor Testing Services Ltd. was requested to complete a site observations review of the Fawn Hills of Bragg Creek CS on July 10, 2020. Data included Slope and Contour plans provided by ISL Engineering, that indicated very isolated areas at the front and/or back of lots that have a slope of greater than 15%, which is the limits of Rocky View County for slope considerations and review of Factors of Safety. Jim Montgomery, P.Eng. of Almor and geotechnical engineer notes, "We walked through each lot as noted on the plans for proposed building envelopes in the middle of the lots, which are well away from any 15% or greater slopes in either the front or back of lots."

"In review of the actual site conditions, sandy silty clay till and very stiff subsoils, there are no slope stability considerations if the building envelopes and septic fields are placed away or adjacent to slopes greater than 15%. There is well over 1 contiguous acre of development in each of these lots..."

Figure 19: Photo of Internal Road and Low Slopes (looking south)



Policy

- 5.7.1** Steeper slopes towards the back of lots, well away from the internal road, should be avoided for building and left in their natural wooded state, as stated by the caveat on title.
- 5.7.2** Building envelopes and septic fields should be placed away or adjacent to slopes greater than 15% where possible and avoid disturbance of slopes greater than 30%.

Figure 20: Slopes



5.8 Historic Resources Considerations

Circle CRM Group Inc. submitted an historic resource statement of justification under the *Alberta Historical Resource Act*. The *Plan Area* does not currently have a Historic Resource Value (HRV) as per the current (October 2018) Listing of Historic Resources, and there are no previously recorded sites in the vicinity. However, due to its proximity to the Tsuut'ina Reserve, there may be unknown sites within the footprint. The historic resources application was submitted May, 2019 (#016692198) to verify.

Policy

5.8.1 Any historic resources found in the *Plan Area* shall be addressed to the satisfaction of the Historic Resources Management Branch, Alberta Culture and Tourism.

5.9 Transportation -Roads

Addoz Engineering Inc, 2019 prepared a *Brief on Transportation Impact of the Fawn Hills Redesignation to a Residential Development, 79 Fawn Hills Dr., Rocky View County, Alberta* to satisfy consideration of **Fawn Hills of Bragg Creek CS** and future redesignation and plan of subdivision. It addresses the location of existing and future transportation networks detailing traffic generation and its cumulative impacts on the road network, including necessary improvements based upon traffic volume and engineering advice.

Using the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition for a single-family detached housing, additional trip generation is based the proposed development during weekday a.m. and p.m. peak hours and daily trips. A traffic count and the intersection of Fawn Hills Drive and Range Road 52 was completed during a 24-hour period from 4:30 p.m on Wednesday May 8, 2019 to 4:30 p.m. Thursday May 9, 2019. The proposed development was added to these counts, as well as on Range Road 52 between Fawn Hills Drive and Township Road 232.

Figure 21: Country Residential (CR) Cross-Section, shows how the internal road would be designed. RVC Servicing Standards would apply and paving would occur with each approved phase of development.

Figure 21: Country Residential (CR) Cross-Section

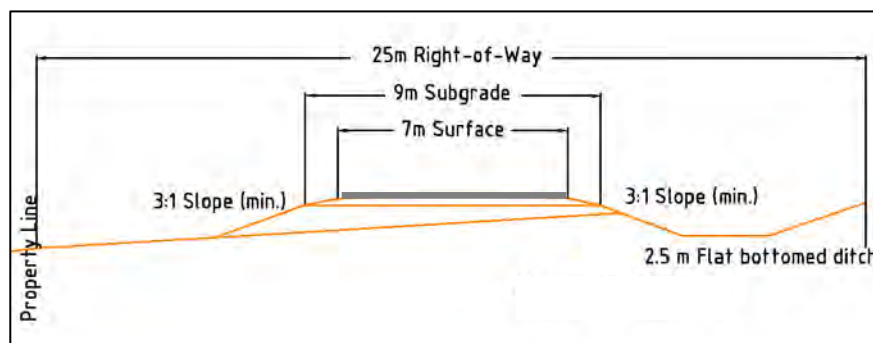
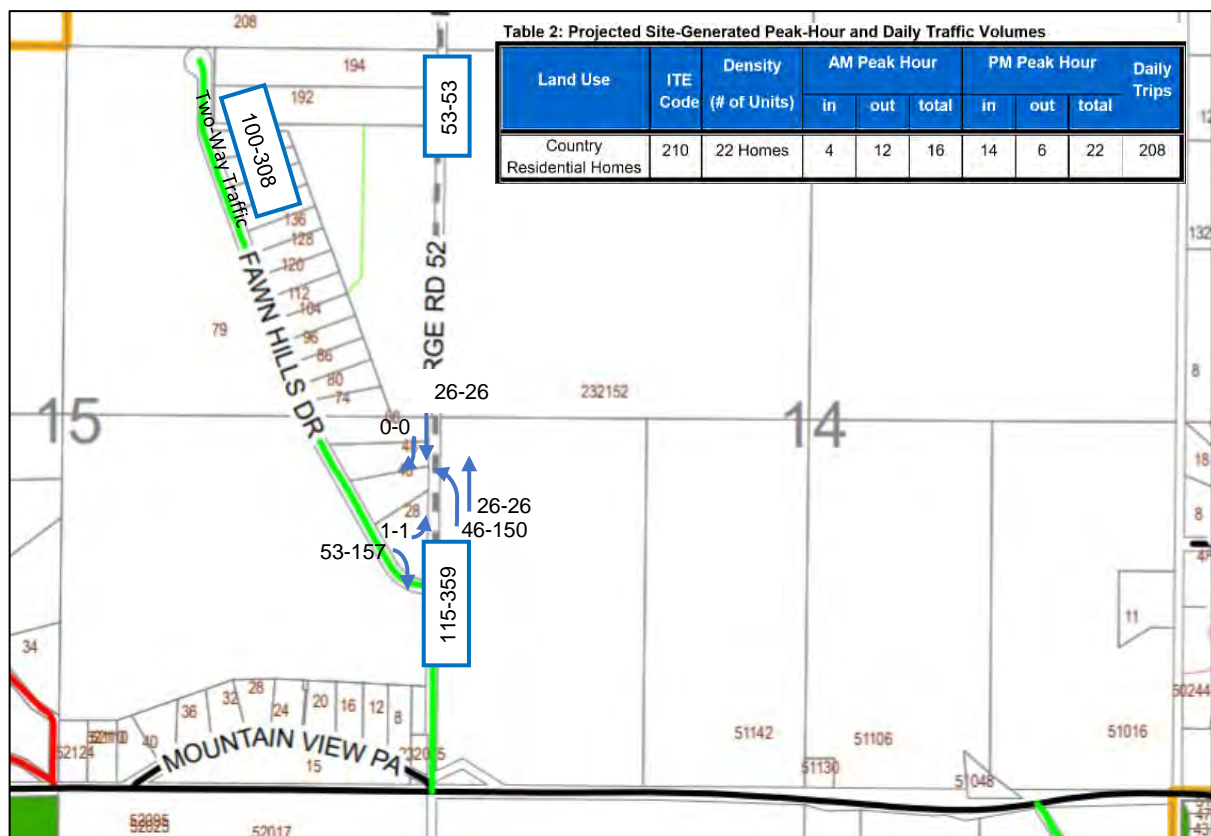


Figure 22: Range of Existing–Future Average Daily Traffic Volumes



(Source: Adapted from Addoz Engineering Inc., 2019, Brief on Transportation Impact of Fawn Hills Redesignation, RVC)

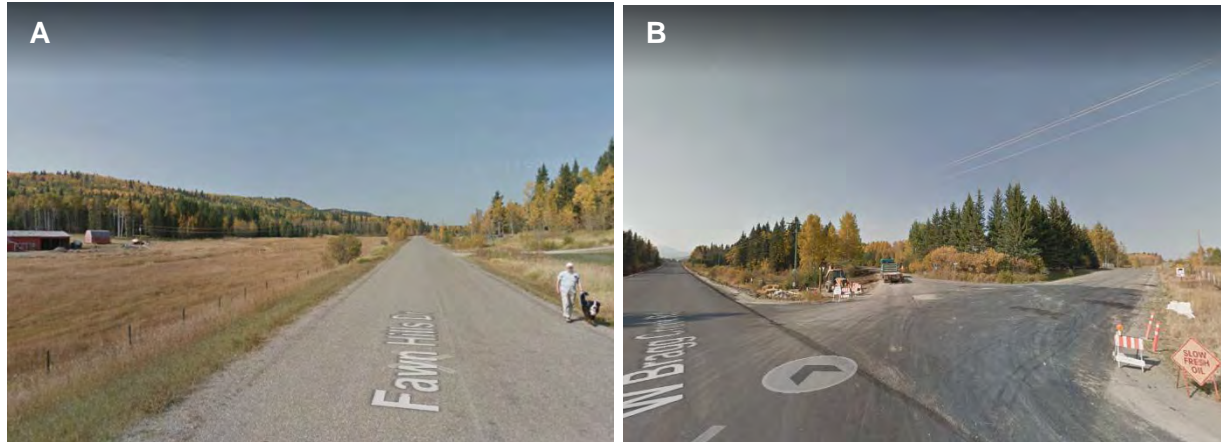
Figure 22: Range of Existing–Future Average Daily Traffic Volumes, graphically shows the proposed development would generate low numbers of peak hours and daily traffic volumes that would not be expected to negatively impact the operations of the vicinity roadway system.

RVC 2013 Servicing Standards, Table 400-F was consulted in order to check if the future traffic volume levels on Fawn Hills Dr. and Range Road 52 would still meet the servicing standards for their current road type. The classification of these two roads is considered “Regional Moderate Volume (400.9)”, which are described as moderate traffic volume regional network roads; through and non through road with less than 500 vehicles per day (vpd). Existing and proposed traffic counts combined suggest Fawn Hills Dr. is projected to carry 308 vpd and Range Road 52 south of Fawn Hills Dr. is projected to carry 359 vpd, both of which are less than 500 vpd. Therefore, these two roadway sections would continue to meet the Rocky View County Servicing Standards, with the proposed 22 Lot Residential Development.

Figure 23: Streetview Showing A) Fawn Hills Dr., B) Twp. Rd. 264 and Range Rd. 41, shows the chip-seal of the former and pavement of the later. The distance from the intersection of W Bragg Creek Rd. (Twp. Rd. 232), along Range Rd. 52, then north to where Fawn Hills Drive ends is approximately 1.8 km long and provides access to the subject lands. Currently, there are driveway entrances from 2 acre lots on the east side of Fawn Hills Drive and limited entrances on the west side. New development on the west side would better utilize both sides of the County

road. The internal public road is proposed to have two entrances to serve the proposed lots and would likely be paved, chip-sealed like Fawn Hills Drive, or alternative surface treatment meeting County servicing standards.

Figure 23: Streetview Showing A) Fawn Hills Dr., B) Twp. Rd. 264 and Range Rd. 41



The Addoz *Brief* concluded that there should be no requirement for future expansion of the existing transportation network to accommodate traffic generated from the proposed development. Further, there should be no mitigation measures needed to ensure the function and integrity of the transportation network (ie. noise attenuation measures, buffering or screening, setbacks).

Further to the Addoz *Brief*, Bunt and Associates Transportation Planners and Engineers Ltd., May 2020 prepared a *Transportation Brief*, available under separate cover. It addresses the outstanding scope including the intersection of TWP 232/RR 52 for the Opening Day (5 year) and Future (20 year) horizon and after development scenarios. Scope is to look at the following:

- Review the intersection of Fawn Hills Drive/Range Rd. 52 for the Opening Day horizon (utilizing the counts completed by Addoz Engineering).
- Review link volumes and provide commentary on the environmental capacity of the roads.

In addition to this scope, Bunt's *Brief* also reviewed the following aspects;

- Geometry of the Twp 232/Range Rd. 52 intersection,
- Illumination Warrant,
- Sight Lines

Figure 24: Existing Intersection Configuration, shows the geometry of the Twp 232/Range Rd. 52 intersection poses an existing safety concern with visibility with other vehicles approaching the intersection, as well as pedestrians and cyclists on the multi-use path. Figure 25: Intersection Improvements shows recommendations to improve the safety of this intersection. It is noted that these recommendations are valid with or without consideration of the development of the subject site and should be identified by RVC as a roadway improvement despite development proposed. Figure 26: Roads, provides the internal road layout for the proposal with two entrances. A portion of the internal road already exists as a driveway from the northern cul-de-sac of Fawn Hills Drive.

Figure 24: Existing Intersection Configuration

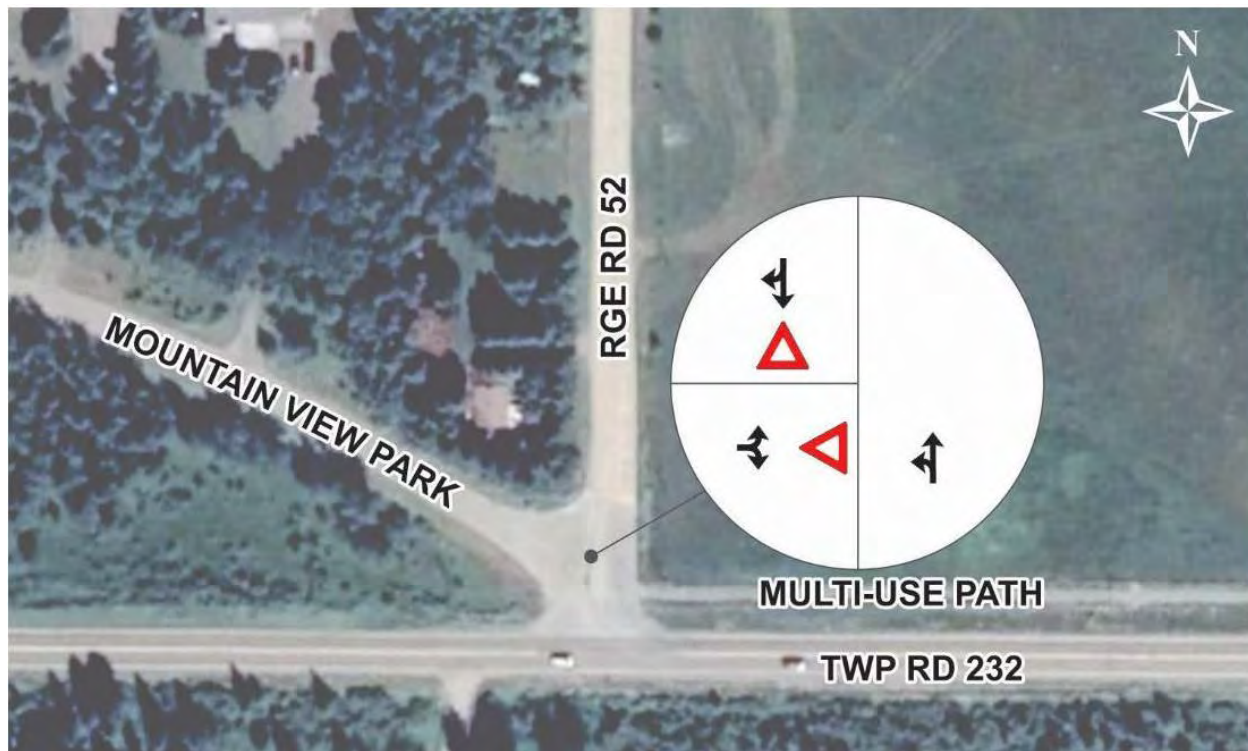


Figure 25: Intersection Improvements

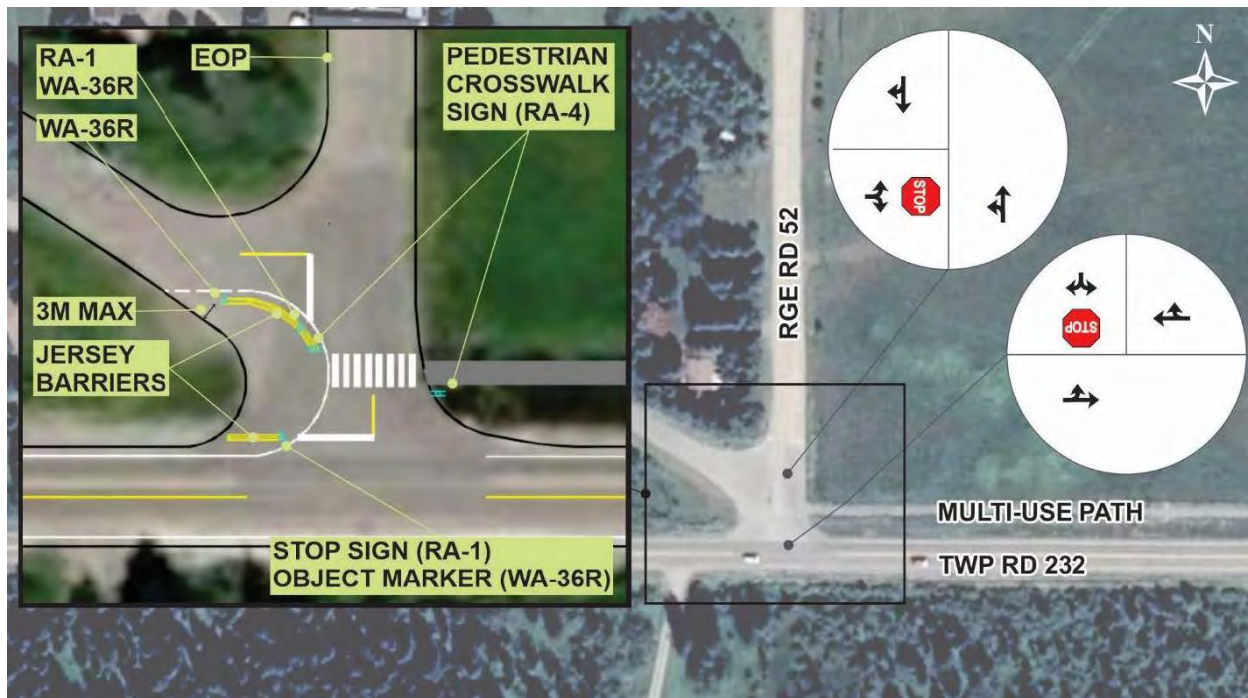
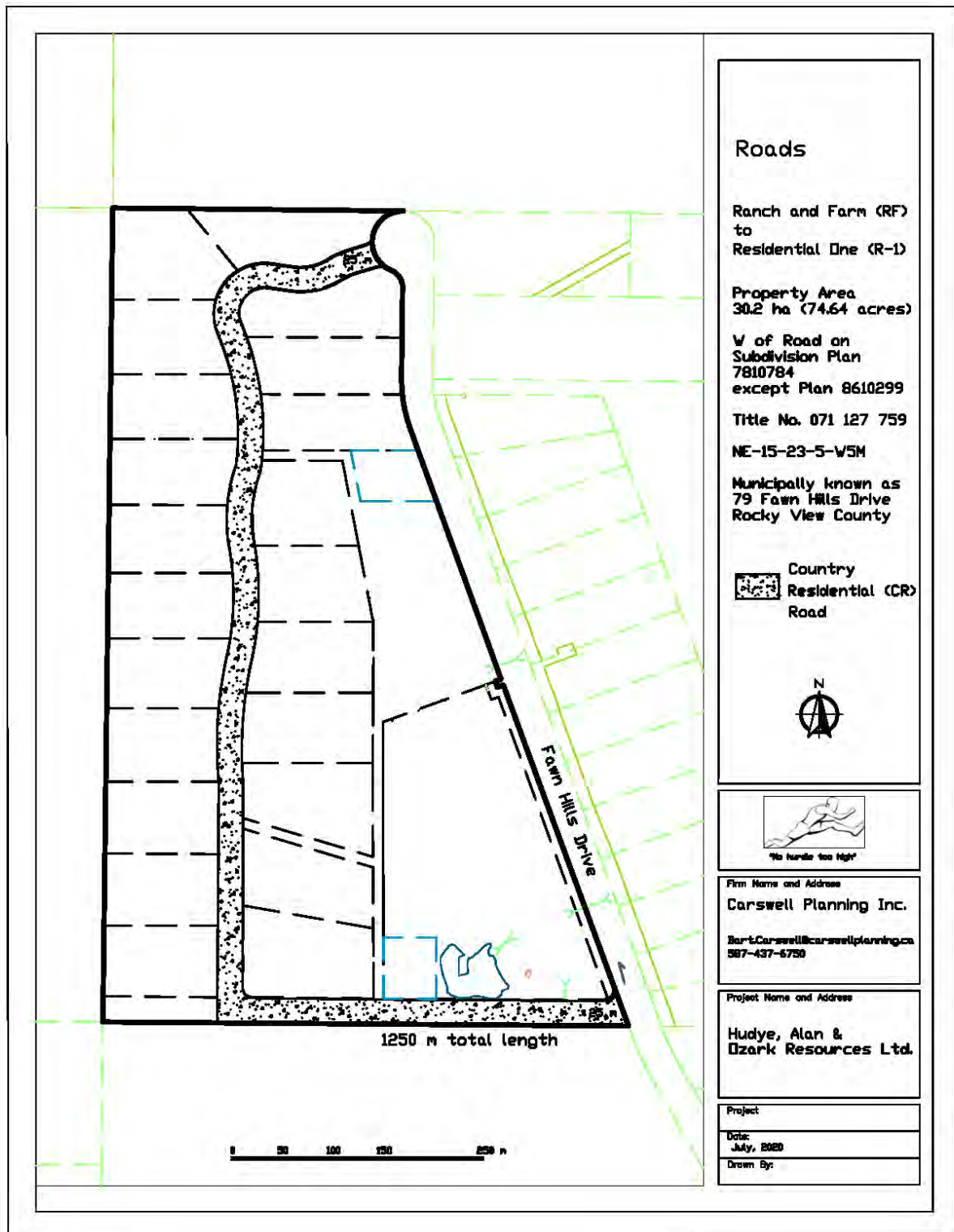


Figure 26: Roads



Policy

- 5.9.1 Roads shall be established in the Plan Area, as generally identified on Figure 24: Roads.
- 5.9.2 Roads shall be constructed in accordance with Rocky View County Servicing Standards.
- 5.9.3 Consideration will be given to a second entrance for vehicular traffic once the number of lots result in 10 lots or greater, as per Section 411 of the Servicing Standards, 2013.
- 5.9.4 Consideration will be given to coordinate future development and access patterns and shall address relationships and linkages with lands beyond the *Plan Area* in order to promote integrated connections.
- 5.9.5 Consideration will be given to recommendations of the *Bunt Transportation Brief, 2020* with respect to improvements to the Twp. Rd. 232 / Range Rd. 52 intersection.
- 5.9.6 Consideration will be given to entering into a development agreement with the County, at the subdivision stage, for any off-site transportation improvements to the intersection of Range Road 52 and Twp. Rd. 232, as noted in Figure 21: Intersection Improvements in the Bunt report, to the satisfaction of the County.
- 5.9.7 Compensation of Transportation Offset Levies imposed at the subdivision stage should be provided in exchange for the upgrading of any road or intersection serving the subject lands and environs.
- 5.9.8 Road names, in accordance with approved municipal policy, will be determined at subdivision stage.

5.10 Transportation – Trails

Figure 27: Local Pathway or Trail

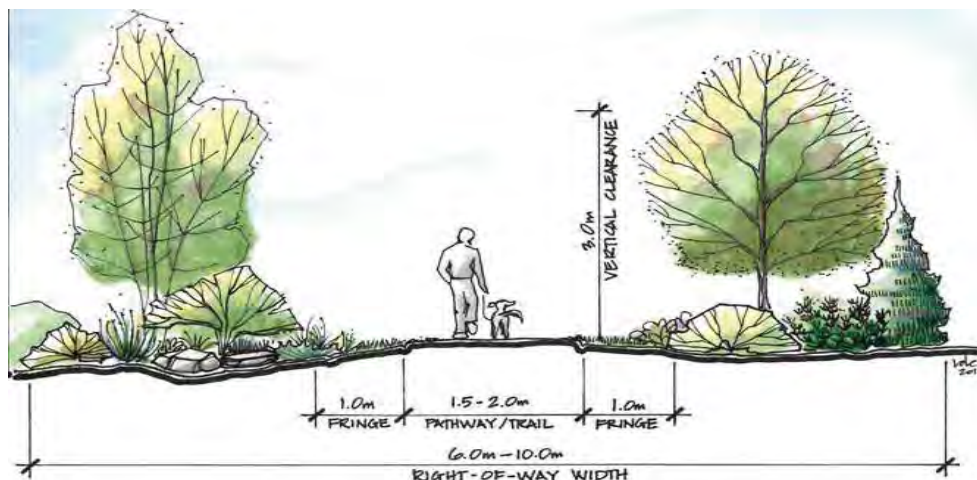


Figure 27: Local Pathway or Trail, shows how the trails on the subject lands could be designed, as per RVC Parks and Pathways -Planning Development and Operational Guidelines.

Figure 28: Trails and Open Space, shows a 10 m wide offsite connection to trails in the northwest and a 10 m wide future connection the Great Trail of Canada aka Trans Canada Trail to the south.

Figure 28: Trails and Open Space

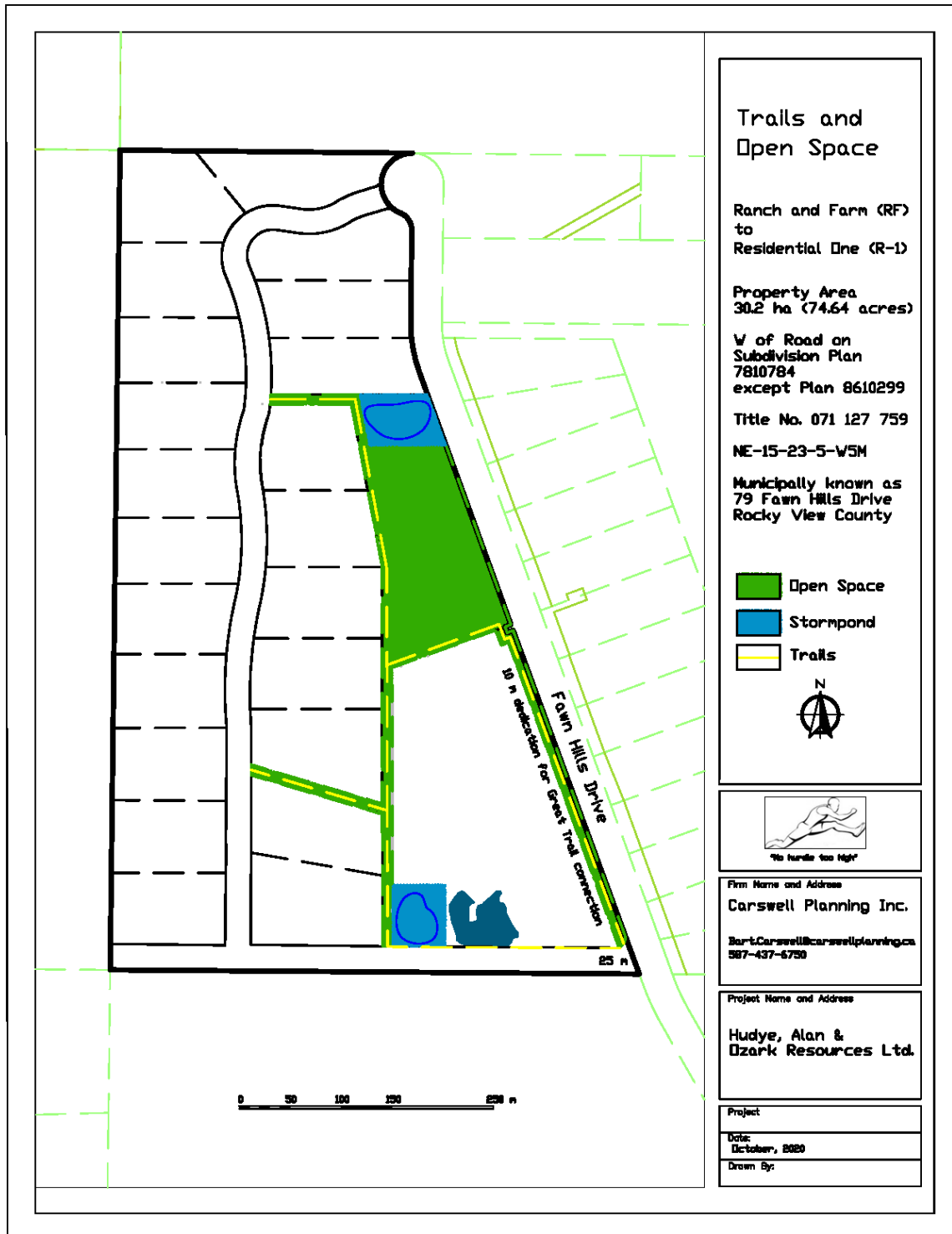
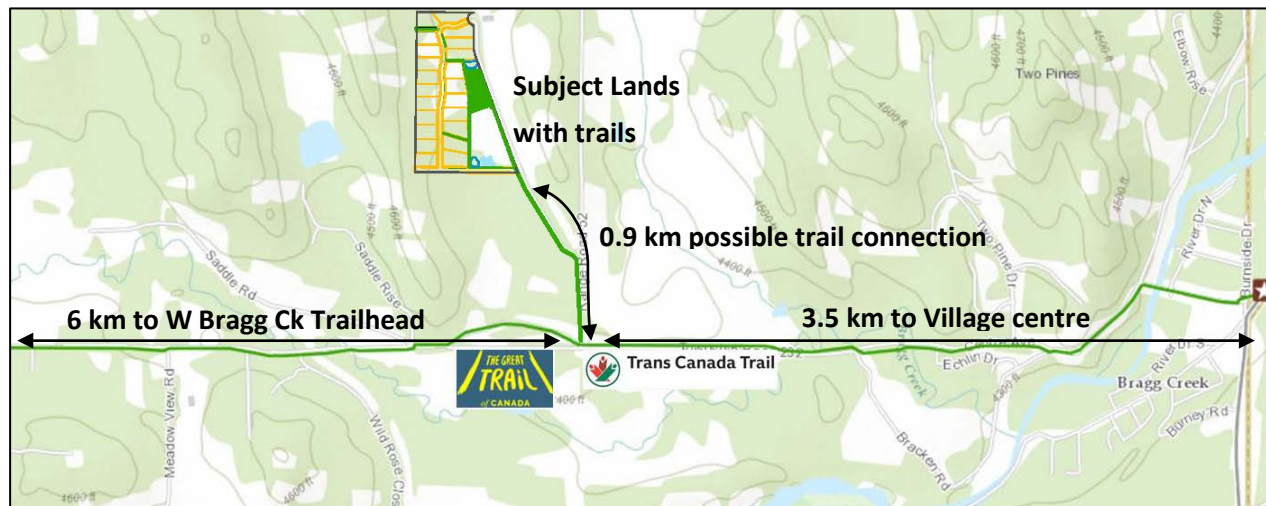


Figure 29: Great Trail Connection, shows a relatively small distance needed for the subject lands to reach the Great Trail of Canada aka Trans Canada Trail. To the west, The West Bragg Creek Day Use Area at the end of W Bragg Creek Rd has a relatively new, expanded parking area. This provides a hub of other trails for hiking, biking, dog walking, cross-country skiing, snowshoeing, and other activities. To the east, the Great Trail connects to the village of Bragg Creek.

Figure 29: Great Trail Connection



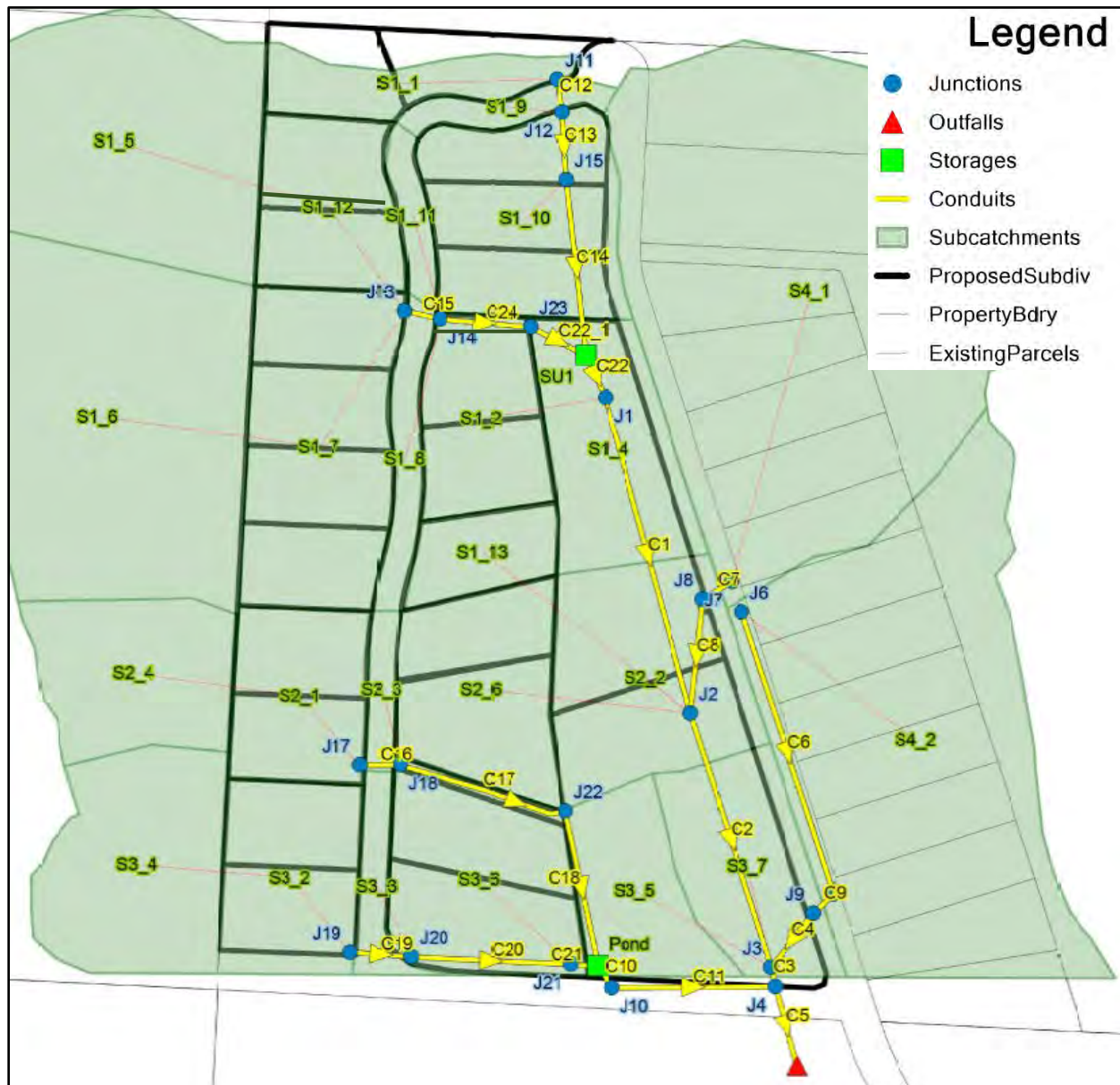
Policy

- 5.10.1** Local trails shall be established in the Plan Area, as generally identified on Figure 26: Open Space and Trails.
- 5.10.2** Encouragement should be given to the County to connect the subject lands to the trail system along Township Road 232.
- 5.10.3** All pathway or trail design, and construction shall be in accordance with the Servicing Standards. At the subdivision stage, the proponent is expected to provide typical park amenities in accordance to the terms of an applicable Development Agreement
- 5.10.4** The maintenance of trails in addition to landscape maintenance of dedicated MR lands shall be in accordance to the appropriate Maintenance Service Level as described in the RVC Parks and Pathways- Planning, Development and Operational Guidelines.
- 5.10.5** The developer shall be responsible for all maintenance and operation of all MR improvements (including pathway or trail infrastructure) until assumed by the County.
- 5.10.5** To ensure encroachment does not occur from private lots into the indicated 10 m wide linear MR access points and SE road/private property alignment, fencing will be required to be installed on adjacent property.

5.11 Utility Services - Stormwater

Figure 30: Proposed Stormwater Model, shows subdrainage areas affecting the SWMP for the subject lands. Properties off-site that are east of Fawn Hills Dr. drain onto the subject lands via culverts towards the outfall in the south over natural drainage paths that should not be confused as riparian in nature.

Figure 30: Proposed Stormwater Model



MPE Engineering Ltd. conducted a Stormwater Management Report (SWMP), revised May 2020, for the *Plan Area* and environs. The report is available under separate cover. The drainage system for the proposed development is planned to be typical of rural settings, using vegetated grass swales to convey flow to the stormwater ponds. Two new ponds are proposed, one serving the north and one serving the south portion of the development. The existing pond will remain as an aesthetic feature, which will continue to pick up minor amounts of groundwater and have little effect on peak flow rates or runoff volume.

The two proposed stormwater ponds are designed to release at a flow rate that does not exceed existing predevelopment conditions, and therefore avoid adverse impacts downstream, such as flooding. To help reduce post-development runoff volume, absorbent landscape (300 mm thick topsoil) is proposed on each residential lot. Runoff from the impervious areas of the lot are to be directed towards the absorbent landscape to encourage increased evaporation and infiltration; however peak discharges will not be significantly affected. Runoff from the absorbent landscape will then be directed through the existing native vegetation, depending on the configuration of the lot.

Development in ASP has adopted an “ecological” approach to stormwater management by implementing engineering practices that preserve and maintain the land’s natural capacity to accommodate surface drainage. The subject lands are mostly wooded with low to moderate slopes that allow for surface water to be absorbed into the forest floor with root uptake by vegetation as part of the natural cycle. This allows for most stormwater to be dealt with on-site using low impact development and best management practices.

Figure 31: Post – Development Drainage Conditions, shows drainage managed with ditching, rain gardens for select lots and the use of grassed and rock-lined swales along the pathways leading to the stormwater ponds. Rain gardens would be shaped to fit the slope of the land. Culverts will provide stormwater conveyance at driveway entrances and road crossings. Grassed swales will intercept flow from residential lots that grade away from the road. Swales located on steeper slopes will be reinforced to prevent erosion where they have significant slopes due to the natural topography. Swales with slopes between 2% and 5% will be reinforced grass lined and slopes greater than 5% slope will be rock lined where shear thresholds are exceeded.

Runoff from the 5 lots directly adjacent to the municipal reserve (MR) will be managed using Low Impact Development practices such as absorbent landscaping and rain gardens. This will avoid the need for swales to intercept and convey runoff from these lots to the stormwater ponds. The impervious area from downspouts and paved area will be generally directed to the rain gardens and then overflow to the landscaped areas. Approximately 80 m² of rain garden area for every 500 m² of impervious area has been assumed to manage the site runoff and control peak flows. Due to the absorbent landscape and routing of the proposed drainage into the stormwater ponds, the runoff volume decreases by approximately 10% in the proposed scenario.

Figure 31: Post - Development Drainage Conditions

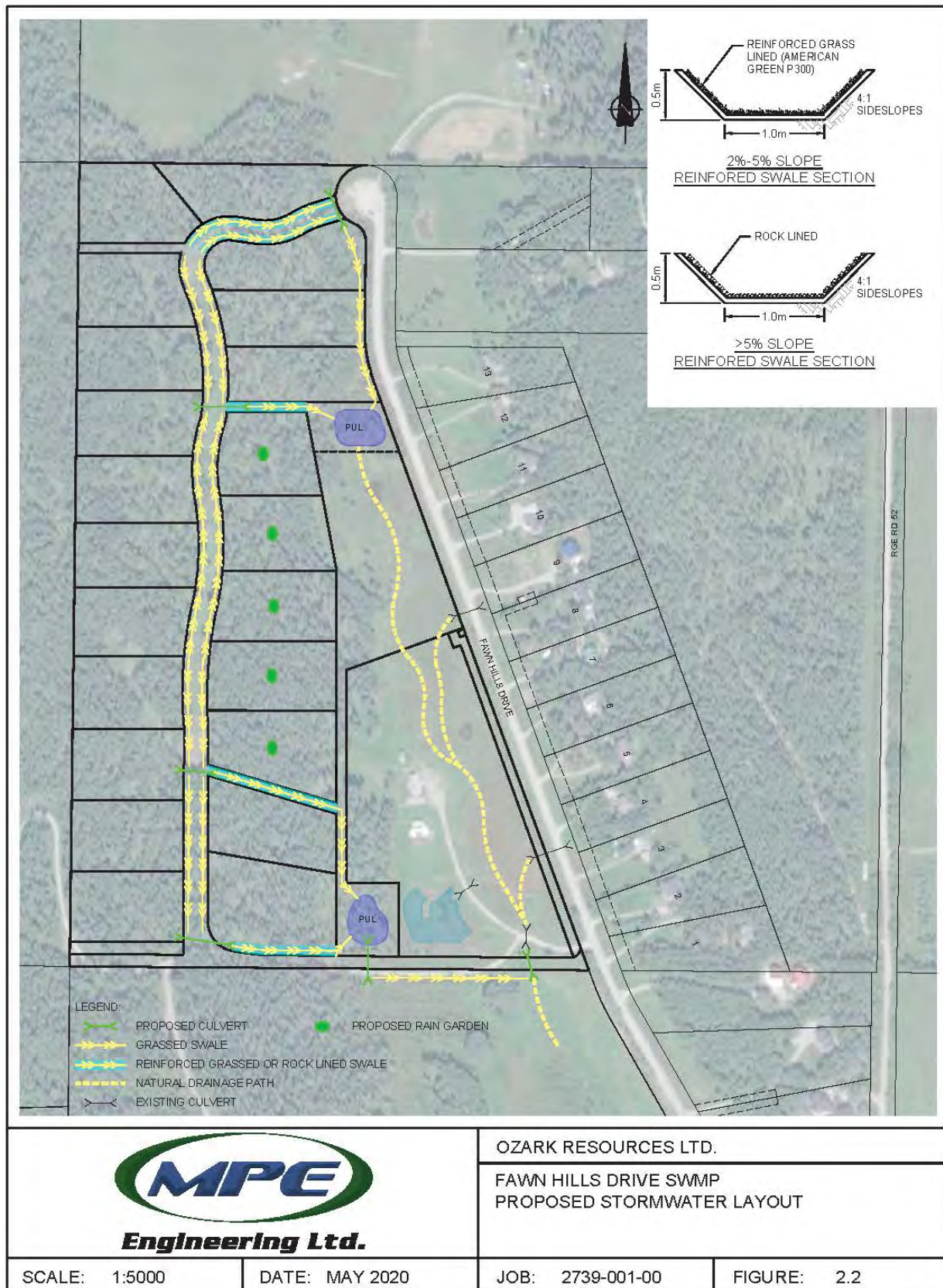
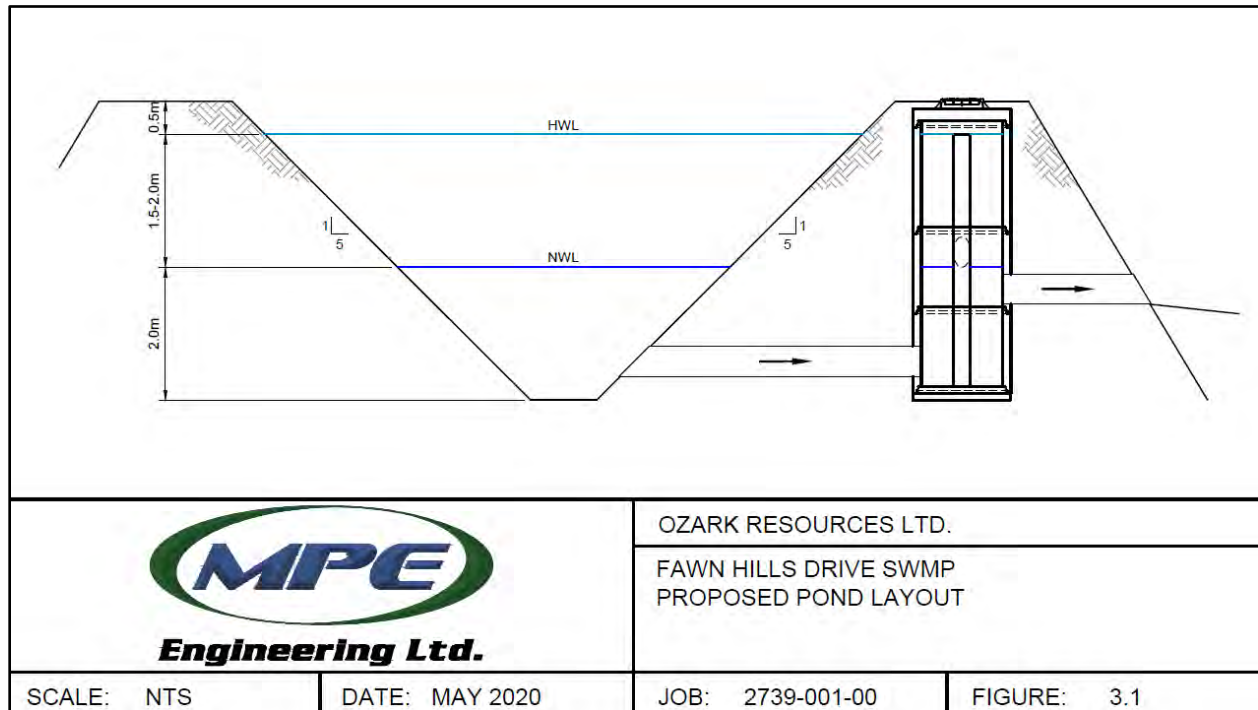


Figure 32: Storm Ponds, shows a typical cross-section of a wet pond. The intent is to have these as wet ponds not only for stormwater, but also additional water sources for fire suppression using the drainage swales for firehoses to reach the future plan of subdivision or woodlands.

Figure 32: Storm Ponds



Conclusions and recommendations from the *Stormwater Management Report* include:

- The overland stormwater drainage system has the capacity to safely manage the 1:100 year storm event.
- Stormwater ponds are sized to control the post-development release rate off the site to match the existing conditions.
- Five adjacent lots west of the municipal reserve (MR) area will control their stormwater discharge using on-site rain gardens rather than being directed to the stormwater ponds.
- Utilizing absorbent landscape on the lots will provide additional runoff volume control to help ensure no erosion impacts downstream.
- Velocity depth relationships of the proposed grassed swales are all below the AEP guideline limits.
- Water quality will be controlled adequately using absorbent landscape, grassed swales and pond settlement.
- It is recommended that this stormwater management design be utilized in the proposed development in order to adequately control unit area release rate (UARR) and runoff volume.
- Stormwater management plans should be submitted to Alberta Environment and Parks (AEP) for approval prior to construction.

Policy

- 5.11.1 Development within the *Plan Area* shall generally conform with the stormwater management plan referenced in this Conceptual Scheme.
- 5.11.2 Consideration will be given to low impact development (LID) stormwater management methods for the proposed lots by having: an absorbent landscape directed to existing native vegetation where possible and the use of grass swales, as a condition of subdivision approval.
- 5.11.3 Consideration will be given to minimizing extensive stripping and grading, while also protecting natural depressions in the landscape as part of the overall design of the stormwater management, as a condition of subdivision approval.
- 5.11.4 Consideration will be given to indicate how best management practices will be observed during construction of all stormwater control facilities, as a condition of subdivision approval.
- 5.11.5 Public Utility Lots (PUL) will be dedicated to the County that are identified as stormwater ponds as per the stormwater management plan referenced in this Conceptual Scheme, in accordance with the MGA and the County Plan, as a condition of subdivision approval.

5.12 Utility Services – Water

Ken Hugo of Groundwater Information Technologies (GRIT) conducted a Phase 1 Groundwater Study for a proposed subdivision located in NE-15-23-5-W5 in order to understand the quality and distribution of aquifer resources in the area as they relate to the future development of the property and its water requirements. Expansion of the County system is not feasible at this time and a communal water system is preferred in order to facilitate future expansion of the County system to the subject land.

Sufficient aquifer supplies should exist for the proposal. Water would likely be able to be supplied at rates as defined in the *Water Act* without causing adverse effects to existing domestic, traditional agricultural or licensed groundwater users in the area. Recharge to aquifers by surface water sources and precipitation in this area is expected to occur which should serve to make aquifer supplies sustainable.

The best aquifer target would be fractured aquifer units belonging to the folded and faulted siltstone or shale units found at depths between 20 - 50 meters below ground surface. Projected water yields within this unit are likely up to 100 m³/day (15 imperial gallons per minute) based on pumping test data from surrounding wells and maps generated in previous consulting reports.

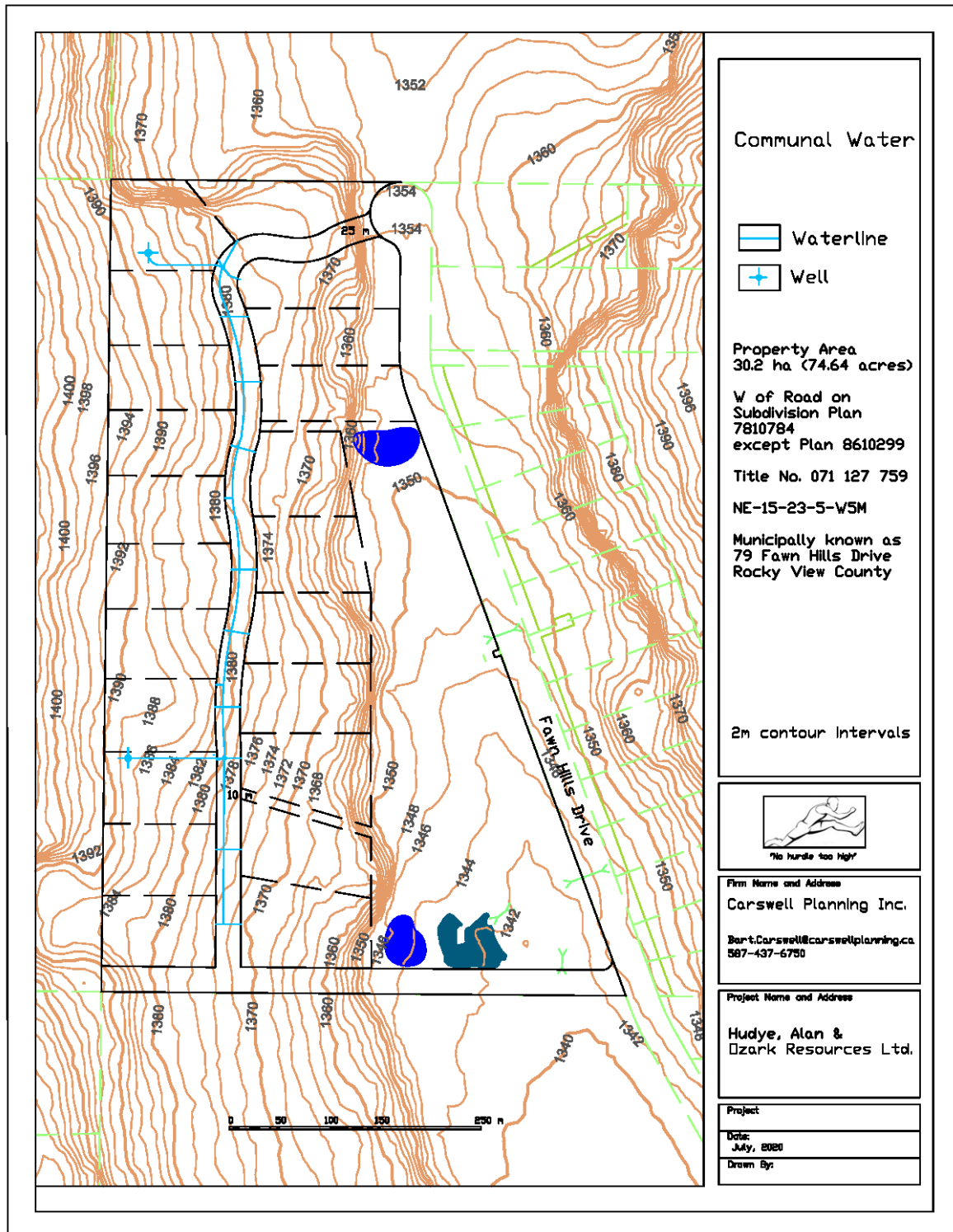
Groundwater chemistry reports from wells in the area were evaluated for their suitability of the water to be used as a drinking water source. A treatment facility could be part of the water supply as well. Groundwater in the area contained a low concentration of dissolved solids (Total Dissolved Solids Concentration of 248 mg/L). Overall, the distribution of potable water for **Fawn Hills of Bragg Creek** can be met via communal wells.

Figure 33: Communal Water, shows a concept of two communal wells serving the area. Both could be located above 1386 m asl via easements to ensure pressurized water serves the lots. It would also provide alternative sources for water to ensure good pumping rates at source.

Policy

- 5.12.1 Consideration will be given to private communal water servicing solutions to distribute potable water for new lots.
- 5.12.2 If a communal water system is approved for the proposed development, it should be established in accordance with County Policy 415, including a turn over strategy for water infrastructure and licensing. The County may require that deferred servicing agreements be secured in order to ensure that new lots connect to regional, municipal or co-op water utility system, when those systems become available, as a condition of subdivision approval.
- 5.12.3 A water treatment facility serving the communal water supply is recommended prior to use as a drinking water source.
- 5.12.4 The water system should take into account fire protection standards and best practices for water distribution.

Figure 33: Communal Water



5.13 Utility Services – Sanitary Wastewater

Sewage treatment and disposal should be managed on site with individual septic tank and tile field installations. RVC prefers a minimum of 0.4 ha (1 acre) of developable land on each lot proposed.

Almor Testing Services Ltd., 2001 *Preliminary Shallow Subsurface Conditions* was prepared for geotechnical work in accordance with RVC Standards. Soil conditions at the septic tile field locations consist predominately of light olive clayey silt (till), with a trace to some sand and a trace of pebbles. Percolation rates were recorded between the specified limits of 2 min/cm and 23.6 min/cm. The groundwater table is below a minimum of 1.5 m distance from the weeping lateral trench for the most part.

Figure 34: Private Treatment Retrofit to Public Treatment, shows private wastewater servicing solutions for new lots. Should the County extend County sewer mains to the subject lands, a pressure sewer line could be run from the dwellings to the sewer line, where it continues on gravity. A feasibility study conducted by Ken Hugo of Solstice (formerly GRIT) determined it to be cost prohibitive at this time.

Figure 34: Private Treatment Retrofit to Public Treatment

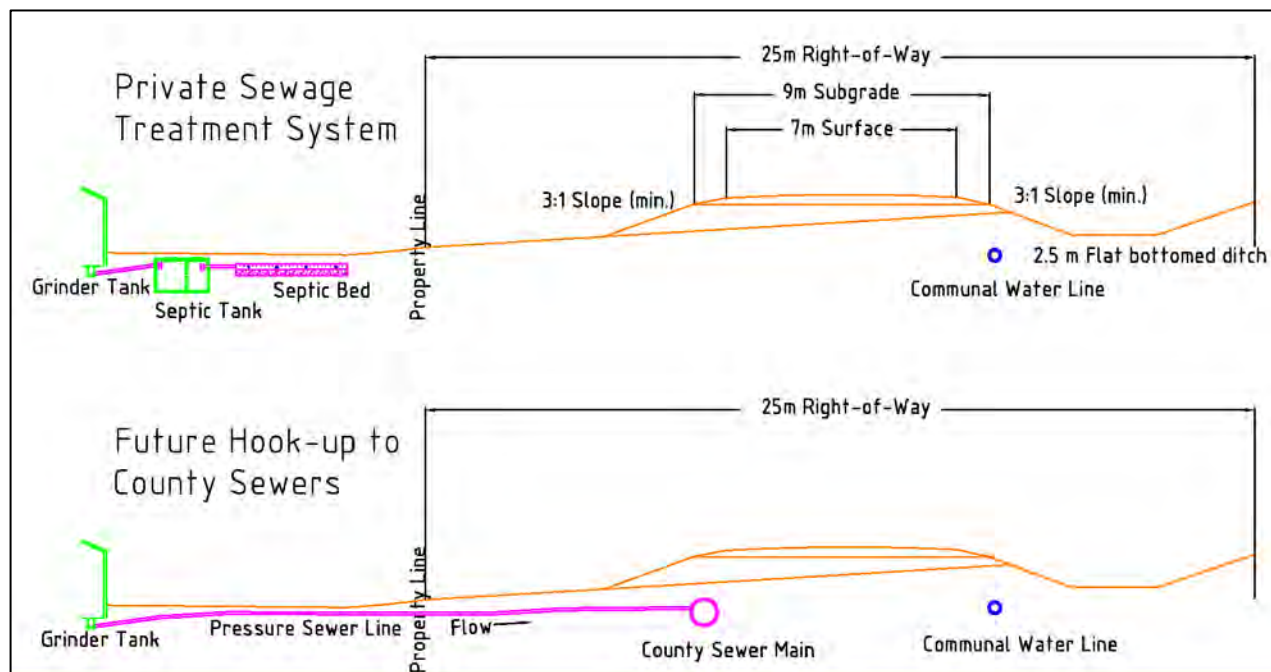
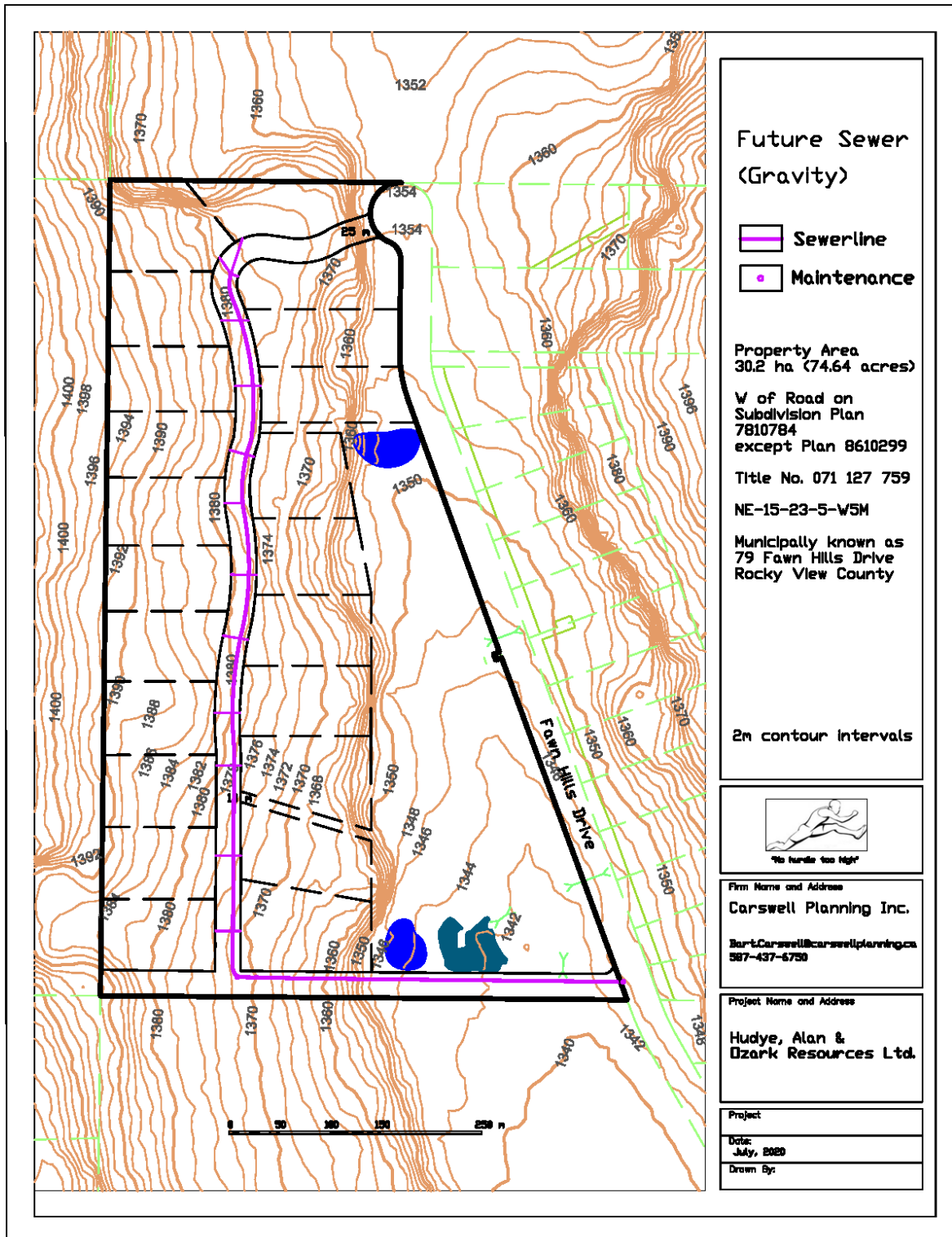


Figure 35: Future County Sewer Line, shows gravity feed from the north towards the point where the sewer would connect to the property in the southeast. The proposed location of the internal road generally follows a topographic contour. It could be graded to support future installation of sewer lines, should the County extend services in the future. Being a gravity system, both capital costs of installation and operating costs would be reduced.

Figure 35: Future County Sewer Line



Policy

- 5.13.1** Consideration will be given to private, individual, on-site wastewater servicing solutions for new lots. The County may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional or municipal utility systems, when those systems become available, as a condition of subdivision approval.
- 5.13.2** Sewage treatment shall be by individual septic tank and tile field for each lot proposed for residential development to meet Alberta Private Sewage Systems Standard of Practice and Rocky View County standards.
- 5.13.3** Consideration will be given to higher quality of wastewater treatment through individual tertiary treatment in order to reduce risks against contamination of raw water supplies and provide a higher level of environmental protection, as a condition of subdivision approval.

5.14 Shallow Utilities

Telecommunications, phone, cable, fiber optics (where available), electrical and natural gas services will be provided to the *Plan Area* at the subdivision stage, as per utility owner's guidelines and availability.

Policy

- 5.14.1** The development shall be serviced with private shallow utility systems such as electrical, natural gas, and telecommunications.
- 5.14.2** Locations for easements and line assignments for shallow utility extensions shall be determined at the subdivision endorsement stage.
- 5.14.3** Shallow utilities will be provided by the appropriate utility company providing service to the *Plan Area* at the sole expense of the Developer. The Developer of the lands will provide easements to any utility company requiring them to provide services to the *Plan Area*.

5.15 Solid Waste and Recycling

Limited solid waste and recycling services Greater Bragg Creek, as described early in this Conceptual Scheme under 4.1 Local Development Context.

Policy

- 5.15.1** A solid waste and recycling management plan in accordance with the current Solid Waste Master Plan should be provided for the *Plan Area* prior to endorsement of subdivision approval. Implementation of the solid waste and recycling management plan shall be the responsibility of the Developer and/or a homeowners' association, at the discretion of the Municipality.

5.16 WildFire Management

A number of *Fire Smart* recommendations have been put into the ASP. From west to east, the *Plan Area* includes a Deciduous (D-1) forest of low risk, a Boreal Spruce (C-2) forest of extreme risk and a field acting as a firebreak. The internal road proposed has two entrances for safe access serving fire and other emergency vehicles. The proposed road itself acts as a fire break. There would be access to a number of water sources: west of the property is a large pond in the adjacent quarter section, on the southern portion of the property a deep pond, another pond is proposed next to it to serve the southern lots, and another pond is proposed to serve the northern lots with cut trails to the internal road. The clearing of trees is limited to the building site and access due to the restrictive caveat on title protecting the woodlot.

Fire Smart recommends a defensible space around structures, removal of ground fuel and clearing of lower branches within 30 m, separation of flammable woodpiles for 10 m from structures, and a non-combustible surface cover for 2 m from structures. Figure 36: Example of Woodlands Pruned 30 m from Structures, shows what this looks like for forested areas.

Policy

- 5.16.1** Consideration will be given to maintaining a *Fire Smart* defensible space around structures, as a condition of subdivision approval.
- 5.16.2** Consideration will be given to having fire suppression water sources through surface ponds, underground fire suppression water tanks or alternate means with access to reach structures on the internal road, as a condition of subdivision approval.
- 5.16.3** Consideration will be given to fire resistant materials for roofing materials, siding, and sheathing under decks, as a condition of subdivision approval.
- 5.16.4** It is recommended that all forested areas located on MR lands are to be subjected to formal vegetation management using *Fire Smart* principles to ensure the County does not receive public lands that pose a threat to the general community due to high fuel loading.

Figure 36: Example of Woodlands Pruned 30 m from Structures



5.17 Protective and Emergency Services

As previously discussed, a number of fire stations are in the area: Elbow Valley Fire Station 101, Springbank Fire Station 102 and Redwood Meadows Emergency Services. Police services are provided by the R.C.M.P. enforcing the law through a detachment in Cochrane or RVC Peace Officers enforcing selected government acts and municipal bylaws. Medical emergencies are directed to the Cochrane Community Care Centre or facilities in the City of Calgary.

Policy

5.17.1 Crime prevention through environmental design principles shall be adopted. Adequate lighting, visibility and safety will be provided along streets and trails to create a sense of security and to ensure a safe pedestrian environment.

6.0 IMPLEMENTATION FRAMEWORK

6.1 The Conceptual Scheme Implementation Process

Adoption of this Conceptual Scheme will establish specific expectations that will guide the implementation of ***Fawn Hills of Bragg Creek***. The Conceptual Scheme policies must be considered prior to a land use amendment and/or subdivision approval. Consideration of this Conceptual Scheme by Council will occur following a statutory Public Hearing. RVC will consider adoption pursuant to the MGA. Subsequently, consideration of land use amendment, subdivision and development permit applications will follow.

6.2 Land Use Redesignation

Fawn Hills of Bragg Creek intends to work with the County to apply relevant land use districts for a land use redesignation application. A land use amendment is expected to be applied by Council in accordance with the RVC Land Use Bylaw at the time of redesignation.

6.3 Architectural Design Considerations

The developer will establish and implement specific Architectural and Design Guidelines to ensure all development and landscape design reflects a consistent style and theme.

Policy

6.3.1 In order to ensure aesthetically coordinated development, design guidelines and architectural controls, a document outlining Architecture and Design Guidelines for residential buildings will be submitted at the subdivision stage of the development approval process.

6.3.2 The establishment of Homeowner Associations, Community Associations, or similar organizations is encouraged in order to assume responsibility for common amenities and to enforce agreements such as registered architectural guidelines.

7.0 PUBLIC ENGAGEMENT

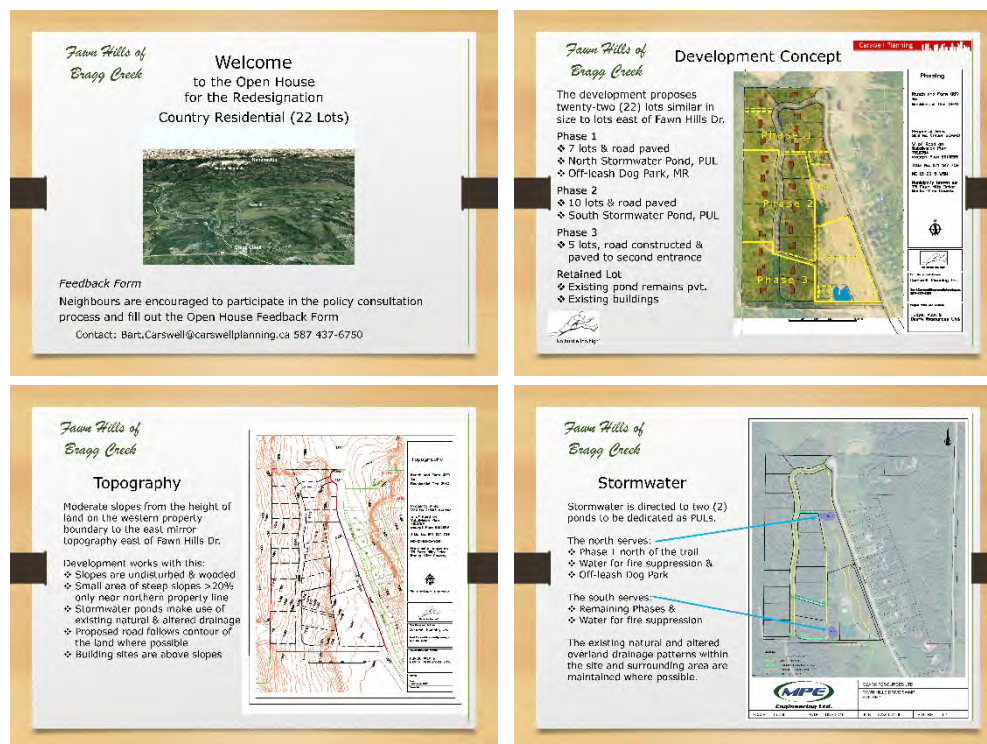
7.1 Open House

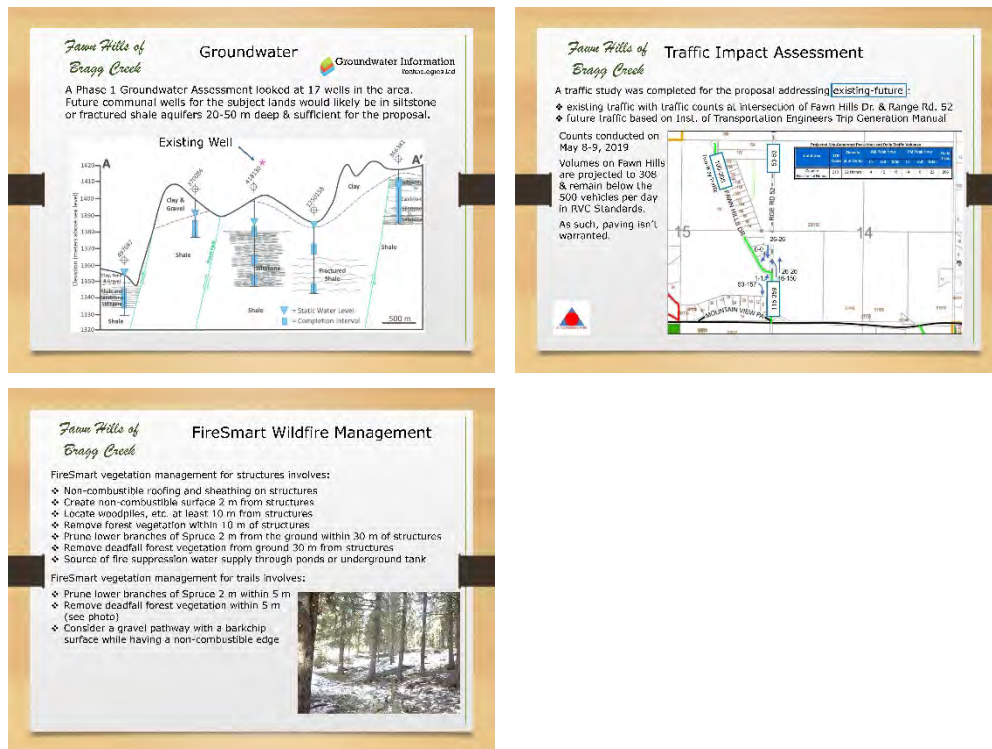
In order to ensure input from all directly and indirectly affected landowners within and adjacent to the CS are throughout the preparation of the CS, including a minimum of one (1) open house to gain feedback on the proposal. In addition, the CS seeks input from affected community stakeholders. Administration at RVC ensured proper circulation of notices.

An open house was held on the site to engage the neighbours regarding the proposed development. Notices supplied were mailed by RVC. The open house was at the site on June 27, 2019 from 6:00 – 8:00 pm and at least 35 neighbours attended. Numerous storyboards were on display and the planner, groundwater engineer, councillor, and owner were also present to engage in dialogue. Brief surveys were distributed to seek public input and provided with timely responses. Figure 37: Storyboards of Open House, is a representation of those storyboards which address key issues that were anticipated from the public.

Most comments supported the scheme as it fits within the definition of the Greater Bragg Creek Area. Some concerns were density, natural areas, noise, traffic, sewage and water, and emergency egress, and lack of support for an “off-lease dog park” on MR lands. Basically, the neighbours view towards the subject lands would remain the same and the meadowlands left natural.

Figure 37: Storyboards of Open House



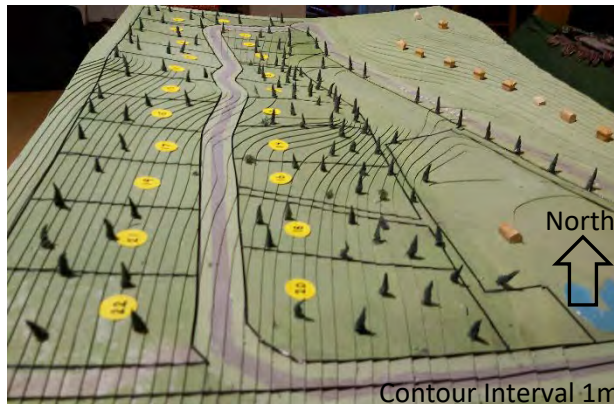


7.2 Model of the Proposed Development

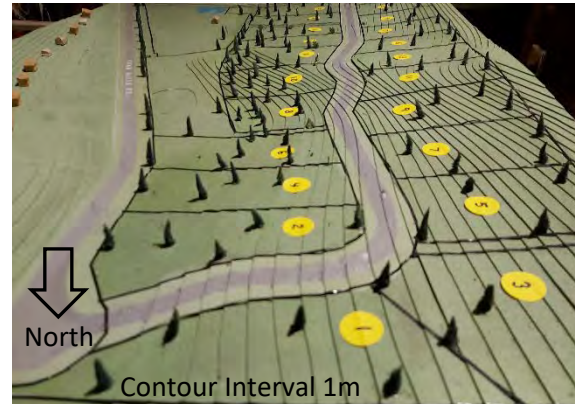
Figure 38: 3-D Model, Plan View and Oblique Views, show various perspectives of the potential building lots and open space system on a 3-D model. The model is scaled without vertical exaggeration to provide a visual of what the property looks like. Some grading of the interior road may occur to ensure for gravity flow for a future sewer line, in the event that the County extends services. Building is proposed to be in proximity to the road in order to preserve woodlands, avoid slopes and reduce costs of servicing hookups. Lands in proximity to Fawn Hills Drive will essentially remain in their current state. Slopes are somewhat mirrored on the other side of Fawn Hills Drive where existing development occurs for the same land use district that the proposal is seeking.

Figure 38: 3-D Model**Plan View (north to the right)****Oblique View (north to the right)**

Oblique View (looking north)



Oblique View (looking south)



8.0 CONCLUSION

The ASP is the guiding document for this proposal. The ASP Vision is to achieve a balance between the natural environment and the impacts of human settlement. If this were south Bragg Creek, 25 lots would be supported. Because it is west Bragg Creek, 19 lots would be supported. This implies that parcel count and density is more of a preference based on character. In looking at the character of the subject lands and the length of the internal road, 22 lots of about 2 acres each would be more appropriate. This would provide an optimal lot number of lots to cover costs of the paved internal road; communal water supply and treatment; off-site improvements; and future connectivity to County sewers in Bragg Creek.

About two-thirds of the land is wooded and development is towards the proposed internal road. This protects slopes, wooded lands and maintains views from existing development. This coincides with the ASP vision that two-thirds of properties remain wooded, where possible. The site also lends itself well to generally having two acre lots reducing the footprint on the environment and promoting compact form that also balances protection of the environment. Redesignation to Country Residential (R-CRD) would be compatible with the existing development.

Area Structure Plans are typically where growth is supported and west Bragg Creek has not seen significant development for the past few decades. **Fawn Hills of Bragg Creek** is a well-designed neighbourhood with careful planning considerations for the benefit of existing and future residents and businesses in Bragg Creek and should be supported.



Location & Context

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.

Division:1

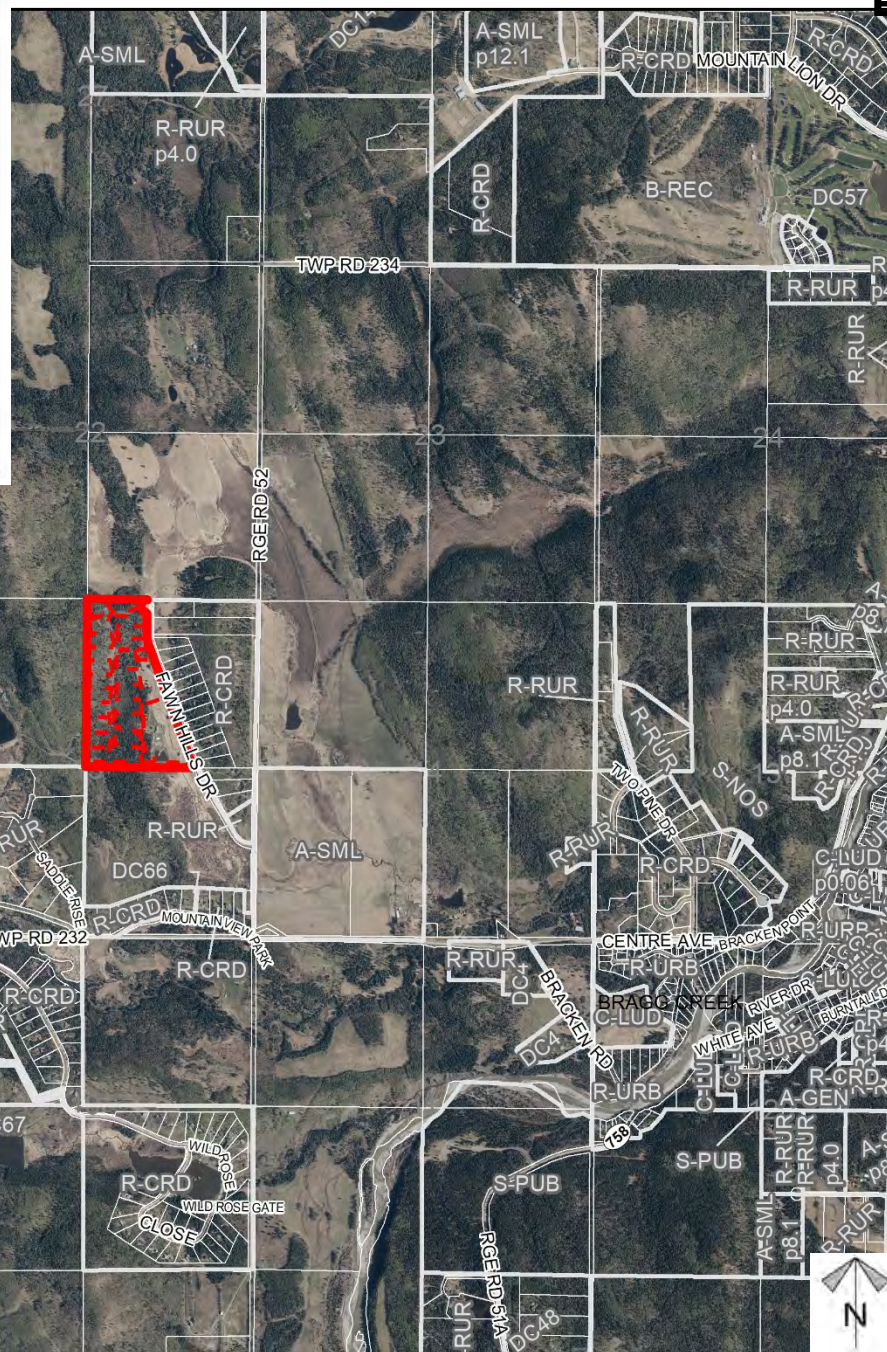
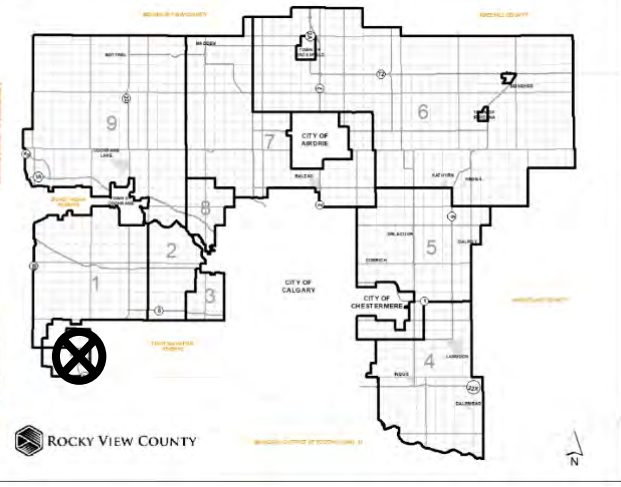
Roll: 03915024

File: PL20190103

Printed: Feb 5, 2021

Legal: A portion of NE-15-23-

Page 1 of 16 of 687





Development Proposal

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.

Division:1

Roll: 03915024

File: PL20190102

Printed: Feb 5, 2021

Legal: A portion of NE-15-23-

03915024 of 687





Environmental

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal

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

Division: 1

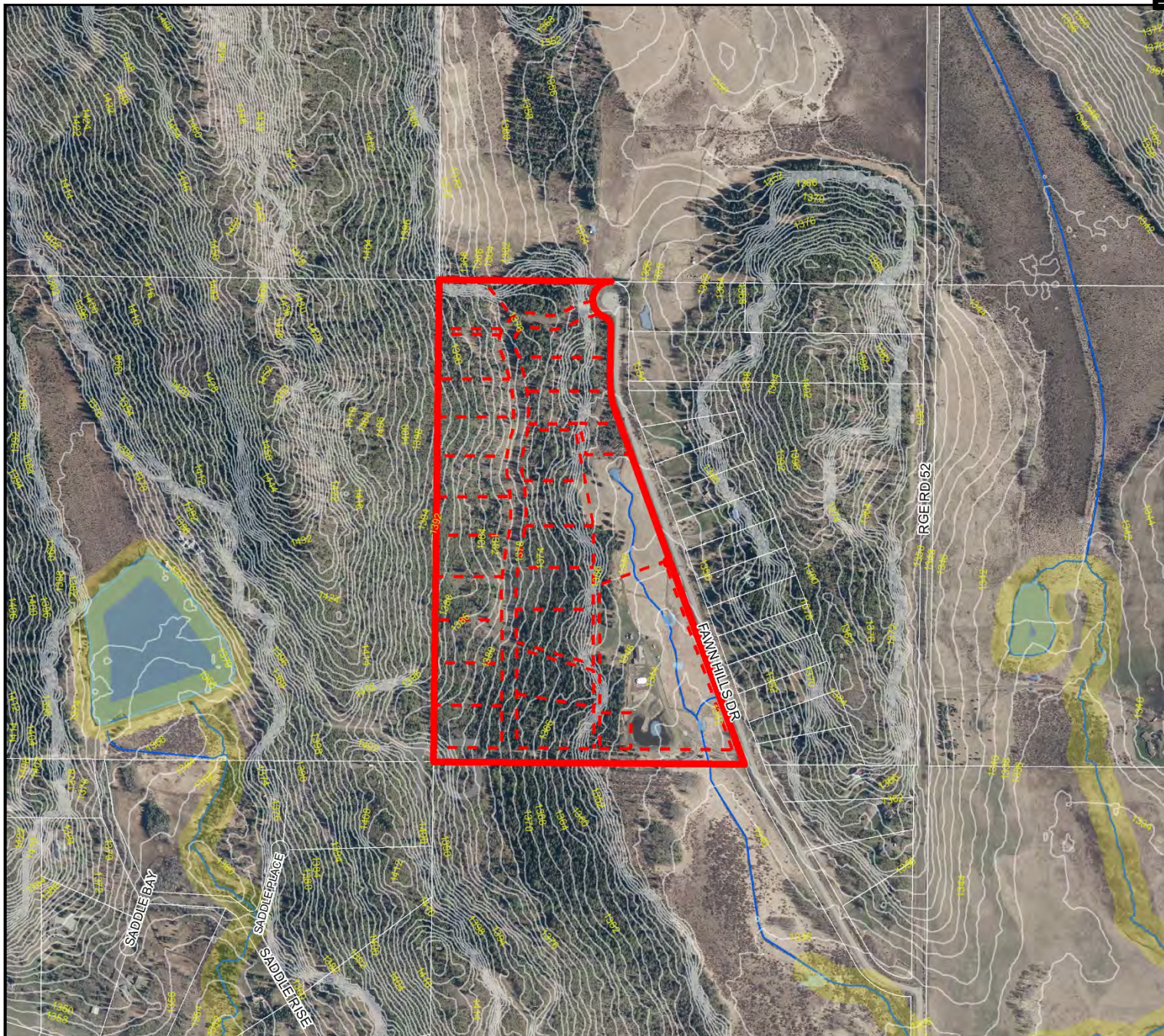
Roll: 03915024

File: PL20190102

Printed: Feb 5, 2021

Legal: A portion of NE-15-23-

03915024 of 687



Page 219 of 687

Phasing

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.

Division: 1
 Roll: 03915024
 File: PL20190102
 Printed: Feb 5, 2021
 Legal: A portion of NE-15-23-05-W05M
 Page 5 of 9

TSUUT'INA NATION RESERVE

Phase 1

Phase 2

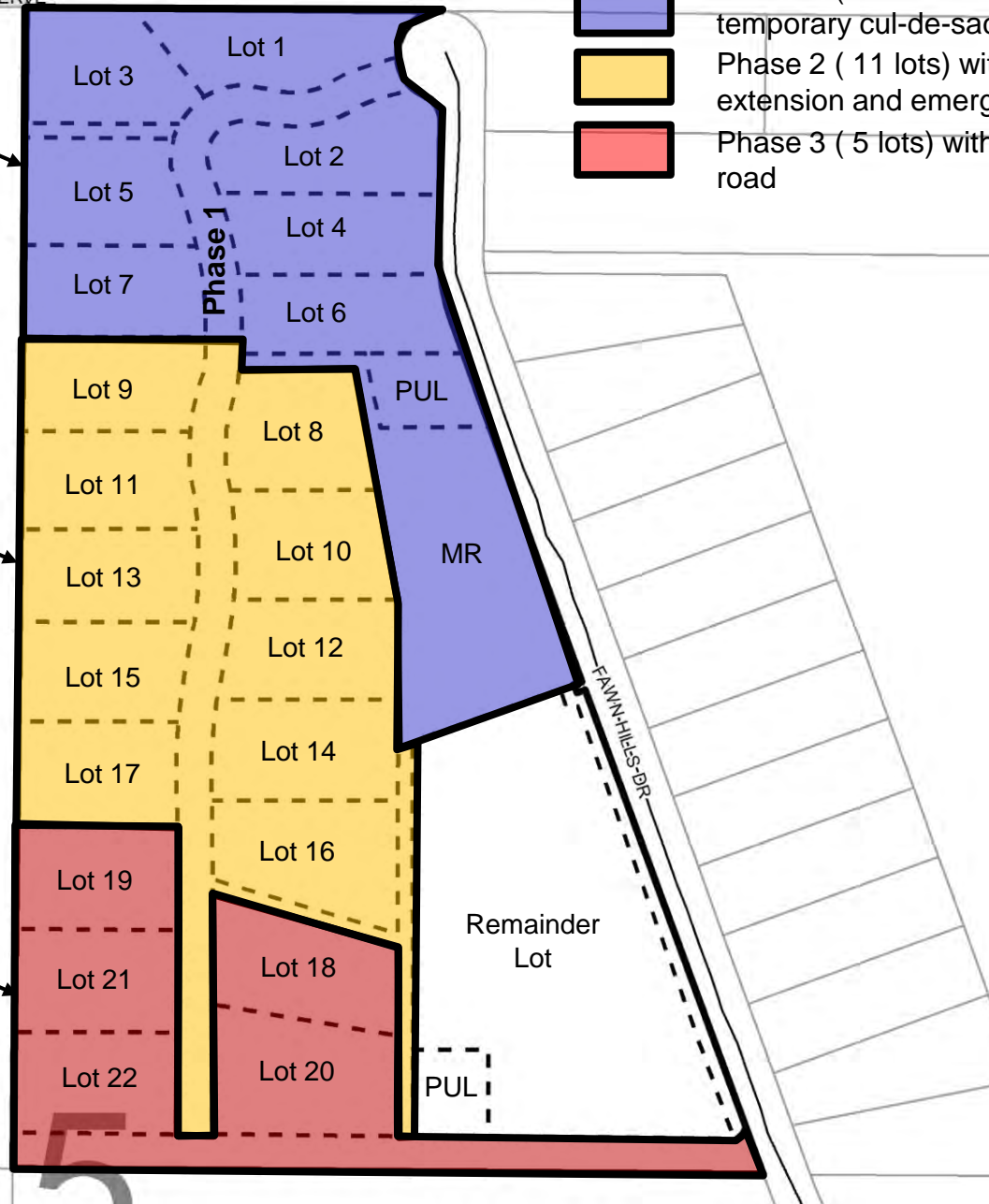
Phase 3



Phase 1 (7 lots + MR) with temporary cul-de-sac

Phase 2 (11 lots) with road extension and emergency access

Phase 3 (5 lots) with Internal road

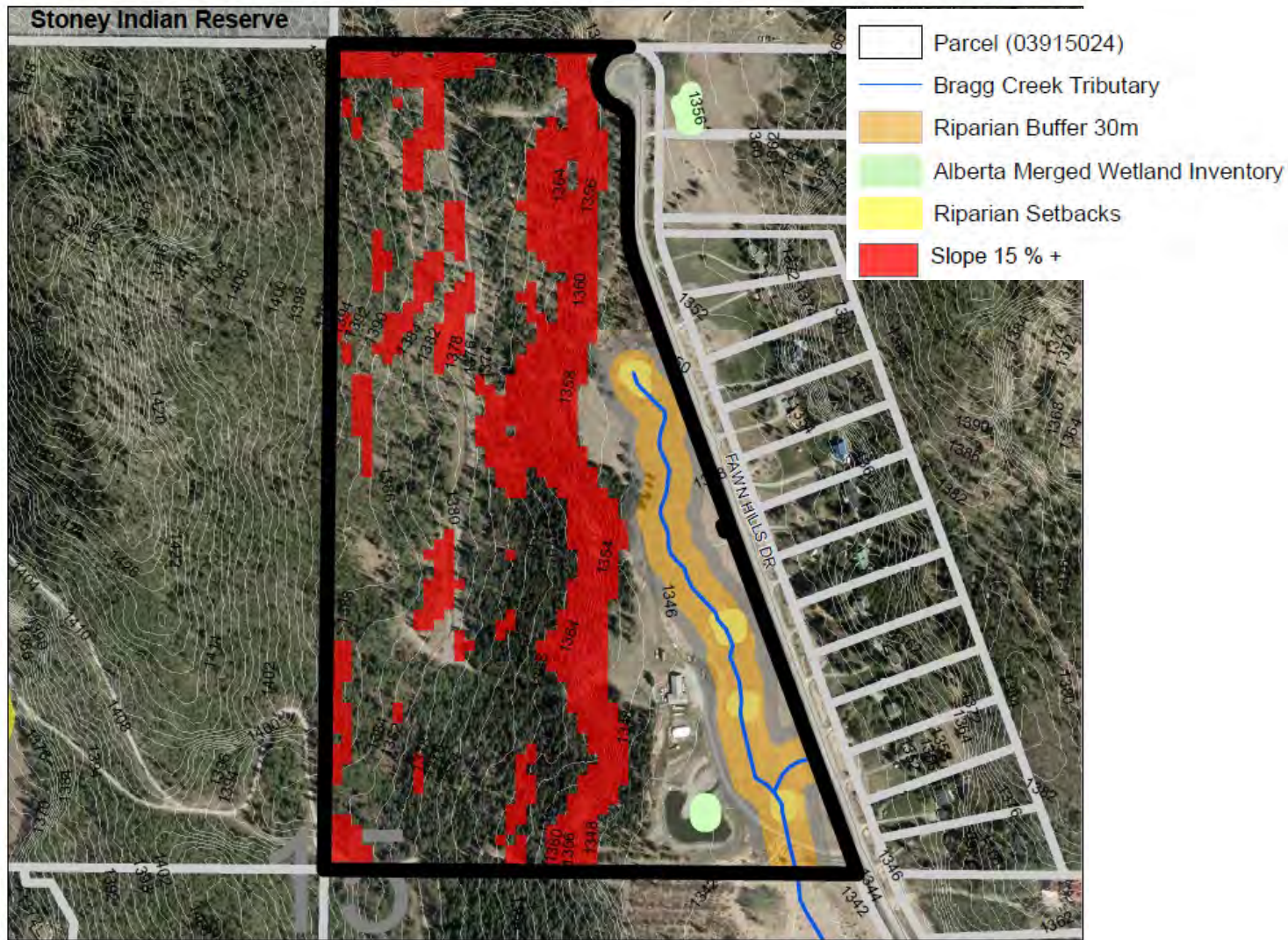




Development Constraints (+15% slopes) Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Subject land area:	76.64 ac	Maximum lots per ASP:	12 lots
Slope greater than 8%:	18.20 ac	Proposed lots:	22 lots
Wetland area:	0.35 ac		
Riparian area:	8.66 ac		
Gross Developable Area:	49.35 ac		

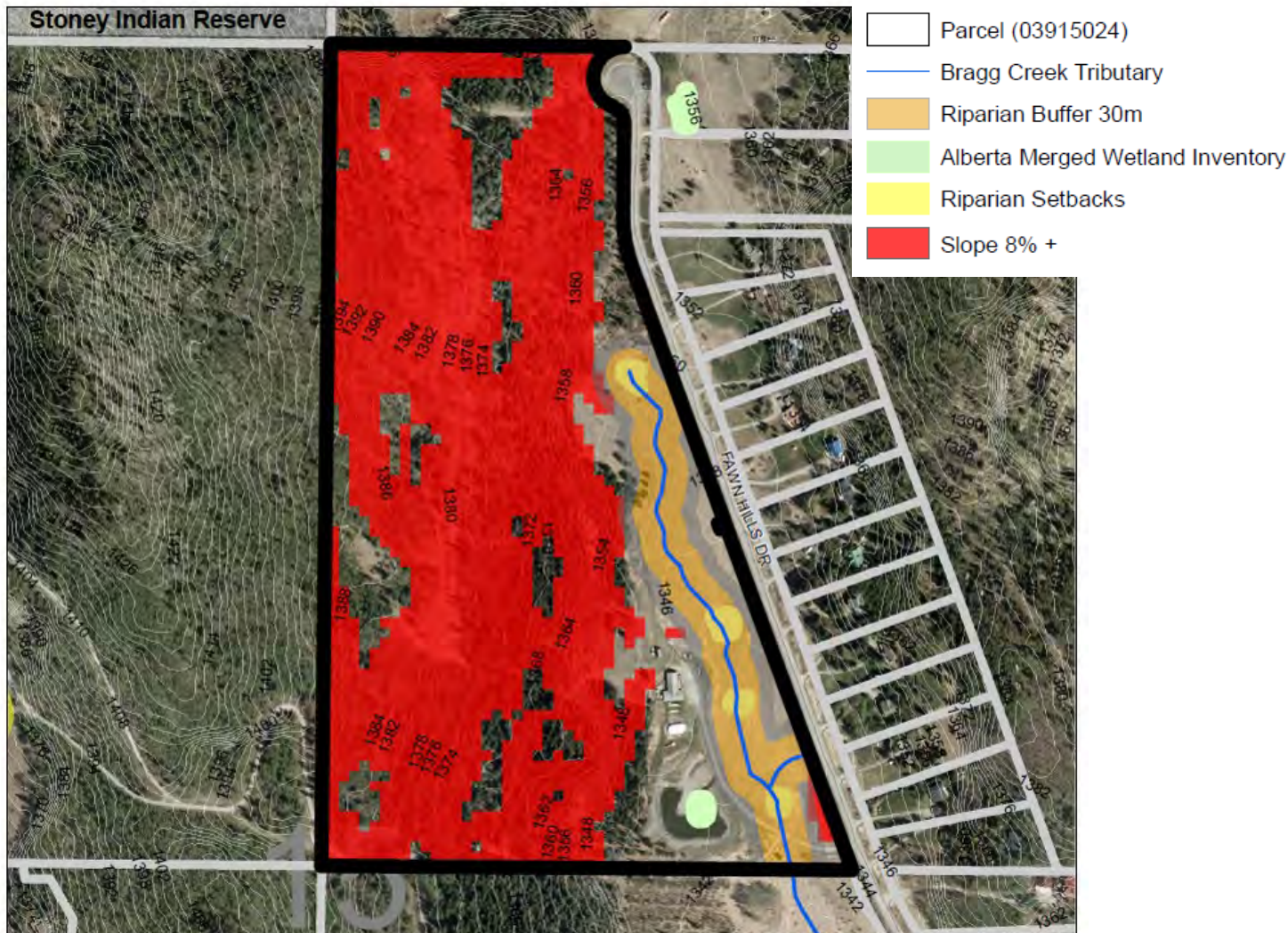


Development Constraints (+8% slopes)

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Subject land area: 76.64 ac
Slope greater than 8%: 46.53 ac
Wetland area: 0.35 ac
Riparian area: 8.66 ac
Gross Developable Area: 21.10 ac

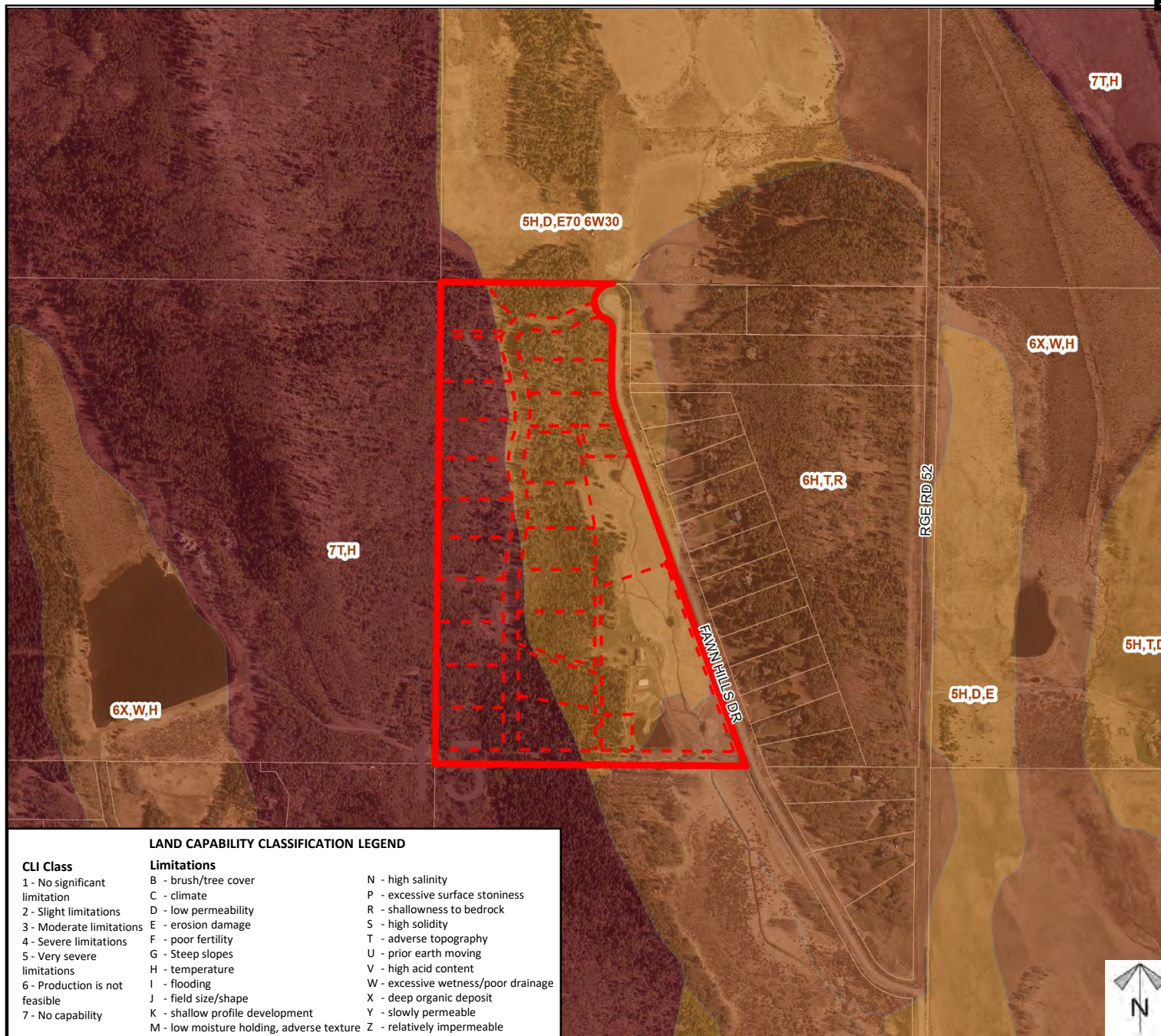
Maximum lots per ASP: 5 lots
Proposed lots: 22 lots

Soil Classifications

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.



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: 03915024

File: PL20190102

Printed: Feb 5, 2021

Legal: A portion of NE-15-23-

Page 8 of 223 of 687



Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.

Legend

Support



x 6 located outside of the map

Opposition



x 7 located outside of the map

Division:1

Roll: 03915024

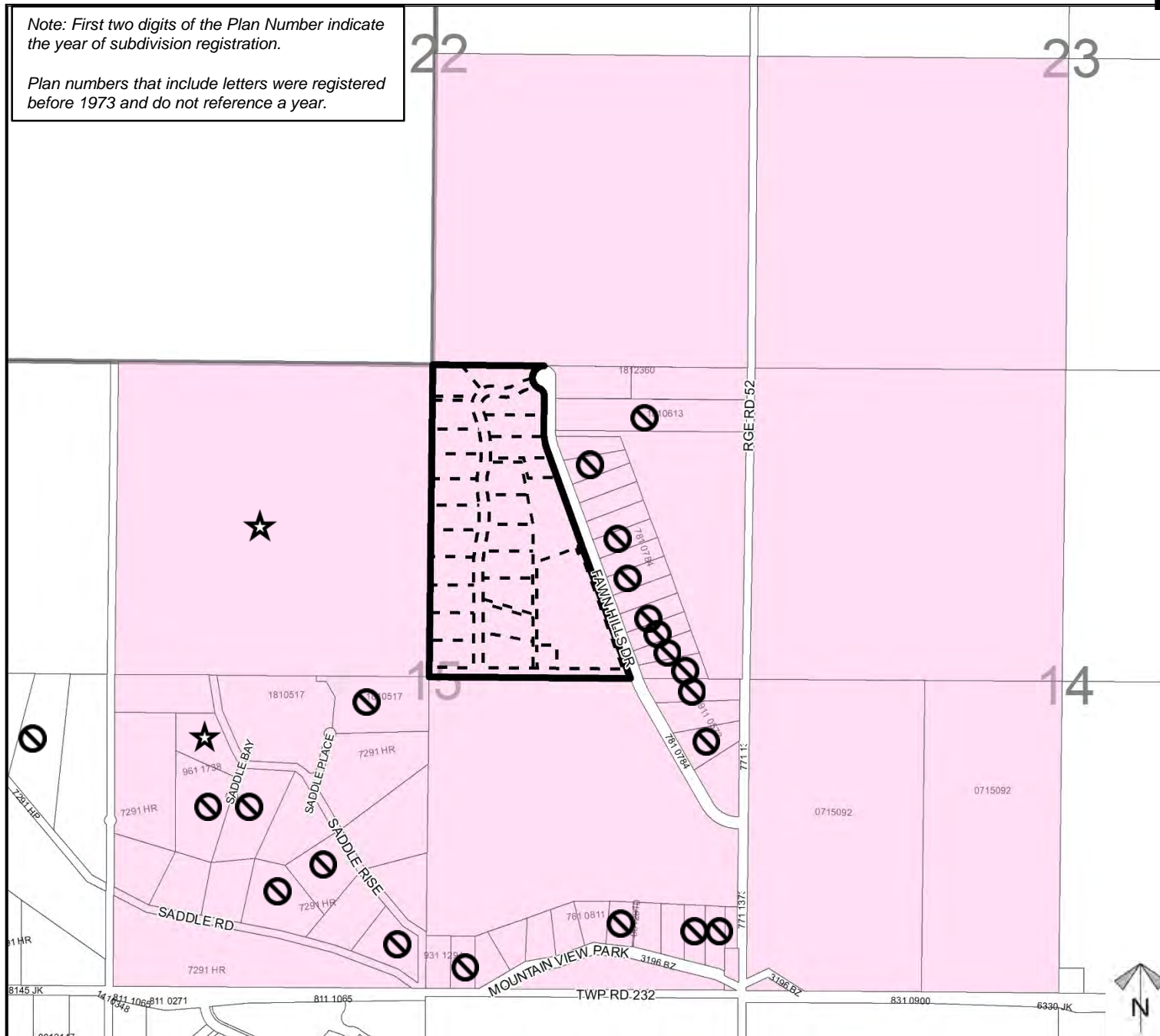
File: PL20190102

Printed: Feb 5, 2021

Legal: A portion of NE-15-23-

Page 224 of 687

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





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 23, 2021 **DIVISION:** 1
TIME: Afternoon Appointment
FILE: 03915024 **APPLICATION:** PL20190102
SUBJECT: Redesignation from Agricultural to Residential
 NOTE: This application should be considered in conjunction with application PL20190103 (agenda item E-5)

APPLICATION: To redesignate the subject land from Agricultural, General District to Residential, Country Residential District in order to facilitate a multi-lot residential subdivision.

GENERAL LOCATION: Located in the west Bragg Creek area, approximately 0.81 km (1/2 mile) north of Township Road 232 and in the west side of Fawn Hills Drive.

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

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-7955-2019 on December 10, 2019. The Bylaw has been amended to reflect the new Land Use Bylaw, C-8000-2020, adopted in September 2020. The application was reviewed against the relevant policies of the Greater Bragg Creek Area Structure Plan and was found to be inconsistent.

ADMINISTRATION RECOMMENDATION: Administration recommends refusal in accordance with Option #3.

OPTIONS

- Option # 1: Motion #1 THAT Bylaw C-7955-2019 be amended in accordance with Attachment D.
 Motion #2 THAT Bylaw C-7955-2019 be given second reading, as amended.
 Motion #3 THAT Bylaw C-7955-2019 be given third and final reading, as amended.
- Option # 2: THAT consideration of application C-7955-2019 be tabled *sine die* to allow the associated Fawn Hills Conceptual Scheme to be revised to align with the requirements of the Greater Bragg Creek Area Structure Plan policies.
- Option # 3: THAT application PL20190102 be refused.

Administration Resources

Oksana Newmen, Planning and Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****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:

- *Municipal Government Act*;
- Municipal Development Plan;
- Greater Bragg Creek Area Structure Plan;
- Land Use Bylaw; and
- County Servicing Standards.

TECHNICAL REPORTS SUBMITTED:

- A Brief on Transportation Impact of the Fawn Hills Redesignation to a Residential Development prepared by Addoz Engineering Inc. (May 20, 2019)
- Additional TIA Analysis prepared by Bunt & Associates (May 19, 2020)
- Phase 1 Groundwater Site Assessment prepared by Groundwater Information Technologies Ltd (February 12, 2019)
- Fawn Hills Slope Areas prepared by ISL Engineering and Land Services Ltd. (October 27, 2020)
- Historical Resources Act Approval from Alberta Culture, Multiculturalism and Status of Women (August 20, 2019)
- Slope Stability Letter prepared by Almor Testing Services Ltd. (July 17, 2020)
- Preliminary Shallow Subsurface Conditions letter prepared by Almor Testing Services Ltd. (April 18, 2001)



	<ul style="list-style-type: none"> Preliminary Stormwater Management Report prepared by MPE Engineering Ltd. (May 20, 2020)
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POLICY ANALYSIS:

Greater Bragg Creek Area Structure Plan

Residential Density

- The subject land is identified as a 'New Residential Area' in the Greater Bragg Creek Area Structure Plan (GBCASP). The GBCASP envisioned 'clustered' subdivision designs with smaller individual parcel sizes, which limits its resulting footprint on the landscape and maximizes open space (Section 7.4).
- According to Policy 7.4.4, parcel sizes within new residential areas in west Bragg Creek should not be less than 0.25 acres, and not greater than 2 acres, with an overall density of not greater than one lot per 4 acres of Gross Development Area.
- The applicant proposes redesignation to Residential, Country Residential District, with lot sizes ranging from 1.98 acres to 2.55 acres. Although the lot sizes are within the range allowed in the GBCASP, the proposed density is almost double that allowed based on the Gross Development Area calculation; see Attachment C for the calculation.
- The ASP requires that future subdivision be evaluated based on the land's ability to accommodate additional development so as to not negatively impact the natural environment. Support is given for protecting areas that represent constraints to development, either because they are unstable, or because they are environmentally sensitive. These areas include slopes in excess of 15%, water bodies and wetlands, and riparian buffers. Where these areas qualify as an environmental reserve under the *Municipal Government Act*, it is suggested that they be dedicated to the County (Policy 7.4.1).
- The subject land contains a tributary to Bragg Creek (intermittent stream) with pockets of wetland and a 30 m riparian setback parallel to Fawn Hills Drive. The subject land also consists of slopes in excess of 15% that are covered with mature trees. The GBCASP policies support the protection of these environmentally sensitive features.

In summary, the application is inconsistent with the Greater Bragg Creek Area Structure Plan policies for the following reasons:

- The proposed density is almost double that allowed in the ASP based on the Gross Development Area calculation. Administration notes that the adjacent residential parcels to the east are similarly sized; however as that development occurred in 1978, planning and standards have changed in the intervening period;
- The proposed Municipal Reserve should be revised to Environmental Reserve (ER) or Environmental Reserve Easement (ERE) due to the tributary to Bragg Creek and its associated riparian area;
- The proposed servicing method (private sewage treatment systems) is inconsistent with the ASP requirements (Communal water treatment and distribution system and municipally approved waste wastewater treatment systems). As the extension of municipal water and wastewater servicing is not feasible, the applicant should consider alternate methods of water



ROCKY VIEW COUNTY

servicing such as the extension/modernization of the existing system along Fawn Hills Drive or construction of a new communal system;

- The existing surface condition of Fawn Hills Drive and Range Road 52 (chip-sealed roadway) are not conducive to accepting additional traffic loads unless upgraded to a pavement standard which may not be feasible as part of this application; and
- The lack of secondary access onto Range Road 52 as required by both the ASP and the County Servicing Standards.

Land Use Bylaw

The proposed parcels are consistent with the proposed land use designations.

ADDITIONAL CONSIDERATIONS:

All other technical matters required at this stage of the application process are satisfactory, with the exception of:

- The Slope Stability Assessment
 - The provided letter was not a full assessment, as it did not provide setbacks nor supporting data to demonstrate the findings that the lands may be suitable for development.
- The One Acre Developable Area Assessment
 - The submitted technical information has not provided data supporting the suggestion that one acre of developable area can be achieved on each parcel. Review using slopes and data assessment is required.
- A Traffic Impact Assessment.
 - The report indicates that the existing chip sealed surface may be able to withstand heavy construction traffic and future use; however, as it is subpar to servicing standards, upgrades to both Fawn Hills Drive and Range Road 52 would be required.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

ON/lt

ATTACHMENTS

ATTACHMENT ‘A’: Application Information
 ATTACHMENT ‘B’: Application Referrals
 ATTACHMENT ‘C’: Gross Developable Area Calculation
 ATTACHMENT ‘D’: Bylaw C-7955-2019 and Schedule A
 ATTACHMENT ‘E’: Map Set
 ATTACHMENT ‘F’: Public Submissions



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Carswell Planning (Bart Carswell)	OWNERS: Allan Hudye and Ozark Resources Limited.
DATE APPLICATION RECEIVED: September 12, 2019	DATE DEEMED COMPLETE: N/A
GROSS AREA: ± 30.21 hectares (± 74.64 acres)	LEGAL DESCRIPTION: Portion of NE-15-23-05-W05M
SOILS (C.L.I. from A.R.C.): <p>Class 5,H,D,E70,6W30,N – Very severe limitation due to temperature limiting factor, low permeability, erosion damage, excessive wetness/poor drainage, and high salinity.</p> <p>Class 6,H,T,R – Production is not feasible due to temperature limiting factor, adverse topography, and shallow bedrock.</p> <p>Class 7,T,H – No capability due to adverse topography, and temperature limiting factor.</p>	
HISTORY: <p>May 28, 2002 Application to redesignate the subject lands from Ranch and Farm District to Residential One District and Agricultural Holdings District to facilitate the creation of sixteen 1-3 acre residential lots with a ± 20 acre remainder and an environmental reserve easement was refused.</p> <p>June 28, 1978 Subdivision Plan 7810784 was registered at Land Titles creating the subject land and the adjacent multi-lots subdivision east of Fawn Hills Drive. Concurrent registration of restrictive covenant regards to tree removal and building construction restrictions. Reserves were provided via cash-in-lieu for Lots 1 to 13 east of Fawn Hills Drive</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 71 adjacent landowners. Fifty-four (54) individual responses in opposition were received from thirty (30) parcels, together with one letter of concern from the Fawn Hills (North) Water Association, and nine responses in support. Note that due to recirculation and public hearing notice, some respondents submitted more than one response, and more than one individual per parcel may have submitted comments. The responses have been 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.</p>	



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	<p>(From original circulation)</p> <p>CCSD does note that the Greater Bragg Creek ASP does indicate a potential population of 7,000. Such a population triggers the need for a school site for the District. Therefore, the CCSD looks forward to further discussions with the municipality on how best to support the educational needs of these citizens, as well as public open space planning, through municipal reserve (MR) dedication for the Greater Bragg Creek area. Further, please note that Calgary Catholic School District (CCSD) has no objections specific to the re-designation application or the conceptual scheme (PL20190102/20190103).</p>
<i>Province of Alberta</i>	
Alberta Health Services	<p>(From original circulation)</p> <p>AHS-EPH would like to remind the Applicant, however, if individual water wells are proposed for the development, that any water wells on the subject lands should be completely contained within the proposed property boundaries. Any drinking water sources must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline (AR 243/2003), which states:</p> <p>A person shall not locate a water well that supplies water that is intended or used for human consumption within</p> <ol style="list-style-type: none"> 10 metres of any watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system, 15 metres of a weeping tile field, an evaporative treatment mound or an outdoor toilet facility with a pit, 30 metres of a leaching cesspool, 50 metres of sewage effluent on the ground surface, 100 metres of a sewage lagoon, or 450 metres of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96).
<i>Internal Departments</i>	
Recreation, Parks and Community Support	<p>PL2019102- Redesignation</p> <ul style="list-style-type: none"> The Parks office of the Recreation, Parks and Community Support department has no concerns with this land use redesignation application.



AGENCY	COMMENTS
	<p>PL20190103- Conceptual Scheme (Recirculated)</p> <p>General comments: Municipal Reserve</p> <ul style="list-style-type: none"> • Municipal Reserve dedication and use is to be in compliance with the MGA. • The taking of cash in lieu of reserve dedication is acceptable as per the MGA and may be considered where there is no tangible need to take land for true public recreational and/or park purposes. • Identification of a large proposed MR complex is recognized; however, the applicant/developer is asked to demonstrate the tangible recreational and park use of these lands and why the County should entertain taking these as MR, considering: <ul style="list-style-type: none"> ○ Two acre county residential lots are essentially parks and serve a passive recreational use by/for residents. ○ A large MR is publically accessible; however, there is no provision for parking for the greater public to use the lands. ○ The County is not in a practice of taking land if there is no commitment to develop or provide amenities for the public. ○ The County has a surplus of similar lands in the local area that are vacant, with no programming or onsite improvements. This land inventory pose a liability in terms of operational expense while serving no true park or recreational value, as intended by the MGA. • Generally, as presented- the lands identified as MR or open space in this plan appear to be dedicated to meet legislative requirements and do not create a true park or recreational amenity. Further, the proposed trail connectivity within the proposed MR lacks detail and confirmation for feasibility to create a safe place for the public to walk and enjoy the land and environment. • Alternately, as an alternative to MR dedication- the titling of the proposed MRs as indicated in the plan area as privately held, open space lots complete with the necessary caveats (utility ROW, easements, registration of Environmental Reserve Easements- ERE, etc...) is encouraged. <p>Section 2.3 "Greater Bragg Creek Area Structure Plan- Utilities", page 8:</p> <p>As indicated : "As per policy 6.1.5, Utilities, locations include common rights-of-way (r-o-w); in road r-o-w where there is sufficient width; and in open space lands, such as the trail connections shown as Municipal Reserve (MR) on the proposal."</p> <ul style="list-style-type: none"> • This statement is confusing as "trail connections" implies the built structure, and not the land within it is located. Indeed,



AGENCY	COMMENTS
	<p>location of public utilities are permissible within MR lands, when located within a registered right of way and preferably along a boundary edge so as not to interfere with the intended or proposed use of the lands for park or recreation purposes. It is recommended the applicant revise the document reflective of the County's vernacular/lexicon.</p> <ul style="list-style-type: none"> • Overland drainage easements may be considered where adequate site conditions permit conveyance that will not cause a detriment to the lands and any improvements located there within and its intended use for public recreational, park use. • All encumbrances affecting Municipal Reserve are to be subject to County approval and require registration on the land title. • The County Servicing Standards shall be referenced when proposing all storm water conveyance solutions. <p>Section 2.3 "Greater Bragg Creek Area Structure Plan- ASP Direction for CS", Page 11:</p> <ul style="list-style-type: none"> • Please note, the applicant is reminded that Local Recreation Boards no longer exist within the County. <p>Section 4.7 Existing Groundwater Supply- Stormwater", Page 19:</p> <p>It is acknowledged the applicant has indicated: "Development in ASP has adopted an "ecological" approach to stormwater management by implementing engineering practices that preserve and maintain the land's natural capacity to accommodate surface drainage."</p> <p>Figure 13</p> <ul style="list-style-type: none"> • It is unclear whether the intention is to consider all MR indicated as a single titled parcel of land. • It is typical practice that parcels intended to be MR that are not contiguous are titled as individual parcels and captured in the inventory as such. • Recommend applicant revised plan. <p>Section 5.5 Municipal Reserves</p> <ul style="list-style-type: none"> • Please note, local recreation boards and regional recreation boards are no longer in effect within Rocky View County. <p>Section 5.7 Slope Considerations</p> <ul style="list-style-type: none"> • Slope indicated in Figure 18 indicate areas of proposed MR are subject to slopes in excess of >15%. • Recognizing the Figure 18 data- the applicant is requested to indicate how the construction of trails juxtaposed with storm water swales will be undertaken within the 10 metre wide proposed MR access points to the proposed roadway are to occur.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> As per Figure 29, the locations are otherwise described as Junction J14 to J23 and J18-J22 <p>Section 5.10 Transportation- Trails</p> <ul style="list-style-type: none"> Please note- to ensure encroachment does not occur from private lots into the indicated 10 metre wide linear MR access points and SE road/private property alignment- fencing will be required to be installed on adjacent property. Linear proposed MR frontage along the SE corner offers little by way of recreational or park value unless developed with a local pathway to provide connectivity to the Great Trail located to the south. It is there recommended in the event MR is dedicated, a trail is constructed to formalize connectivity and reduce the infrastructure required to connect with the Great Trail. <p>Figure 26: Trails and Open Space</p> <ul style="list-style-type: none"> It appears there are no trails presented in the figure. As defined in the referenced RVC Parks and Pathways- Planning, Development and Operational Guidelines; a trail is defined as : "Means any recognized non-paved route which is surfaced with natural or aggregate materials". The applicant is requested to update this and other relevant figures indicating proposed trail alignments located within the plan area. <p>Policy 5.10.1</p> <p>As indicated previously:</p> <ul style="list-style-type: none"> It appears there are no trails presented in the figure. As defined in the referenced RVC Parks and Pathways- Planning, Development and Operational Guidelines; a trail is defined as : "Means any recognized non-paved route which is surfaced with natural or aggregate materials". The applicant is requested to update this and other relevant figures indicating proposed trail alignments located within the plan area. <p>Policy 5.10.2</p> <ul style="list-style-type: none"> Provision for connectivity will be taken into consideration by the County pending further study and resource priorities. <p>Policy 5.10.3</p> <ul style="list-style-type: none"> Please note- all pathway or trail construction within County lands shall be in accordance with the Servicing Standards. If subdivision occurs, the proponent is expected to provide typical park amenities in accordance to the terms of an applicable Development Agreement.



AGENCY	COMMENTS
	<p>Policy 5.10.4</p> <ul style="list-style-type: none"> The maintenance of pathways and trails in addition to landscape maintenance of dedicated MR lands shall be in accordance to the appropriate Maintenance Service Level as described in the RVC Parks and Pathways- Planning, Development and Operational Guidelines. The developer shall be responsible for all maintenance and operation of all MR improvements (including pathway or trail infrastructure) until issuance of FAC. At that time either an occupant (HOA via a license of occupation) or the County shall be responsible for ongoing maintenance and operations of the MR lands and any improvements located there within. The applicant is requested to indicate whether a HOA will be established. This notion is implied in Policy 6.3.2; however, isn't formally declared. In the event a HOA is created due to location, anticipated small user base and a generally isolated context- the County requests that upon issuance of FAC; the HOA be directed to assume maintenance and operational responsibility of all MR's and improvements located there within (including trails) via a License of Occupation with the County. <p>Figure 28</p> <ul style="list-style-type: none"> It appears the north western most proposed MR/open space parcel has been omitted from the layout. The applicant is advised to update this map accordingly. <p>Figure 29</p> <ul style="list-style-type: none"> Based on the swale cross sections presented, it would appear the width of the storm water system is +/- 5.0 metres. Given the width of the proposed MR is +/- 10 metres, and assuming the swale alignment follows along the edge of the property line; that leaves only +/- 4 metres to accommodate a 2.0 metre wide trail, its set-backs and meanders/switchbacks to accommodate a grade below 10%. The applicant is asked to demonstrate how this can be practically achieved. So as not to encumber MR lands, overland storm water solutions should be considered for location on private lots. Natural drainage path- as per description of Environmental Reserve in the MGA- Section 664(1)(a); preservation of these features can be assumed to be of environmental importance and therefore should be dedicated as ER and not MR. Whereas the intention to located storm water infrastructure within lands deemed as MR; the infrastructure and applicable setbacks should be designated as PUL and not MR. Alternately, if the infrastructure is of a small footprint, then the utility



AGENCY	COMMENTS
	<p>structure is required to be secured through an easement or right of way to ensure the improvement is captured and recognized to be associated with the MR title.</p> <ul style="list-style-type: none"> • All right of way or easement agreements affecting County lands shall use a County supplied document to ensure consistency and accuracy when registering with Alberta Land Titles. • The lot boundary for the north PUL appears to be different than that of previous maps in the document. • Recommend applicant review and revise all maps/figures accordingly to ensure consistency. <p>Section 5.16 Wildfire Management</p> <ul style="list-style-type: none"> • In the event MR is dedicated; it is recommend that all forested areas located on Municipal Reserve lands are to be subjected to formal vegetation management using Fire Smart principles to ensure the County does not receive public lands that pose a threat to the general community due to high fuel loading. <p>Policy 5.17.1</p> <ul style="list-style-type: none"> • Acknowledgement of application of CPTED principles to pathways. • Recommend applicant revise statement to read "trails" instead of "pathways" as there are no pathways proposed within the plan area. <p>Section 7.1 Open House</p> <ul style="list-style-type: none"> • Upon review, it would appear the area locals have concern with the proposed dedication and intended use of the MR parcels. <p>Figure 36 & 37</p> <ul style="list-style-type: none"> • Although the "3D model" is appreciated, the lack of contour interval data describing the line work does not accurately present the landscape. • Advise diagrams be updated with a legend indicating the contour intervals used to generate the visual.
GIS Services	Documentation provided regarding internal road naming
Fire Services & Emergency Management	<p>(First Circulation)</p> <ol style="list-style-type: none"> 1. The Fire Service recommends that the builder consider Fire Smart practices in the design and construction of the dwellings. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code.



AGENCY	COMMENTS
Planning and Development Services - Engineering	<ol style="list-style-type: none"> 3. Please ensure that access routes are compliant to the designs specified in the National Building Code and the Rocky View County Servicing Standards. From the drawings, it appears that there is only one road in and out. Please propose an alternative access route. 4. Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the National Building Code & NFPA 1141.
	(Second Circulation)
	<ol style="list-style-type: none"> 1. Recommend that the builder consider Fire Smart practices in the design and construction of the dwellings. 2. There will need to be a secondary access road any time the number of homes is greater than 10 dwellings.
	There are no further comments at this time.
	General
	<ul style="list-style-type: none"> • The application will need to be circulated to Tsu T'ina for review and comment since the proposed development is located diagonally adjacent to the reserve lands.
	Geotechnical:
	<ul style="list-style-type: none"> • As part of recirculation, the applicant/owner provided a letter conducted by Almor Testing Services Ltd. dated July 17, 2020 that verified that there are slopes that are greater than 15% on the subject land. The map attached to the letter also indicated that there are slopes greater than 30% on the subject land. The letter provided a preliminary assessment that determined that the lands may be suitable for the development. A more detailed analysis of the slopes that provides setbacks and demonstrates the findings of the letter will be required at future subdivision stage.
	Transportation:
	<ul style="list-style-type: none"> • As part of recirculation, the applicant/owner provided a TIA Update Memo conducted by Bunt and Associates dated May 19, 2020 to supplement the trip generation memo conducted by Adoz Engineering Inc. dated May 20, 2019. The report recommended improvements at the intersection, including changing Mountain View Park to stop control; changing RR 52 to stop controlled, locating sign at Twp 232; adding pedestrian crossing with sign across RR52 at end of multi-use path; and marking the edge of the driving lanes, stop bar, pedestrian crossing and centre lines with painted lines, and providing concrete barriers to protect signs and demarcate the roadway.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ Although the TIA indicated that the current chip-seal road structure of Fawn Hills Drive and Range Road 52 may be able to withstand the traffic generated by the site, there is concern that the chip-seal structure is subpar to the County Servicing Standards and may require more frequent maintenance. Therefore it is recommended that Fawn Hills Drive and a portion of Range Road 52 be upgraded to be in accordance with the County Servicing Standards as a condition of future subdivision. • <u>As a condition of future subdivision</u>, the applicant/owner will be required to pay the Transportation Offsite Levy as per the applicable TOL bylaw at time of subdivision approval over the proposed subdivision area. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As part of recirculation, the applicant/owner submitted a Preliminary Shallow Subsurface Conditions letter conducted by Almor Testing Services Ltd. dated April 18, 2001 that outlined the results of percolation testing. This does not provide the information required as part of a Level 4 PSTS Assessment, which is required to determine the site suitability for PSTS systems. <ul style="list-style-type: none"> ○ <u>At time of future subdivision</u>, the applicant owner will be required to submit a Level 4 PSTS Assessment should the proposed development be serviced using PSTS. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • The applicant/owner is proposing to service the proposed development via ground water wells. However, from a utility perspective, consideration should be given to extending the County water system to service this development. If expansion of the County system is not feasible at this time, the developer should consider alternate methods of servicing such as the extension/modernization of the existing system along Fawn Hills Drive or construction of a new communal system. Further technical documents that explain and demonstrate the feasibility of alternate systems will be required • The applicant/owner provided a Phase I Groundwater Site Assessment conducted by Groundwater Information Technologies Ltd. dated February 12, 2019 that indicated that the aquifer is likely capable of supplying the necessary amount of groundwater water to most lots within the proposed development.



AGENCY	COMMENTS
	<p>Storm Water Management:</p> <ul style="list-style-type: none"> As part of the recirculation package, the applicant/owner submitted a preliminary Stormwater Management Report conducted by MPE Engineering Ltd. dated May 20, 2020. The report demonstrated that the proposed stormwater infrastructure for the proposed development will meet the release rate and water quality targets in accordance with the Bragg Creek Master Drainage Plan and the County Servicing Standards. Engineering has no further concerns with the proposed stormwater strategy at this time. As a condition of future subdivision, the applicant/owner will be required to obtain AEP approvals and licensing for the proposed storm water management infrastructure including Water Act approvals and APEA registration of the facilities and discharge. Please note that there are long lead times for obtaining AEP approvals. It is the applicant's responsibility to ensure that the AEP approvals and registrations are obtained by the time of subdivision endorsement. <p>Environmental:</p> <ul style="list-style-type: none"> It appears that there may be some wetlands on the subject land that may be directly impacted by the proposed development. <u>As a condition of future subdivision</u>, the applicant/owner will be required to submit a Biophysical Impact Assessment (BIA) conducted by a qualified professional that assesses the existing wetland and the impacts the proposed development will have on the wetland. The BIA shall also provide recommendations on mitigation and compensation measures to address the impacts to the wetland. <u>As a condition of future subdivision</u>, the applicant/owner will be required to obtain a Water Act approval from AEP for impacts to the wetlands. Please note that there are long lead times for obtaining AEP approvals. It is the applicant's responsibility to ensure that the AEP approvals and registrations are obtained by the time of subdivision endorsement.
Transportation Services	<p>No concerns at this stage of the planning with respect to the future subdivision road approaches.</p> <ul style="list-style-type: none"> We are in general agreement with the findings of the TIA We are concerned that the structural capacity of the Rge Rd 52 and Fawn Hills Drive chip seal will not support the development of the subdivision. These are weak pavements that will likely not support the heavy vehicles required to haul materials and equipment required to develop the subdivision.



AGENCY	COMMENTS
	<p>We would consider the Rge Rd 52 and Fawn Hills Drive chip seal to be at risk for the same or greater intensity of damage.</p> <ul style="list-style-type: none"> Our recommendation is that the developer be required to upgrade Rge Rd 52 and Fawn Hills Drive to a paved Regional Transitional and County Collector standard respectively. We believe that a Road Use Agreement would not be appropriate in this case to cover damages as the entire length of road may become compromised during construction. We generally agree with the recommendations for the Mountain View Park and Rge Rd 52 intersection. Consideration should be given to establishing the changes permanently by removing the asphalt and re-grading the west side of the intersection instead of placing F shaped barriers.
Utility Services	<p>Consideration should be given to upgrading and connecting to the adjacent Fawn Hills Water system for a water supply to the proposed development to avoid the inefficient servicing of the area through multiple systems. If a communal water system is approved for the proposed development, it should be established in accordance with County Policy 415, including a turn over strategy for water infrastructure and licencing.</p>
Agriculture & Environment Services	<p>Because this parcel falls within the Greater Bragg Creek Area Structure Plan, Agricultural Services has no concerns.</p> <p>The applicant will need to ensure compliance with the Alberta Weed Control Act and be personally prepared, or have a contractor available, for invasive species control.</p>

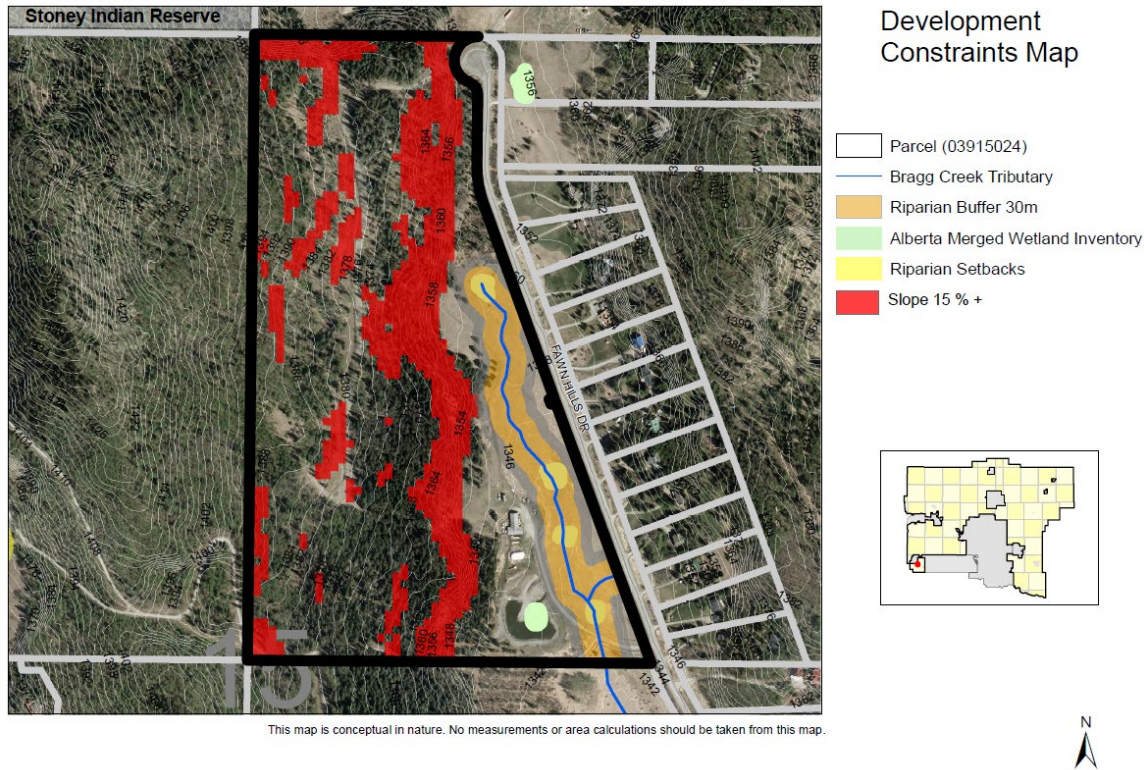
Circulation Period: September 17, 2019 to October 8, 2019; recirculation August 13, 2020 to September 3, 2020.



ATTACHMENT 'C': GROSS DEVELOPABLE AREA CALCULATION

The Greater Bragg Creek Area Structure Plan (Policy 7.4.4 d) allows one lot per 4 acres of Gross Developable Area in the West Bragg Creek area. The Gross Developable Area is the amount of land that remains once the development constraints such as steep slopes, wetlands, and riparian areas are subtracted from the title area.

The following map and table outlines the Gross Developable Area calculation as per the Greater Bragg Creek ASP. The proposed density exceed what is allowed in the West Bragg Creek area.

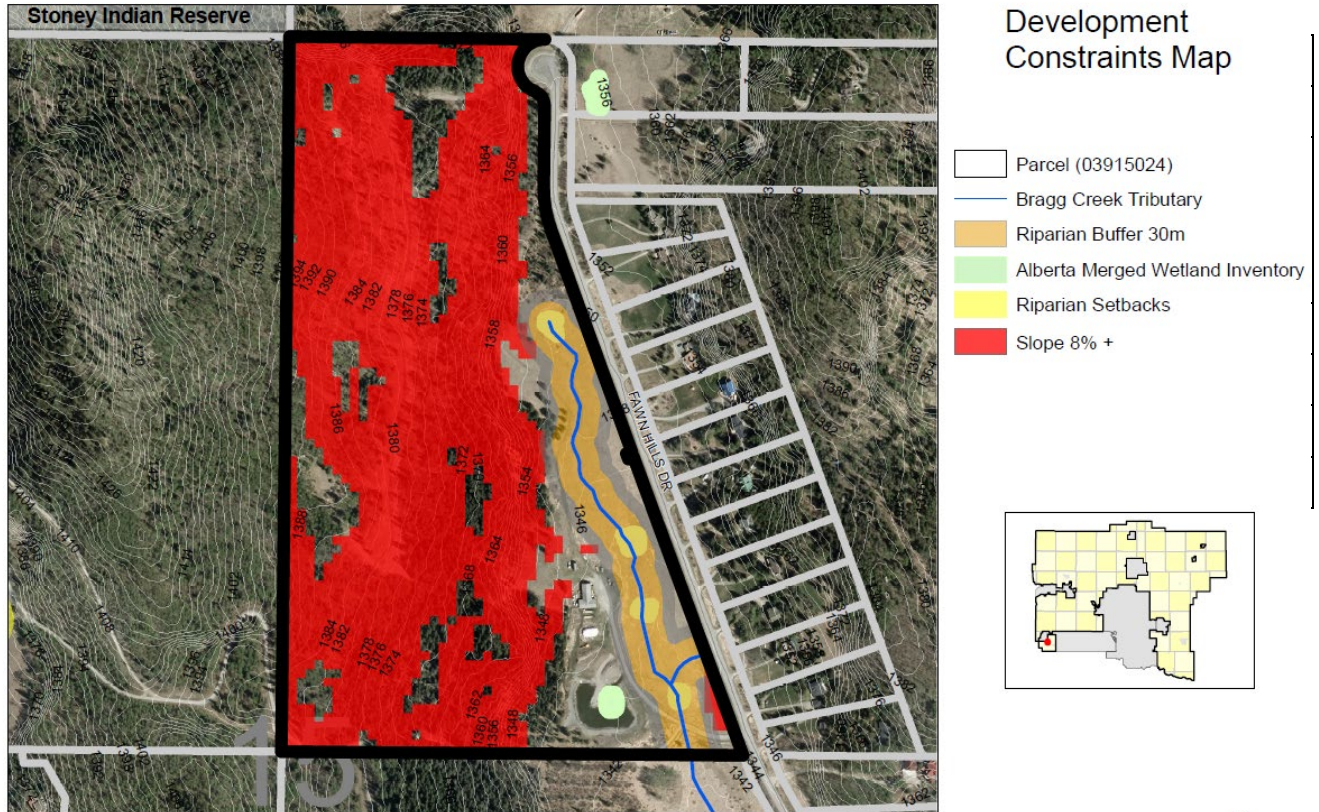


Density and Gross Developable Area Calculation (15% slope)	
Subject land area:	± 76.64 ac
Areas to be excluded <ul style="list-style-type: none"> Slope greater than 15%: ± 18.2 acres Wetland area: ± 0.35 acres Riparian Area: ± 8.66 acres 	± 27.29 ac
Gross Developable Area (GDA):	± 49.35 ac
Area Structure Plan allow 1 lot per 4 acre of GDA	± 49.35 ac/4 ac
Maximum lots as per ASP policy	12 lots
Proposed number of lots	22 lots



The following map and table outlines the Gross Developable Area calculation using 8% slope. According to the Greater Bragg Creek Area Structure Plan, areas of unstable slopes should be dedicated as environmental reserve or environmental reserve. The Environmental Reserve dedication would affect the Gross Developable Area.

The Applicant did not provide a slope stability study as part of the application.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.





ROCKY VIEW COUNTY

BYLAW C-7955-2019

A Bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw ~~shall be known~~ may be cited as *Bylaw C-7955-2019*.

Definitions

- 2 ~~Words in this Bylaw, the definitions and terms shall have the same meanings as those set out in given to them in the Land Use Bylaw C-4841-97 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 Part 5, Land Use Maps No. 39 and 39-SE of Bylaw C-4841-97 be amended by redesignating portion of NE-15-23-05-W05M from Ranch and Farm Agricultural, General District to Residential One Residential, Country Residential District as shown on the attached Schedule 'A' forming part of this Bylaw.~~
- 4 ~~THAT~~ Portion of NE-15-23-05-W05M is hereby redesignated to ~~Residential One~~ **Residential, Country Residential** District as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

- 5 Bylaw C-7955-2019 ~~comes into~~ **is passed and comes into full force and effect** when it receives third reading and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the ~~in accordance with~~ the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this 10th day of December, 2019

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



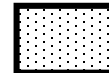
Schedule 'A'

Bylaw
C-7955-2019AmendmentFROM

Ranch and Farm

Agricultural, General
DistrictTO

Residential Two

Residential, Country
Residential
District

RF → R-1
A-GEN → R-CRD
(±76.64 ac)

FAWN HILLS DR

Division:1

Roll: 03915024

File: PL20190102

Printed: Feb 5, 2021

Legal: A portion of NE-15-23-

Page 244 of 687



Location & Context

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.

Division:1

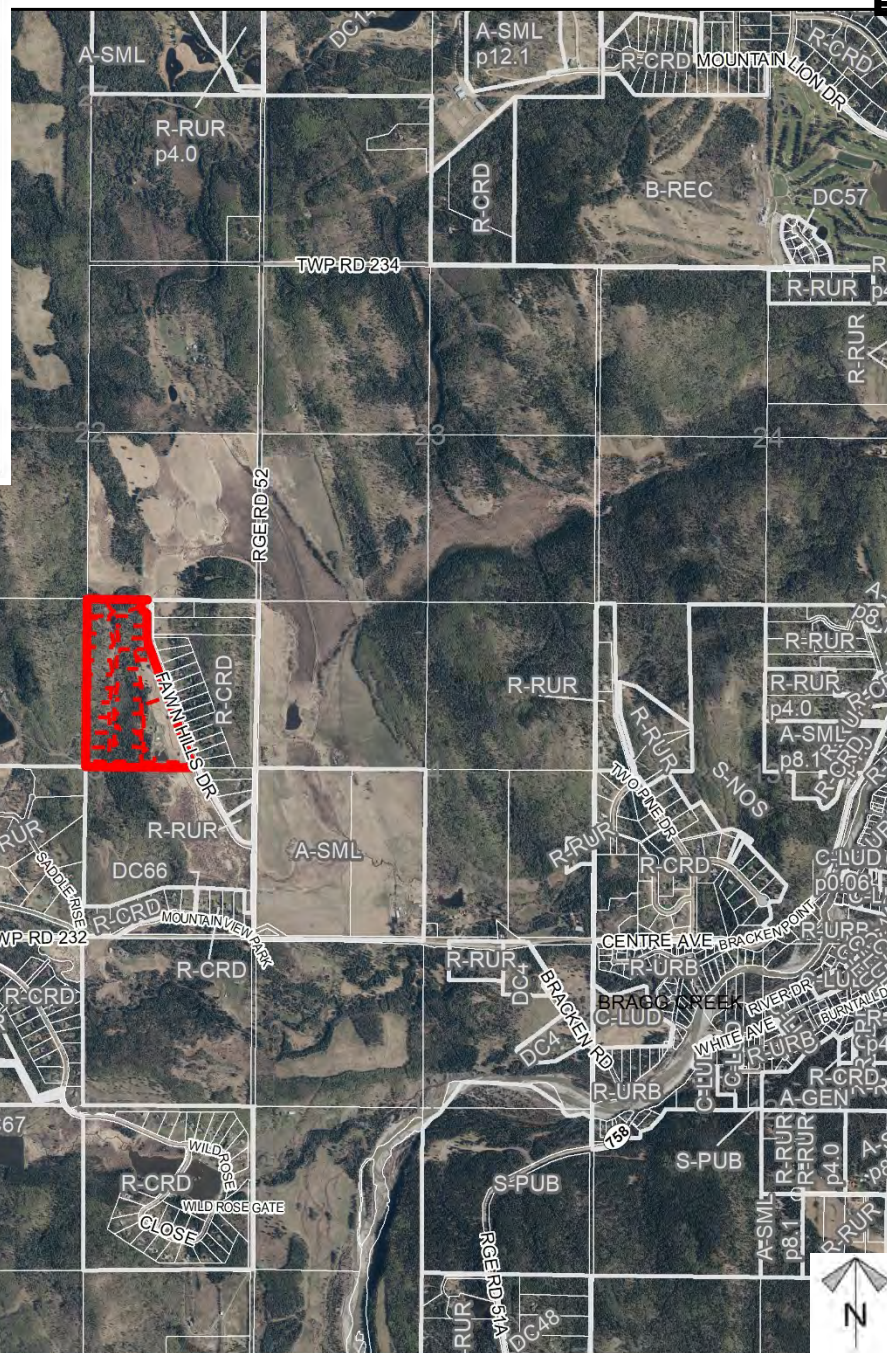
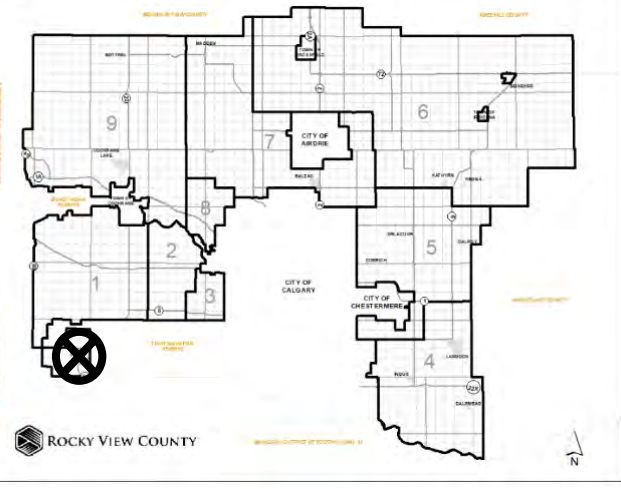
Roll: 03915024

File: PL20190102

Printed: Feb 5, 2021

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0405245 of 687





Development Proposal

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.

Division:1

Roll: 03915024

File: PL20190102

Printed: Feb 5, 2021

Legal: A portion of NE-15-23-

04651246 of 687





Environmental

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal

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

Division: 1

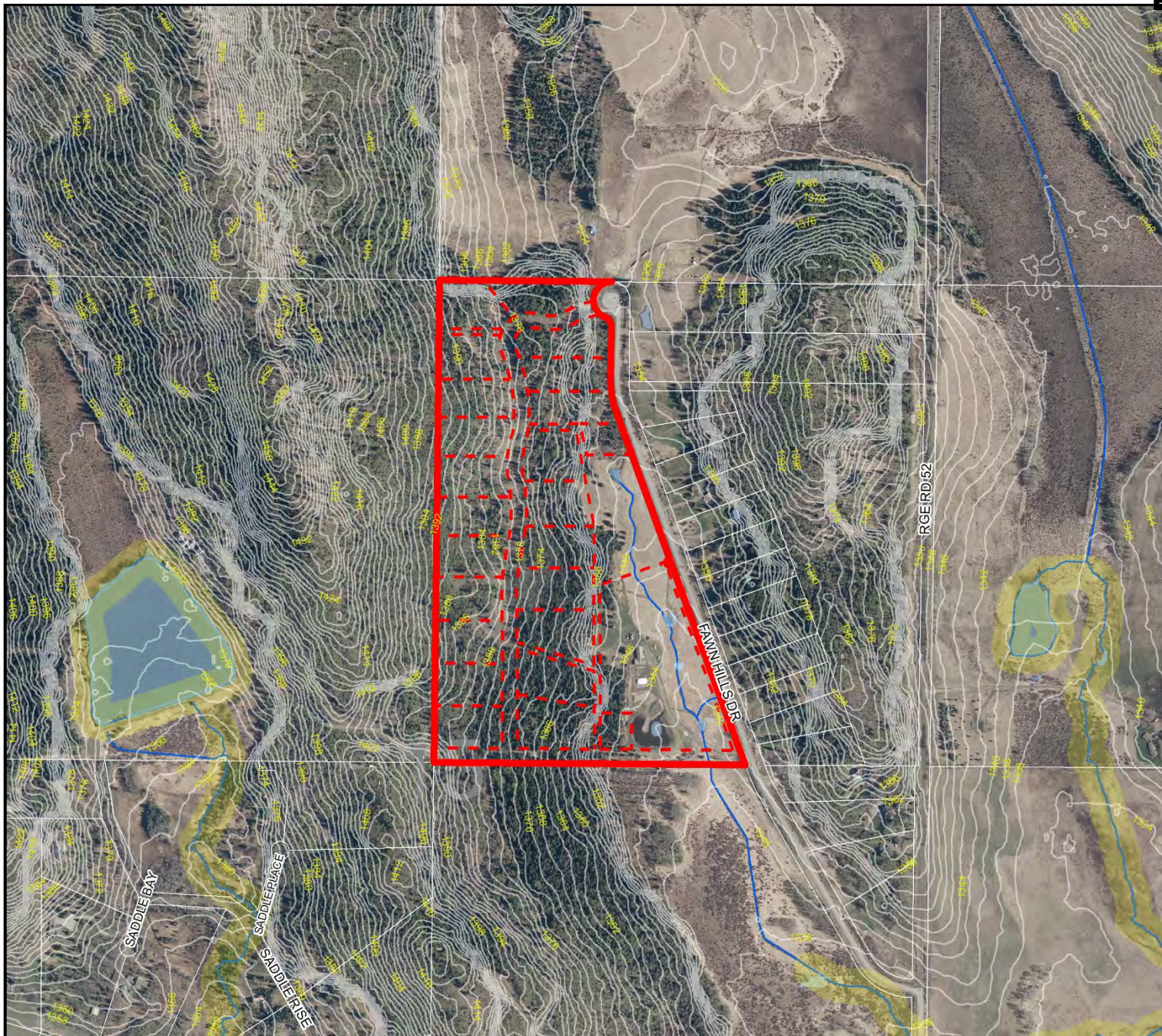
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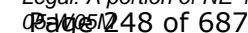
File: PL20190102

Printed: Feb 5, 2021

Legal: A portion of NE-15-23-

04051247 of 687





Phasing

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.

Division: 1
 Roll: 03915024
 File: PL20190102
 Printed: Feb 5, 2021
 Legal: A portion of NE-15-23-05-W05M
 Page 5 of 687

TSUUT'INA NATION RESERVE

Phase 1

Phase 2

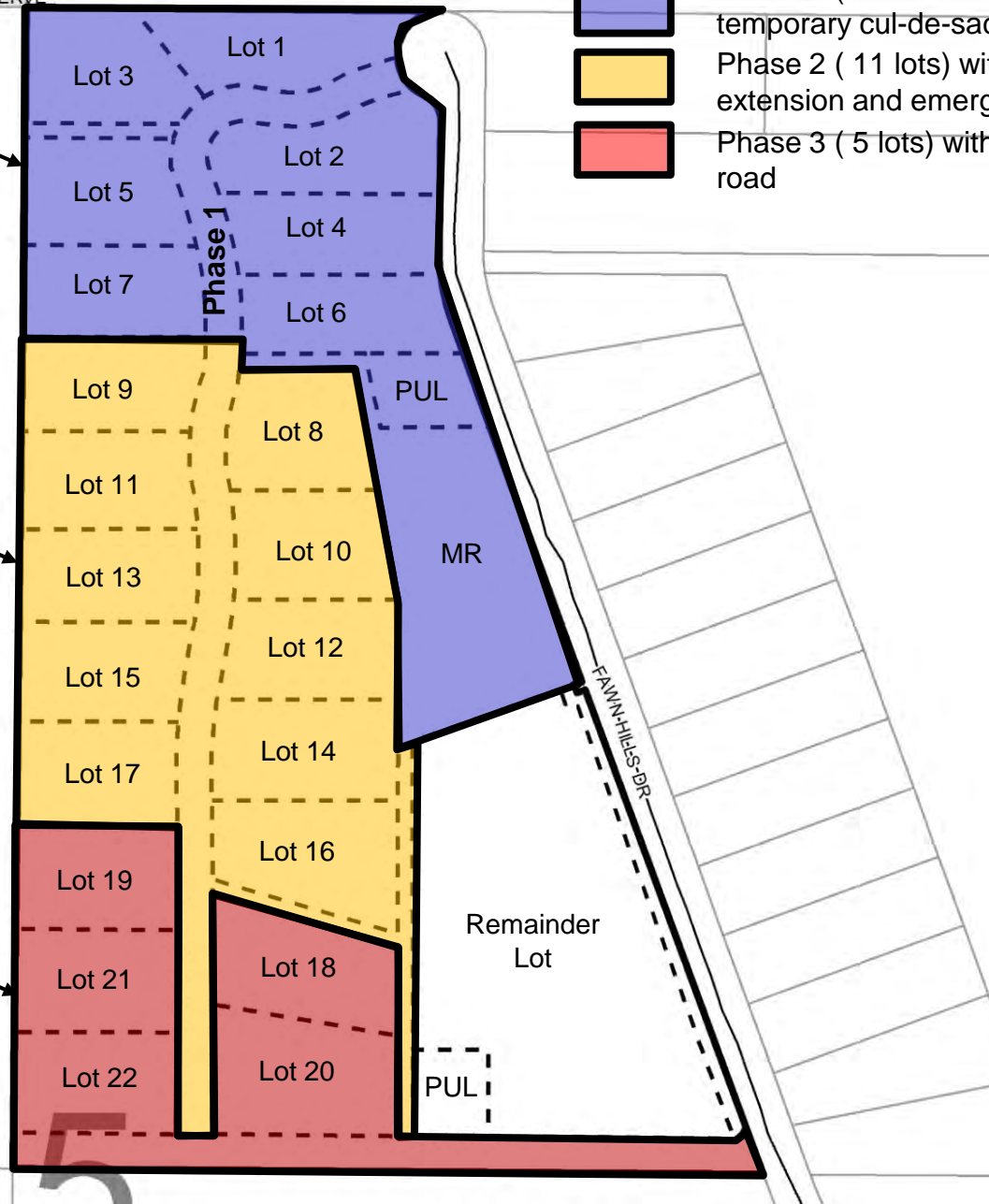
Phase 3



Phase 1 (7 lots + MR) with temporary cul-de-sac

Phase 2 (11 lots) with road extension and emergency access

Phase 3 (5 lots) with Internal road



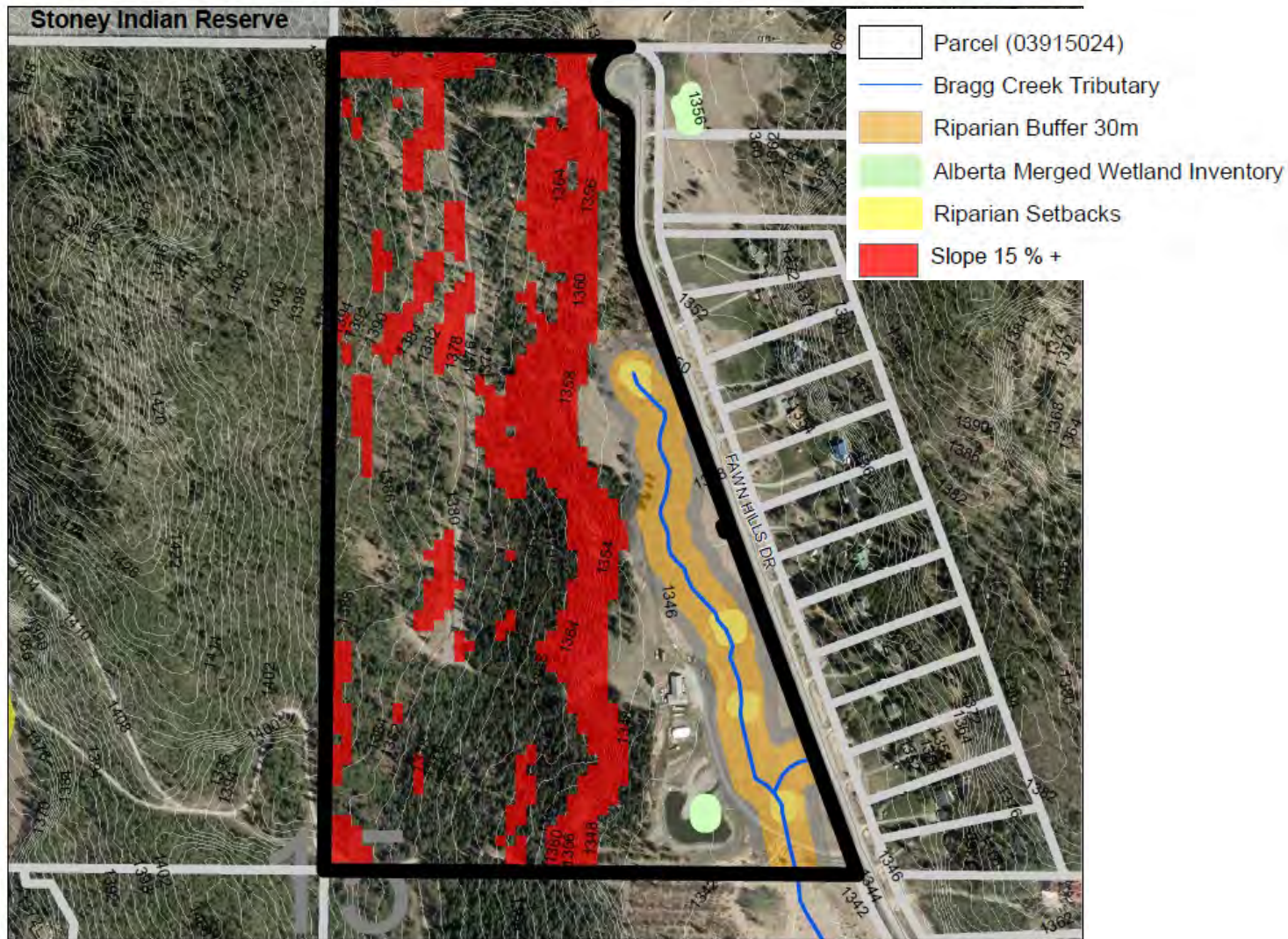


Development Constraints (+15% slopes)

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Subject land area:	76.64 ac	Maximum lots per ASP:	12 lots
Slope greater than 8%:	18.20 ac	Proposed lots:	22 lots
Wetland area:	0.35 ac		
Riparian area:	8.66 ac		
Gross Developable Area:	49.35 ac		

Division:1

Roll: 03915024

File: PL20190102

Printed: Feb 5, 2021

Legal: A portion of NE-15-23-

03915024 of 687

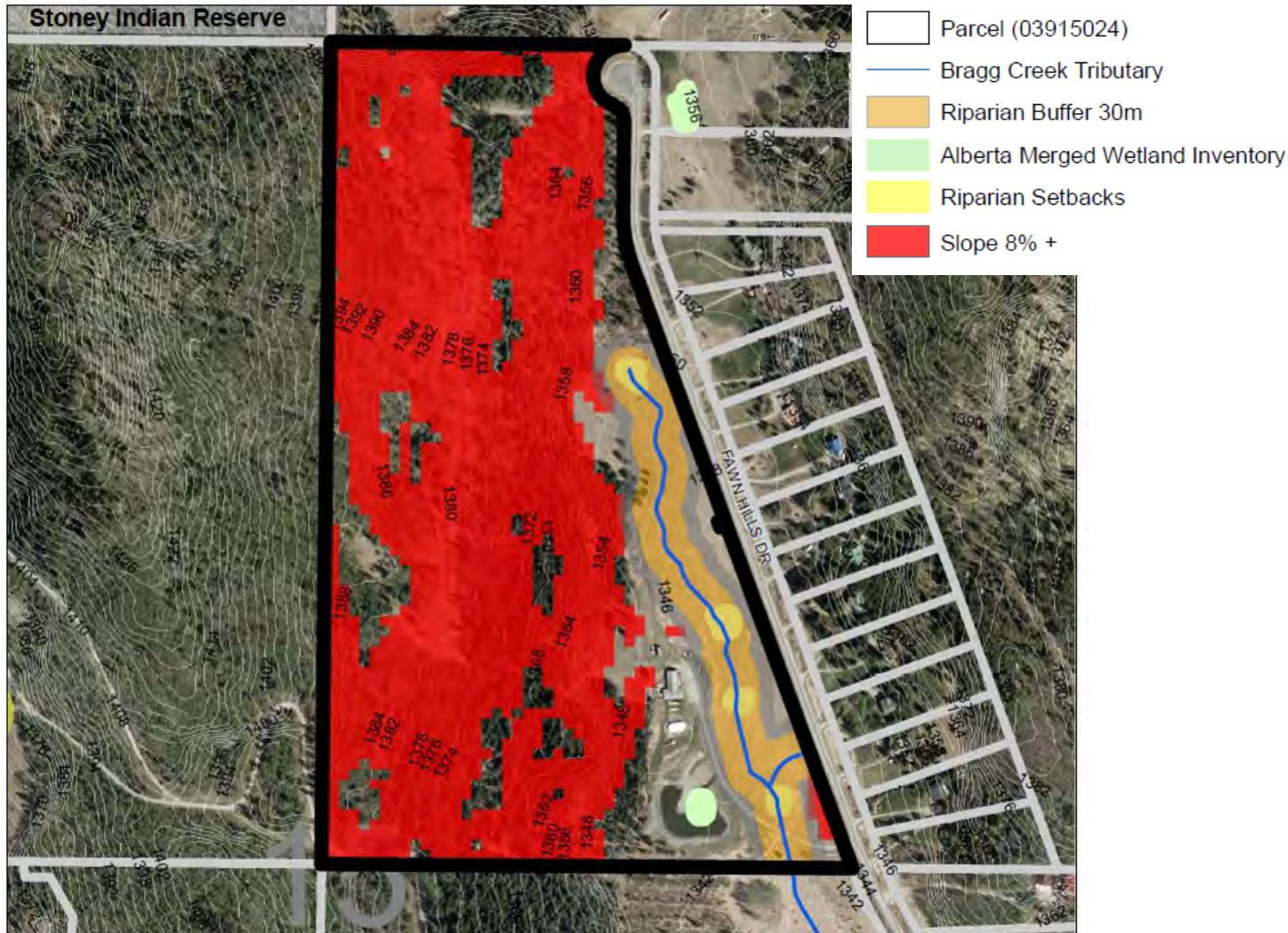


Development Constraints (+8% slopes)

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Subject land area: 76.64 ac
 Slope greater than 8%: 46.53 ac
 Wetland area: 0.35 ac
 Riparian area: 8.66 ac
Gross Developable Area: 21.10 ac

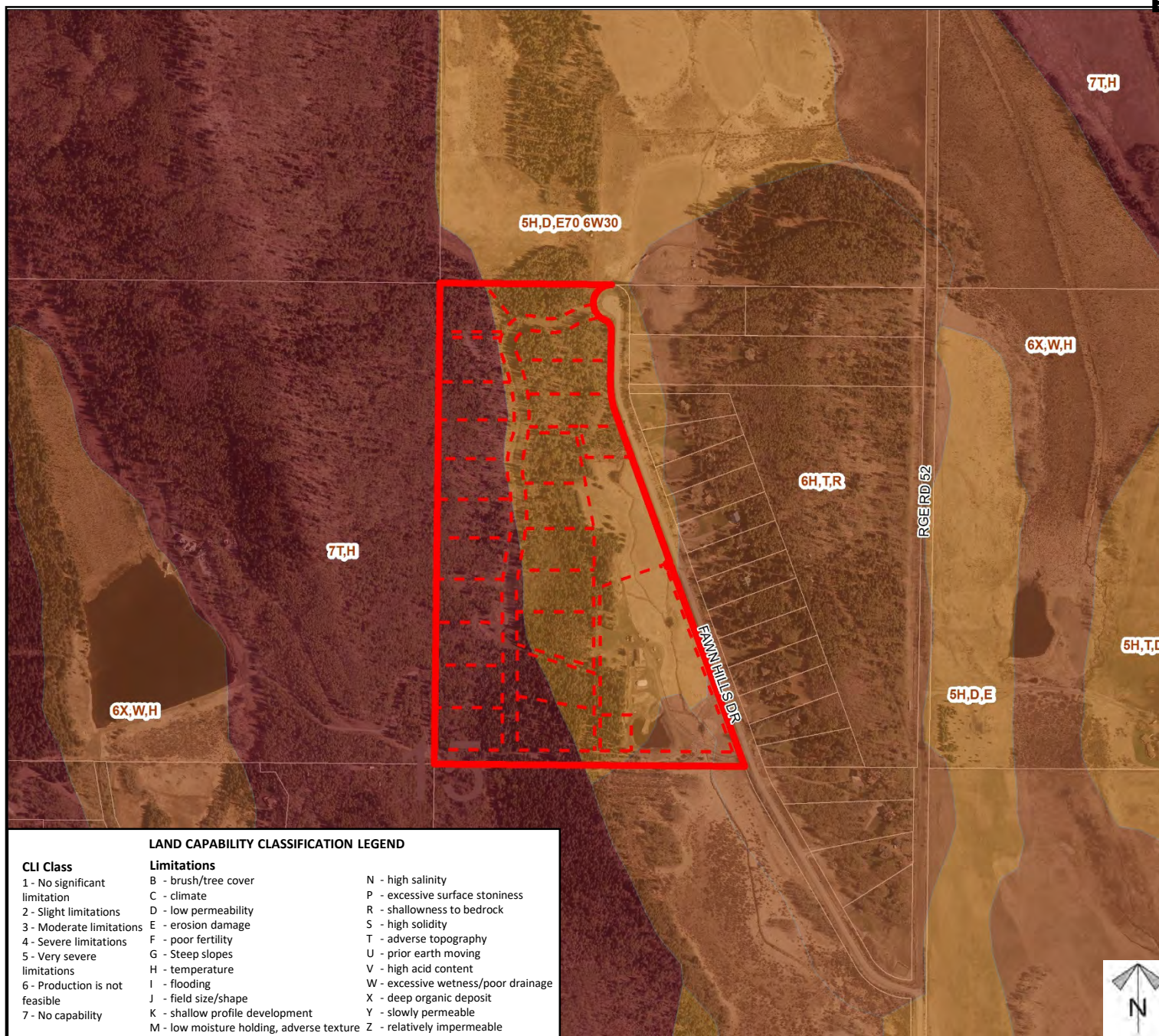
Maximum lots per ASP: 5 lots
Proposed lots: 22 lots

Soil Classifications

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.



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: 03915024

File: PL20190102

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Legal: A portion of NE-15-23-

Page 8 of 9



Redesignation Proposal

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.

Legend

Support



x 6 located outside of the map

Opposition



x 7 located outside of the map

Division:1

Roll: 03915024

File: PL20190102

Printed: Feb 5, 2021

Legal: A portion of NE-15-23-
05-10512
Page 253 of 687

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



From: [REDACTED]
To: [Oksana Newmen](#); Bart.Carswell@carswellplanning.ca; [Legislative Services Shared](#); [REDACTED]
Subject: [EXTERNAL] - Fawn Hill Development Concerns
Date: March 9, 2021 12:30:43 PM

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

Dear Oksana:

I sent this in an earlier email as a Word Doc attached. Here I have copied it into the body of the email to ensure readability.

Sarah L. Butson, Ph.D.
Registered Psychologist
[REDACTED]
Bragg Creek, Alberta T0L 0K0
[REDACTED]

March 8, 2021

Oksana Newmen
Planning Services Department
Rocky View County, AB
T4A 0X2

RE: Proposed Fawn Hills Development
PL 20190102 and PL20190103
NE-15-23-05W05M

Dear Oksana Newmen:

By way of introduction, I have lived on a pre-existing 5.7 acre lot in West Bragg Creek since 2005. What I've appreciated about the RVC planning to date has been its receptivity to our collective community concerns about development proposals over the years. So, thank you once again, for inviting input from us regarding the third Fawn Hills Development application for this 40 acre piece.

As you are aware, in 2006 the Greater Bragg Creek Area Structure Plan was adopted by the community and RVC after years of careful input, revision and plenty of emotional and intellectual investment. What saddens me about this current proposal is that it appears to disregard our basic criteria adopted in the Area Structure Plan (ASP) years ago. I am sure that you are receiving detailed lists from others, so I will cut to the chase. Briefly, my concerns are as follows:

The proposal calls for development of lots that **do not meet the one lot per 4 Acre density** requirement as described in the ASP. Hence the impact on the already-strained aquifer will be obvious, both in terms of private wells to be drilled in the area and the common water source. The slope of Fawn Hills land is such that **new roads and increased traffic will negatively impact the slope stability.**

Increased density means that **22 new septic systems** will be installed, thereby placing far **too much strain on the existing finely-balanced wetland ecosystem.**

Increased homes put the 22-lot area plus existing acreages in the Fawn Hills area at

greater risk for fire – hence, this places people, wildlife and buildings at greater risk. This in turn affects the entire community in the event of fire, as **there is only one escape route** through the hamlet to HWY 22.

Fawn Hills as it exists now is a quiet lovely sanctuary and home to an optimum blend of humans and wildlife. Development means that this **delicate balance will be destroyed**. It is obvious that **increased density will negatively impact wildlife and wildlife-human interactions**.

Thank you for your kind patience in reading my input. I look forward to your response, and hope that my concerns and those of like-minded community members will sway RVC's support of the new development proposal as it currently stands.

Best,

Sarah Butson, Ph.D.,
R. Psychologist

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc
PO Box 223, 104-1240 Kensington Rd NW
Calgary, AB T2N 3P7

Cc: Legislative Services

Sincerely,

Sarah Butson, Ph.D.,
Registered Psychologist #2312

Best,

Sarah Butson, Ph.D.,

Registered Psychologist

Cc: Bart Carswell

Fawn Hills North

Water Association

Oksana Newmen

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

Email: onewmen@rockyview.ca

March 9, 2021

Re: Application for Development on Fawn Hills Drive (NE-15-23-05-W5M)

Dear Ms. Newman,

Further to our letter of October 19, 2021 (attached for your reference), the Fawn Hills (North) Water Association remains opposed to the development as described in the Conceptual Scheme. The concerns we outlined in that letter about the adjacent development, its plans for water delivery and fire suppression and, particularly, its high density, still stand.

Our Board has not been consulted by the developer or the County with respect to the proposed development or its impact upon our existing communal well.

The Board is of the view that County approval should be withheld until water reserves on the land are "proven up" by actual water wells, verified by year-round flow rate testing to account for seasonal variations in flow and usage.

In our community, there is an elevated level of concern about the impact of the proposed development. Should the development be approved as it is presently described and there is a decline in the availability, pressure, or quality of our water supply, the Board will be forced to seek whatever remedies are available to it, without limitation.

Sincerely,

Doug Brennan
President
Fawn Hills (North) Water Association

Johnson Kwan, RPP, MCIP

Planning Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, AB T
4A 0X2

Email: jkwan@rockyview.ca

October 6, 2019

Re: Application for Development on Fawn Hills Drive (NE-15-23-05-W5M)

Dear Mr. Kwan,

The Fawn Hills (North) Water Association is comprised of 13 member households on the east side of Fawn Hills Drive. There is a small pumphouse with an underground cistern located on the east side of Fawn Hills Drive. The well is located across the road on the west side (where the proposed development will occur). The Water Association is managed and maintained by volunteers.

Our Board takes the health and wellbeing of our member households very seriously. They are our friends and neighbours. Many of our member households are families with children who can be more vulnerable to waterborne illness. We are concerned about the adjacent development, its plans for water delivery and fire suppression and, particularly, its high density.

Consultation

Although the Water Association was not consulted directly by the County, our experience may be helpful in assessing the proposed development. We are concerned that the development could impact our members and ask the County to take steps to ensure that the proposed development does not impinge on water accessibility or quality.

Further, we suggest that the County actively seek feedback from the water co-operative on Mountain View Park as they, too, may have useful information.

Other Wells in Vicinity

While the Conceptual Scheme identifies the Water Association well (Figure 8), it does not mention the several individual private wells which also access water in the area. The owners of these private wells should be consulted. We understand that some of these wells are already "low-flow".

Water Quality

In the Conceptual Scheme, the developer describes the water quality as having a “low concentration of dissolved solids” (pages 19 and 41). The developer indicated that the TDS is 248mg/L (page 41). This does not align with our experience.

Water testing at the tap at the southernmost address of the water co-op yielded a TDS of 577 mg/L (Acceptable guideline level is no more than 500mg/L).

The water contains significant amounts of both iron and amines, which present challenges in terms of disinfection by chlorination. It should be noted that individual homeowners have also installed water treatment equipment in their own homes including cisterns, water softeners, RO filters, and UV systems.

Since the new development is starting from scratch, the County could encourage the developer to install a UV water purification system to assist with sanitization of water for the new residents in addition to their plans to remove iron through chlorination.

Waste Water

The Water Association is concerned that a greater concentration of septic systems in the area (particularly with the high-density development proposed) will have a reasonably foreseeable impact on water quality and human health.

If there is even a slight risk of contamination, we would ask that the developer pay to upgrade the water treatment facilities to the highest standard of all neighbouring wells (both private and communal), including pumphouse UV systems. There would also have to be provision for the ongoing maintenance that these more complex systems require.

Fire Suppression

On page 10 of the Conceptual Scheme, the developer states that the Water Association has an “underground fire suppression water tank.” While the Water Association has an underground water cistern, its primary purpose is for capturing and treating water for delivery to members. The water could be accessed in case of fire, but we advise that its contents would not be sufficient to respond to a fire and should not be relied upon by the developer or the County for that purpose (particularly given the high-density development and the large number of new homes proposed).

The developer should be required to install appropriate fire suppression systems in the new neighbourhood that are satisfactory to Rocky View Fire Services that do not depend on Water Association systems.

Testing

The Water Association Board is of the view that the sustainability of a new well servicing 22 new households should be verified with year-round flow rate testing of

Fawn Hills North

Water Association

all wells in the vicinity. Testing must account for seasonal variations in flow and usage. A sizeable safety margin should be considered to account for potential dry conditions in future.

On behalf of the Water Association Board, I thank you for your time. I also invite you to contact the Board should you have any questions.

Sincerely,

Doug Brennan
President
Fawn Hills (North) Water Association

From: [REDACTED]
 To: [Oksana Newmen](#); [Legislative Services Shared](#)
 Subject: [EXTERNAL] - Fw: Proposed Fawn Hills Development comments/concerns
 Date: March 9, 2021 9:57:05 AM

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

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek PL20190102 and PL20190103
NE-15-23-05W05M**

Dear Oksana Newman,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low density approach described in the ASP and the preference for open space planning.

We do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. We have indicated the items below which are of specific concern to us:

- ☐ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☐ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☐ **Environment.** We feel it is important to preserve the wetland, animal habitat, and forest as much as possible.
- ☐ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☐ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.
- ☐ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☐ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☐ **Slope.** We are also concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☐ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife

interactions.

Thank you for your time. We look forward to receiving notice of any upcoming hearings.

Regards,

Sally Beetham Tilley & Paul Tilley

From: [REDACTED]
 To: [Oksana Newmen](#); [Legislative Services Shared](#)
 Subject: [EXTERNAL] - Proposed redesignation and development of Fawn Hills Drive Bragg Creek PL20190102 and PL20190103
 Date: March 10, 2021 1:16:15 PM

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

10th March, 2021
 Bragg Creek

Dear Ms Newman, and to whom it may concern at Legislative Services,

I am writing to you in hope that you would reject the proposed redevelopment in Fawn Hills Drive in Bragg Creek.

I live in West Bragg Creek with my partner and we feel the idea of developing such an beautiful environmental area will be devastating to the local habitant and eco system.

- The area surrounding residential West Bragg is **sensitive** with **designated Environmental Wetlands** - migrating birds return every year (geese, herons, owls) and moose eat willow and wallow in the water. They raise their young here. If the wetlands are disturbed, there is a great danger of it drying out, or risk of contamination which will hurt this fragile eco system. .
- These areas are a **corridor for wildlife - deer, moose, bear, cougar** which frequent throughout the year and breed. They will experience more habitat loss with cutting of shrubs and trees. There have been several sightings of a cougar family of four, which are often seen early in the morning or very late evening. This means there are cougar dens in the vicinity. We know there is a mother with cubs and we don't currently know of any other families. She will hunt if the prey are plenty and sustainable and if she doesn't feel threatened by human presence. If the development takes place, this would most likely impact their safety and opportunity to hunt because of the disruption. Predators can pose a danger to humans. Kananaskis is known as Bear Country. As bears are curious, it's likely there will be a clash between humans and bears. We had a brown bear visit our yard some years ago, she often walked through our yard with no incidence - we would only see her scratches up the trees and footprints, but she didn't cause a threat. There have been no signs of her being around in late years, so she may have died - but around that time, there were a number of new properties built in the area, and the Bragg Creek trails expanded (so there may have been a connection). However, some years ago, a local resident complained that a brown bear was in and around their yard sniffing their compost and making their dog bark- so the wildlife authority came and set a bait trap to catch it and move it away. This is desperately sad for the animal, as it had to be relocated away to a different area away from humans This could become the norm as more and more people want to live in rural Bragg Creek. I don't know a lot about relocating bears, but I can only imagine that it can't be any good for them, even though it wasn't euthanized, it was forced away from its home, to live in potentially another bear's territory.
- **Strain on natural resources** - Added housing and increased population will likely strain the existing water resources. We rely on the underground water table which may be depleted, or cause a decrease in water pressure and quality if the levels drop. In future, the community could incur increased costs for drilling new wells. The water table is a precious resource but it cannot keep sustaining us if we take more and more of it. Like anything good, it's going to run out and we should take care of it now and think of the future.
- **Heavy construction vehicles will cause damage to the road infrastructure.** The road has already been resurfaced within the past 5 years and sink holes have appeared near the hamlet on

numerous occasions. Water is going under the road and undermining the road surface - and has done since the flood in 2012. Heavy trucks are a regular sight along the West Bragg Creek Road, from a local construction firm and of the road/flood mitigation projects.

- **There is already concern over increased traffic** coming in and out of the hamlet because of the popularity of the trails. Already a growing concern, especially during the pandemic, traffic coming into the hamlet hasn't shown any signs of decline since pre-pandemic times. We know increased traffic is one of the major causes of roadkill and littering in our area. Cougar will eat roadkill. Deer and moose will eat something in the road, but again, their safety is at risk.
- **Negative human activity** - Litter and noise. Last year, someone had discarded a pizza box with scraps in the middle of the road together with cups, napkins. And deer were eating from the box. Again, a **hazard for wildlife**. There is a lot of litter along the ditches, more visible with the snow melt.
- **Increased fire risk because of our hot dry climate**. People living closer together with one access and exit road leads to greater danger to all life and habitat.

Our neighbourhood is beautiful, but much of it has been touched and tampered with by humans. Once the land has gone, it can never be returned to how it was. There is potential for habitat loss, cutting of trees, water contamination and increased noise/traffic and infrastructure damage.

On a last note, we are so fortunate to live in Bragg Creek. We have lived here for over 10 years. We bought our home and haven't made many changes. Most of all, we wanted to enjoy and be near nature. Since that time, we have seen a lot of changes in Bragg Creek. Never before have we seen so much traffic and such an influx of building developers trying to get in Bragg Creek, in my mind, they just want to make lots of money. We don't want to become another Canmore.

If residents are to continue to enjoy the area, we have to stand our ground and say, we don't want developers here. We have to do our best to conserve and protect our beautiful habitat. We don't own it, but I feel we need to protect it as custodians, for the wildlife and environment's sake.

Karen Marsh
Carl Johns
Elk Willow Road Resident

From: [REDACTED]
To: [Oksana Newmen](#); [Legislative Services Shared](#)
Cc: Bart.Carswell@carswellplanning.ca
Subject: [EXTERNAL] - Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek PL20190102 and PL20190103, NE-15-23-05W05M
Date: March 9, 2021 1:53:19 PM
Attachments: [Fawn Hills Development Proposal - Objection Letter RS 210308.pdf](#)


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Dear Oksana

As a very concerned local resident, please find attached my letter of objection to the subject proposal. I thank you and RVC for the opportunity to present my thoughts and for your time in reviewing these.

I look forward to the subsequent decision and hope it is the right one for the wide ranging interests of the locality as a whole.

Kind Regards
Richard Smith


Bragg Creek
Alberta T0L 0K0
8th March 2021

Oksana Newmen
Planning Services Department Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Email: ONewmen@rockyview.ca

Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek PL20190102 and PL20190103, NE-15-23-05W05M

Dear Ms. Newmen

Further to the subject details, as a local resident of the West Bragg Creek area, I wish to state my objection to the proposal. Whilst I am an advocate for growth and controlled development in any locality in order to retain and enhance its identity, there are many issues associated with this particular proposal and the holistic strategy for the Bragg Creek area that demand greater attention and priority.

Concerning the subject proposal specifically, the density of development detailed directly contravenes the explicit requirements of the Greater Bragg Creek Area Structure Plan for both Gross Developable Area and Open Space Planning. Given that the GBCASP was a successful, collaborative solution borne out of a need to control and clarify a sustainable future for the area and involved all appropriate stakeholders, including residents, landowners, developers and RVC staff and Council, to allow such a proposal would completely undermine the vision and integrity of the plan. Facilitating the most densely populated development in the area would fly in the face of the stated considerations of affording the “lifestyle equity” and “latent utility” generated by the natural environment and its capability and capacity to accommodate additional development. It would also produce a very dangerous precedent that would spell the end of the proposed vision’s aim to harmonize with the high value habitat for wildlife in which Bragg Creek is situated.

Furthermore, consequences of allowing such a proposal would see detrimental effects for current and future residents with respect to an overburdened county infrastructure, fire risk, traffic volumes (including noise and pollution), emergency egress, water and wastewater impacts (including groundwater which is already well-documented as suffering), and untenable environmental degradation through wetland disruption and loss, habitat loss, increased animal-vehicle collision, and wildlife displacement and alienation through compromising migratory/movement patterns.

On a more holistic scale, there is currently a stark lack of accomplishment of stated goals for the locality in terms of infrastructure requirements, whether they be in the formal ASP requirements, outstanding consequences of the 2013 flood or “aspirational” documents such as the Revitalisation plan. For example:

- there is no solid 4-way stop solution to control traffic at the entrance to the Hamlet and the confluence of the Highways
- despite a no doubt expensive as well as extensive research process in 2017, there is no advancement of the provision of putting an escape route in place for all of the existing residents of west and north Bragg Creek
- more recently there has been no real acknowledgement of, or strategy for managing, the explosion in the West Bragg Creek trail use and the consequential excess traffic volumes, unauthorised parking, trail user conflict, and wildlife displacement and environmental damage (increased garbage, off trail use degrading habitat and unauthorised trail building beyond lineal limits)
- the Hamlet still shows many visible scars of the 2013 flood with areas of rough ground, broken and inadequate pathways and kerb lines, all of which prohibit the appeal and ease of movement around the core

Even more pertinent at present, the one tangible implementation currently being undertaken, the construction of the flood mitigation berm, does not incorporate the basic fundamental planning obligations of wildlife (and people) connectivity. There is an abundance of local anecdotal evidence of wildlife becoming injured as they either try to clamber over huge boulders to access the lifeblood of the river, or having to divert onto roadways with greater frequency to continue their regular movement patterns. These could easily be repeated with the river as a recreational attraction for people and so needs to be addressed.

Without digressing too far from the subject issue, there needs to be a systematic prioritisation of the real planning matters that concern the locality before we even consider developing raw land. As well as the aforementioned outstanding infrastructure issues, schemes of substance such as the Gateway development which is set to occur on "brownfield land" within the Hamlet itself, should be dealt with first, in order to establish both its viability and provide a tangible assessment of how increased population (residential and commercial) and its associated demands can be visibly accommodated by the local environment (in the context of all definitions) in a manner that is fully compliant with the County's own structural parameters.

In conclusion, the subject proposal not only contravenes existing planning legislation but there are no credible or justifiable reasons to make an exception for its acceptance. In fact, in the current circumstances, there are far higher priorities to be addressed to further the development of the area, without compounding existing problems and creating very dangerous precedents that conflict with the rural identity of the locality, as designated by both regulations and the sentiment of the community.

Yours sincerely

Richard Smith

Cc: Bart Carswell, MA, RPP, MCIP Carswell Planning Inc.
P.O. Box 223 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7
Bart.Carswell@carswellplanning.ca

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: Bart.Carswell@carswellplanning.ca
Subject: [EXTERNAL] - Fawn Hills
Date: March 10, 2021 4:23:52 PM
Attachments: [Fawn Hills Development - Third Time I've Written to Rocky View regarding this.docx](#)

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

Hello,

Please find attached another letter from me regarding this ridiculous development proposal, a proposal which breaks Rocky View's own guidelines.

Mary-Lynn Wardle

Sent from [Mail](#) for Windows 10

March 10, 2021

To:

To Whom It May Concern

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

Cc: Bart Carswell, MA, RPP, MCIP

Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

onewmen@rockyview.caBart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

The updated development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In fact, the March 10, 2020 report from Rocky View County's own Planning and Development Services indicated that the initially proposed density "was almost double" that permitted (page 3). The low-density approach is preferable.

There is no reason to depart from the ASP; hundreds of people spent thousands of hours creating it and attending open houses and forums regarding that plan. If the Rocky View decides to ignore it, they are sending a message that democratic input is essentially a farce in this and future calls for public input.

Increased density creates a plethora of problems. These include but are not limited to:

- ☐ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells), whether that water is obtained from private wells or communal wells. Water is a prime concern in this area, as not only do we need to protect water here, but downstream as well.
- ☐ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☐ **Environment.** Wetlands and water systems are at risk here due to the increases environmental footprint from more traffic, garbage, people, and vehicles.
- ☐ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☐ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency. This is in addition to recently massively increased usage at West Bragg Creek (Kananaskis).
- ☐ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street. It also further stresses Range Road 232, which, with no consultation for stakeholders, now is travelled by over 270,000 vehicles per year. The increased traffic has created decibel levels that

rival that of 16th Avenue N.W. within 100m of the road; the increased road kill is highly visible most days of any month. As well, safety for people walking, riding, or biking on the road or Great Trail is questionable with so many vehicles racing out this road. It is especially concerning for people on horseback. I have been a-hriding Range Road 232 for over 50 years; I now seldom feel safe riding there.

☐ **Services.** Increased density means greater demand on county services, infrastructure, and school services. Somehow, everyone's taxes rise when this happens, even though developers are supposed to build these costs into their plans.

☐ **Slope.** This area is at the bottom of a massive foothill – Logan's Ridge; as such, the drainage down the hill and stability of the area are paramount.

☐ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions. The density also infringes habitat where I have spotted grizzlies, black bears, coyotes, wolves, bobcats, cougars, skunks, moose, elk, white-tail and mule deer, rabbits, weasels, native squirrels, and over 50 species of birds in the past decade.

Thank you for your time. And attention to this matter. Current and future residents rely on your ethical approach and wisdom regarding this matter.

Sincerely,

Mary-Lynn and Russell Wardle

[REDACTED]

Bragg Creek, AB

[REDACTED]

From: [REDACTED]
To: [Oksana Newmen; jkwan@rockyview.ca](mailto:jkwan@rockyview.ca)
Subject: [EXTERNAL] - Fawn Hills development
Date: March 10, 2021 11:55:02 PM
Attachments: [March 10 2021 letter to Rocky View County re new Fawn Hills development.docx](#)

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

Hello Johnson and others,

We have heard that once again the Fawn Hills development will be before council within the next few weeks. Here is our submission, for your review. I look forward to hearing answers to our questions in my letter, attached. Thank you.

Bill and Karen Spencer
11 Saddle Bay
[REDACTED]

March 10 2021

Rocky View County
Att'n: Planning Services Department – Johnson Kwan
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Dear Johnson,

Re: File Number 03915024
Application Number: PL20190102 - Redesignation
PL20190103 – Conceptual Scheme

We are landowners/homeowners in the quarter-section kitty-corner to the lands up for redesignation in the quoted application. The land-owner submitting the application is applying to revise the designation from Ranch and Farm District to Residential One District, in addition to adoption of a conceptual scheme (CS) as a policy framework to guide development within NE-15-23-5-W5M.

I. Redesignation to R-1 and Design of 22 lots of approximately 2 acres each in size:

On page 9 of the Applicant's CS, they note policy 7.4.4 d) from the Bragg Creek ASP, which states parcel sizes will not be greater than 2 acres in West Bragg Creek. I note this is a quote from the section of the Bragg Creek ASP entitled "Future Physical Form in the Greater Bragg Creek Area." It is in fact a visionary statement about what the area will be like in 2030, not a requirement at this time. In fact, the ASP aims "to establish a future land use and development phasing strategy." The large jump from RF to R-1 is not phasing, it is an extreme jump, particularly with the original Fawn Hills development increasing density so nearby already.

If the redesignation is granted, the NE-15-23-5W5M will have 34 homes, the highest density per quarter section in a 1.5 mile radius until you get to the hamlet of Bragg Creek, and indeed the highest density from that location to three miles west, past Forestry Way, including Elk Valley to the south. We in West Bragg Creek chose to move here to have low density acreages and live with common lands, farms, and natural forest around us. This will substantially change that. This is not in the heart of Bragg Creek, it is 5 km away. High density does not belong here.

II. Slope of Land Parcel

The Bragg Creek ASP notes in 5.1.5, that "Developments on slopes steeper than 15% shall be discouraged." Notwithstanding the detailed modelling of drainage management for the development lands, the Applicant's CS notes building areas should be "well away from 15% slope areas" and calls "building areas" those with 0-8% slope. In fact, the Figure 18 in the CS indicates 10 of the proposed 22

lots have zero or minimal “building area” potential of slope less than 8%. As noted in 5.2.2 of the Bragg Creek ASP, “...environmentally sensitive lands within private open landscapes include...upland areas with steep or unstable slopes...” and “These lands should be protected and enhanced through implementation of various mechanisms...that create areas of open space and **restrict development** from these lands.”

III. Wastewater Treatment Strategy

The Applicant’s CS proposes individual private sewage treatment systems (PSTS) for each lot at this time. The Bragg Creek ASP states “...reliance on individual private sewage treatment systems (PSTS) should be discouraged,” and “Use of PSTS should continue outside of the hamlet service area on small scale, lower density developments...” This is not a low density development. The ASP goes on to state “Privately owned decentralized wastewater systems should be installed to collect, treat, and dispose of effluent within multi-lot subdivisions.” The proposed development is a multi-lot subdivision.

In addition, the Bragg Creek ASP states 6.1.3 j) “Wherever it is possible and cost-effective to do so, communal wastewater treatment systems required to service future subdivision should be designed to accommodate existing adjacent subdivisions that are currently serviced by PSTS systems.” I would like to know if the Applicant has discussed the potential expansion of their proposed communal wastewater treatment system to encompass the existing needs of the current Fawn Hills development, and whether this would improve the economics through economies of scale.

IV. Trail System

The Bragg Creek ASP encourages linking existing and future subdivision with regional trails if possible. While it is positive that the Applicant has included some trails in their maps, I would note in Figure 26 denoting Trails and Open Space, the 10 m offsite trail connection at the northwest area of the lands is directed toward private lands to the west. I would request this connection be removed entirely since it potentially could encourage residents to trespass on private lands to the west. As noted in the Bragg Creek ASP 6.3.4 m), the proposed trails “...should not interfere with the privacy of existing adjacent landowners.”

V. Historical Significance

The Bragg Creek ASP notes 5.4 d) “Wherever possible, buildings and cultural landscapes of local significance should be preserved...” While the Applicant has noted in the CS that no Historic Resource Value has been found on the lands, there is a structure that exists at the intersection of Fawn Hills Drive and the south entrance to the lot. The structure should be investigated for both historical significance and archeological value prior to any further construction.

It is uncertain what use the structure was, and its historical significance, however it is noted that just to the southwest, A.W. Bragg had his cabin and corrals located at the SE/4 of section 16-23-5W5. In addition, records indicate George Livingston, eldest son of Sam Livingston, built a ranch house on the SW/4 of section 15-23W5. At the very least, a detailed assessment of the structure is requested.

I have no doubt eventually higher density will work its way toward the farm lands seen along Centre Ave/TWP Rd 232. At this time however, I believe redesignation down to R-1 is an extreme change that will adversely affect the quiet enjoyment of the surrounding residential and ranch/farm lands, and will affect all residents from the edge of the hamlet of Bragg Creek to Forestry Way. R-2 would be substantially more suitable as a method of increasing density and allowing the landowner to develop, while matching it to the existing areas within a 2 mile radius.

Please do not hesitate to contact me should you have further questions regarding my letter. I look forward to seeing your decision on this matter.

Yours truly,

Karen and Bill Spencer
11 Saddle Bay
Saddle and Sirloin



██████████
8 Mountain View Park
Bragg Creek, Alberta T0L 0K0

March 9 , 2021

To:

To Whom It May Concern
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

onewmen@rockyview.ca

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

The updated development application still does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In fact, the March 10, 2020 report from Rockyview County's own Planning and Development Services indicated that the initially proposed density "was almost double" that permitted (page 3). I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☒ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells), whether that water is obtained from private wells or communal wells.
- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☐ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☐ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency. This is in addition to recently increased usage at West Bragg Creek (Kananaskis).

- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☐ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☐ **Slope.** I am concerned about slope stability and road access in the new development on the slope.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,
Tanya Gaskell

Mark Griffiths Pl. Eng.

Bragg Creek, Alberta T0L 0K0

March 10, 2021

To:

To Whom It May Concern
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

onewmen@rockyview.ca

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

I am submitting this letter of concern pursuant to the lengthy communication I had presented on October 7, 2019, reference number 03915024.

The updated development application still does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In fact, the March 10, 2020 report from Rocky view County's own Planning and Development Services indicated that the initially proposed density "was almost double" that permitted (page 3). I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☒ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells), whether that water is obtained from private wells or communal wells.
- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire. Indeed I find it offensive that in the initial conceptual scheme application the developer makes several references to using fire retardant building materials, as if they are seeking to claim credit for doing so. I see no evidence that the developer intends to exceed fire

regulations in light of the fact that this is a high risk fire region and that historically, we are overdue a significant fire event.

- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency. This is in addition to recently increased usage at West Bragg Creek (Kananaskis).
- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☒ **Services.** Increased density means greater demand on County services, infrastructure, and school services. I make particular note here, to emergency services. Until such time as the county actually instigates a development of fire, ambulance and of particular note, police services, it is difficult to see how any developments can be realised without additional risk to life and property.
- ☒ **Slope.** I am concerned about slope stability and road access in the new development on the slope. Of particular note, I am concerned about the resulting flood water implications. In June of 2013, I didn't see the developer stood watching the raised flood waters breach range road 52. With these additional properties I don't see a mitigated design and we have seen that the 100 year flood events are now more prevalent. Climate change isn't a fad, it's a real thing and it is important that the county, in the absence of having a climate resiliency plan, take ownership and accountability in managing the effects its decisions have on these matters.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,



Mark Griffiths

ANDREA SPARKES

74 Fawn Hills Drive, Bragg Creek, Alberta, T0L 0K0

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

onewmen@rockyview.ca

By Email

March 9, 2021

Re: Comments on Development Application Submission

Proposed Fawn Hills Development (PL20190102 Redesignation and PL20190103 Conceptual Scheme)

Location: NE-15-23-05W5M

Division: 1

Ms. Newmen:

Thank you for your work and your colleague's work on this matter. We appreciated the Report prepared by Planning and Development Services in the last round of hearings. I wish to add this letter to my previous letters on this development.

Notice

There may be a concern with Notice. In talking with neighbours, it appearz that many did not receive a letter or email advising them of the upcoming hearing. In addition, it appears that your name and email address were unfortunately misspelled in County communications (Newman vs. Newmen) such that some responses might not be delivered to the County. To ensure compliance with effective notice requirements, I suggest that the notices be reissued and re-distributed and the timeline adjusted accordingly.

Welcoming New Families

I do not consider myself anti-development. I accept that the owner/applicant is free to develop his property. We would welcome new neighbours in homes that are consistent with the existing regulatory framework, particularly the density requirements. New families (who cannot speak up for themselves here) would then be able to enjoy the special wilderness we call home in the same way.

Respect for Process

There should be respect for the process, planners and decision-makers, and for the time of the participants. Since the last hearing was tabled (at the last minute while participants were *en route*), it appears to me that the applicant has displayed a lack of respect for the process by proceeding with

ANDREA SPARKES

Box 332, 74 Fawn Hills Drive, Bragg Creek, Alberta, T0L 0K0

development on his property without any decision having been made. We have observed heavy equipment and burning on the property and there is now a wide roadway through the forested area.

To me, this demonstrates:

1. A lack of respect for the approvals process and decision-makers; and/or
2. Confidence that decision-makers will approve the proposal notwithstanding its obvious non-compliance with County law.

Both of which are deeply concerning.

Updates

We understand that the dog park concept has been removed from the proposal and we are glad that there was common ground between the neighbours and developer on this point.

However, our earlier concerns persist. The updated conceptual scheme seems to have ignored the concerns of locals and planning experts alike. At this point, such errors cannot be excused as oversight; the County's Report was very clear. The statement in section 1.1 of the proposal that the Conceptual Scheme is in keeping with the ASP remains untrue. There has been no valid planning purpose given to depart from established guidelines; and, indeed, one does not exist.

Density

Rocky View County's own Planning and Development Services Report indicated that the proposed density "was almost double" the maximum allowable density under the ASP (see March 10, 2020 report, page 3). Yet, in its updated submission, the developer fails to apply the sound guidance of the ASP and County Planners with respect to density. The 22 lots outlined in section 5 greatly surpass the acceptable density. Further, the updated Conceptual Scheme continues to fail to apply the ASP concept of "Open Space Design" by spreading the properties out across the developable area.

All parties accept that the ASP applies to the project. It has been in effect throughout the proposal's lifetime and is referenced as the governing scheme throughout the proposal. Even if the ASP did not apply, the proposed density makes this neighbourhood an outlier in among neighbourhoods in West Bragg Creek. The proposed development's density undermines the character of the region and generates many problems as discussed below.

Density Drives Other Concerns

The unacceptable density of the project drives my other concerns:

1. **Wildfire and Egress:** Bragg Creek is at the wildland-urban interface and is at high risk of wildfire. References to the development's "firebreak" road show that the developer misunderstands the real issue: the relationship between settlement density and wildfire. Greater density means more ignition sources and increased risk of human-caused wildfires as well as more properties and lives at risk when a wildfire occurs.

There remains "one way out". There is already increased usage of that route due to expansion at the West Bragg Creek Kananaskis site. In such a situation, allowing a development of greater density than that permitted by legislation would be careless. This Council and its

ANDREA SPARKES

Box 332, 74 Fawn Hills Drive, Bragg Creek, Alberta, T0L 0K0

Councillors should not share the legacy of those that approved developments on flood plains without regard to the reasonably foreseeable consequences.

2. **Wildlife Interactions:** More people inevitably mean more wildlife-human interactions caused by garbage, vehicles, bird feeders, etc. While education of people is important, experience has shown it insufficient to overcome the fact that greater settlement density constitutes greater encroachment on animal habitat and increased attractants.
3. **Water:** more people mean more use of the water resources as well as more wastewater pressure on the sensitive wetland downstream of the development. There is no evidence that the addition of two additional wells will not diminish the volume or quality of existing wells (both that of the water co-op and private wells).
4. **Traffic:** more people mean more traffic, noise, and potential wildlife interference, disrupting the character of a quiet, dead-end street.
5. **Slope Stability:** Despite what is written in the developer's text, Figure 18 of the Conceptual Scheme shows that some of the building area is on slopes greater than 15% (see green under yellow shading and particularly, Lot 10 of Phase 2). I note that the engineer's statement relied upon is phrased as a conditional "if" and is far from a guarantee that slope stability is a non-issue.

Conclusion

I trust in Planning and Development Services to fairly assess the proposal and to make clear its many deficiencies to Council as they did in their last report. I urge Council to require that the developer meet the minimum standards set out in the ASP before voting on acceptance and, failing that, to reduce the density of the development by half. A project in line with the provisions of the ASP would be better received in the community.

Thank you for your time and consideration.

Sincerely,

Andrea Sparkes

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [Division 1, Mark Kamachi](#)
Subject: [EXTERNAL] - Proposed Fawn Hills Development (PL20190102 Redesignation and PL20190103 Conceptual Scheme)
Date: March 10, 2021 12:44:29 PM
Attachments: [2021-03-10 Dan Sparkes Letter 2 re Fawn Hills Development Proposal.docx](#)

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

Hello Oksana,

Please find attached a letter regarding the proposed Fawn Hills Development (PL20190102 Redesignation and PL20190103 Conceptual Scheme).

Thank you for the work you do to manage these processes, it benefits us all.

Dan Sparkes

Dan Sparkes
[REDACTED]
Bragg Creek, Alberta
T0L 0K0

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

onewmen@rockyview.ca

Re: Proposed Fawn Hills Development (PL20190102 Redesignation and PL20190103 Conceptual Scheme)

Location: NE-15-23-05W5M

Division: 1

Ms. Newmen,

I reviewed the updated conceptual scheme regarding the Development Application of Carswell Planning on NE-15-23-05-W5M.

First, I would like to acknowledge some of the positive changes made in response to feedback since the last submission, in particular removal of the public parking and dog park.

Unfortunately, the major deficiencies have not been addressed. It seemed unlikely the first time around that some of the incorrect calculations and contradictions within the plan were mistakes. Now that they have been pointed out and remain in the resubmission, the conclusion must be that they are deliberate. This application therefore makes a mockery of this process and of your authority if it were to be approved.

The main points of my first letter which have not been addressed are as follows:

- My chief concern is that the project as described in the Conceptual Scheme fails to comply with critical elements of the applicable regulations. Similarly, the errors and misstatements in the plan are too numerous for the proposal to be relied upon.
- The project blatantly disregards the density requirements in section 7.4.4 of the Area Structure Plan. Not only is the calculation obviously arithmetically incorrect, it fails to account for any wetlands, slopes, or riparian areas.

Previously, I wanted to be clear that I was not opposed to development and the land owner wishing to divide and monetize his land, just that I could not support the proposed plan with it's numerous flaws. In the time since then, the landowner has commenced road construction, logging and bulldozing acres of forest. Rewarding these brazen acts and allowing things to move ahead would completely undermine the very existence of RockyView's processes, regulations, and council.

I offered that, should a competently prepared plan that conformed to the area structure plan be tabled, I would be willing to review it with an open mind to supporting it. That has not happened, and I ask that you reject this plan accordingly.

Regards,

Dan Sparkes

Michelle Mitton

From: Chad Beegan [REDACTED]
Sent: March 9, 2021 12:43 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-7956-2019 and BYLAW C-7955-2019
Attachments: Comments on Fawn Hills Development Proposachadl.docx

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

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Objection

This message and any attached documents are only for the use of the intended recipient(s), are confidential and may contain privileged information. Any unauthorized review, use, retransmission, or other disclosure is strictly prohibited. If you have received this message in error, please notify the sender immediately, and then delete the original message. Thank you.

Chad Beegan

86 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 07, 2019

To:

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

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.caBart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- **Water.** In the **Groundwater Information Technologies Ltd.-Phase 1 Groundwater Site Assessment NE-15-23-5W5** executive summary, it states that there is an expectation that the aquifer will recharge itself through precipitation and surface water sources. It doesn't really say where that expectation comes from anywhere in the assessment. Recharge would require an estimated 30,000m³/year. The Oldman Basin has been experiencing less recharge over the last several years because they can't count on a consistent build-up of snow pillows that melt slowly to provide a gradual recharge, and this watershed is in a fairly similar location geographically.
- The executive summary states that projected water yields in the area range from 1-100m³/day. To supply 1250 m³/year, a well would need to be able to produce about 3.4m³/day. While the average of all wells is probably significantly above that, individual wells may not be. This is further reinforced on page 13 where a test well was as low as 0.2m³/day. As stated in the report, this means that multiple wells may need to be drilled for some lots.
- On page 10, it states that some wells are completed on fractured shale and are not completed over discrete aquifers and therefore might be hydraulically connected to each other. There is a chance of increased risk of aquifer contamination from drilling new wells, especially on lots where multiple wells may be needed.

- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem. Bragg Creek is known to have soil properties that do not support the use of standard septic systems and are prone to failure. As failing septic systems would have a detrimental effect on the existing or future properties and drinking water systems, this will need to be explored in more detail.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.
- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☒ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☒ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☐ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

**Type any additional comments here.

***Attach any history, photos, or videos that help explain our neighbourhood.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,

Chad Beegan
Manager of Healthy Physical Environments
Alberta Health Services

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Fwd: Development on Fawn Hills Drive, Bragg Creek
Date: March 10, 2021 10:02:24 AM
Attachments: [Proposed Redesignation and Development - Fawn Hills.pdf](#)

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

Dear Oksana Newmen,

I am writing on behalf of my husband and I to once again express our feedback towards the proposed Redesignation and Conceptual Scheme proposals for Fawn Hills in Bragg Creek. In reviewing the updated conceptual scheme document on Rockyview's website, I see that the applicant has gone to further lengths to support and justify his proposal, however has made no changes whatsoever to the nature of his plan. On that basis, I am re-attaching the letter that my husband wrote in October 2019, as the concerns expressed previously are still valid.

Thank you,

Susan and Darren McKeague

----- Forwarded message -----

From: **Susan McKeague** [REDACTED]
Date: Tue, Mar 9, 2021 at 10:24 PM
Subject: Development on Fawn Hills Drive, Bragg Creek
To: <oneyman@rockyview.ca>
Cc: Darren McKeague [REDACTED]

Dear Oksana Newman,

I am writing on behalf of my husband and I to once again express our feedback towards the proposed Redesignation and Conceptual Scheme proposals for Fawn Hills in Bragg Creek. In reviewing the updated conceptual scheme document on Rockyview's website, I see that the applicant has gone to further lengths to support and justify his proposal, however has made no changes whatsoever to the nature of his plan. On that basis, I am re-attaching the letter that my husband wrote in October 2019, as the concerns expressed previously are still valid.

Thank you,

Susan and Darren McKeague

Darren McKeague

[REDACTED]
128 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 8, 2019

To:

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

jkwan@rockyview.ca

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

As a resident of one of the properties on the east side of Fawn Hills Drive (immediately across the road from the proposed subdivision), this development would have significant impact to me. I have chosen to make my home here because it is a small cul-de-sac with very limited traffic and noise. Specifically, there are only eight existing properties whose residents pass by my driveway. The proposed development will see the traffic (both owners and construction vehicles) from 17 additional lots passing by, as Phases 1 and 2 of the subdivision are completed, with their only access being to drive past the house of every existing resident on the street. It is not until Phase 3 of the development is completed that the closer access road will be added to possibly alleviate some of the volume. As the traffic study in the report shows however, overall traffic volume on Fawn Hills Drive is still expected to more than triple. While this may be within the allowable limits for the classification of road, it's certainly not reasonable for the current residents.

Further to the discussion of traffic, it's incredibly inconsiderate of the developer to propose (and have already built) the primary access road at the north end of his property, forcing new traffic to pass by every current Fawn Hills Drive resident as mentioned. Creating the first and primary access at the south end of his property would have been much more appropriate to appeal to the surrounding community, but this is clearly not in his interests. It appears that the primary consideration was to minimize cost, and build a road on the low grade area.

Putting aside the personal concerns associated with traffic and the resulting noise and safety considerations, my main formal objection to this proposal is the blatant deviation from the Area Structure Plan (ASP) for Bragg Creek. The land in question has a total area of 74.64 acres, of which much of eastern portion bordering Fawn Hills Drive is wetland. Without attempting to define exactly how much area that comprises, it's immediately apparent that there is under 70 acres of "Gross Developable Area" as defined by the ASP. Section 7.4.4(d) of the ASP clearly defines a lot density of one lot per four acres of Gross Developable area, leading to an allowable count of somewhere under

17 lots. The proposed 22 lot development takes no consideration of this criteria. Furthermore, when questioned about this elementary math during the public consultation, the developer simply (and wrongly) stated that he did infact comply with the ASP, but was not interested in citing how or why.

As an aside, Figure 16: "Topography and Steep Slopes" of the developers' conceptual scheme also suggests that there is a large area of steep ($>30^\circ$) slope within the property, which cannot form part of the Gross Developable Area per section 7.4.1(a) of the ASP. Fortunately for the developer, there is infact no area of 30° slope anywhere on this property, nor anywhere in the Fawn Hills region. This poor quality of information being conveyed to the stakeholders raises due concern, and yet another reason to object to the proposal.

As an executive member of the water coop servicing 13 existing homes on the east side of Fawn Hills drive, I'm aware that water supply is a real concern in the area. Other neighbours outside of the coop have struggled to drill adequate water wells on their properties. I would suggest that this is not something that should be taken lightly when considering the need to supply nearly three times the current number of homes from the same local aquifers.

There are many natural risks that Bragg Creek residents face including flooding (major event in 2013) and wildfire (major risk in 2018), and limited access and egress which has plagued residents for decades. Any further high density development only adds to the associated risks.

The above topics are only some of the multitude of concerns that I have surrounding the proposed subdivision at Fawn Hills Drive, and the resulting impact on the environment, surrounding community, and my own personal property and its value. I trust these will all be taken into due consideration when assessing the suitability of this proposal.

Thanks and Regards,



Darren McKeague
P. Eng

From: [REDACTED]
 To: [Oksana Newmen](#)
 Subject: [EXTERNAL] - Fwd: Proposed Redesignation and Development on Fawn Hills Drive
 Date: March 9, 2021 3:13:34 PM

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----- Forwarded message -----

From: **Alisa Lafontaine** [REDACTED]
 Date: Tue, Mar 9, 2021 at 3:11 PM
 Subject: Fwd: Proposed Redesignation and Development on Fawn Hills Drive
 To: Bart.Carswell@carswellplanning.ca <Bart.Carswell@carswellplanning.ca>

----- Forwarded message -----

From: **Alisa Lafontaine** [REDACTED]
 Date: Tue, Mar 9, 2021 at 3:09 PM
 Subject: Re: Proposed Redesignation and Development on Fawn Hills Drive
 To: jkwana@rockyview.ca <jkwana@rockyview.ca>

The updated development application still does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In fact, the March 10, 2020 report from Rockyview County's own Planning and Development Services indicated that the initially proposed density "was almost double" that permitted (page 3). I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

1.(a)Water. Increased density means increased strain on existing water wells (both that of the water association and of private wells).

(b) Being that we're on a private well, we would like to see testing implemented during high and low season each year. Flow rate as well as contamination are a major concern.

2.Waste. The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.

3.Environment and wildlife. I want to preserve the wetland, animal habitat, and forest as much as possible.

4.Traffic and Noise. Increased density means increased traffic and noise on an otherwise quiet, dead-end street.

5. Light Pollution. Increase in housing, cars and street lights.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards

Alisa Albouy

[REDACTED]
[REDACTED], Bragg Creek,
Alberta T0L 0K0

March 8, 2021

To:

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

Email: onewman@rockyview.ca

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesigna/on and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Dear Oksana Newman,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

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- ☒ **Waste.** The plan calls for 22 new seplc systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density

- developments mean that more people will rely on that single route in case of emergency.
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 - ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,

Jamie Nunsom
#52110 TWP ROAD 232
BRIDGE CREEK, AB

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: legislativeservices@rockview.ca
Subject: [EXTERNAL] - Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek PL20190102 and PL20190103 NE-15-23-05W05M
Date: March 9, 2021 11:04:51 AM

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Please accept this latest version of this letter. March 8th version was sent to the wrong address in Rockyview county. Thank you.

Renée Delorme



52110 Township Rd 232 Bragg Creek, Alberta T0L 0K0

March 9th, 2021

To:
Oksana Newmen
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2
Emails: onewmen@rockyview.ca
legislativeservices@rockview.ca

Cc:
Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7
Email: Bart.Carswell@carswellplanning.ca

Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek PL20190102 and PL20190103 NE-15-23-05W05M

Dear Oksana Newmen,

Thank you for seeking feedback from the community concerning the proposed development in our area.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP).

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. Below are some of the concerns I have:

Housing Density. Currently, Fawn Hill Drive is home to 19 – 2+ acre lots and three large properties. Adding 22 - 2 acre lots will bring the total number of lots to 41 properties. All those properties will be located in a cul-de-sac with only one access to the connecting range road.

Quarter Section Density. The quarter section already has two high-density developments (Fawn Hill and Mountain View) as well as several lots on the remaining area for a total of 49 properties. As per the ASP's vision for low-density housing, it can be argued this quarter section is already fully developed.

Waste. The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem. The current housing development, with its 19 existing septic systems across the road, is located above the wetland. By adding 22 additional septic systems on the opposite side of the road, the risk of seepage in the wetland is of concern. We live “downhill” this wetland with the possibility that any seepage could impact our water well.

Fire. Our area is at a high risk of wildfire. A greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.

Emergency Egress. There is only one route out of West Bragg Creek, and it goes over the Balsam bridge. Greater residential density means more people will rely on that single route in case of emergency. Additionally, the development of trails at the end of the West Bragg Creek Road has exacerbated this risk by bringing upward of 2500 cars/day on weekends -- all using the same exit. Increasing the area's density without addressing this well-documented issue is a potential cause for liability and a class-action lawsuit in the event of a catastrophe.

Traffic and Noise. The cumulative increase in residential density (including the proposed development and others in the area) will bring more traffic and noises, negatively altering the rural character of the area already stressed by the increase of unforeseen and unchecked traffic caused by the West Bragg Creek Recreational day-use area. Currently, local residences in the Hamlet and along West Bragg Creek Road are experiencing significant increases in noise pollution, risks associated with excessive vehicle speeding, increases in the number of wildlife-vehicle collisions and increased use of emergency services calls.

So far, none of these issues have been addressed properly by Rockyview County. These problems must be addressed before an increase in local traffic resulting from an increase in residential property is considered.

Environment and Wildlife Corridor. Bragg Creek and Area is part of the Elbow Valley watershed and the Y2Y Wildlife Corridor (Yukon to Yellowstone wildlife corridor). We are located in a high-value habitat and an important wildlife corridor including at-risk species such as grizzly bears. Daily sightings of large and small wildlife are observed in the Fawn Hill area.

The ASP favour small cluster development leaving wide bands of natural habitats for wildlife movements. The proposal does not adhere to the residential cluster system. Instead, the current development scheme promotes habitat fragmentation and environmental degradation, reducing wildlife movements and water access.

The Developer must ensure the development scheme will be designed as per the requirement in the ASP and demonstrate how wildlife and habitat will remain whole.

A “Do no harm” policy must be part of Rockyview’s assessment in any development.

Thank you for your time. I look forward to receiving notice of any upcoming hearings. Regards,

Renée Delorme

[REDACTED]

Michelle Mitton

From: Lorie Cooper [REDACTED]
Sent: March 9, 2021 7:50 AM
To: Legislative Services Shared
Subject: Fwd: [EXTERNAL] - Re: Public Hearing: Fawn Hills Development; Re: Bylaw C-7956-2019

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Lorie Cooper [REDACTED]
Date: March 9, 2021 at 6:56:14 AM MST
To: onewman@rockyview.ca
Cc: Bart.Carswell@carswellplanning.ca, [REDACTED]
Subject: Fwd: [EXTERNAL] - Re: Public Hearing: Fawn Hills Development; Re: Bylaw C-7956-2019

Dear Ms Newman

I am resending (for the third time!) my opposition to the proposed Fawn hills Development. It is critical that the recent push on development in the Bragg Creek area not set precedents that destroy the rustic beauty of this little piece of paradise or displace wildlife in what should be deemed a critical wildlife corridor (a proposal that is currently underway by concerned residents).

Regards

Lorie Cooper
186 Saddle Road, Saddle and Sirloin
Bragg Creek

Sent from my iPhone

Begin forwarded message:

From: Lorie Cooper [REDACTED]
Date: March 9, 2021 at 6:15:47 AM MST
To: Lorie Cooper-BrgCrk [REDACTED]
Subject: Fwd: [EXTERNAL] - Re: Public Hearing: Fawn Hills Development; Re: Bylaw C-7956-2019

Sent from my iPhone

Begin forwarded message:

From: <JKwan@rockyview.ca>
Date: September 3, 2020 at 11:00:55 AM MDT
To: [REDACTED], <MMitton@rockyview.ca>
Cc: <TAndreasen@rockyview.ca>, <LegislativeServices@rockyview.ca>
Subject: RE: [EXTERNAL] - Re: Public Hearing: Fawn Hills Development; Re: Bylaw C-7956-2019

Hi Lorie,

Thank you for resending your email in regards to the Fawn Hills applications. Your email submission will be included in the report package for Council's consideration.

Please note that there is no set date for the Public Hearing yet. The County will be sending out another round of public notification once the Public hearing date is confirmed.

Regards,

JOHNSON KWAN, RPP, MCIP, PMP, LEED GREEN ASSOCIATE
Senior Planner | Planning and Development Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-3973
JKwan@rockyview.ca | www.rockyview.ca

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

From: Lorie Cooper [REDACTED]
Sent: September 2, 2020 8:13 PM
To: Michelle Mitton <MMitton@rockyview.ca>
Cc: Johnson Kwan <JKwan@rockyview.ca>; Tyler Andreasen <TAndreasen@rockyview.ca>; Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Re: Public Hearing: Fawn Hills Development; Re: Bylaw C-7956-2019

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

To Johnson and others
I have decided to resend my response to the Fawn Hills Development, so that it is once again in your in box.

Regards
Lorie Cooper

Sent from my iPhone

On Feb 18, 2020, at 8:21 AM, <MMitton@rockyview.ca>
<MMitton@rockyview.ca> wrote:

Good morning Lorie,

Thank you for submitting comments on this application.
They will be included in the agenda package for
Council's consideration at the March 10, 2020 public
hearing.

Thank you,
Michelle

MICHELLE MITTON, M.Sc
Legislative Coordinator | Municipal Clerk's Office

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

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and then delete this e-mail. Thank you.

From: Lorie Cooper [REDACTED]
Sent: Monday, February 17, 2020 7:13 PM
To: PAA_ LegislativeServices
<legislativeservices@rockyview.ca>
Cc: Johnson Kwan <JKwan@rockyview.ca>; Tyler
Andreasen <TAndreasen@rockyview.ca>
Subject: Public Hearing: Fawn Hills Development; Re:
Bylaw C-7956-2019

To the Council:
I, Lorie Cooper, (SE-16-23-5w5,
186 Saddle Road, Bragg Creek, AB
T0L0K0), do "OPPOSE" Bylaw C-7956-2019 to
amend land use Bylaw C-4841-97.

I hereby forward my letter previously sent to meet
the October , 8, 2019 deadline with some

modifications, suitable for the Fawn Hills Public Hearing.

Sent from my iPhone

Begin forwarded message:

From: Lorie Cooper

Date: October 8, 2019 at 5:14:08 PM MDT

To: jkwan@rockyview.ca

Subject: Fawn Hills Decelopment

Dear Mr Kwan (and Honourable Council)

I must first indicate my concern as a Saddle and Sirloin resident who received NO information on the Fawn Hills development. As a Director, I learned of the October 8 deadline 3 days ago at our AGM. I therefore request an extension and broader mailing by the parties applying for change of land status.

So for expediency my concerns are in point form:

1. Changing farmland to R1 (2acre lot density) rather than protecting farmland or subdividing into larger acreages creates a huge uncertainty for residents who have moved to Bragg Creek to enjoy nature and wildlife. If this precedent is set, any land could be developed reducing quality of life, and undermining the financial investment/value of existing properties.

2. There is a significant additional safety risk from flood and fire due to an increased density of dwellings in west Bragg Creek, with no

current alternate emergency route
but the bottleneck at the
bridge across the Elbow River.

3. I don't see reference to an
Environmental impact assessment,
or a Wildlife co-existence
management plan. Arbitrary
aesthetic woodland borders
described in the proposal, are for
human satisfaction; these do not
address critical wildlife
corridors. Displacement of wildlife
is NOT acceptable.

4. Water quality....where is the
communal water being sourced
from? (River? Well?) At S&S many
different aquifers are penetrated due
to the foothills structural geology
with varying water chemistry.
Colliform however is absent.

5. Most importantly is the potential
for groundwater contamination with
associated liability to the
developer. I am concerned that
septic is defined in the proposal as
for "private" responsibility. With a
density of 22- 2acre properties, it is
a complete unknown as to where
their sewage is going due to the
complex structural geology. Tracer
analysis might assist in determining
if proximal properties are affected.

Although this is a very brief point
form response, it underlines some of
my concerns in taking raw
agricultural land and creating a
densely spaced development.

Regards
Lorie D Cooper
PGeol.

Sent from my iPhone

Michelle Mitton

From: Alan Breakey [REDACTED]
Sent: March 9, 2021 1:18 PM
To: onewman@rockyview.ca; Legislative Services Shared
Subject: [EXTERNAL] - Submission on Bylaw C-7956-2019 (File 20190103(03915024))
Attachments: Submission on File PL20190103-03915024.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Please find attached my submission objecting to the above noted application. Thank you for your consideration of this submission.

With kindest regards,
Alan Breakey
[REDACTED]

9 March 2021

██████████
233133 Range Road 52,
Bragg Creek, Alberta
T0L 0K0

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

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

**Re: DIVISION 1 – Public hearing to consider Bylaw C-7956-2019 for
the Fawn Hills Conceptual Scheme - File: PL20190103 (03915024)**

“If you are not an adjacent landowner, but believe you are impacted by the
proposal, you have the right to be heard.”

Dear Ms. Newman:

I would like to begin by saying that our property lies 0.5 kilometres to the immediate north of the application area in question and that the first notification we received from Rocky View County about this application was on March 1, 2021 through the Safe and Sound system which I had the mistaken understanding was reserved for emergency situations only. I would also add that our property falls along the same valley system as the application under consideration (see Figure 1) and that our two appropriately licensed water wells, which have serviced both our household and our livestock since 1992, are part of the same fractured siltstone aquifer system as the wells in Fawn Hills. Figure 1 on page 2 of this letter shows the spatial relationship between our property and the area of the application under consideration.



Figure 1: Spatial location plat

We are objecting to this application for the following reasons:

- 1) We are shocked by the cursory and inadequate analysis in the application of the groundwater resource of the area given that the fractured siltstone aquifer described in the Conceptual Scheme report extends far beyond the boundaries of the application area.
- 2) It is also shocking that the hydrological consultants for the Conceptual Scheme report mention only possible water well flow rates of 10 to 75 m³/day (1.5 to 10.5 gallons/minute) and say absolutely nothing about the actual water reserves and recharge for the aquifer. Because the aquifer is a highly fractured reservoir, flow rates are and permeability is naturally high but this is totally unrelated to the actual volume of water available in the reservoir.

- 3) There is abundant evidence **including evidence from Rocky View County's own, commendable Groundwater Monitoring Program** that there is absolutely no recharge (replenishment) of this particular reservoir between the end of July and the end of April year after year after year. **Never.** As such, the volume of water in this aquifer depends entirely on the rainfall that occurs in the Spring and early summer and that volume is severely restricted in those years with less than average rainfall which has serious implications on the amount of water available in the aquifer for use in the winter months.
- 4) It is unconscionable that there is no indication in the Conceptual Scheme report that the water well consultants did extended water well withdrawal tests at different times of the rainfall cycle and monitored what effects those withdrawals had on all wells tapping into this particular aquifer including our own.
- 5) We are completely reliant on our well water for supplying our household and for watering our livestock (especially in the fall, winter and early spring) and as such we have been monitoring our well water levels twice monthly since 2003. Not only do we have the base line data and it would also seem that we have a far better understanding of this particular aquifer than do the hydrological consultants used for the Conceptual Scheme report.

We will respond accordingly if additional residential development in this aquifer system negatively impacts our "first in time" access to sufficient water for our household and livestock as mandated in the Province of Alberta's Water Act.

Respectfully submitted,



Alan Breakey, P.Geol.

Michelle Mitton

From: Charmaine Connop-Scollard [REDACTED]
Sent: March 8, 2021 5:42 PM
To: onewman@rockyview.ca; Legislative Services Shared
Subject: [EXTERNAL] - PL20190102 and PL20190103
Attachments: Fawn Hills 2021 03 08 PLs.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Attached please find my Letter of Opposition to Application Numbers PL20190102 and PL20190103; File Number 03915024.

Thank you for your consideration.

Regards
Charmaine Connop-Scollard

1908 BOWNESS ROAD NW
CALGARY, AB T2N 3K6

March 8, 2021

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

onewman@rockyview.ca
legislativeservices@rockyview.ca

Re: Proposed Redesignation and Development; Fawn Hills Drive, Bragg Creek
File Number: 03915024
Application Numbers: PL20190102 and PL20190103
NE-15-23-05-W5M

Letter of Opposition

Thank you for the opportunity to provide feedback concerning the proposed Fawn Hills development in close proximity to my property at SW-15-23-5-W5; Lot 1; Plan 7291 HR.

The redesignation from Ranch and Farm District to Residential One District would be a dramatic departure from existing land use in the area and would substantially increase population density with many associated issues. Existing land use in the area primarily consists of agricultural use parcels and larger rural acreages. This development application does not comply with the overall density requirement of one lot per four acres as set out in the Area Structure Plan for West Bragg Creek. In fact, if the lots were not part of a Conceptual Scheme many of the lots in this development proposal would be considered too small to meet the minimum lot size proposed in the revisions to the Land Use Bylaw in which R-1 designations would be revised to R-CRD.

It should be noted that a previous application (2001291; File Number 03915024) in 2001 involving the same land called for a proposed sixteen lots. The current application for the property involves a proposal for twenty-two lots. That is an additional six lots for the same land area.

The density of this development proposal concerns me for a number of reasons:

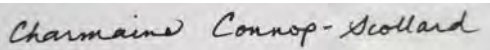
- ☐ **Water.** Increased density means increased strain on access to available water (both that of the water association and of private wells).
- ☐ **Waste.** The plan calls for 22 new septic systems within a 74.64 acre parcel which will place greater strain on the wetland ecosystem in addition to creating concerns regarding underground contamination levels.
- ☐ **Fire.** This area is at high risk of wildfire. Greater density of homes in such a forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☐ **Emergency Egress.** There is only one route out of West Bragg Creek, a situation that is complicated by limited bridge access across the Elbow River. Greater density developments mean that more people will rely on that single route in case of emergency.
- ☐ **Wildlife.** The density of this development would have notable negative impact on wildlife habitat and other ecosystems. Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.
- ☐ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☐ **Services.** Increased density means greater demand on County services, infrastructure, and school services.

- **Slope.** Road access, particularly for large vehicles such as fire trucks and school buses, and particularly given our winter climate, could be very difficult. In addition, large scale ground disruption on a sloped area such as would be required by this development can create longterm problems with slope stability. I am aware of other developments which have had very unfortunate experiences in this regard in spite of having met engineering requirements.

In my opinion, the nature of this development is not at all in keeping with the characteristics and priorities of the area.

Thank you for noting my concerns.

Regards,

A handwritten signature in black ink that reads "Charmaine Connop-Scollard". The signature is written in a cursive, flowing style.

Charmaine Connop-Scollard

██████ Bragg Creek,
Alberta T0L 0K0

March 7, 2021

To:

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

Email: ybernier@rockyview.ca

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Dear Yusuf Bernier,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☐ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☐ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☐ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.

- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.
- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☐ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☐ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards, Katherine Jones

From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - Fawn Hills Subdivision proposal - Letter of Opposition
Date: March 10, 2021 4:25:00 PM
Attachments: [Hudye Proposal 2019 - Letter.pdf](#)

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To:
Oksana Newmen
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
2021

March 10th,

onewmen@rockyview.ca

Re: Proposed Redesignation and Development File #s: PL20190102 and PL20190103

Dear Oksana Newmen,

Thank you for the opportunity to update my response to this application.

Please make reference to my attached letter regarding this proposal from October 7, 2019 .

The Planning Department's recommendations regarding the original application are consistent with feedback from West Bragg Creek (WBC) and Fawn Hills residents in identifying significant deficiencies and problematic aspects to the Conceptual Scheme. In their response, it is clear that the developers have not presented substantive or credible alterations to the scheme that would justify its approval.

This development proposal exposes current and future residents to unacceptable risk and exposes RVC to significant exposure to liability. As correctly identified by the RVC Planning Department, these exposures stem principally from proposed unprecedented density for subdivisions of this nature in West Bragg Creek which is almost double the standard outlined in the ASP. This proposal would create the most densely populated (by some 40%) quarter section in WBC - on lands constrained by wetlands, slopes and old growth forest. It is this unprecedented density that brings risk.

Planning has identified lack of adherence to Environmental Reserve requirements around a tributary to Bragg Creek. Water and wastewater servicing is inconsistent with ASP requirements and places current and future residents water supply and quality at unacceptable risk. I believe there is the real possibility of future public health implications as a consequence.

The developers have expressed no commitment to upgrade Fawn Hills Drive and RRd 52 (1.8 km total) to the paved Regional Collector Standard that RVC staff state would be required to support a subdivision of this size.

The risk to wild fire that is created by a subdivision of this size in old growth forest is real and should be a concern to all. The developers have presented no credible way to mitigate this risk as the only realistic way to do so would be to reduce the density of development, something that they are clearly not willing to entertain.

The residents of Fawn Hills and WBC have expressed strong opposition to this development proposal including some who once considered expressing support. One can expect that with broader circulation, this opposition will only intensify. I call on Councillor Kamachi to support WBC and Fawn Hills residents in their opposition by providing leadership direction to his fellow Councillors in rejecting this development proposal.

Sincerely,

David Cebuliak

Dr David Cebuliak
[REDACTED]

Dr David Cebuliak
[REDACTED]
96 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 7, 2019

To:

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

jkwan@rockyview.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Dear Mr. Kwan,

Thank you for both seeking feedback concerning the proposed development in our neighbourhood and for our recent meeting.

As I indicated to you I am not currently nor have I ever been opposed to development on the subject lands. However, given the proposal's non compliance with key Greater Bragg Creek Area Structure Plan (GBCASP) directives regarding development in this area it is not possible for me to support this proposal. Specifically the developers have ignored the GBCASP's clear stipulations re Gross Developable Area (GDA) calculation and Open Space Planning. The resultant proposed density and lack of open space/environmental protection would make this development by far the most dense and environmentally impactful quarter section in West Bragg Creek (WBC).

Such a consequence is not consistent with the community's or RVC staff and Council's intentions when the ASP was formulated. The potential negative impacts on existing and future residents and RVC re: county infrastructure, water, wastewater, fire risk, environment (wetland degradation, animal habitat and forest loss) and emergency egress are unacceptable. Moreover this proposal would set a standard for development in WBC that has been rejected by the community and RVC.

I. Historical Perspective

To my knowledge there have been 2 previous subdivision proposals on the subject lands - one in 1986 for ~ 25 lots (1) and one by the current owners in 2002 for ~ 16 lots (2). There was also a similar density 2004 proposal named "Ironwood" in a nearby WBC quarter section (3). All of these proposed developments were rejected by both the community and by Councils of the time. In the case of the 2002 and 2004 proposals, large and at times emotionally vocal public input expressed vigorous opposition on the basis of concerns over density, the environment, loss of rural nature, impacts on RVC infrastructure, fire and flood risk, public safety re emergency egress among other concerns.

In part as a response to confusion over how future growth should best occur in the Greater Bragg Creek area - as evidenced by rejected subdivision proposals - in 2006 under the guidance of then Councillor Bob Everett, the community and RVC began work on the Greater Bragg Creek Area Structure plan. This was a comprehensive and well managed undertaking with extensive input from the public, developers, RVC staff and Council. Councillor Everett invited one of the owners of the subject lands to represent the developer community on the GBCASP Steering Committee.

Here is the Plan's Vision:

The year is 2030. The Greater Bragg Creek area continues to be a special place within Rocky View County where residents have a strong sense of place that emanates from both the quiet country residences that harmonize with undisturbed landscapes and the small town character of the hamlet.

The "lifestyle equity" and "latent utility" afforded to the local community by the natural environment has been preserved over time through implementation of an integrated land use planning strategy that evaluates opportunities for subdivision and development by first considering the capability and capacity of the natural environment to accommodate additional development. The community has benefited from implementation of policies in the Greater Bragg Creek Area Structure Plan achieving a balance between the natural environment and the impacts of human settlement.

To enact this vision in the West Bragg Creek area in general (and specifically to land such as in this proposal) the GBCASP incorporated 2 key policy elements - the **Gross Developable Area (GDA)** calculation and the development tool **Open Space Planning**.

At a public hearing held on June 13, 2006 at the Bragg Creek Community Centre a large number of residents addressed the audience to voice their overwhelming majority approval for the plan. People spoke of the compromises made and the success of a democratic and inclusive process. I was one of those residents and I remember noting how the adoption of the GDA formula and Open Space Planning gave me great hope for the future of healthy sustainable development specifically as its applied to the Fawn Hills valley. I felt a sense of pride and hope for my community.

II. The GBCASP as it applies to the Fawn Hills Valley

a. GDA Calculation:

The GDA calculation as it applies to this proposal would be made as follows:

78 Acres total land **minus** Constraints; ie Wetlands (including riparian buffer) , Slopes over 15 degrees, MR, Roads

4

* Any retained lands must also be removed from the Total Developable lands. *

In Infill residential areas in North and West Bragg Creek, the GBCASP stipulates an overall density of 1 lot/4 Acres GDA

Note that it is impossible to both adhere to this GDA /density calculation (and thus the GBCASP) and propose 22 lots. In fact it is likely that a complete and impartial assessment of the constraints to development would yield approximately 10 lots. **Adhering to the GBCASP GDA calculation with the addition of 10 lots to this partially built out quarter section would make this on par with the most densely populated quarter section in west Bragg Creek.**

Adding 22 lots to this partially built out quarter section would have its density exceed that of the most densely populated quarter section in West Bragg Creek by greater than 40% - this on land constrained by extensive wetlands, hills, dense forest, infrastructure limitations, concerns over impacts on adjacent wells etc. Surely it was not the intention of those who welcomed completion of the GBCASP to endorse density of this magnitude and all the risk it entails!

b. Open Space Planning:

This development tool was introduced to the GBCASP committee by then Councillor Everett as a means of “achieving a balance between the natural environment and the impacts of human settlement”. Direct communication with rural designer and advocate Randall Arendt convinced Councillor Everett and the GBCASP Steering committee that this planning tool would provide benefits to both developers, residents and municipalities. GBCASP Section 7.43.4 i states: “ Open Space means lands that are restricted from development and...should represent a large percentage(approximately 50%) of the lands to be developed.”

As regards the subject lands, Open Space Planning can be easily applied and would offer attractive incentives for potential purchasers. With a complete and impartial assessment of constraints to development - specifically wetlands, dense forest and wildlife corridors this 50% goal would be readily achievable. Section III provides further documentation of this potential.

III. Wetlands in the Fawn Hills Valley

The Fawn Hills Valley has historically been very wet. The lower lying front lands were once willow wetlands. In the early 1990's previous owners destroyed the wetlands by channelizing and creation of shallow ponds . Despite this drainage, the lands could not sustain an attempt by previous owners to actively graze the land - in large part because of ongoing wet and marshy conditions. The current owners have continued to drain wetlands. Given modern wetlands policy, it is unlikely that Alberta Environment endorsed such drainage activity and would be unlikely to approve further wetlands drainage and development on wetlands.

The following picture shows the undisturbed wetlands on the contiguous lands south of the subject lands as an indication of how the land looked prior to channelization.



These pictures depict the channelized wetland which encompasses the full length of the eastern lowlands:



The next sequence of pictures show how the subject lands become inundated during the spring rains (typically in June):





Of note, the current proposal differs from the rejected 2002 proposal in its inclusion for development on more of these wet front lands.

I believe that the developers have underestimated the constraints to development from wetlands in their proposal and that a more detailed wetlands assessment is required with exclusion of all such lands from the GDA calculation.

IV. Disturbed wetlands and risk to Infrastructure

The current proposal poses risks to infrastructure that is both private and public.

The Mountain View subdivision lies on the quarter section immediately south of the subject lands. It relies on the healthy wetlands on that quarter for its septic treatment in a county approved wastewater scheme. This system requires the maintenance of upstream wetlands for its proper functioning. The scope of the proposed development represents potential risk to this natural wastewater treatment .

Range Road 52 is the southern and only point of egress for Fawn Hills. During heavy spring rains a short section of this road is prone to flooding and was inundated during the 2013 floods. Further upstream wetland disruption greatly increases the risk to this important point of emergency egress and to RVC infrastructure.



Range road 52 after flood waters have receded.

V. Fire Risk in Fawn Hills Valley

The western portion of the proposed subdivision is within a dense old growth forest. We know from fire risk analysis that the greater Bragg Creek area is at high risk for wildfire and given its tree density and age this area in particular is concerning. The proposed density of development within this vulnerable environment places current and future residents at heightened risk for a fire event. We also know that despite the claims by the developer, the internal subdivision road poses no credible barrier for fire containment and that overall risk to all residents present and future will be increased. Furthermore despite developer claims, the Fawn Hills Water Coop water cistern is not an appropriate asset with which to fight wildfire.

VI. Risk to Groundwater

Groundwater levels in this area have experienced a documented decline in recent years. This last year a well on a contiguous parcel of land failed and multiple drilling attempts were required before sufficient water was found. Development on the eastern portion of this quarter section has for many years been impeded by lack of sufficient ground water. Numerous dry wells have been drilled. The prospect of 22 new homes potentially drawing from a depleted aquifer poses unreasonable risk to current and future residents.

Groundwater contamination from 22 new septic fields also poses unacceptable risk. The well supplying the Fawn Hills North Water Coop was in the late 1990's contaminated by fecal coliforms originating from animals grazing on the subject lands. This risk to public health cannot be repeated by development that does not conform to GBCASP guidelines.

VII. Summary

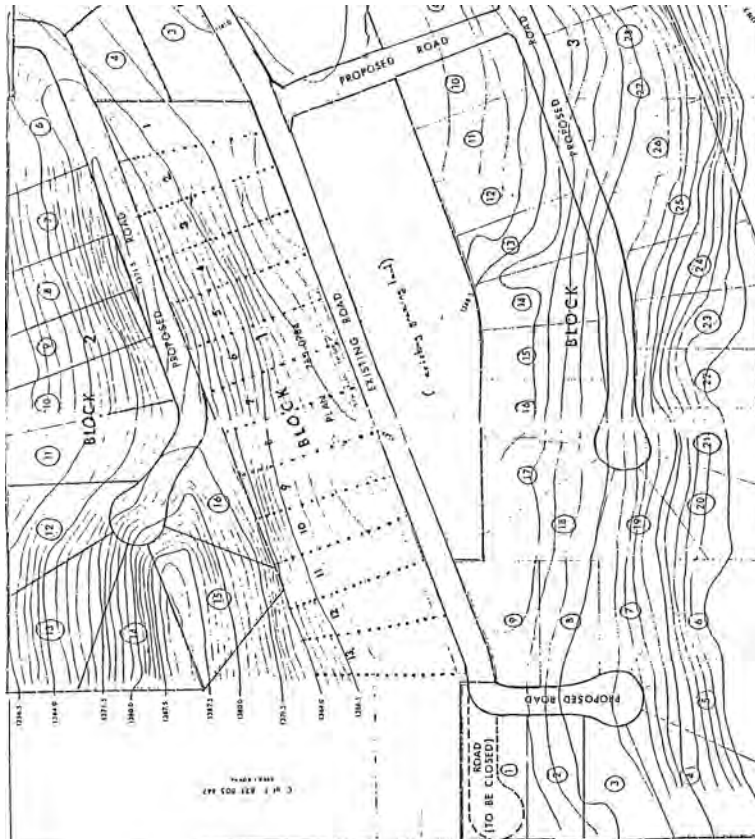
This proposal should not be approved as it poses undue risk to current and future residents and RVC. Its lack of compliance with GBCASP development parameters is highly problematic and represents a direct challenge to this widely supported direction for development and future growth in West Bragg Creek. The developers have presented no credible justification for deviating from development guidelines. I urge RVC staff and Council to redirect these developers toward proposing a development that supports sustainable growth along the parameters clearly detailed in the GBCASP and which can serve as a model for community and County participation in a sustainable future for West Bragg Creek.

Sincerely,

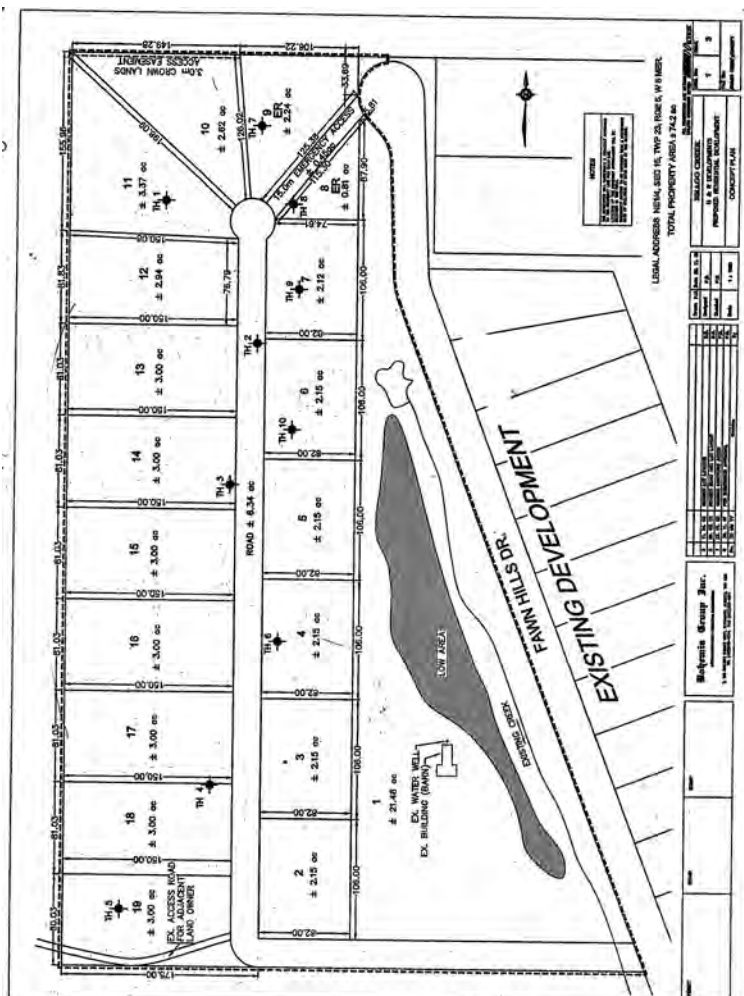
Dr David Cebuliak MD
Clinical Lecturer in Emergency Medicine
Faculty Of Medicine, University of Calgary

[REDACTED]

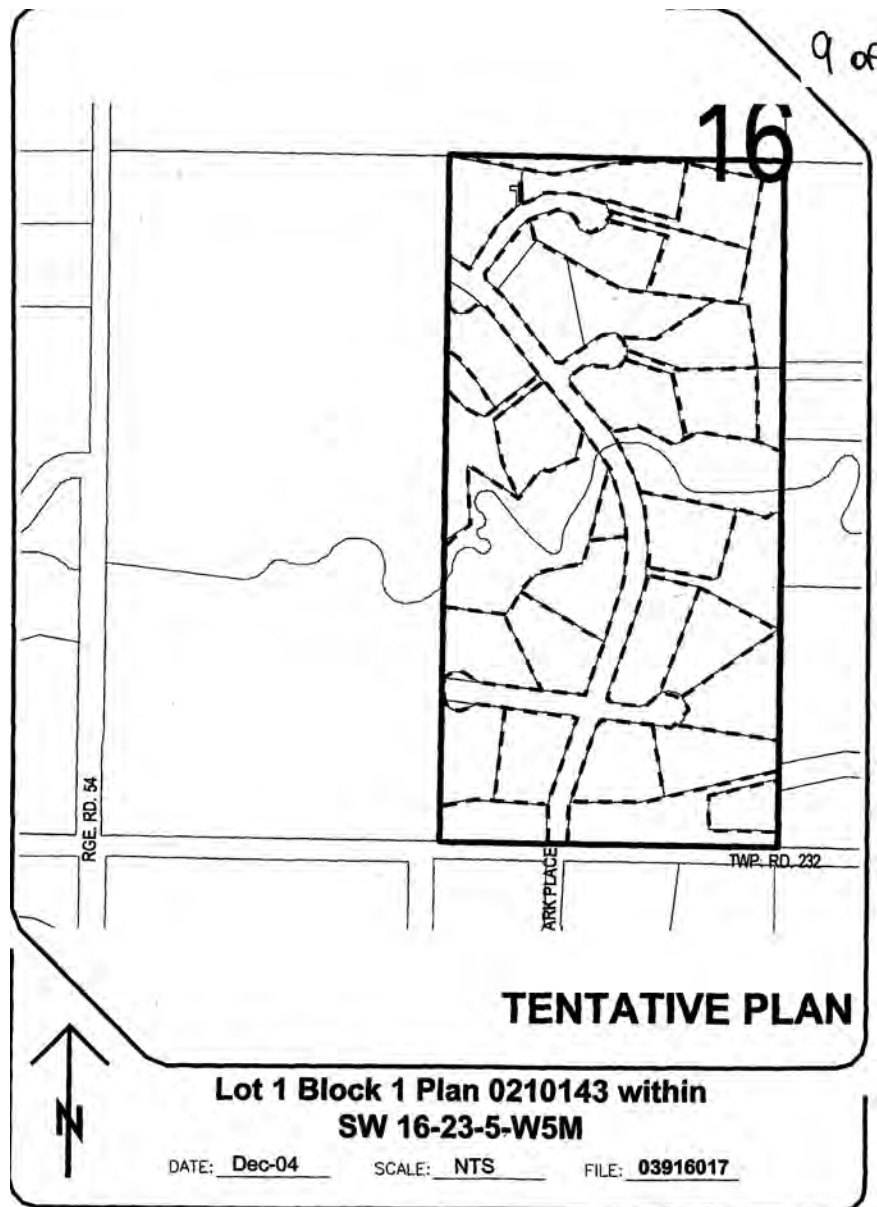
1. 1986 Proposal



2. 2002 Proposal (subsequently modified to ~16 lots):



3. 2004 "Ironwood" Proposal



From: [REDACTED]
 To: [Oksana Newmen](#)
 Subject: [EXTERNAL] - Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
 Date: March 9, 2021 7:31:31 PM

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

[REDACTED]
 112 Fawn Hills Drive
 Bragg Creek, Alberta T0L 0K0

March 9, 2021

To:

To Whom It May Concern
 Planning Services Department
 Rocky View County
 262075 Rocky View Point
 Rocky View County, AB T4A 0X2

onewmen@rockyview.ca

Cc: Bart Carswell, MA, RPP, MCIP
 Carswell Planning Inc.
 P.O. Box 223
 104 – 1240 Kensington Rd. NW
 Calgary, AB T2N 3P7

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
 PL20190102 and PL20190103
 NE-15-23-05W05M**

The updated development application still does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In fact, the March 10, 2020 report from Rockyview County's own Planning and Development Services indicated that the initially proposed density "was almost double" that permitted (page 3). I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

☒ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells), whether that water is obtained from private wells or communal wells.

☐ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.

☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.

☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be

endangered in a wildfire.

X Emergency Egress. There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency. This is in addition to recently increased usage at West Bragg Creek (Kananaskis).

☐ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.

☐ **Services.** Increased density means greater demand on County services, infrastructure, and school services.

☐ **Slope.** I am concerned about slope stability and road access in the new development on the slope.

X Wildlife Encounters. Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,

Kirstie Russell

Fawn Hills North

Water Association

Johnson Kwan, RPP, MCIP

Planning Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, AB T
4A 0X2

Email: jkwan@rockyview.ca

October 6, 2019

Re: Application for Development on Fawn Hills Drive (NE-15-23-05-W5M)

Dear Mr. Kwan,

The Fawn Hills (North) Water Association is comprised of 13 member households on the east side of Fawn Hills Drive. There is a small pumphouse with an underground cistern located on the east side of Fawn Hills Drive. The well is located across the road on the west side (where the proposed development will occur). The Water Association is managed and maintained by volunteers.

Our Board takes the health and wellbeing of our member households very seriously. They are our friends and neighbours. Many of our member households are families with children who can be more vulnerable to waterborne illness. We are concerned about the adjacent development, its plans for water delivery and fire suppression and, particularly, its high density.

Consultation

Although the Water Association was not consulted directly by the County, our experience may be helpful in assessing the proposed development. We are concerned that the development could impact our members and ask the County to take steps to ensure that the proposed development does not impinge on water accessibility or quality.

Further, we suggest that the County actively seek feedback from the water co-operative on Mountain View Park as they, too, may have useful information.

Other Wells in Vicinity

While the Conceptual Scheme identifies the Water Association well (Figure 8), it does not mention the several individual private wells which also access water in the area. The owners of these private wells should be consulted. We understand that some of these wells are already "low-flow".

Water Quality

In the Conceptual Scheme, the developer describes the water quality as having a “low concentration of dissolved solids” (pages 19 and 41). The developer indicated that the TDS is 248mg/L (page 41). This does not align with our experience.

Water testing at the tap at the southernmost address of the water co-op yielded a TDS of 577 mg/L (Acceptable guideline level is no more than 500mg/L).

The water contains significant amounts of both iron and amines, which present challenges in terms of disinfection by chlorination. It should be noted that individual homeowners have also installed water treatment equipment in their own homes including cisterns, water softeners, RO filters, and UV systems.

Since the new development is starting from scratch, the County could encourage the developer to install a UV water purification system to assist with sanitization of water for the new residents in addition to their plans to remove iron through chlorination.

Waste Water

The Water Association is concerned that a greater concentration of septic systems in the area (particularly with the high-density development proposed) will have a reasonably foreseeable impact on water quality and human health.

If there is even a slight risk of contamination, we would ask that the developer pay to upgrade the water treatment facilities to the highest standard of all neighbouring wells (both private and communal), including pumphouse UV systems. There would also have to be provision for the ongoing maintenance that these more complex systems require.

Fire Suppression

On page 10 of the Conceptual Scheme, the developer states that the Water Association has an “underground fire suppression water tank.” While the Water Association has an underground water cistern, its primary purpose is for capturing and treating water for delivery to members. The water could be accessed in case of fire, but we advise that its contents would not be sufficient to respond to a fire and should not be relied upon by the developer or the County for that purpose (particularly given the high-density development and the large number of new homes proposed).

The developer should be required to install appropriate fire suppression systems in the new neighbourhood that are satisfactory to Rocky View Fire Services that do not depend on Water Association systems.

Testing

The Water Association Board is of the view that the sustainability of a new well servicing 22 new households should be verified with year-round flow rate testing of

Fawn Hills North

Water Association

all wells in the vicinity. Testing must account for seasonal variations in flow and usage. A sizeable safety margin should be considered to account for potential dry conditions in future.

On behalf of the Water Association Board, I thank you for your time. I also invite you to contact the Board should you have any questions.

Sincerely,

Doug Brennan
President
Fawn Hills (North) Water Association

1908 BOWNESS ROAD NW
CALGARY, AB T2N 3K6

February 24, 2020

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

legislativeservices@rockyview.ca

Re: Proposed Redesignation and Development; Fawn Hills Drive, Bragg Creek
File Number: 03915024
Bylaw C-7955-2019
Application Number: PL20190102
NE-15-23-05-W5M

Letter of Opposition

Thank you for the opportunity to provide feedback concerning the proposed Fawn Hills development in close proximity to my property at SW-15-23-5-W5; Lot 1; Plan 7291 HR.

The redesignation from Ranch and Farm District to Residential One District would be a dramatic departure from existing land use in the area and would substantially increase population density with many associated issues. Existing land use in the area primarily consists of agricultural use parcels and larger rural acreages. This development application does not comply with the overall density requirement of one lot per four acres as set out in the Area Structure Plan for West Bragg Creek. In fact, if the lots were not part of a Conceptual Scheme many of the lots in this development proposal would be considered too small to meet the minimum lot size proposed in the revisions to the Land Use Bylaw in which R-1 designations would be revised to R-CRD.

The density of this development proposal concerns me for a number of reasons:

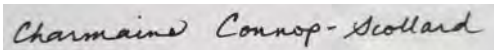
- ☐ **Water.** Increased density means increased strain on access to available water (both that of the water association and of private wells).
- ☐ **Waste.** The plan calls for 22 new septic systems within a 74.64 acre parcel which will place greater strain on the wetland ecosystem in addition to creating concerns regarding underground contamination levels.
- ☐ **Fire.** This area is at high risk of wildfire. Greater density of homes in such a forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☐ **Emergency Egress.** There is only one route out of West Bragg Creek, a situation that is complicated by limited bridge access across the Elbow River. Greater density developments mean that more people will rely on that single route in case of emergency.
- ☐ **Wildlife.** The density of this development would have notable negative impact on wildlife habitat and other ecosystems. Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.
- ☐ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☐ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☐ **Slope.** Road access, particularly for large vehicles such as fire trucks and school buses, and particularly given our winter climate, could be very difficult. In addition, large scale ground disruption on a sloped area such as would be required by this development can create longterm problems with slope stability. I am aware of other

developments which have had very unfortunate experiences in this regard in spite of having met engineering requirements.

In my opinion, the nature of this development is not at all in keeping with the characteristics and priorities of the area.

Thank you for noting my concerns.

Regards,

A handwritten signature in cursive script, reading "Charmaine Connop-Scollard", is displayed within a light gray rectangular box.

Charmaine Connop-Scollard

62 Saddle Road,
[REDACTED], Bragg Creek, AB
T0L 0K0

October 2, 2019

Rocky View County
Attention: Planning Services Department – Johnson Kwan
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Re: File Number 03915024
Application Number: PL20190102 – Re-designation
PL20190103 – Conceptual Scheme

Dear Johnson:

We are land and homeowners in the quarter section abutting the lands up for re-designation in the quoted application. The landowner submitting the application is applying to change the designation from Ranch and Farm District to Residential One District, which would be a severe revision as it would take an eighth of a section and make it into 22 quite small parcels.

The area would then have the highest density in the Greater Bragg Creek area with the exception of the hamlet itself if this application were approved. This is not congruent with the farmland and forests that make up most of the area, which is the setting in which the current residents chose to live. As well, the addition of these residences will put more strain on the roads from Balsam Avenue all the way out TWP Road 232.

The area is a wildlife corridor where grizzly and black bears, cougars, bobcats, coyotes and, occasionally, wolves travel. It is a sensitive piece of land. A dense subdivision with the added insult of a city-style dog park does not belong in West Bragg Creek. This development should not be approved.

Thank you for your time and attention to this and we look forward to your response.

Sincerely,

Russ and Mary-Lynn Wardle

Johnson Kwan

From: Ron Wilkinson [REDACTED]
Sent: Friday, September 27, 2019 3:58 PM
To: Johnson Kwan
Cc: Margaret Wilkinson (Canada)
Subject: PL20190103

Our comments regarding the noted Conceptual Scheme are as follows:

The R-1 designation and associated lot sizes will significantly and excessively increase the density in the area.

Traffic on Fawn Hills Drive will increase significantly and excessively, especially since the proposed design has a dead end cul-de-sac.

Foot traffic through Saddle & Sirloin (private lands) will increase significantly.

There are no details regarding access to water and sewage treatment for the new residences.

The area designated as “MR” is not defined as to usage other than “open space”.

Ron & Margaret Wilkinson
15 Saddle Bay
Bragg Creek

February 12, 2020

Rocky View County
Att'n: Planning Services Department – Johnson Kwan
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Dear Johnson,

**Re: Bylaw C-7956-2019 – A Bylaw of Rocky View County to Amend Land Use Bylaw C-4841-97
File No. 03915024**

Application Numbers: PL20190102 – Redesignation, PL20190103 – Conceptual Scheme

We are landowners/homeowners in the quarter-section kitty-corner to the lands up for redesignation in the quoted application. The land-owner submitting the application is applying to revise the designation from Ranch and Farm District to Residential One District.

We object to the proposed high density redesignation for this land, and its associated conceptual scheme.

I feel the jump from RF to R-1 is an extreme one, going from a full 1/8th of a section to 22 small lots. This will irreparably change the amount of traffic seen on Centre Ave/TWP Rd 232, adding vehicles from 22 additional homes, and **making all traffic more dangerous on West Bragg Creek Road, especially at the intersection of West Bragg Creek Road (TWP Rd 232) and Range Road 52.** This will be felt by all residents from the hamlet of Bragg Creek to Forestry Way and beyond. Since the East half of the proposed quarter section of land is already R-1, it has substantial traffic related to it at this time. This will potentially more than double traffic from this quartersection.

The land being potentially redesignated is currently surrounded by farm and ranch-designated land, with the exception of our quarter section that is R-2 (SW 15-23-05W5M), and the Fawn Hills area which is R-1, located in the East half of the subject quarter section. Our area includes substantial common lands, reducing our density further. **If the redesignation is granted, the NE-15-23-5W5M will have 34 homes, the highest density per quarter section in a 1.5 mile radius until you get to the hamlet of Bragg Creek, and indeed the highest density from that location to three miles west, past Forestry Way, including Elk Valley to the south.** We in West Bragg Creek chose to move here to have low density acreages and live with common lands, farms, and natural forest around us. This will substantially change that. Indeed, in the open house for this development, the proposal included an off-leash dog park, a very urban concept. This is not in the heart of Bragg Creek, it is 5 km away. High density does not belong here.

I have no doubt eventually higher density will work its way toward the farm lands seen along Centre Ave/TWP Rd 232. At this time however, I believe redesignation down to R-1 is an extreme change that will adversely affect the quiet enjoyment of the surrounding residential and ranch/farm lands, and will affect all residents from the edge of the hamlet of Bragg Creek to Forestry Way. R-2 would be substantially more suitable as a method of increasing density and allowing the landowner to develop, while matching it to the existing areas within a 2 mile radius.

Please do not hesitate to contact me should you have further questions regarding my letter. I look forward to seeing your decision on this matter.

Yours truly,

Karen and Bill Spencer

11 Saddle Bay
Saddle and Sirloin
[REDACTED] Bragg Creek, AB
TOL OKO
[REDACTED]

September 30, 2019

Rocky View County
Att'n: Planning Services Department – Johnson Kwan
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Dear Johnson,

Re: File Number 03915024
Application Number: PL20190102 - Redesignation
PL20190103 – Conceptual Scheme

We are landowners/homeowners in the quarter-section kitty-corner to the lands up for redesignation in the quoted application. The land-owner submitting the application is applying to revise the designation from Ranch and Farm District to Residential One District.

I feel the jump from RF to R-1 is an extreme one, going from a full 1/8th of a section to 22 small lots. This will irreparably change the amount of traffic seen on Centre Ave/TWP Rd 232, adding vehicles from 22 additional homes. This will be felt by all residents from the hamlet of Bragg Creek to Forestry Way and beyond. The land being potentially redesignated is currently surrounded by farm and ranch-designated land, with the exception of our quarter section that is R-2 (SW 15-23-05W5M), and the Fawn Hills area which is R-1, located in the East half of the subject quarter section. Our area includes substantial common lands, reducing our density further. Since the East half of the proposed quarter section of land is already R-1, it has substantial traffic related to it at this time.

If the redesignation is granted, the NE-15-23-5W5M will have 34 homes, the highest density per quarter section in a 1.5 mile radius until you get to the hamlet of Bragg Creek, and indeed the highest density from that location to three miles west, past Forestry Way, including Elk Valley to the south. We in West Bragg Creek chose to move here to have low density acreages and live with common lands, farms, and natural forest around us. This will substantially change that. Indeed, in the open house for this development, the proposal included an off-leash dog park, a very urban concept. This is not in the heart of Bragg Creek, it is 5 km away. High density does not belong here.

I have no doubt eventually higher density will work its way toward the farm lands seen along Centre Ave/TWP Rd 232. At this time however, I believe redesignation down to R-1 is an extreme change that will adversely affect the quiet enjoyment of the surrounding residential and ranch/farm lands, and will affect all residents from the edge of the hamlet of Bragg Creek to Forestry Way. R-2 would be substantially more suitable as a method of increasing density and allowing the landowner to develop, while matching it to the existing areas within a 2 mile radius.

Please do not hesitate to contact me should you have further questions regarding my letter. I look forward to seeing your decision on this matter.

Yours truly,

Karen and Bill Spencer
11 Saddle Bay
Saddle and Sirloin
[REDACTED]
Bragg Creek, AB
TOL OKO

October 5th, 2019
Rocky View County
Att'n:
Planning Services Department – Johnson Kwan
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Dear Johnson,
Re: File Number 03915024
Application Number:
PL20190102 - Redesignation
PL20190103 – _Conceptual Scheme

I am a landowners/homeowners and resident for over 30 years in the quarter section kitty-corner to the lands up for re designation in the quoted application. The landowner submitting the application is applying to revise the designation from Ranch and Farm District to Residential One District.

I feel the jump from RF to R-1 is an extreme one, going from a full 1/8th of a section to 22 small lots. This does not conform to the greater Bragg Creek Area Plan Vision for the West Bragg Creek Policy Area.

VISION: It is the year 2030. The Greater Bragg Creek area contains a rich abundance of vegetation and wildlife, and the land use pattern continues to be **shaped by the dominance of the natural environment**. The environmental integrity of the area has been preserved, as has a community value that nature is to be respected and revered, rather than representing an obstacle to future development. While development has continued to occur in the Greater Bragg Creek area, it has happened in harmony with the natural **environment, to a scale and character that blends with, rather than dominates the landscape, and in a manner that respects the carrying capacity of the land**.

The land being potentially re designated is currently surrounded by farm and ranch designated land, with the exception of our quarter section that is R-2 (SW 15-23-05W5M), and the Fawn Hills area which is R-1, located in the East half of the subject quarter section.

Our area includes substantial common lands, reducing our density further. Since the East half of the proposed quarter section of land is already R-1, it has already been developed and has substantial traffic related to it at this time. If the re designation is granted, the NE-15-23-5W5M will have 34 homes, the highest density per quarter section in a 1.5 mile radius until you get to the hamlet of Bragg Creek, and indeed the highest density from that location to three miles west, past Forestry Way, including Elk Valley to the south. We are already adjusting to an increase in traffic caused by the new

recreational parking lot at the end of West Bragg Creek road and notice the difference in noise and unsafe conditions it brings to our community's usually quiet lifestyle.

We in West Bragg Creek chose to move here to have low-density acreages and live with common lands, farms, and natural forest around us. This will substantially change that. Indeed, in the open house for this development, the proposal included an off-leash dog park, a very urban concept. This is not in the heart of Bragg Creek; Bragg Creek is 5 km away. High density does not belong to this environment and would be a harmful precedent to set.

No doubt eventually higher density will work its way toward the farmlands seen along Centre Ave/TWP Rd 232. At this time however, I believe re designation down to R-1 is an extreme change for this quarter which already has an R1 development. It will adversely affect the quiet enjoyment of the surrounding residential and ranch/farm lands, changing it's character significantly and will affect all residents from the edge of the hamlet of Bragg Creek to Forestry Way.

Should issues of water availability, sewage treatment, safety as well as access and egress roads be addresses, R-2 would be substantially more suitable as a method of increasing density and allowing the landowner to develop, while matching it to the existing areas within a 2-mile radius.

Preservation of the beauty and integrity of the natural environment is an objective commonly held by the majority of residents and recreational visitors to the Greater Bragg Creek area. The Fawn Hills proposal does not align with this, a basic premise underlying the majority of policies within the Greater Bragg Creek Area Plan.

Please do not hesitate to contact me should you have further questions regarding my letter. I look forward to seeing your decision on this matter.

Yours truly,

Frederika Demangeat,
59 Saddle Rise, Saddle and Sirloin
[REDACTED], Bragg Creek, AB T0L 0K0

Stephen Hunt
11 Saddle Bay
Saddle and Sirloin
[REDACTED]
Bragg Creek, AB

October 8, 2019

To:

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

jkwan@rockyview.ca

Re: Redesignation and Development on Fawn Hills Drive
PL20190102 and PL20190103

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

Rockyview County has a reputation of strictly enforcing bylaws and zoning regulations. An individual without significant legal backing, and close political ties, doesn't stand a chance at rezoning RF to R1. I suspect that the vast majority of home owners adjacent to the land in question are opposed to the rezoning. It does beg the question - why is it being approved if nobody who lives in the area wants it? There is an adjacent parcel just east of the existing fawn hills development that is approved for high density subdivision. Presumably the parcel of land on the south boundary of the proposed development will also be rezoned as soon as roads are in. How suburban is the county trying to make Bragg Creek without investing in infrastructure such as a second emergency egress or wastewater management?

The proposed development benefits significantly from the historic value of Bragg Creek yet offers nothing in return. An off-leash dog park and suburban pathways are not a reciprocal exchange for levelling habitat. Cutting a pasting a Calgary neighbourhood into Bragg Creek is an erosion of the community identity. The trees will come down, lawnmowers for weed free lawns, snowblowers for double wide driveways, and one more forgettable neighbourhood brings Bragg Creek closer to being another Calgary bedroom community.

I support the concerns raised by neighbours:

- ☐ Water. Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☐ Waste. The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.

- ☐ Environment. I want to preserve the wetland, animal habitat, and forest as much as possible. There are blackbears, cougar, marten, and moose that all make regular rounds through the land in question.
- ☐ Fire. Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☐ Emergency Egress. There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.
- ☐ Traffic and Noise. Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☐ Services. Increased density means greater demand on County services, infrastructure, and school services.
- ☐ Slope. I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☐ Wildlife Encounters. Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time.

Regards,

Stephen Hunt

October 4, 2019

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

Re: Proposed Redesignation and Development on Fawn Hills Dr., Bragg Creek
PL20190102 and PL20190103 NE-15-23-05W05M

Dear Mr Kwan,

We have lived on Fawn Hills Drive for close to 30 years and feel that we should provide some feedback to the proposed development on our road. We own 10 acres at the end of the road and have raised 3 children here. Our 7 grandchildren just love coming out and playing in the wilderness. We all enjoy the beauty of the area, quiet and peaceful which is why we chose to buy the land and build our home here many years ago. We live with much wildlife around us, moose sometimes sleep behind our garage, deer are everywhere, coyotes, bears, cougars and for the past few years owls have nested on our property, as well as ravens, just beautiful to see the babies grow and learn to fly. Something you would never see in a high density development and we worry that wildlife will be affected with so much new traffic and people moving in.

While we are not opposed to development on Fawn Hills Drive we feel that so many homes would change our lifestyle greatly. Our area is unique and quiet, and so much development would change that, much more noise and traffic. Not to mention that there is only one way out of West Bragg Creek and in an emergency that would add many more people relying on that one route. We have watched many fires on the news and how fast they can travel especially in windy conditions.

We have an excellent well and are worried that increased density will put a strain on it, and are very concerned about the Fawn Hills Water Coop Association, as well as the strain that 22 new septic systems will put on the wetland ecosystem. As well we don't feel Fawn Hills Drive could withstand the traffic of approximately 40 new vehicles and construction vehicles (ie cement trucks) as it is just chip coat and is showing its age at the moment.

Thank you for seeking feedback from us, again we are not opposed development on our road, this is just too huge a development, a few homes would be fine, this proposed plan would change our lives.

Sincerely,

Donna and Brian Rogers
192 Fawn Hills Dr. [REDACTED]
Bragg Creek, AB T0L 0K0

Cc Bart Carswell, Carswell Planning Inc.

Tanya Gaskell

8 Mountain View Park
Bragg Creek, Alberta T0L 0K0

October 7, 2019

To:

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

jkwan@rockyview.ca

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☒ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.

- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☒ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☐ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

**Type any additional comments here.

***Attach any history, photos, or videos that help explain our neighbourhood.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,



October 7, 2019
Reference: 03915024

Attention: Johnson Kwan
Email: jkwan@rockyview.ca
Tel: (403) 520-3973

Reference: Rezoning application PL20190102

Dear Mr. Kwan,

I am writing in response to a letter you sent to me dated Tuesday September 17, 2019 in regard to a conceptual planning application submitted by Carswell Planning on behalf of Mr Allan Dale Hudye relating to the 'Fawn Hills' subdivision development. I would like to thank you for providing me with the opportunity to comment.

In preparing this response, I took some time to read the conceptual plan that the applicant presented to Rocky View Country (RVC). I also read the Bragg Creek Area Structure Plan (ASP) and I conducted some research relating to the Wintergreen development application plan. I have lived at 12 Mountain View Park since May 2014.

With respect to the ASP, there are two overarching principles that repeatedly ring out to the reader, one relating to the importance of maintaining a balance between humans and the environment including wildlife preservation and one relating to ensuring the safety of all "Creekers". These two issues were on my mind as I read the applicants conceptual scheme (CS). My concerns include:

In 2.4 of the CS, the applicant states "There are a number of matters to address. Infrastructure to support physical development is to ensure adequate potable water, safely treat wastewater and manage stormwater in a manner that does not devalue the integrity of the natural environment. Additionally, transportation including internal roads and trails are supported. The proposal intends to have trails within and connecting outside of the subject lands.

Potable Water - Whilst I have no primary concerns with the access to potable water, I would request confirmation that drawing additional potable water from the Elbow river upstream of the City of Calgary does comply with RVC, provincial and federal regulations, my understanding was that with a vastly increased (and set to increase further) population in Calgary, access to potable water there was a major concern as the city continues to grow. Action Item #1: Pls confirm that drawing additional water upstream of the City of Calgary does not contravene county, city, provincial and federal regulations

Wastewater - The applicants plan indicates that wastewater will be treated onsite by individual homeowners, but with the location as proposed, aren't the septic vessels going to be upstream of the current water well used by the Mountain View Park residents? Presumably there will not be any septic fields permitted in the development, hence septic tanks will need to be large and emptied extremely regularly. Action Item #2: Pls confirm that the management of wastewater will not impact any other fresh water sources.

Stormwater - Although I have a number of concerns, the management of stormwater ranks very high. I recall, as if it was yesterday, spending 72 hours in June of 2013, frantically pumping water out of a number of residences on Mountain view park. I was stranded at home for that period and I don't recall the applicant being there pumping water. I also don't recall seeing any one from Carswell Planning being there at the time. What I do recall seeing is the lower meadow area adjacent to the Fawn Hills Road being thoroughly flooded, this water made its way down through the land immediately to the rear of the Mountain View Park properties, under and over Range Road 52 into the fields that are adjacent to highway 232. Indeed, there is lying water through that area much of the year. This is not with 65% of native vegetation as the applicant commits to providing, but 100%. One might argue that the 2013 floods constitute the 100-year flood event, which is fine, but how then would the applicant explain the other 100-year flood that occurred 8 years earlier in 2005? The Elbow River flood mitigation plan, now set to be executed by a series of dry reservoirs in Spring bank may not help the current residents of Bragg Creek, let alone new residents to come. I would also like to point out that currently, the water table is delicately balanced between being manageable and being problematic. Sub surface water during spring run-off, for example would be as high as 6 feet below grade. Heavier than usual September snow falls have now occurred twice in recent years and are set to become more common. Later in 4.2 the author mentions that the subject lands are approximately 2Kms from and 50m above the lands flooded in 2013. This is a fact that I fundamentally have problems with. If this area is 2Kms away from, and 50m above, the lands flooded in 2013, why did I need to spend so much time in 2013, almost nonstop, trying to (and in one case failing) to prevent a number of basements flooding? Action Item #3: Pls provide a predictive weather pattern report covering this area indicating the occurrence of 10, 25, 50- and 100-year flood, snowfall and high/low temperature expectations. Report to include mitigation strategies for these events. Action Item #4: Pls provide the MPE Engineering Ltd SWMP referenced in paragraph 5.9. Note: The applicant states that the "overland stormwater drainage system has the capacity to safely manage the 100-year storm water event assuming it happens only every 100 years". Action Item #5: Pls provide a mitigation plan if the 100-year event happens every 10 years.

Devalue the integrity of the natural environment – It's difficult to understand how one can take an uninhabited 'natural environment', build a road, utility network, 22 dwellings, introduce 57 people (22 x 2.6) dogs, cats, cars (average 2 cars per dwelling), and not impact the natural environment. My concern here relates to a number of areas:

1. Light pollution. Action Item #6: Pls provide a predictive light signature sketch with light mitigation plan.
2. Noise pollution. We have already seen a considerable increase in noise due to a huge increase in traffic on the West Bragg Creek road, along with increased visitor noise. Action Item #7: Pls provide an assessment of anticipated noise levels once phase 3 of the project is completed.
3. Wildlife – in the CS, beyond the installation of a dog park, the applicant makes no mention of how they will mitigate the effects of the plan on wildlife. We have seen a large reduction in large wildlife in the area, for example Moose, as a result of the increased traffic on the West Bragg Creek road due to the West Bragg Creek day use area expansions and much of this wildlife has been driven away from the road, namely into areas such as the applicants quarter section. Action Item #8: Pls provide wildlife habitat studies to include seasonal migration data.

Trail network – the applicant appears to be claiming some credit for installing some trails in the proposed development, a noble offer. However, a far more-simple solution, as a good neighbor, would be to permit locals to walk their dogs etc on designated trails across the current 'natural environment'.

Wildfire management - later in paragraph 2.4, the applicant makes reference to using a number of wildfire management techniques. These are covered later in the document and generally relate to making use of fire-retardant housing materials. This is acknowledged, although one would be very surprised if modern building codes, didn't call out for fire retardant building materials to be used. One key area that the applicant fails to address is that of human interaction. All the measures provided are mitigation measures and barely preventative. I am deeply concerned that even with well-maintained fire water storage ponds the volunteer fire service is still 15 minutes away, at best, and that data tells us that a fire can take hold and become out of control in a matter of minutes, just ask anyone from BC, California, or Sweden. Action Item #9: Pls provide assurances that no fires will occur as a result of human activity and that if they do, the fire service can be on scene within 10 minutes (this rule appears to be an Alberta provincial rule). Action Item 10#: Pls explain what "consideration" means in paragraph 5.14.

Protective and Emergency Services – applicant appears to claim credit that these services exist locally and fails to mention that the fire service is voluntary, and the law enforcement and medical services are approximately 30 minutes' drive away. Applicant also fails to offer a plan as to how these emergency services will be delivered in the event that the only means of access/egress, hamlet of Bragg Creek bridge, is closed as has been the case twice in an 8-year span. Whilst I could not confirm the number of properties that exist in west Bragg Creek, based on data located relating to the recent Wintergreen redevelopment application, NFPA standards indicate that in areas with 500 houses or more, at least two means of access must be provided (currently the bridge on Balsam Ave is the only one). Action Item #11: Does the applicant intend to improve the protective services arrangements? Action Item #12: How does the applicant intend to overcome the NFPA standards regarding means of access?

Transportation – It is pleasing to see that this topic has been considered by the applicant. It is utterly disappointing that they only took the trouble to study current traffic patterns and not only did they pick the wrong location, it is disappointing that they picked such a short period of time. Action Item #13: Pls provide traffic data over a summer 1-week period as well as a winter 1-week period at the junction of RR52 and the west Bragg Creek road. Action Item #14: Pls provide an assessment of additional service traffic expectations along with additional visitor traffic.

Summary:

In this letter I have tried to articulate my principle concerns with this application, stormwater, fire management and insufficient infrastructure, (transportation, access/egress, emergency services) being the most significant ones.



Mark Griffiths
[REDACTED] Bragg Creek
TOKOLO, AB

October 7, 2019

Lori Piercy

24 Mountain View Park
Bragg Creek, AB T0L 0K0

To:

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

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.ca

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

It never ceases to amaze me that people still bring forth the same old and tired objections each time there is a proposed development! Bragg Creek is becoming a shrinking community and we do need new development, our population is aging and young families are not interested in moving here.

However, it is important for any new development to follow the rules of the ASP and it needs to have its own stand-alone water and waste system or the very best option would be the availability to tie into Rocky View's Water and Waste systems. The purposed subdivision is approximately 3- 4 Km away from Rocky View's water and sewage plants and we need to work towards that solution for new developments. How come, if you live 10 km from Pincher Creek you have treated water from the County. I saw a drawing from Stantec Engineering a few years ago, showing north and south of Calgary up to Edmonton communities having municipal treated water out to acreages via a pipeline.

I went to this open house a few months ago and came away from it thinking, this was poorly thought out and my first concerns are with water and sewer. I asked about water and was told they have a few wells to draw from and would be a water association but could offer no other information except it would be like Fawn Hills Association? I am the President of the Mountain View Water & Sewer Co-op and have lived in Mountain View for the past 19 years, so I feel I have the experience to speak about this. I know of the trials and cash calls required to maintain an 8 lot, 2-acre subdivision. I also know Alberta Environment is making changes to sub-divisions regarding equipment in pumphouses and testing requirements, which I was told because we are under 10 lots, it will be a few years when they get to us about the changes.

A water co-op is owned by the homeowners in the subdivision and they are responsible for all maintenance and upkeep of the system. Most people who buy a lot are not aware or understand this concept until they buy. In this proposed new subdivision, they talk about doing 3 phases, how are they providing water to the first phase? Build a third of a pumphouse? A good example is the

Elkana Water Co-op, had 48 homeowners on their water coop and when the pumphouse had to be updated and replaced, they couldn't come up with a million dollar cash call. On top of that they had so many broken and leaking water lines, Mr. Kwan do you remember the outcome? They are now on the Rocky View County water system. Also, some homeowners couldn't sell because of the boil water order for many years and banks won't mortgage a house without potable water.

Our environment....I cannot believe in this day and age, anyone would even consider putting in individual septic tanks! Even our subdivision built in 1976 has one communal tank for 8 lots. Let's go back to Elkana subdivision, I invite you both to take a walk around the first part, lower Elkana, I believe construction started in the late 1970's, each ½ acre lot has its own tank. You will be able to tell which tanks have failed. Homeowners are shocked to find out now they have to pay 25K or more to fix the problem or maybe just leave it alone?

We should be welcoming new people to our community, they are a valuable resource - potential business owners, volunteers, and new friends but we need future development to be done correctly and learn from our mistakes of the past.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.



Lori Piercy

Johnson Kwan

From: Andrea Sparkes [REDACTED]
Sent: Wednesday, February 26, 2020 12:03 PM
To: Johnson Kwan
Subject: Proposed Fawn Hills Development (PL20190102 Redesignation and PL20190103 Conceptual Scheme)

Re: Comments on Development Application Submission

Proposed Fawn Hills Development (PL20190102 Redesignation and PL20190103 Conceptual Scheme)

Location: NE-15-23-05W5M

Division: 1

Mr. Kwan,

Thank you for your invitation for submissions concerning the Fawn Hills Conceptual Scheme. We are landowners at 74 Fawn Hills Drive, across the road from the proposed development. The full text of my previous letter on this topic is below. I offer the following summary and look forward to speaking at the hearing.

I oppose the development in its present form. In my view, proceeding with a Conceptual Scheme that deviates from the Area Structure Plan is imprudent. It amounts to ruling by exception and ignoring the results of a locally-sensitive, well thought out consultative process. I am not aware of any good planning reason to deviate from the ASP and, instead, identify many reasons to adhere to it.

These reasons flow from the problematic increased density of housing (far above that sanctioned by the ASP of 1/4 acres). The concerns include:

1. Increased population at the wildland-urban interface in the face of recognized extreme wildfire risk.
2. Increased population in an area served by a single route of egress.
3. Increased strain on wetlands through water usage and sewer.
4. Increased traffic.
5. Increased deforestation.
6. Disruption of the rural character of the neighbourhood.

Others have spoken to me about light pollution, interference with wildlife, and increased strain on our local school.

It amounts to a disruption of the rural character which my neighbours and I sought in living here.

For these reasons, I do not support the present applications. The applicant should be invited to resubmit with a proposal that is actually (and transparently) in line with the Area Structure Plan.

Andrea Sparkes

I do not consider myself anti-development. I accept that the owner/applicant is free to develop his property. However, in our view, he must do so in accordance with the law. Laws, regulations, policies, and guidelines create a set of mutual expectations amongst citizens. Colloquially, they help keep us all working from the same “playbook.”

We would welcome new neighbours in homes that are consistent with the existing regulatory framework. In this way, new families (who cannot speak up for themselves here) will be able to enjoy the special wilderness we call home in the same way.

Our Neighbourhood

Our neighbourhood sprung from a development in the late 1970s. Homes are situated on elongated, forested lots along the east side of Fawn Hills Drive, a dead-end, chipped seal road in West Bragg Creek. It is a quiet street.

On geography alone, Bragg Creek is a truly unique part of the County. It is hilly and densely forested. It receives greater snowfall than the rest of the County (20” last weekend). Homes are very much at the wildland-urban interface. Accordingly, residents face some unique challenges including wildlife encounters and a significant risk of wildfire. Residents value space and quiet. While the Provincial Park down the road seven kilometres from Fawn Hills may have become a destination for cyclists and skiers, it is fair to say that our neighbourhood has not and should not become a destination.

Inaccurate Summary of Neighbourhood Concerns

It is true that the developer held an open house in our community. However, after attending, I was puzzled to read the following statement in the Conceptual Scheme^[1] summarizing that event and the feedback received: “Most comments supported the scheme as it fits within the definition of the Greater Bragg Creek Area.”

I fear that Mr. Carswell has misunderstood both general concerns raised and a very specific objection that I and many of my neighbours have to the development.

The developer displays a disregard for the “playbook”, the [Area Structure Plan](#) (ASP).

Density

The ASP was obviously prepared with a great deal of thoughtful consideration for the unique nature of our community. It is important guidance under the [Municipal Government Act](#) (section 633).

The ASP for Bragg Creek (west and north) provides, in part, as follows:

7.4.4 New Residential Areas

...

d) Parcel sizes within new residential areas in west and north Bragg Creek should not be less than .25 acres, and not greater than 2 acres, ***with an overall density of not greater than one lot per 4 acres of GDA.***^[2]

...

While the developer quotes section 7.4.4 in the Conceptual Scheme^[3] and incorrectly asserts that 24 lots on 75 acres complies, simple math shows that he fails to apply its guidance.

A density of one lot per four acres can be written as $\frac{1}{4}$ or 0.25. However, when the calculation is applied to the lots described in the Conceptual Scheme, a much larger figure of 0.61 emerges.^{[4] [5]} This is 2.44 lots per four acres (instead of 1). It's not even close.

The result deviates even further from the ASP when it becomes clear that the developer has included 11.93 acres that the owner intends to “retain”.^[6] If “retained” and not intended to be included in the development, the area should not be

included in the Gross Developable Area.^[7] Excluding the retained area yields closer to 3 lots per four acres instead of 1 lot per four acres.

And the exceedances described above are *without* taking riparian buffers and steep slopes into account (as these must also be subtracted from the Gross Developable Area). These considerations may further reduce the number of potential lots.

Open Space Design

Further, the ASP describes an important design principle: Open Spaces. Open Spaces are integral to the entire ASP (mentioned 54 times throughout) and are detailed in section 5.2. As with the overall density requirement, the Conceptual Scheme ignores this important principle that is so critical to the rural, open, character of west Bragg Creek.

Preservation of the open spaces cannot rest entirely on the existence of the restrictive covenant described by the developer. If the restrictive covenant is not enforceable by the County, the County should rigorously enforce its own policy, the ASP, and place additional restrictions on deforestation in order to preserve open spaces.

Standard to be Applied in Assessing Appropriateness of Development

It was suggested to me at the Open House that the pattern of development across the street should guide the form of development in the new area. Not only is this notion contrary to the ASP, using existing neighbourhoods developed over forty years ago as a benchmark for present day development, simply perpetuates archaic design principles. The existing two acre lots in Fawn Hills were established decades before the ASP without the same regard for modern planning principles and environmental stewardship. It would be imprudent to cast aside the guidance of the carefully considered ASP in favour of antiquated thinking.

I understand from neighbours who have lived here longer than us and who were involved with the development of the ASP that the neighbourhood was a grandfathered higher-density outlier when our present ASP was developed.

I see no reason to deviate from the ASP and many reasons to adhere to its guidance. As these other issues flow from the greater issue of density, I discuss them in greater detail below.

Wildfire and Egress

It is well known that the risk of wildfire in Bragg Creek is very high. Many neighbourhoods in our area are listed at “Extreme” risk of wildfire ([Greater Bragg Creek FireSmart Mitigation Strategy](#)). It is not a question of “if” but “when.” A wildfire and the resulting danger, damage, and loss is reasonably foreseeable.

At present, there is one way out of West Bragg Creek (across a bridge which is vulnerable to flood). Prudent policy would mitigate the risk of loss of life and property in the event of wildfire by limiting residential development (particularly development of *greater* density such as that proposed in the Conceptual Scheme).

This Council and its Councillors should not share the legacy of those that approved developments on flood plains without regard to the reasonably foreseeable consequences.

Negative Wildlife Interactions

Bragg Creek is a forested wild area. It is home to moose, deer, cougars, coyotes, and bears (among others). No day goes by without my seeing wildlife. They are a very special and valued part of our community, but they are wild animals.

Last year, on our two-acre lot, a cougar killed a large male deer and carefully and neatly tucked it away under a spruce tree. It would revisit the “leftovers” over the next few days. The situation was not without risk. The spot the cougar selected was meters away from the kids’ bus stop on Fawn Hills Drive. A Fish and Wildlife Officer removed the carcass to prevent what they termed a potential “negative wildlife-human interaction.” Please see the attached gamecam, nighttime photo of the cougar visiting the carcass.

Precautions must be taken. Garbage must be locked up. Attractants like bird feeders and fruit trees must be avoided. However, despite these precautions, the more people there are, the more attractants there will be. As residents of a nearby neighbourhood, Redwood Meadows, [experienced](#), bears are attracted to human settlements. Ten bears were removed from that community over a period of ten days last year. A denser development places more people and more attractants in wildlife natural habitat and increases the risk of a negative encounter. Unfortunately, habituated bears become a danger and must be relocated and, sometimes, euthanised. The issue is one of ecological responsibility as well as one of human safety.

Use of Municipal Reserve

The developer initially suggested a fenced dog park be constructed on the municipal reserve. While I understand that suggestion is no longer part of the proposal, I wish to register my objection to the development of the municipal reserve. It should be left as a wild wetland area for ecological reasons. Wetlands and associated drainages, a vital part of the ecosystem, are fast [disappearing](#).

Further, I do not wish our quiet neighbourhood to become any sort of public “destination.” We enjoy (and purchased) our home for its quiet. A public park across the street would completely undermine the purposes for which we chose our home. I do not support inviting the public to our quiet street for a dog park or for any other purpose.

Additional Concerns

The ASP contains a few key provisions. Among other things, it values:

- respect for the natural environment (particularly [Articles 5.1.1 and 5.1.2](#));
- low density character (Article 7.4)
- accommodation of riparian buffers of streams and wetlands (30 meters) (see [Article 5.1.3\(a\)](#) and definitions in [Appendix B](#));
- preservation of public areas in their "natural ‘undisturbed’ state" ([Article 5.2.2\(c\)](#));
- preservation of "rural character" ([Article 5.2.1](#));
- responsible waste-water treatment (see [Article 6.1](#), particularly 6.1.3(a), (e) and (f)); and
- an aim of an overall density of "not greater than one lot per 4 acres of Gross Developable Area" ([Article 7.4.4\(d\), \(g\), \(h\)](#) and the example as well as the content on Open Space Design).

In my view, a reasonable project would:

- comply with the ASP;
- leave the wetland area as a wild, undeveloped wetland;
- not invite the public to our quiet neighbourhood as a "destination" (e.g. public dog park or similar);
- obtain satisfactory specific water testing and *year-round* baseline well flow rate studies of all wells *prior* to authorization of development;
- provide for communal sewer system and removal of wastewater in line with the density of homes and the proximity of the sensitive wetland (see Article 6.0 of the ASP and 6.1.3);
- have a fewer number of lots consistent with the Area Structure Plan (no more than 1 home per 4 acres) (Article 7.4.4);
- maintain a low density to avoid increasing risk of wildfire and negative wildlife-human interaction; and
- given the increased number of homes, revive a newly drafted County Firearms Bylaw and apply it to the new development and surrounding neighbourhoods to ensure safety in the residential area.

Rigorous Testing and Consultation

I trust that the County planners and our Councillors will rigorously test the project and insist that it meet the highest standards for water, storm, and wastewater management, particularly considering the sensitive wetland, the associated

drainage and nearby water wells. I further trust that you will ensure its compliance with the Area Structure Plan as there is no supportable planning reason to deviate from the ASP.

I would also suggest that the development is pertinent to residents of all areas covered by the Area Structure Plan and that timely notice seeking feedback should be provided to those residents.

Conclusion

There is no supportable reason to deviate from the density and open space requirements of the ASP and many reasons not to.

I would be happy to meet to discuss the Conceptual Scheme and its potential impacts upon our neighbourhood at your convenience. I look forward to attending any public hearing on the matter.

Sincerely,

Andrea Sparkes

^[1] Conceptual Scheme, section 7.1, page 42

^[2] GDA refers to Gross Developable Area and is explained on page 69 of the ASP.

^[3] Conceptual Scheme, page 9.

^[4] $\text{Lot area} = \frac{2.02 + 12(1.97) + 2.05 + 2.15 + 2.02 + 2.00 + 2.07 + 2.22 + 2.34 + 2.17 + 2.54}{74.65} = \frac{45.22}{74.65} = 0.61$

Total Area $\frac{74.65}{74.65}$

^[5] These figures are drawn from the map provided in Rocky View County letter dated September 17, 2019. If the figures from Table 1, page 25 of the Conceptual Scheme are used, the calculation is:

$\frac{12(1.98) + 2.03 + 2.05 + 2.15 + 2.02 + 2.00 + 2.08 + 2.22 + 2.35 + 2.17 + 2.54}{74.65} = \frac{45.38}{74.65} = 0.61$ (or, **2.44** homes per acre)

^[6] Figure 12 in Conceptual Plan. The developer's intention with respect to the future of the "retained" area is not clear. If it is included in the denominator now, it must be forever blocked from development.

^[7] $\frac{45.22}{62.72} = 0.72$

ANDREA SPARKES[REDACTED] 74 Fawn Hills Drive, Bragg Creek, Alberta, T0L 0K0
[REDACTED]

Johnson Kwan, RPP, MCIP
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

jkwan@rockyview.ca

By Email

October 7, 2019

Re: Comments on Development Application Submission

Proposed Fawn Hills Development (PL20190102 Redesignation and PL20190103 Conceptual Scheme)

Location: NE-15-23-05W5M

Division: 1

Mr. Kwan,

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ANDREA SPARKES

Box 332, 74 Fawn Hills Drive, Bragg Creek, Alberta, T0L 0K0

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...

d) Parcel sizes within new residential areas in west and north Bragg Creek should not be less than .25 acres, and not greater than 2 acres, *with an overall density of not greater than one lot per 4 acres of GDA.*²

...

While the developer quotes section 7.4.4 in the Conceptual Scheme³ and incorrectly asserts that 24 lots on 75 acres complies, simple math shows that he fails to apply its guidance.

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The result deviates even further from the ASP when it becomes clear that the developer has included 11.93 acres that the owner intends to “retain”.⁶ If “retained” and not intended to be included in the development, the area should not be included in the Gross Developable Area.⁷ Excluding the retained area yields closer to 3 lots per four acres instead of 1 lot per four acres.

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⁶ Figure 12 in Conceptual Plan. The developer's intention with respect to the future of the “retained” area is not clear. If it is included in the denominator now, it must be forever blocked from development.

⁷ $\frac{45.22}{62.72} = 0.72$

ANDREA SPARKES

Box 332, 74 Fawn Hills Drive, Bragg Creek, Alberta, T0L 0K0

And the exceedances described above are *without* taking riparian buffers and steep slopes into account (as these must also be subtracted from the Gross Developable Area). These considerations may further reduce the number of potential lots.

Open Space Design

Further, the ASP describes an important design principle: Open Spaces. Open Spaces are integral to the entire ASP (mentioned 54 times throughout) and are detailed in section 5.2. As with the overall density requirement, the Conceptual Scheme ignores this important principle that is so critical to the rural, open, character of west Bragg Creek.

Preservation of the open spaces cannot rest entirely on the existence of the restrictive covenant described by the developer. If the restrictive covenant is not enforceable by the County, the County should rigorously enforce its own policy, the ASP, and place additional restrictions on deforestation in order to preserve open spaces.

Standard to be Applied in Assessing Appropriateness of Development

It was suggested to me at the Open House that the pattern of development across the street should guide the form of development in the new area. Not only is this notion contrary to the ASP, using existing neighbourhoods developed over forty years ago as a benchmark for present day development, simply perpetuates archaic design principles. The existing two acre lots in Fawn Hills were established decades before the ASP without the same regard for modern planning principles and environmental stewardship. It would be imprudent to cast aside the guidance of the carefully considered ASP in favour of antiquated thinking.

I understand from neighbours who have lived here longer than us and who were involved with the development of the ASP that the neighbourhood was a grandfathered higher-density outlier when our present ASP was developed.

I see no reason to deviate from the ASP and many reasons to adhere to its guidance. As these other issues flow from the greater issue of density, I discuss them in greater detail below.

Wildfire and Egress

It is well known that the risk of wildfire in Bragg Creek is very high. Many neighbourhoods in our area are listed at “Extreme” risk of wildfire ([Greater Bragg Creek FireSmart Mitigation Strategy](#)). It is not a question of “if” but “when.” A wildfire and the resulting danger, damage, and loss is reasonably foreseeable.

At present, there is one way out of West Bragg Creek (across a bridge which is vulnerable to flood). Prudent policy would mitigate the risk of loss of life and property in the event of wildfire by limiting residential development (particularly development of *greater* density such as that proposed in the Conceptual Scheme).

This Council and its Councillors should not share the legacy of those that approved developments on flood plains without regard to the reasonably foreseeable consequences.

ANDREA SPARKES

Box 332, 74 Fawn Hills Drive, Bragg Creek, Alberta, T0L 0K0

Negative Wildlife Interactions

Bragg Creek is a forested wild area. It is home to moose, deer, cougars, coyotes, and bears (among others). No day goes by without my seeing wildlife. They are a very special and valued part of our community, but they are wild animals.

Last year, on our two-acre lot, a cougar killed a large male deer and carefully and neatly tucked it away under a spruce tree. It would revisit the “leftovers” over the next few days. The situation was not without risk. The spot the cougar selected was meters away from the kids’ bus stop on Fawn Hills Drive. A Fish and Wildlife Officer removed the carcass to prevent what they termed a potential “negative wildlife-human interaction.” Please see the attached gamecam, nighttime photo of the cougar visiting the carcass.

Precautions must be taken. Garbage must be locked up. Attractants like bird feeders and fruit trees must be avoided. However, despite these precautions, the more people there are, the more attractants there will be. As residents of a nearby neighbourhood, Redwood Meadows, [experienced](#), bears are attracted to human settlements. Ten bears were removed from that community over a period of ten days last year. A denser development places more people and more attractants in wildlife natural habitat and increases the risk of a negative encounter. Unfortunately, habituated bears become a danger and must be relocated and, sometimes, euthanised. The issue is one of ecological responsibility as well as one of human safety.

Use of Municipal Reserve

The developer initially suggested a fenced dog park be constructed on the municipal reserve. While I understand that suggestion is no longer part of the proposal, I wish to register my objection to the development of the municipal reserve. It should be left as a wild wetland area for ecological reasons. Wetlands and associated drainages, a vital part of the ecosystem, are fast [disappearing](#).

Further, I do not wish our quiet neighbourhood to become any sort of public “destination.” We enjoy (and purchased) our home for its quiet. A public park across the street would completely undermine the purposes for which we chose our home. I do not support inviting the public to our quiet street for a dog park or for any other purpose.

Additional Concerns

The ASP contains a few key provisions. Among other things, it values:

- respect for the natural environment (particularly [Articles 5.1.1 and 5.1.2](#));
- low density character (Article 7.4)
- accommodation of riparian buffers of streams and wetlands (30 meters) (see [Article 5.1.3\(a\)](#) and definitions in [Appendix B](#));
- preservation of public areas in their "natural ‘undisturbed’ state" ([Article 5.2.2\(c\)](#));
- preservation of "rural character" ([Article 5.2.1](#));
- responsible waste-water treatment (see [Article 6.1](#), particularly 6.1.3(a), (e) and (f)); and
- an aim of an overall density of "not greater than one lot per 4 acres of Gross Developable Area" ([Article 7.4.4](#)(d), (g), (h) and the example as well as the content on Open Space Design).

ANDREA SPARKES

Box 332, 74 Fawn Hills Drive, Bragg Creek, Alberta, T0L 0K0

In my view, a reasonable project would:

- comply with the ASP;
- leave the wetland area as a wild, undeveloped wetland;
- not invite the public to our quiet neighbourhood as a "destination" (e.g. public dog park or similar);
- obtain satisfactory specific water testing and *year-round* baseline well flow rate studies of all wells *prior* to authorization of development;
- provide for communal sewer system and removal of wastewater in line with the density of homes and the proximity of the sensitive wetland (see Article 6.0 of the ASP and 6.1.3);
- have a fewer number of lots consistent with the Area Structure Plan (no more than 1 home per 4 acres) (Article 7.4.4);
- maintain a low density to avoid increasing risk of wildfire and negative wildlife-human interaction; and
- given the increased number of homes, revive a newly drafted County Firearms Bylaw and apply it to the new development and surrounding neighbourhoods to ensure safety in the residential area.

Rigorous Testing and Consultation

I trust that the County planners and our Councillors will rigorously test the project and insist that it meet the highest standards for water, storm, and wastewater management, particularly considering the sensitive wetland, the associated drainage and nearby water wells. I further trust that you will ensure its compliance with the Area Structure Plan as there is no supportable planning reason to deviate from the ASP.

I would also suggest that the development is pertinent to residents of all areas covered by the Area Structure Plan and that timely notice seeking feedback should be provided to those residents.

Conclusion

There is no supportable reason to deviate from the density and open space requirements of the ASP and many reasons not to.

I would be happy to meet to discuss the Conceptual Scheme and its potential impacts upon our neighbourhood at your convenience. I look forward to attending any public hearing on the matter.

Sincerely,

Andrea Sparkes

Photographs of Fawn Hills Drive (Andrea Sparkes)

Plant Life



A view of the west Bragg Creek forest in fall from the top of Two Pine Hill.



Fawn Hills displays a diversity of plant life and wildflowers that favour both forested and open areas.



Willows in spring on Fawn Hills Drive. These plants favour wet areas for growing.

Climate



We can receive a lot of snowfall, sometimes early and late in the season. 20" last weekend.



The lower areas can be quite wet at times. This is a photo from Range Road 52 of an area which drains from the land that is the subject of the Conceptual Scheme after a heavy rainfall. The road is acting as a dam and the culvert is a "choke point" restricting flow.



Spring meltwater in the ditch at the side of Fawn Hills Drive.



Rainy day photo showing lower water filled channels and farm buildings.

Wildlife

A Great Grey Owl who frequents our neighbourhood and is a favourite of local photographers.



Twin fawns in spring behind our home on Fawn Hills Drive.



A moose on a snow-covered Fawn Hills Drive. They can be observed frequently in the willowy marshy area.



A photo of a bobcat taken outside our daughter's window.



Gamecam image of cougar visiting carcass of male deer on our land (close to Fawn Hills Drive).



A bald eagle roosting in trees on Range Road 52.

Dan Sparkes

[REDACTED]
Bragg Creek, Alberta
T0L 0K0**Johnson Kwan**

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

jkwan@rockyview.ca**Re: Proposed Fawn Hills Development (PL20190102 Redesignation and PL20190103 Conceptual Scheme)****Location: NE-15-23-05W5M****Division: 1**

Mr. Kwan,

I reviewed your letter of September 17, 2019 regarding the Development Application of Carswell Planning on NE-15-23-05-W5M.

My chief concern is that the project as described in the Conceptual Scheme fails to comply with critical elements of the applicable regulations. Similarly, the errors and misstatements in the plan are too numerous for the proposal to be relied upon. Accordingly, in my view, the owner needs to take the project "back to the drawing board."

Among other things, the project blatantly disregards the density requirements in section 7.4.4 of the Area Structure Plan. Not only is the calculation obviously wrong, it fails to account for any wetlands, slopes, or riparian areas. On a foundational element, it is an obvious arithmetic deficiency.

While buzzwords like "FireSmart" are included in the Conceptual Scheme, these references appear to be no more than a marketing ploy. The developer clearly is not "up-to-speed" on modern FireSmart principles which have moved beyond discussions of narrow roads as firebreaks in cases of wildfire. They are ineffective. I am of the view that a properly prepared development plan targeted at a forested area would be cognisant of that principle. The questions distributed at the open house were clearly loaded to get people to say yes but saying things like roads and trails were for firebreaks and firehoses. What a joke. This shows the planner was clearly marketing to get a "yes" and had not understanding of or completely ignored FireSmart principles.

The conclusions on water access are not supported by an accurate count of the wells in the area. There seems to be no mention of the private wells relied upon by many of our neighbours.

I was not comforted by the developer's responses to questions at the Open House. Quite often we were told that details important to us would be figured out "later." The developer provided feedback forms filled with loaded questions (please see attached copy). I was left with the impression that no meaningful feedback was sought. This suspicion was confirmed

when residents began receiving form letters in response to their letters of concern. Form letters and did not even attempt to answer their questions in any way.

In my view, the plan is so rife with errors, it clearly cannot be relied upon if RockyView is to have any planning stewardship over land development whatsoever. I also note the planner was quick to dismiss issues of water and sewer as things that would be determined "after." It certainly appeared his only concern was getting approval and anything that might complicate that approval would be the problem of the lot purchasers and existing residents.

I am not in favour of the high-density development as proposed. However, I am not opposed to development of the land. My recommendation is to reject this plan and, should a competently prepared plan that conforms to the area structure plan be tabled, I would be willing to review it with an open mind to supporting it. I do not take issue with the land owner wishing to divide and monetize his land but I cannot support the proposed plan.

Regards

Dan Sparkes

Dave Kunz

Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 7, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 - 1240 Kensington Rd. NW
Calgary, AB T2N 3P7jkwan@rockyview.ca

Bart.Carswell@carswellplanning.ca








Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

-  ☐ Water. Increased density means increased strain on existing water wells (both that of the water association and of private wells).
-  ☐ Waste. The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
-  ☐ Environment. I want to preserve the wetland, animal habitat, and forest as much as possible.
-  ☐ Fire. Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
-  ☐ Emergency Egress. There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.
-  ☐ Traffic and Noise. Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
-  ☐ Services. Increased density means greater demand on County services, infrastructure, and school services.



- ☐ Slope. I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.



- ☐ Wildlife Encounters. Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

As a volunteer for West Bragg Creek Trails and a resident I have a vested interest in what kind of development happens here. I care that it remains a beautiful area not overdeveloped destroying the what Bragg Creek is known for and used by 185,000 plus people from surrounding area and visitors.

Like many on the street and area, I'm not against development, but I am against development that goes against the ARP that was embraced by the community when created. The whole purpose of having an ARP to this unique area is outlined in the ARP.

West Bragg Creek and area provides connection to a unique landscape that is used by more than the individuals who live here. What West Bragg Creek may lack in tax base more than makes up for what it offers to the surrounding area in recreation use, forestry management and livestock licensing.

The Current ARP was designed with that in mind and to regulate over development and adhere to supporting the natural habitat.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,
Dave Kunz

Kate Kunz
[REDACTED]
Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 7, 2019

To:

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

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 - 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.ca

Bart.Carswell@carswellplanning.ca








Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

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I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

-  ☐ Water. Increased density means increased strain on existing water wells (both that of the water association and of private wells).
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- ☐ Slope. I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.



- ☐ Wildlife Encounters. Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

I'm not against development, but I am against development that goes against the ARP that is very concise and detailed that was embraced by the community when created. If this guideline is followed, there will be support for new homes in the area.

Bragg Creek although not densely populated is used by 185,000 plus individuals throughout the year and is considered to be a gem for out door enthusiasts from the local surrounding area. It is an area that is valued for the environment and is the same category as the national parks for scenery and out door access.

West Bragg Creek and area provides connection to a unique landscape that is used by more than the individuals who live here. What West Bragg Creek may lack in tax base more than makes up for what it offers to the surrounding area in recreation use, forestry management and livestock licensing.

The Current ARP was designed with that in mind and to regulate over development and adhere to supporting the natural habitat.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,
Kate Kunz

Johnson Kwan

From: Andrea Sparkes [REDACTED]
Sent: Wednesday, October 09, 2019 8:44 AM
To: Johnson Kwan
Subject: Development in Fawn Hills

Categories: Yellow Category

Hi Johnson,
My daughter has a contribution as well. Her letter is below.
Andrea

Dear Mr. Kwan,

I am a Grade 6 student who is concerned about the development. I feel like there should not be lots of houses with all their sewage pouring into the wetland which is not healthy.

Last year we studied wetlands in school and learned that they are really important because they soak up a lot of carbon dioxide and pollution. If we drain them it won't make it better for the earth.

I am also concerned about the level of noise. I love the peacefulness and quietness on this street and how everyone respects that. I like my neighbourhood the way it is. Some of the things I like about my neighbourhood is everyone knowing each other, being able to ride my bike on the road because it is clear because there is not a lot of traffic which would make it more dangerous.

Please consider my feedback and I hope it makes a difference in what you decide.

Sincerely,
Lane Sparkes

Clare Edwards

80 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 4, 2019

To:

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

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.caBart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☒ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.

- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☒ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☒ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Below provides some more context around my concerns relating to the above topics:

1. **Number of homes proposed.** The current proposal cites 22 lots for the subdivision. I do not believe that density complies with the Bragg Creek Area Structure Plan. If I am understanding Rocky Views guidelines correctly it would appear that there is insufficient Gross Development Area to allow for 22 lots of approximately 2 acres each.
2. **Traffic.** Under the current proposal the developer has estimated that traffic volumes on Fawn Hills Drive would increase from a daily average of 100 to a daily average of 300. This represents a significant increase in volume on a very quiet street. This is a concern as we have a number of families on the street with young children. In addition, our road surface is of low quality and I would be concerned about the additional usage.
3. **Sewage and water.** The developer noted in the open house held at the site that they do not have a final plan for sewage or water. He noted it would likely be individual septic fields for each property however for the water supply he was unsure whether it would be individual wells, a shared well system or a combination of both. The majority of the current residents are serviced by a shared well, with some residents on individual systems. We have one resident currently experiencing significant issues with their well system and problems locating a new well. Without a field validated water assessment from the developer I have concerns about how a development of this size may affect the aquifer upon which we are reliant.
4. **Dog Park.** The proposal presented at the open house on June 27, 2019 included a municipal off leash dog park. This in my view is unnecessary. The recreational area, which is approximately 5 minutes drive from Fawn Hills, presents 100's of kilometres of beautiful trail networks in which people can legally walk their dogs off leash. The land proposed for the off leash area is low lying and very wet. A dog park would also attract more non residential traffic onto the road thus adding to the traffic issue which is already a concern. Not all dog owners are responsible and pick up after their pets therefore I would be concerned about odour issues, and also noise issues on what is currently a very quiet no through road.
5. **Emergency Egress.** As you are aware West Bragg Creek currently only has one emergency egress. I would recommend that Rocky View County should be addressing the issue of emergency egress before approving any new subdivisions of this capacity in West Bragg.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Kind Regards,

Clare Edwards

Clare Edwards
[REDACTED]
80 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

February 26, 2020

To:

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

jkwan@rockyview.ca
legislativeservices@rockyview.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103. BYLAW C-7956-2019 & BYLAW C-7955-2019
NE-15-23-05W05M**

Dear Sir,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

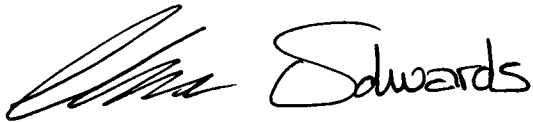
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- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

I do note the developer has removed the originally proposed off leash dog park due to concerns raised during early consultation, and that concession is appreciated. However due to the remaining significant concerns detailed above I do not support the current application.

Thank you for your time and I look forward to the results of the upcoming hearing.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Clare Edwards', with a stylized, cursive script.

Clare Edwards

Chad Beegan

86 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 07, 2019

To:

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

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.caBart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- **Water.** In the **Groundwater Information Technologies Ltd.-Phase 1 Groundwater Site Assessment NE-15-23-5W5** executive summary, it states that there is an expectation that the aquifer will recharge itself through precipitation and surface water sources. It doesn't really say where that expectation comes from anywhere in the assessment. Recharge would require an estimated 30,000m³/year. The Oldman Basin has been experiencing less recharge over the last several years because they can't count on a consistent build-up of snow pillows that melt slowly to provide a gradual recharge, and this watershed is in a fairly similar location geographically.
- The executive summary states that projected water yields in the area range from 1-100m³/day. To supply 1250 m³/year, a well would need to be above about 3.4m³/day. While the average of all wells is probably significantly above that, individual wells may not be. This is further reinforced on page 13 where a test well was as low as 0.2m³/day. As stated in the report, this means that multiple wells may need to be drilled for some lots.
- On page 10, it states that some wells are completed on fractured shale and are not completed over discrete aquifers and therefore might be hydraulically connected to each other. There is a chance of increased risk of aquifer contaminated from drilling new wells, especially on lots where multiple wells may be needed.

- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem. Bragg Creek is known to have soil properties that do not support the use of standard septic systems and are prone to failure. As failing septic systems would have a detrimental effect on the existing or future properties and drinking water systems, this will need to be explored in more detail.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
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- ☒ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☒ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☐ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

**Type any additional comments here.

***Attach any history, photos, or videos that help explain our neighbourhood.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,

Chad Beegan
Manager of Healthy Physical Environments
Alberta Health Services

Anne B Brown

96 Fawn Hills Drive
Bragg Creek, Alberta
T0L 0K0

October 8, 2019

To:

Johnson Kwan
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2jkwan@rockyview.caRe: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M

Dear Mr. Kwan,

I am writing to state my opposition to the proposed redesignation and development in the valley of Fawn Hills. Having lived here for almost 30 years lends me a perspective on what the land can and cannot handle for it to remain healthy in all respects. I therefore have a moral obligation to speak up because the land cannot speak for itself.

There is wildlife here, in a country where there is continually less space available for species which are iconically Canadian. Moose, bears (black and grizzly), cougars, coyotes, elk, deer, skunk, owls (Great Grey and others), loons and other types of duck, plus numerous species of songbirds and woodpeckers, the list goes on, make their homes here, as well as we humans. If the 78 acres in question are to be cut up in cookie-cutter shapes, with only a couple of narrow walking paths in between, these creatures will not do well and we will all lose a piece of our souls when they are no longer in our midst. This matters and the people who wrote the Great Bragg Creek Area Structure Plan knew it mattered and that is why they designed the plan stipulating connecting wildlife corridors and ample green space. Not co-incidentally, these same corridors and green spaces are good for the human population too and when a developer can offer lots incorporated around them they will be highly prized. This proposal has ignored these things and instead has left space for only the smallest of walk-ways, or otherwise, on parts of the land that are not developable anyways.

Please think too of the wetlands in this valley - how fragile they are and how immensely important, we are now discovering, to retain water in times of flood and drought, keeping things even and strong. Disturb the wetlands and watch it flood in the spring down on Range Road 52, taking with it possible effluent from the 22 extra septic fields, in the quick rains and straight into Bragg Creek, introducing pollutants, altering the pH and thus altering the eco-systems here and beyond. There's been enough of that all over the world. Please tell me that the buck stops here.

Apart from that, what of the aquifer? There are already 18 households in this valley pulling water out of the ground. Can it be guaranteed that 22 more homes will not disturb our water supply? Even if there appears to be plenty of water when a hydrology test is done, can it be said that the quality of the water will not be impacted by increased disturbance by what could well be a fragile system? We are in uncertain times when it comes to changes in the climate and we have seen drought. I implore the County not to put us and a further 22 families at risk by assuming that the water supply is unlimited. It might not be, and what then?

I'm not opposed to the land being developed. If in accordance with the ASP I have confidence that the number of homes allowed would be sustainable in all regards. However, with the amount of

lots proposed in this development also I worry about emergency egress, not only out of this valley in the event of flood or fire, but out of west Bragg Creek. There are already concerns in this regard as the County knows well. Allowing a development of this size, with this in mind, is reason enough not to let it go ahead.

Further, I would like to know if noise and light pollution are allowed to be valid concerns? Do we, as a people, care about the mental health of our citizens? This valley has a loud echo. We have endured years of the landowners of the proposed development using their land for target practice and sometimes for hours on end, once even on Mother's Day. One of the reasons I welcome a healthy development on the land is so that this kind of activity ceases. Unfortunately, with this proposal the land owner wishes to retain a good piece for himself, meaning there will be no hope of the unsightly, dilapidated buildings or collection of vehicles being cleaned up or removed.

In summation, I do not support the development proposal as it stands.

Thank you very much for taking the time required to consider my concerns.

Sincerely,

Anne B Brown

Dr David Cebuliak
[REDACTED]
96 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 7, 2019

To:

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

jkwan@rockyview.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Dear Mr. Kwan,

Thank you for both seeking feedback concerning the proposed development in our neighbourhood and for our recent meeting.

As I indicated to you I am not currently nor have I ever been opposed to development on the subject lands. However, given the proposal's non compliance with key Greater Bragg Creek Area Structure Plan (GBCASP) directives regarding development in this area it is not possible for me to support this proposal. Specifically the developers have ignored the GBCASP's clear stipulations re Gross Developable Area (GDA) calculation and Open Space Planning. The resultant proposed density and lack of open space/environmental protection would make this development by far the most dense and environmentally impactful quarter section in West Bragg Creek (WBC).

Such a consequence is not consistent with the community's or RVC staff and Council's intentions when the ASP was formulated. The potential negative impacts on existing and future residents and RVC re: county infrastructure, water, wastewater, fire risk, environment (wetland degradation, animal habitat and forest loss) and emergency egress are unacceptable. Moreover this proposal would set a standard for development in WBC that has been rejected by the community and RVC.

I. Historical Perspective

To my knowledge there have been 2 previous subdivision proposals on the subject lands - one in 1986 for ~ 25 lots (1) and one by the current owners in 2002 for ~ 16 lots (2). There was also a similar density 2004 proposal named "Ironwood" in a nearby WBC quarter section (3). All of these proposed developments were rejected by both the community and by Councils of the time. In the case of the 2002 and 2004 proposals, large and at times emotionally vocal public input expressed vigorous opposition on the basis of concerns over density, the environment, loss of rural nature, impacts on RVC infrastructure, fire and flood risk, public safety re emergency egress among other concerns.

In part as a response to confusion over how future growth should best occur in the Greater Bragg Creek area - as evidenced by rejected subdivision proposals - in 2006 under the guidance of then Councillor Bob Everett, the community and RVC began work on the Greater Bragg Creek Area Structure plan. This was a comprehensive and well managed undertaking with extensive input from the public, developers, RVC staff and Council. Councillor Everett invited one of the owners of the subject lands to represent the developer community on the GBCASP Steering Committee.

Here is the Plan's Vision:

The year is 2030. The Greater Bragg Creek area continues to be a special place within Rocky View County where residents have a strong sense of place that emanates from both the quiet country residences that harmonize with undisturbed landscapes and the small town character of the hamlet.

The "lifestyle equity" and "latent utility" afforded to the local community by the natural environment has been preserved over time through implementation of an integrated land use planning strategy that evaluates opportunities for subdivision and development by first considering the capability and capacity of the natural environment to accommodate additional development. The community has benefited from implementation of policies in the Greater Bragg Creek Area Structure Plan achieving a balance between the natural environment and the impacts of human settlement.

To enact this vision in the West Bragg Creek area in general (and specifically to land such as in this proposal) the GBCASP incorporated 2 key policy elements - the **Gross Developable Area (GDA)** calculation and the development tool **Open Space Planning**.

At a public hearing held on June 13, 2006 at the Bragg Creek Community Centre a large number of residents addressed the audience to voice their overwhelming majority approval for the plan. People spoke of the compromises made and the success of a democratic and inclusive process. I was one of those residents and I remember noting how the adoption of the GDA formula and Open Space Planning gave me great hope for the future of healthy sustainable development specifically as its applied to the Fawn Hills valley. I felt a sense of pride and hope for my community.

II. The GBCASP as it applies to the Fawn Hills Valley

a. GDA Calculation:

The GDA calculation as it applies to this proposal would be made as follows:

78 Acres total land **minus** Constraints; ie Wetlands (including riparian buffer) , Slopes over 15 degrees, MR, Roads

4

* Any retained lands must also be removed from the Total Developable lands. *

In Infill residential areas in North and West Bragg Creek, the GBCASP stipulates an overall density of 1 lot/4 Acres GDA

Note that it is impossible to both adhere to this GDA /density calculation (and thus the GBCASP) and propose 22 lots. In fact it is likely that a complete and impartial assessment of the constraints to development would yield approximately 10 lots. **Adhering to the GBCASP GDA calculation with the addition of 10 lots to this partially built out quarter section would make this on par with the most densely populated quarter section in west Bragg Creek.**

Adding 22 lots to this partially built out quarter section would have its density exceed that of the most densely populated quarter section in West Bragg Creek by greater than 40% - this on land constrained by extensive wetlands, hills, dense forest, infrastructure limitations, concerns over impacts on adjacent wells etc. Surely it was not the intention of those who welcomed completion of the GBCASP to endorse density of this magnitude and all the risk it entails!

b. Open Space Planning:

This development tool was introduced to the GBCASP committee by then Councillor Everett as a means of “achieving a balance between the natural environment and the impacts of human settlement”. Direct communication with rural designer and advocate Randall Arendt convinced Councillor Everett and the GBCASP Steering committee that this planning tool would provide benefits to both developers, residents and municipalities. GBCASP Section 7.43.4 i states: “ Open Space means lands that are restricted from development and...should represent a large percentage(approximately 50%) of the lands to be developed.”

As regards the subject lands, Open Space Planning can be easily applied and would offer attractive incentives for potential purchasers. With a complete and impartial assessment of constraints to development - specifically wetlands, dense forest and wildlife corridors this 50% goal would be readily achievable. Section III provides further documentation of this potential.

III. Wetlands in the Fawn Hills Valley

The Fawn Hills Valley has historically been very wet. The lower lying front lands were once willow wetlands. In the early 1990's previous owners destroyed the wetlands by channelizing and creation of shallow ponds . Despite this drainage, the lands could not sustain an attempt by previous owners to actively graze the land - in large part because of ongoing wet and marshy conditions. The current owners have continued to drain wetlands. Given modern wetlands policy, it is unlikely that Alberta Environment endorsed such drainage activity and would be unlikely to approve further wetlands drainage and development on wetlands.

The following picture shows the undisturbed wetlands on the contiguous lands south of the subject lands as an indication of how the land looked prior to channelization.



These pictures depict the channelized wetland which encompasses the full length of the eastern lowlands:



The next sequence of pictures show how the subject lands become inundated during the spring rains (typically in June):





Of note, the current proposal differs from the rejected 2002 proposal in its inclusion for development on more of these wet front lands.

I believe that the developers have underestimated the constraints to development from wetlands in their proposal and that a more detailed wetlands assessment is required with exclusion of all such lands from the GDA calculation.

IV. Disturbed wetlands and risk to Infrastructure

The current proposal poses risks to infrastructure that is both private and public.

The Mountain View subdivision lies on the quarter section immediately south of the subject lands. It relies on the healthy wetlands on that quarter for its septic treatment in a county approved wastewater scheme. This system requires the maintenance of upstream wetlands for its proper functioning. The scope of the proposed development represents potential risk to this natural wastewater treatment .

Range Road 52 is the southern and only point of egress for Fawn Hills. During heavy spring rains a short section of this road is prone to flooding and was inundated during the 2013 floods. Further upstream wetland disruption greatly increases the risk to this important point of emergency egress and to RVC infrastructure.



Range road 52 after flood waters have receded.

V. Fire Risk in Fawn Hills Valley

The western portion of the proposed subdivision is within a dense old growth forest. We know from fire risk analysis that the greater Bragg Creek area is at high risk for wildfire and given its tree density and age this area in particular is concerning. The proposed density of development within this vulnerable environment places current and future residents at heightened risk for a fire event. We also know that despite the claims by the developer, the internal subdivision road poses no credible barrier for fire containment and that overall risk to all residents present and future will be increased. Furthermore despite developer claims, the Fawn Hills Water Coop water cistern is not an appropriate asset with which to fight wildfire.

VI. Risk to Groundwater

Groundwater levels in this area have experienced a documented decline in recent years. This last year a well on a contiguous parcel of land failed and multiple drilling attempts were required before sufficient water was found. Development on the eastern portion of this quarter section has for many years been impeded by lack of sufficient ground water. Numerous dry wells have been drilled. The prospect of 22 new homes potentially drawing from a depleted aquifer poses unreasonable risk to current and future residents.

Groundwater contamination from 22 new septic fields also poses unacceptable risk. The well supplying the Fawn Hills North Water Coop was in the late 1990's contaminated by fecal coliforms originating from animals grazing on the subject lands. This risk to public health cannot be repeated by development that does not conform to GBCASP guidelines.

VII. Summary

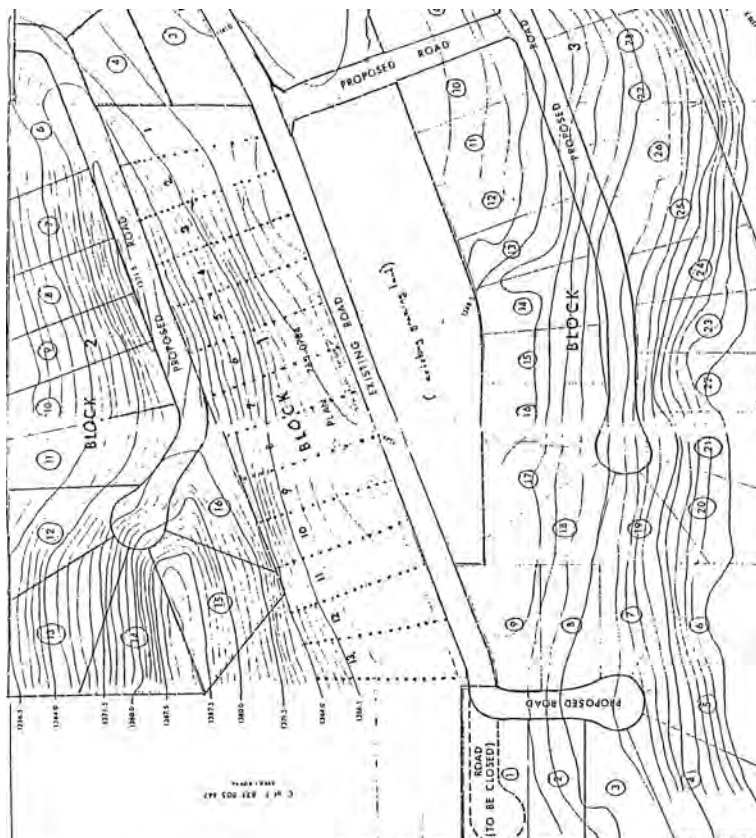
This proposal should not be approved as it poses undue risk to current and future residents and RVC. Its lack of compliance with GBCASP development parameters is highly problematic and represents a direct challenge to this widely supported direction for development and future growth in West Bragg Creek. The developers have presented no credible justification for deviating from development guidelines. I urge RVC staff and Council to redirect these developers toward proposing a development that supports sustainable growth along the parameters clearly detailed in the GBCASP and which can serve as a model for community and County participation in a sustainable future for West Bragg Creek.

Sincerely,

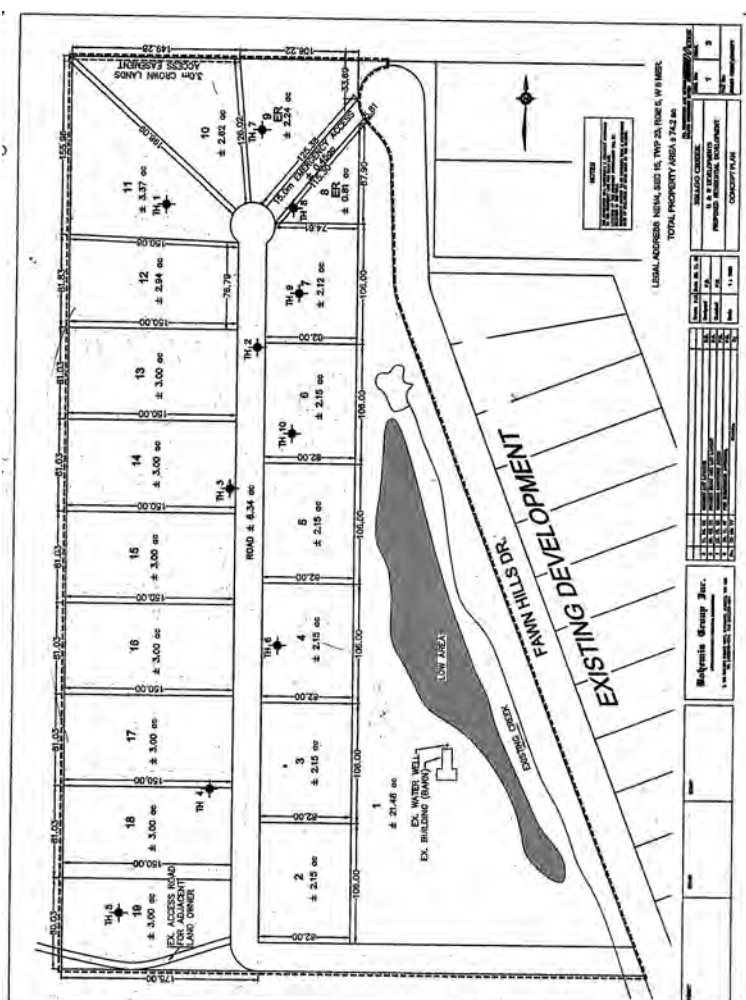
Dr David Cebuliak MD
Clinical Lecturer in Emergency Medicine
Faculty Of Medicine, University of Calgary

[REDACTED]

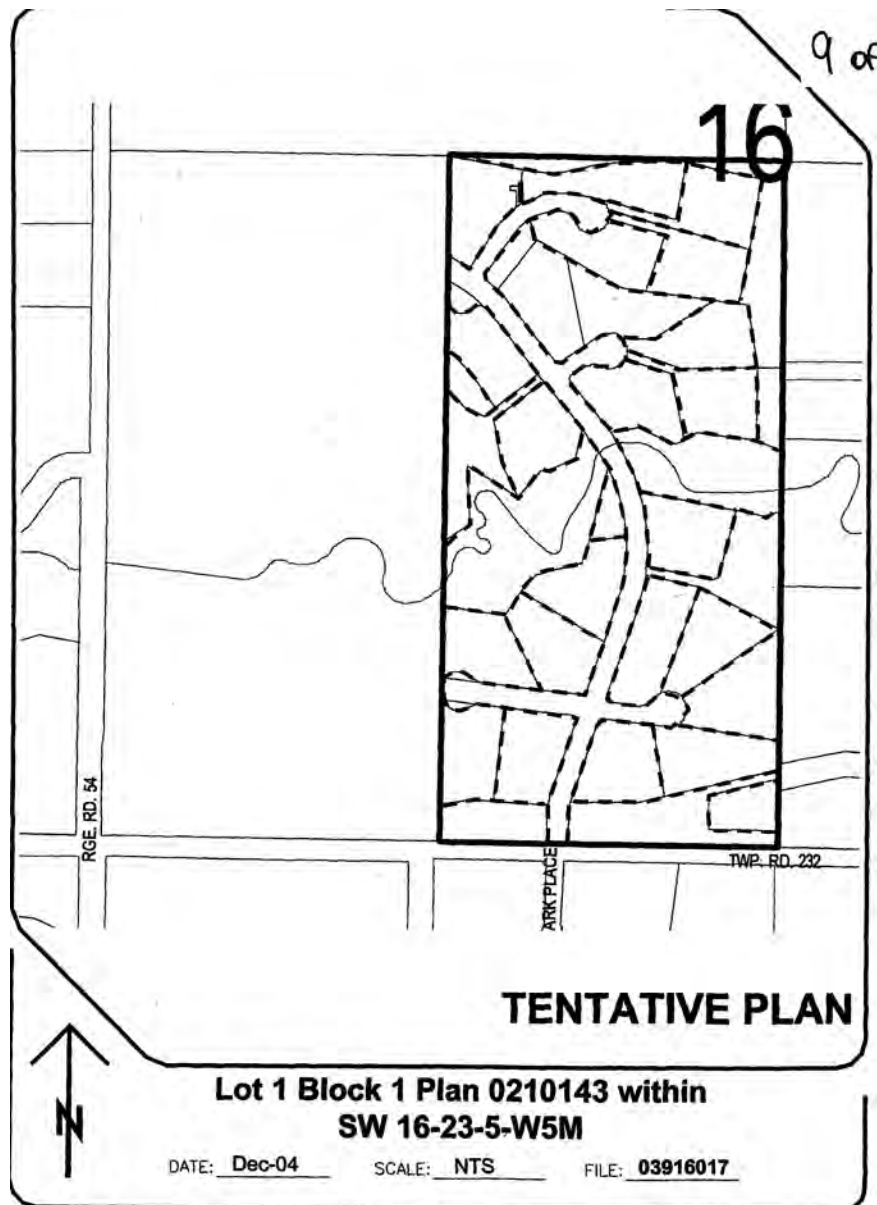
1. 1986 Proposal



2. 2002 Proposal (subsequently modified to ~16 lots):



3. 2004 "Ironwood" Proposal



Dennis Ellert

112 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 7, 2019

To:

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

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.caBart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☒ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.

- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☒ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☒ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,
Dennis Ellert

Johnson Kwan

From: Michelle Mitton
Sent: Wednesday, February 26, 2020 4:19 PM
To: Johnson Kwan
Cc: Lori-Lee Turcotte
Subject: FW: BYLAW C-7956-2019, BYLAW C-7955-2019

Categories: Yellow Category

MICHELLE MITTON, M.Sc
 Legislative Coordinator | Municipal Clerk's Office

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.

From: Kirstie Russell [REDACTED]
Sent: Wednesday, February 26, 2020 4:03 PM
To: PAA_ LegislativeServices <legislativeservices@rockyview.ca>
Subject: BYLAW C-7956-2019, BYLAW C-7955-2019

I appreciate your seeking feedback from our community regarding the proposed development in our neighbourhood and I would like to take a few minutes to share some of my concerns.

First of all, the development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP) and I feel strongly that it should; I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, increased density creates several problems. The following issues are of specific concern to me:

Fire. Our area is at high risk of wildfire and a greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in the case of a wildfire. Add to that the single exit route out of West Bragg Creek - Balsam Avenue bridge - and the prospect of a future emergency, be it fire or flooding, becomes even scarier.

Environment. I want to preserve the wetland, animal habitat, and forest as much as possible. This area is home to deer, moose, cougars and a myriad of other beautiful creatures and years of construction will inevitably displace them. I also worry that increasing the density of housing and people (and the associated food, garbage and traffic) risks greater numbers of negative human-wildlife interactions.

Traffic and Noise. Increased density means increased traffic and noise on an otherwise quiet, dead-end street. Construction traffic - in three phases over how many years? - means many years of interruption and disturbance. Just as important, according to the Greater Bragg Creek Transportation Assessment completed in support of the

ASP, Township Road 232 (West Bragg Creek Road) is currently operating at or near capacity; increased density along Fawn Hills Drive will only exacerbate that problem. It's important to note that the GBC Transportation Assessment was completed in 2004 and traffic along that road has only increased, especially since the expansion of West Bragg Creek Recreation area in 2017.

Fawn Hills Drive is truly a beautiful, peaceful place to call home; most mornings I can sit on my porch and sip my coffee and watch the neighbourhood deer wander by. If I'm lucky, I'll see the momma moose and her calf when I'm walking the dog early in the morning. It's quiet and the kids can ride their bikes and we can walk our dogs down the street without worrying about traffic. I know that I'm terribly lucky to live here and I truly hope that at some point our neighbourhood expands and other families can be just as lucky as I am but expansion needs to be done correctly or everything that makes Fawn Hills special disappears. The development currently being proposed is too much - too many lots in too small a space.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,

Kirstie Russell



112 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

Darren McKeague

[REDACTED]
128 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 8, 2019

To:

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

jkw@rockyview.ca

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

As a resident of one of the properties on the east side of Fawn Hills Drive (immediately across the road from the proposed subdivision), this development would have significant impact to me. I have chosen to make my home here because it is a small cul-de-sac with very limited traffic and noise. Specifically, there are only eight existing properties whose residents pass by my driveway. The proposed development will see the traffic (both owners and construction vehicles) from 17 additional lots passing by, as Phases 1 and 2 of the subdivision are completed, with their only access being to drive past the house of every existing resident on the street. It is not until Phase 3 of the development is completed that the closer access road will be added to possibly alleviate some of the volume. As the traffic study in the report shows however, overall traffic volume on Fawn Hills Drive is still expected to more than triple. While this may be within the allowable limits for the classification of road, it's certainly not reasonable for the current residents.

Further to the discussion of traffic, it's incredibly inconsiderate of the developer to propose (and have already built) the primary access road at the north end of his property, forcing new traffic to pass by every current Fawn Hills Drive resident as mentioned. Creating the first and primary access at the south end of his property would have been much more appropriate to appeal to the surrounding community, but this is clearly not in his interests. It appears that the primary consideration was to minimize cost, and build a road on the low grade area.

Putting aside the personal concerns associated with traffic and the resulting noise and safety considerations, my main formal objection to this proposal is the blatant deviation from the Area Structure Plan (ASP) for Bragg Creek. The land in question has a total area of 74.64 acres, of which much of eastern portion bordering Fawn Hills Drive is wetland. Without attempting to define exactly how much area that comprises, it's immediately apparent that there is under 70 acres of "Gross Developable Area" as defined by the ASP. Section 7.4.4(d) of the ASP clearly defines a lot density of one lot per four acres of Gross Developable area, leading to an allowable count of somewhere under

17 lots. The proposed 22 lot development takes no consideration of this criteria. Furthermore, when questioned about this elementary math during the public consultation, the developer simply (and wrongly) stated that he did in fact comply with the ASP, but was not interested in citing how or why.

As an aside, Figure 16: "Topography and Steep Slopes" of the developers' conceptual scheme also suggests that there is a large area of steep ($>30^\circ$) slope within the property, which cannot form part of the Gross Developable Area per section 7.4.1(a) of the ASP. Fortunately for the developer, there is in fact no area of 30° slope anywhere on this property, nor anywhere in the Fawn Hills region. This poor quality of information being conveyed to the stakeholders raises due concern, and yet another reason to object to the proposal.

As an executive member of the water coop servicing 13 existing homes on the east side of Fawn Hills drive, I'm aware that water supply is a real concern in the area. Other neighbours outside of the coop have struggled to drill adequate water wells on their properties. I would suggest that this is not something that should be taken lightly when considering the need to supply nearly three times the current number of homes from the same local aquifers.

There are many natural risks that Bragg Creek residents face including flooding (major event in 2013) and wildfire (major risk in 2018), and limited access and egress which has plagued residents for decades. Any further high density development only adds to the associated risks.

The above topics are only some of the multitude of concerns that I have surrounding the proposed subdivision at Fawn Hills Drive, and the resulting impact on the environment, surrounding community, and my own personal property and its value. I trust these will all be taken into due consideration when assessing the suitability of this proposal.

Thanks and Regards,

A handwritten signature in blue ink, appearing to read "D. McKeague".

Darren McKeague
P. Eng

Susan McKeague

128 Fawn Hills Drive
Bragg Creek, Alberta T0L 0K0

October 8, 2019

To:

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

jkwan@rockyview.ca

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood. I have lived on this street for almost seven years and while I am not opposed to reasonable and responsible development; the current Fawn Hills of Bragg Creek does not adhere to the Area Structure Plan, has the potential of damaging the surrounding ecosystem and places an increasing number of residents at risk during extreme weather events.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

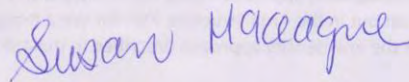
I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☒ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible. The proposed development area is on a wetland and an important wildlife corridor for deer, moose, bears, blue heron and owls. The dense nature of the subdivision proposal would leave little room for wildlife to live in their natural habitat. This is in contradiction to P. 71 of the ASP that outlines the importance of preserving treed areas, wildlife corridors and wetland.

- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments including the proposed with 22 additional houses mean that more people will rely on that single route in case of a wildfire or flood, drought.
- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street. The main reason my family and I live in Bragg Creek and are choosing to raise our family here is because of the quiet, dead-end street we currently live on. The proposal would have lasting and negative impacts on this neighbourhood. Not only will we be contending with construction traffic for the next several years, we will also have to deal with more **than three times** the current amount of traffic. While I am aware that a traffic impact assessment was conducted, this does not ease my worry with the increased volume of traffic.
- ☒ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,



Susan McKeague

AVRIL DERBYSHIRE**#164 Fawn Hills Drive
Bragg Creek, AB T0L 0K0****NE-15-023-05-5 12-0-0****February 26, 2020****OPPOSITION TO PL20190103 (03915024)****OPPOSITION TO PL20190102 (03915024)**

It is with disappointment and astonishment that the Fawn Hills area is trying to become a high density area. I believe most of the residents of Fawn Hills Drive have no objection to a certain amount of development. It is known as one of the last areas of beauty. The area has always been contentious and we have fought many battles over the years, quads racing on the road, open gun range 7 hrs a day and now total decimation of the area. I don't think the wildlife are affected but I do believe the ground water and our well, which services 12 households will be hugely impacted, not to mention traffic and noise. Will there be insurance from the developer if our access to water is compromised?

I am also incredulous that the area structural plan does not protect us. We need and expect our council to protect us and to be mindful, especially in lieu of the current economy, to care for our environment. Once the beauty of Bragg Creek has gone it can never be restored, and it is on the very edge now. The West Bragg Creek Road is dangerous with huge loss of animals just left to die on the side of the road. At weekends it is bumper to bumper, speeding, aggression, is that being addressed? Not that I have seen. Is there an escape route out across the river in case of emergency? No. Sometimes it is difficult to get out on to the West Bragg Creek road because it is so busy. High density development anywhere in Bragg Creek is incredibly destructive, not only to the land but for the people who have settled here but who don't seem to have a voice.

Avril Derbyshire

Johnson Kwan

From: Avril Derbyshire [REDACTED]
Sent: Tuesday, October 01, 2019 11:29 AM
To: Johnson Kwan
Subject: File # 03915024 PL20190102 Redesignation

Categories: Yellow Category

As a resident of Fawn Hills Drive for 38 years I am stunned that people who don't even live in Bragg Creek can come into our beautiful valley and completely turn it into a high density area. We expect Rockyview to project us and we expect that the people have a voice. This piece of land has been contentious for many many years and is, at times, used as a gun range. Weekends have often been a time for target shooting and often for hours at a time. Now they have applied for high density living. What do they care, it's all about the money. We expect the area structural plan to be honoured and if there is development that can be limited to 11 lots maximum it would likely be supported. We also expect Rockyview to let every resident of Bragg Creek know about these proposed 22 lots and have a say in the matter, not just the residents of Fawn Hills Drive.

I am also incredulous that rules can be changed to accommodate this request for high density living. I realize that it is income for Rockyview but it's time we protected our environment from developers, the wildlife, fauna, streams, wetlands for we have much to be proud of and once it's gone we can never get it back. Bragg Creek is a magical place and people come to live there because it offers peace and quiet, a unique life style where we are surrounded by forest packed with amazing wildlife of every kind. We pay a price to live there and work hard to protect what we have.

Avril Derbyshire
164 Fawn Hills Drive

Johnson Kwan

From: steve [REDACTED]
Sent: Tuesday, February 11, 2020 8:18 PM
To: PAA_ LegislativeServices; Johnson Kwan
Subject: Bylaw C-7956-2019. Application #:PL20190103 (03915024)

Categories: Red Category

Hello,

My name is Stephen McNeil and I live at 68 Fawn Hills Drive in Bragg Creek. My legal land description is SE/15/23/05/05. We have lived here for over 15 years.

I am writing this letter on behalf of my family as we are not able to attend the meeting on March 10, 2020. We are STRONGLY OPPOSED to the proposed development.

I have shared the reasons previously with the developer as I have a number of my neighbours and I do believe the concerns were at all addressed. I also do not believe the development at all falls in line with the Greater Bragg Creek area structure plan as I interpret it. I also believe that most of the areas addressed in the Conceptual Scheme of the developer are done so in a very superficial manner and consider only the proposed development area and not the potential effect on residents already living in proximity to it or on Bragg Creek community as a whole.

I have taken sections from previous emails I have sent and attached below to summarize my concerns.

1. The proposal in no way follows the Area Structure Plan for Bragg Creek. Please refer to page 69 to 72 of the plan. First from the map the area of proposed development is 78 acres. From this must be subtracted water bodies (this property contains one), road, slopes over 15 % and a riparian buffer. From this comes the Gross Developable Area. This would clearly be less than 70 acres. The proposal call for 4 acres of overall density so how a proposal of 22 lots came about is beyond me (this would assume 88 acres without any subtractions). You cannot include other peoples property on this quarter section of 160 acres as part of you GDA as this is not your property to development. If I owned 80 acres and you owned 80 acres does that mean I could put 40 houses on and you would be allowed none. I don't believe based on reading the GBCASP this is the case. <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/ASP/ASP-Greater-Bragg-Creek.pdf>

[Area Structure Plan GREATER BRAGG CREEK](#)

Area Structure Plan GREATER BRAGG CREEK 9 Rocky View County SECTION A – BACKGROUND 1.0
INTRODUCTION The lands that are subject to the provisions and policies of this Area Structure Plan (Plan area) are

www.rockyview.ca

2. Tied into the ASP on page 71 outlines and describes the open space design. It highlights preserving treed areas, wildlife corridors and wetlands. The proposed area contains all three. In fact it is a prime example of exactly what the Open space design is meant to avoid. The proposed development area I believe is a class 3/4 wetland which is regulated under provincial legislation unless the MD has adopted a municipal government act to over rule this. I am not aware if this is the case but have not seen such an act provided from MD of rockyview. Based on the the guidelines provided below there is legal responsibility and legal grounds to fight this. Please refer to the Wetlands Alberta Guide (P 41-43 re: municipal responsibility in this regard). The provincial requirements are outlined earlier in the development.
<http://www.wetlandsalberta.ca/media/uploads/AlbertaWetlandsGuide.pdf>
In addition this area provides important treed areas for wind protection and water drainage for the residents who currently live on this street. I believe this helps protect us from flooding, high winds, snow on our steep driveways, etc. Finally it is a corridor that moose, deer , bears, cougars , owls, etc frequent. I know this as I live across the street from it and walk by these animals every day.
3. Concerns with water- As you may or may not be aware there are a number of houses on Fawn Hills dependant on wells. I am one of those houses. My well is very low flow and we are not connected to our street water co-op. I am concerned with how loss of trees, vegetation and wetlands and construction of roads and houses in the development would change my water pattern and those of my neighbours long term. This is a very difficult thing to measure but a legitimate concern. I am aware of at least one house on our street that had well issues after development behind us on Range Road 52. I have asked the developer impact on water on our street. We were answered with a response stating water for the proposed development was fine but in no way were our concerns about our own water flow answered as these have not been looked at. I also am uncertain (as were a number of my neighbours) based on the conceptual scheme provided by the developer how wastewater will be handled and what effects this may have on our fresh water which is downhill from the development area.
4. Safety- Many residents of Bragg Creek including myself are concerned about further development until a secondary egress is in place. With higher density this makes evacuation in case of fire and flood all the more difficult. In addition I am extremely concerned with increased risk of fire with developmental in an old growth forested area (Proposed development). We do not have a fire station in Bragg Creek and a poor road. We only have one exit. We are not set up for a large fire or other disaster. In addition to this I am concerned about the safety of my children and other children on the street if there are construction vehicles travelling down our quiet and poorly surfaced (chip rock) road for a number of years. Based on the current economy and time frame for building a # of houses on a # lots and infra-structure this would certainly be the case.
5. Noise- I as well as a number of neighbours bought on this street as it is both quiet and safe. The fact that the area across the street from me was designated ranch/farm and not residential was a major factor in our family deciding to purchase where we did. The proposed development would make this quarter section THE HIGHEST DENSITY in all of west bragg creek and the construction of this would add significant noise levels and disruption to our life style both for the many years of construction and afterwards with much higher density housing/population on the street.
6. The "proposed" dog park on a marsh is a joke. I suspect this is something to try to appeal to the MD? If anything a massive increase in number of houses , construction vehicles, noise and population will just stop people from walking our dogs on the street.
7. Wind and Stormwater- As council may or may not be aware we have have significant issues with high winds and stormwater on Fawn Hills Drive where the current houses are located on

the opposite side of the street from the proposed development. We frequently have flooding on both sides of the street requiring residents to pump water from ends of our driveway immediately off Fawn Hills Drive. With removal of vegetation which is in the developer CS this would certainly worsen the problem. As well I believe this will worsen the excessive winds that come off the hill where the development is proposed . I have already replaced many damaged structures on my house due to this with a forest buffer currently in place. Again I do not see in the CS any mention of potential effects on surrounding existing developments. If simple deals superficially with just the proposed development area and not effects on those already living here.

I believe these concerns all have merit and needed to be addressed prior to looking at a development. I will note my family and I am not an individual who is "anti" development and in fact have written letter of support to the MD of Rocyview for other developments (most recently Bragg Creek Brewery proposal) when I believe they meet certain standards, follow environmental guides and the GBCASP and will better our wonderful community. Unfortunately at the current time I do not believe these conditions are met and thus will not support the development as proposed.
I thank you for your time.

Sincerely,
Dr. Stephen McNeil (and family)
BSc(Biology), MD, FRCPC
Associate Professor
University of Calgary

Johnson Kwan

From: Alisa Lafontaine [REDACTED]
Sent: Tuesday, October 08, 2019 12:03 PM
To: Johnson Kwan
Subject: FawnHills Development

Categories: Yellow Category

Dear Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. The items below are of specific concern to me:

1.(a)Water. Increased density means increased strain on existing water wells (both that of the water association and of private wells).

(b) Being that we're on a private well, we would like to see testing implemented during high and low season each year. Flow rate as well as contamination are a major concern.

2.Waste. The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.

3.Environment and wildlife. I want to preserve the wetland, animal habitat, and forest as much as possible.

4.Traffic and Noise. Increased density means increased traffic and noise on an otherwise quiet, dead-end street.

5. Light Pollution. Increase in housing, cars and street lights.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards
Alisa Albouy

Renée Delorme



52110 Township Rd 232
Bragg Creek, Alberta T0L 0K0

October 6, 2019

To:

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

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.ca

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from the community concerning the proposed development in our area.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP).

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. Below are some of the concerns I have:

- ☐ **Housing Density.** Currently Fawn Hill Drive is home to 19 – 2+ acre lots and three large properties. Adding 22 - 2 acre lots will bring the total number of lots to **41 properties**. All those properties would be located in a cul-de-sac with only one access to the connecting range road.
- ☐ **Quarter Section Density.** The quarter section already has two high-density developments (Fawn Hill and Mountain View) as well as several lots on the remaining area for a total of 49 properties. As per the ASP's vision for low- density housing, it can be argued this quarter section is already fully developed.
- ☐ **Waste.** The plan calls for 22 new septic systems. The current housing development, with its 19 existing septic systems across the road, is located above the wetland. By adding 22 additional septic systems on the opposite side of the road, the risk of seepage in the wetland is of concern. We live "downhill" this wetland with the possibility that any seepage could impact our water well.
- ☐ **Fire.** Our area is at a high risk of wildfire. A greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.

- ☐ **Emergency Egress.** There is only one route out of West Bragg Creek, and it goes over a bridge. Greater density developments mean more people will rely on that single route in case of emergency. Additionally, the development of trails at the end of the West Bragg Creek has exacerbated this risk by bringing in hundreds of additional cars that use the same exit daily. Increasing the area's density without addressing this well-documented issue is a potential cause for liability or a class-action lawsuit in the event of a catastrophe.
- ☐ **Traffic and Noise.** Increased density means increased traffic and noises, altering the character of the area, and making it into something the community does not want. The proposed development will be accessed via West Bragg Road. This road has already experienced a significant increase in traffic since the completion of the Trail system. The impact on local residences is significant increase in noise pollution, risk associated with excessive speeding, increase number of road kills, and increase uses of emergency services. So far, none of these issues have been addressed by Rockyview County except for the area located near the trailhead parking lot. Increasing housing and traffic density with new development will only exacerbate this situation.
- ☐ **Environment and Wildlife Corridor.** There are ample anecdotal evidences the area is a wildlife corridor with daily sightings of large and small wildlife crossing properties and roads. Many are killed by traffic, and this is a grave concern to me and many in the community. Without mitigation strategies such as slower speed limits and / or speed bumps along West Bragg Creek Road, the traffic generated by the new development will further negatively impact this existing situation.

Three recent documented separate incidences of animal collisions on West Bragg Creek Road resulting in four deaths.



Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,

Renée Delorme



Johnson Kwan

From: Lorie Cooper [REDACTED]
Sent: Monday, February 17, 2020 7:13 PM
To: PAA_ LegislativeServices
Cc: Johnson Kwan; Tyler Andreasen
Subject: Public Hearing: Fawn Hills Development; Re: Bylaw C-7956-2019

Categories: Yellow Category

To the Council:

I, Lorie Cooper, (SE-16-23-5w5,
 186 Saddle Road, Bragg Creek, AB
 T0L0K0), do "OPPOSE" Bylaw C-7956-2019 to amend land use Bylaw C-4841-97.

I hereby forward my letter previously sent to meet the October , 8, 2019 deadline with some modifications, suitable for the Fawn Hills Public Hearing.

Sent from my iPhone

Begin forwarded message:

From: Lorie Cooper [REDACTED]
Date: October 8, 2019 at 5:14:08 PM MDT
To: jkwane@rockyview.ca
Subject: Fawn Hills Decelopment

Dear Mr Kwan (and Honourable Council)

I must first indicate my concern as a Saddle and Sirloin resident who received NO information on the Fawn Hills development. As a Director, I learned of the October 8 deadline 3 days ago at our AGM.

I therefore request an extension and broader mailing by the parties applying for change of land status.

So for expediency my concerns are in point form:

1. Changing farmland to R1 (2acre lot density) rather than protecting farmland or subdividing into larger acreages creates a huge uncertainty for residents who have moved to Bragg Creek to enjoy nature and wildlife. If this precedent is set, any land could be developed reducing quality of life, and undermining the financial investment/value of existing properties.

2. There is a significant additional safety risk from flood and fire due to an increased density of dwellings in west Bragg Creek, with no current alternate emergency route but the bottleneck at the bridge across the Elbow River.

3. I don't see reference to an Environmental impact assessment, or a Wildlife co-existence management plan. Arbitrary aesthetic woodland borders described in the proposal, are for human satisfaction; these do not address critical wildlife corridors. Displacement of wildlife is NOT acceptable.

4. Water quality....where is the communal water being sourced from? (River? Well?) At S&S many different aquifers are penetrated due to the foothills structural geology with varying water chemistry. Colliform however is absent.

5. Most importantly is the potential for groundwater contamination with associated liability to the developer. I am concerned that septic is defined in the proposal as for "private" responsibility. With a density of 22- 2acre properties, it is a complete unknown as to where their sewage is going due to the complex structural geology. Tracer analysis might assist in determining if proximal properties are affected.

Although this is a very brief point form response, it underlines some of my concerns in taking raw agricultural land and creating a densely spaced development.

Regards
Lorie D Cooper
PGeol.

Sent from my iPhone

October 7, 2019

Lori Piercy

24 Mountain View Park
Bragg Creek, AB T0L 0K0

To:

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

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.ca

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

It never ceases to amaze me that people still bring forth the same old and tired objections each time there is a proposed development! Bragg Creek is becoming a shrinking community and we do need new development, our population is aging and young families are not interested in moving here.

However, it is important for any new development to follow the rules of the ASP and it needs to have its own stand-alone water and waste system or the very best option would be the availability to tie into Rocky View's Water and Waste systems. The proposed subdivision is approximately 3-4 Km away from Rocky View's water and sewage plants and we need to work towards that solution for new developments. How come, if you live 10 km from Pincher Creek you have treated water from the County. I saw a drawing from Stantec Engineering a few years ago, showing north and south of Calgary up to Edmonton communities having municipal treated water out to acreages via a pipeline.

I went to this open house a few months ago and came away from it thinking, this was poorly thought out and my first concerns are with water and sewer. I asked about water and was told they have a few wells to draw from and would be a water association but could offer no other information except it would be like Fawn Hills Association? I am the President of the Mountain View Water & Sewer Co-op and have lived in Mountain View for the past 19 years, so I feel I have the experience to speak about this. I know of the trials and cash calls required to maintain an 8 lot, 2-acre subdivision. I also know Alberta Environment is making changes to sub-divisions regarding equipment in pumphouses and testing requirements, which I was told because we are under 10 lots, it will be a few years when they get to us about the changes.

A water co-op is owned by the homeowners in the subdivision and they are responsible for all maintenance and upkeep of the system. Most people who buy a lot are not aware or understand this concept until they buy. In this proposed new subdivision, they talk about doing 3 phases, how are they providing water to the first phase? Build a third of a pumphouse? A good example is the

Elkana Water Co-op, had 48 homeowners on their water coop and when the pumphouse had to be updated and replaced, they couldn't come up with a million dollar cash call. On top of that they had so many broken and leaking water lines, Mr. Kwan do you remember the outcome? They are now on the Rocky View County water system. Also, some homeowners couldn't sell because of the boil water order for many years and banks won't mortgage a house without potable water.

Our environment....I cannot believe in this day and age, anyone would even consider putting in individual septic tanks! Even our subdivision built in 1976 has one communal tank for 8 lots. Let's go back to Elkana subdivision, I invite you both to take a walk around the first part, lower Elkana, I believe construction started in the late 1970's, each ½ acre lot has its own tank. You will be able to tell which tanks have failed. Homeowners are shocked to find out now they have to pay 25K or more to fix the problem or maybe just leave it alone?

We should be welcoming new people to our community, they are a valuable resource - potential business owners, volunteers, and new friends but we need future development to be done correctly and learn from our mistakes of the past.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.



Lori Piercy

Sharon Bayer

204 Saddle Road
Bragg Creek, Alberta T0L 0K0

October 4, 2019

To:

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

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

jkwan@rockyview.ca

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Mr. Kwan,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☒ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☒ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☒ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.
- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.

- ☒ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☒ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

I live in the neighboring Saddle & Sirloin subdivision. As a 29 year Bragg Creek resident, I feel strongly that our ASP should be our 'bible' for new developments. That's why it was developed and approved by Council. So many Bragg Creek residents volunteered hundreds of hours of time for consultation and collaboration to develop this document and I see no reason to depart from it when considering this application.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,

A handwritten signature in cursive script, appearing to read "S. Bayer". The signature is written in dark ink and is positioned below the "Regards," text.

October 6, 2019

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

jkwan@rockyview.ca

Re: **Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

We are landowners/homeowners in the community of Saddle & Sirloin which is adjacent to the lands up for redesignation in the quoted application. The application is applying to revise the designation from Ranch and Farm District to Residential One District.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In our view it should. We favour the low-density approach described in the ASP and the preference for open space planning.

We bought in this neighbourhood to raise our family in a low-density area as there was the ASP in place to mitigate high density housing communities. This was a lifestyle choice which we feel would be compromised if the proposed development application goes forward.

We do not agree with the redesignation proposal in support of the existing ASP. We have concerns with the proposals for several reasons. Listed some concerns below;

- Traffic would increase significantly which would impact the road maintenance, increase noise and vehicle collisions with wildlife.
- Increase in waste which would have negative environmental impacts and increase to the capacity of the landfill site.
- Increase risk of wildfires. More densely populated housing communities in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- Increase wildlife encounters. High density housing communities would increase human and animal encounters which generally have negative impact to the animals.

Please do not hesitate to contact me should you have further questions regarding my letter.

Yours truly,
Kristi and Brian Farewell
279 Saddle Road
Saddle and Sirloin
[REDACTED]
Bragg Creek, AB T0L 0K0

██████ Bragg Creek,
Alberta T0L 0K0

March 7, 2021

To:

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

Email: ybernier@rockyview.ca

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

Dear Yusuf Bernier,

Thank you for seeking feedback from our community concerning the proposed development in our neighbourhood.

The development application does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In my view it should. I favour the low density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☐ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells).
- ☐ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☒ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☐ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.

- ☒ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency.
- ☒ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☐ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☐ **Slope.** I am concerned about slope stability and road access in the new development on the slope and whether school buses and fire trucks will be able to access the new neighbourhood.
- ☒ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards, Katherine Jones



CONN VALUATION SERVICES LTD.

February 18, 2020

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

BY EMAIL: legislativeservices@rockyview.ca

Dear Sirs:

RE: Bylaw C-7956-2019, Fawn Hills Conceptual Scheme

I write on behalf of Conn Valuation Services Ltd., the legal owner of Plan 03915061, otherwise known as 159 Saddle Rise, Bragg Creek AB. I am in favour of the proposed zoning change and the Fawn Hills Development Scheme as I currently understand it.

With all due respect to my neighbours, who have voiced concerns about the increased density that the proposed development will cause, my concerns are just the opposite. I do not believe Bragg Creek as yet has the critical mass of residents/tax payers it requires to continue to remain financially viable. While my reasoning is only anecdotal, I point to the numerous retail leases that have remained vacant in the Bragg Plazas since the flood of 2013. The existing retail/service businesses flourish in the height of the summer tourist season, but then suffer from a dearth of local support throughout the remainder of the year.

Where some may argue that the shopping/retail aspects of Bragg Creek are ancillary to the primary reasons most residents are drawn to the area, I would contend that the ability to shop, buy gas, enjoy the local restaurants or make a local doctor or dentist appointment significantly adds to the Bragg lifestyle and convenience and undoubtedly has some positive impact on Bragg property values.

TAX BASE: Knowing the approximate number of existing residences on the west side of the Elbow (i.e. those of us dependent upon the Balsam Ave. bridge as a sole source of ingress and egress) and assuming that the residential taxes my property generates as the average amount for the area, I cannot forecast the tax base as ever being large enough to warrant any additional municipal services than the basic level we currently enjoy. Without the expansion of the tax base, there will be little motivation for the M.D. to consider the investment in another means to cross the river, for example, and certainly funding for this project would have to come from some other source. A local fire station would equally be well beyond the financial capabilities of the existing tax base.

RESIDENT BASE FOR COMMERCIAL OFFERINGS: Further, the existing number of residents is insufficient to make certain commercial projects viable (high-speed internet comes to mind).

.../2

TWP232 TRAFFIC: As to the concerns that an additional 22 homes in the area would increase the local traffic, it has been my observation that the bulk of the day traffic currently traveling TWP232 are non-locals on their way to enjoy the West Bragg Creek Provincial Recreation Area (again, these observations are purely anecdotal – the Mountain Bikers and X-Country Skiers are easy to identify, the hikers are assumed to come in the same relative proportions). Local traffic, in comparison, is relatively minor and I have difficulty believing that the traffic generated by another 22 families could proportionately add that much more of a burden on the existing system.

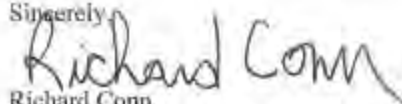
2 ACRE LOTS: Given that the east side of Fawn Hills already primarily consists of 2 acre lots, I fail to understand why the R-1 designation would be problematic for the west side. I suspect that all of the existing property owners in West Bragg, regardless of their acreage would prefer, if there is to be further residential development in the area, that the completed project is a commercial success - with a quick turnover of the properties at strong prices. This benefits all of us when other potential purchasers are assessing the relative value of the properties for sale in West Bragg.

My own layperson observations over the past many years are that acreage sales in general have been quite sluggish; but sales of the 2 acre properties have been stronger than the larger acreages. I suspect there is a larger demand/client base for these types of residences. Further, while I again need to declare an almost complete ignorance of the residential property development business, my understanding of economics and finance suggests to me that the high fixed costs of undertaking an "R-2" development in the current Alberta economy would be prohibitively expensive. In this market, there has to be sufficient economies of scale available to the developer in order to assume the inherent risks of undertaking such a capital intensive project.

To be clear, while I would not endorse any West Bragg Creek development on properties smaller than 2 acres, I welcome the proposed plan as being entirely suitable to the area in question and an effective way to responsibly increase the number of taxable residences.

I hope my comments have been useful. Like my neighbours, I feel tremendously privileged to be surrounded by all the natural beauty the Bragg Creek area has to offer, and wish to see development that continues to appropriately capitalize upon the quiet rural setting while also strengthening the fiscal viability of the community. I may be reached at 403-800-6624 x 101 if I have been less than clear with any of the above comments.

Sincerely,



Richard Conn
President, Conn Valuation Services Ltd.

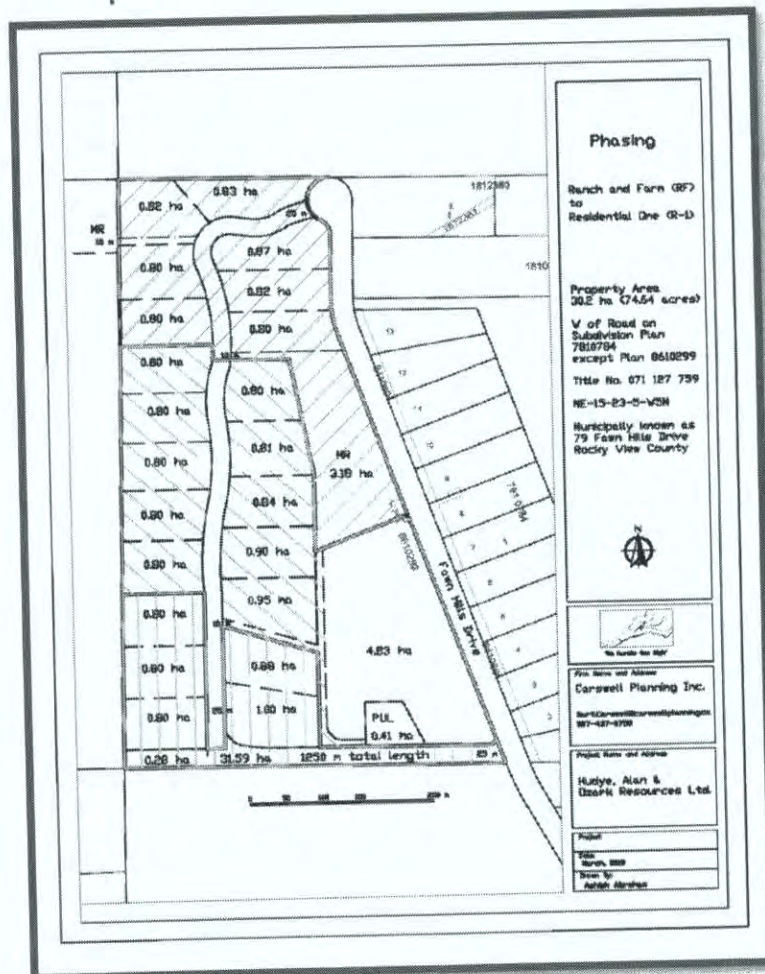


Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

As neighbours to Alan Hudye on the above-mentioned property, I (we) support the application proposing creating 22 residential lots with trail connections and about 10% of lands to be dedicated to Rocky View County fronting on Fawn Hills Drive. Please contact Bart Carswell of Carswell Planning if you have any questions at bart.carswell@carswellplanning.ca 587-437-6750.

DON SANDERS of address 66 MEADOW VIEW ROAD BRACK CREEK

Feb 26, 2020.



January, 2020

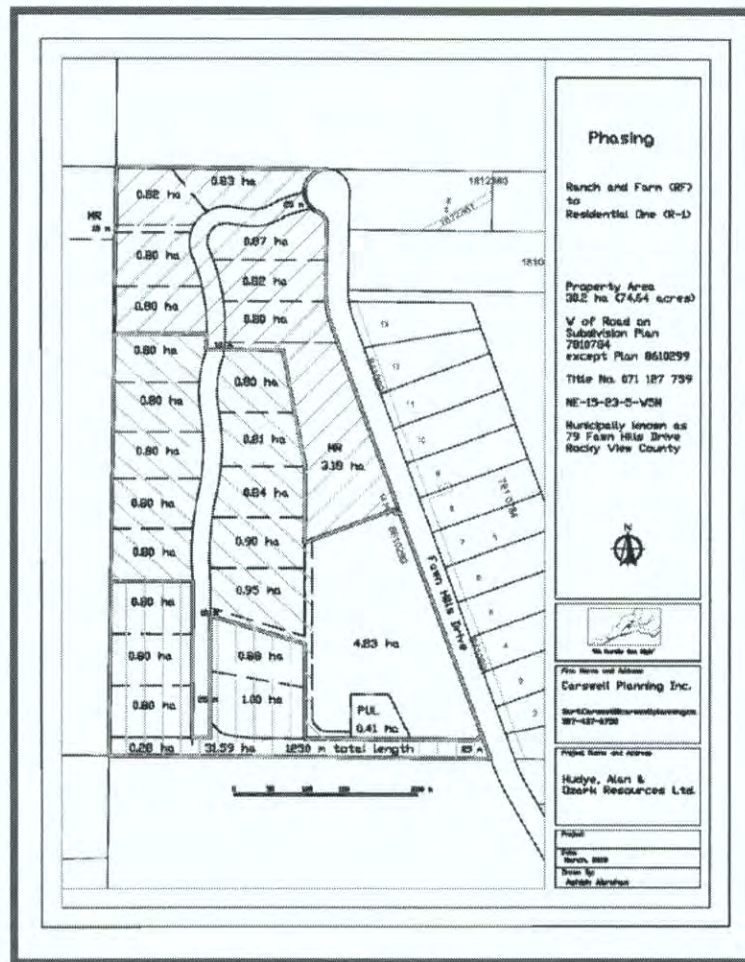
Attention: Rocky View County, Planning & Development Services
 Fax: 403.277.3066
development@rockyview.ca

Re: Fawn Hills of Bragg Creek Conceptual Scheme/Redesignation/Plan of Subdivision
 Alan Hudye Alan@ozarkresources.com 403-860-5131
 NE-15-23-05-W05M, 79 Fawn Hills Dr., Subdivision Plan 7810784 containing 30.2 ha (74.65 ac)

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Thank you,

MYRA SANDERS of address 66 Meadow View Road Bragg Creek, AB
 Signature & date Myra Y Sanders Feb 26/2020



January, 2020

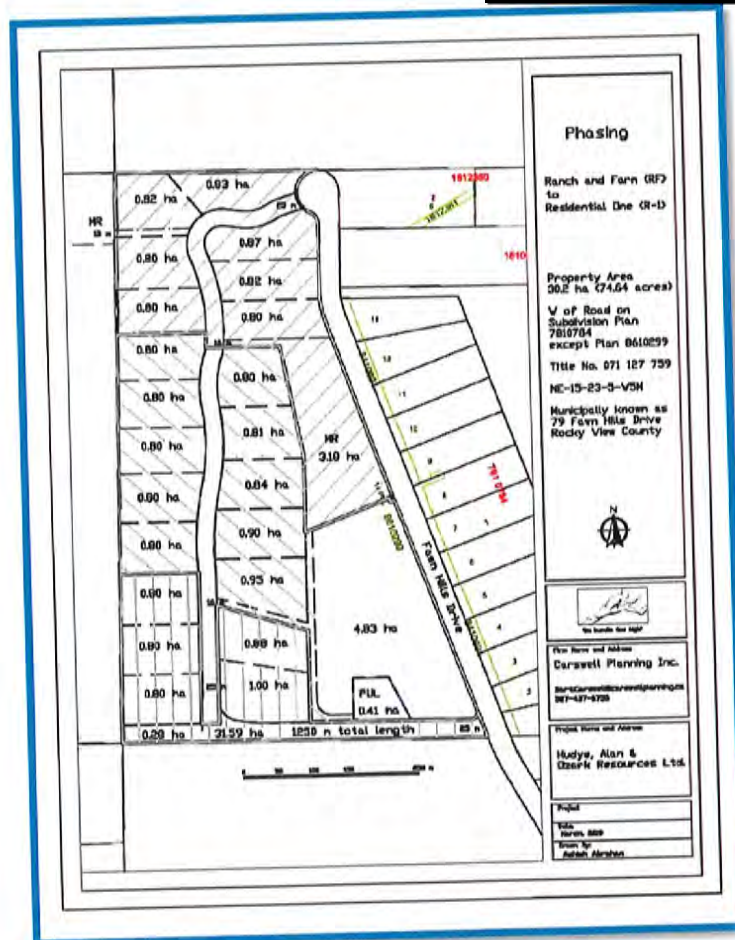
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Thank you,

Alan FRANKS of address SE/12-23-5WSM Block 2 Lot 1
 Signature & date [Signature] Jan 27/2020



February, 2020

Attention: Rocky View County, Planning & Development Services
 Fax: 403.277.3066
development@rockyview.ca

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Alan Hudye Alan@ozarkresources.com 403-860-5131

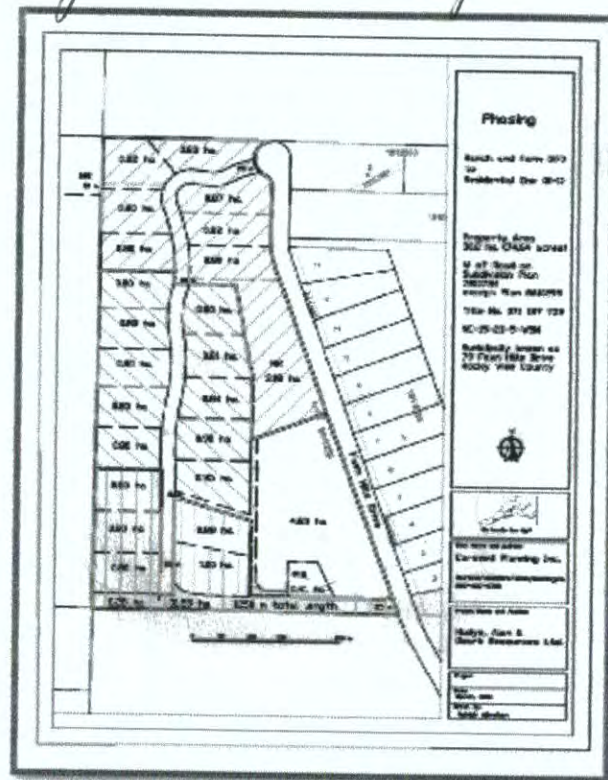
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Thank you,

Jackaleen Kelly of address 81 Fawn Hills Drive,

Signature & date *Jackaleen Kelly - Feb. 26 / 2020.*



January, 2020

Attention: Rocky View County, Planning & Development Services
 Fax: 403.277.3066
development@rockyview.ca

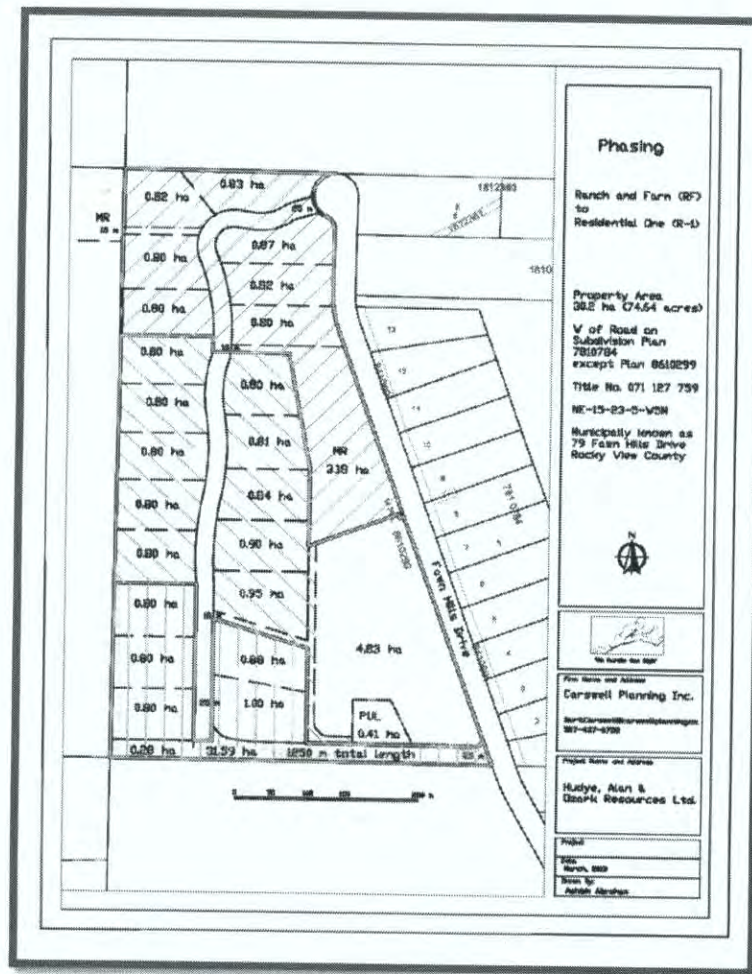
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Thank you,

RANDALL PROVOST of address 81 FAWNHILLS DRIVE,

Signature & date *Provost* February 26, 2020.



January, 2020

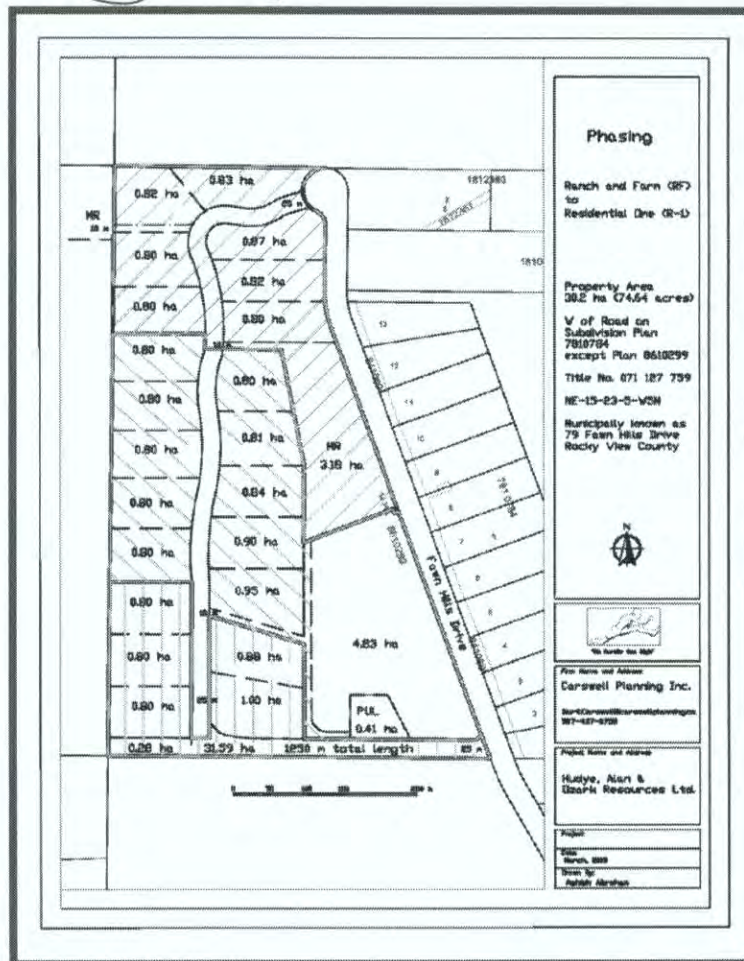
Attention: Rocky View County, Planning & Development Services
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Thank you,

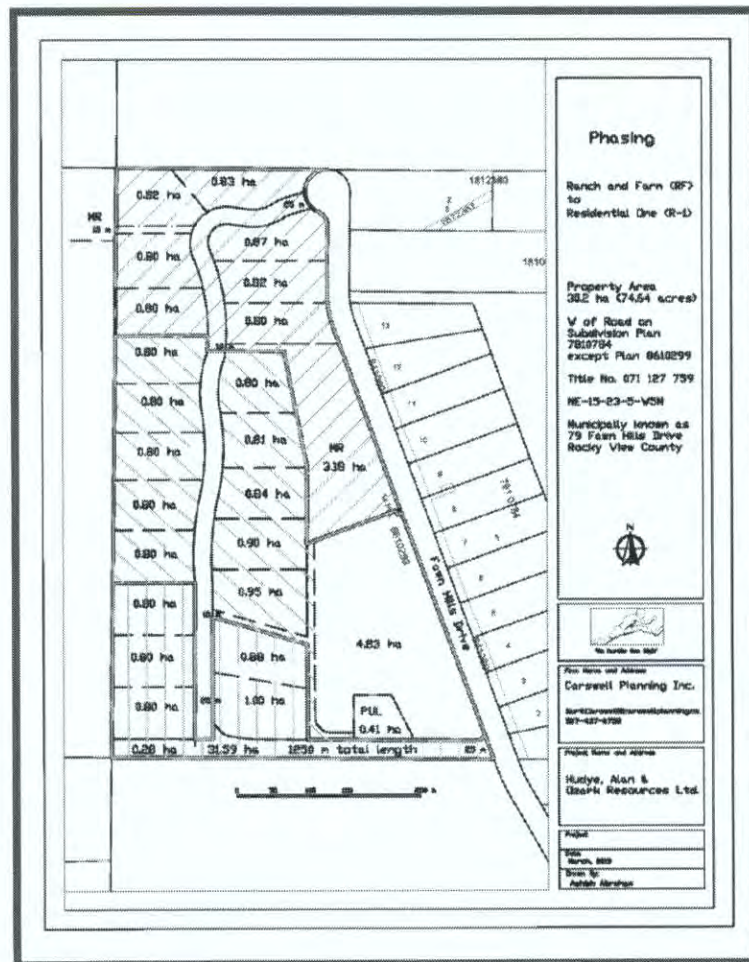
Tom Walker of address 263 MOUNTAINVIEW DR.
 Signature & date [Signature] Feb 18, 2020



Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

As neighbours to Alan Hudye on the above-mentioned property, I (we) support the application proposing creating 22 residential lots with trail connections and about 10% of lands to be dedicated to Rocky View County fronting on Fawn Hills Drive. Please contact Bart Carswell of Carswell Planning if you have any questions at bart.carswell@carswellplanning.ca 587-437-6750.

Thank you, Michael Shea of address 11 Denise Road, Bragg Creek,
Signature & date M. A. Shea Feb 18/2020.



wn
[REDACTED]
96 Fawn Hills Dr.
Bragg Creek, AB
T0L 0K0

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

March 10th, 2021

onewmen@rockyview.ca

Re: Proposed Redesignation and Development File #s: PL20190102 and PL20190103

Dear Oksana Newmen,

Please include my previous letter, dated October 8th, 2019, in the package for council to review, as I still hold to my comments stated at that time. I firmly oppose this proposal. Since we have already been in contact, I know you have my first letter on file, thank you for that reassurance.

I would also like to add the following concerns:

Fawn Hills Drive is a chip-sealed road that requires regular maintenance due to it's soft nature. Can it support a further 22 homes, adding to 18 already on the street, as well as the associated vehicular traffic that would ensue (especially with the heavy trucks required during construction)?

I know that the developer has provided an engineering report addressing road issues but I do not think it is comprehensive enough. It seems common sense that any road leading to 40 homes on a street should be paved and not chip-sealed.

I also have safety concerns pertaining to the road:

Is it wide enough to support the density that would be created if this proposal goes ahead?

Should it have a proper shoulder marked with a yellow line, especially in light of the fact that there is no sidewalk on Fawn Hills Drive?

Should there be double white lines stating no passing on this 40 km/hr residential road?

Thank you very much,

Anne B Brown

Colin Hillstrom
Maren Jaxen
[REDACTED]
164 fawn Hills Dr
Bragg Creek, AB
T0L 0K0

March 9, 2021

To:

To Whom It May Concern
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Cc: Bart Carswell, MA, RPP, MCIP
Carswell Planning Inc.
P.O. Box 223
104 – 1240 Kensington Rd. NW
Calgary, AB T2N 3P7

onewmen@rockyview.ca

Bart.Carswell@carswellplanning.ca

**Re: Proposed Redesignation and Development on Fawn Hills Drive, Bragg Creek
PL20190102 and PL20190103
NE-15-23-05W05M**

The updated development application still does not comply with the overall density requirement of 1 lot per 4 acres set out in the Area Structure Plan for West Bragg Creek (the ASP). In fact, the March 10, 2020 report from Rockyview County's own Planning and Development Services indicated that the initially proposed density "was almost double" that permitted (page 3). I favour the low-density approach described in the ASP and the preference for open space planning.

I do not see a valid reason for departing from the guidelines in the ASP. In fact, the increased density creates several problems. I have checked the items below which are of specific concern to me:

- ☐ **Water.** Increased density means increased strain on existing water wells (both that of the water association and of private wells), whether that water is obtained from private wells or communal wells.
- ☐ **Waste.** The plan calls for 22 new septic systems which will place greater strain on the wetland ecosystem.
- ☐ **Environment.** I want to preserve the wetland, animal habitat, and forest as much as possible.
- ☐ **Fire.** Our area is at high risk of wildfire. Greater density of homes in our forested area both increases the risk of fire and the number of people and structures that will be endangered in a wildfire.
- ☐ **Emergency Egress.** There is only one route out of West Bragg Creek. Greater density developments mean that more people will rely on that single route in case of emergency. This is in addition to recently increased usage at West Bragg Creek (Kananaskis).

- ☐ **Traffic and Noise.** Increased density means increased traffic and noise on an otherwise quiet, dead-end street.
- ☐ **Services.** Increased density means greater demand on County services, infrastructure, and school services.
- ☐ **Slope.** I am concerned about slope stability and road access in the new development on the slope.
- ☐ **Wildlife Encounters.** Increased density of housing and people (and the associated food, garbage, and traffic) risks greater numbers of negative human-wildlife interactions.

Furthermore, a significant concern we have is the fact that the owners continue to violate Rocky View County by-laws by carrying out projects on their property such as digging a pond, de-forestry, and road building without permits. Such business practices erode the trust that a development as significant in scope as the proposed Fawn Hills project will be carried out with the required respect for law, land, and community.

Thank you for your time. I look forward to receiving notice of any upcoming hearings.

Regards,

Colin Hillstrom and Maren Jaxen
164 Fawn Hills Dr
Bragg Creek, AB
TOL OKO
[REDACTED]



UTILITY SERVICES

TO:	Council		
DATE:	March 23, 2021	DIVISION:	All
FILE:	N/A	APPLICATION:	N/A
SUBJECT:	2021 Solid Waste Servicing Strategy		

POLICY DIRECTION:

This report presents the 2021 Solid Waste Servicing Strategy and funding strategy (collectively, the Strategy) for Council approval to replace the 2007-2057 Solid Waste Master Plan (the Plan).

EXECUTIVE SUMMARY:

In May 2019, members of the Governance and Priorities (GPC) committee received a report on the 2007-2057 Solid Waste Master Plan (the Plan). The report showed that many of the Plan's goals were already achieved or out-of-date. The report concluded that the goals and policies within the Plan needed to reflect today's context and that a new servicing and funding strategy were necessary to guide solid waste servicing programs in Rocky View County (the County) for the next ten years.

Administration worked with sonnevera international consulting firm to produce the Strategy which is attached to this report as Attachment 'A'. The 16 month process involved interviews with select industry stakeholders, facility tours, market research, producing background memos, a visioning workshop with Council on May 20, 2020, and two funding model sessions with internal stakeholders in late 2020.

The resulting Strategy and Road Map, which is attached to this report as Attachment 'B', aligns with Council's strategic objectives and is growth oriented. It has the ability to have a broader impact on how the waste generated across the County is managed by including the top three waste generating sectors which are (i) residential, (ii) industrial, commercial, & institutional (ICI), and (iii) construction and demolition (C&D).

The Strategy recognizes that the current systems are working well, supports transparency and builds on the existing foundation. Costs of services are baselined using 2019 numbers to enable the measurement of system efficiencies going forward. The Strategy also (i) proposes a funding model that is based on full-cost recovery and a user-pay philosophy for disposal activities, (ii) encourages participation in diversion programs, (iii) considers ease of implementation, and (iv) reduces reliance on tax funding.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

The waste management industry has changed considerably since 2007. Global recycling markets have diminished and local compost processing capacity is strained. Provincial programs have expanded including electronics, agricultural plastics, and some have been eliminated like the milk container recycling program. Technologies have advanced for collection (cart based collection) and processing including at least one operational waste-to-energy facility in Alberta. The Strategy takes into account the evolving legislation and the growing government interest in eliminating waste

Administration Resources

Jennifer Koole, Utility Services



production, finding better uses for discarded materials and reducing any harm that may relate to their disposal.

Since 2007, the County's development patterns have changed driving the need for an updated waste management plan. Increasingly, residential developments (new and existing), look to the County for direction and leadership on the level of waste management required and who is responsible to deliver the service. The diversity and complexity of development applications is increasing and requires clearly defined levels of service and set standards for more consistent responses. The increased amount of commercial and industrial development represents an opportunity area for offering greater waste management leadership. A new strategy sets a new baseline to measure progress and improvement of waste and recycling services in the County as it continues to grow.

The Strategy is based on the following pursuits:

The ideal state

Waste in Rocky View County is eliminated where possible, with a focus on remaining waste being reused or recycled in systems that maintain products and materials at their highest use.

A stronger leadership role for the County

Establish and support services (or service delivery models) in Rocky View County that enable the elimination of waste and encourage a circular economy.

Goals

- Goal 1: Residential waste produced in Rocky View County will be managed in accordance with the 3Rs of reduce, reuse, and recycle to encourage waste elimination over landfilling.
- Goal 2: Industrial, Commercial and Institutional (ICI) waste produced in Rocky View County will be managed in accordance with the 3Rs.
- Goal 3: Construction and demolition (C&D) waste produced from new developments and/or renovations will be minimized and resource reuse maximized.
- Goal 4: Rocky View County will be seen as a preferred location for markets and industries that consume recyclables and/or actively minimize waste.
- Goal 5: Rocky View County influences and leverages regional, provincial and national opportunities to advance 3Rs policies and programs.
- Goal 6: Rocky View County establishes appropriate levels of service that ensure efficient waste management and diversion options are accessible to County residents.
- Goal 7: RVC measures and demonstrates success of its programs and is recognized as a leader in waste management.
- Goal 8: Legacy landfills are effectively managed.

For each goal there is a set of actionable objectives that provide the priorities for how to achieve the goals over the next ten years. Each goal also has performance metrics and indicators supporting measurement and reporting against progress toward the goals. The 2021-2031 Solid Waste Servicing Road Map, including the objectives, a timeline, and metrics, is provided in Attachment 'B'.



Some key recommendations in the Strategy include:

- Working with stakeholders in each waste generating sector (residential, ICI, C&D) to define service levels, set common servicing standards, and determine appropriate performance targets. (Goals 1, 2, and 3)
- Supporting residential developments, home owners associations, and individuals in making arrangements for waste diversion services. (Goal 1)
- Working with stakeholders in each waste generating sector (residential, ICI, C&D) to improve County-wide waste data tracking and reporting. (Goals 1, 2, and 3)
- Increasing the level of awareness in the County about waste management programs, issues and the need to adopt the 3Rs hierarchy of reducing, reusing, and recycling waste. (Goal 1, 2, 3, 6, and 7)
- Considering programs for the ICI sector such as a waste diversion education program for businesses, adopting a bylaw to support the waste management standards, and forming stronger alliances with business associations. (Goal 2)
- Encouraging effective waste management for internal County activities and programs. Goal 2.
- Creating a resource guide for C&D materials and requesting waste management plans for new developments. (Goal 3)
- Supporting and promoting markets and industries in Rocky View County that utilize recyclables and/or actively minimize waste. (Goal 4)
- Participating in regional, provincial, and national waste policy development activities including EPR (Extended Producer Responsibility) and Circular Economy policies. (Goal 5)
- Reviewing cost of services and looking for efficiencies. (Goal 6)
- Evaluating and improving on the established levels of service at current self-haul sites, such as when to (Goal 6):
 - Introduce new locations to meet distance-to-site servicing gaps.
 - Evolve chuck wagon sites to full transfer sites to meet material volume demands.
 - Adapt hours of operation at sites to meet site usage demands.
 - Introduce customer service amenities like methods for cash-less payments.
- Supporting the growth of internal programs such as green procurement and illegal dumping. (Goal 7)
- Monitoring legacy landfill sites and respond as needed to maintain environmental approvals. (Goal 8)

BUDGET IMPLICATIONS:

There are no budget implications for 2021. Future budgets may be impacted depending on the recommendations that are implemented.

STRATEGIC OBJECTIVES:

The 2021 Solid Waste Servicing Strategy supports *service delivery* enhancement by setting standards for service levels within the top three waste generating sectors in the County: residential, industrial, commercial & institutional (ICI), and construction & demolition (C&D). The recommended customer service improvements promote more equitable accessibility to services across the County.

The Strategy is based on supporting the objective of *responsible growth*. It guides solid waste servicing for new and existing developments within a ten year horizon and respects rural and urban diversity by focusing on population density and sector rather than a one size fits all approach.



The Strategy's funding model is based on full cost recovery for curbside collection service, a user-pay philosophy that encourages responsible waste management and diversion at the self-haul sites, and, when fully implemented, provides up to a \$1 million reduction in reliance on tax funding per year.

OPTIONS:

- Option #1: Motion #1 THAT the 2021 Solid Waste Servicing Strategy be approved as presented in Attachment 'A' to replace the 2007-2057 Solid Waste Master Plan.
- Motion #2 THAT progress on the 2021 Solid Waste Servicing Strategy be reported back to Council annually.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director
Operations

Chief Administrative Officer

JK/bg

ATTACHMENTS:

ATTACHMENT 'A': 2021 Solid Waste Servicing Strategy
ATTACHMENT 'B': 2021-2031 Solid Waste Servicing Road Map



Rocky View County



Sonnevera
international corp.



Servicing Strategy

Final Report - February 2021

Executive Summary

This Solid Waste Servicing Strategy (the Strategy) replaces the 2007 Solid Waste Master Plan as the planning and guidance document to assist Rocky View County (RVC) to provide solid waste management options and support for residential, commercial, institutional and construction sectors, guided by the following desired outcomes:

Solid Waste Management Ideal State

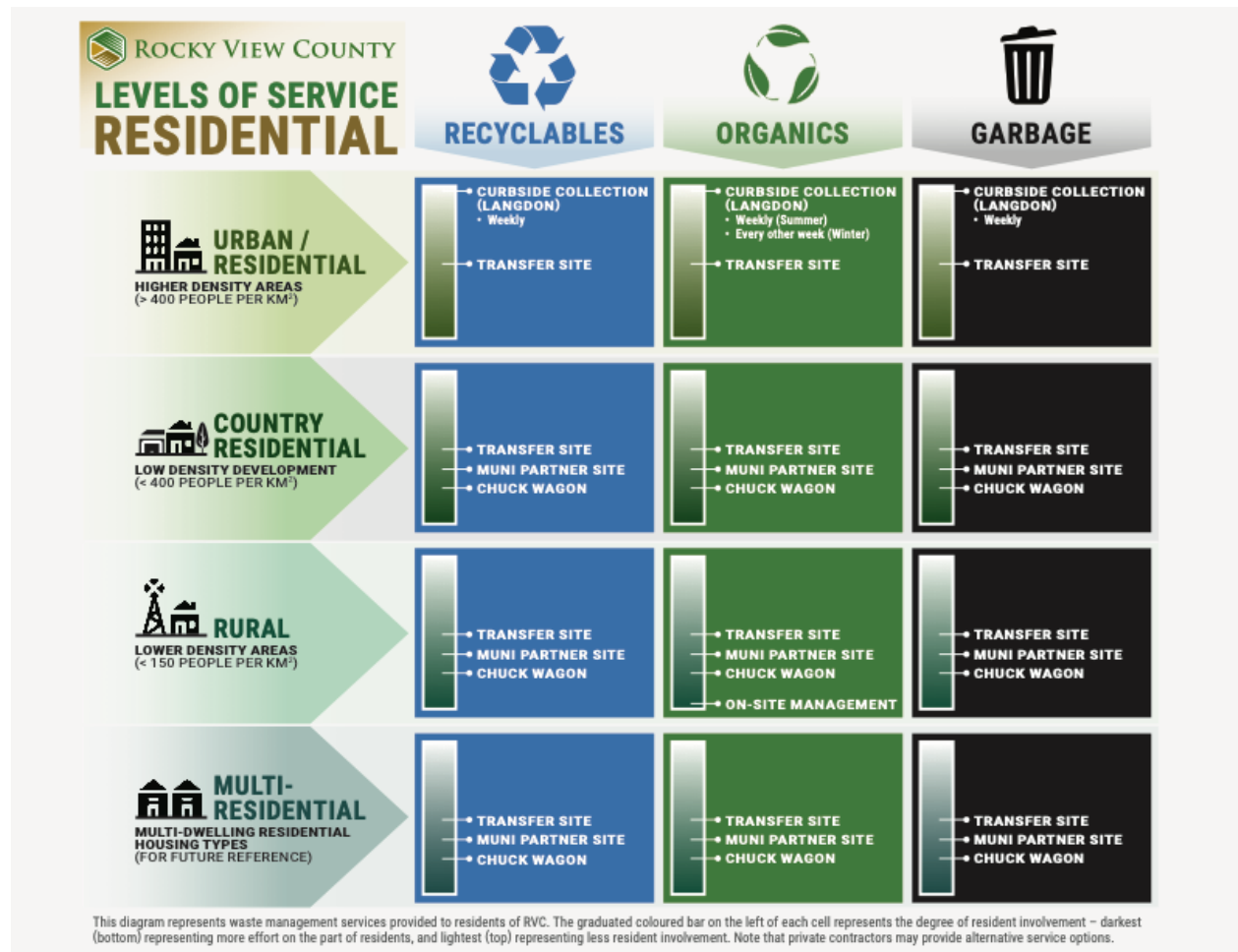
Waste in Rocky View County is eliminated where possible, with a focus on remaining waste being reused or recycled in systems that maintain products and materials at their highest use.

RVC Role

Establish and support services (or service delivery models) in Rocky View County that enable the elimination of waste and encourage a circular economy.

Levels of Service

The Strategy has been defined under various levels of service for different sectors, as demonstrated below for the residential sector:



As RVC does not provide direct lines of service to Industrial, Commercial and Institutional (ICI) and Construction and Demolition (C&D) sectors (with the exception of transfer site use and agricultural roundups), the levels of service for these sectors are based on private contractor services. However, there is an expectation that RVC businesses and organizations meet a future level of service standard as a part of the work the Strategy recommends. The standards and programs for these sectors will likely reflect the levels defined for the residential sector and those of neighbouring municipalities.

Outcomes of the Strategy are pursued through a series of goals structured to support the ideal state. Objectives and actions required to meet the waste management goals were developed based upon a review of the current Rocky View County waste management system and infrastructure, and expected future needs as identified through insights based on best practices and stakeholder input:

Goals and Objectives

Goal 1: Residential waste produced in Rocky View County will be managed in accordance with the 3Rs Hierarchy (Reduce, Reuse, Recycle).



Goal 2: Industrial, Commercial and Institutional (ICI) waste produced in Rocky View County will be managed in accordance with the 3Rs Hierarchy.



Goal 3: Construction and demolition (C&D) waste produced from new developments and/or renovations will be minimized and resource reuse maximized.



Goal 4: Rocky View County will be seen as a preferred location for markets and industries that consume recyclables and/or actively minimize waste.



Goal 5: Rocky View County influences and leverages regional, provincial and national opportunities to advance 3Rs policies and programs.



Goal 6: Rocky View County establishes appropriate levels of service that ensure efficient waste management and diversion options are accessible to County residents.



Goal 7: RVC measures and demonstrates success of its programs and is recognized as a leader in waste management.



Goal 8: Legacy landfills are effectively managed.



Measurement and Reporting

RVC has a limited waste tracking system and a lack of data regarding amount of material handled by partnering municipalities or private entities. Closing the data gap for all sectors is a recommended priority to support transparency, accountability, and overall improved waste management in the County. Actions to close these gaps include building a more robust tracking and reporting system and forming relationships with waste generators in all sectors. Corresponding performance metrics are identified for each goal and supporting key performance indicators (KPIs) have been developed to assist in measuring progress towards applicable objectives and actions. Building more comprehensive data through this process will ultimately lead to improved reporting options and quality.

Financial Implications

A cost of service review was conducted for the various solid waste and recycling services currently provided to residents within RVC. A review of Corporate-level operating costs was also performed to identify and calculate appropriate overhead costs which should be allocated to the Solid Waste and Recycling Services to reflect fully loaded costs. It is observed that direct operating expenses represent approximately 71% of the annual funding requirements, while administration oversight and management expenses represent an additional 17% (remaining 12% represent corporate overhead and transfers to capital reserves).

A funding model review was also conducted to address how costs could be covered for the levels of solid waste and recycling services provided to constituents within RVC going forward, considering customer, environmental / societal, and internal financial perspectives.

The proposed future funding model includes incorporating the costs of allocated department administration costs as well as direct operating and maintenance (O&M) costs and cart replacement contributions for curbside collection services in the charges for these services.

Utility user fees (estimated at \$5-\$6 / household / month) can also be introduced to fund the base level of costs associated with RVC's portfolio of self-haul diversion services and activities, with a corresponding reduction of ~\$900,000 to \$1,000,000 in annual requirements from the tax base (this translates to ~ 50% of total property tax funding Waste and Recycling Services received in 2019).

At the same time, maintaining the approach of charging usage fees to customers for garbage disposal materials will further encourage waste diversion.

From a regional partnership perspective, maintaining agreements with neighbouring municipalities for shared use of transfer sites, recycling depots, and other services makes financial and operational sense. Reviewing and updating intermunicipal agreements can help to ensure revenues from neighboring municipalities fund their fully loaded costs of service.

A financial impact analysis on both RVC's capital and operating budget requirements to respond to RVC's future growth was also performed. Recommended actions, including expanding (Bragg Creek) and supplementing (Springbank, Springhill, new east side) transfer sites, conforming to curbside best practices and adding administrative capacity, is estimated to require a capital investment requirement of ~\$4.3 million, with annual cash flow requirements increasing by approximately \$726,000 (by 2026), growing to approximately \$775,000 by 2031.

Remaining funding, beyond utility user fees, required to support RVC's enhanced suite of self-haul services would likely need to be sourced from property tax. This would limit the total potential property tax funding savings from the implementation of a new utility user fee.

Table of Contents

Executive Summary	ii
Table of Contents	vi
Table of Figures	vii
Table of Tables	vii
1 Background.....	1
2 Solid Waste Ideal State, Goals and Objectives.....	1
2.1 Solid Waste Management Ideal State	1
2.2 RVC Role.....	1
2.3 Goals.....	2
3 Solid Waste Servicing Strategy	2
3.1 Levels of Service – Residential	2
3.2 Levels of Service – Industrial, Commercial and Institutional (ICI) and Construction and Demolition (C&D).....	9
3.3 Objectives, Actions and Timeline	10
Goal 1: Residential waste produced in Rocky View County will be managed in accordance with the 3Rs Hierarchy.....	10
Goal 2: Industrial, Commercial and Institutional (ICI) waste produced in Rocky View County will be managed in accordance with the 3Rs Hierarchy.	14
Goal 3: Construction and demolition (C&D) waste produced from new developments and/or renovations will be minimized and resource reuse maximized.....	17
Goal 4: Rocky View County will be seen as a preferred location for markets and industries that consume recyclables and/or actively minimize waste.	18
Goal 5: Rocky View County influences and leverages regional, provincial and national opportunities to advance 3Rs policies and programs.	19
Goal 6: Rocky View County establishes appropriate levels of service that ensure efficient waste management and diversion options are accessible to County residents.	21
Goal 7: RVC measures and demonstrates success of its programs and is recognized as a leader in waste management.	33
Goal 8: Legacy landfills are effectively managed.	36
3.4 Performance Measures and Metrics	36
3.5 Solid Waste and Recycling Cost of Service	38
3.5.1 Solid Waste and Recycling Services Operating Costs	38
3.5.2 Summary Cost of Service.....	39
3.5.3 2019 Cost Recovery Analysis	40
3.6 Solid Waste and Recycling Funding Model.....	41
3.6.1 Current Funding Model.....	41
3.6.2 “To-Be” Funding Model Objectives.....	42
3.6.3 Curbside Collection Services	42
3.6.4 Self-Haul Services	42
3.7 Analysis of Funding Model Alternatives	42
3.7.1 Curbside Collection Services	42
3.7.2 Self-Haul Services	43
3.8 Financial Implications of Recommendations and Capital Investment Plan	44
3.8.1 Goal 6, Objective G: Reduce Frequency of Langdon Black Cart and Blue Cart Collections	44

3.8.2	Goal 6, Objective I: Add an Additional Operating Day at Bragg Creek Transfer Site	44
3.8.1	Goal 6, Objective J: Replace the Springbank Recycling Depot with a Full-Service Transfer Site & Recycling Depot	45
3.8.2	Goal 6, Objective J: Replace the Springhill Chuck Wagon with a Full-Service Transfer Site & Recycling Depot	45
3.8.3	Goal 6, Objective J: Add a Transfer Site in the East Section of RVC between Langdon and Keoma	45
3.8.4	Summary of Capital and Operating Cost Implications	46
3.8.5	Implementation of Recommendations and Capital Investments.....	46
3.8.6	Replacement Planning Considerations for Existing Solid Waste Assets.....	48
Appendix A.....		51
Appendix B.....		57
Appendix C: Transfer Site Costing Estimates		58
Appendix D: Performance Metrics and KPIs		60

Table of Figures

Figure 1: RVC Residential Levels of Service.....	6
Figure 2: RVC Population Density by Service Category	7
Figure 3: RVC Population Density	8
Figure 4: Rocky View Residential Development Locations	9
Figure 5: RVC Branded Signage at Irricana Transfer Site	12
Figure 6: RVC Branded Signage at Langdon Transfer Site	12
Figure 7: Effective Signage Combining Clear Words With Photos	13
Figure 8: Further Examples of Effective Container Signage	13
Figure 9: City of Calgary Recycling and Organics Diversion Guides for the ICI Sector.....	15
Figure 10: Seattle Public Works Restaurant Dinner Area Posters (Standard Set) for Recycling, Food & Compostables, and Garbage	16
Figure 11: Seattle Public Works Round Bin Labels.....	16
Figure 12: Catchment Areas within 15 km of Collection Facilities	29
Figure 13: Mechanisms to Prevent and Deter Illegal Dumping	35
Figure 14: Summary of Current RVC Cost Recovery Performance per Service Category	41
Figure 15: Alternative Solid Waste and Recycling Self-Haul Services Funding Mechanisms	43

Table of Tables

Table 1: Langdon Curbside Collection Services Costs Per Unit (2019).....	22
Table 2: Cost Recovery per Solid Waste and Recycling Service (2019)	22
Table 3: Per Unit Service Level Costs (Self-haul) (2019).....	23
Table 4: RVC Transfer Site Users and Material Amounts (2019)	26
Table 5: Estimated Annual Impact to Bragg Creek Operating Costs from Increasing Number of Operating Days per Week from 2 to 3	27
Table 6: Number of RVC Households within 15km of Facilities	28
Table 7: Estimated Capital and Operating Cost Implications to Replace Springbank Recycling Depot with Full-Service Transfer Site	30

Table 8: Estimated Capital and Operating Cost Implications to Establish a new Full-Service Transfer Site in East Side of RVC	31
Table 9: Estimated Annual Impact to Staff Bears paw Chuck Wagon	31
Table 10: Chuck Wagon Users and Material Amounts (2019)	32
Table 11: Estimated Capital and Operating Cost Implications to Replace Springhill Chuck Wagon with Full-Service Transfer Site.....	32
Table 12: 2019 Dept ID # 51 Operating Results Allocated to Solid Waste and Recycling Services	38
Table 13: Summary Cost of Service Allocations	39
Table 14: 2019 Cost Recovery per Solid Waste and Recycling Service.....	40
Table 15: Evaluation of Impact to Curbside Collection Services Rates to Fund Additional Costs of Service	42
Table 16: Estimate of Monthly Self-Haul Services Utility Fee	44
Table 17: Summary of Estimated Financial Impact of Service Level Adjustments	46
Table 18: Proposed Capital Investment Timing for Goal #6 Recommendations	46
Table 19: Summary of Estimated Financial Impact of Recommended Service Level Adjustments	47
Table 20: History of Curbside Cart Purchases 2014-2017	48

1 Background

In 2007, a Solid Waste Master Plan was developed for Rocky View County (RVC), providing an inventory of the existing system and addressing priorities, needs, and opportunities of the County. After more than a decade, the policies within the Master Plan need to be refreshed, and a servicing strategy developed for today's context.

This report offers a solid waste servicing strategy (for residential, ICI and C&D sectors) with corresponding cost/funding models. This servicing strategy is intended to replace the 2007 Solid Waste Master Plan as the planning and guidance document to assist the County to provide solid waste management options to its residents. The strategy will serve to move the County towards its mission and goals with an approach that targets RVC's various sectors, while also recognizing its unique rural characteristics. Part of the strategy's future influence is its expectation to guide County policies and plans to integrate solid waste management issues and realities.

2 Solid Waste Ideal State, Goals and Objectives

The first step of strategy development was a process to develop an ideal state, goals and objectives that reflect the current context of solid waste management in RVC. The development of a refreshed set of goals for Solid Waste Management services in Rocky View County started with a review of existing RVC documents, including:

- 2007 Solid Waste Master Plan
- 2018 County Plan
- 2008 Solid Waste and Recycling Policy
- 2020 Municipal Development Plan
- Council Strategic Plan, 2019
- Area Structure Plans

Goals and objectives from these plans were consolidated and discussed with RVC staff to provide updates where necessary or desired. Goals in neighbouring jurisdictions were also reviewed to provide regional context.

This led to proposed Solid Waste Ideal State and Goals that were presented to, and supported by, Council in May 2020.

Further discussions with RVC staff led to more comprehensive goals and supporting objectives as part of the revised Ideal State and Goals as outlined below. A full document including Objectives and Actions is included in Appendix A.

2.1 Solid Waste Management Ideal State

Waste in Rocky View County is eliminated where possible, with a focus on remaining waste being reused or recycled in systems that maintain products and materials at their highest use.

2.2 RVC Role

Establish and support services (or service delivery models) in Rocky View County that enable the elimination of waste and encourage a circular economy.

2.3 Goals

Goal 1: Residential waste produced in Rocky View County will be managed in accordance with the 3Rs Hierarchy*.

Goal 2: Industrial, Commercial and Institutional (ICI) waste produced in Rocky View County will be managed in accordance with the 3Rs Hierarchy*.

Goal 3: Construction and demolition (C&D) waste produced from new developments and/or renovations will be minimized and resource reuse maximized.

Goal 4: Rocky View County will be seen as a preferred location for markets and industries that consume recyclables and/or actively minimize waste.

Goal 5: Rocky View County influences and leverages regional, provincial and national opportunities to advance 3Rs policies and programs.

Goal 6: Rocky View County establishes appropriate levels of service that ensure efficient waste management and diversion options are accessible to County residents.

Goal 7: RVC measures and demonstrates success of its programs and is recognized as a leader in waste management.

Goal 8: Legacy landfills are effectively managed.

*see Appendix A

3 Solid Waste Servicing Strategy

As a plan of action designed to achieve RVC's overall goals, the Solid Waste Strategy has been developed to outline the objectives and actions associated with RVC's goals prescribed under the Solid Waste Management Ideal State. These have been defined under various levels of service for different sectors, including timelines for achieving the different objectives.

3.1 Levels of Service – Residential

The levels of service currently provided by RVC for residents are outlined in Figure 1 below. As shown, residential service levels are divided into different lines of service as differentiated by types of residential communities: Urban, Country Residential, Rural and Multi-Residential. These lines of service divisions were established by reviewing RVC standards, including County Plan, Land Use Bylaw, Recreation Needs Assessment and the definitions used in the Specialized Municipality application. The first three are defined primarily by density, while multi-residential is based on dwelling type.

The levels of service contained in Figure 1 are based on the following definitions:

Curbside Collection

Curbside waste collection is currently provided by RVC only in the Hamlet of Langdon. This service includes weekly collection of recycling, organics and garbage carts:

- Recycling – Mixed paper, cardboard, plastic #2, #4, #5, film, bags and wraps, metal, refundable containers (240 litre cart)
- Organics – food, yard, soiled paper, pet waste, other compostables (240 litre cart)
- Garbage – general household waste (120 litre or 240 litre cart)

Curbside collection is also utilized by residents in a number of residential communities. These programs are coordinated by these communities or privately contracted by individual residents, with varying levels of service.

Best practices for curbside collection suggest service levels for a 3-stream curbside collection system to be:

Garbage – every other week (when paired with organics collection)

Recyclables – every other week (assuming a large enough collection container)

Organics – weekly in summer; every other week in winter

Curbside collection is normally offered in higher density residential area (defined in this level of service as >400 people/km²), although it may also be offered in residential communities that fall under the Country Residential category.

As most provincial jurisdictions (including Alberta) are embracing an Extended Producer Responsibility (EPR) approach that leads to increased harmonization around recycling program characteristics, considering these in local program design is an important proactive approach. Looking to [BC's EPR program](#) shows the following materials accepted for recycling:

Paper – newspaper/flyers, magazines/catalogues, telephone books, office paper, corrugated cardboard, boxboard, paper bags.

Containers – paper cups; gable-top cartons; aseptic cartons; aerosols; steel cans; aluminum cans and foil; plastic jugs, jars, tubs, pails and bottles; plastic clamshells; plastic trays; plastic drink cups; plastic garden pots.

Glass – non-deposit glass bottles and jars. Collected separately, usually drop-off.

Drop-off only – Plastic bags and film, foam containers and trays, foam packaging, flexible plastic packaging, woven and net plastic bags.

In recognition of best practices and market evolution, it is recommended that standard level of service for Curbside Collection be:

Three-stream collection: garbage (choice of 120 or 240 litre cart every other week), organics (240 litre cart weekly in summer; every other week in winter), recyclables (240 litre cart every other week).

Current materials accepted are based on existing markets and should remain consistent until markets evolve through introduction of an EPR program in Alberta, at which point accepted materials will evolve.

Self Haul Approaches

The proposed levels of service for less densely populated areas (Rural and Country Residential) are established around self-haul approaches that require residents to deliver their materials to collection sites. These encompass permanent transfer sites and temporary chuck wagon locations.

Transfer site

RVC own and operate (through contract) three full-service Transfer Sites (Bragg Creek, Irricana, Langdon). All assets and facilities at the sites are owned (or rented) by RVC, and site maintenance and/or upgrading is done by RVC. Sites include acceptance of the materials outlined below, and sites are staffed during opening hours.

Materials accepted:

- Agricultural pesticide containers (empty, triple rinsed)
- Agricultural pesticides (obsolete)
- Appliances (fees apply)
- Automotive batteries
- Bale twine (free from debris & in clear bags)
- Branches (<6" diameter)
- Bunker bags, silage tarps & bale wrap (rolled)
- Cardboard
- Cell phones
- Christmas trees (seasonal)
- Electronics
- Florescent light bulbs (residential)
- Garbage (fees apply)
- Gear oil, transmission fluid & hydraulic oil
- Glass
- Grass & leaves (seasonal)
- Household hazardous waste
- Metal
- Newspaper
- Paint
- Paper (mixed)
- Plastic film
- Plastics (household)
- Propane tanks
- Textiles & small household items (Diabetes Canada)
- Tires (rims removed)
- Used motor oil, filters & containers
- Wire (rolled and free of non-metal items)

The Irricana transfer site is also part of the Provincial Ag Plastics Recycling Pilot Program, accepting clean grain bags, as well as twine.

This list of materials accepted has evolved over time to provide a reasonable level of service considering local constraints, as presented as a goal in the 2007 Solid Waste Master Plan. It is reasonable to continue to include these materials with adjustments made based on proposed regular site service reviews. Expansion to include additional divertible materials such as mattresses may arise during suggested site service reviews. Similarly, materials such as Styrofoam may be added in conjunction with the introduction of EPR.

Transfer sites are located so they are accessible by the majority of RVC residents within a distance of 15 km. The 15 km proximity standard was established in Alberta's Transfer Station Technical Guidance Manual (2008).

It is recommended that standard level of service for transfer sites include:

- Staffed facility – days and hours confirmed by proposed review of transfer site use, with allowance for variances in locations and seasonal operating hours.
- Accepting established RVC list of materials
- Accepting garbage and certain materials (appliances) for a fee
- Accessibility by residents within 15 km (includes municipal partner sites)

Chuck Wagon

Chuck Wagons are mobile small-scale recycling and transfer sites, rotating between fixed locations on specific days and times. RVC currently operates five year-round weekly Chuck Wagon locations. A contractor owns and operates the Chuck Wagons.

Accepted materials:

- | | |
|------------------------|------------------------------|
| • Beverage containers | • Newsprint & magazines |
| • Cardboard | • Paper (mixed) |
| • Garbage (fees apply) | • Plastic bags |
| • Glass | • Plastics (rigid) |
| • Metal cans | • Textiles (Diabetes Canada) |

Similar to transfer sites, this list has evolved over time to provide the level of service reasonably delivered at these smaller sites. Using these materials as a foundation, with adjustments made based on proposed regular site service reviews, will provide a standard level of service while also facilitating regular updates as warranted.

It is recommended that standard level of service for chuck wagons include:

- Staffed facility – days and hours confirmed by proposed review of facility use.
- Accepting established RVC list of chuck wagon materials
- Accepting bagged household garbage for a fee
- Accessibility by residents as part of the 15 km accessibility standard

Chuck Wagons are an alternate choice of service for locations that meet a supplemental need in higher population locations not serviced by a transfer site (e.g., Elbow Valley, Springhill, Bearspaw) or more remote locations with less access to a transfer site (e.g., Keoma, Madden). As Chuck Wagon capacity is approached, transition to a transfer site service level is anticipated (as outlined later).

Municipal partner site (variable, but similar to transfer site)

RVC has inter-municipal agreements with five neighboring municipalities (Airdrie, Beiseker, Cochrane, Crossfield and Scott Lake), allowing RVC residents to use their Transfer Sites or Recycling Centres. The opportunity to access these sites offers a collaborative way to partner with local sites, however, services offered at these sites are distinctly different between locations. Encouraging consistent levels of service between RVC and partnering sites will encourage high level and harmonized services. Therefore, the ultimate goal should be for partner sites to have the same (or higher) standard level of service as RVC transfer sites.

Figure 2 shows the population density in RVC. As shown, Langdon is the only area with density over 400 people per km², which corresponds with it being the only location provided with curbside collection by RVC. It can also be seen that other higher-density areas correspond with residential developments, including Watermark, Pinebrook Estates, Elbow Valley and Cambridge (see Figure 4). However, as shown, very few meet the threshold for Country Residential (Figure 2), although a number may be close as suggested by Figure 3. These residential developments arrange for their own waste collection services, with a range of service levels, although most provide curbside collection of recyclables and organics, even if only on an optional basis. For consistency, It is recommended that residential developments providing their own waste collection services conform to the RVC Curbside Collection levels of service as outlined above.

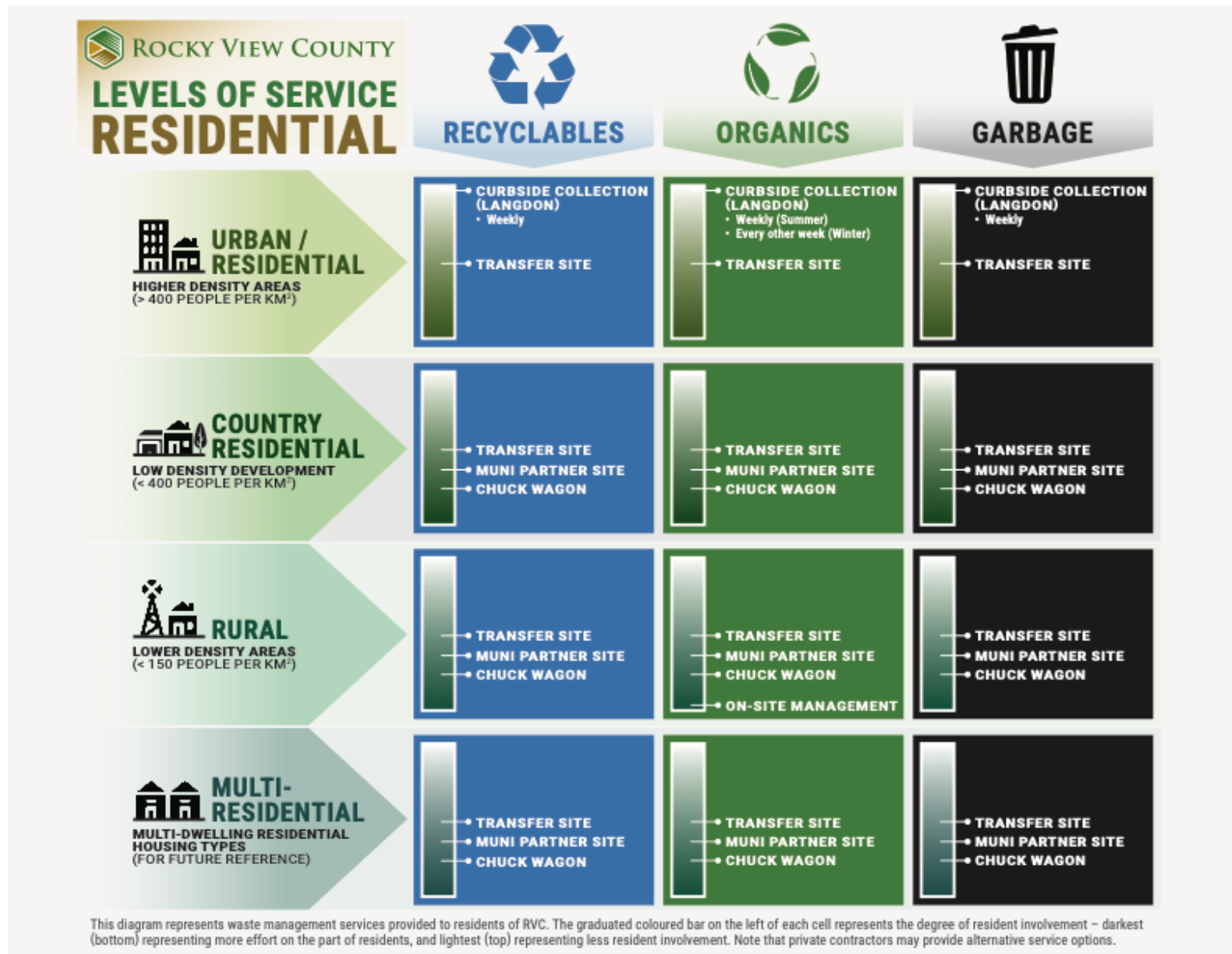


Figure 1: RVC Residential Levels of Service

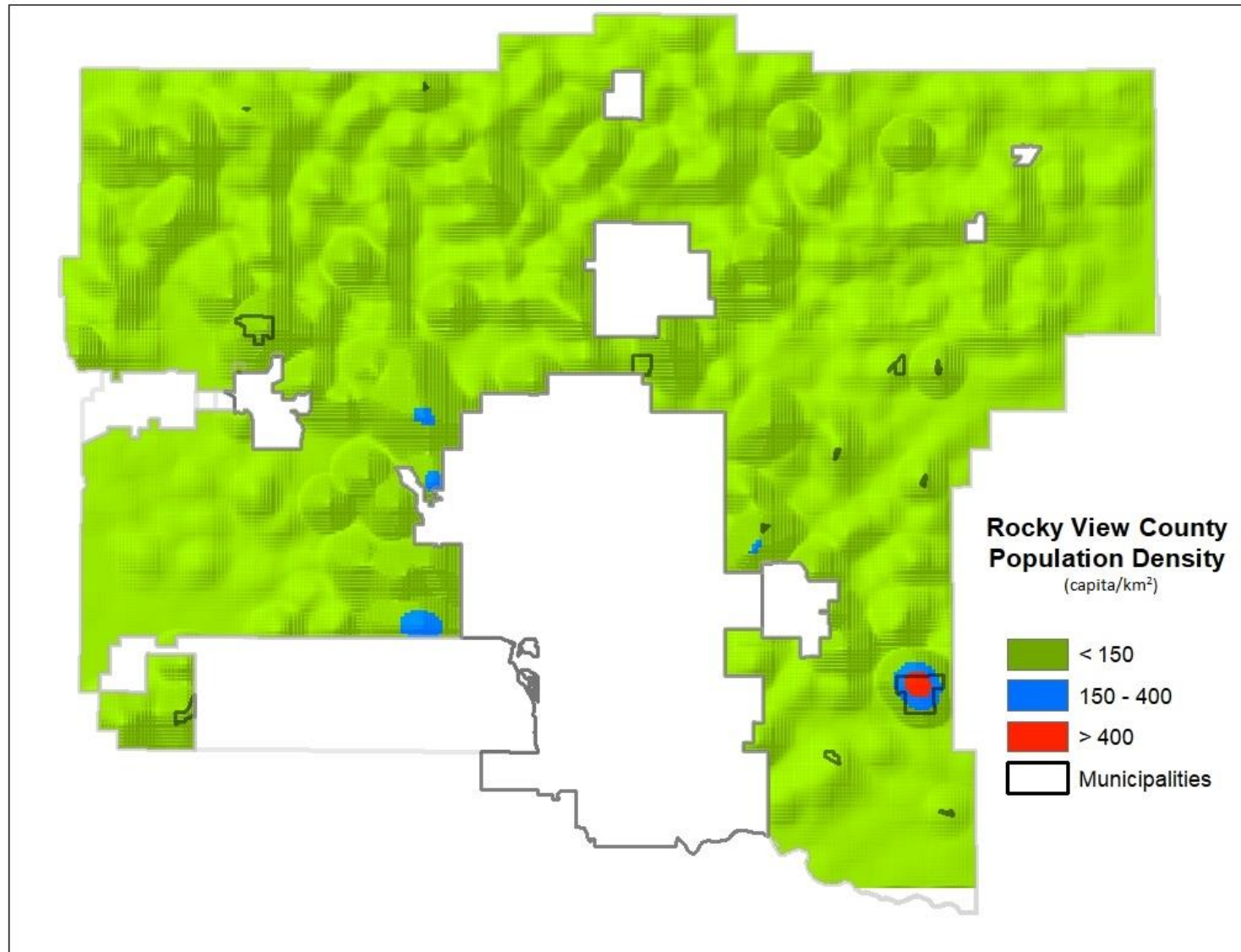


Figure 2: RVC Population Density by Service Category

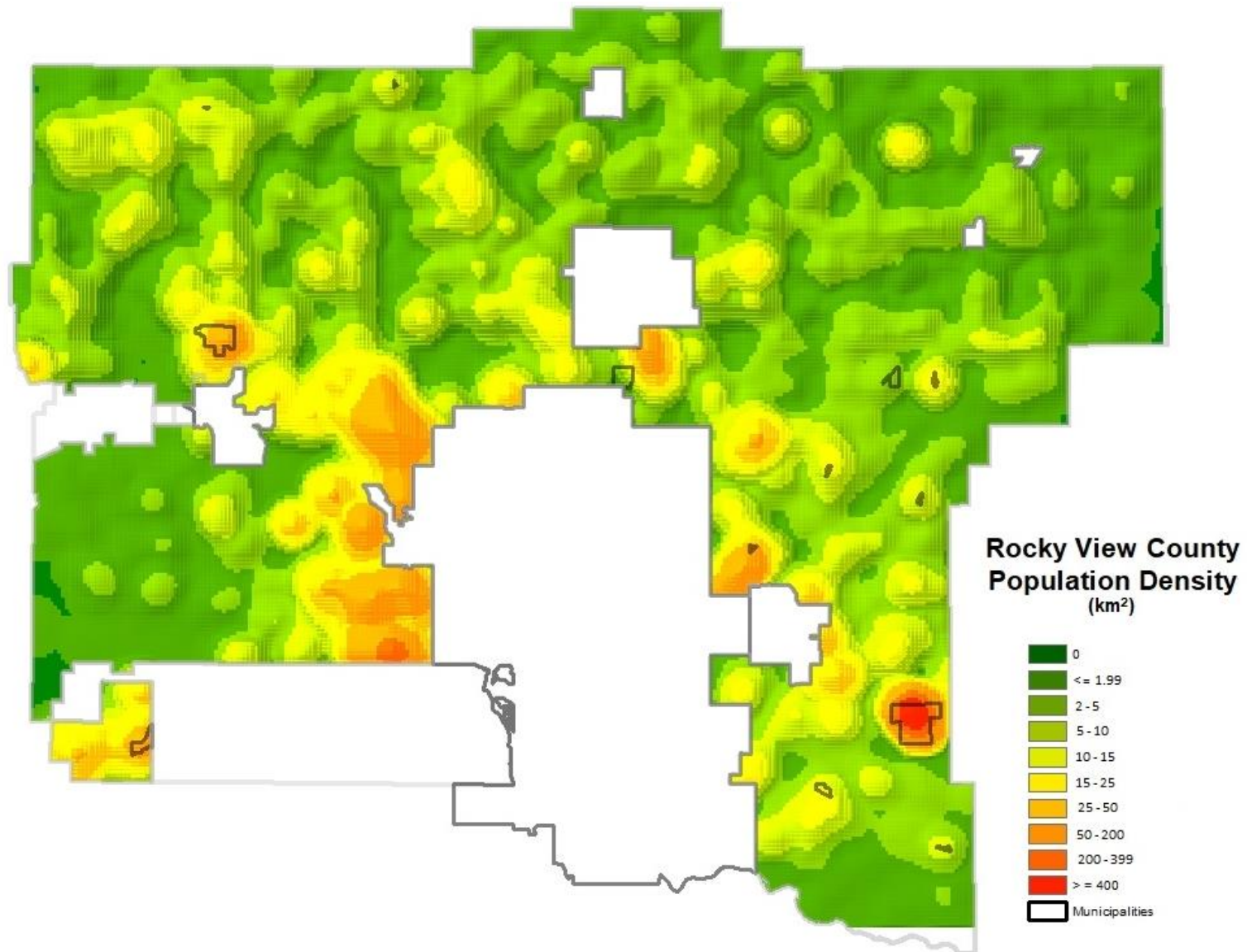


Figure 3: RVC Population Density

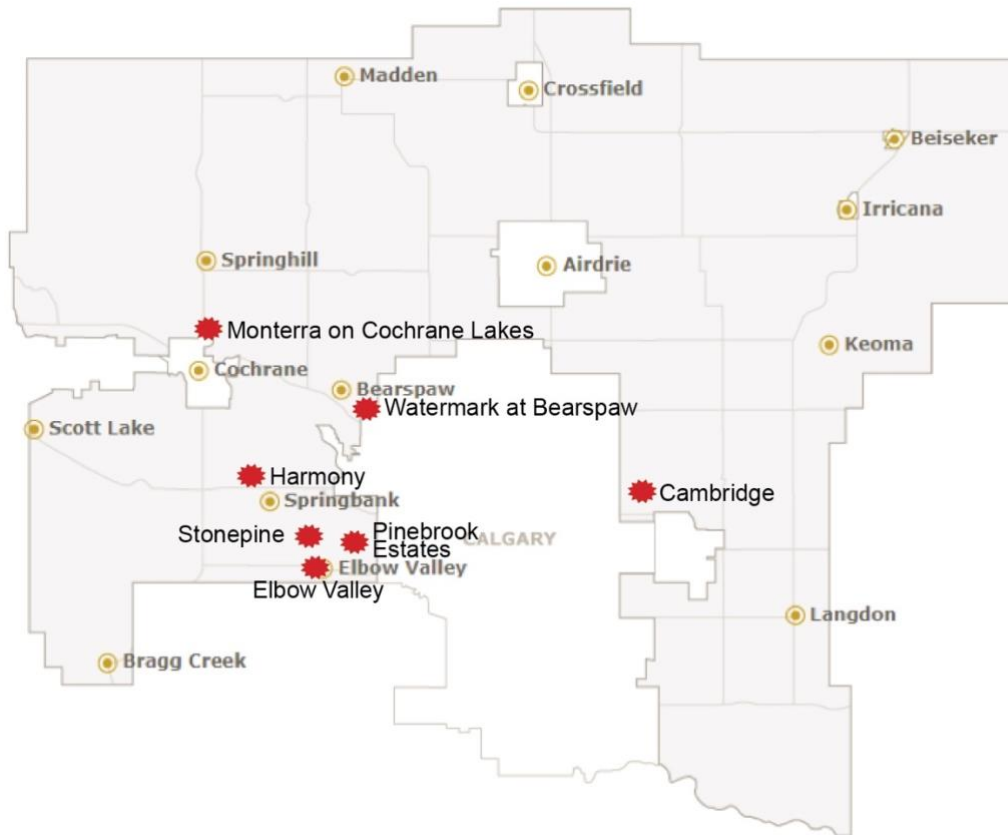


Figure 4: Rocky View Residential Development Locations

Objectives and actions required to meet the waste management goals previously defined are outlined in Appendix A, and presented in the supporting timeline (Appendix B). Some of these objectives represent changes to the current level of residential service. For example, it is recommended that RVC adjust its curbside collection service levels to be more consistent with accepted best practices (see Goal 6-G).

It is also recommended within the strategy to consider up to three additional transfer sites, and make updates to the Bragg Creek transfer site (see Goal 6-I,J). These proposed initiatives are outlined in the subsequent supporting actions, and will potentially enhance the level of service to RVC residents, for example by providing closer proximity to options like transfer sites.

3.2 Levels of Service – Industrial, Commercial and Institutional (ICI) and Construction and Demolition (C&D)

As RVC does not provide direct lines of service to ICI and C&D sectors (with the exception of transfer site use and agricultural roundups), the levels of service for these sectors are based on private contractor services. However, the proposal to create an ICI waste and recycling bylaw suggests the expectation that RVC businesses and organizations meet similar outcomes as those in neighboring municipalities (i.e., Calgary). Based on The City of Calgary's bylaw, this would mean businesses have adequate containers for the collection and storage of both recyclables and organic material, clear signage on collection containers, and yearly education to staff and/or tenants.

[Recycling](#) and [organics](#) program requirements for the ICI sector follow the materials collected in the residential sector. It would make sense for RVC to take a similar approach. Therefore, it is recommended that the standard ICI level of service include:

- Using modified RVC list of materials for transfer sites
 - Cardboard
 - Cell phones
 - Electronics
 - Florescent light bulbs
 - Glass
 - Grass & leaves (seasonal)
 - Metal
 - Newspaper
 - Paper (mixed)
 - Plastic film
 - Plastics (household)
- Using private contractors or accessing RVC transfer sites for diversion of additional materials
- Participating in RVC education programs
 - adhering to RVC branding and signage standards
 - providing education to staff and tenants
- Submitting waste disposal and diversion planning information and data as requested by RVC

Similarly, the C&D sector in RVC is serviced by the private sector, but can look to suggested levels of service to meet RVC goals. It is recommended that the standard C&D level of service initially focus on waste measurement and education by:

- Participating in RVC education programs, including the planned C&D resource guide
- Submitting waste disposal and diversion planning information and data as requested by RVC

3.3 Objectives, Actions and Timeline

Objectives and actions required to meet the waste management goals were developed based upon a review of the current Rocky View County waste management system and infrastructure. These proposed elements are presented in the planning timeline (Appendix B), and are detailed in more depth in this section.

Goal 1: Residential waste produced in Rocky View County will be managed in accordance with the 3Rs Hierarchy.



Goal 1 Performance Metrics

Waste Metric: Residential waste disposed per capita

note: metric listed per capita to allow evolution as RVC population changes

Operational Efficiency Metric: Curbside collection program yearly operating costs per household

Setting and applying waste management standards and measuring performance

A. Work with developers, homeowners and other stakeholder groups to establish service standards and waste diversion targets that encourage 3Rs approaches for residential developments.

Rocky View County is home to a number of residential developments that arrange for their own waste collection services. Understanding by these developments of the service standards outlined for RVC is important in establishing expectations that will result in progression toward County service harmonization.

As part of this process, RVC could require detailed information on how materials and waste will be managed to meet the specified service standards and diversion targets during operational phases of residential development prior to subdivision or development approval. This will encourage proactive planning on the part of developers to consider waste management in their development process.

B. Develop and deliver a variety of programs and policy tools that benefit both rural and urban communities in managing their waste in accordance with the 3Rs hierarchy.

Continued provision of programs that offer 3Rs opportunities to RVC residents will provide service options to progress toward this goal.

At a higher County level, it is also suggested to work with associated County departments focused on external functions, such as Planning, to encourage integration of effective waste management into broader County planning activities and residential development.

Consideration of waste management in County planning is a key element to advancing 3Rs options.

C. Develop a standard process and framework for collecting and incorporating data from residential developments into the existing County system for tracking waste management practices and evaluating progress towards 3Rs waste management. (Also addressed in Goal 7)

As residential developments manage the waste they generate, incorporating their data into the RVC waste measurement system is key to accurate and comprehensive tracking and reporting of waste in the County.

To accomplish reporting of waste from these sources, RVC should require all residential developments to report monthly tonnages of waste, recycling, organics, and other diversion programs to the County.

Groups like Homeowners Associations who are responsible for waste services will need assistance in making this happen through reporting guidelines, templates and other tools to facilitate their participation.

D. Where appropriate, support residential developments, home owners associations, and individuals in making arrangements for waste diversion services.

Residential developments will be looking for guidance on expected and appropriate service levels for their residents. Sharing established RVC service levels will assist residential developments in establishing services for their residents, and will also help to work toward increase service harmonization across the County.

It is likely that RVC may be asked to play an increased role, not only in defining service levels, but also in coordinating service provision. Assistance with functions such as writing service contracts could assist residential developments, while also facilitating harmonization. This is a role that RVC needs to consider going forward.

Communications / Education

- E. Increase the level of awareness in the County about waste management programs, issues and the need to adopt the 3Rs hierarchy of reducing, reusing, and recycling waste.**

Promotion and education are key elements of any successful waste management and diversion program. The level of awareness and participation in diversion, in particular, dictate its ultimate success more than technical aspects. The County has a descriptive website that provides valuable information to residents. This could be expanded to encompass additional social media options, such as a dedicated app with waste management information, as well as tips and reminders.

- F. Apply Community-Based Social Marketing principles when introducing, advertising, or educating on new or existing waste management and diversion programs.**

Community-based social marketing is an approach to program education and promotions that encourages high rates of effective participation. The community-based social marketing process centres on uncovering barriers that inhibit individuals from engaging in sustainable behaviours, focusing on tools that have been demonstrated to be effective in fostering and maintaining behaviour change.

The effectiveness of individual programming options is highly dependent upon successful social marketing techniques. However, it is important to recognize that diversion results from the program option itself, rather than from social marketing. This technique should be incorporated into any program that requires behaviour change and is assumed as an overarching approach within all the suggested strategy elements.

A key piece of education and promotions in waste diversion programs is effective messaging and signage. Ideally, marketing should include an overall brand and look that provides continuity to the entire program, while also being consistent with the community culture. For example, the County's logo and examples of Transfer Site branded signage are represented below (Figure 5 and Figure 6):



Figure 5: RVC Branded Signage at Irricana Transfer Site



Figure 6: RVC Branded Signage at Langdon Transfer Site

Linking the look and feel of the County's overall branding to messaging for the waste reduction / diversion program provides identity and continuity. This is already incorporated into current signage and may be as simple as commissioning the same designer that developed the County's logo to develop enhanced diversion signage, especially for Chuck Wagons.

Clarity and consistency of signage is also critical to its effectiveness. Effective recycling signage combines clear language with visuals. Words are not adequate – inclusion of photos is critical to effectively convey the message of what materials are or are not acceptable. Examples of effective signage are shown in Figure 7 and Figure 8.

It is also important to maintain signage and bins in good condition. Users will tend to treat infrastructure with greater respect if it is well maintained.



Figure 7: Effective Signage Combining Clear Words With Photos

(Source: Town of Banff)



Figure 8: Further Examples of Effective Container Signage

(Source: CleanRiver 2017)

These promotion and education elements should be supported through the following actions:

- Building consistent branding and signage throughout the system.
 - Ideally, signage should be consistent at all sites (Chuck Wagons and transfer sites), based on the quality seen at transfer sites.
 - Generally, bin signage at Chuck Wagons could be improved to include pictures as well as words to clearly differentiate acceptable materials. In some cases (specifically glass and beverage containers), signage was limited to hand-written instructions printed on cardboard. In addition, not all sites were observed to have road signs to direct residents to the Chuck Wagon.
 - Specifically, improving instructional signage at Scott Lake Transfer Site and Crossfield Transfer Site.
- Implementing a Community-Based Social Marketing program should also include elements directed at improving proper participation in the Langdon curbside collection program.

Goal 2: Industrial, Commercial and Institutional (ICI) waste produced in Rocky View County will be managed in accordance with the 3Rs Hierarchy.



Goal 2 Performance Metrics

Waste Metric: ICI waste disposed per capita

Setting and applying waste management standards and measuring performance

A. Work with businesses, business associations, developers and the like to establish waste management standards and waste diversion targets for ICI sectors.

In working towards its goal for ICI waste produced in Rocky View County to be managed in accordance with the 3Rs Hierarchy, RVC will need to establish waste management standards and waste diversion targets for ICI sectors, in addition to promoting ICI waste diversion practices.

B. Develop programs and policy tools that support recycling and organics diversion in the ICI sector to meet the waste management standards.

As with residential, the ICI sector also requires service options to move towards 3Rs waste management practices. RVC has the opportunity to provide options such as accessing transfer sites. However, many programming options will be provided through private sector service providers, with RVC playing a facilitation role.

As part of the approval process, ICI developments could be required to submit a waste management plan that outlines how waste will be managed according to the RVC waste management standards.

As with residential developments, encouraging ICI developers to consider waste management as part of the development process would result in more proactive 3Rs planning in this sector.

C. Introduce a Business Waste Diversion Education program to assist businesses to embrace 3Rs initiatives.

Education is a key element to encouraging diversion activities in the ICI sector. It is suggested to partner with The City of Calgary to use their online tools and resources that are available for businesses to start diversion programs. The City offers:

- Signage in several languages
- Recycling program letter
- Food and yard waste program letter
- [Business and Organization Recycling Guide for Building Owners and Managers](#)
- [Food and Yard Waste Diversion Guide for Businesses and Organizations](#)
- Do it yourself waste audit kits
- Tip sheets
- Case studies



Figure 9: City of Calgary Recycling and Organics Diversion Guides for the ICI Sector

If RVC would like to look to similar programs in other jurisdictions that could potentially be adapted, the City of Seattle operates the [Green Your Business](#) (formerly The Resource Venture) program that promotes waste prevention and green procurement in businesses and provides free information and technical assistance to improve environmental performance of their operations. The Green Your Business Program provides technical assistance, conducts recycling and composting program site visits to businesses and food service business visits to support compostable food packaging implementation.

A [variety of publications](#) are available online which include an education guide book called [Seattle Business Recycling Guide: 6 Steps to Saving Money and Reducing Waste](#) and other resources.

Green Your Business also features prominently in Seattle's commercial food waste diversion program by providing information and assistance to businesses to start up a commercial food waste diversion program.

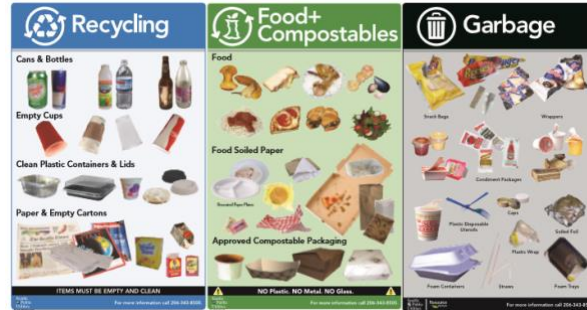


Figure 10 Seattle Public Works Restaurant Dinner Area Posters (Standard Set) for Recycling, Food & Compostables, and Garbage



Figure 11: Seattle Public Works Round Bin Labels

D. Consider creating a RVC waste and recycling bylaw for the ICI sector to support the waste management standards.

Building on Calgary's experience, RVC could consider implementing similar bylaws to Calgary's ICI Waste & Recycling Bylaw in the event that direct ICI education does not result in the desired adoption of diversion programs by this sector. Calgary's ICI [Waste & Recycling Bylaw](#) requires all businesses and organizations in the city to have adequate containers for the collection and storage of both recycling and organic material. The Bylaw also requires clear signage on collection containers and yearly education to staff and/or tenants.

E. Develop a standard process and framework for collecting and incorporating data from the ICI sector into the existing County system for tracking waste management practices and evaluating progress towards Goal 2.

Tracking ICI waste data will be challenging, as it is managed by private sector service providers, who see this information as proprietary. However, it may be possible to work directly with larger ICI generators willing to share their information. This will need to be developed in a staged process to build the system.

F. Form alliances with business associations to support 3Rs activities in the County.

Business associations like Chambers of Commerce can be valuable partners in building a progressive diversion culture in the RVC commercial community.

G. Integrate waste management into broader County planning activities.

It is recommended the RVC Utility Services department work with associated County departments focused on internal functions, such as Corporate Properties and Customer Care, to encourage integration of effective waste management into internal County activities and programs.

Additionally, the Utility should work with associated County departments focused on external functions, such as Planning & Development, to encourage integration of effective waste management into broader County activities and development.

Consideration of waste management in County planning functions, both internal and external, is a key element to advancing 3Rs options.

H. Support agricultural operators within the County with waste and recycling services and programs specific to ag industry needs.

RVC will need to monitor the current agricultural plastics program at Irricana and assess whether it makes sense to apply for additional collection sites if the program becomes permanent.

The Alberta Ag-Plastic, Recycle It! program is a three-year (2019–2022), government funded pilot project that helps farmers recycle used grain bags and twine. The Irricana Transfer Site was approved as one of the pilot collection sites for grain bags and twine, and all ag plastics from the County and some neighbouring areas are handled at this site. During this pilot phase, RVC should monitor its involvement and desire for expansion.

I. Encourage waste reduction at special events in the County, and facilitate by providing education and service options.

Special events provide an option for direct waste diversion, as well as an opportunity for education of RVC residents. Many examples of best practices at special events, such as Calgary and Edmonton Folk festivals, offer options to build on existing programs. Developing a standard of service (building on best practices) for special events in RVC would provide a foundation for this objective.

Goal 3: Construction and demolition (C&D) waste produced from new developments and/or renovations will be minimized and resource reuse maximized.



Goal 3 Performance Metrics

Waste Metric: C&D waste disposed per capita

Data Sources: C&D developers; haulers

Setting and applying waste management standards and measuring performance

- A. Establish waste diversion standards and targets for the C&D sector.**
- B. Develop programs and policy tools that support recycling and organics diversion in the C&D sector to meet the waste management standards.**
- C. Develop a resource guide for C&D reduction/recycling in RVC and region.**

Several C&D recyclers exist in RVC and neighbouring municipalities. Therefore, diversion options for common C&D materials such as drywall, wood, and metal are readily available. Actions planned that build

on the objective to establish waste management standards and targets for the C&D sector include developing a resource guide for C&D reduction / recycling in RVC and region.

D. Track and evaluate C&D waste

Similar to the ICI sector, tracking ICI waste data can be challenging, as it is managed by private sector service providers. However, working with some of the major C&D developers may have potential for establishment of C&D waste tracking foundation that can be expanded.

E. Consider requiring all new build developments to submit a waste management plan that outlines how waste will be managed according to the RVC 3Rs hierarchy C&D standards.

This can build on the success of programs like that operated by the City of Port Moody (part of Metro Vancouver) that has implemented a mandatory Waste Management Plan requirement before receiving a new construction or demolition permit (Waste Management Bylaw No.2822).

Applicants must submit a Waste Management Plan along with a partially refundable waste management fee based on the size of the project prior to receiving a permit. In order to receive the maximum refundable amount of the waste management fee at least 70% of C&D debris must be recycled or reused, otherwise, a sliding-scale is used to determine the refund amount based in the percent diverted. A Compliance Report must be submitted to a Building Official along with receipts from recycling facilities and landfills showing the amount and type of material recycled or disposed. The Compliance Report must be submitted within 90 days of completing the project for a refund.

Renovation projects over a certain size could also be required to adhere to RVC C&D renovation standards.

Goal 4: Rocky View County will be seen as a preferred location for markets and industries that consume recyclables and/or actively minimize waste.



Goal 4 Performance Metrics

Overall Metric: Number of diversion-focused facilities residing in RVC

3Rs Market development and industry attraction

A. Maximize the efficiency and success of solid waste and recycling programs by engaging in public and private partnership opportunities for solid waste and/or recycling when it is beneficial to do so.

Partnerships offer the potential to share resources and connections, particularly with the key role that the private sector plays in waste management in RVC. Advancing this approach as programs evolve and expand can provide efficiency while fostering the role of the private sector within RVC.

B. Consider 3Rs incentives.

Direct mechanisms like incentives can encourage specific development options in areas related to the 3Rs. This also sends the message that RVC encourages business that has a foundation of waste reduction, reuse and recycling. Potential options include preferential business license fees, waste

reduction-focused grants, or fast-tracking business approvals for 3Rs companies. With intentional policy development, RVC could become a location of choice for these businesses. An example of this type of development that has already located in RVC is [Enterra Corporation](#), who farm black soldier fly larvae for animal feed using pre-consumer waste food.

C. Host Circular Economy sessions for specific industries of interest.

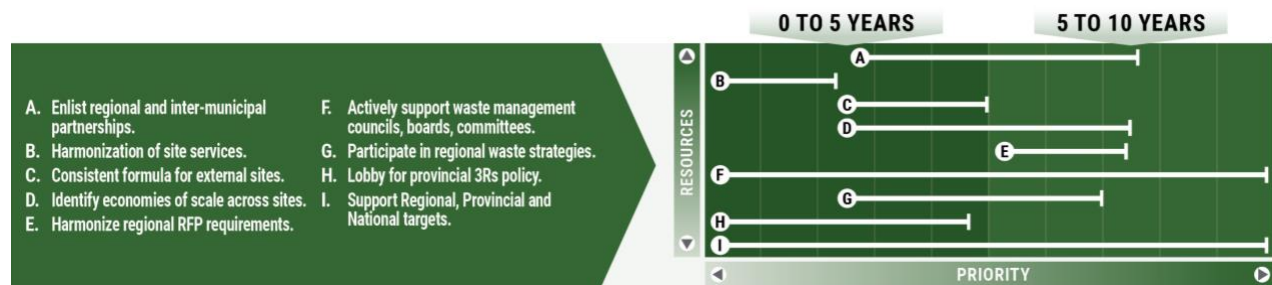
Education initiatives like workshops and webinars are proactive approaches RVC can use to encourage 3Rs activities and investment. These approaches could potentially be developed in collaboration with regional partners like The City of Calgary and surrounding municipalities.

D. Support and promote markets and industries that utilize recyclables and/or actively minimize waste.

E. Develop collaborative approaches with land-use bylaw to support 3Rs market development in the County.

One area of potential focus for market development is the challenges the Calgary region has experienced with management of organic waste, with some facilities experiencing closures, and a general shortage of processing capacity. Balancing expectations of residential areas with the realities of organics processing sites presents a challenge to the region. RVC has the choice to proactively set up a processing facility or encourage and facilitate the private sector to establish additional capacity. As part of the timeline planning objective to develop collaborative approaches with land-use bylaw to support 3Rs market development in the County, RVC could incorporate Alberta's current [Code of Practice for Compost Facilities](#) into its planning processes by requiring operators to adhere to the Code of Practice for any composting operations. Close communication with AEP regarding any potential facilities will also serve to avoid potential issues.

Goal 5: Rocky View County influences and leverages regional, provincial and national opportunities to advance 3Rs policies and programs.



Goal 5 Performance Metrics

Overall Metric: Percentage of RVC-region sites consistent with the transfer site standard level of service

Regional servicing and economies of scale

It is recommended that RVC continue to expand its work with its regional partners to jointly investigate opportunities to harmonize and partner with other communities in the region.

A. In accordance with levels of service standards and cost of service, enlist regional and intermunicipal partnerships for the delivery of solid waste management services to improve convenient access, economies of scale, or other program efficiencies if economically and politically feasible and desirable.

The Funding Model exercise (Section 2.6) led to the following recommendation:

Review intermunicipal agreements with the Towns of Redwood Meadows and Irricana and adjust accordingly to capture the full costs of service where feasible (i.e., including all appropriate Department Administration and Corporate Overhead costs).

B. Work towards harmonization of services between sites.

Neighbouring municipal Transfer Sites and Recycling Depots provide service coverage through inter-municipal agreements with RVC. However, sites have unique agreements and provide different levels of service. The important service offered through these partnerships is combined with a desire to have more harmonized service in the region.

C. Develop a consistent contract and cost-sharing formula for external sites that RVC residents use.

RVC has initiated a process to set fixed costs for all contracts with neighbouring partner sites. This process is an important step and should continue in an effort to develop consistency between sites.

D. Identify opportunities for regional efficiency by taking advantage of economies of scale across RVC's multiple sites and neighbouring sites with partnership agreements, including consideration of bulk purchases of equipment, developing common contract terms for outsourced arrangements, and leveraging the scale of multiple sites in the region to exercise buyer power during outsourcing arrangement contract negotiations.

E. Work together with regional partners to develop less prescription in RFPs; defining outcomes rather than methods.

Intergovernmental influence and participation

F. Actively support and participate on regional, provincial, and intermunicipal waste management councils, boards, committees.

G. Participate in the development of regional waste strategies, such as the the Calgary Metropolitan Regional Boards' servicing strategies.

H. Join other municipalities in lobbying for the adoption of provincial policy supporting 3Rs hierarchy and circular economy.

Now that Alberta is moving forward on EPR for packaging and printed paper, it is important for RVC to consider the implications of EPR on its programming. Since EPR leads to consistent programs across the province for jurisdictions that sign on, it is likely that there will be expectations for levels of service under provincial EPR. Looking to [BC's list of materials covered by Extended Producer Responsibility \(EPR\)](#) gives insight into materials likely to be captured in the future in Alberta. BC's collection system for packaging and paper products is also a good guideline to use in choosing collection rules for these materials in RVC. For example, source separation is encouraged in BC to maintain material quality.

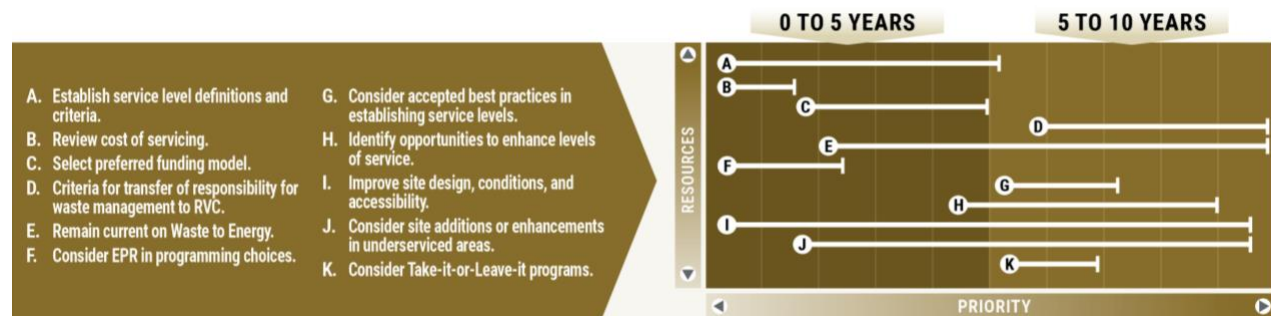
Potential future EPR regulations should also be considered in the development of RVC diversion programming. Canada Action Plan ([CAP EPR](#)) provides a list of recommended EPR program materials that would seem to be a logical progression to consider for addition to RVC programming. Since future EPR program details are unknown, looking to existing EPR programs, such as those in BC, can give some insight into the likely operational characteristics of future Alberta EPR programs.

Until EPR details are announced, RVC should consider joining the [municipal EPR lobby efforts](#) to urge the provincial government to meet its CAP EPR obligations by moving to implement EPR regulations for materials such as packaging and printed products, and HHW. The potential benefits of EPR, including

funding support and stronger marketing, offer positive outcomes for municipalities like RVC. RVC should also participate in future engagement opportunities offered by Alberta Environment and Parks.

I. Honour and support regional, provincial and national waste management targets.

Goal 6: Rocky View County establishes appropriate levels of service that ensure efficient waste management and diversion options are accessible to County residents.



Goal 6 Performance Metrics

Overall Metric: Percentage of households within 15 km of waste management service sites

Operational Efficiency Metric: Cost of service (on a per-tonne basis) for different levels of waste management service in RVC

Setting and applying waste management levels of service

A. Establish definitions for waste management service levels that will assist in encouraging harmonization of recycling options between equivalent programs.

This is related to the levels of service for different sectors discussed in Goals 1 through 3. This more detailed level of service may address factors such as:

- Hours of operation that meet service demands
- Standards for distance to sites

B. Review cost of servicing for different levels of service for waste management in RVC.

A cost of service review showed that the 2019 user fee revenues, as directly billed to Langdon Curbside Collection customers (Table 1), is currently achieving cost recovery. However, as shown in Table 2, when compared against its total cost of service of \$729,000, it is only recovering approximately 77% (which represents a total potential subsidization of approximately \$169,365). There may be an opportunity to evaluate increasing the monthly billing fees to the Langdon Curbside Collection customers to at least recover the indirect administration costs incurred.

Table 1: Langdon Curbside Collection Services Costs Per Unit (2019)

Per Unit Metric	Black Cart	Blue Cart	Green Cart	Summary Across 3 Cart Types
Monthly Cost per Customer	\$13.87	\$12.68	\$7.53	\$34.09
Cost per Scheduled Collection	\$3.20	\$2.93	\$2.31	\$2.85*
Cost per Tonne	\$410.22	\$773.32	\$253.08	\$426.18**

*based on total costs divided by total number of scheduled collections across 3 Cart types

**based on total costs divided total tonnes collection across 3 Cart types

Table 2: Cost Recovery per Solid Waste and Recycling Service (2019)

Community	Solid Waste & Recycling Service	2019 Total Cost of Service	2019 Revenues	Cost Recovery Analysis
Langdon	Curbside Black Cart	\$729,000	\$232,478	76.8%
	Curbside Blue Cart		\$194,856	
	Curbside Green Cart		\$132,303	
Langdon	Transfer Site & Recycling Depot	\$285,757	\$68,667	24.0%
Bragg Creek	Transfer Site & Recycling Depot	\$447,868	\$146,164	32.6%
Irricana	Transfer Site & Recycling Depot	\$221,574	\$62,302	28.1%
Springbank	Recycling Depot	\$173,120	-	0%
Airdrie	Transfer Site, Recycling Depot	\$101,208	\$4,760	4.7%
Cochrane	Eco Centre	\$136,460	-	0%
Crossfield	Transfer Site & Recycling Depot	\$29,329	-	0%
Beiseker	Transfer Site & Recycling Depot	\$10,998	-	0%
Scott Lake	Transfer Site	\$7,332	-	0%
Madden	Chuck Wagon	\$96,921	\$3,851	4.0%
Bearspaw	Chuck Wagon	\$56,807	\$775	1.4%
Keoma	Chuck Wagon	\$79,437	\$4,965	6.3%
Elbow Valley	Chuck Wagon	\$77,263	\$4,957	6.4%
Springhill	Chuck Wagon	\$108,032	\$17,726	16.4%
All	Agriculture Round-ups	\$77,803	-	0%
	Totals	\$2,638,912	\$873,805	33.1%

Table 3: Per Unit Service Level Costs (Self-haul) (2019)

Collection Site	Cost per user/month (\$)	Cost per tonne (\$)	Cost per RVC HH within 15 km per month (\$)
Langdon	2.78	580	8.50
Bragg Creek	1.79	440	39.00
Irricana	7.87	755	36.00
Springbank	N/A	720	2.50
Airdrie	3.89	360	5.60
Cochrane	N/A	480	2.80
Crossfield	1.29	54	4.30
Beiseker	3.33	N/A	3.00
Scott Lake	N/A	N/A	1.80

As shown in Table 3, from the perspective of usage (i.e., cost per customer and cost per tonne) across all RVC-owned and operated Transfer Sites, Bragg Creek featured the lowest cost per tonne and cost per user, which demonstrates that the volumes of customers and materials received likely drive its higher servicing demand metrics. At the same time, Irricana showed significantly higher cost than either Langdon or Bragg Creek transfer sites. A review of the level of investment required to operate and maintain this service relative to local demand requirements is recommended to assess potential efficiency improvements.

Additional details of the cost of service review can be found in Section 3.5.

C. Select a preferred funding model for solid waste services and establish a policy and plan to transition to this preferred model.

Building on the Cost of Service analysis, a Funding Model review led to the following recommendations to be undertaken as part of this objective:

- Based on the principle that Curbside Collection Service customers should ideally pay for their full cost of service relative to rate stability constraints, it is recommended to target for an increase in utility user fees for Langdon Curbside Collection customers to ensure that direct O&M, cart replacement contributions, and allocated Department Administration costs are funded from the rates. Based on 2019 figures, this will require an increase from current rates of approximately 15%. However, this will reduce annual reliance on property taxes by approximately \$90,000.
 - To mitigate the one-time impact of these rate increases to Langdon customers, RVC may choose to implement this change over 2-4 years, pending its discretion re: desire to minimize any year-over-year rate impacts.
- Recognizing a balance between available level of service, public good, encouraging waste diversion and financial sustainability, it is suggested to introduce utility user fees to residential households across Rocky View County of approximately \$5 - \$6 per month to fund direct O&M costs associated with self-haul Services. This amount is an average based on the cost-of-service review results reflected in Table 3. It is estimated that this can reduce Solid Waste and Recycling

Services' annual reliance on property taxes by approximately \$900,000 - \$1,000,000 (about 1/3 of RVC's Solid Waste and Recycling Services total cost of service).

- It is recommended this change be performed by a one-time adjustment rather than a prolonged, phased-in approach.
- Evaluate the preferred method and impact to Finance of implementing and administering the utility fee mechanism for self-haul services. For RVC households who now receive a monthly utility bill, it would be reasonable to adjust this bill to incorporate this new utility line item. However, a reasonable solution may be required for residents who do not currently receive a monthly utility bill. Potential solutions could include:
 - Introducing a new bill per residential household to ensure each household is managed by the same process.
 - Incorporating the equivalent annual amount as required by the monthly utility fee as a separate, fixed line item on all RVC residential tax bills; and / or
 - Introduce online utility account payments for all RVC-provided utility services.
- Continue to leverage existing usage-based fees for garbage tag-a-bag and specific disposal items to incent waste diversion performance.

Funding model options and recommendations are discussed in further detail in Section 3.6.

D. Determine a set of criteria for when the responsibility for waste management services should/might transfer to RVC.

As discussed in Goal 1, it is likely that RVC may be asked to play an increased role, not only in defining service levels, but also in coordinating service provision. This may develop into a more formal role for RVC in delivering waste management services for an increased portion of the RVC population, but should be based on a recognized set of criteria that would trigger this level of involvement. For example, as shown in Figure 1, the standard of service for areas with population density greater than 400 people/km² is curbside collection, and this would reasonably be administered by RVC as it is in Langdon.

E. Remain current on Waste to Energy options and their costs.

Staying current on evolving waste management options will allow RVC to consider innovative programs and technologies.

F. Consider likely EPR program elements in RVC programming choices.

As previously mentioned, looking to existing EPR programs, such as those in BC, can give some insight into the likely operational characteristics of future Alberta EPR programs. Since EPR programs are associated with producer funding, choosing materials most likely to be included in future EPR programs may be operationally expedient.

G. Consider accepted best practices in establishing service levels.

Consideration of best practices will encourage programs to be efficient and effective. For example, adjust curbside collection service levels to be more consistent with accepted best practices. This currently applies to the Hamlet of Langdon, that has a curbside collection program for garbage, recyclables and organics provided by the County through a collection contract with a private service provider. The current program provides weekly collection of all streams in summer, with every other week collection of organics in winter months. Cart options include 120-litres or 240-litres for garbage (with corresponding differential fees), while both recyclables and organics are collected in 240-litre carts.

Specifically, with a 3-stream curbside collection system, the following collection schedule is considered best practice:

Garbage – every other week (as a result of organics collection)

Recyclables – every other week (accommodated through 240-litre cart size)

Organics – weekly in summer; every other week in winter

Adjusting to this schedule brings cost saving opportunities associated with reduced collection frequency. However, as residents are currently used to weekly collection of both garbage and recyclables, it is advised to initiate the change first through a pilot to demonstrate the feasibility of reduced collection. This will serve to reduce the potential resistance to what could be perceived as a service reduction.

This service change will result in a reduction in annual curbside collection costs. From review of the current curbside collections contract with the present waste hauler¹, the costs per residential account per month charged to RVC by the hauler will change as follows:

- Garbage (Black) Cart: From \$4.71 per Residential Account per Month to \$3.29
- Recyclables (Blue) Cart: From \$4.29 per Residential Account per Month to \$3.00

Based on this change to Black (Garbage) Cart collection frequencies, RVC would save \$1.42 per residential account per month vs. its current costs as charged to RVC by the hauler. Based on the estimated 2019 average number of curbside collection accounts of 1,789, this would equate to an approximate annual savings of \$30,485 in direct operating costs.

In addition to this change to Blue (Recyclables) Cart collection frequencies, RVC would save \$1.29 per residential account per month vs. its current costs as charged to RVC by the hauler. This would equate to an approximate annual savings of \$27,694 in direct operating costs.

Combined, these changes will represent an approximate \$58,000 savings in direct operating costs, which results from a 30% cost savings on both blue and black cart collection, representing just under 10% of direct curbside program costs.

Rural-Based Programs

Rocky View County residents have access to nine transfer sites and recycling depots. RVC owns and operates 3 full-service Transfer Sites and has inter-municipal agreements with 5 neighbouring municipalities, allowing RVC residents to use their Transfer Sites or Recycling Centres. In addition, RVC has an agreement with a home builder to use their site as a Recycling Depot (Springbank).

Rural RVC residents also have access to Chuck Wagons, that are mobile small-scale recycling and transfer sites that currently operate weekly, rotating between fixed locations on specific days and times.

H. Evaluate and improve on the established levels of service at current self-haul sites.

It is recommended RVC regularly review the list of accepted materials at collection sites to ensure programs remain current. As many RVC residents rely on transfer sites for their waste management services, it is important that these sites remain current and consistent in terms of the level of service provided. Regular reviews of level of service, including accepted materials, to identify and implement opportunities to enhance the types of services provided at transfer sites (and Chuck Wagons) will serve to keep these sites current.

¹ Rocky View County, "Solid Waste Services Agreement between Rocky View County and Collective Waste Solutions Inc.", February 14, 2020

RVC should conduct a review of transfer site use at different times of year and consider optimizing operating hours based on seasonal demand (e.g., shorter winter operating hours) if warranted at specific locations (i.e., Irricana and Langdon). This recommendation arose from site reports that an estimated 100 customers visit the Langdon transfer site on Saturdays during the summer, while Wednesdays during the winter see few customers from 5:00 pm to 7:00 pm.

Additionally, a further analysis of facility service population based on drive times in addition to distance to the facility should be conducted.

Based on the full costs of service for the Bragg Creek and Irricana Transfer Sites and Recycling Depots, it may also be worthwhile to review the funding split achieved with the Town of Redwood Meadows and Irricana (respectively). It may be appropriate to also consider the inclusion of indirect administration and corporate overhead allocation costs as part of this funding model (see Section 3.6).

I. As required, improve site design, conditions and accessibility.

It is recommended RVC incorporate cashless payment method options wherever possible. Additionally, a site design review of the Bragg Creek Transfer Site should be completed to consider options for redesign to improve efficiency and reduce traffic congestion.

Table 4: RVC Transfer Site Users and Material Amounts (2019)

Transfer Site	# of Users	Garbage (tonnes)	Recyclables (tonnes)	Organics – Yard Waste (tonnes)	Ag Recyclables (tonnes)
Bragg Creek	20,000*	681	221	108	2.5
Irricana	3,339	206	87	5	10
Langdon	8,592	306	124	53	2.3*

*estimated from partial data

As shown in Table 5, the Bragg Creek Transfer Site sees the largest traffic volume of all RVC transfer sites, with more than 250 customers a day (reported up to 330 recently). Reports of service challenges associated with this volume of users suggests 250 customers per day is the upper limit of customers who can reasonably be handled at a site like Bragg Creek. This compares to Irricana and Langdon, where 150 customers/day is an estimated threshold for maximum usage, based on current layout and infrastructure.

The large volume of traffic at the Bragg Creek site presents space and traffic flow issues, as reported by the site operator. This is reflected in lineups and significant wait times to enter the site, and some customers being turned away at the end of the day. There are limited options to expand the site, as the site is located adjacent to a former landfill.

Based on the size constraints and very strong usage at this site, operational options need to be considered to relieve site congestion issues and associated customer service and potential safety issues. A site design review would consider options for redesign to improve efficiency and reduce traffic congestion, including:

- Options to relocate the kiosk (e.g., closer to the site entrance for better visibility), as well as potential locations for a compactor bin for plastics.
- Consider adding a satellite location for certain materials to reduce the burden on the site.
- Review options to add an additional transfer site operating day at Bragg Creek, based on exceeding the 250 customers/ day threshold.

Presently, the Bragg Creek Transfer Site operates only 2 days per week (16 total hours per week). An extra day would establish a 3-day week for the Bragg Creek site (which is equivalent to a 50% increase in operating availability per week), thus enabling local customers more options to visit and reducing the peak number of customers each day.

From review of the 2019 financial results and 2021 budget for the various direct operating costs at the Bragg Creek Transfer Site, the following table was developed to calculate the estimated annual impact to direct operating costs. It is assumed that the total customers and tonnes of materials would not change based on this increased availability.

Table 5: Estimated Annual Impact to Bragg Creek Operating Costs from Increasing Number of Operating Days per Week from 2 to 3

Item	Estimate	Comment
Total 2019 Direct Operating Costs	\$293,065	from 2019 financial results
Percentage Site Mgmt Costs	37.7%	from 2021 detailed budget
Total 2019 Bragg Creek Site Mgmt Costs	\$110,591	Assume all other costs remain fixed
Number of Current Operating Days/Week	2	
% Increase in Site Mgmt Costs Required	50.0%	Move from 3 to 4 days per week
Increase in Operating Costs per Year	\$55,295	Estimated annual increase in OPEX

From this analysis, it is calculated that it would be required to fund an additional \$55,295 in direct operating costs per year to increase the number of Bragg Creek Transfer Site operating days from 2 to 3. There could be operational challenges, such as scheduling full bins for servicing, when more operating days are added per week. These risks would need to be fully considered before changes are adopted.

J. Consider site additions or enhancements in underserved areas

Table 6 shows the number of households within 15 km of collection facilities (proximity standard defined in level of service) available to RVC residents, while Figure 12 shows the resulting catchment areas. It can be seen that most areas in RVC meet the proximity standard, while the number of households within the catchment area of specific sites varies considerably.

Table 6: Number of RVC Households within 15km of Facilities

Facility	#RVC Households within 15km
Langdon Transfer Site & Recycling Depot	2,800
Bragg Creek Transfer Site & Recycling Depot	964
Irricana Transfer Site & Recycling Depot	516
Springbank Recycling Depot	5,724
Airdrie Transfer Site (TS) & Recycling Depot (RD)	1,498
Cochrane Eco Centre	4,097
Crossfield Transfer Site & Recycling Depot	569
Beiseker Transfer Site & Recycling Depot	310
Scott Lake Transfer Site	334
Bearspaw Chuck Wagon	5,347
Elbow Valley Chuck Wagon	4,087
Keoma Chuck Wagon	758
Madden Chuck Wagon	570
Springhill Chuck Wagon	2,077

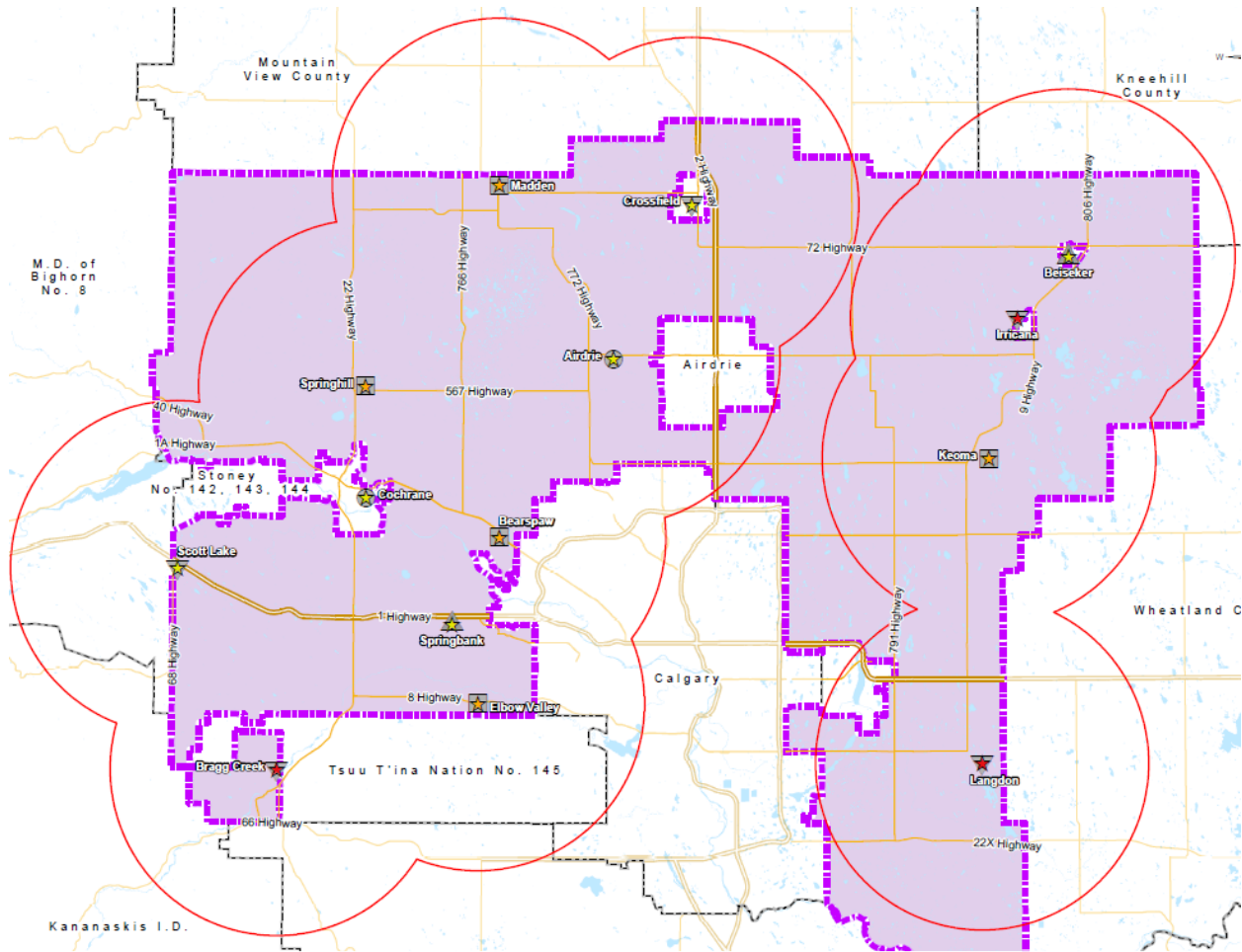


Figure 12: Catchment Areas within 15 km of Collection Facilities

Collected data indicates Springbank receives a considerable amount of material, suggesting it may be warranted to become a full-service site. In addition, providing an attendant would help to educate users and control contamination, while also offering the option to accept garbage for a fee. It is therefore recommended that consideration be given to enhancing the Springbank Recycling Depot to become a full-service transfer site, with attendant and user-pay garbage option.

From review of the 2019 financial results and 2021 budget for the various direct operating costs at the Springbank Recycling Depot and all full-service Transfer Sites, the following table was developed to calculate the estimated annual impact to direct operating costs.

Table 7: Estimated Capital and Operating Cost Implications to Replace Springbank Recycling Depot with Full-Service Transfer Site

Item	Estimate	Comment
Capital Investments:		
Site Development Costs	\$1,067,690	Per capital development estimates in Appendix C
Equipment	\$335,800	Per capital development estimates in Appendix C
Less Replacement Value of Existing Springbank Depot Assets	(\$165,500)	assume can re-use in new Transfer Site
Land Acquisition	\$30,000	assume \$6,000 per acre and 5 acres required
Total Capital Estimate:	\$1,267,990	
Capital Useful Life (years):	20	
Cost of Debt:	2.2%	assume completely debt financed over 20-years
Annual Debt Servicing Requirements:	\$79,051	average annual debt payment over 20 years
Operating Cost Implications:		
Reduction of OPEX from removal of Springbank Recycling Depot	(\$118,054)	per 2019 cost of service direct costs
Addition of Full-Service Transfer Site OPEX	\$200,734	avg of 2019 full-service Transfer Sites
Adjustment to Direct Operating Costs	\$82,680	estimated avg. annual 2019 costs
Total Annualized Cash Flow Impact	\$161,730	annual operating costs + debt servicing

From this analysis, it is calculated that it would be required to fund an upfront capital investment of approximately \$1,267,990 (assuming existing tangible capital assets at the Springbank Recycling Depot can be salvaged and re-used at the new site). If this is completely debt financed at a cost of debt of 2.2%, this would equate to an annual debt servicing payment of approximately \$79,051. This, plus estimated incremental operating costs of approximately \$82,680, would result in a total annual cash flow requirement of approximately \$161,730.

A remaining area of potential service gap, based on proximity of 15 km to a collection site, is NE of Calgary (north of Hwy 1, south of Keoma), as shown in Figure 12. An inter-municipal agreement with the City of Chestermere or establishing an agricultural roundup / Chuck Wagon location near Chestermere would also serve to at least partially address the east service gap.

From review of the 2019 financial results and 2021 budget for the various direct operating costs for all full-service Transfer Sites, the following table was developed to calculate the estimated annual impact to direct operating costs of developing an additional transfer site in the East.

Table 8: Estimated Capital and Operating Cost Implications to Establish a new Full-Service Transfer Site in East Side of RVC

Item	Estimate	Comment
Capital Investments:		
Site Development Costs	\$1,067,690	Per capital development estimates in Appendix C
Equipment	\$335,800	Per capital development estimates in Appendix C
Land Acquisition	\$30,000	assume \$6,000 per acre and 5 acres required
Total Capital Estimate:	\$1,433,490	
Capital Useful Life (years):	20	
Cost of Debt:	2.2%	assume completely debt financed over 20-years
Annual Debt Servicing Requirements:	\$89,369	average annual debt payment over 20 years
Operating Cost Implications:		
Addition of Full-Service Transfer Site OPEX	\$200,734	avg of 2019 full-service Transfer Sites
Adjustment to Direct Operating Costs	\$200,734	estimated avg. annual 2019 costs
Total Annualized Cash Flow Impact	\$290,102	annual operating costs + debt servicing

From this analysis, it is calculated that it would be required to fund an upfront capital investment of approximately \$1,433,490. If this is completely debt financed at a cost of debt of 2.2%, this would equate to an annual debt servicing payment of approximately \$89,369. This, plus estimated incremental operating costs of approximately \$200,734, would result in a total annual cash flow requirement of approximately \$290,102.

From review of the 2019 financial results and 2021 budget for the various direct operating costs at the Bearspaw Chuck Wagon and all other Chuck Wagons, the following table was developed to calculate the estimated annual impact to direct operating costs. It is assumed that the total customers and tonnes of materials would not change based on this increased availability.

Table 9: Estimated Annual Impact to Staff Bearspaw Chuck Wagon

Item	Estimate	Comment
Avg Site Mgmt Costs for All Other Chuck Wagons	\$55,634	average of other 4 chuck wagons site mgmt costs
Bearpaw 2019 Site Mgmt Costs	\$34,523	2019 results, assume all other costs remain fixed
Increase in Operating Costs per Year	\$21,111	

From this analysis, it is calculated that it would be required to fund an additional \$21,111 in direct operating costs per year to feature an operator at the Bearspaw Chuck Wagon.

A review of Chuck Wagon usage shows that Springhill has more than double the customers and amount of material received when compared to other Chuck Wagons (see Table 10). This, combined with its

location in the potentially underserved NW area of the county, suggests this location to be a potential for expansion to a full-service transfer site.

Table 10: Chuck Wagon Users and Material Amounts (2019)

Chuck Wagon	Number of Users	Cardboard (kg)	Mixed Paper (kg)	Newspaper (kg)	Plastic Bags (kg)	Glass (kg)	Rigid Plastics (kg)	Metal (kg)
Elbow Valley	1,293	2,820	1,165	2,450	266	386	879	641
Keoma	644	2,020	1,093	1,850	487	822	1,453	775
Spring Hill	3,273	2,703	2,083	4,306	725	889	1,678	969
Madden	1,217	1,470	968	2,013	470	750	949	804
Bearspaw	N/A	1,270	788	1,938	235	400	788	206

From review of the 2019 financial results and 2021 budget for the various direct operating costs at the Springhill Chuck Wagon and all full-service Transfer Sites, the following table was developed to calculate the estimated annual impact to direct operating costs of incorporating a full-service Springhill transfer site.

Table 11: Estimated Capital and Operating Cost Implications to Replace Springhill Chuck Wagon with Full-Service Transfer Site

Item	Estimate	Comment
Capital Investments:		
Site Development Costs	\$1,067,690	Per capital development estimates in Appendix C
Equipment	\$335,800	Per capital development estimates in Appendix C
Land Acquisition	\$30,000	assume \$6k/acre; estimate 5 acres required
Total Capital Estimate:	\$1,433,490	
Capital Useful Life (years):	20	
Cost of Debt:	2.2%	assume 100% debt financed over 20 years
Annual Debt Servicing Requirements:	\$89,369	average annual debt payment over 20 years
Operating Cost Implications:		
Reduction of OPEX from removal of Springhill Chuck Wagon	(\$70,633)	per 2019 cost of service direct costs
Addition of Full-Service Transfer Site OPEX	\$200,734	avg of 2019 full-service Transfer Sites
Adjustment to Direct Operating Costs	\$130,101	estimated avg. annual 2019 costs
Total Annualized Cash Flow Impact	\$219,470	annual operating costs + debt servicing

From this analysis, it is calculated that it would be required to fund an upfront capital investment of approximately \$1,433,490. If this is completely debt financed at a cost of debt of 2.2%, this would equate to an annual debt servicing payment of approximately \$89,369. This, plus estimated incremental

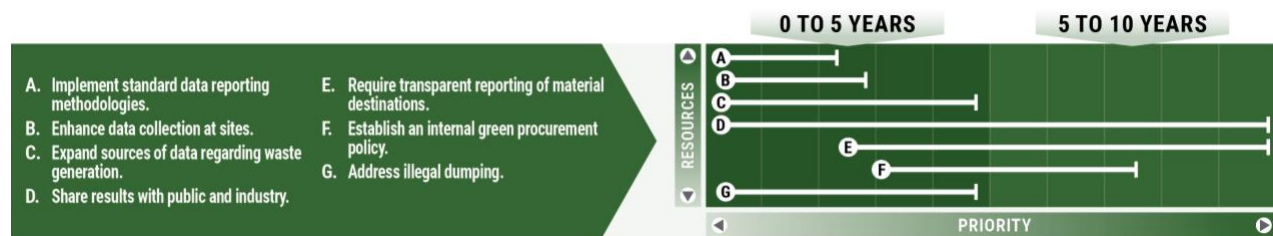
operating costs of approximately \$130,101, would result in a total annual cash flow requirement of approximately \$219,470.

Communications/Education

K. Encourage the development of programs that promote waste reduction and reuse.

To address the management of waste according to the 3Rs hierarchy, incorporation of reuse options should be considered. One potential option for this is introducing Take-It-Or-Leave-It programs at transfer sites.

Goal 7: RVC measures and demonstrates success of its programs and is recognized as a leader in waste management.



Goal 7 Performance Metrics

Waste Metric: Overall waste per capita

Operational Efficiency Metric: Overall costs of waste management borne by RVC

Data collection, record keeping, and reporting

A. Implement standard data reporting methodologies.

B. Improve data collection and record keeping.

It is recommended a tool for tracking site tonnage by material type and cost be developed, and site usage by number of RVC customer visits (particularly for transfer sites operated by neighbouring municipalities) to better support future operational reviews and cost of study exercises.

User numbers may indicate whether a site needs to be transitioned to a more permanent Transfer Site, or if the site may need additional staffing. Comparability of Chuck Wagon users and costs with Transfer Sites will also help identify efficiencies in selecting the most appropriate level of service for an area.

C. Enter into discussions with regional sites, as well as residential communities and local service providers to expand sources of data regarding waste generation in the County.

As discussed previously, expanding the sources of data to make RVC's tracking system more comprehensive will serve to provide more accurate and complete information on which to base program assessments and planning.

D. Enhance data dissemination to the public, management and Council.

This offers opportunities for public communications and education, as well as contributions to Corporate business and work plan development, and annual reporting for corporate direction.

- E. Within service contracts, require transparent reporting of destinations and end markets of all streams.**

Recognized as a leader in waste management

As part of ICI 3Rs waste practices, it is important for the County to provide leadership and adhere to all practices outside businesses are being asked to embrace.

Share programs with public and industry as opportunities arise.

- F. Establish and enforce an internal green procurement policy (Finance Department).**

Green procurement is a way RVC can directly promote environmental leadership and encourage green products. There are a number of examples of successful green procurement programs that can provide models to follow, including Spruce Grove, whose policy adopted May 24, 2005, states that “the goods and services necessary for the provision of municipal services are obtained in an effective, expedient, and environmentally friendly manner and at the best overall value”.

Another example is Seattle, who has a Sustainable Purchasing Policy that acknowledges that City Purchasing and City Departments are to promote and encourage strategies including consumption reduction, due to the societal and community costs, such as landfill waste handling, toxin exposures, resource depletion and greenhouse gas emissions to:

- Reduce City consumption
- Purchase of remanufactured, recycled or reusable products
- Minimize packaging
- Reduce entry toxin chemicals into the City consumption stream
- Purchase products that are durable, long lasting, reusable, recyclable or otherwise decrease waste
- Participate in manufacturer or vendor take-back programs and/or in the King County “Take Back” program

- G. Support a RVC campaign and program (multi-department) to identify, clean up and deter illegal dumping sites.**

Illegal dumping occurs in almost all communities, including Rocky View County, and the reasons for it are not well understood. It has social, environmental, and economic impacts on the communities it affects, as can be seen from the May 2020 [news story](#) of a RVC family dealing with material being illegally dumped on their land. The RVC family not only has to clean up the site, but also has to pay for the disposal fees at transfer sites associated with the cleanup.

The issue of illegal dumping is often used as an argument against the introduction of new waste management programs that feature reduced garbage collection, such as every-other-week collection, or pay-as-you-throw programs (assigning a fee to the frequency or weight of each households' garbage collection). The threat of increased illegal dumping is a major consideration with the introduction of these new programs due to the unsightly and costly problem illegal dumping causes.

According to the [Handbook on Waste Management \(2014\)](#), illegal dumping does not increase with reduced waste collection frequency. Instead, the Handbook indicates that reducing the collection frequency of garbage, increases recycling rates. Specifically, the Handbook states “a policy that attempts to increase the recycling rate does not negatively impact the attempt to reduce illegal dumping.”

[Conserve Energy Future \(2018\)](#), an information blog, instead links illegal dumping to the following three causes:

1. High level of overall waste production
2. Avoidance of disposal fees at waste management sites
3. Some people simply don't understand the importance of waste recycling

The Journal of Environmental Planning and Management (2015) confirms Conserve Energy Future's first cause of illegal dumping: "a higher level of expected overall waste production results in a higher rate of illegally dumped waste and a higher number of illegal dumping sites".

Keep Pennsylvania Beautiful (KPB) is an affiliate of the country-wide Keep America Beautiful program and focuses on "empowering Pennsylvanians to make communities clean and beautiful" through illegal dump cleanup and abatement, as well as illegal dump surveys and enforcement. The organization has four guiding principles to assist with managing illegal dumping in the state of Pennsylvania:

1. Education - key to encourage positive behaviors toward community improvement
2. Individual Responsibility - improving communities, their environment, and quality of life all begins with personal responsibility
3. Public-Private Partnerships - broad-based community alliances are essential to achieve sustainable community improvement
4. Volunteer Action - by engaging volunteers, they extend the reach of educational efforts and multiply the impact of our actions

Keep Pennsylvania Beautiful has four main mechanisms it utilises to both prevent, and deter illegal dumping, as shown in Figure 13.



Figure 13: Mechanisms to Prevent and Deter Illegal Dumping

Additional information on KPB's programs and resources, visit <https://www.keppabeautiful.org/>.

Goal 8: Legacy landfills are effectively managed.



Goal 8 Performance Metrics

Overall Metric: Percentage of inactive landfills meeting all AEP monitoring requirements

Operational Efficiency Metric: Cost of inactive landfill management

A. Perform groundwater and landfill gas monitoring and report results per Alberta Environment and Parks requirements.

3.4 Performance Measures and Metrics

The value of goals and targets is only realized if a tracking system is developed to measure results and outcomes to monitor progress towards these goals. Performance of diversion programs has historically been measured through metrics such as diversion rates and waste disposed. However, a review of available data showed that RVC has a limited waste tracking system that is exacerbated by the lack of data regarding amount of material handled by partnering municipalities.

To provide a foundation for future waste measurement in RVC, sonnevera conducted a waste generation estimate analysis (details in Current State report). The analysis included assumptions regarding population / rate of change over time and waste disposal rate.

In regions such as RVC where there is known waste leakage to surrounding municipalities and several private haulers offering services, it is difficult to obtain an accurate picture of all waste being generated and disposed. Two projections were created for RVC's waste disposal based both on the data available from the facilities owned by RVC and on an assumed disposal rate of 700 kg per capita that is the industry standard assumption for waste disposal in rural Alberta.

Average annual per capita disposal rates were calculated for each facility/service individually based on the municipal population for the service centre and all available reported tonnages, with the following results:

- Langdon Transfer Site 70 kg/capita
- Langdon Curbside Collection 155 kg/capita
- Irricana Transfer Site 140 kg/capita
- Bragg Creek Transfer Site 1,154 kg/capita

It is interesting to note that the disposal rate for Bragg Creek is the only one that resembles the provincial average. The others are much lower, suggesting there are other waste outlets being utilized. This facility review led to an average annual disposal rate of 147 kg/capita that was further adjusted to account for an additional 30% of the waste stream that is estimated to come from the ICI sector.

This exercise disclosed significant data gaps that result in major differences in estimates of waste generation in RVC based on actual disposal recorded at RVC sites vs industry-standard estimates of disposal rates. Efforts to close these gaps through acquisition of additional data would serve to provide

additional information on the actual generation of waste in RVC. This led to proposed actions in the servicing strategy that will expand sources of data regarding waste generation in the County.

Rocky View County recently implement an electronic data recording system at the three main Transfer Sites: Langdon, Irricana, and Bragg Creek. This has improved data collection accuracy and efficiency, improving the overall quality of record keeping.

RVC staff also make use of a Site Servicing Processing Tool that allows for the accurate tracking, monitoring, and updating of information related to the servicing of bins at the Transfer Sites. RVC can easily update hauling costs from invoicing, tonnages, servicing dates, etc. This ensures service provider accountability and up-to-date servicing information. Tracked data from this Tool feeds directly into a Main Processing Tool that provides monthly and yearly analysis. Results can also be compared year over year.

RVC's transition to an electronic data management system has improved their ability to disseminate data for Council presentations and reporting diversion results to the public. This system can form the basis for an expanded RVC waste tracking system that is referenced in a number of subsequent goals and objectives.

Plans to build a tracking and reporting system are reflected in the following plan objectives:

- 1C. Develop a standard process and framework for collecting and incorporating data from residential developments into the existing County system for tracking waste management practices and evaluating progress towards Goal 1: residential waste produced in Rocky View County is managed in accordance with the 3Rs Hierarchy. (Also applies to Goal 7)
 - e.g., Require all residential developments to report monthly tonnages of waste, recycling, organics, and other diversion programs to the County
- 2E. Develop a standard process and framework for collecting and incorporating data from the ICI sector into the existing County system for tracking waste management practices and evaluating progress towards Goal 2.
- 3D. Track and evaluate C&D waste.
- 7A. Implement standard data reporting methodologies.
- 7B. Improve data collection and record keeping.
 - e.g., Develop a tool for tracking site tonnage by material type and cost, and site usage by number of RVC customer visits (particularly for transfer sites operated by neighbouring municipalities) to better support future operational reviews and cost of study exercises.
- 7C. Enter into discussions with regional sites, as well as residential communities and local service providers to expand sources of data regarding waste generation in the County.

To provide for accuracy and transparency of data within the tracking and reporting system, the planning objectives (7E) also include requiring transparent reporting of destinations and end markets of all streams within service contracts. Transparency regarding end markets for materials should also include residual rates for processing and recycling facilities.

Once an enhanced tracking and reporting system is implemented, a baseline can be established as a foundation for the measurement process. In the interim, starting with a baseline of the industry standard of 700 kg per capita is a reasonable starting point for overall data monitoring. This baseline will provide a point of reference to establish quantitative future targets. It is noted that waste generation should be measured on a per-capita basis to allow for comparisons as population changes.

In the interim, progress can be monitored in relation to the goals, objectives and actions presented in Appendix A. To assist in this exercise, corresponding proposed Performance Metrics have been identified for each Goal, and supporting KPIs have been developed to assist in measuring progress towards applicable objectives and actions. Performance Metrics for each goal are highlighted in the previous description of supporting actions, while Performance Metrics and KPIs are detailed in Appendix D. As seen, KPIs can be related to waste amounts as well as cost (efficiency). It is anticipated that KPIs

will evolve over time as more comprehensive metrics are developed, and desired outcomes are further defined. For example, KPIs related to customer satisfaction could be added if this became a priority measurement of overall services in the county.

3.5 Solid Waste and Recycling Cost of Service

A cost of service review was conducted for the various solid waste and recycling services currently provided to constituents within Rocky View County (RVC).

3.5.1 Solid Waste and Recycling Services Operating Costs

From considering operating costs for Solid Waste and Recycling Services, the allocation of the 2019 results are summarized in Table 12 below:

Table 12: 2019 Dept ID # 51 Operating Results Allocated to Solid Waste and Recycling Services

Community	Solid Waste & Recycling Service	2019 Direct OPEX Actuals	2019 Indirect OPEX Actuals	2019 Total OPEX Actuals (Dept ID #51)
Langdon	Curbside Black Cart	\$578,400	\$109,369	\$687,770
	Curbside Blue Cart			
	Curbside Green Cart			
Langdon	Transfer Site & Recycling Depot	\$188,170	\$60,587	\$248,757
Bragg Creek	Transfer Site & Recycling Depot	\$293,065	\$96,864	\$389,929
Irricana	Transfer Site & Recycling Depot	\$151,509	\$41,221	\$192,730
Springbank	Recycling Depot	\$118,054	\$27,367	\$145,421
Airdrie	Transfer Site, Recycling Depot	\$71,355	\$13,492	\$84,847
Cochrane	Eco Centre	\$96,209	\$18,192	\$114,402
Crossfield	Transfer Site & Recycling Depot	\$20,000	\$4,636	\$24,636
Beiseker	Transfer Site & Recycling Depot	\$7,500	\$1,739	\$9,239
Scott Lake	Transfer Site	\$5,000	\$1,159	\$6,159
Madden	Chuck Wagon	\$67,595	\$16,672	\$84,267
Bearspaw	Chuck Wagon	\$39,557	\$9,835	\$49,392
Keoma	Chuck Wagon	\$55,189	\$13,883	\$69,072
Elbow Valley	Chuck Wagon	\$53,594	\$13,590	\$67,184
Springhill	Chuck Wagon	\$75,014	\$18,922	\$93,937
All	Agriculture Round-ups	\$54,854	\$10,372	\$65,227
	Totals	\$1,875,067	\$457,902	\$2,332,970

Included are specific direct costs per service (typically contracted service providers), as well as a variety of indirect administrative costs which were allocated across the specific services based on the distribution of direct costs.

From Table 12, it can be seen that there is a total of approximately \$1.9 million of direct O&M expenses with an additional \$460 thousand of departmental indirect operating costs, resulting in a total of \$2.33 million funding requirement for O&M. This is approximately \$400 thousand higher than O&M costs

incurred in 2018 (or approximately a 17% increase). However, it is also approximately \$86 thousand less than actual results incurred in 2017.

3.5.1.1 Corporate Overhead Cost Allocations

A review of corporate-level operating costs was also performed to identify and calculate appropriate overhead costs which should be allocated to the Solid Waste and Recycling Services to reflect fully loaded costs. These corporate overhead costs are appropriate, as they are required to provide complementary activities (e.g., billing, communications, customer care, etc.) and management oversight.

From this review, it was found that the Solid Waste and Recycling Services represents approximately:

- 2.0% of the budgeted direct expenses across the organization; and
- 1.1% of the budgeted FTE headcount across RVC.

It can be estimated that it is reasonable to include approximately \$292 thousand in additional indirect overhead operating expenses as part of the total funding requirement for Solid Waste and Recycling Services. This represents approximately 11.1% of total O&M costs. It is typical for such overhead to generally be approximately 10-15% for municipal utilities, so these costs are within a reasonable range.

3.5.2 Summary Cost of Service

A summary of the relevant costs of service for RVC's Solid Waste and Recycling Services are summarized in Table 13:

Table 13: Summary Cost of Service Allocations

Community	Solid Waste & Recycling Service	2019 Direct OPEX Actuals	2019 Indirect OPEX Actuals	2019 Total OPEX Actuals (Dept ID #51)	2019 Corporate Overhead Allocations	2019 Transfers to Capital Reserves	2019 Total Cost of Service*
Langdon	Curbside Black Cart	\$578,400	\$109,369	\$687,770	\$86,147	\$13,725	\$787,642
	Curbside Blue Cart						
	Curbside Green Cart						
Langdon	Transfer Site & Recycling Depot	\$188,170	\$60,587	\$248,757	\$31,158		\$279,916
Bragg Creek	Transfer Site & Recycling Depot	\$293,065	\$96,864	\$389,929	\$48,841		\$438,770
Irricana	Transfer Site & Recycling Depot	\$151,509	\$41,221	\$192,730	\$24,141		\$216,871
Springbank	Recycling Depot	\$118,054	\$27,367	\$145,421	\$18,215		\$163,636
Airdrie	Transfer Site, Recycling Depot	\$71,355	\$13,492	\$84,847	\$10,628		\$95,475
Cochrane	Eco Centre	\$96,209	\$18,192	\$114,402	\$14,329		\$128,731
Crossfield	Transfer Site & Recycling Depot	\$20,000	\$4,636	\$24,636	\$3,086		\$27,722
Beiseker	Transfer Site & Recycling Depot	\$7,500	\$1,739	\$9,239	\$1,157		\$10,396
Scott Lake	Transfer Site	\$5,000	\$1,159	\$6,159	\$771		\$6,931
Madden	Chuck Wagon	\$67,595	\$16,672	\$84,267	\$10,555		\$94,822
Bearspaw	Chuck Wagon	\$39,557	\$9,835	\$49,392	\$6,187		\$55,579

Community	Solid Waste & Recycling Service	2019 Direct OPEX Actuals	2019 Indirect OPEX Actuals	2019 Total OPEX Actuals (Dept ID #51)	2019 Corporate Overhead Allocations	2019 Transfers to Capital Reserves	2019 Total Cost of Service*
Keoma	Chuck Wagon	\$55,189	\$13,883	\$69,072	\$8,652		\$77,724
Elbow Valley	Chuck Wagon	\$53,594	\$13,590	\$67,184	\$8,415		\$75,600
Springhill	Chuck Wagon	\$75,014	\$18,922	\$93,937	\$11,766		\$105,703
All	Agriculture Round-ups	\$54,854	\$10,372	\$65,227	\$8,170		\$73,396
	Totals	\$1,875,067	\$457,902	\$2,332,970	\$292,217	\$13,725	\$2,638,912

From this analysis, it is estimated that the current Solid Waste and Recycling Services require total funding of approximately \$2.65 million annually.

It is observed that direct operating expenses represent approximately 71% of the annual funding requirements, while administration oversight and management expenses represent an additional 17%. There is presently no external debt and contributions to capital / cash-financed capital expenditures are minimal. Given the model in how the services are operated (i.e., strongly reliant on outsourcing arrangements) this distribution of funding requirements is reasonable.

3.5.3 2019 Cost Recovery Analysis

Table 14 below summarizes the revenues recorded against each Solid Waste and Recycling Service:

Table 14: 2019 Cost Recovery per Solid Waste and Recycling Service

Community	Solid Waste & Recycling Service	2019 Total Cost of Service	2019 Revenues	Cost Recovery Analysis
Langdon	Curbside Black Cart	\$787,642	\$232,478	71.1%
	Curbside Blue Cart		\$194,856	
	Curbside Green Cart		\$132,303	
Langdon	Transfer Site & Recycling Depot	\$279,916	\$68,667	24.5%
Bragg Creek	Transfer Site & Recycling Depot	\$438,770	\$146,164	33.3%
Irricana	Transfer Site & Recycling Depot	\$216,871	\$62,302	28.7%
Springbank	Recycling Depot	\$163,636	\$0	0.0%
	Total TS & Depots	\$1,099,192		
Airdrie	Transfer Site, Recycling Depot	\$95,475	\$4,760	5.0%
Cochrane	Eco Centre	\$128,731	\$0	0.0%
Crossfield	Transfer Site & Recycling Depot	\$27,722	\$0	0.0%
Beiseker	Transfer Site & Recycling Depot	\$10,396	\$0	0.0%
Scott Lake	Transfer Site	\$6,931	\$0	0.0%
Madden	Chuck Wagon	\$94,822	\$3,851	4.1%
Bearspaw	Chuck Wagon	\$55,579	\$775	1.4%
Keoma	Chuck Wagon	\$77,724	\$4,965	6.4%
Elbow Valley	Chuck Wagon	\$75,600	\$4,957	6.6%

Community	Solid Waste & Recycling Service	2019 Total Cost of Service	2019 Revenues	Cost Recovery Analysis
Springhill	Chuck Wagon	\$105,703	\$17,726	16.8%
All	Agriculture Round-ups	\$73,396	\$0	0.0%
	Totals	\$2,638,912	\$873,805	33.1%

Solid Waste and Recycling Services currently obtain approximately 1/3 (\$873,805) of their total funding requirements from user fees and other revenues. These include the following:

- \$44,725 from Intermunicipal Agreements (Town of Redwood Meadows and the Town of Irricana);
- \$559,637 from Langdon Curbside Collection user fees;
- \$224,721 for landfill Tag-a-Bag Fees;
- \$44,721 for Recycling Fees obtained for materials primarily supported by Alberta Recycling Management Authority (ARMA) programs (i.e., electronics, paint, used oil, tires).

The remaining 2/3 of costs (approximately \$1.79 million) are currently funded from property tax.

3.6 Solid Waste and Recycling Funding Model

A funding model review was conducted to address how costs will be covered for the levels of solid waste and recycling services provided to constituents within Rocky View County (RVC) going forward. It is acknowledged there are various other developer and / or privately delivered solid waste and recycling services within RVC that are not included in this review.

3.6.1 Current Funding Model

The funding model builds on the previous Cost of Service analysis, summarized below:

	1. Curbside Collection Services	2. RVC-Operated Transfer Sites & Depots	3. Intermunicipal Transfer Stations & Depots	4. Chuck Wagons
	<ul style="list-style-type: none"> • Black Cart • Blue Cart • Green Cart 	<ul style="list-style-type: none"> • Bragg Creek • Irricana • Langdon • Springbank (relocated) 	<ul style="list-style-type: none"> • Airdrie • Beiseker • Cochrane • Crossfield • Scott Lake 	<ul style="list-style-type: none"> • Bearspaw • Elbow Valley • Keoma • Madden • Springhill
Direct O&M Costs	\$578,400	\$750,799	\$200,064	\$290,950
Dept Admin Costs	\$109,369	\$226,039	\$39,219	\$72,903
Corp. OH Costs	\$86,147	\$122,354	\$29,972	\$45,575
Capital Costs	\$13,725	-	-	-
Total Cost of Service	\$787,642	\$1,099,192	\$269,255	\$409,427
Revenues	\$559,637	\$277,133	\$4,760	\$32,274
% Recovery	71%	25%	2%	8%

* Not including Agriculture Round-ups (\$73,396 total 2019 cost of service)

Figure 14: Summary of Current RVC Cost Recovery Performance per Service Category

3.6.2 “To-Be” Funding Model Objectives

A list of alternative funding model priorities spanning customer, environmental / societal, and internal financial perspectives was reviewed, leading to a series of overarching principles upon which the Solid Waste and Recycling Services’ funding model can be based:

3.6.3 Curbside Collection Services

1. *“Curbside Customers should pay for their full cost of service where practical vs. rate stability constraints”*

3.6.4 Self-Haul Services

1. *“User Pay Philosophy vs. Level of Service: Those who realize the benefit of a standard level of service fund their fair share of the costs incurred to deliver it.”*
2. *“Recognition of “Public Good”: The value of the Self-Haul Diversion Services provided to the entire community is reflected through a community-based funding mechanism.”*
3. *“Waste Diversion: The Funding Model encourages RVC constituents to adopt and exhibit waste diversion behaviours.”*
4. *“Ease of Administration: The Funding Model needs to minimize unnecessary complexity.”*
5. *“Financial Sustainability: The Funding Model needs to support the program’s operational sustainability (e.g. service consistency, commodity market fluctuations, hard-to-handle materials, etc.).”*

3.7 Analysis of Funding Model Alternatives

3.7.1 Curbside Collection Services

Based on the principle that Curbside Collection Services customers should ideally pay for their full cost of service relative to rate stability constraints, an evaluation of the potential impact to their monthly bill was performed. This compared the 2019 rates against what rates would have to be to (1) also cover Department Administration costs, and (2) cover both Department Administration and Corporate Overhead costs.

Table 15: Evaluation of Impact to Curbside Collection Services Rates to Fund Additional Costs of Service

Service	2019 Monthly Rates	Increase to Fund Dept Admin Costs		Increase to Fund Total Costs	
		Monthly Rate Required \$	Percentage Increase %	Monthly Rate Required \$	Percentage Increase %
Black Cart	120L: \$10.43 240L: \$14.63	120L: \$13.52 240L: \$17.66	120L: 29.6% 240L: 20.7%	120L: \$15.18 240L: \$19.83	120L: 45.5% 240L: 35.5%
Blue Cart	\$9.72	\$11.69	20.3%	\$13.12	35.0%
Green Cart	\$6.65	\$7.70	15.8%	\$8.65	30.1%
Totals (120L Black)	\$26.80	\$32.91	22.8%	\$36.95	37.9%

Based on this evaluation, it is recommended that RVC target to recover the costs of allocated Department Administration costs as well as direct O&M costs and cart replacement contributions for their Curbside

Collection Services. This could be implemented over two to four years to minimize any year-over-year rate impacts.

3.7.2 Self-Haul Services

To consider which funding mechanisms RVC should select for its suite of Self-Haul Services, a range of alternative methods were identified as shown in Figure 15.

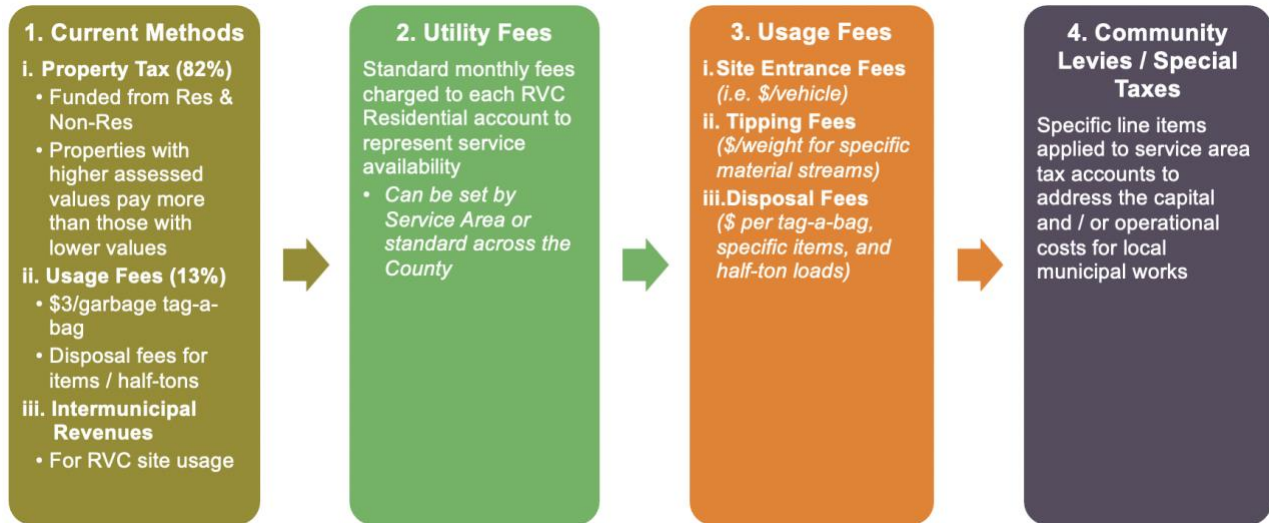


Figure 15: Alternative Solid Waste and Recycling Self-Haul Services Funding Mechanisms

3.7.2.1.1 Funding Mechanisms Recommendations

The review performed for alternative funding mechanisms led to the following recommendations:

1. **Introduce Utility User Fees** to fund base level of costs associated with RVC's portfolio of Self-Haul Diversion Services and activities;
2. **Maintain Usage Fees** to charge customers for garbage disposal materials to further encourage waste diversion (i.e., Garbage Tag-a-Bag and disposal fees for specific items and half-ton loads);
3. **Review and update Intermunicipal Agreements** (i.e., Towns of Irricana and Redwood Meadows) to ensure revenues from neighboring municipalities fund their fully loaded costs of service; and
4. **Reduce reliance on Property Taxes** while continuing to ensure Solid Waste and Recycling Services are fully funded (at least in the interim) given potential Utility User Fee and Usage Fee constraints.
 - *It is noted that, longer-term, RVC could phase-in rate increase and move further off property tax funding.*
 - *It is noted that these adjustments ideally should align with Water and Wastewater rate strategies.*

3.7.2.2 Extent of Costs to Address via Non-Tax Funding Mechanisms

An analysis was performed to determine the extent of costs which can be funded by a utility fee vs property taxes. The following table summarizes this analysis:

Table 16: Estimate of Monthly Self-Haul Services Utility Fee

Utility User Fee Funding Scenario	Annual Property Tax Funding	Equivalent Monthly Rate per HH (13,620 HH's)
Direct O&M Costs	\$927,646	\$5.68
Direct O&M + Dept Admin Costs	\$1,265,807	\$7.74
Direct O&M + Dept Admin + Corp OH Costs	\$1,463,708	\$8.96

A comparison of similar monthly utility fees in select regional municipalities demonstrated that it would be feasible and in line with billing practices from other municipal solid waste utilities to establish a monthly household utility fee of between \$5-\$6 to help fund RVC's current suite of Self-Haul Services. This charge could be used to offset all direct O&M costs. In turn, taxpayers can see an equal reduction of approximately \$900,000 - \$1,000,000 in annual requirements from the tax base. This translates to ~ 50% of total property tax funding Waste and Recycling Services received in 2019.

It is also noted that this monthly fee may need to increase to accommodate any other net-new additions or service level increases to RVC's Self-Haul Services such as those described in Goal 6.

3.8 Financial Implications of Recommendations and Capital Investment Plan

For each of the Goal 6 levels of service recommendations (itemized in Objectives G, I, and J), a financial impact analysis on both RVC's capital and operating budget requirements was performed. This section summarizes the resulting financial implications (that are detailed in the goal description section) and, based on a phased implementation, proposes a high-level capital investment plan to guide future service level investments and enhancements.

3.8.1 Goal 6, Objective G: Reduce Frequency of Langdon Black Cart and Blue Cart Collections

It is recommended that the County adjust the curbside collection service levels to be more consistent with accepted best practices. Specifically, with a 3-stream curbside collection system, this would see a reduction in the collection frequency of Black Cart collections from weekly to once every two weeks (this is possible due to the presence and usage of a curbside collection program for organics). It would also see a corresponding reduction of Blue Cart collections from weekly to once every two weeks.

This reduction will result in a reduction in annual curbside collection costs of approximately \$58,000, as a result of a 30% cost savings on both blue and black cart collection, representing just under 10% of direct curbside program costs.

3.8.2 Goal 6, Objective I: Add an Additional Operating Day at Bragg Creek Transfer Site

Based on the size constraints and very strong usage at the Bragg Creek Transfer Site, it was recommended that RVC consider operational options to relieve site congestion issues and associated customer service and potential safety issues. A possible consideration, among others, is to establish an extra operating day.

From this analysis, it is calculated that it would be required to fund an estimated additional \$55,000 in direct operating costs per year to increase the number of Bragg Creek Transfer Site operating days from 2 to 3.

3.8.1 Goal 6, Objective J: Replace the Springbank Recycling Depot with a Full-Service Transfer Site & Recycling Depot

It is recommended to replace the Springbank Recycling Depot with a full-service Transfer Site and Recycling Depot. This would address an area of the County which is now relatively underserved and provide enhanced customer service and communications.

From this analysis, it is calculated that it would be required to fund an upfront capital investment of approximately \$1.3 million (assuming existing tangible capital assets at the Springbank Recycling Depot can be salvaged and reused at the new site). If this is completely debt financed at a cost of debt of 2.2%, this would equate to an annual debt servicing payment of approximately \$80,000. This, plus estimated incremental operating costs of approximately \$83,000, would result in a total annual cash flow requirement of approximately \$162,000.

3.8.2 Goal 6, Objective J: Replace the Springhill Chuck Wagon with a Full-Service Transfer Site & Recycling Depot

It is recommended to replace the Springhill Chuck Wagon service with a full-service Transfer Site and Recycling Depot. This would address an area of the County which is now relatively underserved.

From this analysis, it is calculated that it would be required to fund an upfront capital investment of approximately \$1.5 million. If this is completely debt financed at a cost of debt of 2.2%, this would equate to an annual debt servicing payment of approximately \$90,000. This, plus estimated incremental operating costs of approximately \$130,000, would result in a total annual cash flow requirement of approximately \$220,000.

3.8.3 Goal 6, Objective J: Add a Transfer Site in the East Section of RVC between Langdon and Keoma

It is recommended to establish a new full-service Transfer Site and Recycling Depot in the east side of RVC, ideally located between Langdon and Keoma. This would address an area of the County which is now relatively underserved.

It is estimated that it would be required to fund an upfront capital investment of approximately \$1.5 million. If this is completely debt financed at a cost of debt of 2.2%, this would equate to an annual debt servicing payment of approximately \$90,000. This, plus estimated incremental operating costs of approximately \$200,000, would result in a total annual cash flow requirement of approximately \$300,000.

3.8.4 Summary of Capital and Operating Cost Implications

From considering the financial impact analysis across each recommendation, the following summary table is developed:

Table 17: Summary of Estimated Financial Impact of Service Level Adjustments

Recommendation	Capital Estimate	Annual Operating Estimate (not including debt servicing)
Reduce Frequency of Langdon Black and Blue Cart Collection to Once Every 2 Weeks	N/A	(\$58,000)
Add an Additional Operating Day at Bragg Creek Transfer Site	N/A	\$55,000
Replace the Springbank Recycling Depot with a Full-Service Transfer Site & Recycling Depot	\$1,300,000	\$83,000
Replace the Springhill Chuck Wagon with a Full-Service Transfer Site & Recycling Depot	\$1,500,000	\$130,000
Add a Transfer Site in the East Section of RVC between Langdon and Keoma	\$1,500,000	\$200,000
Totals:	\$4,300,000	\$431,000

From Table 17, the recommendations for Goal 6 combined represent a total of approximately \$4.3 million in new capital. Not including debt servicing costs for this capital, RVC's direct operating costs are estimated to increase approximately \$400,000.

3.8.5 Implementation of Recommendations and Capital Investments

In considering both the need and ease of implementation for each recommendation requiring a capital investment provided to support Goal #6, the following table summarizes the proposed implementation timing and the estimated capital expenditures.

Table 18: Proposed Capital Investment Timing for Goal #6 Recommendations

Recommendation	Capital Estimate	Implementation Year
Replace the Springbank Recycling Depot with a Full-Service Transfer Site & Recycling Depot	\$1.3 million	2023
Replace the Springhill Chuck Wagon with a Full-Service Transfer Site & Recycling Depot	\$1.5 million	2025
Add a Transfer Site in the East Section of RVC between Langdon and Keoma	\$1.5 million	2027

In addition, the following table summarizes the combined cash flow impacts from all recommendations supporting Goal #6, assuming that all capital investments are debt financed, new capital goes into service halfway through its first year of investment, and that all operating expenses can be subject to a nominal 2% annual inflation rate:

Table 19: Summary of Estimated Financial Impact of Recommended Service Level Adjustments

Recommendation	Cash Flow Impact (\$000's) by Implementation Year									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
1. Add Performance Measurement Analyst Administrative Position	\$80	\$82	\$83	\$85	\$87	\$88	\$90	\$92	\$94	\$96
2. Add Additional Operating Day at Bragg Creek Transfer Site	\$56	\$58	\$59	\$60	\$61	\$62	\$64	\$65	\$66	\$67
3. Replace the Springbank Recycling Depot with a Full-Service Transfer Site		\$83	\$167	\$169	\$170	\$172	\$174	\$176	\$178	\$180
4. Reduce Frequency of Langdon Garbage & Blue Cart Collections to Once Every 2 Weeks			-\$62	-\$63	-\$64	-\$66	-\$67	-\$68	-\$70	-\$71
5. Replace Springhill Chuck Wagon with a Full-Service Transfer Site & Recycling Depot				\$115	\$233	\$236	\$239	\$242	\$245	\$248
6. Add a New Transfer Site in the East Side of RVC between Langdon and Keoma							\$155	\$315	\$320	\$325
Total Cash Flow Impact Estimate by Year:	\$136	\$222	\$247	\$365	\$487	\$493	\$655	\$822	\$833	\$844

From Table 19, it is proposed that RVC first focus on establishing 1 additional operating day per week at the Bragg Creek Transfer Site and expanding the Bearspaw Chuck Wagon to feature an operator and become a full-serviced Chuck Wagon (2022 implementation).

Following this, RVC should consider replacing the Springbank Recycling Depot with a Full-Service Transfer Site (2023 implementation).

Coinciding with these additions, it may be appropriate to consider scaling back the frequency of the Langdon Curbside Black Cart and Blue Cart Collections to once every 2 weeks (2024 implementation). It is acknowledged that this service level adjustment should be piloted within Langdon across 2022 and 2023 to ready residents for such a shift in service levels.

RVC can then consider replacing the Springhill Chuck Wagon with a Full-Service Transfer Site (2025 implementation).

Finally, RVC should consider establishing a new Transfer Site in the east side of RVC in 2024.

In order to accomplish the proposed service level enhancements, it is recognized that additional staff time will be required. To meet this need, an additional position (Performance Measurement Analyst) has been incorporated.

Once all these recommendations have been made, and assuming all capital investments are debt-financed, it is projected that RVC's annual cash flow requirements will increase by approximately

\$726,000 (by 2026). Given inflation, this incremental cash flow requirement is expected to grow to approximately \$775,000 by 2031.

These estimates are based on the identified service enhancements, and assume if RVC takes on an increased administrative role for services, such as curbside collection in residential communities, these will be delivered on a net cost basis, with no financial impact to RVC.

As a result of the recommended service level enhancements, the total annual operating budget for Waste and Recycling Services will need to increase. Through the funding model evaluation, it was recommended that RVC consider the implementation of a standard utility user fee to help fund a base level of its self-haul transfer sites and chuck wagon services. Given that it may not be feasible to increase a new utility user fee beyond the \$5-\$6 per RVC account per month, the remaining funding required to support RVC's suite of self-haul services would likely need to be sourced from property tax. This would limit the total potential property tax funding savings from the implementation of a new utility user fee.

3.8.6 Replacement Planning Considerations for Existing Solid Waste Assets

A review of RVC's existing assets was performed for the purpose of analyzing a capital replacement strategy. Although on-site condition assessments of the various assets were not performed (as this was not a requested project scope item), a review was performed of RVC's tangible capital asset information, 2016 replacement cost analysis for transfer site assets (as previously performed by RVC), and original purchase information for the Langdon Curbside Collection Carts (both 120L and 240L versions across Black, Blue, and Green Cart services). Discussion on capital replacement planning in this section is divided into RVC's Transfer Site and Recycling Depots and Curbside Collection Services.

It is noted that an Asset Management Plan has not yet been developed to guide future asset re-investment, rehabilitation, and replacement forecasts. Such a plan is important for municipal utilities to ensure an understanding of the asset inventory, asset criticality, asset condition, required asset performance (relative to the service's targeted performance levels), risks, annual maintenance requirements, and future replacement considerations.

3.8.6.1 Curbside Collection Assets

Although weekly collections and hauling activities are outsourced to a 3rd party contractor, RVC owns the collection carts. The carts were purchased with funds made available from RVC's tax stabilization reserve. Across 2014 to 2017 the following cart quantities by type were purchased:

Table 20: History of Curbside Cart Purchases 2014-2017

Year	Cart Quantities	Cart Type	Original Cost
2014	1,704	Black Cart 120L	\$70,290
	1,705	Blue Cart 240L	\$97,219
2015	396	Black Cart 240L	\$23,945
	44	Blue Cart 240L	\$2,863
2016	-	-	-
2017	1,793	Green Cart 240L	\$115,072

From this listing, \$309,389 was spent on a total of 5,642 carts (average purchase price of \$55 per cart). It is understood that additional carts have been purchased across 2018-2020 to accommodate customer growth and desired size of Black Cart, as in 2019 there was an average of 1,727 Langdon curbside customers (each with a Black, Blue, and Green Cart).

Typically, industry practices have guided that municipal waste utilities can expect to receive useful lifetime expectancies of 10 years per cart. Using this guidance, this would equate to 1/10th of the cart's useful

economic life being used in 1 year. Given the total cart quantities and original book value as indicated above, this would represent an annual depreciation expense of approximately \$31,000. If all carts needed to be replaced at the end of 10 years, an annual reserve contribution of this amount plus an inflation factor would be required. Practically, however it has been observed that several municipal utilities in northern climates are seeing carts last for longer durations (i.e., 10–20 years). Given this extended life and a desire to avoid early, unnecessary reserve contributions, lower annual reserve contributions may be appropriate. In particular, the carts are currently relatively young and should continue to serve the Langdon curbside customers for the next decade.

Upon review of RVC's annual operating expenses, it is observed that it contributed \$13,725 to a cart replacement reserve in 2019 and has budgeted a transfer of \$14,200 for 2020. Given the extended cart lifetimes seen by other municipal utilities, this is an appropriate annual contribution value. Going forward, this annual amount can be further estimated and managed given actual conditions of the carts and observed replacement trends.

3.8.6.2 Transfer Site and Recycling Depot Assets

A review of tangible capital assets as of 2018 year-end indicated a total of 45 transfer site assets with a combined original book value of approximately \$541,000. These primarily consisted of a variety of waste and recycling bins of various sizes and ages, as 33 of the 45 assets were recorded as bins. The remainder consisted of miscellaneous electrical work, building, compactor, site preparation, and other equipment. From an accounting perspective, the remaining net book value of these assets was approximately \$205,000. The depreciation periods for all bins were recorded as 10 years, while 5 years was used to fully depreciate the remaining equipment. Combined, an average annual depreciation expense was noted as approximately \$74,000.

Additionally, a review of a previous replacement-cost analysis performed by RVC was completed. This analysis itemized individual assets for each transfer site and recycling depot and their estimated replacement value (as of 2016). This review developed replacement cost estimates per transfer site and recycling depot as follows:

- Bragg Creek: \$590,600
- Springbank: \$165,500
- Irricana: \$737,500
- Langdon: \$772,500

Across these 4 transfer sites, the total replacement costs were estimated at \$2,266,100 (including estimated demolition and paving costs of \$300,000 for each the Bragg Creek, Irricana, and Langdon sites). No other details on asset condition, original book value, accumulated depreciation, or net book value were indicated. However, it is acknowledged that the transfer sites have now been in service for approximately 10–20 years. Given an estimated expected lifetime duration for each transfer site at approximately 20–25 years, it is reasonable to conclude that a significant portion of these assets may be approaching the end of their expected useful lives. Further, if an average depreciation period of 25 years is used and the replacement values can be viewed as estimates for original book value, the average annual depreciation expense may be approximately \$90,000.

Given the age and replacement estimates for the transfer site assets, it is appropriate that RVC plan for their eventual rehabilitation and replacement. A review of historical operating expenditures indicated an unbudgeted, one-time transfer to a capital reserve of \$16,050 in 2019, but there are no consistent capital replacement reserve contributions nor targets for what an appropriate capital replacement reserve level should be. A focused condition assessment review should ideally be completed to inform, prioritize, and plan capital replacement funding requirements. Given the information provided by the 2018 tangible capital assets and 2016 replacement analysis, it may be appropriate to contribute approximately \$50,000 to \$100,000 annually to a capital replacement reserve to ensure sufficient funds are present to replace aging transfer site infrastructure.

Appendix A

Solid Waste Ideal State, Goals and Objectives

SOLID WASTE MANAGEMENT IDEAL STATE

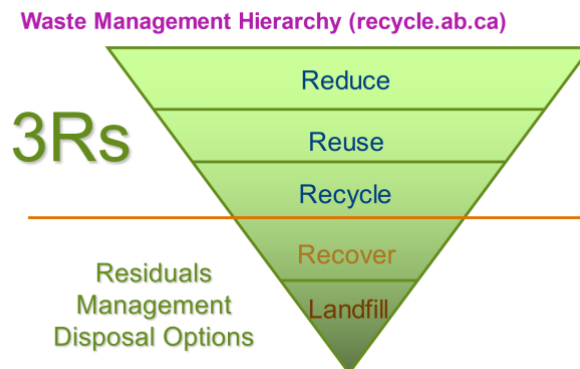
Waste in Rocky View County is eliminated where possible, with a focus on remaining waste being reused or recycled in systems that maintain products and materials at their highest use.

RVC ROLE

Establish and support services (or service delivery models) in Rocky View County that enable the elimination of waste and encourage a circular economy.

GOALS

- Goal 1:** Residential waste produced in Rocky View County will be managed in accordance with the 3Rs Hierarchy (see below).
- Goal 2:** Industrial, Commercial and Institutional (ICI) waste produced in Rocky View County will be managed in accordance with the 3Rs Hierarchy.
- Goal 3:** Construction and demolition (C&D) waste produced from new developments and/or renovations will be minimized and resource reuse maximized.
- Goal 4:** Rocky View County will be seen as a preferred location for markets and industries that consume recyclables and/or actively minimize waste.
- Goal 5:** Rocky View County influences and leverages regional, provincial and national opportunities to advance 3Rs policies and programs.
- Goal 6:** Rocky View County establishes appropriate levels of service that ensure efficient waste management and diversion options are accessible to County residents.
- Goal 7:** RVC measures and demonstrates success of its programs and is recognized as a leader in waste management.
- Goal 8:** Legacy landfills are effectively managed.



OBJECTIVES / ACTIONS

OBJECTIVES TO SUPPORT GOAL 1

Setting and applying waste management standards and measuring performance

- A. Work with developers, homeowners and other stakeholder groups to establish service standards and waste diversion targets that encourage 3Rs approaches for residential developments.
 - Require detailed information on how materials and waste will be managed to meet the specified service standards and diversion targets during operational phases of residential development prior to subdivision or development approval.
- B. Develop and deliver a variety of programs and policy tools that benefit both rural and urban communities in managing their waste in accordance with the 3Rs hierarchy.
 - Work with associated County departments focused on external functions, such as Planning, to encourage integration of effective waste management into broader County planning activities and residential development.
- C. Develop a standard process and framework for collecting and incorporating data from residential developments into the existing County system for tracking waste management practices and evaluating progress towards Goal 1: residential waste produced in Rocky View County is managed in accordance with the 3Rs Hierarchy. (Also applies to Goal 7)
 - e.g., Require all residential developments to report monthly tonnages of waste, recycling, organics, and other diversion programs to the County.
- D. Where appropriate, support residential developments, home owners associations, and individuals in making arrangements for waste diversion services.

Communications/Education

- E. Increase the level of awareness in the County about waste management programs, issues and the need to adopt the 3Rs hierarchy of reducing, reusing, and recycling waste.
 - RVC to provide enhanced waste education to all County residents.
- F. Apply Community-Based Social Marketing principles when introducing, advertising, or educating on new or existing waste management and diversion programs.
 - Build consistent branding and signage at all sites.
 - o Specifically, improve instructional signage at Scott Lake Transfer Site and Crossfield Transfer Site.

OBJECTIVES / ACTIONS

OBJECTIVES TO SUPPORT GOAL 2

Setting and applying waste management standards and measuring performance

- A.** Work with businesses, business associations, developers and the like to establish waste management standards and waste diversion targets for ICI sectors.
- B.** Develop programs and policy tools that support recycling and organics diversion in the ICI sector to meet the waste management standards.
 - As part of the approval process, require ICI developments to submit a waste management plan that outlines how waste will be managed according to the RVC waste management standards.
- C.** Introduce a Business Waste Diversion Education program to assist businesses to embrace 3Rs initiatives.
- D.** Consider creating a RVC waste and recycling bylaw for the ICI sector to support the waste management standards.
- E.** Develop a standard process and framework for collecting and incorporating data from the ICI sector into the existing County system for tracking waste management practices and evaluating progress towards Goal 2.
- F.** Form alliances with business associations to support 3Rs activities in the County.
- G.** Integrate waste management into broader County planning activities.
 - Work with associated County departments focused on internal functions, such as Corporate Properties, to encourage integration of effective waste management into internal County activities and programs.
 - Work with associated County departments focused on external functions, such as Planning, to encourage integration of effective waste management into broader County activities and development.
- H.** Support agricultural operators within the County with waste and recycling services and programs specific to ag industry needs.
 - e.g., Monitor RVC's current agricultural plastics program at Irricana, and assess whether it makes sense to apply for additional collection sites if the program becomes permanent.
- I.** Encourage waste reduction at special events in the County, and facilitate by providing education and service options.

OBJECTIVES TO SUPPORT GOAL 3

Setting and applying waste management standards and measuring performance

- A.** Establish waste diversion standards and targets for the C&D sector.
- B.** Develop programs and policy tools that support recycling and organics diversion in the C&D sector to meet the waste management standards.
- C.** Develop a resource guide for C&D reduction/recycling in RVC and region.
- D.** Track and evaluate C&D waste
- E.** Consider requiring, all new build developments to submit a waste management plan that outlines how waste will be managed according to the RVC 3Rs hierarchy C&D standards.
 - Require renovation projects over a certain size to adhere to RVC C&D renovation standards.

OBJECTIVES / ACTIONS

OBJECTIVES TO SUPPORT GOAL 4

3Rs Market development and industry attraction

- A. Maximize the efficiency and success of solid waste and recycling programs by engaging in public and private partnership opportunities for solid waste and/or recycling when it is beneficial to do so.
- B. Consider 3Rs incentives
- C. Host Circular Economy sessions for specific industries of interest
- D. Support and promote markets and industries that utilize recyclables and/or actively minimize waste.
- E. Develop collaborative approaches with land-use bylaw to support 3Rs market development in the County.
 - Incorporate Alberta's new [Code of Practice for Compost Facilities](#) into its planning processes by requiring operators to adhere to the Code of Practice for any composting operations. Close communication with AEP regarding any potential facilities will also serve to avoid potential issues.

OBJECTIVES TO SUPPORT GOAL 5

Regional servicing and economies of scale

- A. In accordance with levels of service standards and cost of service, enlist regional and intermunicipal partnerships for the delivery of solid waste management services to improve convenient access, economies of scale, or other program efficiencies if economically and politically feasible and desirable.
- B. Work towards harmonization of services between sites.
- C. Develop a consistent contract and cost-sharing formula for external sites that RVC residents use.
- D. Work to identify economies of scale across RVC's multiple sites and neighbouring sites, including consideration of bulk purchases of equipment, developing common contract terms for outsourced arrangements, and leveraging the scale of RVC's multiple sites to exercise buyer power during outsourcing arrangement contract negotiations.
- E. Work together with regional partners to develop less prescription in RFPs; defining outcomes rather than methods.

Intergovernmental influence and participation

- F. Actively support and participate on regional, provincial, and intermunicipal waste management councils, boards, committees.
- G. Participate in the development of regional waste strategies, such as the the Calgary Metropolitan Regional Boards' servicing strategies.
- H. Join other municipalities in lobbying for the adoption of provincial policy supporting 3Rs hierarchy and circular economy.
 - e.g., EPR (initially for packaging and printed paper) in Alberta.
- I. Honour and support regional, provincial and national waste management targets.

OBJECTIVES / ACTIONS

OBJECTIVES TO SUPPORT GOAL 6

Setting and applying waste management levels of service

- A.** Establish definitions for service levels for communities and associated harmonization of recycling options between equivalent programs.
 - e.g., Establish hours of operation that meet service demands.
 - e.g., Establish standards for distance to sites.
- B.** Review cost of servicing for different levels of service for waste management in RVC.
- C.** Select a preferred funding model for solid waste services and establish a policy and plan to transition to this preferred model.
- D.** Determine a set of criteria for when the responsibility for waste management services should/might transfer to RVC.
- E.** Remain current on Waste to Energy options and their costs.
- F.** Consider likely EPR program elements in RVC programming choices.
- G.** Consider accepted best practices in establishing service levels.
 - e.g., Adjust curbside collection service levels to be more consistent with accepted best practices. Specifically, Garbage – every other week; Recyclables – every other week; Organics – weekly in summer; every other week in winter.

Rural Based Programs

- H.** Evaluate and improve on the established levels of service at current self-haul sites.
 - e.g., Regularly review accepted materials at collection sites to ensure programs remain current.
 - e.g., Conduct a review of transfer site use at different times of year, and consider shorter winter operating hours if warranted at specific locations (i.e., Langdon).
 - e.g., Conduct further analysis of facility service population based on drive times in addition to distance to the facility.
- I.** As required, improve site design, conditions and accessibility.
 - e.g., Incorporate cashless payment method options.
 - e.g., Conduct a site design review of the Bragg Creek Transfer Site to consider options for redesign to improve efficiency and reduce traffic congestion.
 - o As part of the review, consider options to relocate the kiosk (e.g., closer to the site entrance for better visibility), as well as potential locations for a compactor bin for plastics.
 - o Consider adding a satellite location for certain materials to reduce the burden on the site.
 - o Review options to add an additional transfer site operating day at Bragg Creek.
- J.** Consider site additions or enhancements in underserved areas
 - e.g., Consider siting a full-service transfer site in the NW of the county to replace the Springhill Chuck Wagon.
 - e.g., Consider operating the Springbank Recycling Depot as a full-service transfer site, with attendant and user-pay garbage option.
 - e.g., Consider adding a transfer site in the east section of RVC between Langdon and Keoma.
 - e.g., Consider an inter-municipal agreement with City of Chestermere to permit RVC residents use of the City's recycling depot, and/or establish an agricultural roundup / Chuck Wagon location near Chestermere.

Communications/Education

- K. Encourage the development of programs that promote waste reduction and reuse.
 - e.g., consider introducing Take-It-Or-Leave-It programs at the transfer sites.

OBJECTIVES / ACTIONS

OBJECTIVES TO SUPPORT GOAL 7

Data collection, record keeping, and reporting

- A. Implement standard data reporting methodologies.
- B. Improve data collection and record keeping.
 - e.g., Develop a tool for tracking site tonnage by material type and cost, and site usage by number of RVC customer visits (particularly for transfer sites operated by neighbouring municipalities) to better support future operational reviews and cost of study exercises.
 - o e.g., User numbers may indicate whether a site needs to be transitioned to a more permanent Transfer Site, or if the site may need additional staffing. Comparability of Chuck Wagon users and costs with Transfer Sites will also help identify efficiencies in selecting the most appropriate level of service for an area.
- C. Enter into discussions with regional sites, as well as residential communities and local service providers to expand sources of data regarding waste generation in the County.
- D. Enhance data dissemination to the public, management and Council.
- E. Within service contracts, require transparent reporting of destinations and end markets of all streams.

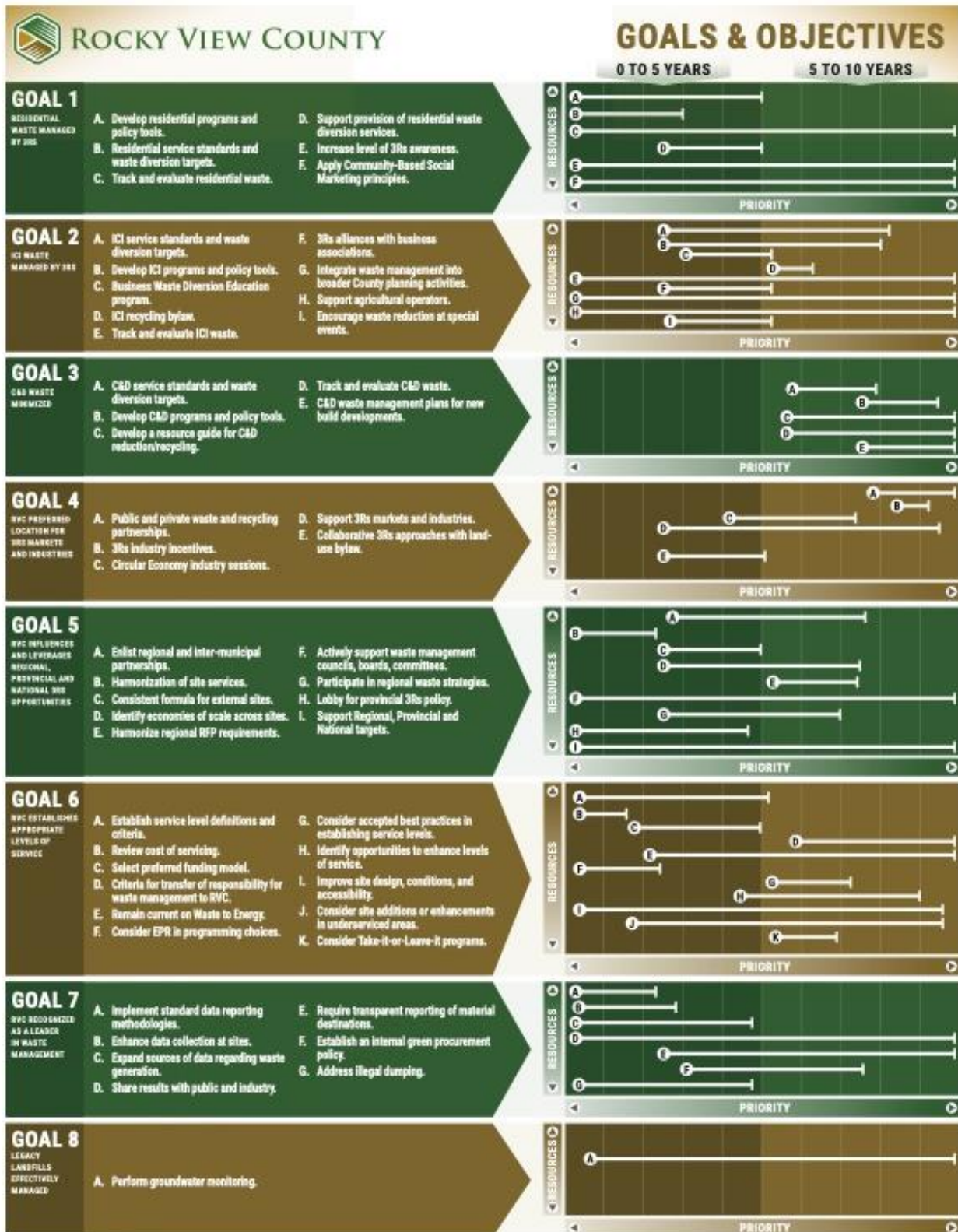
Recognized as a leader in waste management

- F. Establish and enforce an internal green procurement policy (Finance).
- G. Support a RVC campaign and program (multi-department) to identify, clean up and deter illegal dumping sites..

OBJECTIVES TO SUPPORT GOAL 8

- A. Perform groundwater monitoring and report results per Alberta Environment and Parks requirements.

Appendix B



Appendix C: Transfer Site Costing Estimates

Option 1 – Transfer/Recycling Facility

Walk-up compactors for cardboard and plastic

Site Development

DESCRIPTION	ESTIMATED QTY	UNITS	Tetra Tech's Estimate	
			UNIT RATE \$	Total
MobDemob	1	LS	\$ 100,000	\$ 100,000
Cast-in-Place Concrete Pads	2	LS	\$ 7,000	\$ 14,000
Spill Flaps (includes chain and winch)	2	Each	\$ 9,500	\$ 19,000
Signs	1	LS	\$ 5,000	\$ 5,000
Pre-Fabricated Site Office	1	LS	\$ 35,000	\$ 35,000
40 ft Modified Sea container (HHW, Electronics/used oil tank)	1	ea	\$ 60,000	\$ 60,000
Striping of Materials	5,000	m3	\$ 7	\$ 35,000
Ditch/swale excavation	150	LM	\$ 70	\$ 10,500
Engineered Fill	4,000	m3	\$ 13	\$ 52,000
Pavement	2,500	m2	\$ 35	\$ 87,500
Granular Subbase	2,500	m2	\$ 12	\$ 28,750
Granular Base Course	2,500	m2	\$ 8	\$ 18,750
Fall Projection Barrier	30	LM	\$ 70	\$ 2,100
Chain Link Fence and Gates	300	LM	\$ 100	\$ 30,000
Pesticide pole shed/fencing	1	LS	\$ 60,000	\$ 60,000
Topsoil Placement and Grading	1,000	m2	\$ 8	\$ 8,000
Hydraulic Seeding	1,000	m2	\$ 1	\$ 1,000
Lock Block MSE Wall	75	LM	\$ 1,300	\$ 97,500
Concrete Wheel Stops	4	Each	\$ 250	\$ 1,000
Walk-up steps for compactors	2	LM	\$ 6,000	\$ 12,000
Bollards	4	Each	\$ 700	\$ 2,800
Non-Perforated Drain Pipe	30	LM	\$ 80	\$ 2,400
Culverts	20	LM	\$ 350	\$ 7,000
Electrical Work (3 Phase/Lighting)	1	LS	\$ 132,000	\$ 132,000
Sub-total				\$ 821,300
30% Contingency				\$ 246,390
Engineering				\$ 164,260
Total (Excluding GST)				\$ 1,067,690

Equipment

DESCRIPTION	ESTIMATED QTY	UNITS	Tetra Tech's Estimate	
			UNIT RATE \$	Total
40 yd Roll-off Bins	4	ea	\$ 9,000	\$ 36,000
Roll-off compactor Combo	2	ea	\$ 30,000	\$ 60,000
40 yd Roll-off Recycling Bins	5	ea.	\$ 10,000	\$ 50,000
Sub-total				\$ 146,000
30% Contingency				\$ 43,800
Total (Excluding GST)				\$ 335,800

Total Project

DESCRIPTION	ESTIMATED QTY	UNITS	Tetra Tech's Estimate	
			UNIT RATE \$	Total
Site Development				\$ 1,067,690
Equipment	2	ea	\$ 30,000.00	\$ 335,800
Total Site Development and Equipment				\$ 1,403,490

Appendix D: Performance Metrics and KPIs

Goal 1: Residential waste produced in Rocky View County will be managed in accordance with the 3Rs Hierarchy.

<p><u>Waste Metric:</u> Residential waste disposed per capita</p> <p>Note: metric listed per capita to allow evolution as RVC population changes</p> <p><i>Data Sources: Langdon curbside tonnages, transfer site and chuck wagon waste tonnages, residential development tonnages (future)</i></p>	<p><u>Operational Efficiency Metric:</u> Curbside collection program yearly operating costs per household</p> <p><i>Data Sources: Langdon curbside cost of service</i></p>
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KPIs:

- Residential development monthly and yearly disposal tonnages (ideally per capita)
- Residential development monthly and yearly diversion (recycling and organics) tonnages (ideally per capita)
- Number of coordinated collection service agreements, based on RVC levels of service, for residential developments, home owners associations, and individuals
- Number of RVC sites (including Transfer Sites and Chuck Wagons) with RVC branded signage

Goal 2: Industrial, Commercial and Institutional (ICI) waste produced in Rocky View County will be managed in accordance with the 3Rs Hierarchy.

Waste Metric: ICI waste disposed per capita

Data Sources: ICI development reporting; haulers

KPIs:

- ICI tonnage disposed (requires reporting from ICI establishments)
- Number of waste management plans submitted by ICI developments
- Number of businesses participating in a Waste Diversion Education program
- Number of infractions to an ICI Waste & Recycling Bylaw
- Number of ICI contributors submitting waste disposal and diversion data to RVC (could evolve to become a % metric)
- Number of relationships established between RVC and business associations
- Number of special events in RVC with waste reduction options consistent with a developed standard of service
- Number of Irricana site users accessing the agricultural plastics program
 - *Baseline (2020): 29 (RVC residents)*

Goal 3: Construction and demolition (C&D) waste produced from new developments and/or renovations will be minimized and resource reuse maximized.

Waste Metric: C&D waste disposed per capita

Data Sources: C&D developers; haulers

KPIs:

- C&D tonnage disposed
- Number of C&D contributors submitting waste disposal and diversion data to RVC
- Number of new build developments submitting waste management plans

Goal 4: Rocky View County will be seen as a preferred location for markets and industries that consume recyclables and/or actively minimize waste.

Overall Metric: Number of diversion-focused facilities residing in RVC

KPIs:

- Number of incentive-based programs designed to encourage 3Rs business development
- Number of Circular Economy sessions hosted by RVC

Goal 5: Rocky View County influences and leverages regional, provincial and national opportunities to advance 3Rs policies and programs.

Overall Metric: Percentage of sites in RVC consistent with the standard level of service

Data Sources: Intermunicipal sites, percentage of sites in RVC with consistent garbage fees, number of materials collected for diversion at Transfer Sites, site operating hours, percentage of sites that are staffed, number of sites with cashless payment options

Operational Efficiency Metric: RVC waste management site costs per tonne

Data Sources: Intermunicipal site contracts, hauling costs, capital costs, servicing costs

KPIs:

- Number of regional and intermunicipal partnerships focused on delivering waste management services to RVC residents
- Percentage of intermunicipal sites consistent with the standard level of service
- Percentage of sites with consistent garbage fees
 - Goal: 100% by 2023
 - Baseline (2020): 80% (Crossfield, Beiseker, Scott Lake either don't collect garbage or charge different fees)

Goal 6: Rocky View County establishes appropriate levels of service that ensure efficient waste management and diversion options are accessible to County residents.

<p><u>Overall Metric:</u> Percentage of households within 15 km of waste management service sites</p> <p><i>Data Sources: GIS mapping</i></p> <p><i>Baseline: 91% (2020); 13,400 homes</i></p>	<p><u>Operational Efficiency Metric:</u> Cost of service (on a per-tonne basis) for different levels of waste management service in RVC (e.g., Black cart collection per tonne cost, Transfer Site garbage collection cost per tonne)</p> <p><i>Data Sources: Hauling costs, capital costs, servicing costs, intermunicipal site contracts</i></p>
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KPIs:

- Cost of service for different levels of waste management service in RVC
 - Baseline: Per unit and per tonne 2019 Costs for Langdon Curbside Collection Services

Per Unit Metric	Black Cart	Blue Cart	Green Cart	Summary Across 3 Cart Types
Cost per Scheduled Collection	\$3.20	\$2.93	\$2.31	\$2.85
Cost per Tonne	\$410.22	\$773.32	\$253.08	\$426.18





- Baseline: 2019 Cost Recovery per Solid Waste and Recycling Service

Community	Solid Waste & Recycling Service	2019 Total Cost of Service	2019 Revenues	Cost Recovery Analysis
Langdon	Curbside Black Cart	\$729,002	\$232,478	76.8%
	Curbside Blue Cart		\$194,856	
	Curbside Green Cart		\$132,303	
Langdon	Transfer Site & Recycling Depot	\$285,757	\$68,667	24.0%
Bragg Creek	Transfer Site & Recycling Depot	\$447,868	\$146,164	32.6%
Irricana	Transfer Site & Recycling Depot	\$221,574	\$62,302	28.1%
Springbank	Recycling Depot	\$173,120	-	0%
Airdrie	Transfer Site, Recycling Depot	\$101,208	\$4,760	4.7%
Cochrane	Eco Centre	\$136,460	-	0%
Crossfield	Transfer Site & Recycling Depot	\$29,329	-	0%
Beiseker	Transfer Site & Recycling Depot	\$10,998	-	0%
Scott Lake	Transfer Site	\$7,332	-	0%
Madden	Chuck Wagon	\$96,921	\$3,851	4.0%
Bearspaw	Chuck Wagon	\$56,807	\$775	1.4%
Keoma	Chuck Wagon	\$79,437	\$4,965	6.3%
Elbow Valley	Chuck Wagon	\$77,263	\$4,957	6.4%
Springhill	Chuck Wagon	\$108,032	\$17,726	16.4%
All	Agriculture Round-ups	\$77,803	-	0%
Totals		\$2,638,912	\$873,805	33.1%





— Baseline: 2019 Per Unit Service Level Costs (Self-Haul)

Collection Site	Cost per user/month (\$)	Cost per <u>tonne</u> (\$)	Cost per RVC HH within 15 km per month (\$)
Langdon	2.78	580	8.5
Bragg Creek	1.79	440	39
Irricana	7.87	755	36
Springbank	N/A	720	2.50
Airdrie	3.89	360	5.60
Cochrane	N/A	480	2.80
Crossfield	1.29	54	4.30
Beiseker	3.33	N/A	3
Scott Lake	N/A	N/A	1.80



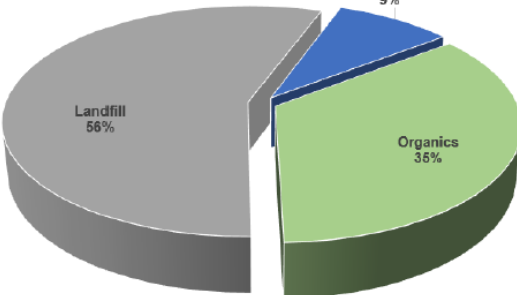
- Curbside collection disposal tonnages
- Curbside collection diversion (recycling and organics) tonnages

Year (2019) Diversion rate: 58%	 RECYCLABLES	 ORGANICS	 GARBAGE
 URBAN / RESIDENTIAL HIGHER DENSITY AREAS (> 400 PEOPLE PER KM ²)	352 tonnes or 209 kg/hh	640 tonnes or Or 379 kg/hh	726 tonnes or 430 kg/household

- Curbside collection program yearly operating costs

Year (2019)	 RECYCLABLES  ORGANICS  GARBAGE
	<p>Total OPEX Actuals (Dept ID #51) = \$636,000</p> <p>Total Cost of Service = \$729,000</p> <p>Cost/household = \$430 (1688 households)</p>

- Curbside waste audit results (garbage stream composition)

Baseline Year (2018)	 GARBAGE
	 <p>Recycling 9%</p> <p>Organics 36%</p> <p>Landfill 56%</p>

- Percentage of RVC-accessible sites that accept garbage for a fee
 - *Baseline (2020): 86% (Scott Lake, Bearspaw (2019) do not)*
- Percentage of RVC sites that are staffed
- Estimated tonnage of materials received for diversion at Chuck Wagons
 - *Baseline: Table: Chuck Wagon Users and Estimated Material Amounts (2019)*

Chuck Wagon	Number of Users	Cardboard (Kg)	Mixed Paper (Kg)	Newspaper (Kg)	Plastic Bags (Kg)	Glass (Kg)	Rigid Plastics (Kg)	Metal (Kg)
Elbow Valley	1,293	2,820	1,165	2,450	266	386	879	641
Keoma	644	2,020	1,093	1,850	487	822	1,453	775
Spring Hill	3,273	2,703	2,083	4,306	725	889	1,678	969
Madden	1,217	1,470	968	2,013	470	750	949	804
Bearspaw	N/A	1,270	788	1,938	235	400	788	206

- Percentage of RVC residents within 15 km of a RVC waste management facility
 - Baseline: Table: Number of RVC Households within 15 km of Facilities

Facility	#RVC Households within 15km
Langdon Transfer Station & Recycling Depot	2,800
Bragg Creek Transfer Station & Recycling Depot	964
Irricana Transfer Station & Recycling Depot	516
Springbank Recycling Depot	5,724
Airdrie Transfer Station (TS) & Recycling Depot (RD)	1,498
Cochrane Eco Centre	4,097
Crossfield Transfer Station & Recycling Depot	569
Beiseker Transfer Station & Recycling Depot	310
Scott Lake Transfer Station	334
Bearspaw Chuckwagon	5,347
Elbow Valley Chuckwagon	4,087
Keoma Chuckwagon	758
Madden Chuckwagon	570
Springhill Chuckwagon	2,077

- Number of materials collected for diversion at RVC transfer sites

- Average number of transfer site users per year
 - *Baseline: Table: RVC Transfer Site Users and Material Amounts (2019)*

Transfer Site	# of Users	Garbage (tonnes)	Recyclables (tonnes)	Organics (tonnes)
Bragg Creek	20,000*	681	221	108
Irricana	3,339	206	87	5**
Langdon	8,592	306	124	53

*estimated from partial data

**incomplete data

- Average number of site users per hour at sites on a seasonal basis (summer vs. winter).
In winter, at sites experiencing less than 5 vehicles per hour towards the end of the day, closing the site early could be warranted. Often sites will experience less demand and could justify closing earlier in winter months due to lack of daylight hours.
- Average RVC resident drive time to closest waste management site
- Number of RVC Transfer Sites with cashless payment options
- Number of Take-It-Or-Leave-It (or similar) options at RVC sites

Goal 7: RVC measures and demonstrates success of its programs and is recognized as a leader in waste management.

<u>Waste Metric:</u> Overall waste per capita <i>Data Sources: Waste disposed from all sectors</i>	<u>Operational Efficiency Metric:</u> Overall costs of waste management borne by RVC
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KPIs

- Internal RVC waste disposal tonnage (per employee)
- Number of internal RVC diversion programming options
- Number of illegal dumping sites
- Number of illegal dumping infractions (bylaw)
- Annual costs of illegal dumping clean-up

Goal 8: Legacy landfills are effectively managed.

<u>Overall Metric:</u> Percentage of inactive landfills meeting all AEP monitoring requirements <i>Data Sources: AEP reporting – groundwater and LFG monitoring</i>	<u>Operational Efficiency Metric:</u> Cost of inactive landfill management <i>Baseline: \$13,005 for Bragg Creek Landfill Monitoring (2019); and \$23,868 for Irricana Landfill Monitoring (2019).</i>	
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Rocky View County Servicing Strategy 2021 – 2031 Road Map

Rocky View County (RVC) Role

Establish and support services (or service delivery models) in Rocky View County that enable the elimination of waste and encourage a circular economy.

Goals And Objectives

Goal 1: Residential waste produced in Rocky View County will be managed in accordance with the 3Rs Hierarchy (Reduce, Reuse, Recycle).



Waste Metric: Residential waste disposed per capita

note: metric listed per capita to allow evolution as RVC population changes

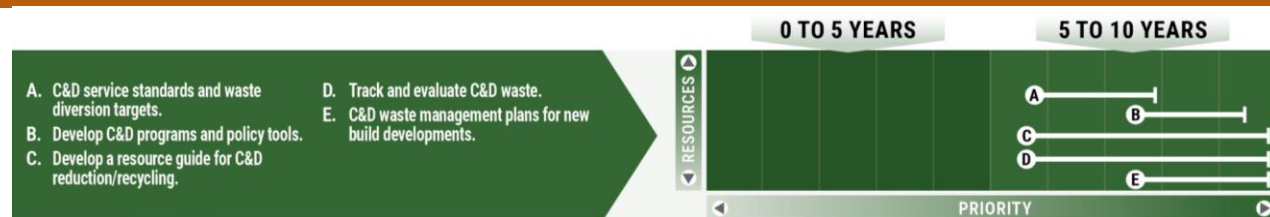
Operational Efficiency Metric: Curbside collection program yearly operating costs per household

Goal 2: Industrial, Commercial and Institutional (ICI) waste produced in Rocky View County will be managed in accordance with the 3Rs Hierarchy.



Waste Metric: ICI waste disposed per capita

Goal 3: Construction and demolition (C&D) waste produced from new developments and/or renovations will be minimized and resource reuse maximized.



Waste Metric: C&D waste disposed per capita

Data Sources: C&D developers; haulers

Goal 4: Rocky View County will be seen as a preferred location for markets and industries that consume recyclables and/or actively minimize waste.



Overall Metric: Number of diversion-focused facilities residing in RVC

Goal 5: Rocky View County influences and leverages regional, provincial and national opportunities to advance 3Rs policies and programs.



Overall Metric: Percentage of RVC-region sites consistent with the transfer site standard level of service

Goal 6: Rocky View County establishes appropriate levels of service that ensure efficient waste management and diversion options are accessible to County residents.

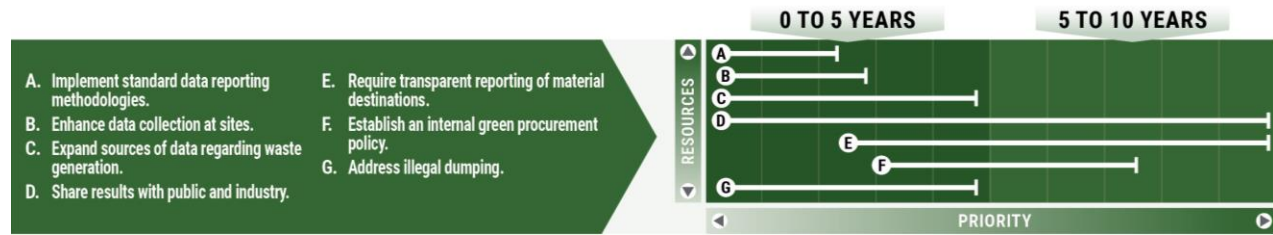


Overall Metric: Percentage of households within 15 km of waste management service sites

Operational Efficiency Metric: Cost of service (on a per-tonne basis) for different levels of waste management service in RVC

Customer Satisfaction Metric: Level of customer service for RVC waste management sites

Goal 7: RVC measures and demonstrates success of its programs and is recognized as a leader in waste management.



Waste Metric: Overall waste per capita

Operational Efficiency Metric: Overall costs of waste management borne by RVC

Goal 8: Legacy landfills are effectively managed.



Overall Metric: Percentage of inactive landfills meeting all AEP monitoring requirements

Operational Efficiency Metric: Cost of inactive landfill management



UTILITY SERVICES

TO:	Council	
DATE:	March 23, 2021	DIVISION: 3
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Mackenas Estates Update	

EXECUTIVE SUMMARY:

On November 24th, 2020, Council directed Administration to initiate discussions with the City of Calgary to determine the process, timing, and cost to expand Rocky View County's current sanitary sewer system in the Elbow Valley area to include a tie-in for the homes in Mackenas Estates Community. Council also requested Administration continue to report back on the its progress with their negotiations with the City of Calgary from time to time, but no later than 6-months between status reports.

The City of Calgary has informed Administration that the capacity for sanitary servicing is limited. The ability to service Mackenas Estates is possible; however, the City of Calgary has requested that Rocky View County look at its overall needs and determine which areas it would like to focus on for future of joint sanitary servicing.

BACKGROUND:

Mackenas Estates is a community within Rocky View County that consists of 21 residential lots which are serviced by individual sanitary swear septic systems. A Rocky View County sanitary sewer line currently exists on Range Road 31, just 281 meters north of Mackenas Estates. The sanitary sewer line is part of a larger collection system that currently services the adjacent communities of Elbow Valley West, Stone Pine, Elbow Valley, Swift Creek Villas, and Lott Creek Estate. These communities are ultimately a part of the City of Calgary sanitary sewer system and managed through a Master Service Agreement.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

No budget implications at this time.

OPTIONS:

Option #1 THAT the Mackenas Estates Update report be received as information.

Administration Resources

Steve Seroya, Utility Services



Option #2 THAT alternative direction be provided.

Respectfully submitted,

“Byron Riemann”

Executive Director

SS/bg

Concurrence,

“Al Hoggan”

Chief Administrative Officer



TRANSPORTATION SERVICES

TO:	Council	
DATE:	March 23, 2021	DIVISION: 2, 4, 8
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Maintenance of Municipal and School Reserve Grounds	

EXECUTIVE SUMMARY:

Rocky View County and Rocky View Schools (RVS) have partnered in the past to maintain the playing fields on Municipal and School Reserves within the County, with RVS carrying out the maintenance and the County contributing financially to cover 50% of the costs. This has been a positive arrangement for both the County and RVS that has provided benefit to County residents. The grounds, which are open year-round, provide landscapes to engage in both passive and active recreation, which contributes to the physical and mental well-being of all Rocky View County residents.

On November 24, 2020, Council approved the Reserves Termination Agreement between Rocky View County, the Board of Trustees of Rocky View School Division No. 41 and the Board of Trustees of the Calgary Roman Catholic Separate School District No.1. The Reserves Termination Agreement released all parties from further obligations under the Reserves Agreement.

Although the termination agreement released the County from a formal obligation to participate with RVS on grounds maintenance, RVS has forwarded an invoice which represents a continuation of the grounds maintenance. This report is intended to respectfully seek direction from Council on whether they support this relationship with RVS.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

The 2021 Operating Budget includes \$90,000 to maintain the grounds of Municipal and School Reserves in Rocky View County. The maintenance costs are funded from the County's Public Reserve.

STRATEGIC OBJECTIVES:

Collaboration with Rocky View Schools on maintenance of Municipal and School Reserve Grounds aligns with Council's Strategic Objectives:

"Expand Community Service Delivery"

- Enhance and expand opportunities for County residents to access playing fields within the County.

Administration Resources

Iain Smith, Transportation Services



"Embrace Partnerships"

- Collaborate with RVS to help deliver safe and well-maintained recreational opportunities within the County.

OPTIONS:

- Option #1: THAT Administration be directed to contribute financially to the maintenance of playing fields located on Municipal and School Reserves.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director
Operations

Chief Administrative Officer

IS/bg



TRANSPORTATION SERVICES

TO:	Council	
DATE:	March 23, 2021	DIVISION: 8
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Neighbours Against High Water (NAHW)	

EXECUTIVE SUMMARY:

At the December 1, 2020 Special Council Meeting, Administration was directed to continue to work with Neighbours Against High Water (NAHW) on the potential cost recovery solutions to high water in the Bearspaw area, and report back to Council by the end of March, 2021.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Administration continues to communicate and collaborate with NAHW and the Bearspaw Golf Club (BGC) on developing a pumping permit process to pump water from the roadside ditch near 46 Bearspaw View to ponds on the golf course. Seasonal needs result in the BGC purchasing potable water for irrigation purposes and the goal of the collaborative permit is to reduce water levels impacting private property with cost recovery potential.

Administration is confirming volumes with BGC, to ensure no downstream negative impacts are present and negotiating potential cost recovery.

BUDGET IMPLICATIONS:

Approved pumping permits are contained within the approved 2021 operating budget.

STRATEGIC OBJECTIVES:

Collaboration with NAHW on potential cost recovery solutions to high water in the Bearspaw area aligns with Council's Strategic Objectives to *create a culture of customer service* by reducing the negative impact of high water levels impacting NAHW.

Collaborating with NAHW and third parties to negate impacts of high water while reducing costs would also align with the strategic objective as *Embracing Partnerships*.

OPTIONS:

- | | |
|------------|--|
| Option #1: | THAT the Neighbours Against High Water (NAHW) update be received as information. |
| Option #2: | THAT alternative direction be provided. |

Administration Resources

Steven Hulsman, Transportation Services



Respectfully submitted,

“Byron Riemann”

Executive Director
Operations

SH/bg

Concurrence,

“Al Hoggan”

Chief Administrative Officer



CAPITAL PROJECT MANAGEMENT

TO: Council

DATE: March 23, 2021 **DIVISION:** 4,5

FILE: 1015-750 **APPLICATION:** N/A

SUBJECT: Cooperative Stormwater Management Initiative (CSMI) Budget Adjustment

EXECUTIVE SUMMARY:

Administration is requesting a budget adjustment of \$5,823,800 for the following transfer of funds related to the Cooperative Stormwater Management Initiative:

- \$4,129,800 of additional funds to be received from the Government of Alberta related to the Alberta Community Resilience Program (ACRP) Grant for the Cooperative Stormwater Management Initiative.
- \$1,694,000 of funds to be transferred from the Stormwater Off-site Levy reserve for the purpose of constructing infrastructure for the Cooperative Stormwater Management Initiative in accordance with the County's Regional Stormwater Off-site Levy Bylaw (C-8008-2020).

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Rocky View County has been an active member of the Cooperative Stormwater Management Initiative (CSMI) since 2012, working with the regional partners to address flooding, environmental, and economic concerns within the region through the construction of a shared stormwater conveyance system. In October of 2020, Rocky View County signed the CSMI User Agreement, the CSMI Development Agreement, and the CSMI Management Agreement all of which enabled the cooperative to be formed in the third quarter of 2020.

The Province of Alberta, through the Alberta Community Resilience Program (ACRP), provides funding for projects which enhance or enable the protection of infrastructure, and/or mitigate public safety hazards. The County previously received \$7.6 million in funding from the ACRP in 2018 and is now receiving an additional \$4.1 million of funds for the CSMI project in accordance with the updated Grant Agreement executed in December of 2020.

In addition to the grant funding being received, the County's Regional Stormwater Off-site Levy Bylaw (C-8008-2020) applies to new development in the areas of OMNI, Janet, Conrich and Langdon and collects funds for the construction of CSMI infrastructure. The Stormwater Off-site Levy funds of \$1,694,000 will be utilized to cover Rocky View's contribution of engineering and construction costs for 2021 and 2022 as follows:

- Engineering and construction for Stage 1-S
- Engineering and construction for Stage 1-E
- Engineering and land for Stage 1-N
- Engineering for Stage 2-S

Administration Resources

Angela Yurkowski, Capital Project Management



These stages of CSMI will ultimately benefit the areas of OMNI, Conrich and Janet.

BUDGET IMPLICATIONS:

\$4,129,800 of funds to be received from the Government of Alberta related to the ACRP Grant for the Cooperative Stormwater Management Initiative.

\$1,694,000 be transferred from the Stormwater Off-site Levy reserve to enable the funds to be used for the development of the CSMI system, in accordance with the Regional Stormwater Off-site Levy Bylaw C-8008-2020.

COMMUNICATIONS PLAN:

N/A

OPTIONS:

Option #1: THAT the Budget Adjustment for Cooperative Stormwater Management Initiative (CSMI) be approved as described in Attachment 'A'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director

Chief Administrative Officer

AY/bg

ATTACHMENTS:

ATTACHMENT 'A': Budget Adjustment Form

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2021

Description	Budget Adjustment
EXPENDITURES:	
Cooperative Stormwater Management Initiative Project	5,823,800
TOTAL EXPENSE:	5,823,800
REVENUES:	
Transfer from Stormwater Offsite Levy Reserve	(1,694,000)
ACRP Grant	(4,129,800)
TOTAL REVENUE:	(5,823,800)
NET BUDGET REVISION:	0
REASON FOR BUDGET REVISION:	
The budget adjustment for CSMI project	
AUTHORIZATION:	
Chief Administrative Officer: _____	Council Meeting Date: _____
Al Hoggan	
Executive Director _____	Council Motion Reference: _____
Corporate Services: _____	
Kent Robinson	
Manager: _____	Date: _____
Byron Riemann	

Budget AJE No: _____

Posting Date: _____



FINANCIAL SERVICES

TO:	Council	
DATE:	March 23, 2021	DIVISION: All
FILE:	0785	APPLICATION: N/A
SUBJECT:	2021 Tax Recovery Sale Properties – Reserve Bids	

POLICY DIRECTION:

Under the *Municipal Government Act* Section 419, Council must set, for each parcel of land to be offered for sale at a public auction, a reserve bid that is as close as reasonably possible to the market value of the parcel of land. Assessment Services established the market values that created the reserve bid.

EXECUTIVE SUMMARY:

Rocky View County's 2021 tax sale date is scheduled for 2:00 p.m. on April 16, 2021, for properties with taxes that are three years in arrears. Attachment 'A' details the reserve bids (market values) established by Rocky View County Assessment Services. Supplementary information for each of the properties currently subject to the tax recovery proceedings will be disclosed at the time of sale.

In accordance with Sections 420 and 425 of the *Municipal Government Act*, the County is entitled to the right of possession and the right to dispose of a parcel of land if it is not sold at the public auction. In conjunction with these requirements, Section 419 of the *Municipal Government Act* states that Council must for each parcel of land to be offered for sale at public auction set a reserve bid that is as close as reasonably possible to the market value of the parcel.

The Manager Financial Services will serve as the auctioneer and one of the department's tax representatives will serve as the recording secretary for this tax sale. The Manager of Assessment Services or his designate will also be in attendance at the sale.

This tax sale will only proceed if the outstanding tax arrears as of December 31, 2020, remain unpaid as of 2:00 p.m. on April 16, 2021.

ADMINISTRATION RECOMMENDATION:

Administration recommends that the reserve bids for the 2021 tax recovery sale be approval in accordance with Option #1.

BUDGET IMPLICATIONS:

The revenue that would be recognized is a 5% Administration fee for each property sold.



OPTIONS:

Option #1: THAT the reserve bids for the 2021 tax recovery sale be approved as per Attachment 'A'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

AW/rp

ATTACHMENTS:

ATTACHMENT 'A': Reserve Bids

Attachment 'A' (Reserve Bids)

Title	LINC #	Legal	Acres	Reserve Bids as of March 1, 2021	Division
181006151	0037117785	Plan 1610830 Blk 11 Lot 42 NW-14-23-27-04	0.246	\$633,000	4
061531065	0020119947	Plan 2319L Blk 6 Lot 22-24 SW-23-23-27-04	0.38	\$295,000	4
171182217	0029013646	Plan 0112638 Blk B Lot 3 SW-05-23-28-04	4.62	\$500,000	4
101046531	0033975203	Plan 0913273 Blk 1 Lot 18 NE-29-24-28-04	0.503	\$1,000,000	5
161095386	0036821247	Plan 1512402 Blk 2 Lot 54 NE-29-24-28-04	0.81	\$1,450,000	5
181059023	0037541613	Plan 1710761 Blk 3 Lot 26 NW-29-24-28-04	0.24	\$300,000	5
081071074	0029021748	Plan 0112710 Lot 1 SE-32-24-28-04	10.16	\$1,500,000	5
031274345	0030047550	Plan 0312250 Blk 1 Lot 9 SE-05-24-02-05	14.27	\$1,025,000	3
121303564+12	0035461474	Plan 8811793 Blk 4 NW-20-24-02-05	0.29	\$5,500	3
141314957	0018147132	Plan 7510024 Blk 1 Lot 23 NW-30-24-02-05	2.00	\$1,000,000	3
101355368	0034594631	Plan 1014613 Blk 1 Lot 1 SW-04-24-03-05	5.56	\$1,200,000	2
171162365	0032881799	Plan 0715771 Blk 3 Lot 12 SE-14-24-03-05	2.06	\$415,000	3
121079241+1	0034088245	Plan 0914791 Blk 4 Lot 2 NE-14-24-03-05	2.00	\$350,000	3
121079241+4	0034088310	Plan 0914791 Blk 4 Lot 9 NE-14-24-03-05	2.02	\$775,000	3
141010214	0033116062	Plan 0811193 Blk 1 Lot 15 SW-23-24-03-05	1.98	\$1,255,000	2
071010614	0024099277	Plan 9212543 Blk 2 Lot 5 NE-24-25-03-05	1.99	\$725,000	8
171149556	0032910168	Plan 0715976 Blk 1 Lot 1 NW-36-26-26-04	80.00	\$900,000	6
161105515+2	0037155852	Plan 9111549 Lot 10 NE-04-26-02-05	7.29	\$720,000	8
071410610	0026166371	Plan 9411928 Blk 5 Lot 26 SE-01-26-03-05	2.82	\$975,000	8
931062861	0018016311	Plan 7610256 Lot 5 SW-06-26-03-05	19.62	\$1,360,000	9
131219179	0031265433	Plan 0513169 Unit 116 SE-27-26-04-05	0.54	\$1,270,000	9
161046771	0021751029	NE-24-28-26-04 Exc Plan 7887JK	157.46	\$1,575,000	6
161046771+3	0021750880	SE-24-28-26-04	157.46	\$1,000,000	6
991306300	0017188103	NW-15-28-02-05	158.97	\$1,250,000	7
031231500	0017188616	SW-22-28-03-05	160.00	\$1,200,000	7
141271089	0021367842	SE-15-28-04-05 East Half	77.46	\$725,000	9



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: March 23, 2021

DIVISION: All

FILE: N/A

SUBJECT: Infrastructure Cost Recovery, C-406

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as Infrastructure Cost Recovery C-406 to ensure Council's objectives are represented and the needs of the County are addressed, in accordance with Council's responsibilities in the *Municipal Government Act*.

EXECUTIVE SUMMARY:

The *Municipal Government Act* allows Council to establish and charge fees for matters under Part 17 (Planning and Development).

Administration reviewed the Infrastructure Cost Recovery Policy C-406 as part of the County's policy review project. Council Policy 406 provides a mechanism for approved subdivision and development proponents to enter into a cost recovery agreement with the County to recover a proportion of the costs incurred to construct and/or install required infrastructure that benefits other lands. Due to the current economic environment and to align with Council's strategic objective of enhancing customer service, Administration is recommending to increase the recovery period from 15 to 20 years as this more accurately represents the useful life of the infrastructure typically covered under these agreements.

Furthermore, the purpose and intent of this update is to better reflect current practice and provide additional clarity as to how to implement the Infrastructure Cost Recovery Policy. The current approach to calculate cost recovery fees is based on an equal distribution of the total infrastructure cost over an area of benefiting lands.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DISCUSSION:

In addition to applying the County's current policy format and writing standards, the proposed amendments to Policy Infrastructure Cost Recovery C-406 include:

Proposed Amendment	Reasoning
The application of the <u>The potential for</u> Infrastructure Cost Recovery Policy will be discussed <u>is evaluated</u> at the subdivision <u>or development application</u> stage or at concept scheme review, prior to recommendations to Council, <u>and is subject to Council or Municipal</u> <u>Planning Commission passing a</u> <u>resolution to apply this policy and the</u>	<ul style="list-style-type: none"> Update the policy to reflect current practice to apply the Policy at the subdivision or development permit stages.

Administration Resources

Jeannette Lee, Planning and Development Services

<p><u>requirement of the agreement holder entering into a development agreement with the County.</u></p>	
<p><u>Upon issuance of the Construction Completion Certificate (CCC) related to the proposed infrastructure, the per acre charges identified in the agreement are updated to reflect actual costs incurred by the agreement holder based on certified construction receipts provided by the agreement holder's engineering representative and approval by administration.</u></p>	<ul style="list-style-type: none"> Updated policy to reflect current practices and process of updating the agreement with the actual costs upon construction completion.
<p>The <u>infrastructure Cost Recovery</u> will apply applies to:</p> <p>(1) Development, excluding permitted uses that require relaxations of land use rules (i.e. height and or setbacks) and renewable development permits (i.e. Home Based Business), that require a development permit under the Land Use Bylaw C-484-97 as amended.</p> <p><u>(2) all new development applications within the development region that require a development permit under the Land Use Bylaw C-8000-2020 as amended; and</u></p> <p><u>(3) the total gross area of the subject parcel.</u></p>	<ul style="list-style-type: none"> Updated policy to provide clarity around the applicability to all new development applications that require a development permit.
<p><u>The following subdivision and development applications are exempt from providing payment if they are bound by an active cost recovery agreement:</u></p> <p><u>(1) uses that require relaxations of land use regulations (i.e. building height, setbacks, parcel coverage areas);</u></p> <p><u>(2) renewable development permits (i.e. Home Based Businesses);</u></p>	<ul style="list-style-type: none"> Updated policy to provide clarity around the exemptions of the policy.



<p><u>(3) uses that do not materially benefit from the infrastructure constructed under an active cost recovery agreement (ie. the use would have been permitted to proceed without the newly constructed infrastructure in place); and</u></p> <p><u>(4) new subdivisions that do not materially benefit from the infrastructure constructed under an active cost recovery agreement (ie. the subdivision would have been permitted to proceed without the newly constructed infrastructure in place).</u></p>	
<p>The Infrastructure Cost Recovery Policy <u>A cost recovery agreement:</u></p> <p><u>(1) will be is valid for a period of fifteen (15) years twenty (20) years;</u></p> <p><u>(2) commences at the date of signing the development agreement respecting the cost recovery; and</u></p> <p>will be is <u>is</u> considered terminated after this period <u>unless determined otherwise by Council.</u></p>	<ul style="list-style-type: none"> • To update the policy to align with industry practice and Council's strategic objective in enhancing customer service. • A 20 year timeframe more accurately represents the useful life of the infrastructure covered under these agreements.
<p>The County will not be responsible for any recovery that has not materialized due to lack of development. If an agreement holder does not receive the full amount of cost-recovery fees due to a lack of development within the development region, the County does not pay outstanding fees.</p>	<ul style="list-style-type: none"> • Updated policy to provide clarity of the County's obligation in the collection of cost-recovery.
<p><u>The cost recovery agreement is</u> bound to the agreement holder and not to titled lands. Assignment of the development agreement <u>cost recovery agreement will only be is recognized upon consent of the Municipal Council only by Council resolution.</u></p>	<ul style="list-style-type: none"> • Updated policy to provide clarity that the assignment of the agreement will be at the discretion of Council.



<p>Cost recovery funds are releasable to the agreement holder only once the construction of infrastructure has commenced or a CCC for the infrastructure has been issued.</p>	<ul style="list-style-type: none"> Updated policy to provide clarity that no funds will be released until such time that the improvements have been constructed or initiated Administration would hold the funds until construction has commenced or a CCC issued on the infrastructure
<p>Previously approved subdivision applications or development permits <u>applications will be</u> reviewed by staff the County to determine if they qualify for the Infrastructure Cost Recovery <u>but Applications</u> must meet all of the following criteria:</p> <p>a. (1) The infrastructure that will be under <u>is under or will be transferred to</u> the jurisdiction of the County; and</p> <p>b. (2) Requests for review of this policy in relation to past a previously approved subdivisions or developments <u>application</u> must <u>originate</u> from the agreement holder as defined by this policy; and</p> <p>c. (3) the subdivision or development infrastructure has not received a <u>Final Acceptance Certificate (FAC)</u> from the County; and</p> <p>d. (4) Development agreements that are older than five (5) years from the date of signing of the development agreement <u>will not be are not</u> considered under this policy; and</p> <p>e. (5) valid construction cost receipts for the installation of the infrastructure are provided.</p> <p>f. (6) The other criteria listed within this policy, and</p> <p>g. (7) Applications for re-evaluation under the Infrastructure Cost Recovery Policy will be subject to the hourly transportation research fees outlined in the Master Rates Bylaw.</p>	<ul style="list-style-type: none"> Updated the policy's criteria in assessing the subdivision or development permit application to align with current practices.

<p>The Infrastructure Cost Recovery Policy will be a forward looking document that requires yearly review and tracking is reviewed every three (3) years to ensure consistency with Council direction.</p>	<ul style="list-style-type: none"> Updated policy to commit to a review process to ensure consistency with Council's direction.
<p>Definitions added:</p> <ul style="list-style-type: none"> Benefiting Lands Construction Completion Certificate Cost Recovery Agreement County Developer 	<ul style="list-style-type: none"> Updated policy to provide definitions to address the proposed amendments.

BACKGROUND:

The Infrastructure Cost Recovery Policy is used in association with subdivision and development approvals for the construction of new infrastructure required to support subdivision or development. At times, this infrastructure may provide benefit to lands other than the land actively being subdivided or developed. These additional lands tend to benefit by means of gaining physical access or connection to the infrastructure and are required to pay their proportionate share of cost of the infrastructure on a per acre basis.

Should Council be supportive of the amendments, the policy will allow for an additional five (5) year extension to all existing Infrastructure Cost Recovery Agreements that are currently active. There are a total of 35 active Agreements that will be impacted by the amendment of this policy.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Infrastructure Cost Recovery Policy C-406 be amended as per Attachment 'A'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director
Community Development Services

Chief Administrative Officer



ATTACHMENTS:

ATTACHMENT 'A': Proposed Infrastructure Cost Recovery Policy C-406

ATTACHMENT 'B': Amendments to Infrastructure Cost Recovery Policy C-406



INFRASTRUCTURE COST RECOVERY

Council Policy

C-406

Policy Number:	C-406
Policy Owner:	Planning and Development Services
Adopted By:	Council
Adoption Date:	2005 April 26
Effective Date:	2005 April 26
Date Last Amended:	TBD
Date Last Reviewed:	TBD

Purpose

This policy establishes the processes for infrastructure cost recovery at Rocky View County (the County) to support cost-effective growth and orderly development.



Policy Statement

- 2 Infrastructure cost recovery may be applied with subdivision and development approvals for the installation and/or construction of required infrastructure for a subdivision or development where the County requires a developer or development to provide infrastructure that benefits lands other than the land being subdivided or developed.
- 3 The lands that benefit by means of physical access or connection to the infrastructure are considered the development region and share a proportional cost of the infrastructure's capital cost on a per acre basis.

Policy

- 4 The potential for infrastructure cost recovery is evaluated at the subdivision or development stage, and is subject to Council or Municipal Planning Commission passing a resolution to apply this policy and the requirement of the agreement holder entering into a development agreement with the County.
 - (1) At Council's discretion, infrastructure cost recovery may be applied at the time of subdivision or development approval; and
 - (2) Council's approval of the infrastructure cost recovery in relation to a subdivision or development application forms part of the letter of transmittal and is an addendum to the development agreement.



INFRASTRUCTURE COST RECOVERY

Council Policy

C-406

- 5 Infrastructure that is constructed and/or installed under a development agreement may be subject to a cost recovery agreement if it benefits other parcels/landowners in the development region.
- 6 County Administration works with the agreement holder to formulate the scope of the infrastructure cost recovery. The scope must identify:
 - (1) the development region to receive benefit from the proposed infrastructure; and
 - (2) the per acre charges assessed to the development region, based on a certified construction estimate provided by the agreement holder's engineering representative at the discretion of Administration.
- 7 At the discretion of Administration, the construction estimates may be subject to third party review to ensure sound engineering judgments are followed and that industry prices and standards are utilized.
- 8 Upon issuance of the Construction Completion Certificate (CCC) related to the proposed infrastructure, the per acre charges identified in the agreement are updated to reflect actual costs incurred by the agreement holder based on certified construction receipts provided by the agreement holder's engineering representative and approval by administration.
- 9 The infrastructure cost recovery acre charge is only paid to the first in developer as development proceeds.
- 10 The owners of benefiting lands pay an interest rate on the balance owing. The interest rate is the rate that a normal savings account would pay at the end of the previous calendar year. The interest rate is a simple rate calculated on the owing balance, once per year and accumulated to the amount owing to the agreement holder.
- 11 The infrastructure cost recovery applies to:
 - (1) all new subdivision approvals within the development region;
 - (2) all new development applications within the development region that require a development permit under the Land Use Bylaw C-8000-2020 as amended; and
 - (3) the total gross area of the subject parcel.
- 12 The following subdivision and development applications are exempt from providing payment if they are bound by an active cost recovery agreement:



INFRASTRUCTURE COST RECOVERY

Council Policy

C-406

- (1) uses that require relaxations of land use regulations (i.e. building height, setbacks, parcel coverage areas);
 - (2) renewable development permits (i.e. Home Based Businesses);
 - (3) uses that do not materially benefit from the infrastructure constructed under an active cost recovery agreement (ie. the use would have been permitted to proceed without the newly constructed infrastructure in place); and
 - (4) new subdivisions that do not materially benefit from the infrastructure constructed under an active cost recovery agreement (ie. the subdivision would have been permitted to proceed without the newly constructed infrastructure in place).
- 13 A cost recovery agreement:
 - (1) is valid for a period of twenty (20) years;
 - (2) commences at the date of signing the development agreement respecting the cost recovery; and
 - (3) is considered terminated after this period unless determined otherwise by Council.
- 14 If an agreement holder does not receive the full amount of cost-recovery fees due to a lack of development within the development region, the County does not pay outstanding fees.
- 15 The cost recovery agreement is bound to the agreement holder and not to titled lands. Assignment of the cost recovery agreement is recognized only by Council resolution.
- 16 Cost recovery funds are releasable to the agreement holder only once the construction of infrastructure has commenced or a CCC for the infrastructure has been issued.
- 17 Previously approved subdivision applications or development applications are reviewed by the County to determine if they qualify for infrastructure cost recovery. Applications must meet all of the following criteria:
 - (1) the infrastructure is under or will be transferred to the jurisdiction of the County;
 - (2) requests for review of a previously approved subdivisions or developments application must originate from the agreement holder as defined by this policy;
 - (3) the infrastructure has not received a Final Acceptance Certificate (FAC) from the County;



INFRASTRUCTURE COST RECOVERY

Council Policy

C-406

- (4) development agreements that are older than five (5) years from the date of signing of the development agreement are not considered under this policy; and
 - (5) valid construction cost receipts for the installation of the infrastructure are provided.
- 18 Disputes in regards to this policy and its implementation are resolved by Council.
- 19 All subdivision or development must be within the boundaries of Rocky View County to qualify for infrastructure cost recovery through this policy.
- 20 All cost recovery payments are administered in accordance with the Master Rates Bylaw C-8145-2021, as amended.
- 21 The Infrastructure Cost Recovery Policy will be a forward looking document that is reviewed every three years to ensure consistency with Council direction.



References

Legal Authorities

- *Municipal Government Act*, RSA 2000, c M-26
- *Land Titles Act*, RSA 2000, c L-4

Related Plans, Bylaws, Policies, etc.

- Rocky View County *Master Rates Bylaw* as amended or replaced from time to time.
- Rocky View County *Land Use Bylaw C-8000-2020* as amended or replaced from time to time.
- Rocky View County *Servicing Standards* adopted by resolution no. 188-13 as amended or replaced from time to time.

Related Procedures

Other

- n/a



Policy History

Amendment Date(s) – Amendment Description

-

Review Date(s) – Review Outcome Description

- TBD



INFRASTRUCTURE COST RECOVERY

Council Policy

C-406

Definitions

22 In this policy:

- (1) “agreement holder” means the-signatory of the development agreement. The intended agreement holder may be the agreement holder or an authorized person acting on their behalf;
- (2) “benefitting lands” means all parcel(s) of land in the development region, excluding County owned lands or lands that are under the direction, control, and management of the County;
- (3) “capital costs” means capital costs as referred to in Section 648 of the Municipal Government Act;
- (4) “Construction Completion Certificate” means a certificate provided by the engineer of record verifying that performance of all work has been completed pursuant to the Agreement, including remediation or correction of deficiencies;
- (5) “cost recovery agreement” means the agreement that is signed by the developer responsible for the costs associated with construction and/or installing the infrastructure, which identifies the recoverable costs on a per acre basis to be applied to the benefitting lands;
- (6) “Council” means the duly elected Council for Rocky View County;
“County” means Rocky View County;
- (7) “developer” means the agreement holder who is also a registered owner of lands within the development region;
- (8) “development” means development as defined in the Municipal Government Act;
- (9) “development agreement” means an agreement under Section 655 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26;
- (10) “development permit” means a document that is issued under a land use bylaw and authorizes a development;
- (11) “development region” means the lands that are identified as benefiting from the infrastructure;



ROCKY VIEW COUNTY

INFRASTRUCTURE COST RECOVERY

Council Policy

C-406

- (12) “infrastructure” means such things as roads, water, wastewater, stormwater and similar municipal type services as may be required;
- (13) “lands” means the private titled lands in accordance with the Land Title Act, as amended;
- (14) “subdivision” means subdivision as defined in the Municipal Government Act; and
- (15) “subdivision approval” means the date the Council or the Subdivision Appeal Board renders a decision on a subdivision application.



INFRASTRUCTURE COST RECOVERY

Council Policy

C-406

Policy Number:	C-406
Policy Owner:	Infrastructure and Operations <u>Planning and Development Services</u>
Adopted By:	Council
Adoption Date:	2005 April 26
Effective Date:	2005 April 26
Date Last Amended:	TBD
Date Last Reviewed:	TBD

Purpose

- 1 ~~This policy establishes the processes for infrastructure cost recovery at Rocky View County (the County) to support cost-effective growth and orderly development. The Infrastructure Cost Recovery Policy can be used in association with subdivision and development approvals for the construction and or installation of required infrastructure for a subdivision or development, where the County has required a developer or development to provide infrastructure that benefits lands other than the land being subdivided or developed. The lands that benefit by means of physical access or connection to the infrastructure will be defined as the development region and will share a proportional cost of the infrastructure's capital cost on a per acre basis. The infrastructure will be viewed as a method to provide cost effective development and orderly growth.~~



Policy Statement

- 2 Infrastructure ~~c~~Cost ~~r~~Recovery ~~can be used in association~~ may be applied with subdivision and development approvals ~~and/or~~ for the installation and/or construction of required infrastructure for a subdivision or development where the County ~~has required~~ requires a developer or development to provide infrastructure that benefits lands other than the land being subdivided or developed.
- 3 The lands that benefit by means of physical access or connection to the infrastructure ~~will be defined as~~ are considered the development region and ~~will~~ share a proportional cost of the infrastructure's capital cost on a per acre basis.



Policy

- 4 ~~The application of the~~ The potential for ~~Infrastructure Cost Recovery Policy will be discussed~~ is evaluated at the subdivision or development application stage ~~or at concept scheme review,~~ prior to recommendations to Council, and is subject to Council or Municipal Planning Commission passing a resolution to apply this policy and the requirement of the agreement holder entering into a development agreement with the County.
- (1) ~~1. Either the Infrastructure Cost Recovery Policy or Endeavor to Assist Policy or neither~~ At Council's discretion, infrastructure cost recovery ~~will be~~ may be applied at the time of subdivision or development approval ~~pending Council's discretion;~~ and
- (2) ~~2. Council's approval of the~~ Infrastructure Cost Recovery in relation to a subdivision or development application ~~will form~~ s part of the letter of transmittal and ~~is will be~~ is an addendum to the development agreement.
- 5 Infrastructure that is constructed and/or installed under a development agreement may be subject to a cost recovery agreement if it benefits other parcels/landowners in the development region.
- ~~3.6~~ Staff County Administration will works with the agreement holder to formulate the scope of the ~~Infrastructure Cost Recovery.~~ The scope must ~~will~~ identify:
- (1) the development region ~~that will~~ to receive benefit from the proposed infrastructure; and
- (2) the per acre charges assessed to the development region, based on a certified construction estimate provided by the agreement holder's engineering representative at ~~and approval by the County~~ the discretion of Administration.
- ~~4.7~~ At the discretion of ~~the County Administration,~~ the construction estimates may be subject to third party review to ensure sound engineering judgments are followed and that industry prices and standards are utilized.
- 8 Upon issuance of the Construction Completion Certificate (CCC) related to the proposed infrastructure, the per acre charges identified in the agreement are updated to reflect actual costs incurred by the agreement holder based on certified construction receipts provided by the agreement holder's engineering representative and approval by administration.
- ~~5.9~~ The ~~Infrastructure Cost Recovery Policy~~ Infrastructure Cost Recovery acre charge ~~will is~~ is only ~~be~~ paid to the first in developer as development proceeds.



INFRASTRUCTURE COST RECOVERY

Council Policy

C-406

~~6-10~~ The owners of benefiting lands pay ~~A~~an interest rate ~~will be paid~~ on the balance owing. The interest rate ~~will be is~~ the rate that a normal savings account would pay at the end of the previous calendar year. The interest rate ~~will be is~~ a simple rate calculated on the owing balance, once per year and accumulated to the amount owing to the ~~benefitting lands agreement holder~~.

~~7~~ The Infrastructure Cost Recovery Policy will be a forward looking document that will require yearly review and tracking to ensure consistency with Council direction.

~~8-11~~ The Infrastructure Cost Recovery ~~will apply~~ applies to:

~~(1)~~ Development, excluding permitted uses that require relaxations of land use rules (i.e. height and or setbacks) and renewable development permits (i.e. Home Based Business), that require a development permit under the Land Use Bylaw C-484-97 as amended;
all new subdivision approvals within the development region;

~~(2)~~ all new development applications within the development region that require a development permit under the Land Use Bylaw C-8000-2020 as amended; and

~~(3)~~ the total gross area of the subject parcel.

~~12~~ The following subdivision and development applications are exempt from providing payment if they are bound by an active cost recovery agreement:

~~(1)~~ uses that require relaxations of land use regulations (i.e. building height, setbacks, parcel coverage areas);

~~(2)~~ renewable development permits (i.e. Home Based Businesses);

~~(3)~~ uses that do not materially benefit from the infrastructure constructed under an active cost recovery agreement (ie. the use would have been permitted to proceed without the newly constructed infrastructure in place); and

~~(4)~~ new subdivisions that do not materially benefit from the infrastructure constructed under an active cost recovery agreement (ie. the subdivision would have been permitted to proceed without the newly constructed infrastructure in place).

~~9-13~~ The Infrastructure Cost Recovery Policy A cost recovery agreement:

~~(1)~~ ~~will be~~ is valid for a period of ~~fifteen (15) years~~ twenty (20) years;

~~(2)~~ commences at the date of signing the development agreement respecting the cost recovery; and



INFRASTRUCTURE COST RECOVERY

Council Policy

C-406

- (3) ~~will be~~ is considered terminated after this period unless determined otherwise by Council.
- ~~9-14-~~ The County ~~will not be responsible for any recovery that has not materialized due to lack of development. If an agreement holder does not receive the full amount of cost-recovery fees due to a lack of development within the development region, the County does not pay outstanding fees.~~
- ~~10-15~~ The cost recovery agreement is bound to the agreement holder and not to titled lands. Assignment of the ~~development agreement~~ cost recovery agreement ~~will only be~~ is recognized ~~upon consent of the Municipal Council only by Council resolution.~~
- 16 Cost recovery funds are releasable to the agreement holder only once the construction of infrastructure has commenced or a CCC for the infrastructure has been issued.
- ~~11-17~~ Previously approved subdivision applications or development ~~permits~~ applications ~~will be~~ are reviewed by ~~staff~~ the County to determine if they qualify for ~~the~~ infrastructure ~~Cost Recovery.~~ but Applications must meet all of the following criteria:
- a-~~(1)~~ The infrastructure ~~that will be under~~ is under or will be transferred to the jurisdiction of the County; ~~and~~
- b-~~(2)~~ Requests for review of ~~this policy in relation to past~~ a previously approved subdivisions or developments application must originate from the agreement holder as defined by this policy; ~~and~~
- c-~~(3)~~ the ~~subdivision or development infrastructure~~ has not received a Final ~~Acceptance~~ Certificate (FAC) from the County; ~~and~~
- d-~~(4)~~ Development agreements that are older than five (5) years from the date of signing of the development agreement ~~will not be~~ are not considered under this policy; and
- e-~~(5)~~ valid construction cost receipts for the installation of the infrastructure are provided.
- f-~~(6)~~ ~~The other criteria listed within this policy, and'~~
- g-~~(7)~~ Applications for re-evaluation under the Infrastructure Cost Recovery Policy will be subject to the hourly transportation research fees outlined in the Master Rates Bylaw.
- ~~12-18~~ Disputes in regards to this policy and its implementation are resolved by Council.



INFRASTRUCTURE COST RECOVERY

Council Policy

C-406

- ~~13- 19~~ All subdivision or development must be within the boundaries of the Rocky View County to qualify for infrastructure cost recovery through this policy.
- 20 All cost recovery payments are administered in accordance with the Master Rates Bylaw ~~C-7992-2020 C-8145-2021~~, as amended.
- ~~7- 21~~ The Infrastructure Cost Recovery Policy will be a forward looking document that ~~requires yearly review and tracking~~ is reviewed every three years to ensure consistency with Council direction.



References

Legal Authorities

- *Municipal Government Act*, RSA 2000, c M-26
- *Land Titles Act*, RSA 2000, c L-4

Related Plans, Bylaws, Policies, etc.

- Rocky View County *Master Rates Bylaw* as amended or replaced from time to time.
- Rocky View County *Land Use Bylaw C-8000-2020* as amended or replaced from time to time.
- Rocky View County *Servicing Standards* adopted by resolution no. 188-13 as amended or replaced from time to time.

Related Procedures

- n/a

Other



Policy History

Amendment Date(s) – Amendment Description

-

Review Date(s) – Review Outcome Description

- TBD

Definitions

22 In this policy:

- (1) “agreement holder” ~~means the refers to the~~ signatory of the ~~Development Agreement~~. The intended agreement holder may be the agreement holder or an authorized person acting on their behalf;



INFRASTRUCTURE COST RECOVERY

Council Policy

C-406

- (2) "benefitting lands" means all parcel(s) of land in the development region, excluding County owned lands or lands that are under the direction, control, and management of the County;
- (3) "Capital costs" means capital costs as referred to in Section 648 of the Municipal Government Act;
- (4) "Construction Completion Certificate" means a certificate provided by the engineer of record verifying that performance of all work has been completed pursuant to the Agreement, including remediation or correction of deficiencies;
- (5) "cost recovery agreement" means the agreement that is signed by the developer responsible for the costs associated with construction and/or installing the infrastructure, which identifies the recoverable costs on a per acre basis to be applied to the benefitting lands;
- (6) "Council" ~~refers to~~ means the duly elected Council for Rocky View County;
"County" means Rocky View County;
- (7) "developer" means the agreement holder who is also a registered owner of lands within the development region;
- (8) "Development" means development as defined in the Municipal Government Act;
- (9) "Development Agreement" in the context refers to means an agreement under Section 655 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26;
- (10) "Development Permit" means a document that is issued under a land use bylaw and authorizes a development;
- (11) "Development Region" means are the lands that are identified as benefiting from the infrastructure;
- (12) "Infrastructure" means such things as roads, water, wastewater, stormwater and similar Municipal type services as may be required;
- (13) "Lands" means the private titled lands in accordance with the Land Title Act, as amended;
- (14) "Subdivision" means subdivision as defined in the Municipal Government Act; and



ROCKY VIEW COUNTY

INFRASTRUCTURE COST RECOVERY

Council Policy

C-406

- (15) “~~S~~ubdivision ~~A~~pproval” means the date the Council or the Subdivision Appeal Board renders a decision on a subdivision application.

LEGISLATIVE SERVICES

TO:	Council	
DATE:	March 23, 2021	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Intermunicipal Development Plan between the Village of Beiseker and Rocky View County	

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.

EXECUTIVE SUMMARY:

At the October 15, 2020, Intermunicipal Committee meeting, Administrations were directed to pursue a development-related memorandum of understanding rather than an Intermunicipal Development Plan. A Council resolution confirming this direction is required to fulfill the requirements of the MGA.

The area in Rocky View County adjacent to Beiseker is primarily zoned for agriculture. The Intermunicipal Collaboration Framework, passed by Council on February 24, 2020, provides a mechanism for discussion and dispute resolution, and also identifies shared services. At the direction of the Intermunicipal Committee, Administration is currently working on a memorandum of understanding with counterparts from Beiseker to further strengthen collaboration on development-related issues. Therefore, it is Administration's assessment that an IDP is not of benefit at this time. If either party decides an IDP is warranted in the future, it can be completed upon request. The Village of Beiseker passed a similar resolution on March 8, 2021.

ADMINISTRATION RECOMMENDATION:

Administration recommends that it be resolved that an IDP is not required at this time, in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- | | |
|-----------|---|
| Option #1 | THAT an Intermunicipal Development Plan between Rocky View County and the Village of Beiseker is not required at this time. |
| Option #2 | THAT alternative direction be provided. |

Administration Resources

Ben Manshanden, Legislative Services



Respectfully submitted,

"Amy Zaluski"

Director, Legislative Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer



LEGISLATIVE SERVICES

TO: Council

DATE: March 23, 2021 **DIVISION:** All

FILE: N/A **APPLICATION:** N/A

SUBJECT: Additional Special Council Meetings and Public Hearing Prioritization

POLICY DIRECTION:

Section 194(1)(a) of the *Municipal Government Act* allows the Reeve to call special Council meetings when he or she considers it appropriate to do so. This is reflected in section 22 of Rocky View County's *Procedure Bylaw*.

EXECUTIVE SUMMARY:

At the October 27, 2020, organizational meeting, Council established the dates and times for its regularly scheduled meetings in 2021. Council has since held three additional special Council meetings in 2021 due to the cancellation of public hearings in December 2020 as a result of COVID-19 restrictions. These special Council meetings have included:

- February 8, 2021 – Public hearing for the Scott Property land use redesignation and consideration of the associated Master Site Development Plan
- February 16, 2021 – Public hearing for the Municipal Development Plan, South Springbank Area Structure Plan, and North Springbank Area Structure Plan
- March 2, 2021 – Public hearing for the Summit Pit land use redesignation and consideration of the associated Master Site Development Plan

There is a significant number of planning applications with applicants who wish to proceed to public hearings in 2021, with many applicants also requesting that their applications be scheduled prior to the municipal election in October 2021. There are also a number of significant projects initiated by the County that require public hearings. As a result, Administration is experiencing challenges with scheduling the volume of hearings and with determining which items should receive priority.

Given the number of public hearings yet to be scheduled, the competing priorities with scheduling them, and the few remaining meetings left in this term of Council, Administration is seeking direction on how Council wishes to proceed on the following questions:

- Does Council wish to schedule additional special Council meetings between now and the municipal election?
- How does Council wish to prioritize the scheduling of public hearings at those special Council meetings?

Administration has proposed one additional special Council meeting per month on the dates and times provided further on in this report, as well as options for Council to consider to provide guidance with scheduling public hearings at these meetings.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option 1.

Administration Resources

Tyler Andreasen, Legislative Services
Sean MacLean, Planning and Development Services



BACKGROUND:

The County has a number of projects requiring public hearings that could be heard between now and the municipal election in October 2021. These include six area structure plan projects initiated by this Council, as well as one intermunicipal development plan bylaw. There are also a number of planning applications made by third parties across the County, and many of those applicants have requested that their applications be scheduled prior to the municipal election.

Public hearings have been booked through April 20, 2021, which leaves nine regular Council meetings available for scheduling public hearings between now and the municipal election. As of March 5, 2021, there are 65 public hearing items currently requiring scheduling. Administration estimates that these public hearings would take approximately 181 in total hours to complete. The breakdown by application type is as follows:

Application Type	Number of Applications	Estimated Hours of Public Hearing Time
Land use and local plan applications	16	70
Statutory plans	7	50
Redesignations	36	55
Road closures	6	6
	65	181

For context, if Council considered nothing but public hearings at the remaining nine regular meetings, and if those meetings lasted 8.5 hours, there would be 67.5 hours (subtracting a one-hour lunch break) of public hearing time available in total.

- This would allow for completion of approximately 37% of the current public hearing demand.

For the nine remaining meetings, if Council considered nothing but public hearings, and if the meetings lasted for 12 hours each, there would be 94.5 hours (subtracting one-hour lunch breaks and half-hour dinner breaks) of public hearing time available.

- This would allow for completion of approximately 52% of the current public hearing demand.

It is important to note that these estimates do not include any time for Council to consider non-public hearing items, such as general business items, consideration of bylaws and policies, and other items requiring updates or decisions from Council.

Additional Special Council Meetings

Due to advertising deadlines, Administration has already worked with the Reeve to schedule an additional special Council meeting on April 20, 2021. Given the extensive workload that Council faces between now and the municipal election in October 2021, Administration is seeking direction from Council to work with the Reeve on scheduling four additional special Council meetings on the following dates and times:

- Tuesday, May, 4, 2021 at 9:00 a.m.
- Tuesday, June 1, 2021 at 9:00 a.m.
- Tuesday, July 6, 2021 at 9:00 a.m.
- Tuesday, September 7, 2021 at 9:00 a.m.



ROCKY VIEW COUNTY

Based on the length of the public hearings held at the February 2, February 16, and March 2, 2021, special Council meetings, there are a number of public hearings that would likely require an entire day to be heard.

If Council is amenable to scheduling additional special meetings between now and the municipal election, Administration recommends that the additional special Council meetings be dedicated to public hearings of the following types:

- County-initiated projects and statutory plan applications, such as area structure plans, with complex policy considerations that may result in a number of amendments to consider.
 - There are six area structure plans that could potentially proceed prior to October.
- Land use and local plan applications with significant community interest and complex technical considerations, such as high-density, mixed-use developments, aggregate extraction, etc.
 - Administration has determined that there are five applications of this type.

Regardless of the direction received from Council on additional special Council meetings, Administration will continue to schedule regular Council meetings with as many public hearings as possible, while balancing the workload with non-public hearing items requiring decisions of Council.

BUDGET IMPLICATIONS:

There is always the possibility of budget implications with holding Council meetings, primarily in the form of overtime paid to employees, but also in lost opportunity costs. Due to the nature of the public hearings that would be scheduled for these additional special Council meetings, there may be additional overtime paid to employees for preparing for and attending these meetings.

COMMUNICATIONS PLAN:

All public hearings are advertised in accordance with the *Municipal Government Act* and the County's *Public Notification Bylaw*. Any additional special Council meetings would be communicated through the County's website and other communication channels.

STRATEGIC OBJECTIVES:

Council's Strategic Plan includes the strategic objective of creating a culture of customer service. This objective falls under the strategic theme of service excellence, and one of its stated goals is to improve the processing times of applications.

The Strategic Plan also includes the strategic objective of guiding the County's growth pattern. This objective falls under the strategic theme of responsible growth, and one of its stated goals is to ensure that the County's plans are current.

CONCLUSION:

There are a number of significant internal and external applications requiring public hearings. There are only nine available regular Council meetings available to schedule them. Administration recommends that Council provide direction to work with the Reeve to schedule one additional special Council meeting per month until the municipal election in October 2021. Administration further recommends that statutory plans, complex land use redesignations, and aggregate extraction applications be prioritized for these additional meetings in accordance with Option 1.



OPTIONS:

- Option #1: Motion 1 THAT Administration be directed to work with the Reeve to schedule additional special Council meetings on the following dates and times:
- Tuesday, May, 4, 2021 at 9:00 a.m.
 - Tuesday, June 1, 2021 at 9:00 a.m.
 - Tuesday, July 6, 2021 at 9:00 a.m.
 - Tuesday, September 7, 2021 at 9:00 a.m.
- Motion 2 THAT the following types of public hearing be prioritized for the additional special Council meetings:
- Statutory Plans or amendments; and
 - Land use and local plan applications with significant public/stakeholder input received, and/or complex technical considerations, such as high-density, mixed-use developments, and aggregate extraction applications.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Amy Zaluski”

“Al Hoggan”

Director, Legislative Services

Chief Administrative Officer

TA/rp



UTILITY SERVICES

TO: Council

DATE: March 9, 2021 **DIVISION:** 8

FILE: 5050-350 **APPLICATION:** N/A

SUBJECT: Borrowing Bylaw C-8165-2021 – Blazer Water System Acquisition

EXECUTIVE SUMMARY:

A potential exists for the County to acquire the assets of Blazer Water Systems Ltd. (Blazer) in accordance with the Franchise Agreement between the parties. Administration has completed negotiations with Blazer, and they have agreed to a \$9,000,000 sale price for water subject to Council approval. Based on information provided by Blazer, and a review of the rate submissions to the Alberta Utilities Commission, the Blazer water system showed a net income of \$216,000 in 2020, and has projected a net income of \$290,000 for 2021. Administration has completed a cash flow analysis using growth probability, operating expenses, as well as acquisition and financing costs to determine potential payback of the County's investment. Administration estimates that the first three years of operating the utility may run a deficit of \$1,600,000 which will require County reserve assistance. Depending on the Council approved repayment options, the acquired asset could be cash flow positive as soon as 2024 and potentially debt serviced by 2029.

Administration has determined that any or a combination of following repayment options would be appropriate:

- Full Rate Recovery;
- Levy/Connection Fee;
- Rate and Connection Fee.

If Council were to give first reading of the borrowing bylaw (Attachment 'A'), the following would be the next steps:

- The borrowing bylaw would be advertised as per the *Municipal Government Act* (MGA);
- The City of Calgary would be notified of the County's potential purchase;
- Application would be made to the Alberta Utilities Commission for the sale;
- 2nd and 3rd Reading of the Borrowing Bylaw would be requested;
- Budget approval would be requested;
- The Master Rates Bylaw would be amended to include the required fees for cost recovery.

The purchase of this utility would better assist the County for service delivery, increased customer service, potential cost savings, profitability, and encourage growth.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Blazer Water Systems Ltd. (Blazer) provides water services to a portion of the Bearspaw area, including the Watermark development. Blazer is currently owned and operated by the Macdonald Corporation, and operates under a Franchise Agreement with Rocky View County.

Administration Resources

Steve Seroya, Utility Services



On May 21, 2020, Blazer Water Systems Ltd. approached the County regarding an interest in selling the water system. In accordance with the Franchise Agreement between the County and Blazer, the County has the first right of refusal for the purchase of the water system from Blazer Water Systems Ltd.

July 28, 2020, Administration provided Council with the following updates:

- Blazer informed the County they would like to sell the water utility;
 - As part of the franchise agreement the County has first right to refusal;
- Blazer customer base will increase to an estimated 2,000 additional customers;
- Current system is capable of servicing 1,250 customers;
- The treatment plant can accommodate a further 2,500 m³/day;
- Blazer is ultimately able to service 2,700 with minor upgrades;
- Current Blazer service customers:
 - Blazer Estates/Bearspaw Meadows;
 - Lynx Ridge;
 - Watermark at Bearspaw;
 - The Villas at Watermark;
 - Bearspaw Village;
 - Blueridge Rise;
 - Lynx Ridge Golf Course;
 - Lynx Ridge Condo Corp.
- Blazer has five (5) water licences tied to the system at an annual withdrawal rate of 635 acre foot/2150 m³/day;
- Bearspaw ASP has the utility servicing over 10,000 people in the area.

BUDGET IMPLICATIONS:

As set out in the MGA, a long-term borrowing of this nature needs to be advertised. Once the advertising requirements are met, Administration would prepare a budget adjustment and 2nd and 3rd reading of the borrowing bylaw for Council's consideration.

OPTIONS:

- | | | |
|-----------|---|--|
| Option #1 | Motion #1 | THAT Administration be directed to begin the process that will facilitate the purchase of the Blazer Water System. |
| | Motion #2 | THAT Borrowing Bylaw C-8165-2021 be given first reading. |
| Option #2 | THAT alternative direction be provided. | |

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director
Operations

Chief Administrative Officer

SS/bg



ROCKY VIEW COUNTY

ATTACHMENTS

ATTACHMENT 'A' – Bylaw C-8165-2021



BYLAW C-8165-2021

A Bylaw of Rocky View County, in the Province of Alberta, to authorize the Council of Rocky View County to incur indebtedness by the issuance of debenture(s) in the amount of \$9,000,000.00 for the acquisition of Blazer Water Systems Ltd Water Utility.

WHEREAS the Council of Rocky View County has decided to issue a bylaw pursuant to Section 263 of the *Municipal Government Act* to authorize financing for the acquisition of Blazer Water Systems utility;

WHEREAS Plans and specifications have been prepared and the total cost of the acquisition is estimated to be \$9,000,000.00 and Rocky View County estimates the following contributions will be applied to the acquisition:

Rocky View County	<u>\$9,000,000.00</u>
Total Cost	\$9,000,000.00

AND WHEREAS in order to complete the acquisition of the water utility it will be necessary for Rocky View County to borrow the sum of \$9,000,000.00 for a period not to exceed 25 years, from the Government of Alberta or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw;

AND WHEREAS the estimated lifetime of the assets financed under this bylaw is equal to, or in excess of 25 years;

AND WHEREAS the principal amount of the outstanding debt of Rocky View County at December 31, 2020 is \$47,261,615 and no part of the principal or interest is in arrears;

AND WHEREAS All required approvals for the acquisition have been obtained and the acquisition is in compliance with all *Acts* and *Regulations* of the Province of Alberta;

NOW THEREFORE, The Council of Rocky View County, duly assembled, enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8165-2021*.

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) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and



ROCKY VIEW COUNTY

- (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, for the purpose of acquisition of Blazer Water Systems Ltd water utility, the sum of Nine Million (\$9,000,000.00) be borrowed from the Government of Alberta or another authorized financial institution by way of debenture on the credit and security of Rocky View County at large.
- 4 The proper officers of Rocky View County are hereby authorized to issue debenture(s) on behalf of Rocky View County for the amount and purpose as authorized by this bylaw, namely the Blazer Water Systems Ltd water utility acquisition.
- 5 Rocky View County shall repay the indebtedness according to the repayment structure in effect, namely annual or semi-annual equal payments of combined principal and interest instalments not to exceed Twenty Five (25) years calculated at a rate not exceeding the interest rate fixed by the Government of Alberta or another authorized financial institution on the date of the borrowing, and not to exceed Five (5) percent.
- 6 During the currency of the debt there shall be raised annually, by way of user fees, developer contributions, offsite levies, tax levies or reserve transfers, an amount sufficient for payment of the principal and interest thereon.
- 7 The Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
- 8 The indebtedness shall be contracted on the credit and security of Rocky View County.
- 9 The net amount borrowed under the bylaw shall be applied only to the acquisition specified by this bylaw.

Severability

- 10 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

- 11 Bylaw C-8165-2021 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 IN COUNCIL this _____ day of _____, 20XX

PUBLIC HEARING HELD this _____ day of _____, 20XX

READ A SECOND TIME IN COUNCIL this _____ day of _____, 20XX

READ A THIRD TIME IN COUNCIL this _____ day of _____, 20XX

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



UTILITY SERVICES

TO: Council
DATE: March 23, 2021 **DIVISION:** 9
FILE: 4060-275 / 5051-700 **APPLICATION:** N/A
SUBJECT: Borrowing Bylaw C-8166-2021 – Cochrane Lakes Water Acquisition

EXECUTIVE SUMMARY:

In accordance with Council's directive to provide safe, clean, and reliable potable water to Rocky View County residents, Administration has been working with Horse Creek Water & Waste Water Service Inc. (Horse Creek) and has completed negotiations regarding the acquisition of the water and waste water systems currently in operation at Cochrane Lakes. The acquisition of the utility would resolve the water and wastewater servicing issues impacting both current and future development in the Cochrane Lakes area. On Feb 25th 2019, Macdonald Communities Limited presented to the Governance and Priorities Committee (GPC) on the current challenge faced by residents and developers. Under County ownership, the utility would be able to stabilize rates, connection fees, promote development and provide safe, clean and reliable potable water to the Cochrane Lakes residents.

Administration has completed negotiations, and Administration has regularly met with Macdonald Communities and Schickedanz to assess and strategize County negotiations with Horse Creek. Under the evaluation suggested by Horse Creek, the following terms are considered appropriate:

Terms:

- The purchase price be split: \$4.5 million from the County and \$8.5 million from Macdonald Communities and Schickedanz.
- Payment terms to include a one-time bulk payment by all parties: \$4.5 million from the County and a bulk payment of 30% from Macdonald Communities and Schickedanz along with annual cost contribution or as development proceeds.
- The County to own and operate the water utility after acquisition.

Administration has completed a cash flow analysis using growth probability, operating expenses, as well as acquisition and financing costs to determine potential payback of the County's investment. Administration estimates that the first four years of operating will run a deficit of \$1,700,000, which may require County reserve assistance. Depending on the Council approved repayment options, the acquired assets could be cash flow positive as soon as 2025 and debt serviced by 2028. Administration has determined that any or a combination of following repayment options would be appropriate:

- Full Rate Recovery;
- Levy/Connection Fee;
- Rate and Connection Fee.

If Council were to give first reading of the borrowing bylaw (Attachment 'A'), the following would be the next steps:

- the borrowing bylaw would be advertised as per the *Municipal Government Act* (MGA);
- application would be made to the Alberta Utilities Commission for the sale;
- 2nd and 3rd reading of the borrowing bylaw would be requested;

Administration Resources

Steve Seroya, Utility Services



ROCKY VIEW COUNTY

- budget approval would be requested;
- the Master Rates Bylaw would be amended to include the required fees for cost recovery.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

On February 5, 2019, Macdonald Communities Limited and Schickedanz West presented the Governance and Priorities Committee (GPC) with a potential strategy for the acquisition of the assets of Horse Creek Water Services Inc. and Horse Creek Sewer Services Inc. to resolve water and wastewater servicing issues impacting both current and future development in the Cochrane Lakes area. The purpose of the presentation was to provide relevant information and to discuss the merits of the strategy.

On March 12, 2019, as recommended by the GPC, Council passed the following motion:

THAT Council direct Administration to open up discussions with the current utility owner, assess future servicing strategies, and report back to Council on the results of the assessment.

On April 10, 2019, Administration met with Horse Creek Water Services Inc. regarding the acquisition of the water and wastewater systems currently in operation at Cochrane Lakes. Horse Creek Water Services Inc. had responded with written confirmation that they are were willing to negotiate with the County for the sale of the water system only (including water licenses). The Chief Executive Officer of Horse Creek Water Services Inc. had suggested a \$9 million evaluation for the water system.

Administration also met regularly with Macdonald Communities and Schickedanz to assess and strategize County negotiations with Horse Creek.

On June 25, 2019, after the closed session, Council made the following motion:

THAT Administration be directed to continue its negotiations with Horse Creek Water Services Inc. under the terms outlined in the in camera report.

On August 12, 2020, the Chief Executive Officer of Horse Creek Water & Waste Water Services informed the County that he would like to sell both the water and waste water systems. The Chief Executive Officer of Horse Creek Water & Waste Water Services Inc. has suggested a \$13 million evaluation for the water and waste water systems.

On September 1, 2020, after the closed session, Council directed:

THAT Administration be directed to continue its negotiations with Horse Creek Water & Waste Services Inc. under the terms outlined in the report.

BUDGET IMPLICATIONS:

As set out in the *Municipal Government Act* (MGA), a long-term borrowing of this nature needs to be advertised. Once the advertising requirements are met, Administration will prepare a budget adjustment and 2nd and 3rd reading of the borrowing bylaw for Council's consideration.

OPTIONS:

Option #1	Motion #1	THAT Administration be directed to begin the process that will facilitate the purchase of the Horse Creek Water & Waste Water Services Inc.
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ROCKY VIEW COUNTY

Motion #2 THAT Borrowing Bylaw C-8166-2021 be given first reading.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

Executive Director
Operations

Chief Administrative Officer

SS/bg

ATTACHEMENTS

ATTACHMENT ‘A’ – Bylaw C-8166-2021



BYLAW C-8166-2021

A Bylaw of Rocky View County, in the Province of Alberta, to authorize the Council of Rocky View County to incur indebtedness by the issuance of debenture(s) in the amount of \$10,450,000.00 for the acquisition of water and waste water utility for the Cochrane Lakes Area.

WHEREAS the Council of Rocky View County has decided to issue a bylaw pursuant to Section 263 of the *Municipal Government Act* to authorize financing for the acquisition of Cochrane Lakes Area water and wastewater utility;

WHEREAS Plans and specifications have been prepared and the total cost of the acquisition is estimated to be \$10,450,000.00 and Rocky View County estimates the following contributions will be applied to the acquisition:

Developers	\$5,950,000.00
Rocky View County	<u>\$4,500,000.00</u>
Total Cost	\$10,450,000.00

AND WHEREAS in order to complete the acquisition of the water and waste water system it will be necessary for Rocky View County to borrow the sum of \$10,450,000.00 for a period not to exceed 25 years, from the Government of Alberta or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw;

AND WHEREAS the estimated lifetime of the assets financed under this bylaw is equal to, or in excess of 25 years;

AND WHEREAS the principal amount of the outstanding debt of Rocky View County at December 31, 2020 is \$47,261,615 and no part of the principal or interest is in arrears;

AND WHEREAS All required approvals for the acquisition have been obtained and the acquisition is in compliance with all *Acts* and *Regulations* of the Province of Alberta;

NOW THEREFORE, The Council of Rocky View County, duly assembled, enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8166-2021*.

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;



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, for the purpose of acquisition of water and waste water utility in the Cochrane Lakes area, the sum of Ten Million Four Hundred and Fifty Thousand dollars (\$10,450,000.00) be borrowed from the Government of Alberta or another authorized financial institution by way of debenture on the credit and security of Rocky View County at large.
- 4 The proper officers of Rocky View County are hereby authorized to issue debenture(s) on behalf of Rocky View County for the amount and purpose as authorized by this bylaw, namely the acquisition of Cochrane Lakes water and waste water utility.
- 5 Rocky View County shall repay the indebtedness according to the repayment structure in effect, namely annual or semi-annual equal payments of combined principal and interest instalments not to exceed Twenty Five (25) years calculated at a rate not exceeding the interest rate fixed by the Government of Alberta or another authorized financial institution on the date of the borrowing, and not to exceed Five (5) percent.
- 6 During the currency of the debt there shall be raised annually, by way of user fees, developer contributions, offsite levies, tax levies or reserve transfers, an amount sufficient for payment of the principal and interest thereon.
- 7 The Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
- 8 The indebtedness shall be contracted on the credit and security of Rocky View County.
- 9 The net amount borrowed under the bylaw shall be applied only to the acquisition specified by this bylaw.

Severability

- 10 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

- 11 Bylaw C-8166-2021 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 IN COUNCIL this _____ day of _____, 20XX

PUBLIC HEARING HELD this _____ day of _____, 20XX

READ A SECOND TIME IN COUNCIL this _____ day of _____, 20XX

READ A THIRD TIME IN COUNCIL this _____ day of _____, 20XX

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



PLANNING POLICY

TO:	Council	
DATE:	March 23, 2021	DIVISION: 4, 5, & 6
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Consideration of First Reading of Bylaw C-8164-2021 – Wheatland County and Rocky View County Intermunicipal Development Plan	

PURPOSE: To give first reading to the draft Wheatland County and Rocky View County Intermunicipal Development Plan.

GENERAL LOCATION: The lands within 1.6km (1 mile) of the Rocky View County and Wheatland County boundary.

APPLICANT: Rocky View County

POLICY DIRECTION: The *Municipal Government Act* and Interim Growth Plan.

BACKGROUND:

Bylaw C-8164-2021 relates to the Wheatland County and Rocky View County Intermunicipal Development Plan (IDP). An IDP is a document that aims to minimize land use and development conflicts, provide opportunities for collaboration and communication, and outlines processes for resolution of issues that may arise within the areas adjacent to a municipal boundary.

The document has been developed in accordance with the policies of the *Municipal Government Act* and Interim Growth Plan.

Circulations were sent to landowners within the IDP area and a 1.6km (1 mile) area outside of the IDP area on either side of the IDP boundary. Comments received will be presented to Council as part of the public hearing and consideration of second reading.

OPTIONS:

Option #1: THAT Bylaw C-8164-2021 be given first reading.

Option #2: THAT the Wheatland County and Rocky View County Intermunicipal Development Plan be denied.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Al Hoggan”

Acting, Executive Director
Community Development Services

Chief Administrative Officer

RE/ltt

Administration Resources
Robyn Erhardt, Planning Policy



ATTACHMENTS:

ATTACHMENT 'A': Bylaw C-8164-2021 & Schedule A



ROCKY VIEW COUNTY

BYLAW C-8164-2021

A bylaw of Rocky View County, in the Province of Alberta, to adopt the Wheatland County and Rocky View County Intermunicipal Development Plan.

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as *Bylaw C-8164-2021*.

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 A of Bylaw C-8164-2021 is adopted as the “Wheatland County and Rocky View County Intermunicipal Development Plan”, to provide a policy framework to minimize land use and development conflicts, provide opportunities for collaboration and communication, and outline a process for resolution of issues that may arise within the areas adjacent to the municipal boundary.

Effective Date

- 4 Bylaw C-8164-2021 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



WHEATLAND COUNTY

Where There's Room to Grow



INTERMUNICIPAL DEVELOPMENT PLAN

Between

ROCKY VIEW COUNTY

And

WHEATLAND COUNTY

Draft Version 4.1
March 2021

DRAFT

Contents

1.0	Introduction	1
1.1	Purpose of the Plan	1
	MAP 1: Municipal Boundaries	2
1.2	Goals	2
1.3	Municipal Profiles	3
1.4	Legislative Framework	3
2.0	Plan Area	4
2.1	Plan Preparation Process	4
2.2	Intermunicipal Development Plan Area	5
	MAP 2: IDP Area	6
3.0	Land Use Policies	7
3.1	General Land Use Policies	7
3.2	Highway Growth Area Land Use Policies	7
3.3	Agriculture	8
	MAP 3a: Land Use – North	9
	MAP 3b: Land-Use – South	10
	MAP 4: Existing Statutory Plans	11
	MAP 5: Soil Classifications	12
3.4	Environmental & Open Space Policies	13
	MAP 6a: Hydrology – North	14
	MAP 6b: Hydrology – South	15
3.5	Utilities, Resource Extraction, & Energy Development	16
	MAP 7a: Oil and Gas – North	17
	MAP 7b: Oil and Gas – South	18
	MAP 8a: Sand and Gravel – North	19
	MAP 8b: Sand and Gravel – South	20
3.6	Transportation Policies	20
	MAP 9: Transportation	22
4.0	Plan Administration & Implementation	23
4.1	Interpretation	23
4.2	Intermunicipal Committee	23
4.3	Intermunicipal Referral Policies	24

4.4	Intermunicipal Services	26
4.5	Adoption, Amendment, & Repeal Process	27
5.0	Dispute Resolution	28
5.1	Dispute Resolution Process.....	28
5.2	Dispute Resolution Process Summary	29
Appendix A	30

DRAFT

1.0 Introduction

1.1 Purpose of the Plan

The purpose of the Rocky View County and Wheatland County Intermunicipal Development Plan (IDP) is to foster a collaborative planning approach for lands along the common border between the two municipalities (see Map 1: Municipal Boundaries). The Municipal Government Act (MGA) mandates municipalities that share common boundaries to develop an Intermunicipal Development Plan. Municipalities are mandated to work together to adopt IDPs to:

- promote consultation, coordination and cooperation regarding planning matters of joint interest within a defined planning area;
- provide a framework for addressing land use concerns with regard to joint planning matters;
- establish a procedure for dealing with development proposals within a defined planning area; and
- address any other matters relating to development considered necessary within a joint planning area.

An IDP is a planning tool that can provide numerous benefits to participating municipalities, which may include, but are not limited to the following:

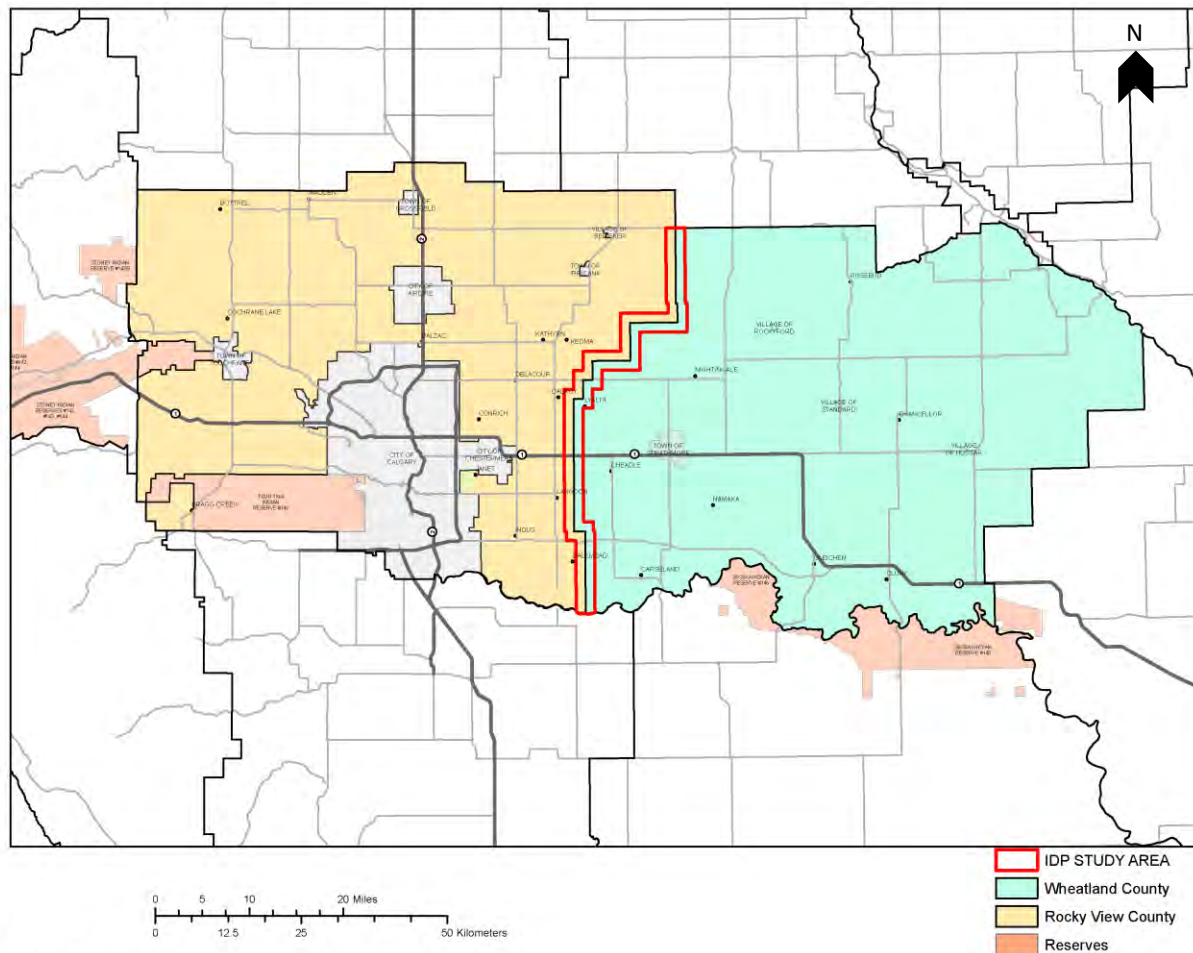
- reinforcing and protecting both municipalities' development philosophies and goals while mitigating the potential for future intermunicipal conflict; and
- ensuring development for both municipalities occurs in an orderly, economic, efficient, and harmonious manner that is sustainable by considering existing development conditions and future municipal goals.

The Plan contains policy that is to be used as a framework for working cooperatively, communicating, and making decisions in each municipality. As such, the IDP must also provide for the following:

- conflict Resolution Procedures;
- a process to amend or repeal the Plan; and
- documentation for administration of the Plan.

These procedures will provide more clarity between the partnering municipalities to ensure the administrative functions required through the Plan are understood. Each municipality is ultimately responsible for making decisions within their own municipal jurisdiction.

MAP 1: Municipal Boundaries



1.2 Goals

1. Maintain the local autonomy of each municipality responsible for decision making within their municipal jurisdiction.
2. Ensure long-term compatibility of future land uses within both municipalities.
3. Recognize that agriculture continues to be an important use of land in the IDP area and support the preservation of agricultural land except where statutory plans support non-agricultural use.
4. Establish plan administration, amendment, and dispute resolution procedures.
5. Identify items that are of importance to the municipalities, and items that may be mitigated through the policies of this Plan. These include:
 - Agricultural Activities
 - Economic Development

- The Environment
- Resource Extraction
- Industrial Development
- Energy Development
- Transportation and Infrastructure

1.3 Municipal Profiles

Wheatland County

Wheatland County encompasses an area approximately 460,000 hectares (1.1 million acres) in size and has a population of 8,788 (Census Canada 2016). Wheatland County surrounds four urban municipalities, twelve hamlets and a number of other communities not officially designated as hamlets. The County is bordered by six rural municipalities, one urban municipality, and Siksika Nation to the south. A portion of Wheatland County that surrounds the Town of Strathmore is within the Calgary Metropolitan Region Board jurisdiction. The economy of the Wheatland County is based on agriculture and energy resource development. The Red Deer River and Bow River are the major watercourses within the County.

Rocky View County

Rocky View County encompasses an area approximately 393,463 hectares (972,264 acres) in size and has a population of 39,407. Seven urban municipalities and thirteen hamlets are contained within the County. Rocky View County also shares borders with five rural municipalities, one Special Area, and two First Nations. The economy of Rocky View County is based on agriculture, energy resource development, services, and manufacturing. Two rivers, the Bow and the Elbow, are the major watercourses within the County.

1.4 Legislative Framework

Intermunicipal Development Plans (IDPs) are now mandatory for all municipalities to complete with their municipal neighbours. However, Bill 25 amended Section 631 of the Municipal Government Act (MGA) to include a new subsection that states if the two municipalities that are mandated to enter into an IDP agree they do not require one, they are not required to enter into one.

Municipal Government Act (MGA)

The Intermunicipal Development Plan was prepared in accordance with the requirements of Sections 631, 636, and 638.1 of the *Municipal Government Act* (MGA). The MGA mandates that when an IDP is completed between neighbouring municipalities, the document must address the following items:

- i. *the future land use within the area,*
 - ii. *the manner of and the proposals for future development in the area,*
 - iii. *the provision of transportation systems for the area, either generally or specifically,*
 - iv. *the co-ordination of Intermunicipal programs relating to the physical, social and economic development of the area,*
 - v. *environmental matters within the area, either generally or specifically,*
 - vi. *any other matter related to the physical, social or economic development of the area that the councils consider necessary, and*
- b) *must include*

- i. a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,
- ii. a procedure to be used, by one or more municipalities, to amend or repeal the plan, and
- iii. provisions relating to the administration of the plan.

South Saskatchewan Regional Plan (SSRP)

The South Saskatchewan Regional Plan, established under the Land Use Framework and the Alberta Land Stewardship Act, creates a long-term vision for the South Saskatchewan Region. The SSRP aligns provincial policies at the regional level to balance Alberta's economic, environmental and social goals. The regional plan also includes strategies for responsible energy development, sustainable farming and ranching, recreation, forest management, and nature-based tourism. As Rocky View County and Wheatland County are within the SSRP area boundaries, both municipalities are required to align with the direction and policies of the document to achieve the goals and strategies of the Land Use Framework and the Alberta Land Stewardship Act.

Calgary Metropolitan Regional Board (CMRB)

The Calgary Metropolitan Region Board was established

- to promote long term sustainability of the Calgary Metropolitan Region;
- to ensure environmentally responsible land-use planning, growth management, and efficient use of land;
- to develop policies regarding the coordination of regional infrastructure investment and service delivery; and
- to promote the economic well-being and competitiveness of the Calgary Metropolitan Region.

To fulfill this mandate, the CMRB is developing a long-term Growth Plan and Servicing Plan. While the long-term Plans are being completed, an Interim Growth Plan has been adopted to provide guidance on land-use, growth, and infrastructure planning matters. The Interim Growth Plan enables development to proceed prior to the adoption of the long-term Growth Plan and Servicing Plan.

Any statutory plan passed or amended by member municipalities must conform with the Interim Growth Plan until the Growth Plan and Servicing Plan are approved and adopted. Statutory plans and amendments approved under the Interim Growth Plan will remain in full effect once the Growth Plan and Servicing Plan are approved and adopted. Rocky View County is a member municipality within the CMRB and is therefore subject to the requirements of this plan. Only a portion of Wheatland County, around the Town of Strathmore, is within the CMRB. The Rocky View County and Wheatland County Intermunicipal Development Plan has been drafted in consideration of the principles of the Interim Growth Plan.

2.0 Plan Area

2.1 Plan Preparation Process

The Intermunicipal Development Plan was jointly prepared by Rocky View County and Wheatland County. The project received oversight from a Review Committee consisting of Councillors and Senior Administration from both municipalities. The plan was developed through four stages:

Stage 1: Research, analysis, and stakeholder input

Stage 2: Draft IDP and review of the IDP by the Committee

Stage 3: Public review of the IDP to receive suggestions and representations

Stage 4: IDP approval process

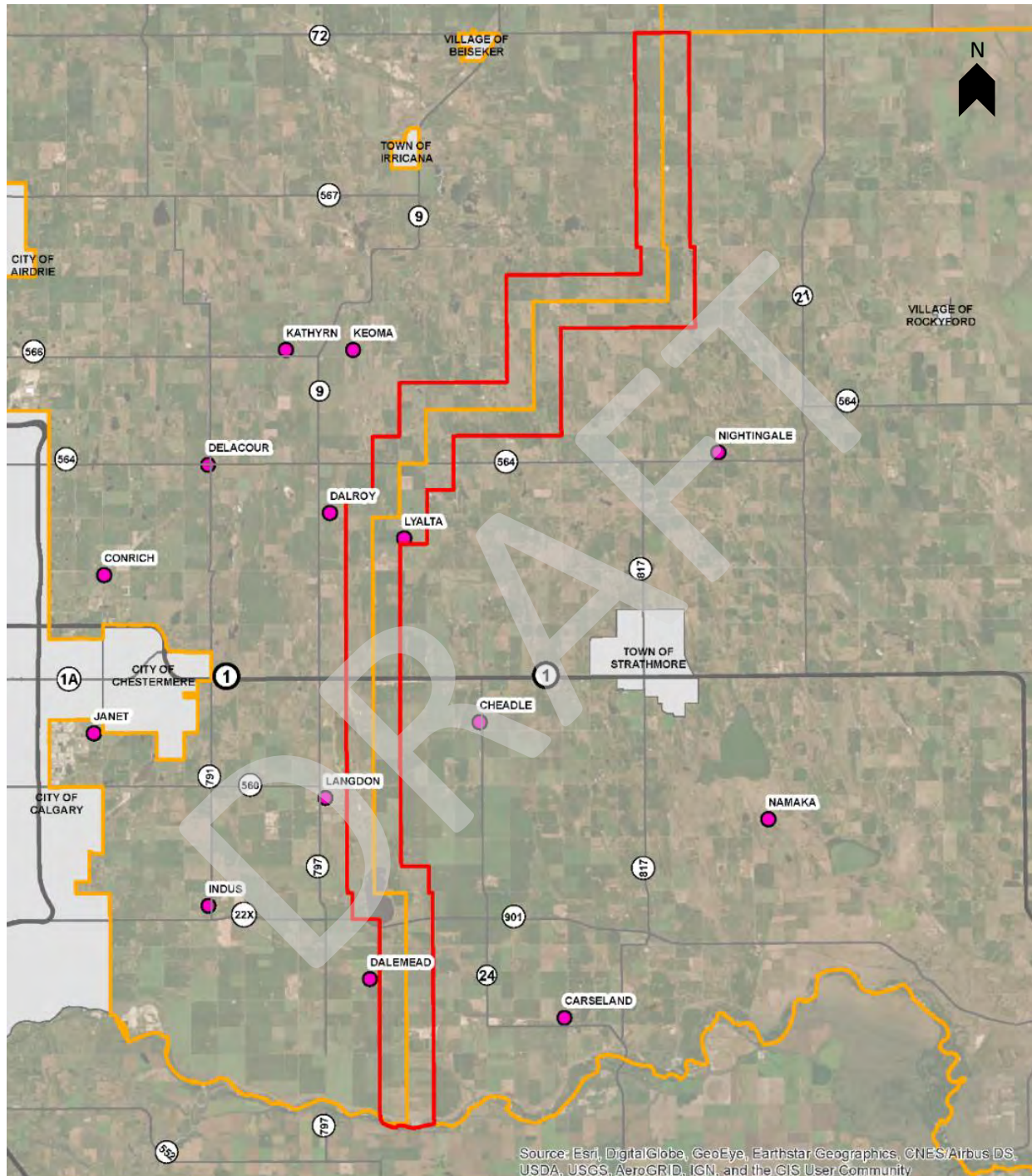
2.2 Intermunicipal Development Plan Area

The Plan Area consists of an area approximately 1.6 km (1 mile) on either side of the shared municipal boundary. The Plan Area is approximately 27,690 hectares (68,424 acres) in size (see Map 2).

To determine the extent of the Plan Area, the municipalities considered a number of opportunities and constraints within the Plan Area, including:

- Residences and Developed Areas
- Existing and Potential Land Use
- Development Potential
- Growth Potential along the Highway 1 corridor
- Environmentally Significant Areas
- Transportation Corridors
- Oil and Gas Activity
- Confined Feeding Operations (CFOs)
- Existing and Potential Areas of Aggregate Extraction
- Historical Resource Value (HRV) Sites

MAP 2: IDP Area



3.0 Land Use Policies

3.1 General Land Use Policies

The land use policies contained in this Plan are intended to provide direction to Rocky View County and Wheatland County administrations, subdivision and development authorities, and Councils to encourage and manage the future development of lands contained within the Plan Area.

Policies

- 3.1.1 The municipalities shall strive to engage in effective dialogue when considering land use in the Plan Area, while still maintaining complete jurisdiction on lands within their own boundaries.
- 3.1.2 The municipalities agree to jointly discuss ways to cooperate with provincial and federal agencies and utility providers to help facilitate the efficient delivery of infrastructure and services that are of a mutual benefit.
- 3.1.3 The municipalities shall strive, to the best of their ability and knowledge, to refer all notices of government projects within the Plan Area to the adjacent municipality.
- 3.1.4 Non-agricultural development within the Plan Area shall be aligned with each municipality's Municipal Development Plan (MDP) or other statutory plans (e.g. Area Structure Plans).
- 3.1.5 The municipalities agree to jointly discuss ways to cooperate with provincial and federal agencies and utility providers to help facilitate the efficient delivery of infrastructure and services that are of a mutual benefit.

3.2 Highway Growth Area Land Use Policies

Objective

The Plan Area contains multiple highway corridors that provide development opportunities. Both municipalities recognize the need to collaborate in these areas in order to avoid potential development conflicts.

Policies

- 3.2.1 The municipalities recognize the future growth potential of the lands adjacent to Highway 1. Applications within the Plan Area adjacent to Highway 1 should be considered in accordance to local statutory plans and the policies of this plan.
- 3.2.2 Applications within the Plan Area adjacent to Highway 1 should consider using the natural land features, sight lines, setbacks, innovative building design, and high quality landscaping and signage to achieve a high quality appearance.

3.3 Agriculture

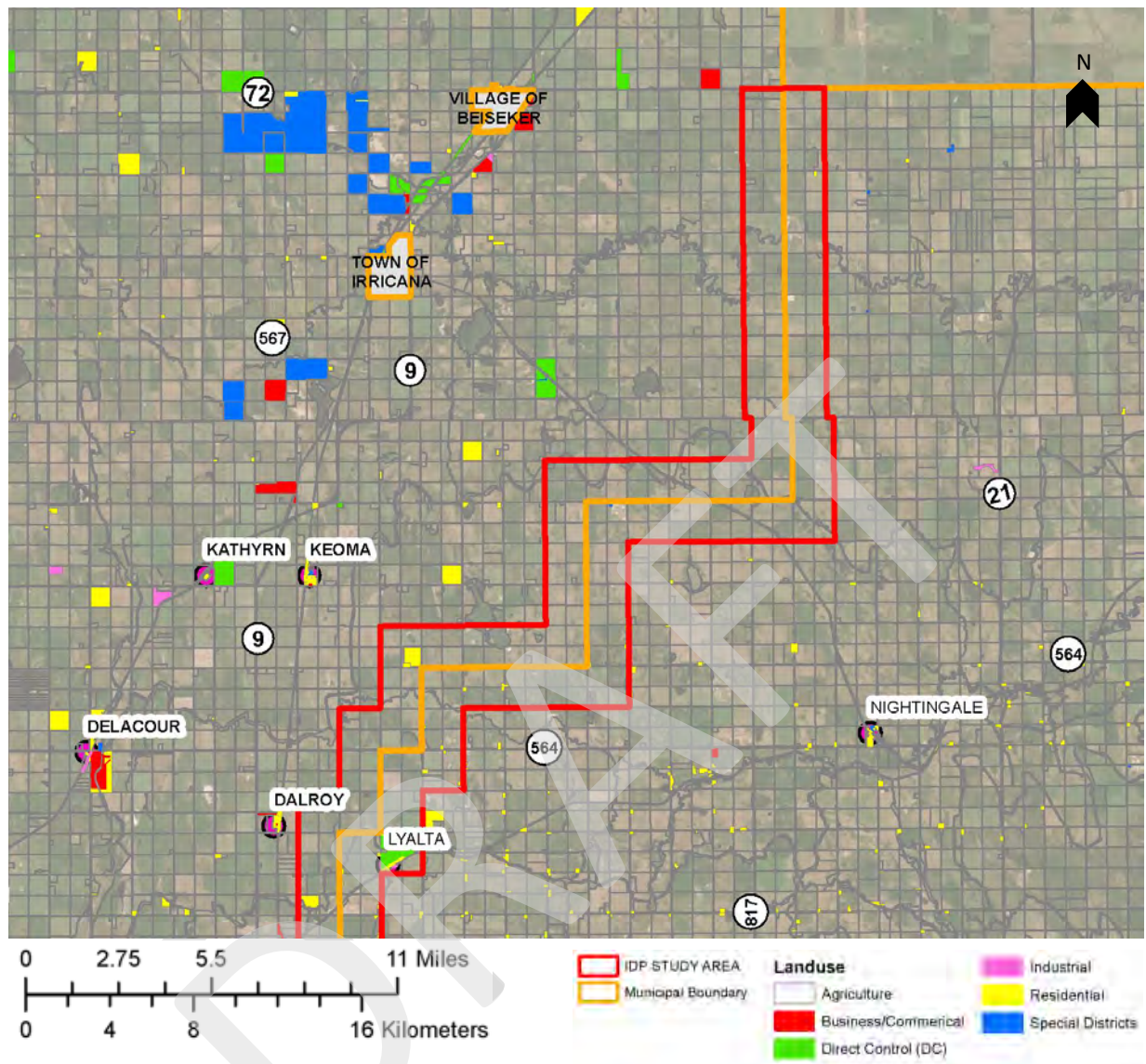
Objective

Promote and support agricultural development within the Plan Area and encourage the use of transition land uses or buffers to avoid potential conflicts between agricultural and non-agricultural uses.

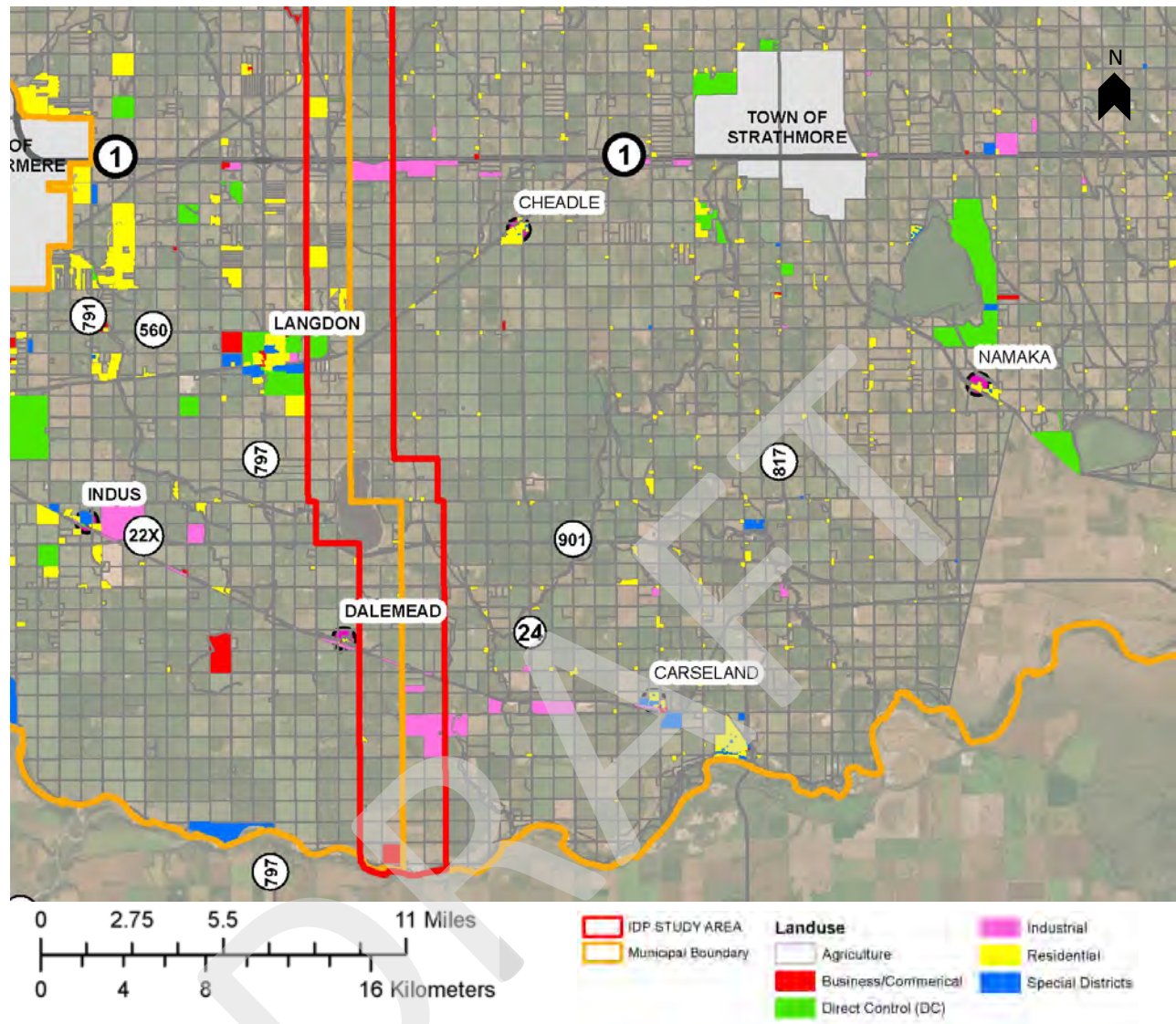
Policies

- 3.3.1 Applications for non-agricultural development within the Plan Area should consider interface or transition tools such as fencing, controlled access and site design, environmental stewardship, and environmental education.
- 3.3.2 Both municipalities will encourage awareness of the best farming practices for dust, weed, and insect control adjacent to developed areas, in accordance with the Agricultural Operations Practices Act.
- 3.3.3 Applications for new or expanded CFOs within the Plan Area shall be referred to the adjacent municipality.

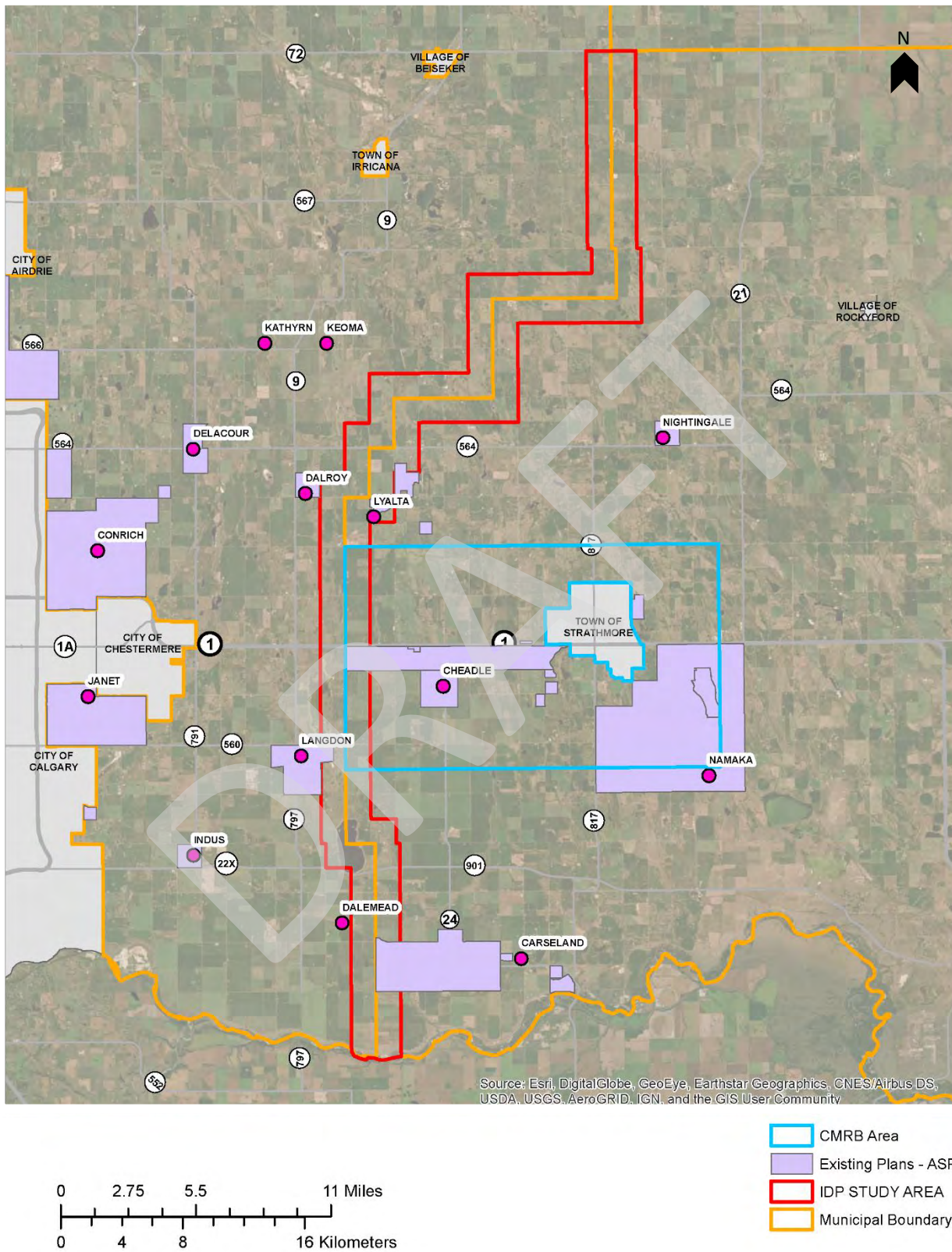
MAP 3a: Land Use – North



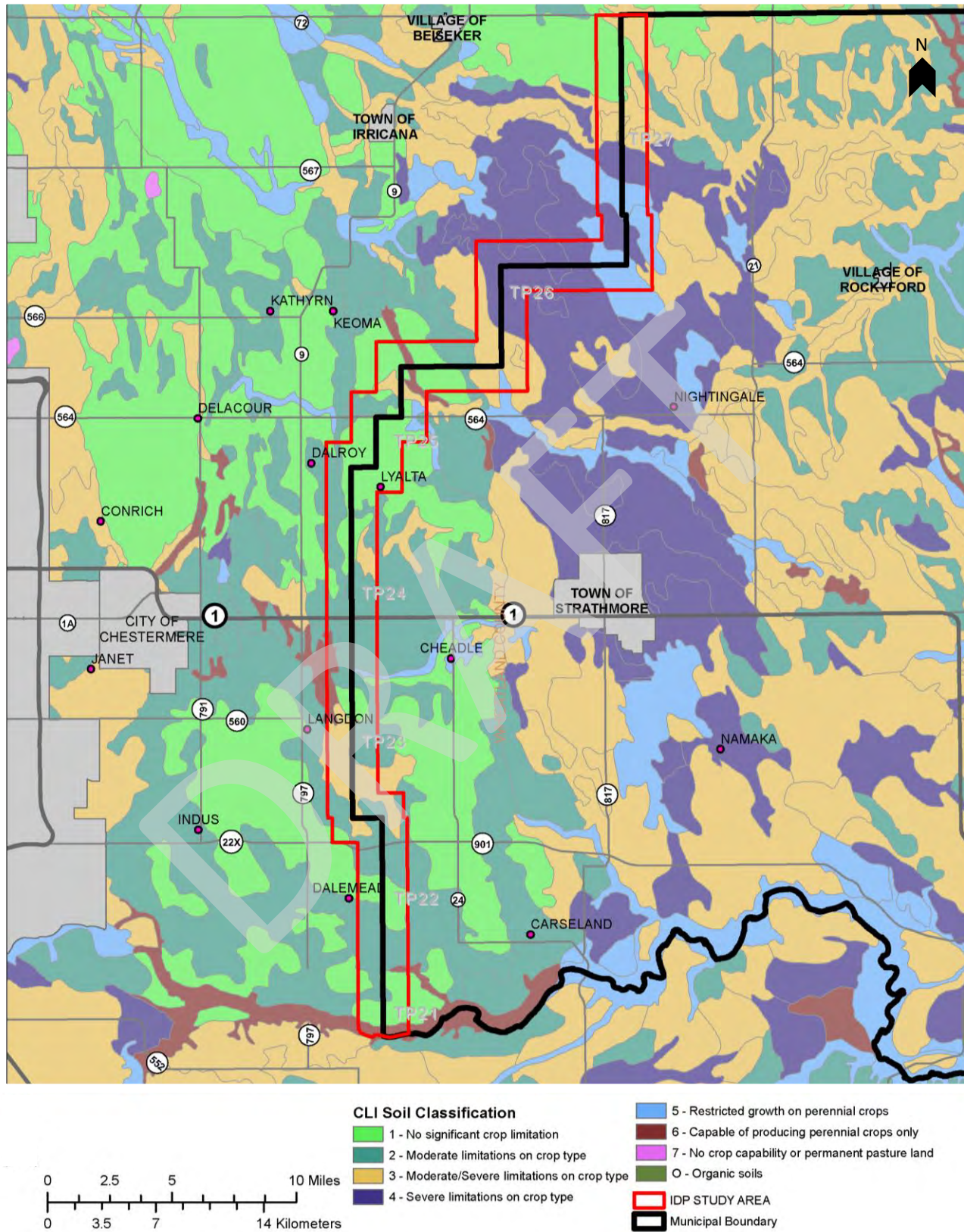
MAP 3b: Land-Use – South



MAP 4: Existing Statutory Plans



MAP 5: Soil Classifications



3.4 Environmental & Open Space Policies

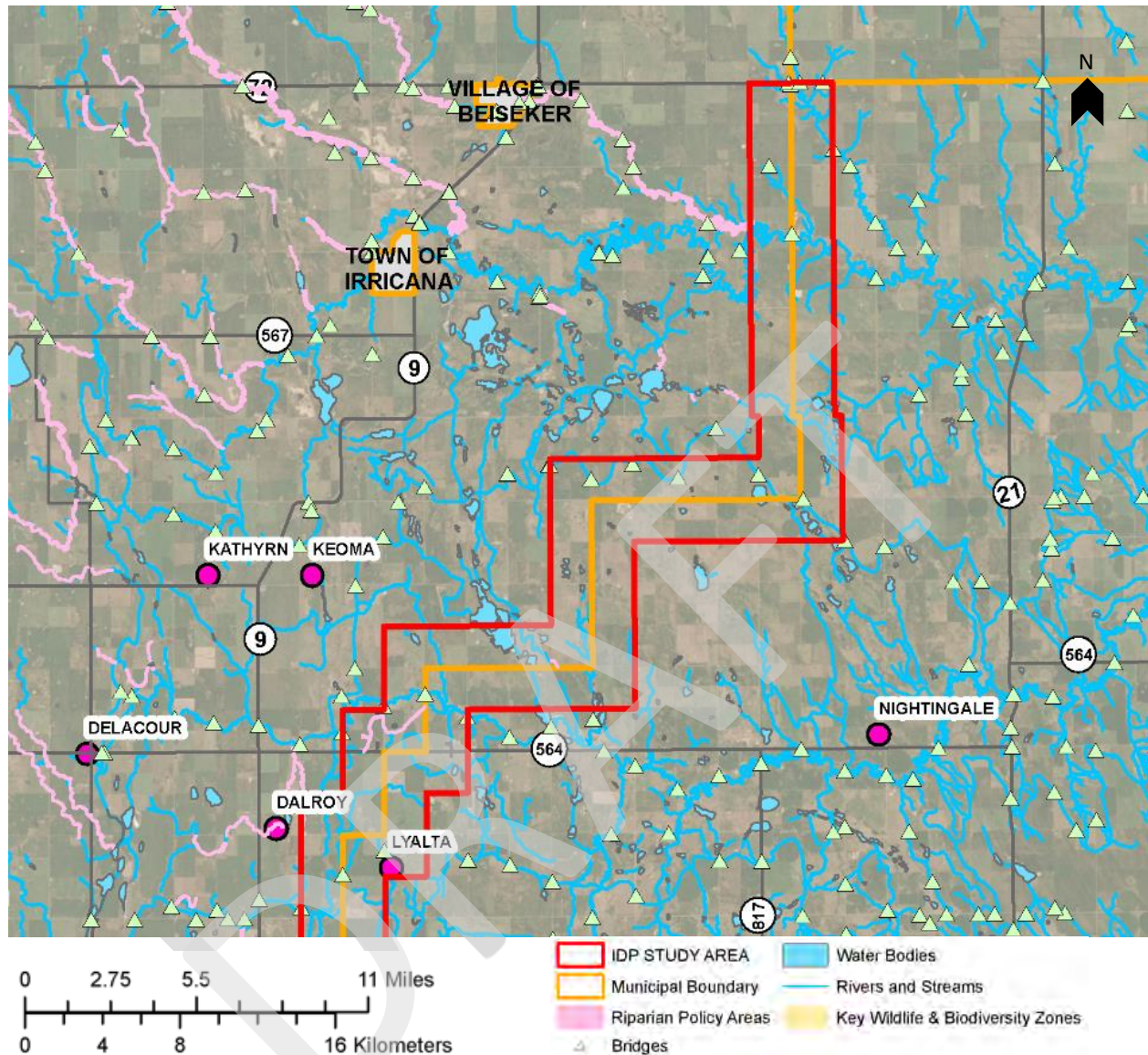
Objective

The Red Deer River and Bow River watershed are both located within the Plan area. They provide a multitude of ecological and aesthetic value for both municipalities and their residents. Both municipalities recognize the connection between the natural environment and quality of life and strive to protect, preserve, and enhance natural systems and environmentally significant areas where appropriate.

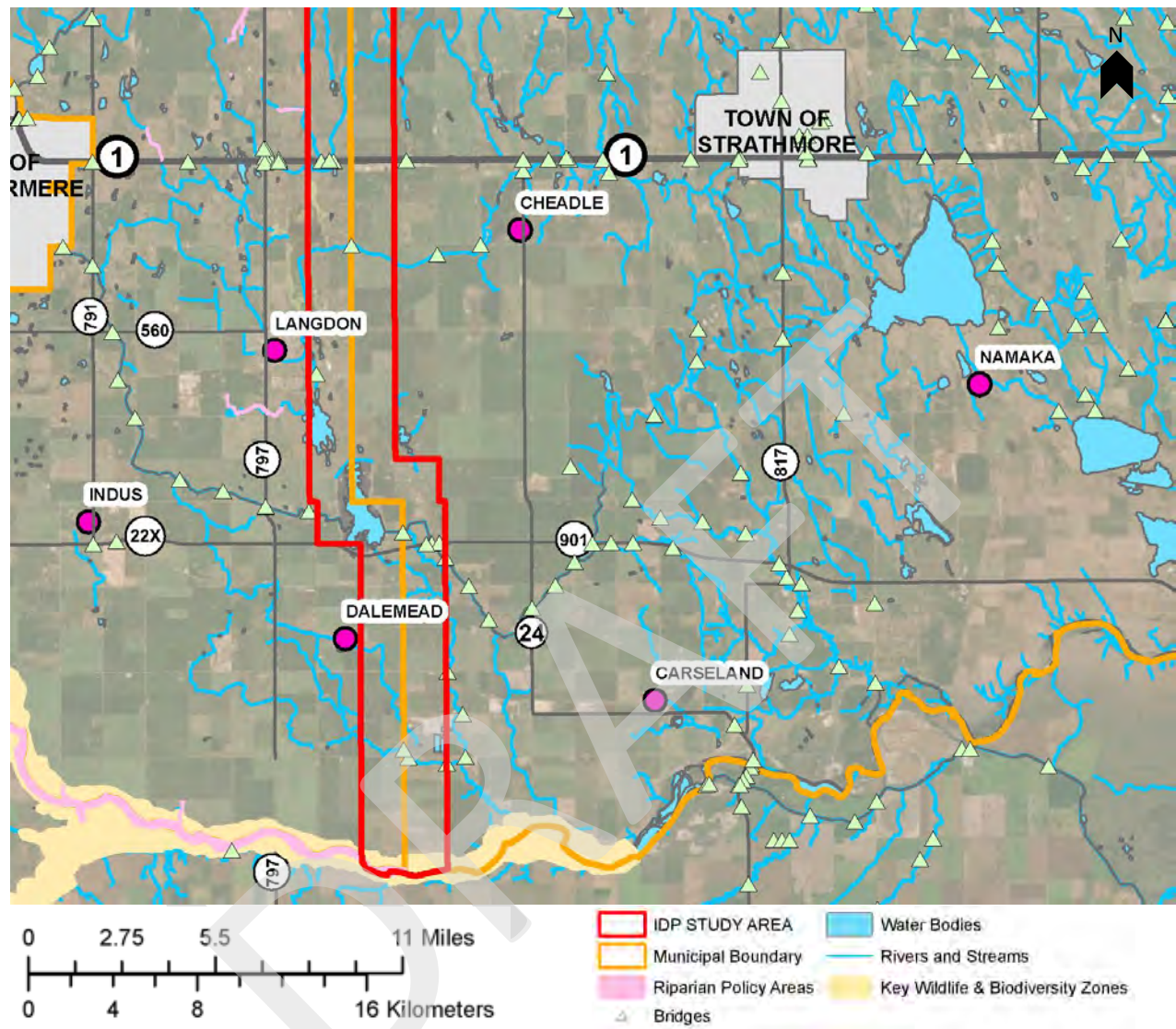
Policies

- 3.4.1 Both municipalities should consider the provincial Wetland Policy when making land use decisions in the Plan Area with the goal of sustaining the environmental benefits provided by wetlands.
- 3.4.2 The use of Environmental Reserves, Environmental Reserve Easements, Conservation Easements, or other appropriate tools in the Plan Area is encouraged to protect or preserve environmentally significant or sensitive areas.
- 3.4.3 Each municipality should consider and support the alignment and connection of wildlife corridors, regional active transportation plans, and open spaces.

MAP 6a: Hydrology – North



MAP 6b: Hydrology – South



3.5 Utilities, Resource Extraction, & Energy Development

The demand for energy, resource extraction, and telecommunication development is important to the local economy, but needs to be balanced with the needs of residents by addressing potential impacts within the Plan Area on the adjacent municipality.

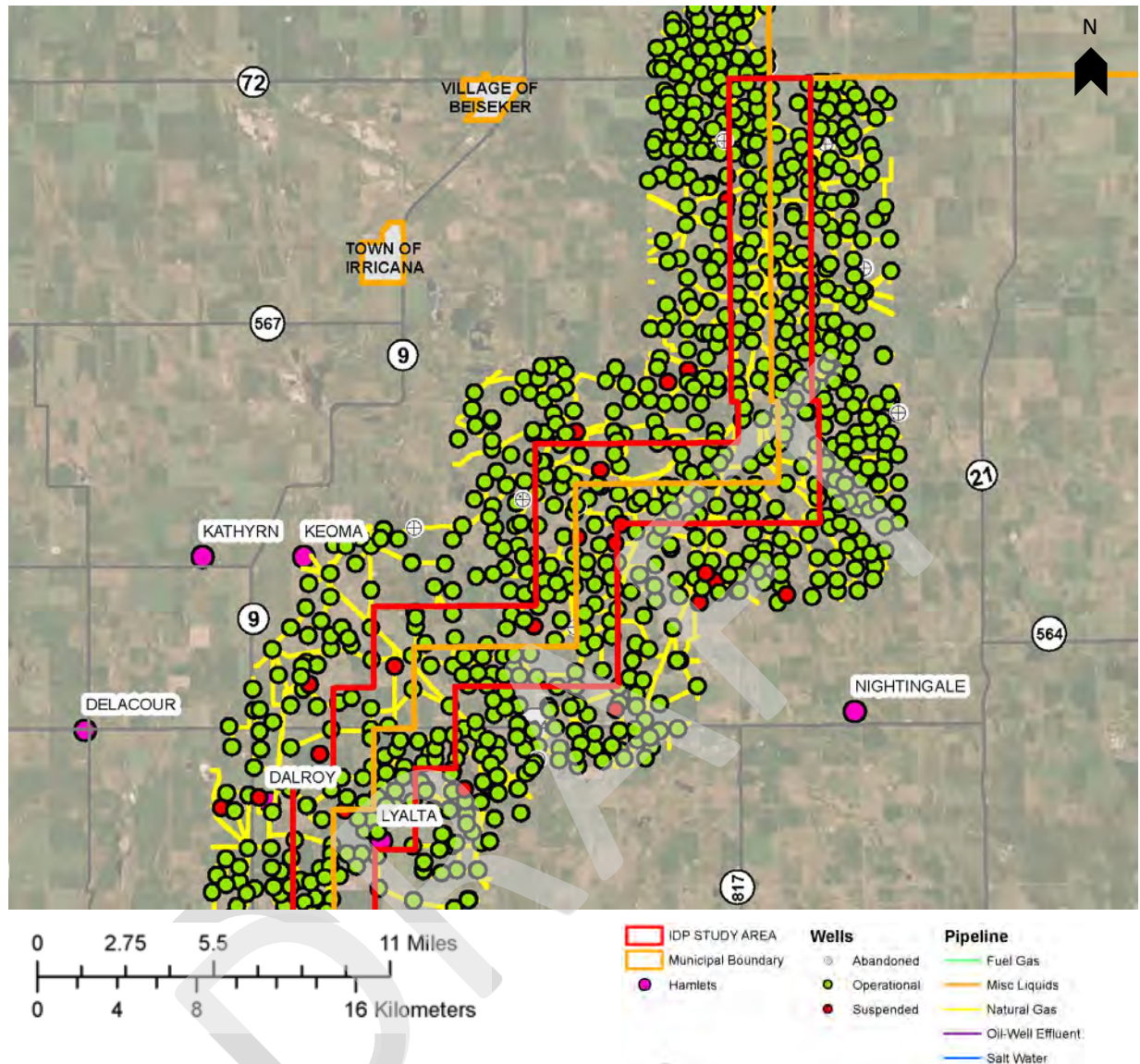
Objective

To give each municipality the ability to provide comments to applicants and approving authorities/agencies regarding applications for utilities, resource extraction, and energy development within the Plan Area and municipality.

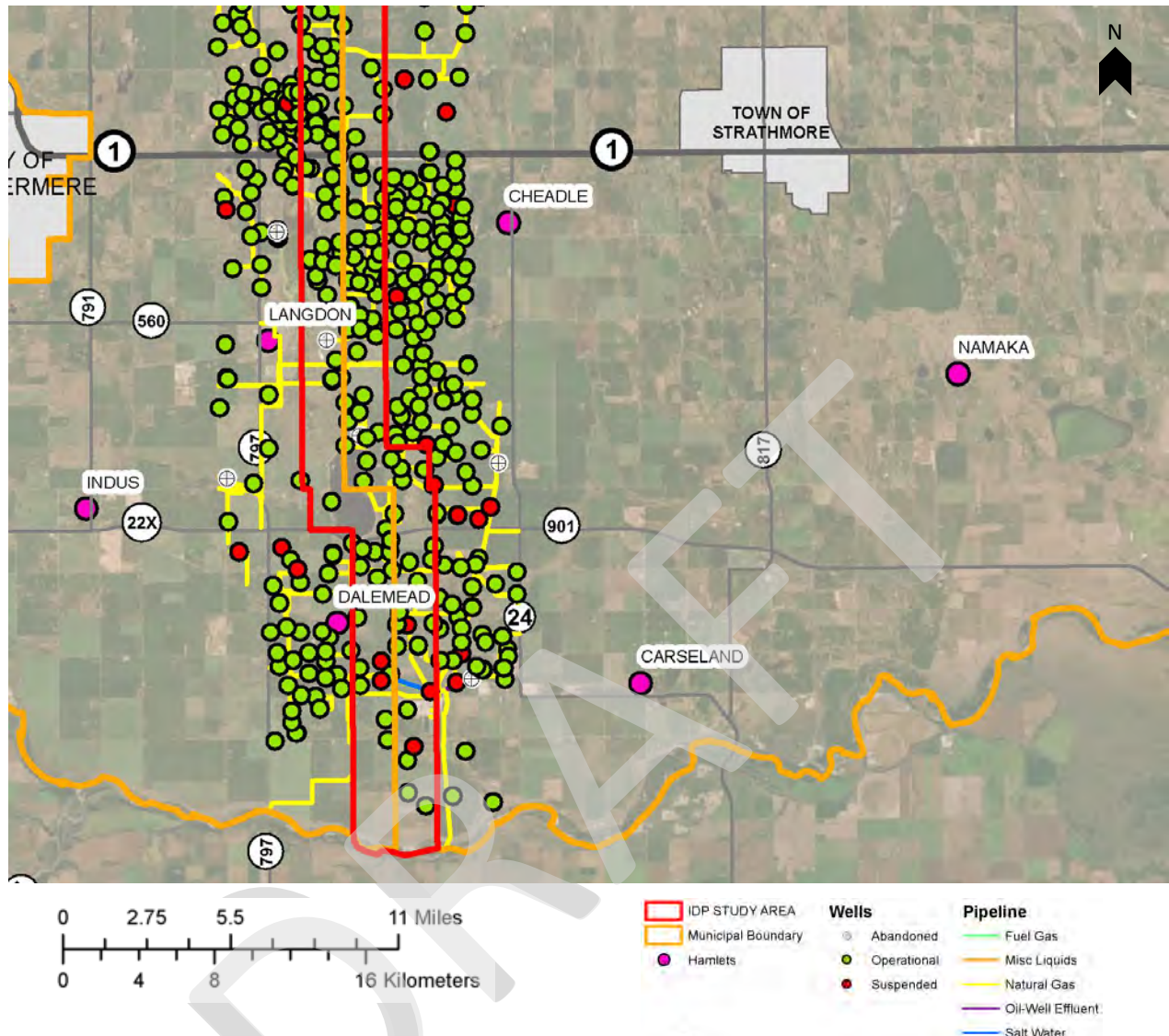
Policies

- 3.5.1 Applications for a new or expanded aggregate extraction operation within the Plan Area shall be referred to the adjacent municipality.
- 3.5.2 Applications for a new or expanded aggregate extraction operation that will result in access being required from a road under the other municipality's jurisdiction shall be referred to that municipality.
- 3.5.3 Either municipality may require an agreement regarding the construction, repair, and maintenance of any municipal roads that may be impacted by an aggregate extraction operation when development requires access from a road under the other municipality's jurisdiction.
- 3.5.4 Applications for a new or expanded renewable energy development within the Plan Area shall be referred to the adjacent municipality. Examples include, but are not limited to, solar power structures and facilities, wind power structures and facilities, and hydroelectric facilities. Small scale renewable energy developments that either do not require a development permit or are listed as a permitted use in the applicable Land Use Bylaw do not require referral to the other municipality.
- 3.5.5 Applications for new or expanded telecommunications towers within the Plan Area shall be referred to the adjacent municipality.
- 3.5.6 Applicants shall be requested to co-locate telecommunications facilities on existing towers where feasible.

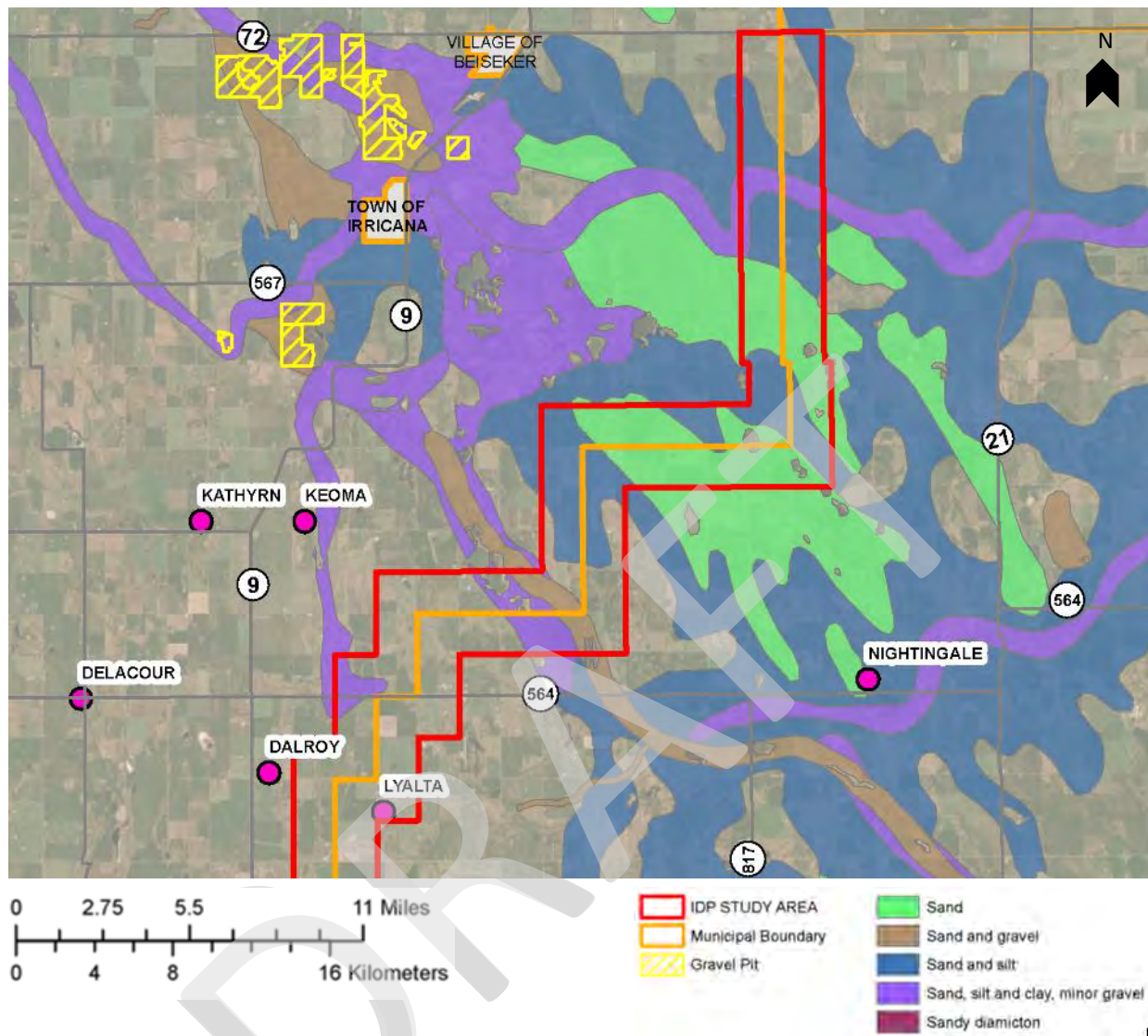
MAP 7a: Oil and Gas – North



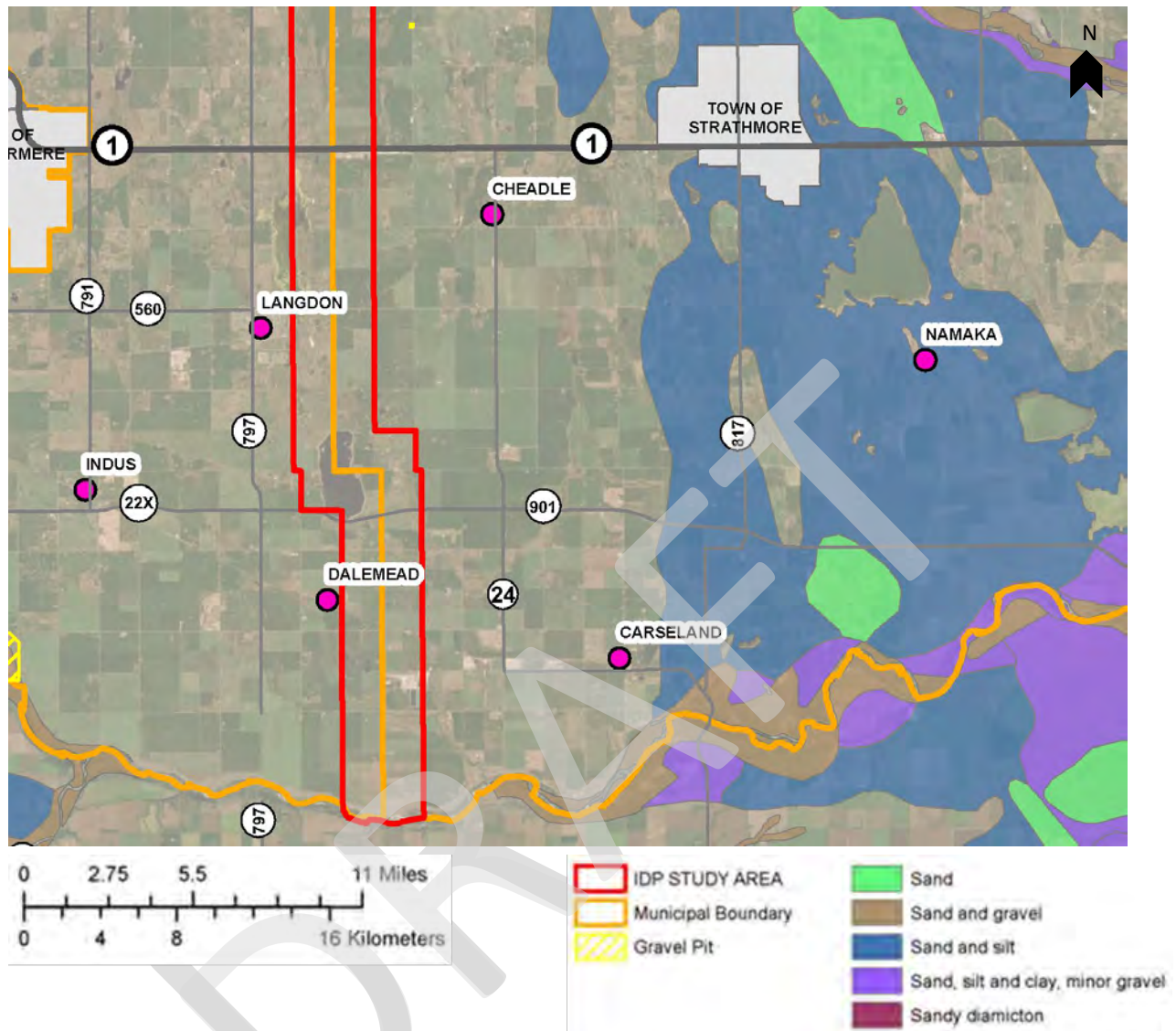
MAP 7b: Oil and Gas – South



MAP 8a: Sand and Gravel – North



MAP 8b: Sand and Gravel – South



3.6 Transportation Policies

Objective

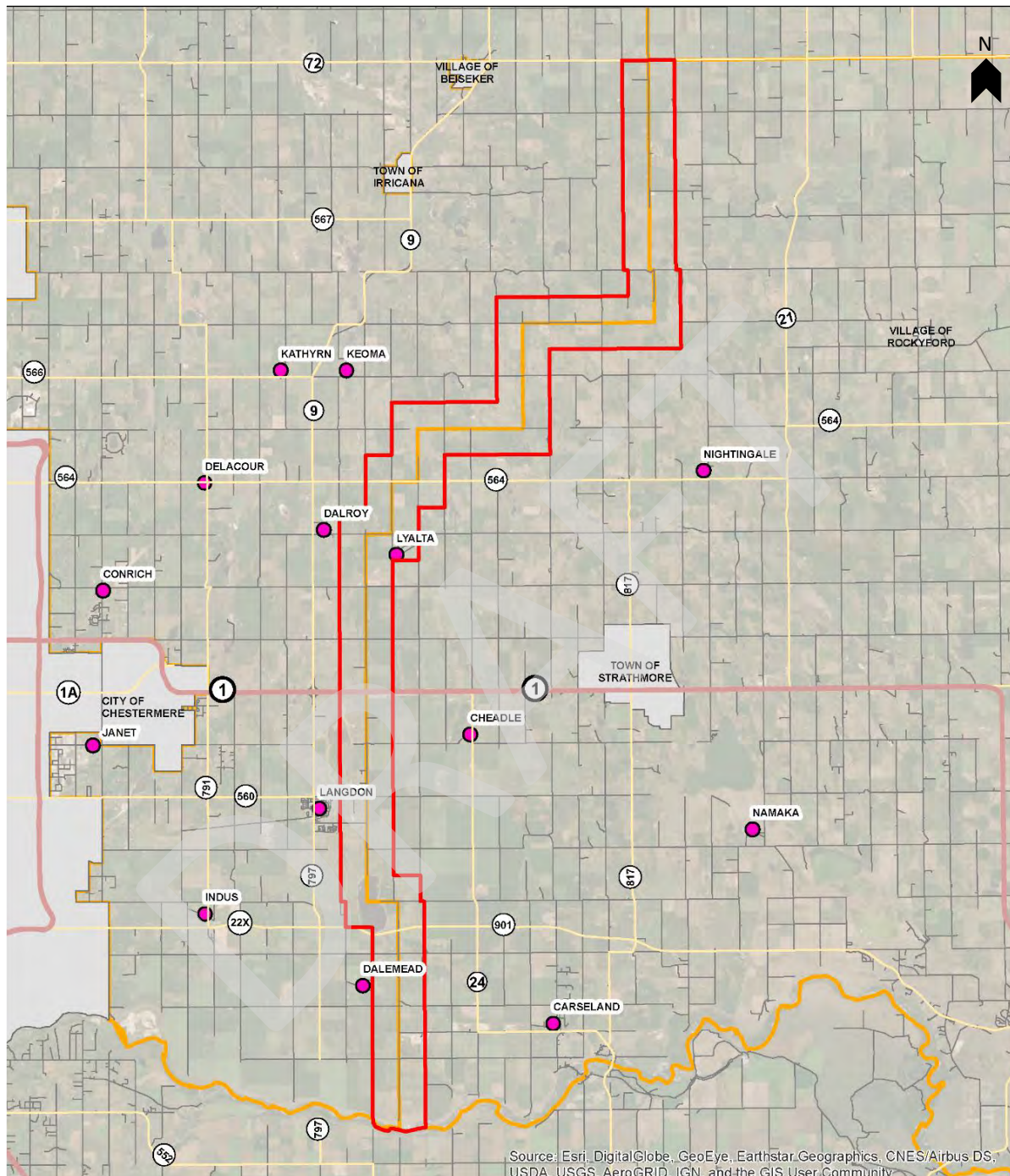
Each municipality should assess the impact of development on provincial highways and municipal roads located within the Plan Area and strive to mitigate development impacts on transportation infrastructure.

Policies

- 3.6.1 Land use redesignation, subdivision, or development applications proposing access directly to a roadway under the jurisdiction of the adjacent municipality should not be approved without the written consent of the affected municipality.

- 3.6.2 In order to mitigate concerns such as dust control, traffic generation, and road maintenance, either municipality may require that a developer proposing land use redesignation, subdivision, or development applications enter into a Road Use Agreement if:
- a) Direct access to the development is required from a road within its jurisdiction;
 - b) Primary access to the development utilizes a road within its jurisdiction; or
 - c) A proposed haul-route utilizes roads within its jurisdiction.
- 3.6.3 Each municipality shall be notified of any road closure or development of an undeveloped road that will result in access being increased, decreased, or removed for a road under its control or jurisdiction. The affected municipality may request to obtain any associated traffic studies and must give its comments in writing within the notification period. If comments are not received within the notification period, it will be determined that the municipality has no comments.
- 3.6.4 The road network shall be maintained by the municipality having jurisdiction, unless a separate agreement specifies joint maintenance, maintenance swap, or any other terms acceptable to both municipalities.
- 3.6.5 Both municipalities are encouraged to collaborate on future regional public transit opportunities that may arise. This may include cooperation on public communications, routing and network analysis, or location of transit stops.
- 3.6.6 Both municipalities are encouraged to collaborate on future active transportation opportunities that may arise. This may include cooperation on regional pathways, maintenance, or other infrastructure.

MAP 9: Transportation



0 2.75 5.5 11 Miles
0 4 8 16 Kilometers

- IDP STUDY AREA
- Municipal Boundary
- Major Highway/Expressway
- Secondary Highway
- Roads

4.0 Plan Administration & Implementation

The administration and implementation of polices contained in this Plan are intended to assist Rocky View County and Wheatland County administrations, subdivision and development authorities, and Councils with the initial and ongoing execution of this Plan over its lifespan and define the roles of each municipality in the Plan execution.

4.1 Interpretation

Objective

To ensure the policies of this Plan are interpreted in the manner in which they were intended.

Policies

- 4.1.1 All references to a specific agency, body, or department were accurate at the time of writing this Plan. All references throughout the Plan shall therefore be considered applicable to the current relevant agency, body, or department.
- 4.1.2 Unless otherwise required by the context, words used in the present tense include the future tense; words used in the singular include the plural; and the word person includes a corporation as well as an individual. Unless otherwise stipulated, the *Interpretation Act, Chapter I-8, RSA 2000* as amended, shall be used in the interpretation of this bylaw. Words have the same meaning whether they are capitalized or not.
- 4.1.3 The relative boundaries or any variable presented on the maps contained in this Plan, except for the boundaries of the Plan Area, shall be interpreted as an approximation and not a precise depiction of its actual or full extension.

4.2 Intermunicipal Committee

Objective

To ensure an ongoing process for maintaining the IDP and keeping it applicable through the creation of a committee with joint representation to promote active cooperation and conflict resolution through a consensus-based approach.

Policies

- 4.2.1 For the purposes of administering and monitoring the IDP, Rocky View County and Wheatland County shall establish an Intermunicipal Committee ("the Committee").
- 4.2.2 Membership of the committee shall be composed of an even number of members from each municipality.
- 4.2.3 Rocky View County and Wheatland County agree that the main functions of the Committee are to:
 - a) create a forum for dialogue on issues of common concern and interest;

- b) address concerns regarding the policies of the Plan;
 - c) address proposed amendments to the Plan;
 - d) address redesignation applications, subdivision applications, changes to the land use by laws, statutory plans, or other policy or regulatory amendments affecting the Plan Area;
 - e) address issues in relation to the implementation of Plan policies;
 - f) engage in resolving any conflicts or disputes which arise from this Plan – both municipalities will equally share costs associated with using outside assistance to resolve a dispute; and
 - g) address any other land use issues deemed appropriate, but which are not explicitly identified in the Plan.
- 4.2.4 Meetings of the Committee shall be held on an “as needed basis”, or at the request of either municipality. Committee meetings should be held as soon as possible if any conflict arises, or if any matter is brought before it.
- 4.2.5 A municipality may call a meeting of the Committee at any time upon not less than five (5) days' notice of the meeting being given to all members of the Committee and support personnel, stating the date, the time, purpose and the place of the proposed meeting. The five (5) days' notice may be waived with three quarters of the Committee members' agreement noted.
- 4.2.6 The municipality that called the meeting of the Committee shall host and chair the meeting and is responsible for preparing and distributing agendas and minutes.
- 4.2.7 At least one (1) member of each municipality's administrative staff should attend each meeting in the capacity of technical, non-voting advisor.
- 4.2.8 Both Councils agree the Committee is not a decision making body and that the Committee shall issue a written response in the form of comments and/or recommendations to the appropriate and relevant decision making body within 10 business days from the Committee meeting date.
- 4.2.9 Any changes to the Committee format, composition, roles, responsibilities or any aspect of its existence or operation may be requested by either municipality.
- 4.2.10 Where a matter has been referred to the Committee and a resolution cannot be found, the Dispute Resolution Process in Section 5 of this Plan shall be adhered to.

4.3 Intermunicipal Referral Policies

Objective

Ensure that a clear and consistent notification and communication process is in place for all applications within the Plan Area.

General Policies

- 4.3.1 Where an intermunicipal referral is required by the MGA or the policies contained in this Plan, each municipality agrees to provide the other municipality with the required landowner information for the circulation area.
- 4.3.2 Where a plan or bylaw, including amendments, or application requires notifications to be sent to a municipality that is external to this Plan, the referring municipality shall follow the referral requirements outlined in the MGA, or where applicable, those contained in a relevant Intermunicipal Development Plan.
- 4.3.3 Administrative staff or representatives for Rocky View County and Wheatland County are encouraged to discuss, with one another, forthcoming Statutory Plans and Land Use Bylaws, including amendments or redesignation of lands, which may impact the Plan Area.
- 4.3.4 Administrative staff or representatives for Wheatland County and Rocky View County are encouraged to refer to the other municipality notices for community consultation events (e.g. open houses) regarding draft Statutory Plans and Land Use Bylaws, including amendments, which may impact the Plan Area.
- 4.3.5 Administrative staff or representatives for Wheatland County and Rocky View County are encouraged to discuss with one another forthcoming subdivision and development applications that may have significant impact on lands within the Plan Area.

Response Timelines

- 4.3.6 The responding municipality shall, from the date of notification, either by postal mail or electronic mail, have the following timelines to review and provide comment on intermunicipal referrals:
- a) 15 calendar days for all 'complete' development permit applications;
 - b) 21 calendar days for all 'complete' subdivision applications; and
 - c) 30 calendar days for all other intermunicipal referrals.
- 4.3.7 In the event that either municipality does not reply within, or request an extension by, the response time for intermunicipal referrals stipulated in this Section, it is presumed that the responding municipality has no comment or objection to the referred planning application or matter.

Statutory Plans

- 4.3.8 A newly proposed Municipal Development Plan or an amendment to a Municipal Development Plan shall be referred to the other municipality for comment prior to a public hearing.
- 4.3.9 A newly proposed statutory plan or amendment to a plan (e.g. Intermunicipal Development Plans, Area Redevelopment Plans and Area Structure Plans) shall be referred to the other municipality for comment prior to a public hearing.

Non-Statutory Plans

Non-statutory plans are those plans that are adopted by a resolution of Council; these may include outline plans, area concept plans, conceptual schemes, or similar plans.

- 4.3.10 All non-statutory plans or amendments to a non-statutory plan in support of proposed development located within the Plan Area shall be referred to the adjacent municipality for comment prior to approval.
- 4.3.11 Notices for community consultation events pertaining to non-statutory plans or amendments are encouraged to be referred to the adjacent municipality.

Land Use Bylaws

- 4.3.12 A newly proposed Land Use Bylaw in either municipality shall be referred to the other municipality for comment prior to a public hearing.
- 4.3.13 All Land Use Bylaw amendments pertaining to the Plan Area shall be referred to the other municipality prior to a public hearing.

Subdivision and Development Permit Applications

- 4.3.14 All subdivision applications for lands within the Plan Area shall be referred to the other municipality for comment prior to a decision being rendered.
- 4.3.15 All Development Permit Applications for discretionary uses within the Plan Area where no approved Area Structure Plan, Area Redevelopment Plan, or Local Plan (Area Concept Plan, Conceptual Scheme, Master Site Development Plan) is in place shall be referred to the adjacent municipality for comment prior to a decision being issued.
- 4.3.16 Both municipalities are encouraged to share with the other municipality, the results of all publicly available technical analyses required by a Subdivision and Development Authority as part of an application.

Consideration of Responses

- 4.3.17 Comments from the responding municipality regarding proposed Municipal Development Plans, other statutory plans, and Land Use Bylaws, or amendments to any of those documents, shall be included in the information package provided to the approving authority considering the application as part of the public hearing and shall be given due consideration by the Council when making their decision.
- 4.3.18 Comments from the responding municipality regarding subdivision and development permit applications shall be considered by the approving authority in the municipality in which the application is being proposed, prior to a decision being rendered on the application.

4.4 Intermunicipal Services

Objective

To ensure a coordinated approach and efficient delivery of services for water, wastewater, stormwater, solid waste, emergency services, and recreation in alignment with any adopted Intermunicipal Collaboration Framework (ICF).

Policies

- 4.4.1 Matters pertaining to service agreements shall be assessed in accordance with the requirements of the Intermunicipal Collaboration Framework adopted by Rocky View County and Wheatland County.

4.5 Adoption, Amendment, & Repeal Process

Objective

Provide requirements for on-going monitoring of the IDP once adopted by both municipalities. Additionally, the policies include the process for periodic review, amendments, and eventual appeal that may be required.

Policies

- 4.5.1 The policies of this plan apply to lands located within the Plan Area.
- 4.5.2 This plan comes into effect following adoption by the respective Councils of Rocky View County and Wheatland County.
- 4.5.3 Amendment of the IDP shall receive direction from both Councils prior to proceeding and shall be jointly prepared by the Administrations.
- 4.5.4 Amendments to the plan shall not come into force until they are adopted by the Councils of both municipalities, in accordance with the requirements of the MGA.
- 4.5.5 A Bylaw to repeal this IDP may be considered by both Councils if:
- a) The repealing Bylaw considers a new IDP; or
 - b) If the repealing Bylaw complies with Provincial legislation.
- 4.5.6 In the case where only one municipality wishes to repeal the Plan, 120 days' notice shall be given to the other municipality stating the intent and reasons for repealing the Plan. Both Councils shall pass the bylaw repealing the Plan and adopting a new IDP for the repeal to take effect.
- 4.5.7 Should only one municipality wish to repeal the Plan, the dispute resolution process in Section 5.0 shall be initiated.
- 4.5.8 A joint Administrative review of the IDP shall be scheduled no later than four (4) years from the date of adoption and shall be steered by the Intermunicipal Committee.
- 4.5.9 Aside from the Intermunicipal Committee, administrative staff of both municipalities are strongly encouraged to review the policies of the Plan and any legislative changes annually and discuss land use matters, issues, and concerns on an on-going basis. Administrative staff may make recommendations to their respective Councils for amendment to the Plan to ensure the policies remain relevant and continue to meet the needs of both municipalities.
- 4.5.10 The municipalities agree to comply with the adopted regional plan strategies and are of the opinion this Plan aligns with the South Saskatchewan Regional Plan.

- 4.5.11 Rocky View County is a member municipality in the Calgary Metropolitan Regional Board, and is therefore subject to the requirements of the CMRB and the Interim Growth Plan and any subsequent Growth Plan. A portion of Wheatland County is within the CMRB Plan Area, and as such the lands within this area are subject to the requirements of the CMRB and the Interim Growth Plan and any subsequent Growth Plan.

5.0 Dispute Resolution

Objective

To establish a dispute resolution process that facilitates communication and cooperation among the municipalities.

To acknowledge that each municipality has the right to make decisions within its boundaries while recognizing that these decisions can have an impact beyond the borders of one municipality.

In order to ensure that the relationship between the two municipal neighbours remains strong, Rocky View County and Wheatland County agree to the following:

- (a) The municipalities respect the right to maintain jurisdiction over decisions made within their boundaries.
- (b) The municipalities understand the potential for those decisions to impact the adjacent municipality.
- (c) The municipalities understand the importance of notification and communication with the adjacent municipality in order to ensure that potential concerns are addressed.

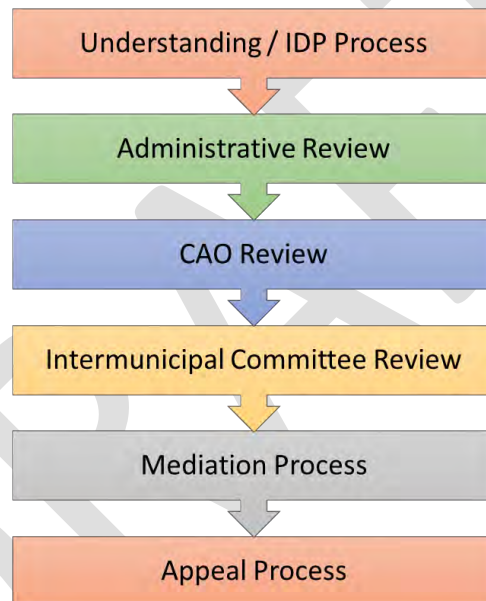
5.1 Dispute Resolution Process

While both municipalities are committed to a positive relationship, this plan recognizes that disputes may arise. In such an event, the following process should be used in order to reach a solution:

- 5.1.1 Should either municipality identify a potential concern related to an application referral provided through the policies of this plan, written notification shall be provided at the administrative level.
- 5.1.2 The municipalities should provide additional clarification, technical documents, or other information as required in order to satisfy the concerns of the adjacent municipality. Meetings or further discussion may be required.
- 5.1.3 Should the matter fail to be resolved, each municipality should escalate the matter to their respective Chief Administrative Officer (or designate) for further guidance.
- 5.1.4 Should the matter fail to be resolved administratively, a municipality may request that the matter be referred to the Intermunicipal Committee.
- 5.1.5 Should the matter fail to be resolved by the Intermunicipal Committee, formal mediation may be initiated.

- a) A mutually agreed upon Mediator shall be named to facilitate resolution of the disagreement within thirty (30) days of the written request to enter a mediation process.
 - b) The municipalities shall share equally in the cost of mediation, including any remuneration, travel, and lodging expenses associated with the mediation.
- 5.1.6 Should a dispute involve an application subject to Section 690(1) of the MGA, the municipalities may submit an appeal to the Municipal Government Board within 30 days of adoption, in order to maintain the right to appeal.
- 5.1.7 Notwithstanding (above), the appeal may be withdrawn prior to the Municipal Government Board hearing should an agreement be reached to the satisfaction of the municipalities.

5.2 Dispute Resolution Process Summary



Appendix A

Definitions

Adjacent Land(s): Land that abuts or is contiguous to the parcel of land that is being described and includes land that would be contiguous if not for a highway, road, lane, walkway, watercourse, utility lot, pipeline right-of-way, power line, railway or similar feature and any other land identified in a land use bylaw as adjacent for the purpose of notifications under the *Municipal Government Act, Revised Statutes of Alberta 2000, M-26* with amendments.

Agricultural Operation: If not defined in the municipality's Land Use Bylaw, it is an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and can include, but is not limited to:

- a) the cultivation of land;
- b) the raising of livestock, including game-production animals within the meaning of the "*Livestock Industry Diversification Act*" and poultry;
- c) the raising of fur-bearing animals, pheasants or fish;
- d) the production of agricultural field crops;
- e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- f) the production of eggs and milk;
- g) the production of honey (apiaries);
- h) the operation of agricultural machinery and equipment, including irrigation pumps on site;
- i) the application of fertilizers, insecticides, pesticides, fungicides, and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- j) the collection, transportation, storage, application, use transfer and disposal of manure;
- k) the abandonment and reclamation of confined feeding operations and manure storage facilities.

Alberta Land Stewardship Act (ALSA): The *Alberta Land Stewardship Act Statutes of Alberta, 2009 Chapter A-26.8*, as amended.

Area Structure Plan (ASP): A statutory plan in accordance with the Municipal Government Act (MGA) for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality. The Plan typically provides a design that integrates land uses with the requirements for suitable parcel densities, transportation patterns (roads), stormwater drainage, fire protection and other utilities across the entire Plan Area. For the purposes of this IDP the definition of an Area Structure Plan also includes Area Redevelopment Plan (ARP) as defined within the MGA.

Biophysical Impact Assessment: means the assessment of the biological and physical elements for the purpose of reducing the potential impacts of the proposed development on the natural environment. The report details specific components of the environment such as topography, geology, hydrology, soils, vegetation, wildlife, and biodiversity (terrestrial and aquatic) for a specific development area. Mitigation measures are suggested to minimize or eliminate potential environmental concerns.

Calgary Metropolitan Region Board (CMRB): The board established by the Calgary Metropolitan Region Board regulation (Alberta Regulation 190/2017).

Calgary Metropolitan Region: The lands lying within the boundaries of the participating municipalities of the Calgary Metropolitan Region Board.

Conservation Easement: A voluntary agreement between a landowner and a conservation organization or government agency. The intent of the Conservation Easement is to protect the ecological, scenic, and or agricultural values of the land. The agreement is placed on title, and the landowner continues using the land subject to the specific restrictions in the easement.

Conservation Reserve: As defined by the Municipal Government Act and used for the purpose of conserving environmentally significant features that cannot be required to be provided as environmental reserve.

Council(s): The Council of Rocky View County and the Council of Wheatland County in the Province of Alberta.

Development: As defined by the *Municipal Government Act* in Part 17, section 616, means

- a) an excavation or stockpile and the creation of either of them;
- b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land;
- c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or
- d) a change in the intensity of the land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

Discretionary Use: The use of land or a building in a land use district for which a development permit may be approved at the discretion of the Development Authority with or without conditions.

Energy Industry or Energy Development: Industry that uses some form of alternative energy either as the source of its operation or the result of its operation, such as, but not limited to, wind farms, solar farms, hydroelectric dams among others.

Environmental Reserve: Regulated through the Municipal Government Act (MGA), it is the transference of land from the landowner to the municipality through the subdivision process. The lands can consist of water bodies, steep slopes, gullies, or drainage courses, and would be required to remain in its natural state.

Environmental Reserve Easement: Similar to an Environmental Reserve, the ERE however allows the title to remain under the landowner, instead of with the municipality. Similar restrictions apply with an easement, such that the land would be left in its natural state.

Environmentally Significant Area (ESA) means an area defined as an Environmentally Significant Area within the applicable land use bylaw of the approving municipality.

Historical Resource Value (HRV): Lands that contain or are believed to contain historic resources, including primarily archeological and paleontological sites, Aboriginal traditional use sites of a historic resource nature, and historic structures.

Intermunicipal Development Plan (IDP): A statutory document, adopted by bylaw in accordance with section 631 of the *Municipal Government Act*, which is used by municipalities as a long-range planning tool.

Intermunicipal Development Plan Committee (the Committee): The members assigned by each respective Council for the purposes of administering and monitoring the Intermunicipal Development Plan.

May: Is an operative word that means that there is a choice, with no particular direction or guidance intended.

Municipalities (the Municipalities): The municipalities of Rocky View County and Wheatland County.

Municipal Government Act (MGA): The Municipal Government Act Revised Statutes of Alberta 2000, Chapter M-26, as amended.

Municipal Development Plan (MDP): A statutory plan, adopted by bylaw in accordance with section 632 of the *Municipal Government Act* and used by municipalities as a long-range planning tool.

Permitted Use: The use of land or a building in a land use district for which a Development Authority shall issue a development permit with or without conditions providing all other provisions of the Bylaw are conformed with.

Plan: Rocky View County and Wheatland County Intermunicipal Development Plan.

Plan Area: The lands defined in this document on Map 2 noted as "Plan Area" (approximately 1 to 1.5 miles on either side of the shared border) to which the policies of this document pertain.

Provincial Highway: A road development as such by Ministerial Order pursuant to the *Highway Development and Protection Act*, Alberta Regulation 326/2009.

Renewable Resource/Energy: A natural resource or form of energy that can replenish on its own with time.

Shall: Is an operative word that means the action is mandatory.

Should: Is an operative word that means that in order to achieve the Plan's objectives, it is strongly advised that the action be taken.

Soil Classifications: The classification of soils in accordance with the Canadian Land Inventory on the basis of soil survey information, and are based on intensity, rather than kind, of their limitations for agriculture.

South Saskatchewan Regional Plan (SSRP): The Regional Plan and regulations for the South Saskatchewan Regional Plan area established by Order of the Lieutenant Governor in Council Pursuant to the *Alberta Land Stewardship Act*.

Stakeholder: A person with an interest or concern in matters pertaining to this Plan.

Statutory Plan: As per Part 17 of the *Municipal Government Act*, is an intermunicipal development plan, a municipal development plan, an area structure plan, or an area redevelopment plan adopted by a municipality under Division 4 of the *Municipal Government Act*.

Subdivision and Development Authority: Within the boundary of Rocky View County means Rocky View County Subdivision and Development Authority, and within the boundary of the Wheatland County means the Wheatland County Subdivision and Development Authority.



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	March 23, 2021	DIVISION: 9
FILE:	06812016	APPLICATION: PL20200189
SUBJECT:	First Reading Bylaw – Residential Redesignation	

APPLICATION: To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Residential, Rural District (R-RUR) in order to facilitate the creation of two lots; a \pm 4.00 acre parcel with a \pm 5.36 acre remainder.

GENERAL LOCATION: Located approximately 0.41 km (1/4 mile) north of the town of Cochrane, 0.20 km (1/8 mile) west of Rge. Rd. 40 and on the south side of Retreat Rd.

LAND USE DESIGNATION: Agricultural Small District to Residential Rural District (R-RUR)

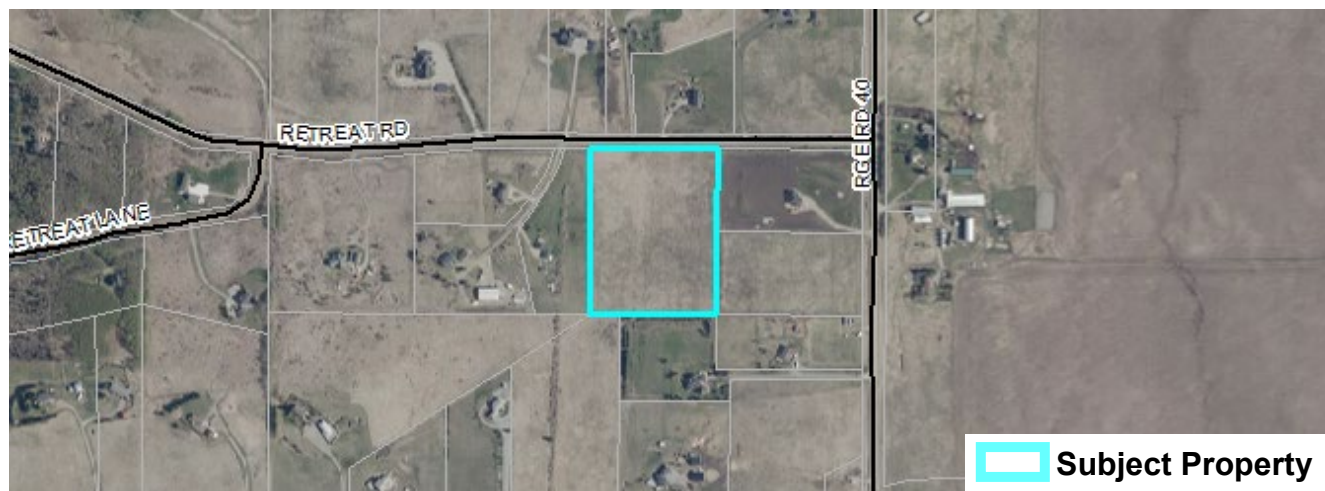
EXECUTIVE SUMMARY: The application will be evaluated in accordance with the relevant policies of the Municipal Development Plan (MDP) the Cochrane Intermunicipal Development Plan (IDP) and the Bears paw ASP.

OPTIONS:

Option #1: THAT Bylaw C-8137-2021 be given first reading.

Option #2: THAT application PL20200189 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-8137-2021 & Schedule A

ATTACHMENT ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8137-2021

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-8137-2021*.

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, Block 2, Plan 9510961 within SE-12-26-04-W5M from Agricultural, Small Parcel District (A-SML) to Residential, Rural District (R-RUR) as shown on the attached Schedule ‘A’ forming part of this Bylaw.
- 4 THAT Lot 4, Block 2, Plan 9510961 within SE-12-26-04-W5M 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-8137-2021 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

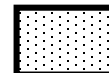
READ A FIRST TIME this _____ day of _____, 2021

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-8137-2021
Amendment**FROM**
 Agricultural Small
 Parcel District
 (A-SML)
**TO**
 Residential Rural
 District
 (R-RUR)

±3.79 ha
(± 9.36 acres)
A-SML → R-RUR

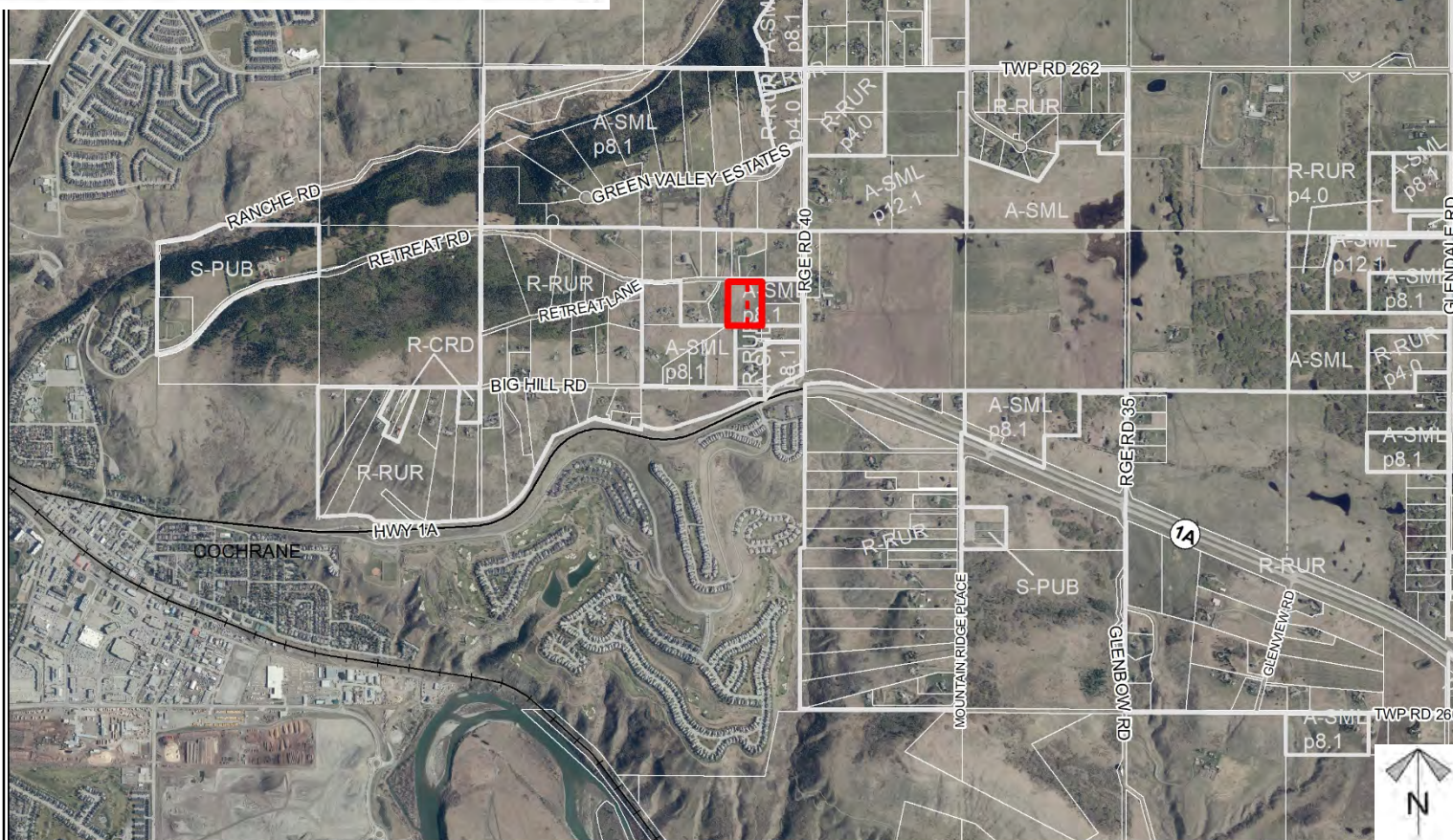
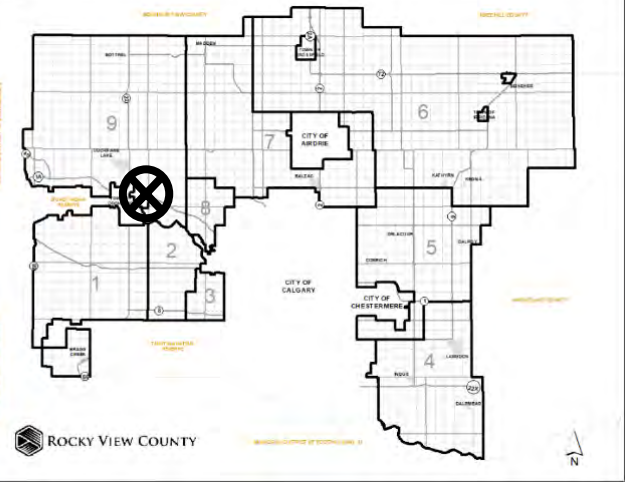




Location & Context

Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Residential, Rural District (R-RUR) in order to facilitate the creation of two lots; a ± 1.62 hectare (± 4.00 acre) parcel with ± 2.17 hectare (± 5.36 acre) remainder.






Development Proposal

Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Residential, Rural District (R-RUR) in order to facilitate the creation of two lots; a ± 1.62 hectare (± 4.00 acre) parcel with ± 2.17 hectare (± 5.36 acre) remainder.



± 3.79 ha
(± 9.36 acres)
A-SML \rightarrow R-RUR



Environmental

Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Residential, Rural District (R-RUR) in order to facilitate the creation of two lots; a ± 1.62 hectare (± 4.00 acre) parcel with ± 2.17 hectare (± 5.36 acre) remainder.

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

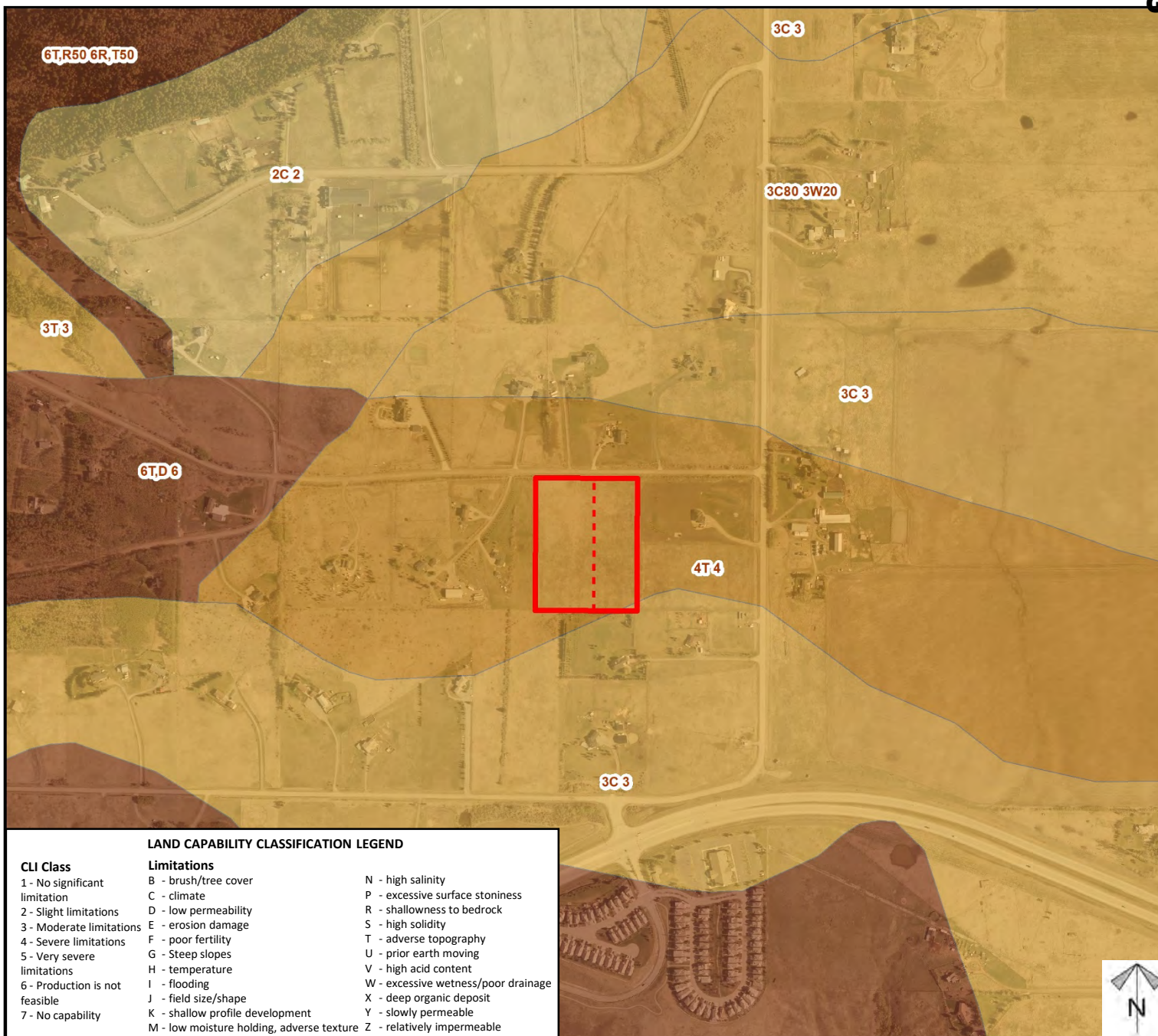


Division: 9
 Roll: 06812016
 File: PL20200189
 Printed: Jan 6, 2021
 Legal: Lot: 4 Block: 2
 Page 608 of 687
 SE-12-26-04-W05M

Soil Classifications

Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Residential, Rural District (R-RUR) in order to facilitate the creation of two lots; a ± 1.62 hectare (± 4.00 acre) parcel with ± 2.17 hectare (± 5.36 acre) remainder.



Division: 9
 Roll: 06812016
 File: PL20200189
 Printed: Jan 6, 2021
 Legal: Lot: 4 Block: 2
 Page 1009 of 1687
 SE-12-26-04-W05M

Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Residential, Rural District (R-RUR) in order to facilitate the creation of two lots; a ± 1.62 hectare (± 4.00 acre) parcel with ± 2.17 hectare (± 5.36 acre) remainder.

Legend

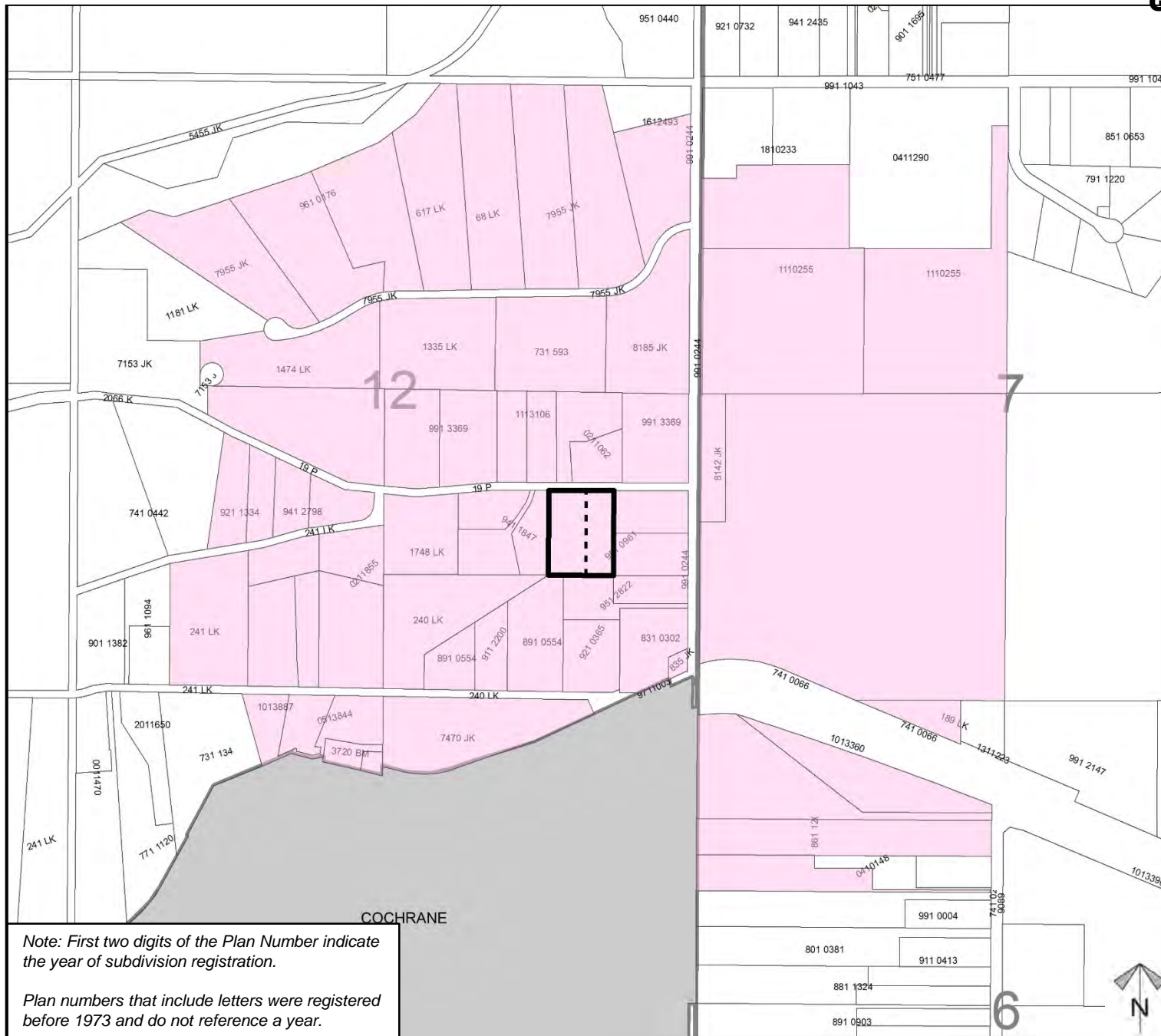
Support

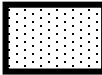


Opposition



Division: 9
Roll: 06812016
File: PL20200189
Printed: Jan 6, 2021
Legal: Lot:4 Block:2
Page 610 of 687
SE-12-26-04-W05M



Schedule 'A'
Bylaw
C-8137-2021
Amendment**FROM**
 Agricultural Small
 Parcel District
 (A-SML)
**TO**
 Residential Rural
 District
 (R-RUR)

±3.79 ha
(± 9.36 acres)
A-SML → R-RUR





ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: March 23, 2021

FILE: 03222002/003/091

SUBJECT: First Reading Bylaw – Residential and Special Uses

DIVISION: 4

APPLICATION: PL20210007

APPLICATION: To redesignate the remainder lands from Agricultural, General District (A-GEN) and Residential, Rural District (R-RUR) to Residential, Mid-Density Urban District (R-MID), Special, Parks and Recreation District (S-PRK), Special, Natural Open Space District (S-NOS), and Special, Public Service District (S-PUB), in order to facilitate future phases of Painted Sky Development.

GENERAL LOCATION: Located within Langdon Area Structure Plan, approximately 0.25 miles south of Highway 560, east of Vale View Road, and the north of Railway Avenue West.

LAND USE DESIGNATION: Agricultural, General District (A-GEN) and Residential, Rural District (R-RUR)

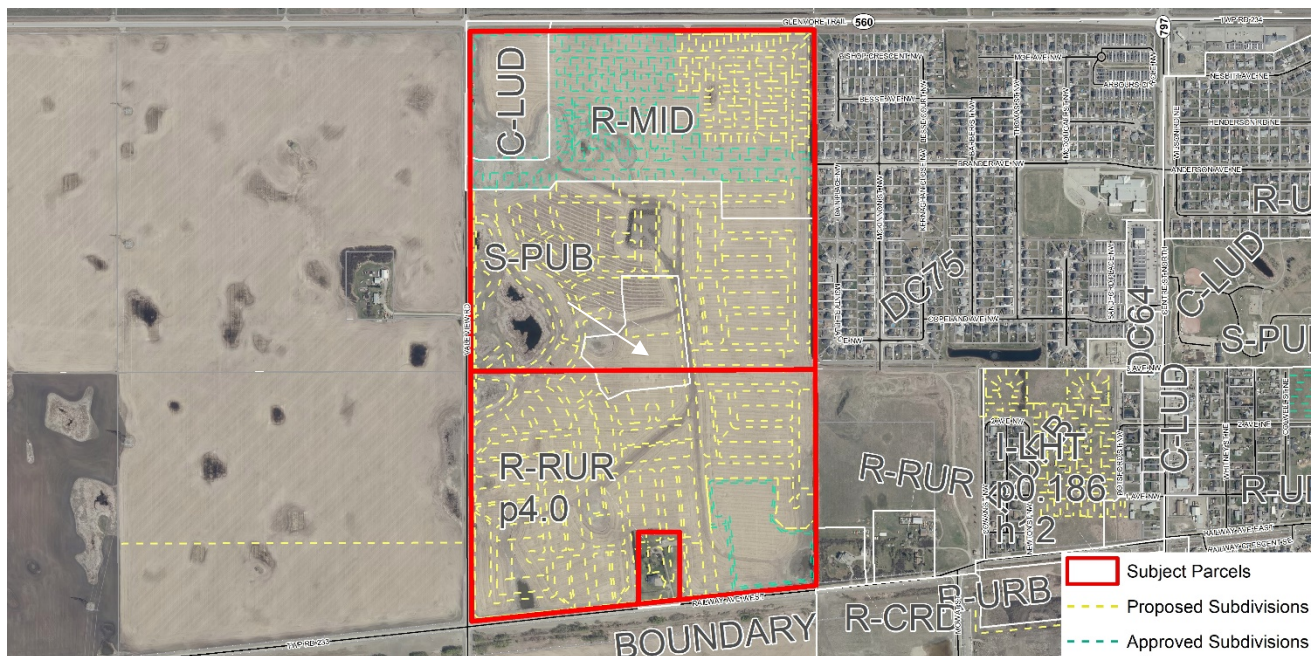
EXECUTIVE SUMMARY: The application will be reviewed against the relevant County policies.

OPTIONS:

Option #1: THAT Bylaw C-8142-2021 be given first reading.

Option #2: THAT application PL20210007 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-8142-2021 and Schedule A
ATTACHMENT ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8142-2021

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-8142-2021*.

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 Map, of C-8000-2020 be amended by redesignating a portion of NW 22-23-27-W4M & SW 22-23-27-W4M from Agricultural, General District (A-GEN) and Residential, Rural District (R-RUR) to Residential, Mid-Density Urban District (R-MID), Special, Parks and Recreation District (S-PRK), Special, Natural Open Space District (S-NOS), and Special, Public Service District (S-PUB), as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT a portion of NW 22-23-27-W4M & SW 22-23-27-W4M is hereby redesignated to Residential, Mid-Density Urban District (R-MID), Special, Parks and Recreation District (S-PRK), Special, Natural Open Space District (S-NOS), and Special, Public Service District (S-PUB), as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8142-2021 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



ROCKY VIEW COUNTY

Schedule 'A' Bylaw C-8142-2021

Amendment

FROM
Agricultural, General District (A-GEN)
TO
Residential, Mid-Density Urban District
(R-MID)



FROM
Residential, Rural District (R-RUR)
TO
Residential, Mid-Density Urban District
(R-MID)



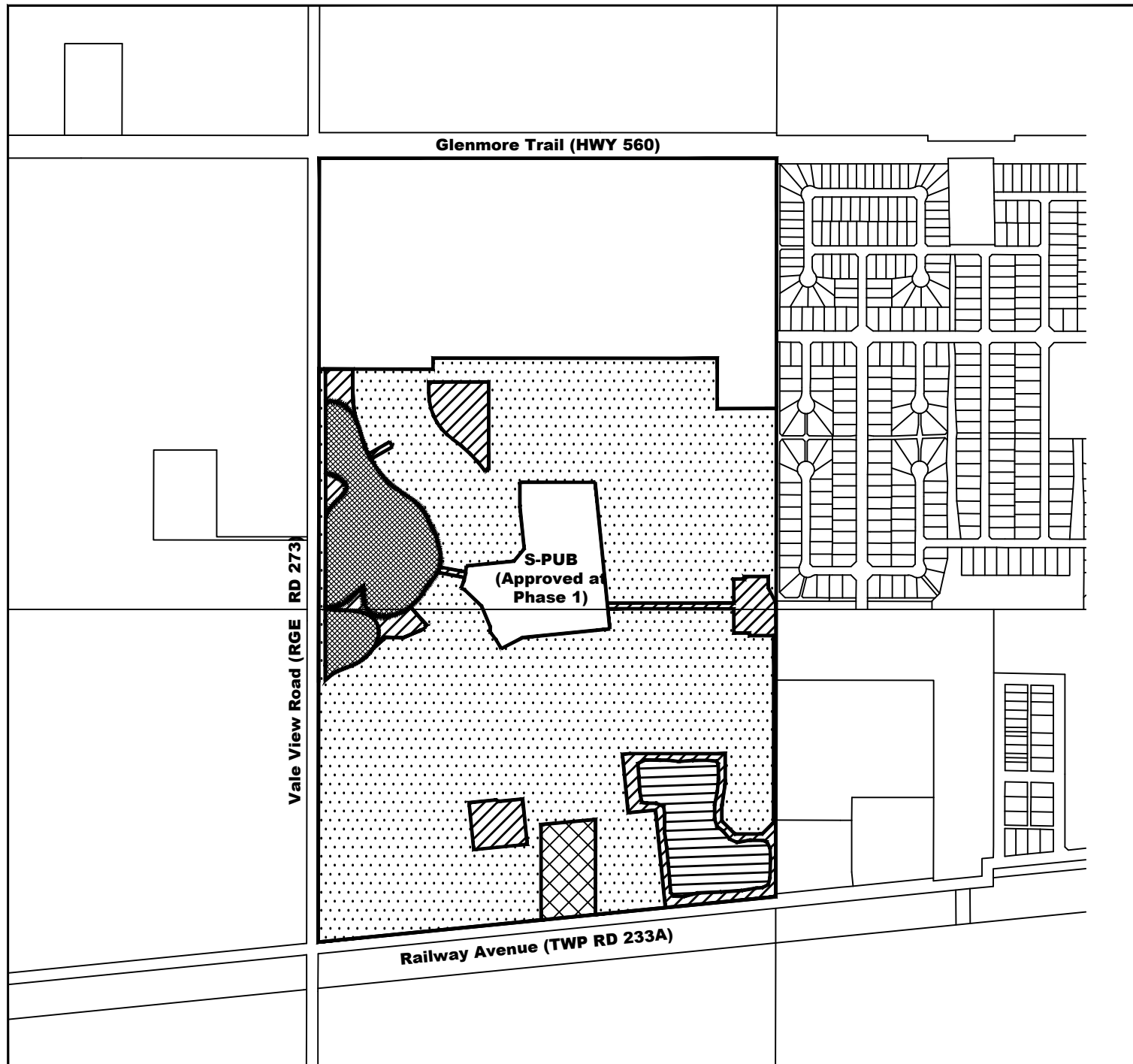
FROM
Agricultural, General District (A-GEN)
TO
Special, Natural Open Space District
(S-NOS)



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



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



Division: 04
Roll: 03222002/03/91
File: PL20210007
Printed: Jan 20, 2021
Legal: Portions of
NW/SW-22-23-27-W04M



Location & Context

Redesignation Proposal

To redesignate the remainder lands from Agricultural, General District (A-GEN) and Residential, Rural District (R-RUR) to Residential, Mid-Density Urban District (R-MID), Special, Parks and Recreation District (S-PRK), Special, Natural Open Space District (S-NOS), and Special, Public Service District (S-PUB), in order to facilitate future phases of Painted Sky Development.

Division: 4

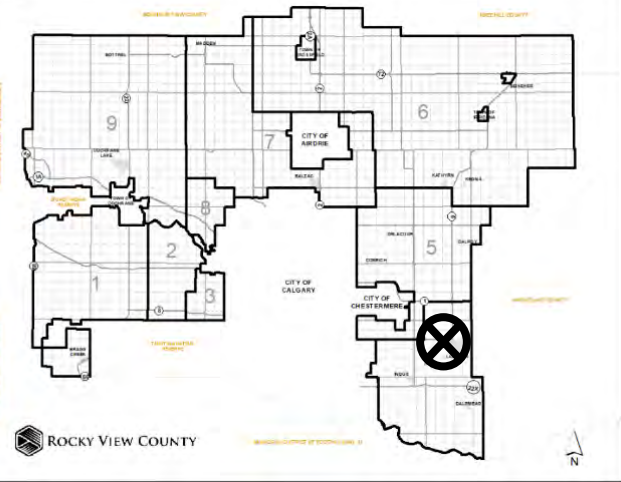
Roll: 03222002/03/91

File: PL20210007

Legal: A Portion of NW 22-23-27-W4M & SW 22-23-27-

Page 617 of 687

Printed: Jan 20, 2021

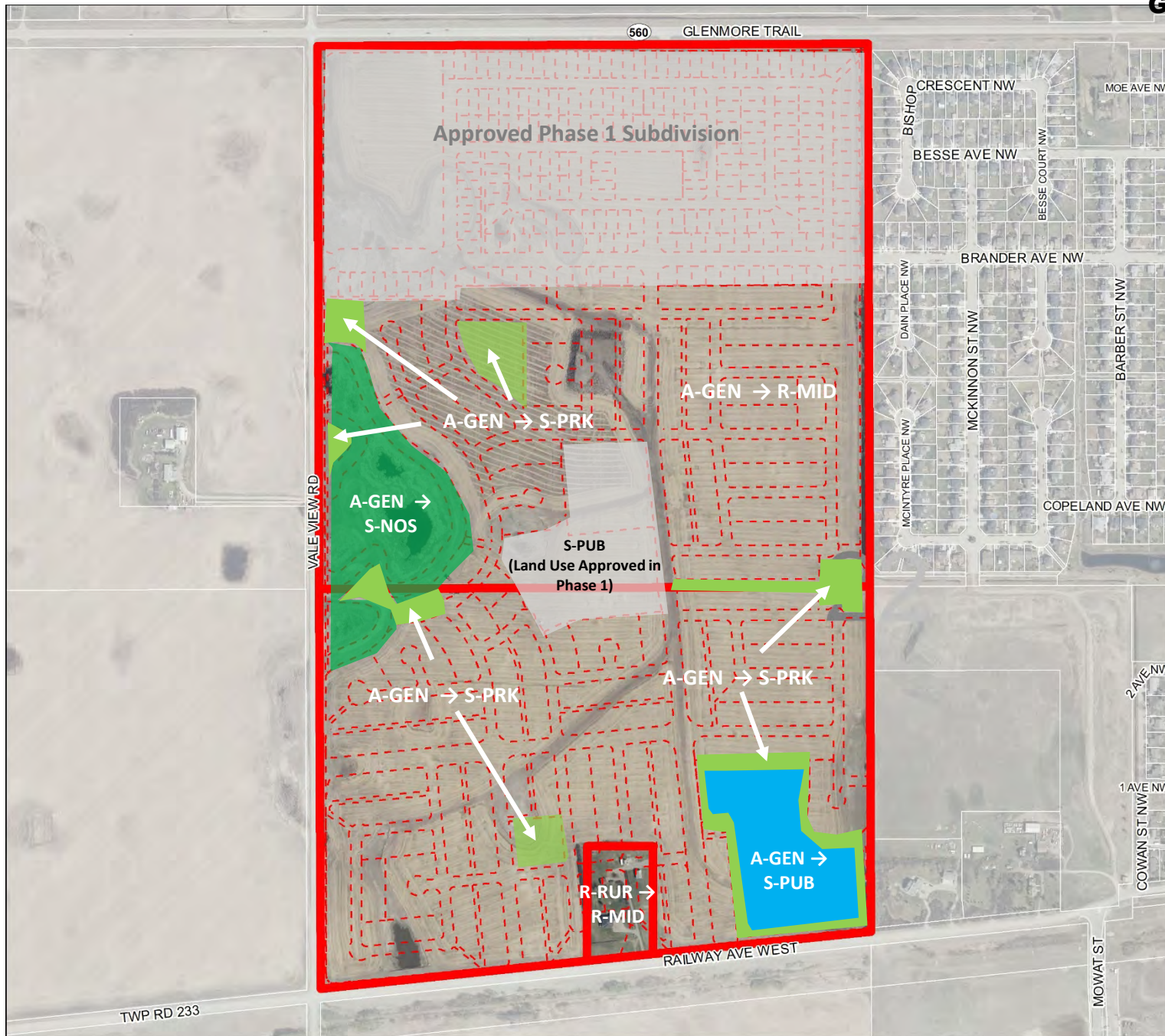




Development Proposal

Redesignation Proposal

To redesignate the remainder lands from Agricultural, General District (A-GEN) and Residential, Rural District (R-RUR) to Residential, Mid-Density Urban District (R-MID), Special, Parks and Recreation District (S-PRK), Special, Natural Open Space District (S-NOS), and Special, Public Service District (S-PUB), in order to facilitate future phases of Painted Sky Development.



Division: 4

Roll: 03222002/03/91

File: PL20210007

Legal: A Portion of NW 22-23-27-W4M & SW 22-23-27-

Page 618 of 687

Printed: Jan 20, 2021



Environmental

Redesignation Proposal

To redesignate the remainder lands from Agricultural, General District (A-GEN) and Residential, Rural District (R-RUR) to Residential, Mid-Density Urban District (R-MID), Special, Parks and Recreation District (S-PRK), Special, Natural Open Space District (S-NOS), and Special, Public Service District (S-PUB), in order to facilitate future phases of Painted Sky.

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

Division: 4

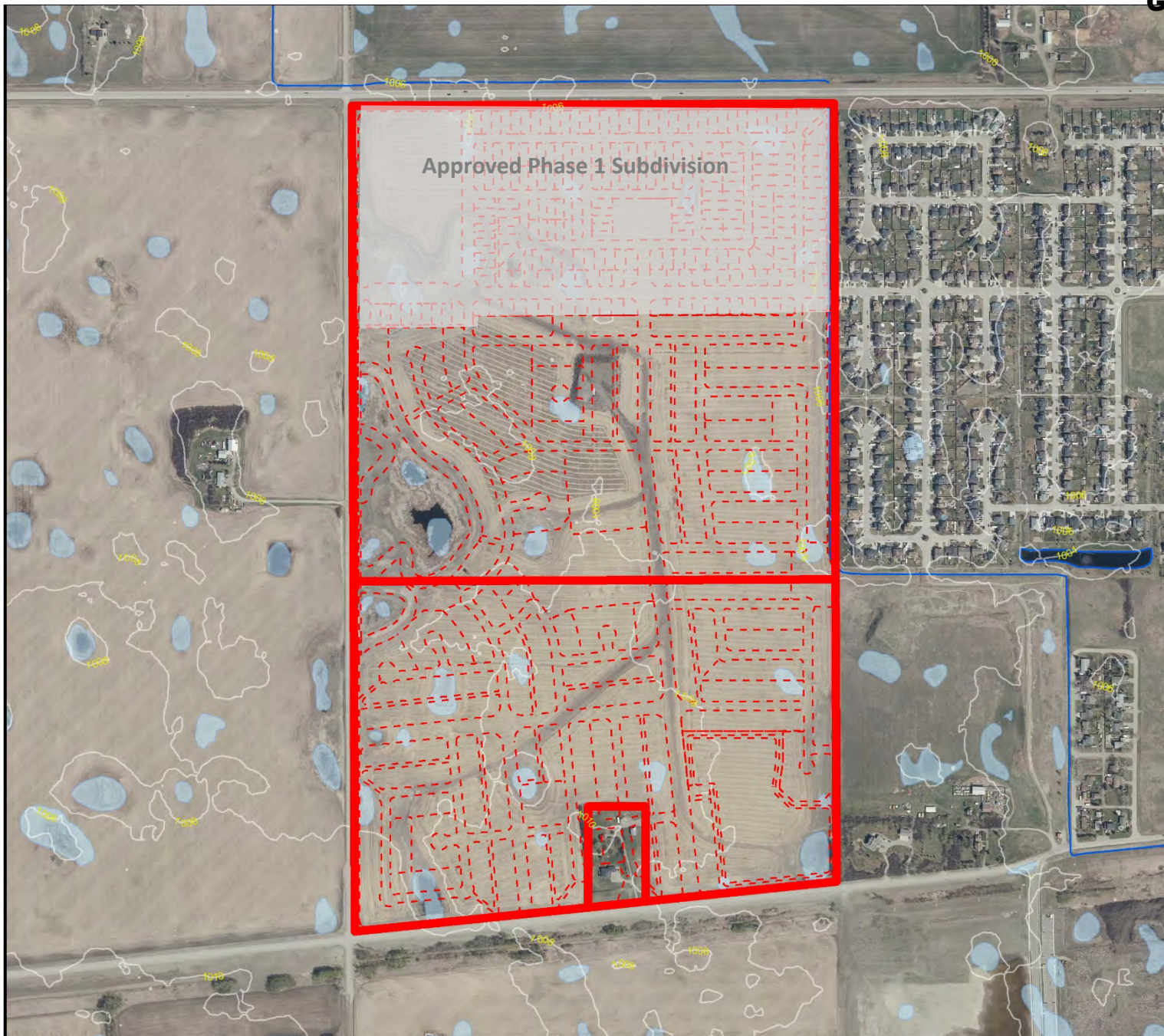
Roll: 03222002/03/91

File: PL20210007

Legal: A Portion of NW 22-23-27-W4M & SW 22-23-27-W4M

Page 619 of 687

Printed: Jan 20, 2021

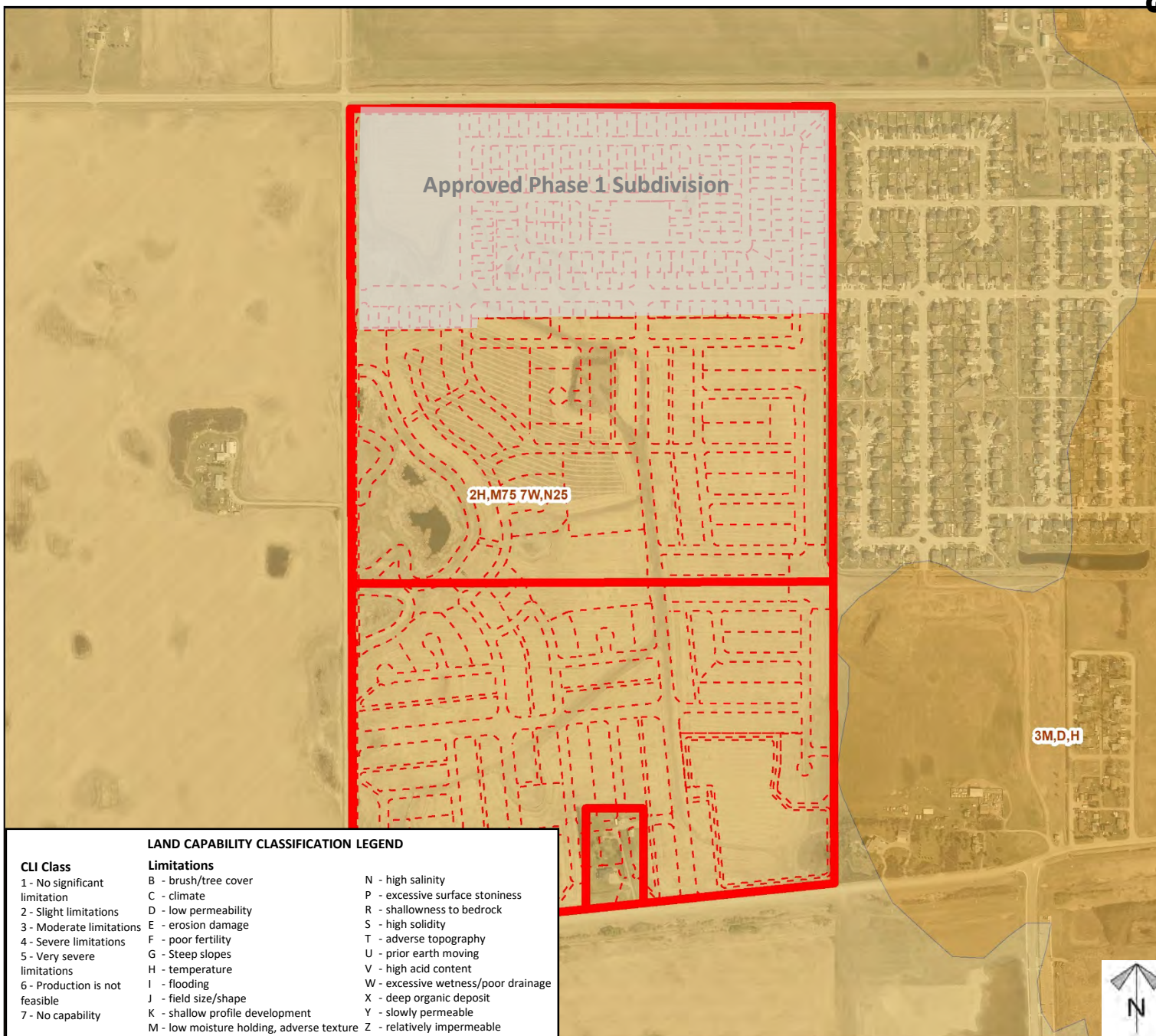




Soil Classifications

Redesignation Proposal

To redesignate the remainder lands from Agricultural, General District (A-GEN) and Residential, Rural District (R-RUR) to Residential, Mid-Density Urban District (R-MID), Special, Parks and Recreation District (S-PRK), Special, Natural Open Space District (S-NOS), and Special, Public Service District (S-PUB), in order to facilitate future phases of Painted Sky Development.



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: 03222002/03/91

File: PL20210007

Legal: A Portion of NW 22-23-27-W4M & SW 22-23-27-

Page 620 of 687

Printed: Jan 20, 2021

Landowner Circulation Area

Redesignation Proposal

To redesignate the remainder lands from Agricultural, General District (A-GEN) and Residential, Rural District (R-RUR) to Residential, Mid-Density Urban District (R-MID), Special, Parks and Recreation District (S-PRK), Special, Natural Open Space District (S-NOS), and Special, Public Service District (S-PUB), in order to facilitate future phases of Painted Sky Development.

Legend

Support



Opposition



Division: 4

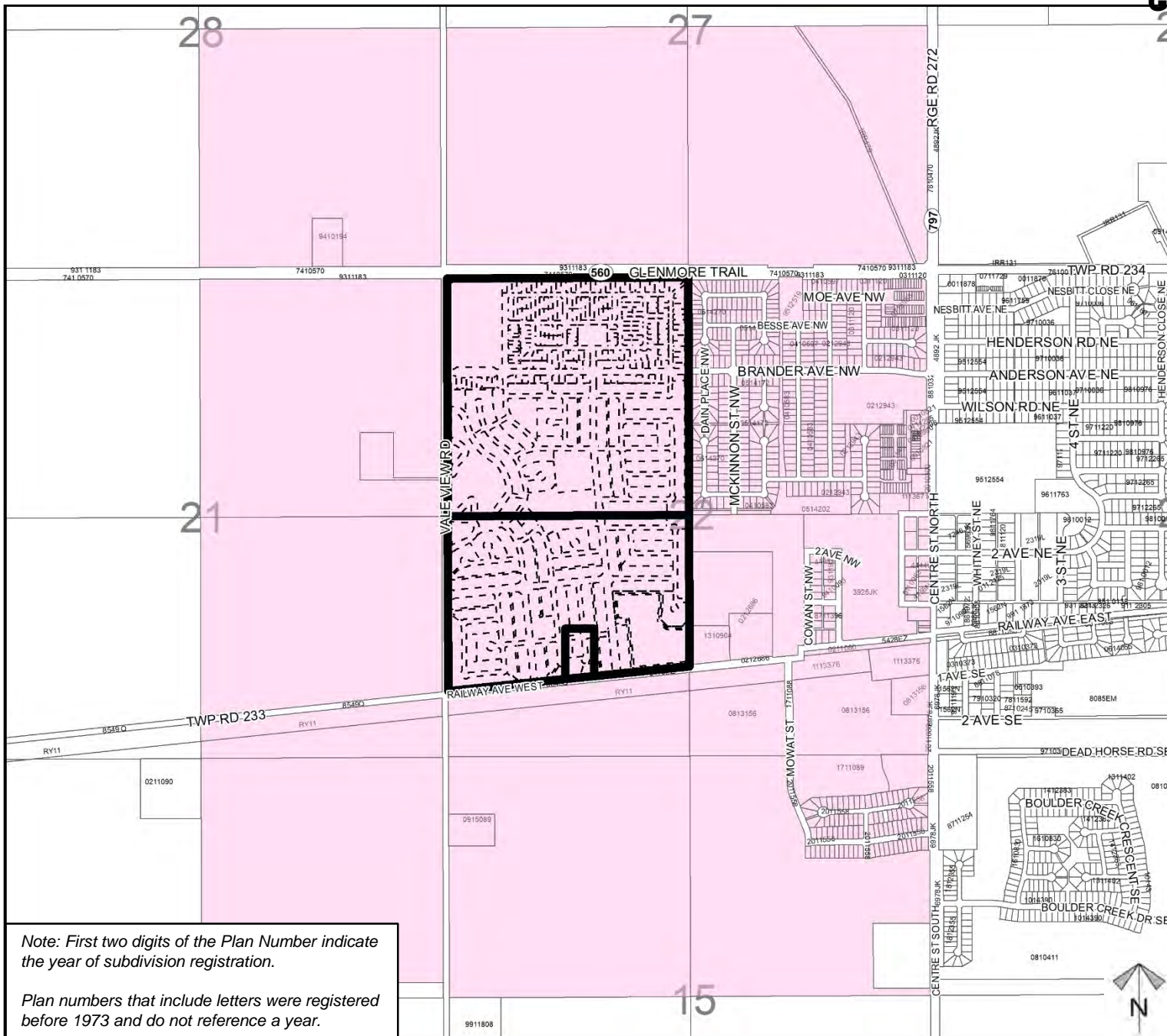
Roll: 03222002/03/91

File: PL20210007

Legal: A Portion of NW 22-23-27-W4M & SW 22-23-27-

Page 621 of 687

Printed: Jan 20, 2021





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 23, 2021
FILE: 03214001 / 03214009
SUBJECT: First Reading Bylaw – Conceptual Scheme Amendment

DIVISION: 4
APPLICATION: PL20210008

APPLICATION: To amend the Settler's Green Conceptual Scheme, in order to reduce the industrial area, increase residential and commercial area, and replace a portion of open space with a watercourse.

GENERAL LOCATION: Located within the Hamlet of Langdon, approximately 1 miles east of Center Street, and on the north side of Township Road 232.

LAND USE DESIGNATION: Agricultural, General District (A-GEN), Residential, Small Lot District (R-SML), and Residential, Mid-Density Urban District (R-MID)

EXECUTIVE SUMMARY: The application will be reviewed against the relevant County policies.

OPTIONS:

- Option #1: THAT Bylaw C-8161-2021 be given first reading.
Option #2: THAT application PL20210008 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS:

ATTACHMENT 'A': Bylaw C-8161-2021 and Schedule

ATTACHMENT 'B': Proposed Amendments to Settler's Green Conceptual Scheme (Redline Version)

ATTACHMENT 'C': Map Set



ROCKY VIEW COUNTY

BYLAW C-8161-2021

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-7753-2018, being the “*Settler’s Green Conceptual Scheme*”.

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8161-2021*.

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 Bylaw C-7753-2018, known as the “*Settler’s Green Conceptual Scheme*”, be amended, as shown on the attached Schedule A forming part of this Bylaw.

Effective Date

- 4 Bylaw C-8161-2021 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



ROCKY VIEW COUNTY

SCHEDULE 'A'

Forming Part of BYLAW C-8161-2021

Amendment # 1

Include the following paragraph under Section 1.1 Purpose of this Plan.

After approval on February 27, 2018, it was amended in order to allow the developer to re-contour the land in order to capture and retain much of the regional storm water in order to construct a watercourse for public and private recreational use.

Amendment # 2

Amended points 3 and 4 under Section 1.3 Primary Development Considerations to the following:

3. A recreational water feature as part of the open space and which acts as a storm water management through an east-west watercourse and allowing a controlled regional storm water flow;
4. Provision of commercial / light industrial employment lands.

Amendment # 3

Amend the last paragraph under Section 2.2 Hamlet of Langdon Area Structure Plan to the following:

Non-residential land uses are expected to focus on light industrial and business uses. From a land use, fiscal and transportation perspective, light industrial is more suited to the periphery of Langdon.

Amendment # 4

Include a new sentence under Section 4.1 Introduction:

Residential lands surrounding the watercourse will feature direct waterfront access on larger lots.

Amendment # 5

Amend Table 2 Development Concept Calculations under Section 5.1 Development Concept to the following:

Land Use	Hectares	Acres	Percentage
Municipal Reserve	6.48	16.01	10.0
Environmental Reserve	1.05	2.59	1.6
Public Utilities	0.44	1.09	0.7
Residential	24.72	61.06	38.2
Green Street	6.4	15.83	9.9
Roads	8.41	20.77	13.0
Watercourse	12.94	31.96	20.0
Commercial / Light Industrial	4.26	10.52	6.6
Total	64.7	160	100

Amendment # 6

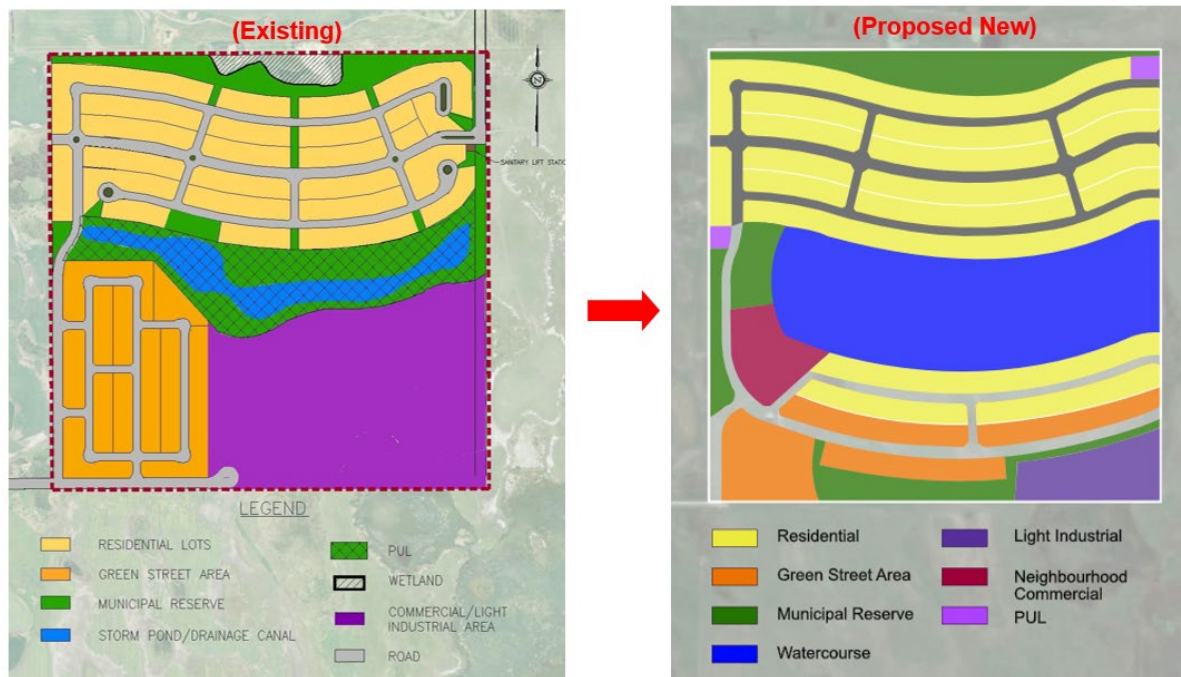
Amend the paragraph under Section 5.1 Development Concept to the following:

As shown in the above Development Concept, the net developable area after the watercourse, wetlands, municipal reserves, public utility reserves and roads are taken out is 28.98 ha, plus a Green Street component of 6.41 ha.

Settler's Green provides housing in the northern portion and around the watercourse, some commercial/alternative housing, as well as a future employment area proposed in the southern portion of the Plan Area. As the Langdon ASP states in the introduction, "An ASP does not predict the rate of development within the Plan Area; ultimately, growth is determined by market demand which reflects the overall economic climate of the region."

Amendment # 7

Replace the existing Figure 7 Development Concept under Section 5.1 Development Concept with the new concept map.

Amendment # 8

Amend the paragraphs under Section 5.2 Commercial / Light Industrial Area to the following:

From a land use, fiscal and transportation perspective, light industrial is more suited to the periphery of Langdon. The light industrial included in the Plan Area will be used for outdoor storage, mainly for residents of the Plan Area.

The Plan Area has provisions for attracting commercial development to the west end of the watercourse and will provide services to those living in the Plan Area as well as to those coming to the waterfront park. A bareland condominium structure will allow for multiple owners using a single parking lot.

Amendment # 9

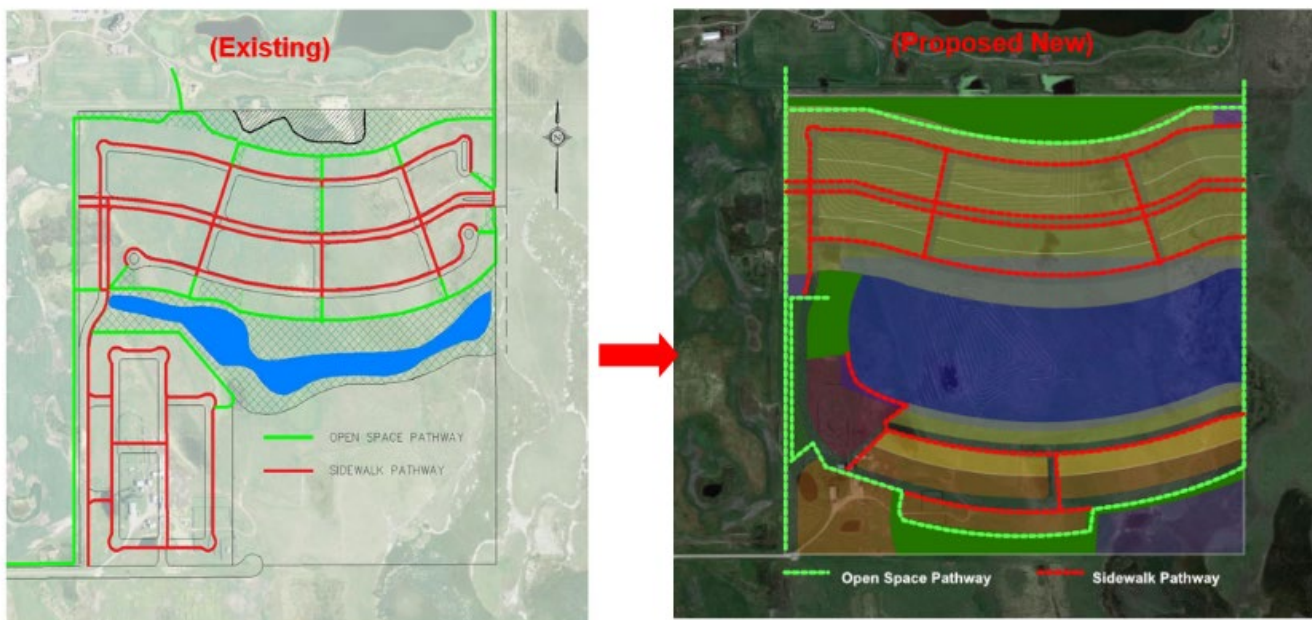
Amend the paragraphs under Section 5.3 Residential Area to the following:

Residential use located on the northern portion of the Plan Area, and surrounding the watercourse resembles development of the Boulder Creek community to the north. Layout is a curvilinear grid with parallel avenues for east-west travel and streets for north-south. Lots and uses will typically be single detached residential.

Single detached residential is envisioned to include small houses on small lots. This has been gaining popularity for those seeking affordable options, community interaction at street level and a neighborhood protected from being over-built. Lots and uses will typically be single detached, semi-detached and row housing as supported in the Land Use Bylaw as Residential, Mid-Density Urban District (R-MID), a similar residential mixed housing district, or direct control bylaw.

Amendment # 10

Replace the existing Figure 10 On-Site Open Space and Pedestrian Map under Section 5.4 Open Space Area with the new map.

Amendment # 11

Amend the paragraphs under Section 5.7 Transportation Considerations to the following:

As described in the Langdon ASP, the Plan Area will provide for an internal road network that contributes to a high quality built environment and efficiently and safely aligns to the regional road network. The transportation network will integrate development within Langdon and provide regional opportunities for walking, cycling, and public transportation. Township Road 232 is a gravel road that needs to be extended and upgraded in order to tie into the southern portion of Settler's Green. A Collector 2 Lane is needed to tie into the northeastern portion of Settler's Green for a connection north to Twp. Road 233 (Dead Horse Road SE). Two access points shall be provided where required during build-out at all phases of development.

As shown on the following map, the layout in the northern portion of the Plan Area is a curvilinear grid for the most part while maintaining good site lines, maximizing efficient lot yields, providing cost-



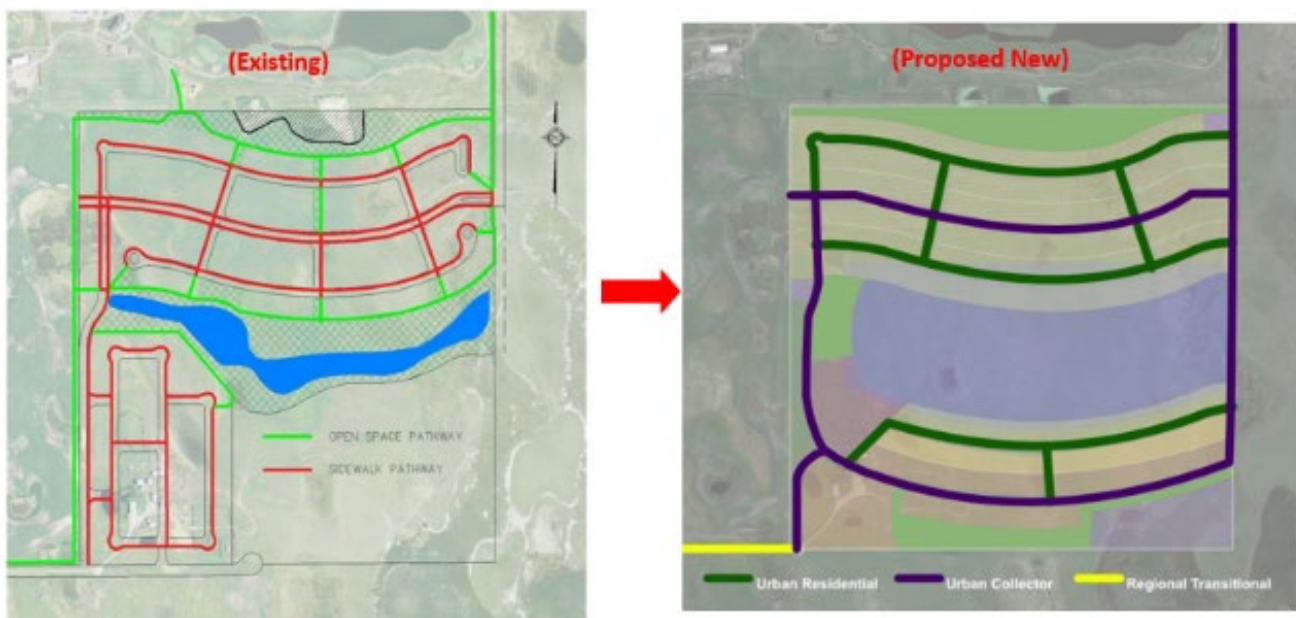
ROCKY VIEW COUNTY

effective on-site servicing, and offering future potential for intensification. Three avenues provide east-west traffic flow for the residential area. The central avenue is the main collector traverse the Plan Area facilitating the efficient movement of vehicles in and out of the subdivision. As such, it has greater design widths and traffic circles (roundabouts) to support traffic flows, provide energy efficiencies in terms of starting and stopping, offer traffic calming, and provide a landscaped feature. Connecting the avenues are north-south streets to improve overall traffic flow.

Portions of the Plan Area south of the watercourse are intended for light industrial use and Green Street use. Access from the western boundary is provided by a north-south street and an improvement and extension of Twp. Road 232 south of the Plan Area and connecting to Centre Street. Access is provided at the northeast corner of the Plan Area along an undeveloped north-south road allowance towards Twp. Road 233 (Dead Horse Road). Should street connections be required interior to the Plan Area to serve the south portion, potential exists where the watercourse ends and logically ties into the road network to the north.

Amendment # 12

Replace the existing Figure 11 Transportation Network under Section 5.7 Transportatin Considerations with the new map.



Amendment # 13

Delete Policy 5.7.4 and amend Policy 5.7.10 under Section 5.7 Transportatin Considerations to the following:

5.7.10 All applicable transportation off-site levies shall be collected as prescribed by the terms of the Development Agreement.

Amendment # 14

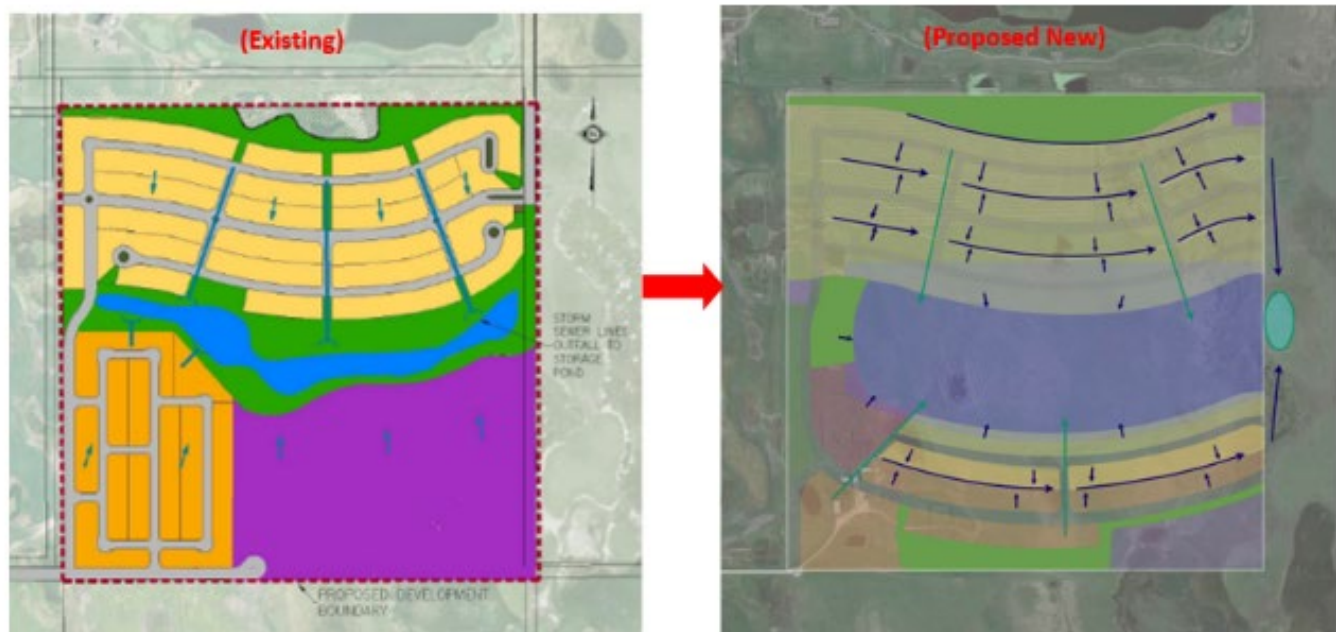
Amend the paragraphs under Section 5.8 Utility Services - Stormwater to the following:

IDEA Group has submitted Settler's Green Stormwater Management Report, dated September 2020, available for viewing under separate cover.

This plan contemplates the collection of storm water from upstream (west of the Plan Area), from the commercial and industrial sites, and from the roadways into the central watercourse. Residential areas are contoured to create swales which convey storm water to the east. Here, all of the water will be directed through a buried pipe to be installed along the undeveloped north-south right-of-way on the east side of the Boulder Creek Golf course and is to discharge into the proposed ditch BC2.

Amendment # 15

Replace the existing Figure 17 On-site Stormwater Servicing Map under Section 5.8 Utility Services - Stormwater with the new map.

Amendment # 16

Amend the name of Figure 18 Typical Cross-Section of Stormwater Area under Section 5.8 Utility Services - Stormwater to the following:

Figure 18: Cross-Section of Watercourse

Amendment # 17

Amend Policy 5.8.5 under Section 5.8 Utility Services - Stormwater to the following:

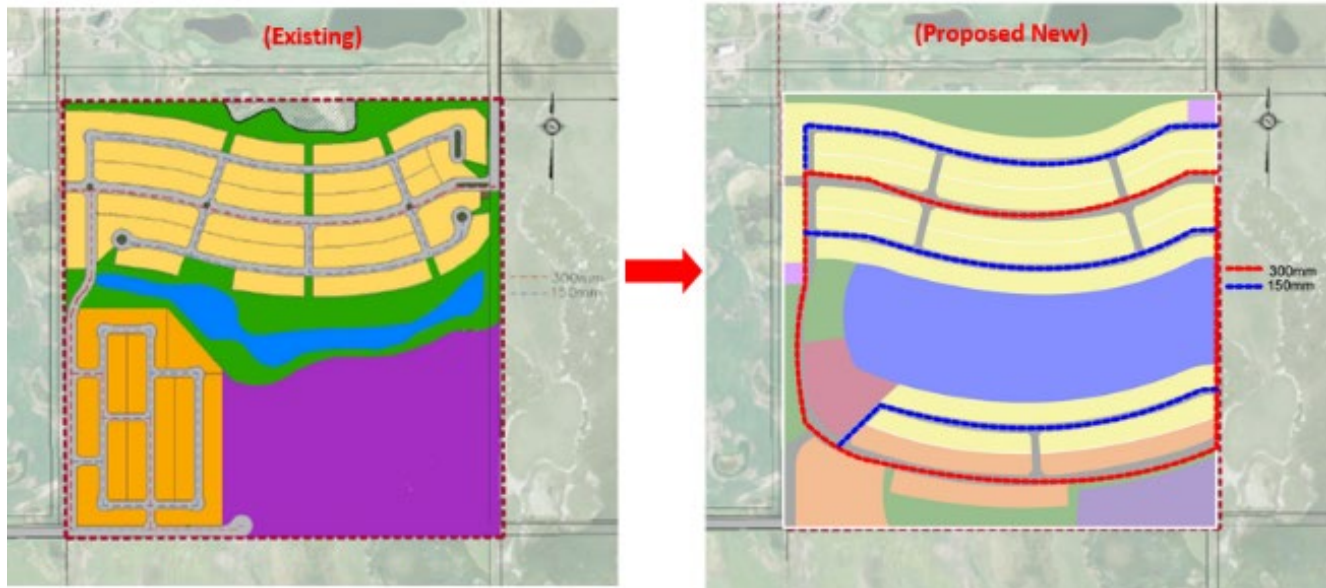
5.8.5 Agreements respecting offsite storm water improvements (cost sharing / endeavor to assist) will be considered in collaboration with the County to ensure any benefiting or excess capacity resulting from required infrastructure improvements are appropriately compensated. All applicable storm water off-site levies shall be collected as prescribed by the terms of the Development Agreement.



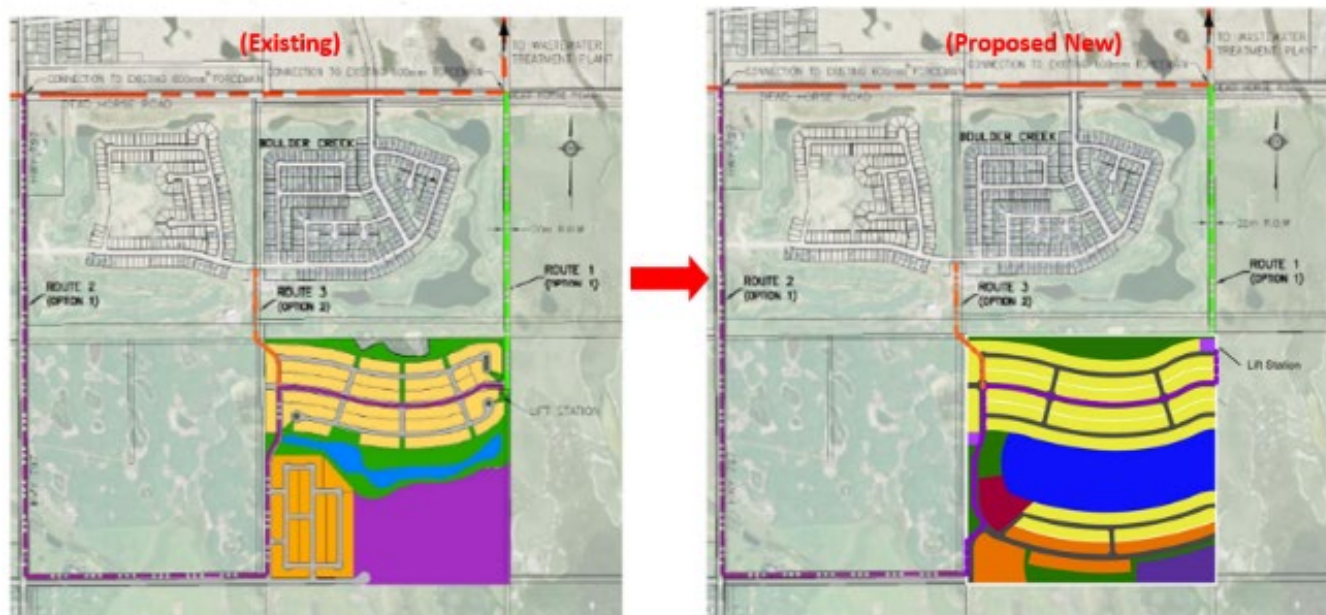
ROCKY VIEW COUNTY

Amendment # 18

Replace the existing Figure 23 On-site Water Servicing Map under Section 5.9 Utility Services - Water with the new map.

Amendment # 19

Replace the existing Figure 25 Offsite Sanitary Servicing Map under Section 5.10 Utility Services – Sanitary Wastewater with the new map.

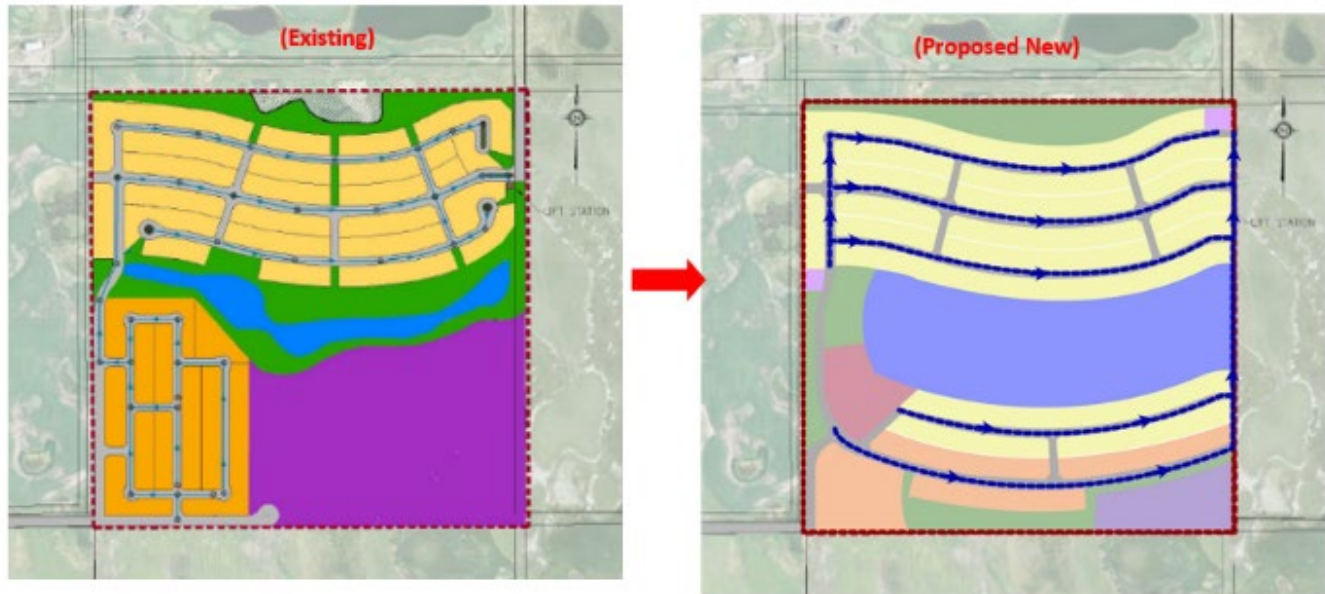




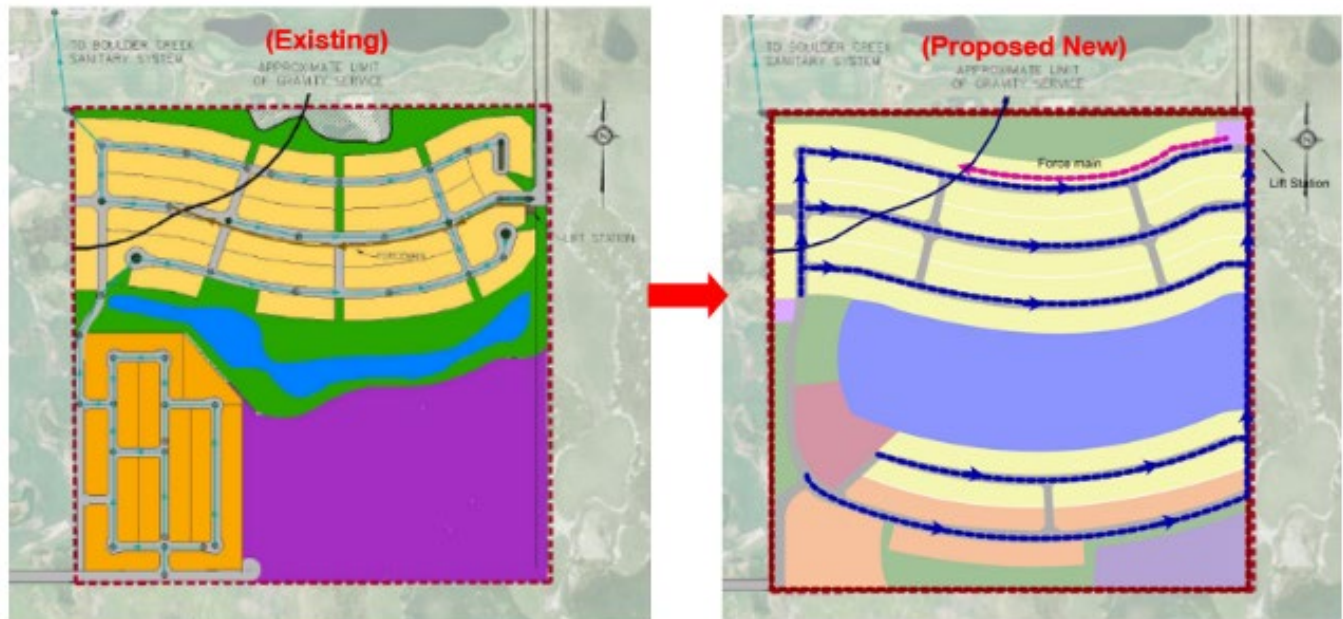
ROCKY VIEW COUNTY

Amendment # 20

Replace the existing Figure 26 Onsite Sanitary Servicing Map (Option 1) under Section 5.10 Utility Services – Sanitary Wastewater with the new map.

Amendment # 21

Replace the existing Figure 27 Onsite Sanitary Servicing Map (Option 2) under Section 5.10 Utility Services – Sanitary Wastewater with the new map.





ROCKY VIEW COUNTY

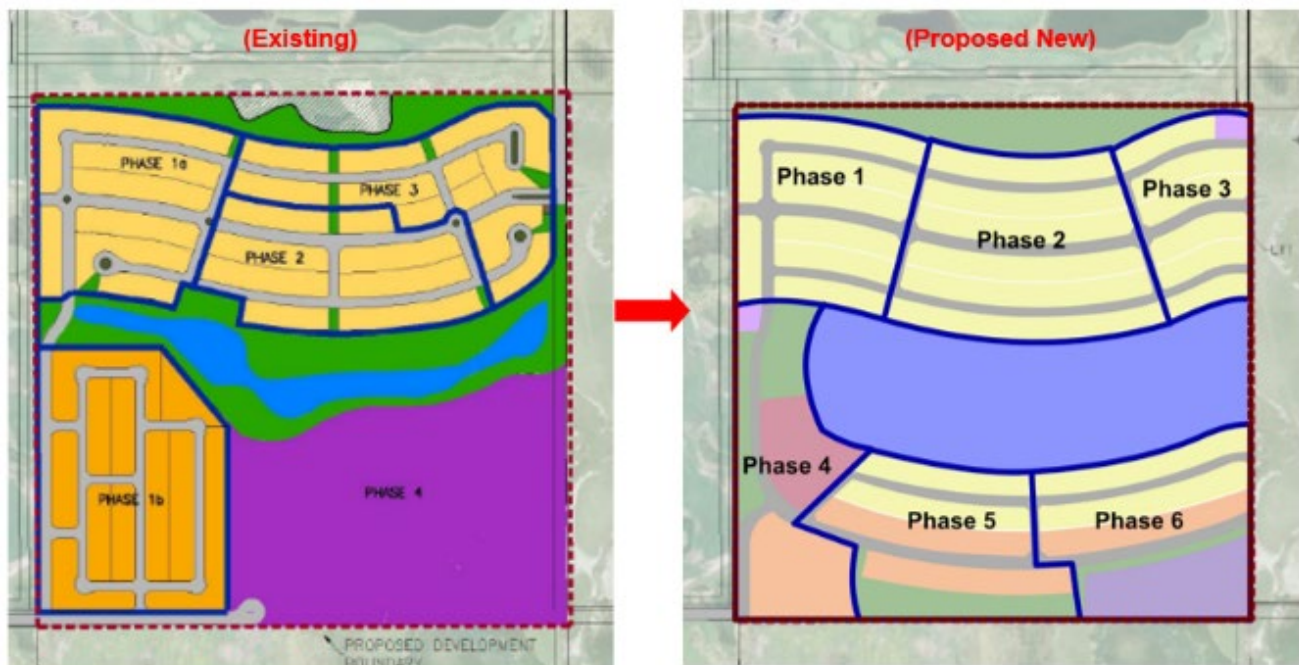
Amendment # 22

Amend Policy 5.10.6 under Section 5.10 Utility Services – Sanitary Wastewater to the following:

5.10.6 Agreements respecting wastewater improvements (cost sharing / endeavor to assist) will be considered in collaboration with the County to ensure any benefiting or excess capacity resulting from required infrastructure improvements are appropriately compensated. All applicable wastewater off-site levies shall be collected as prescribed by the terms of the Development Agreement

Amendment # 23

Replace the existing Figure 28 Phasing Map under Section 6.0 Phasing Plan with the new map.

Amendment # 24

Amend Table 3 Phasing Calculations under Section 6.0 Phasing Plan to the following:

Phases	Single Lots	Semi Lots	Multi Lots	Total Lots	Total Area
1	100	--	--	100	8.9 ha (22.0 ac.)
2	134	--	--	134	13.2 ha (32.6 ac.)
3	62	--	--	62	6.0 ha (14.84 ac.)
4	--	--	1	1	7.3 ha (17.9 ac.)
5	67	42	--	109	8.4 ha (20.8 ac.)
6	78	--	--	78	8.3 ha (20.5 ac.)
Total	441	42	1	484	52.1 ha (128.7 ac.)

Amendment # 25

Amend the paragraphs under Section 6.1 Phases to the following:

1-3 Land use within these phases is residential primarily for singled detached homes. The watercourse is constructed as part of Phase 1.



ROCKY VIEW COUNTY

- 4 This phase includes the public waterfront park, commercial development to provide services to visitors to the park and residents of the Plan Area, and an area for the development of a medium density residential rental complex.
- 5 This phase continues the style of development in Phases 1-3, but adds “Green Street” development on the south part of the phase. This “Green Street” area will contain smaller detached and semi-detached units.
- 6 This phase continues the style of development in Phases 1-3, but adds “Green Street” development on the south part of the phase. A right-of-way on the eastern boundary of the Plan Area could serve an access road and provide for water servicing and sanitary sewage servicing. This phase will also contain a Light Industrial area for the development of RV/Boat storage.

Amendment # 26

Amend Policy 6.1.1 under Section 6.1 Phases to the following:

- 6.1.1 Phasing should generally be in accordance with the Phasing Plan. There will always be no less than two access roads into the development after Phase 1 of development.

Amendment # 27

Include the following paragraph under Section 8.1 Public Open House:

Due to meeting restrictions associated with COVID 19, an online Open House was initiated in November 2020 and will remain active until this Conceptual Scheme has been amended by Rocky View County Council. The Open House is hosted at www.DiscoverLangdon.ca.

Settler's Green

Langdon

Conceptual Scheme

SE-14-23-27-W4M



SCHULE'S CONSULTING



Sim-Flo Systems Inc.

Carswell Planning



Approved February 27, 2018



SETTLER'S GREEN CONCEPTUAL SCHEME OFFICE CONSOLIDATION

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

Bylaw	Amendment Type	Date of Approval
C-7753-2018	Original Bylaw	February 27, 2018
C-8161-2021	Amend Introduction Section, Policy Context Section, Local Development Context Section, Development Concept Section, Phasing Plan Section, and Public Engagement Section	Xxxxxxx XX, 2021

Contents

1.0 INTRODUCTION.....	1
1.1 Purpose of this Plan.....	1
1.2 Development Rationale.....	2
1.3 Primary Development Considerations.....	2
1.4 Conceptual Scheme Objectives.....	2
2.0 POLICY CONTEXT.....	3
2.1 Introduction.....	3
2.2 Hamlet of Langdon Area Structure Plan.....	3
3.0 <i>PLAN AREA DESCRIPTION</i>	5
3.1 Location.....	5
3.2 Legal Descriptions & Ownership.....	6
4.0 LOCAL DEVELOPMENT CONTEXT.....	6
4.1 Introduction.....	6
4.2 Community Infrastructure and Institutions.....	7
4.3 Adjacent Lands.....	9
4.4 Existing Transportation Infrastructure.....	9
4.5 Existing Utility Services.....	9
4.6 Existing Land Use.....	10
4.8 Protective and Emergency Services.....	12
5.0 DEVELOPMENT CONCEPT.....	13
5.1 Development Concept.....	13
5.2 Commercial / Light Industrial Area.....	14
5.3 Residential Area.....	16
5.4 Open Space Area.....	18
5.5 Municipal Reserves.....	22
5.6 Environmental Reserve.....	23
5.7 Transportation Considerations.....	23
5.8 Utility Services - Storm water.....	29
5.9 Utility Services – Water.....	34
5.10 Utility Services – Sanitary Wastewater.....	37
5.11 Shallow Utilities.....	41
5.12 Solid Waste and Recycling.....	41
5.13 Protective and Emergency Services.....	41
6.0 PHASING PLAN.....	42
6.1 Phases.....	43
7.0 PLANNING AND IMPLEMENTATION FRAMEWORK.....	44
7.1 The Conceptual Scheme Implementation Process.....	44
7.2 Land Use Redesignation.....	44
7.3 Subdivision Application.....	45
7.4 Architectural Design Considerations.....	45
8.0 PUBLIC ENGAGEMENT.....	46
8.1 Public Open House.....	46

List of Figures

Figure 1: Langdon ASP
Figure 2: Legal Descriptions Map
Figure 3: Settler's Green and Adjacent Lands
Figure 4: Existing Land Use
Figure 5: Overland Drainage Conditions
Figure 6: Geotechnical Boreholes with Geodetic Elevation Map
Figure 7: Development Concept
Figure 8: Business-Residential Interface Area
Figure 9: Langdon ASP: Open Space and Pedestrian Connections Map
Figure 10: On-Site Open Space and Pedestrian Map
Figure 11: Transportation Network
Figure 12: Typical Internal Road Cross-Section – Urban Residential (400.1)
Figure 13: Typical Hamlet Collector Road Cross-Section – Modified Urban Residential Collector (400.2)

List of Tables

Table 1: Legal Descriptions
Table 2: Development Concept Calculations
Table 3: Phasing Calculations

1.0 INTRODUCTION

1.1 Purpose of this Plan

This Conceptual Scheme, named **Settler's Green**, has been prepared pursuant to the Rocky View County (RVC) Plan (Bylaw C-7280-2013) and Langdon Area Structure Plan (Langdon ASP) to provide supporting rationale for redesignation and subdivision of 64.7 ha (160 ac) comprising lands described as SE-14-23-27-W4M.

After approval on February 27, 2018 it was amended in order to allow the developer to re-contour the land in order to capture and retain much of the regional storm water in order to construct a watercourse for public and private recreational use.

The Conceptual Scheme is a non-statutory plan intended to describe the developer's rationale and motivation to establish a new subdivision with associated land uses. The policies of this Plan have been prepared to provide direction regarding subsequent land use redesignation, subdivision, and development permit applications required to implement the **Settler's Green** development.

"A non-statutory plan, subordinate to an area structure plan, and may be adopted by bylaw or resolution. To ensure the opportunity for public input, the County will continue its practice of adopting a conceptual scheme by bylaw with a public hearing. If an area structure plan is amended to include a conceptual scheme, the conceptual scheme becomes a statutory plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, administration, and the public. Conceptual schemes are meant to be developed within the framework of an area structure plan. If a conceptual scheme is of sufficient size that further detail is required for specific areas and phases, the subsequent document will be referred to as a 'development cell'. Upon approval, the 'development cell' document will be amended into the conceptual scheme as an appendix." (RVC County Plan).

It is the intent to apply the policies and design of this plan to guide its first phase of development in the western portion of the Conceptual Scheme. Land use and subdivision for the first phase of development will be applied for following adoption of this conceptual scheme. Future development for mixed use within **Settler's Green** is to be considered at a subsequent phase.

1.2 Development Rationale

The subject lands of this Conceptual Scheme are referred to as **Settler's Green** or the Plan Area in this document. The full service Hamlet of Langdon in RVC has been subject to significant pressure for development primarily due to existing hamlet development and services, proximity to southern Calgary, transportation connections to the Trans-Canada Highway and Highway 22x, and the identification of this area as Hamlet - Full Service within the Rocky View County Plan. It is the intent of the **Settler's Green** development to provide opportunities for more commercial / light industrial employment lands and affordable housing. This will move Langdon towards a more complete community. It is a contiguous extension of the built area of Langdon that integrates well with adjacent land uses by also offering traditional residential built form.

As an adjoining development to the Hamlet, existing services located are easily extended to service the **Settler's Green**. The site is undeveloped agricultural land, relatively flat and well situated for development.

1.3 Primary Development Considerations

Primary development considerations include:

1. Diversity of residential uses, predominantly single, semi and multi-family (townhouses) dwellings for variety of choice for different stages in life and affordability;
2. Extensive open space which provides linear pathway connectivity providing connections between neighborhoods and sub-neighborhoods;
3. A **recreational** water feature as part of the open space and which acts as a storm water management through an east-west ~~canal system resembling a more natural water feature~~ **watercourse** and allowing a controlled regional storm water flow;
4. Provision of commercial / light industrial employment lands ~~with related non-residential transportation focused towards Highway 22x, as opposed to going through the Hamlet for safety and efficiency for the movement of goods;~~
5. Transportation connections through a major east-west collector and other internal roads in a curvilinear grid pattern with some variety offered in roundabouts, landscaped courts and divided road entrance features for aesthetics, functionality and traffic calming;
6. Water and wastewater using existing utility services with water provided by Langdon Water Works and sanitary waste piped to the Langdon Waste Treatment Facility taking into account capital and operational considerations for a preferred option.

1.4 Conceptual Scheme Objectives

The intent of the **Settler's Green** Conceptual Scheme is to:

- a) Provide a comprehensive summary of existing conditions within the Plan Area to identify development opportunities and significant constraints which require appropriate mitigation strategies;
- b) Establish a development concept with an integrated land use framework to facilitate implementation of residential uses, commercial / light industrial uses and related uses;
- c) Present strategy options to implement appropriate transportation and utility service infrastructure improvements as required for the phases of development;
- d) Determine the general configuration of public open spaces within the *Plan Area* and connections to adjacent lands;
- e) Outline an overall phasing strategy for development within the *Plan Area* ensuring a looped roadway, pathways, storm water drainage and runoff, water services, and sanitary wastewater services;
- f) Rationalize the mixed use development balancing traditional residential development with commercial/light industrial development, while investigating incentives for affordable housing.

2.0 POLICY CONTEXT

2.1 Introduction

The Municipal Government Act, RVC's County Plan, Agriculture Master Plan, Parks and Open Space Master Plan, and the Langdon ASP all provide guidance to the **Settler's Green** Conceptual Scheme. These documents establish a policy framework to ensure that development respects rural character, promotes open space and recreational opportunities, respects the natural environment, implements cost-effective servicing infrastructure systems of roads, water and sanitary wastewater, and provides appropriate built form to the community.

Settler's Green aligns with the County's Plan by concentrating this development in a Hamlet on full services. The Hamlet of Langdon is enhanced and strengthened as integral part of the County through the provision of traditional residential, commercial / light industrial for employment lands and an affordable housing component needed in Langdon.

2.2 Hamlet of Langdon Area Structure Plan

Settler's Green represents contiguous growth within the Langdon Area Structure Plan (Bylaw C-7564-2016), adopted May 10, 2016. The Langdon ASP provides direction for growth and policies for land within the Hamlet boundaries.

The Langdon ASP sets population at 13,400 and density at 9.88 units per ha (4 upa) for 545 ha (1346 ac) gross residential area and 146 ha (361 ac) for mixed use. The Plan Area is identified as mixed use, envisioned for mainly light industrial and business park uses that provide employment opportunities and increase the County's business assessment. The intent of **Settler's Green** is to align with the overall principles and Land Use Scenario identified in the ASP thereby creating growth that is compatible with existing development, as well as adding employment lands and affordable housing for more well-rounded development within the Hamlet of Langdon.

The mixed use shown in the two (2) quarters at the southern boundary include commercial / light industrial and residential land uses. The western quarter section is next to Centre Street. The Langdon ASP identifies Centre Street Commercial development to continue to encourage a main street corridor that incorporates local shops and services and an active transportation corridor for pedestrians and cyclists. Centre Street provides the main street focus for small and medium scale commercial development in Langdon. The next tier of lands from Centre Street still offers locational advantages for commercial development. The quarter section adjacent to Centre Street is better suited for commercial/light industrial placement.

Non-residential land uses are expected to focus on light industrial and business uses. From a land use, fiscal and transportation perspective, light industrial is more suited to the periphery of Langdon. ~~Access will be provided to the south and west along Township Road 232 to separate truck transport from vehicular transport where possible, both for time considerations and safety.~~

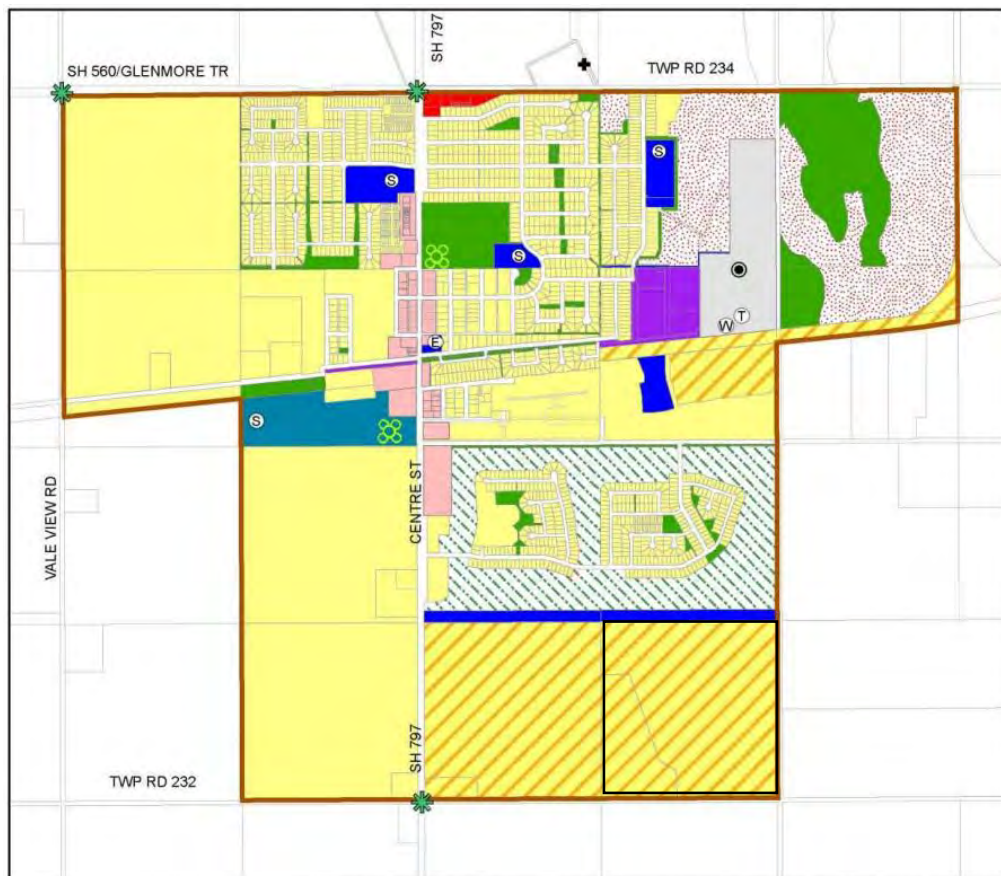
3.0 PLAN AREA DESCRIPTION

3.1 Location

Settler's Green is on a quarter section SE-14-23-27-W4M in the Hamlet of Langdon, Rocky View

County, Alberta. Geographically, the Plan Area is centered on 50.93° N, 113.66° W. It provides contiguous development to the Boulder Creek development to the north.

Figure 1: Langdon ASP



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

ASP Boundary	Centre Street Commercial	Cemetery(Historic)	Waste Transfer
Residential	Highway Commercial	Emergency Services	Waste Water Treatment Plant
Mixed Use	Public Utility Lot	School	Water Treatment Plant
Schools	Business Park	Community Node	
Park/OpenSpace	Commercial Recreational	Gateway	
Langdon Secondary School Site and Park	Light Industrial	School	

3.2 Legal Descriptions & Ownership

As shown below, ownership involves two (2) companies, Metro and Concord. A transmission line right-of-way and a pipeline right-of-way separate Settler's Green from Boulder Creek development.

Figure 2: Legal Descriptions Map

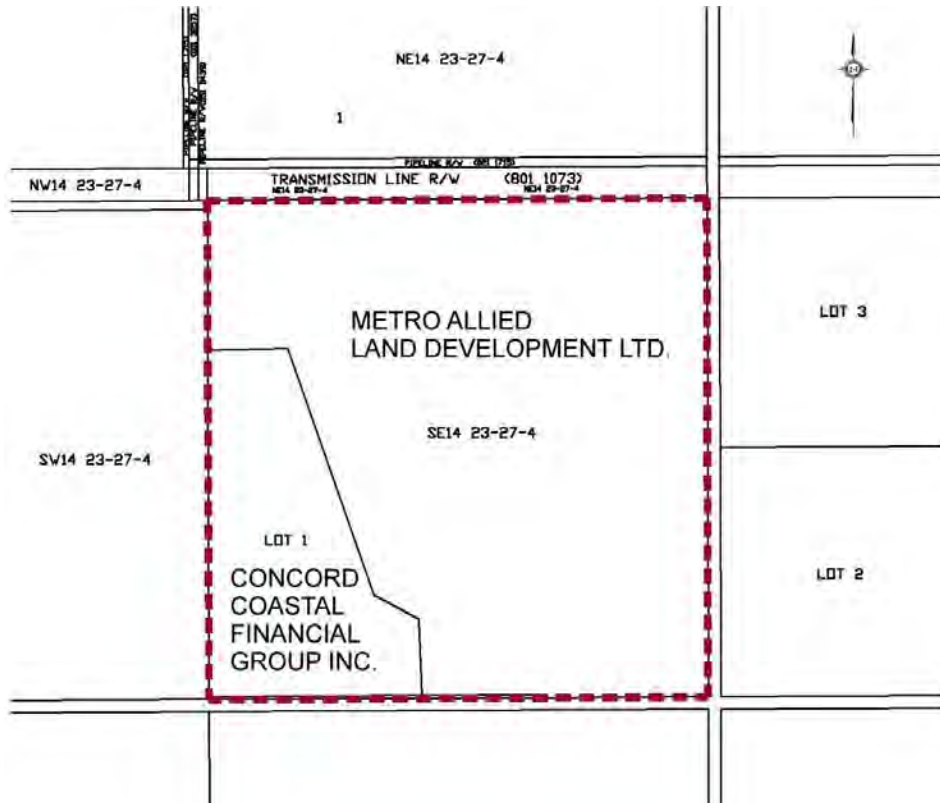


Table 1: Legal Descriptions

Legal	Certificate of Title	Ownership	Hectares	Acres
Plan 9210066, Lot 1	141 347 278	CONCORD COASTAL FINANCIAL GROUP INC.	13.4	33.11
SE14 23-27-4 except Plan 9210066	071 534 458	METRO ALLIED LAND DEVELOPMENT LTD.	51.3	126.9
Total			64.7	160

4.0 LOCAL DEVELOPMENT CONTEXT

4.1 Introduction

The Hamlet of Langdon has experienced considerable development pressure attributed to its close proximity to the City of Calgary, approximately 20 minutes via the TransCanada Highway. Langdon is a highly desirable family-oriented community designed from strong planning principles and a commitment to serving the housing, lifestyle and amenity needs of its residents

Improved employment opportunities could exist in Langdon where businesses and individuals find more affordable land prices and an alternative to living in the City of Calgary. In anticipation of an emerging market, Settler's Green could target commercial / light industrial areas which may include a diversity of sizes of lots and businesses.

Commercial / light industrial ventures are encouraged in the southern portion of the Plan Area. Non-residential development provides an average net contribution ratio (revenues vs. costs) of 1.8 to RVC and is preferred as part of Settler's Green (Langdon WWTP facility upgrade financing alternatives, Stack'd Consulting, January 2017). Condominium and rental housing forms may also be considered, should the commercial / light industrial market not achieve build-out. Potential for affordable land, an affordable labor force and proximity to the Calgary market all make this attractive for investment.

Residential lands on the northern portion of the Plan Area will resemble the adjacent Boulder Creek golf course community with single family dwellings. **Residential lands surrounding the watercourse will feature direct waterfront access on larger lots.** Residential lands on the southern portion of the Plan Area will be "Green Street" development with single family dwellings and medium density (three or more attached dwelling units that may be townhomes, row houses, and multi-unit complexes). Green Street infrastructure refers to natural and human-made elements that provide eco-friendly buildings, materials, energy efficient lighting, building orientation and attractive streetscapes.

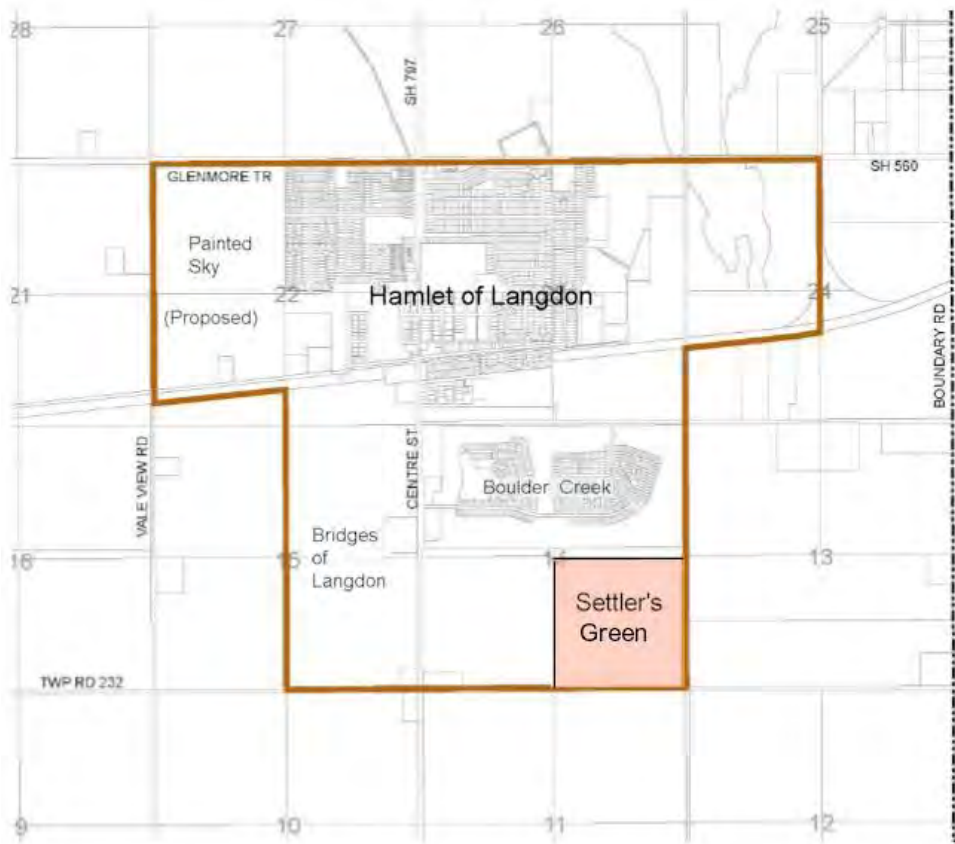


4.2 Community Infrastructure and Institutions

Currently, recreational facilities in Langdon include: Langdon Ball Diamonds, Langdon Fieldhouse, community rink, and community playground. Some of the community facilities currently serving Langdon include: the Langdon Softball Association, Langdon Community Association, Langdon Older Kids Seniors Club, 1st Bow Valley Scouts, Langdon Theater Association, and the Chestermere Area Youth and Community Development Society. Applications for developing, maintenance, programming and operations are submitted through the Langdon Special Tax grant program collected through a special tax levy on households within the Hamlet of Langdon. Other services include curbside garbage pickup, a transfer site for household garbage and recyclables, and a bottle depot.

Schools in Langdon include Langdon School (Grades K-9) and Sarah Thompson School (Grades K-4). Growth in Langdon will contribute greater revenues for facilities in the future.

Figure 3: Settler's Green and Adjacent Lands



4.3 Adjacent Lands

To the north on NW-14-23-27-W4M and NE-14-23-27-W4M, is the Boulder Creek development which includes a residential neighborhood and golf course. The 18-hole private golf course, shared right-of-way and wetland are adjacent to the Plan Area.

To the east, is agricultural development and wetlands.

To the south is Township Road 232, it's right-of-way and agricultural development.

To the west on SW-14-23-27-W4M, is future development intended to support connections to roads, pathways, storm water, utilities, and land use compatibility. Proximity to Centre Street provide opportunities for a greater portion of lands for non-residential land uses.

Further to the west on east half of 15-23-27-W4M, is a future development owned by Pollyco (Langdon North) Land Corp. and **Alida-Allan**, known as the Bridges of Langdon (Bylaw C-7622-2016, adopted January 10, 2017). It is primarily a residential development interspersed with neighborhood centers of multi-family, seniors housing and local commercial.

4.4 Existing Transportation Infrastructure

The transportation system serving Langdon connects into the provincial highway system at Highway 560 (Glenmore Trail) and Highway 797 (Centre Street). Langdon has an internal system of collector and local roads. Centre Street provides a north-south route with associated commercial streetscape through the center of the Hamlet of Langdon.

The Plan Area is approximately 800m (i.e. ½ mile) east of Centre Street. To the south is Twp. Rd. 232 which is currently a two lane gravel road and will connect via an interchange at the south east ring road with Stoney Trail in Calgary. To the east is an undeveloped north-south road allowance to connect to Twp. Road 233 (Dead Horse Road).

The Plan Area and Langdon are served by east-west Highway 22x south of Langdon; east-west Highway 560 (Glenmore Trail) at Langdon's northern boundary; and north-south Highway 797 north of Langdon to Highway 1 (Trans-Canada Highway).

The Canadian Pacific Railway had a line running through the central portion of the Hamlet of Langdon in roughly an east-west direction. The rail right-of-way is now privately owned and runs north of Dead Horse Road.

4.5 Existing Utility Services

Langdon Waterworks Ltd., a privately owned and operated utility company, provides potable water servicing throughout the hamlet through a franchise agreement with the County. Upgrades and expansion of the water treatment system and network will be implemented, as required, to support this development.

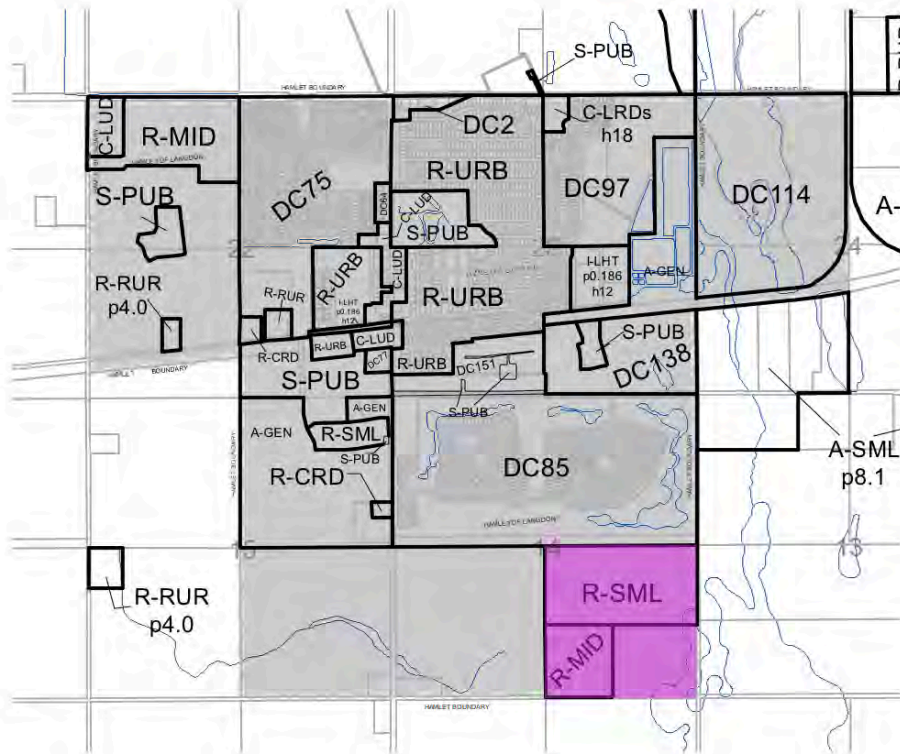
Wastewater services are managed by Rocky View County. Wastewater is treated at RVC's Treatment Plant, north of the Plan Area with treated effluent eventually discharged to Weed Lake. Upgrades are in the planning stages with RVC.

4.6 Existing Land Use

As shown in the figure below, the Plan Area is currently designated Ranch and Farm District (RF) and Agricultural Holdings District (AH) in accordance with RVC Land Use Bylaw C-4841-97. RF permits a broad range of agricultural uses and covers most of the County. AH provides for a range of parcel sizes for agricultural uses including smaller lot sizes. The Plan Area is currently agricultural lands mostly for haying with a residential dwelling towards the southwest portion. The majority of lands outside the Hamlet of Langdon are agricultural, mainly used in crop cultivation of cereal crops (wheat/barley) and oil seeds (canola).

Figure 4: Existing Land Use

A-GEN	Agricultural, General District	C-HWY	Commercial, Highway District
A-SML	Agricultural, Small Parcel District	C-LRD	Commercial, Local Rural District
R-RUR	Residential, Rural District	C-LUD	Commercial, Local Urban District
R-CRD	Residential, Country Residential District	C-MIX	Commercial, Mixed Urban District
R-URB	Residential, Urban District	C-REG	Commercial, Regional District
R-SML	Residential, Small Lot Urban District	I-LHT	Industrial, Light District
R-MID	Residential, Mid-Density Urban District	I-HVY	Industrial, Heavy District
R-MRU	Residential, Multi-Residential Urban District	S-PUB	Special, Public Service District
B-AGR	Business, Agricultural District	S-FUD	Special, Future Urban Development District
B-REC	Business, Recreation District	S-PRK	Special, Parks and Recreation District
B-REG	Business, Regional Campus District	S-NOS	Special, Natural Open Space District
B-LOC	Business, Local Campus District	S-NAT	Special, Natural Resource District
B-LWK	Business, Live-Work District		



4.7 Existing Site Conditions

Existing site conditions of overland drainage and soil conditions are described below.

In general, Langdon is characterized by prairie grasslands, major wetland complexes, water fowl migration areas, a high water table, and groundwater discharge. **Settler's Green** is part of a larger catchment area that feeds into Weed Lake through the natural drainage courses, with the regional drainage ditch running through the hamlet along Railway Avenue. More specifically, storm water is collected from the west and passes through Settler's Park (SP1a) and **Settler's Green** (SP1b) before travelling north (SP2), then east of Boulder Creek (BC2).

Figure 5: Overland Drainage Conditions

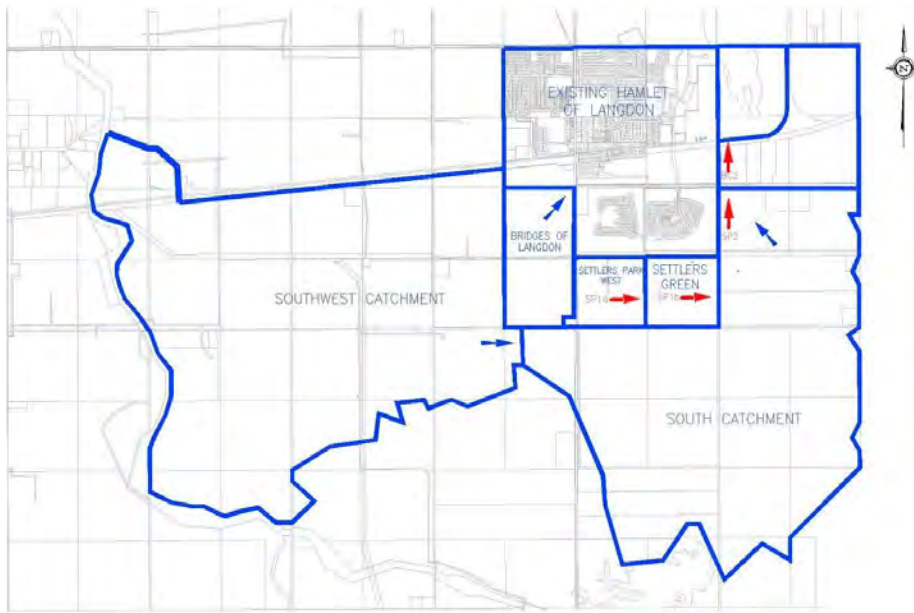
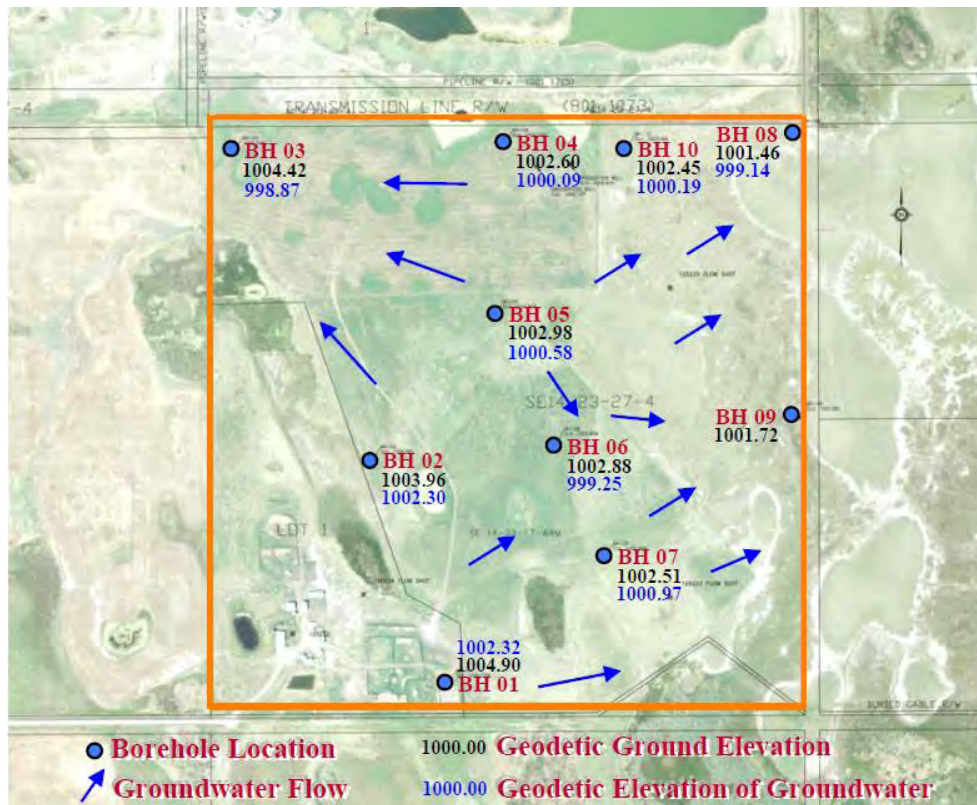


Figure 6: Geotechnical Boreholes with Geodetic Elevation Map



A Geotechnical Investigation of the Plan Area SE-14-23-27-W4M for Metro Allied Development Inc. was conducted in 2010. Groundwater was encountered between about 1.5m to 5.5m in borehole tests and at a geodetic elevation between about 999m and 1002m. Soil bearing pressures were strong, even in low-lying marshy areas and increased with depth throughout the site. Basically, subsurface conditions for the soil profile are topsoil underlain by glacial till above a bedrock consisting of weathered sandstone and siltstone. The land provides generally favourable soil and groundwater conditions. The geotechnical report and can be viewed under separate cover.

4.8 Protective and Emergency Services

Langdon is serviced by Langdon Fire Station 111 provides fire coverage for the southeast area of the County. Emergency Services are coordinated through volunteers at the RVC Fire Hall, located central to the Hamlet of Langdon at Centre Street on Railway Avenue.

5.0 DEVELOPMENT CONCEPT

5.1 Development Concept

The following figure and calculations form the development concept for **Settler's Green**.

Figure 7: Development Concept

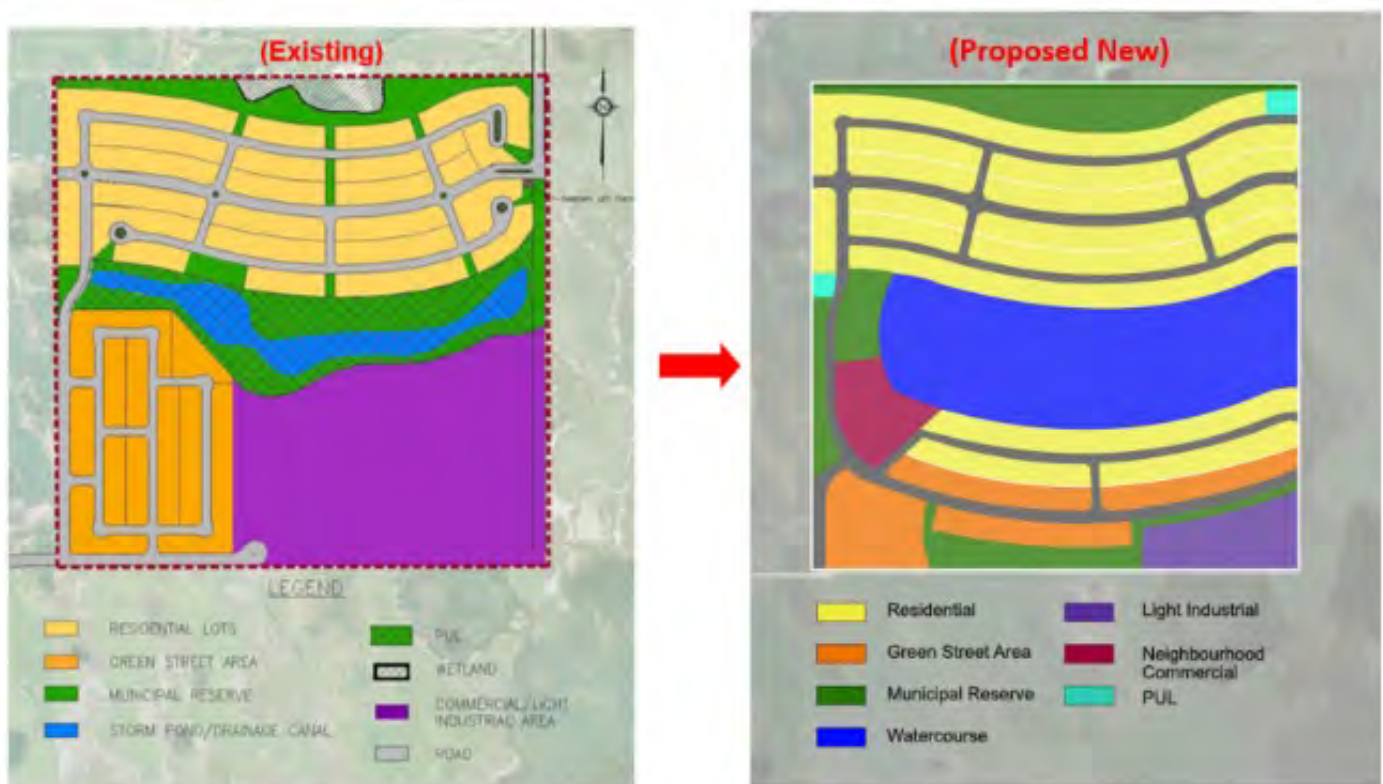


Table 2: Development Concept Calculations

Land Use	Hectares	Acres	Percentage
Municipal Reserve	5.83 6.48	44.40 16.01	9.0 10.0
Environmental Reserve	1.05	2.59	1.6
Public Utilities	7.87 0.44	49.45 1.09	12.2 0.7
Residential	17.48 24.72	43.20 61.06	27.0 38.2
Green Street	19.09 6.4	22.47 15.83	14.0 9.9
Roads	5.87 8.41	14.51 20.77	9.1 13.0
Watercourse	12.94	31.96	20.0
Commercial / Light Industrial	17.58 4.26	43.44 10.52	27.2 6.6
Total	64.7	160	100

As shown in the above Development Concept, the net developable area after the **watercourse**, **wetlands**, municipal reserves, public utility reserves and roads are taken out is **35.06 28.98** ha, plus a Green Street component of **9.09 6.41** ha.

A variety of housing alternatives are encouraged in the County Plan and the Langdon ASP in order to provide a range of affordability and lifestyle opportunities for county residents. **Settler's Green** supports existing housing forms and character that appeal to residents, while allowing housing stock to diversify to meet the needs of residents in all stages of their lives. This translates into an affordable labour force to satisfy employment in the Hamlet of Langdon and long-term community residents being able to remain in the community into retirement.

As directed by the Langdon ASP, the mixed use area where the Plan Area is located should comprise the following uses: a. light industrial uses; b. business uses; c. residential uses; and d. other uses for which a market demand can be demonstrated. The Plan Area is considered an area where development is expected to contain a mix of commercial, light industrial, and residential development.

Settler's Green provides housing in the northern portion **and around the watercourse**, some commercial/alternative housing, as well as a future employment area proposed in the southern portion of the *Plan Area*. As the Langdon ASP states in the introduction, "An ASP does not predict the rate of development within the Plan Area; ultimately, growth is determined by market demand which reflects the overall economic climate of the region."

Policy

5.1.1 Arrangement of the land-use areas shall be in general conformance with that illustrated in Figure 7 - Development Concept.

5.1.2 A mix of land uses shall be implemented, approximately as illustrated in the accompanying Table 2 Development Concept Calculations.

5.2 Commercial / Light Industrial Area

From a land use, fiscal and transportation perspective, light industrial is more suited to the periphery of Langdon. ~~Flexibility in road layout and lot sizes is required to support and market this employment area for the Hamlet of Langdon. Blocks of land supporting commercial / light industrial uses require flexibility to meet their needs. Access will be provided to the south and west to try and separate truck transport from vehicular transport where possible, both for time considerations and safety. Township Road 232 is a gravel road that will be extended and upgraded to provide a regional transition paved road to serve the commercial and light industrial area.~~ The light industrial

included in the Plan Area will be used for outdoor storage, mainly for residents of the Plan Area.

The *Plan Area* has provisions for attracting commercial ~~/light industrial~~ development to the west end of the watercourse and will provide services to those living in the Plan Area as well as to those coming to the waterfront park. A bareland condominium structure will allow for multiple owners using a single parking lot. ~~Including flexibility of lot sizes, servicing, internal road configuration and affordable housing for the labour force. Lots and uses will typically be a range of general business, commercial and light industrial uses with a mixture of parcel sizes that is suited to a direct control bylaw.~~

Policy

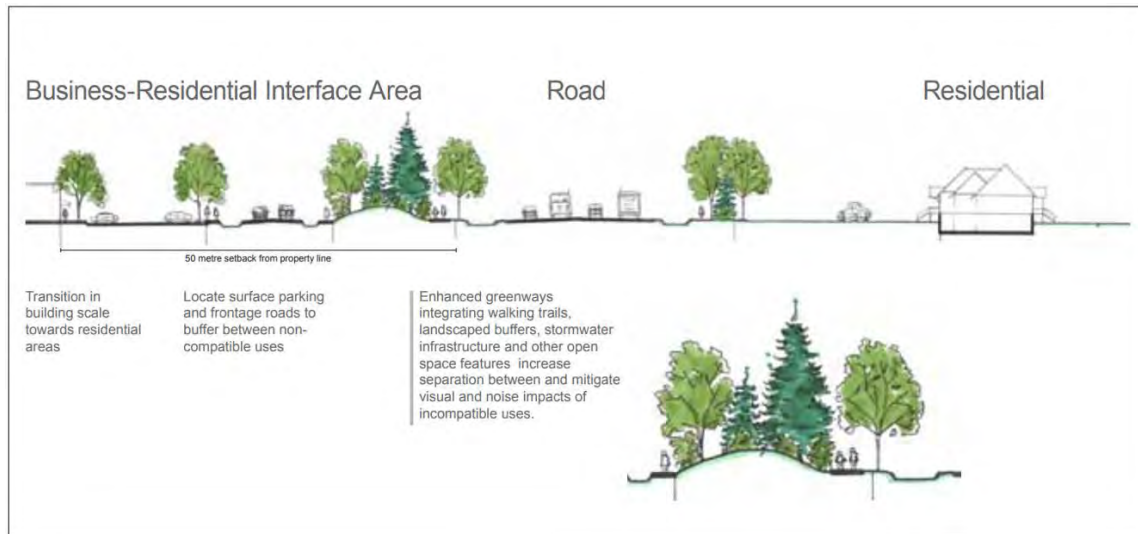
- 5.2.1 The commercial / light industrial area may be amended through a conceptual scheme amendment with details provided at the redesignation stage.
- 5.2.2 Notwithstanding policy 5.2.1, temporary uses on commercial / light industrial areas do not require a master site development plan.
- 5.2.3 Landscaping requirements and architectural controls to ensure visual quality of the commercial / light industrial area shall be detailed in Architectural and Design Guidelines to be submitted at the subdivision stage of the development approval process.
- 5.2.4 Pathways and pedestrian routes serving the commercial / light industrial area and its surroundings shall be identified at the subdivision stage.
- 5.2.5 Development of the commercial / light industrial area shall conform to Commercial, Office and Industrial Guidelines for Rocky View County.
- 5.2.6 All commercial / light industrial development shall be designed and constructed in accordance to recognized Crime Prevention Through Environmental Design (CPTED) best practices.
- 5.2.7 Residential land uses are not considered appropriate uses within the light industrial area.
- 5.2.8 Light industrial uses such as: agricultural related uses, warehousing, transportation, services, construction, and manufacturing that do not have a significant off-site impacts are encouraged within the industrial area.
- 5.2.9 Institutional and business uses that are compatible with industrial uses and have minimal impact on the local infrastructure, and do not generate large retail traffic volumes may be appropriate within the industrial area.
- 5.2.10 All private lighting, including security and parking area lighting, shall be designed to respect the County's "dark sky" Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.
- 5.2.11 Lots located adjacent to future residential use shall comply with the appropriate interface area policies of the Langdon ASP.
- 5.2.12 Lots adjacent to an agricultural operation should consider edge treatment such as

incorporation of appropriate landscaping and fencing with guidance from the County's Agricultural Boundary Design Guidelines.

5.3 Residential Area

As per the Langdon ASP future residential uses adjacent to future commercial / light industrial land uses shall be buffered with an appropriate interface area as shown in the following figure from the ASP. Where commercial / light industrial uses are located adjacent to planned Green Street residential, an appropriate interface area shall be designed with setbacks and landscaped buffers that use local/native plant species and present a high quality visual appearance.

Figure 8: Business-Residential Interface Area



Residential use located on the northern portion of the Plan Area, ~~and surrounding the watercourse north of the storm water canal~~ resembles development of the Boulder Creek community to the north. Layout is a curvilinear grid with parallel avenues for east-west travel and streets for north-south. Lots and uses will typically be single detached residential.



Green Street development is located on the southern portion of the *Plan Area*. Residential lands will be "Green Street" with single detached dwellings and medium density dwellings (three or more attached dwelling units that may be townhomes, row houses, and multi-unit complexes). Other community-oriented uses such as conference centers or clubhouses may also be supported. Green infrastructure refers to natural and human-made elements that provide eco-

friendly building construction materials, energy efficient lighting, building orientation, compact form, and attractive streetscapes. Various frontages, tenures and design are not precluded from being built in any of the locations proposed for residential development.

Multi dwelling units are envisioned as grade oriented townhomes or street oriented development that integrates with the scale of development of the surrounding area.

Medium density residential is a higher density form of housing compared to single detached housing units, consisting of three or more attached dwelling units that may be town homes, row housing, and multi-unit complexes. Medium density residential will provide a variety of housing options for people in all stages of life while continuing to maintain the Hamlet of Langdon rural look and feel throughout design.

Where densities more than 9.88 units per ha (4.0 units per acre) are considered, the character and physical design is to be similar to what already exists or is approved in Langdon. Architectural design guidelines will promote front yard aesthetics, street trees and street- oriented porches or patios in the neighborhoods. Street names, architecture emphasizing a rural look and feel, and landscaping using local / native plant species are to be incorporated in the design at the time of subdivision.

Single detached residential is envisioned to include small houses on small lots. This has been gaining popularity for those seeking affordable options, community interaction at street level and a neighborhood protected from being over-built. Lots and uses will typically be single detached, semi-detached and row housing as supported in the Land Use Bylaw **as Residential, Mid-Density Urban District (R-MID)**, a similar residential mixed housing district, or direct control bylaw.

Policy

- 5.3.1** Where new residential neighborhoods are developed in proximity to existing residential neighborhoods, the design for the new residential neighborhoods should provide an acceptable transition to the existing areas through a residential building form that is similar in height, massing, and architectural design to the surrounding community.
- 5.3.2** The predominant land use within the residential areas shall be single detached residences; multi-dwelling residential such as semi-detached homes, row houses and multi-unit buildings may also be considered.
- 5.3.3** The following uses in the residential area may be allowed where they are determined to be compatible and appropriate: seniors housing; public, recreational, and institutional uses such as schools, child care facilities, special care facilities, churches; convention centers, and neighborhood commercial.
- 5.3.4** Multi-dwelling units shall be grade oriented, comprised of articulated façades that define individual units at street level. Entrances to individual dwelling units shall be visually prominent from the front façade or from the inner façade fronting on a common open area.
- 5.3.5** Medium density residential development should: a. be oriented to the public street with parking located in the rear or side; and b. be located in proximity to community amenity areas such as open space, a park, Centre Street, institutional, or neighborhood commercial.
- 5.3.6** All medium density residential development shall be designed and constructed in

accordance to recognized Crime Prevention Through Environmental Design (CPTED) best practices.

- 5.3.7** All private lighting, including security and parking area lighting, shall be designed to respect the County's "dark sky" Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.
- 5.3.8** Residential / non-residential interface policies shall comply with the appropriate interface area policies of the Langdon ASP.
- 5.3.9** Manufactured homes shall be made compatible with the existing development through the provision of architectural controls at the subdivision stage of the approval process.
- 5.3.10** Homes in the Green Street Area shown in Figure 7: Development Concept shall be made compatible with the existing development through the provision of architectural controls at the subdivision stage of the approval process.
- 5.3.11** Architectural controls should address the rear façade and landscaping of lots backing onto Open Space and promote neighborly interaction with front yard aesthetics, street trees and street-oriented porches or patios. This is to ensure aesthetically coordinated development is in keeping with Prairie Heritage architectural design elements and should be provided at the subdivision stage of the approval process.
- 5.3.12** Lots adjacent to an agricultural operation should consider edge treatment such as incorporation of appropriate landscaping and fencing with guidance from the County's Agricultural Boundary Design Guidelines.
- 5.3.13** A more precise distribution of residential units in each phase of development shall be determined at the subdivision stage of the approval process.

5.4 Open Space Area

Open space, parks, pathways, and trails provide opportunities for passive and active recreation for a wide range of accessible, connected, inviting, and safe spaces. There may be instances where the regional pathway, trail, boardwalk, or sidewalk network cannot be located within a park, storm water conveyance system, natural water course, riparian area, or natural area. In this case, they may be located within a road right-of-way in accordance with applicable County standards or in municipal reserve land adjacent to a road. Accordingly, pathways located adjacent to storm water management ponds will be located above the high water line of storm water management infrastructure. The Plan Area has made locating pathways within the open space areas a priority.

As per the Langdon ASP, the layout of the development should provide for a pathway, trail and sidewalk network that generally aligns with the network shown on Map 7 of the ASP. This includes providing connection within, and external to, the local plan area; addressing parks and open spaces during all phases; locating the network within, or aligning with a park, wetland, storm water conveyance, water course, riparian area, or natural area; incorporating crime prevention through environmental design; and contribution to the regional trail and pathway system.

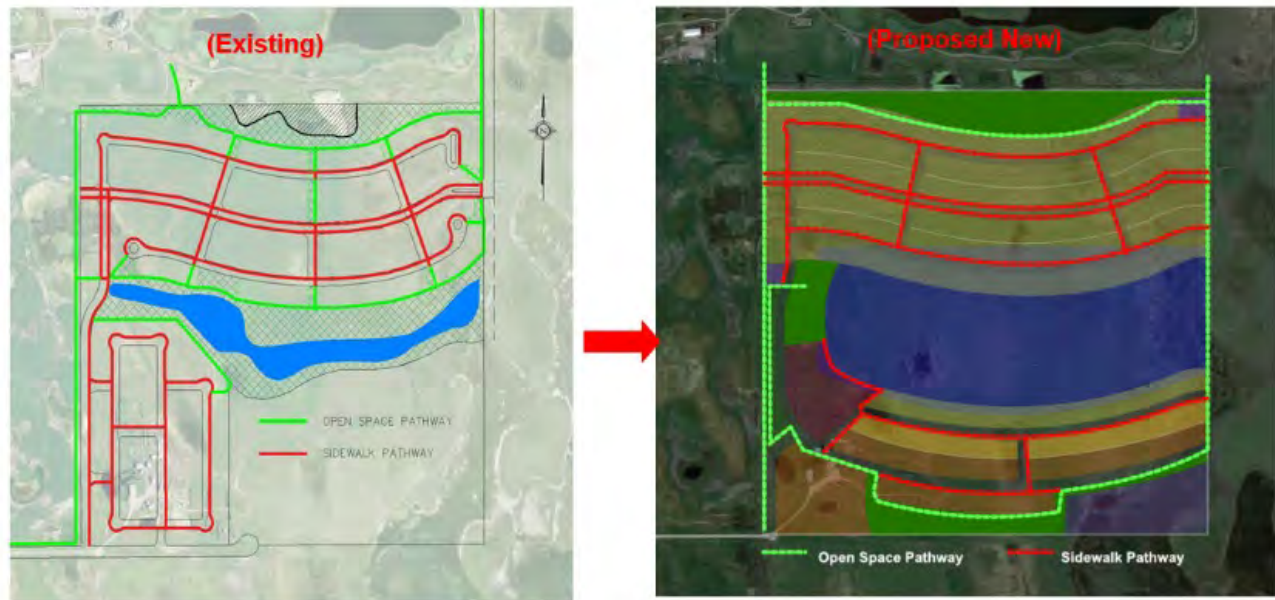


Figure 9: Langdon ASP: Open Space and Pedestrian Connections Map



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Figure 10: On-Site Open Space and Pedestrian Map



Settler's Green will include an extensive linear open space and pathway along the northern boundary of the site adjacent to the golf course. Negotiations are encouraged with Boulder Creek Golf Course for access to pathways for greater connectivity in the Hamlet of Langdon.

Within the Plan Area, pathway design will be connected and looped for both the residential and non-residential component. Pathways will exist along the northern and southern boundaries. To connect sub-neighborhoods, pathways and open space networks will be integral to internal subdivision design. A connection to a north/south pathway to the existing pathway on Dead Horse Road is planned. In addition, a connection north towards the Boulder Creek Golf Course is planned. A connection to an east / west pathway along Twp. Road 232 is also planned. In addition, connections west towards the quarter section to the west are planned.

Pathways will be landscaped and paved with a hard surface. A sustainable and low maintenance for of landscaping is encouraged and should consist of natural prairie grasses and drought resistant foliage suitable for the local environment.

Policy

- 5.4.1** The location of Open Space should be in general conformance with the Figure 7: Development Concept.
- 5.4.2** Open space development, including pathway design, shall be in conformance with the Rocky View County Parks and Open Space Master Plan, Rocky View County Servicing Standards and the Parks and Pathways: Planning, Development and Operational Guidelines.
- 5.4.3** A detailed Open Space Plan, including landscaping and any pedestrian bridges shall be provided to the satisfaction of the County at the subdivision stage.

5.4.4 Pathway connections should be planned:

- a) north towards Boulder Creek;
- b) north at the northeast corner along an undeveloped north-south road allowance towards Twp. Road 233 (Dead Horse Road);
- c) west at the southwest corner at Twp. Road 232 towards Centre Street; and
- d) west to the adjacent quarter section at multiple locations.

The design of the pathway system shall be included in the Open Space Plan provided at the subdivision stage of development.

5.4.5 Local pathways shall be established in the Plan Area, as generally identified on Figure 10: On-Site Open Space and Pedestrian Map and as aligned with the Langdon ASP.

5.4.6 Wherever possible, pathways, trails and sidewalks should be located within, or align with a park, wetland, storm water conveyance system, natural water course, riparian area, or natural area. Where these locations are not feasible, consideration should be given to road right-of-ways or municipal reserves adjacent to a road.

5.4.7 Designs and locations for pathways and landscaping of reserve lands shall be subject to County approval in accordance to applicable County standards and guidelines.

5.4.8 All open space development shall be designed and constructed in accordance to recognized Crime Prevention Through Environmental Design (CPTED) best practices.

5.4.9 Crime prevention through environmental design principles shall be adopted, especially in any commercial, industrial, public use or dense residential areas. Adequate lighting, visibility and safety will be provided along streets and pathways to create a sense of security and to ensure a safe pedestrian environment.

5.5 Municipal Reserves

The MGA Section 666(2) "The aggregate amount of land that may be required under subsection 1, (namely developable land that is the subject of a proposed subdivision) may not exceed the percentage set out in the municipal development plan, which may not exceed 10% of the parcel of land less the land required to be provided as environmental reserve and the land made subject to an environmental reserve easement." The County Plan requires 10% of net developable area.

Policy

5.5.1 The location of Municipal Reserve should be in general conformance with the Figure 7: Development Concept.

5.5.2 Municipal reserve shall be dedicated in accordance with the proposed plan of subdivision to a maximum of 10% of that portion of the *Plan Area* identified in the residential development.

5.5.3 The provision of municipal reserves on account of non-residential development may be by payment of cash-in-lieu of municipal reserve and based on a market value appraisal determined at the time of subdivision in accordance with the MGA.

5.5.4 Municipal Reserve dedication shall be determined at the subdivision stage in accordance with the Municipal Government Act.

5.6 Environmental Reserve

As directed in the MGA and Langdon ASP, environmental reserves are lands dedicated to the County as public land during the subdivision process. Environmental reserves include the wetland along the northern boundary and the wetland in the southeast portion of the Plan Area.

Policy

- 5.6.1 Wetlands within the *Plan Area* shall be evaluated through a biophysical impact assessments and individual wetland impact assessments.
- 5.6.2 Lands that qualify as environmental reserve should be dedicated as environmental reserve or environmental reserve easement through the subdivision process, as per the Municipal Government Act.
- 5.6.3 Storm water treatment should avoid the use of natural wetlands.

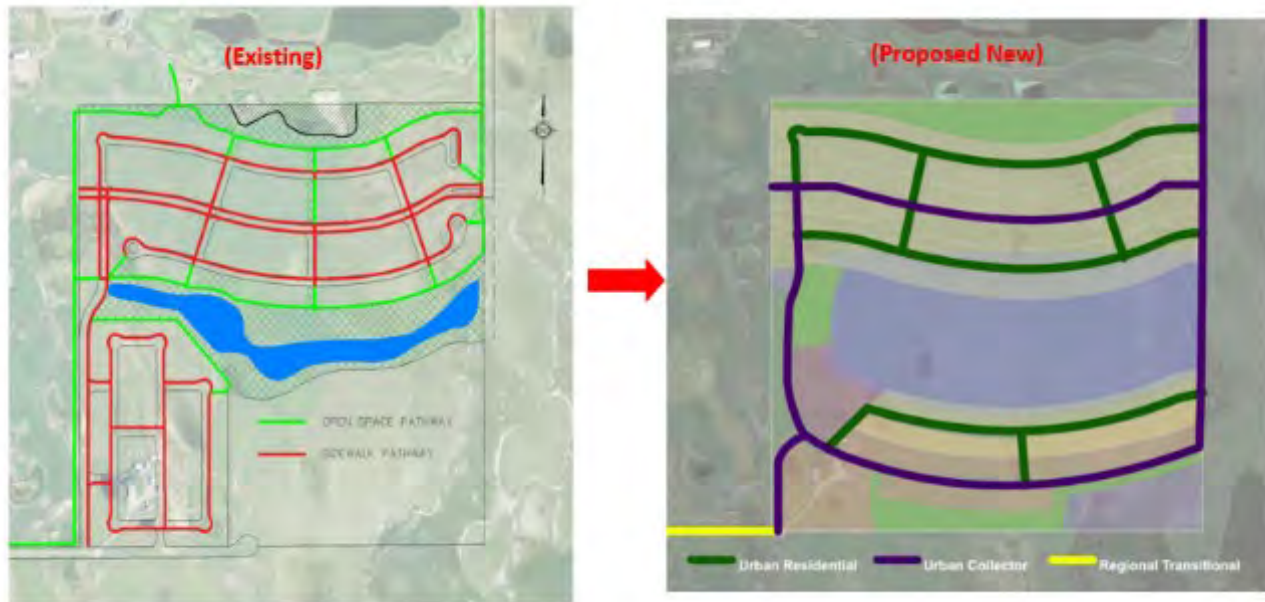
5.7 Transportation Considerations

As described in the Langdon ASP, the Plan Area will provide for an internal road network that contributes to a high quality built environment and efficiently and safely aligns to the regional road network. The transportation network will integrate development within Langdon and provide regional opportunities for walking, cycling, and public transportation. Township Road 232 is a gravel road that needs to be extended and upgraded in order to tie into the southern portion of **Settler's Green**. A Collector 2 Lane is needed to tie into the northeastern portion of Settler's Green for a connection north to Twp. Road 233 (Dead Horse Road SE). Two access points shall ~~always~~ be provided ~~where required~~ during build-out at all phases of development.

As shown on the following map, the layout in the northern portion of the *Plan Area* is a curvilinear grid for the most part while maintaining good site lines, maximizing efficient lot yields, providing cost-effective on-site servicing, and offering future potential for intensification. Three avenues provide east-west traffic flow for the residential area. The central avenue is the main collector traverse the Plan Area facilitating the efficient movement of vehicles in and out of the subdivision. As such, it has greater design widths and traffic circles (roundabouts) to support traffic flows, provide energy efficiencies in terms of starting and stopping, offer traffic calming, and provide a landscaped feature. Connecting the avenues are north-south streets ~~to improve overall traffic flow. which serve as logical locations for storm water drainage via gravity towards the storm water canal water feature. At the east and west ends of the residential area, different court designs are highlighted with central landscape features that offer privacy and variety in lot configurations~~

Road landscape features are part of the Plan Area, especially at medians at entrances, traffic Government Act: traffic islands, boulevards/medians shall not be dedicated as municipal reserve; as they serve no tangible park, recreational benefit and pose undue risk due to being bounded by roadway on all sides. Rather, these lands are to be considered part of the road plan and are to be designed with aesthetically pleasing and context appropriate landscaping so as not to create sightline and maintenance / operational issues.

Figure 11: Transportation Network



Portions of the Plan Area south of the ~~storm-water canal-water feature watercourse~~ are intended for ~~commercial/~~ light industrial use and Green Street use. Access from the western boundary is provided by a north-south street and an improvement and extension of Twp. Road 232 south of the Plan Area and connecting to Centre Street. Access is provided at the northeast corner of the Plan Area along an undeveloped north-south road allowance towards Twp. Road 233 (Dead Horse Road). Should street connections be required interior to the Plan Area to serve the south portion, potential exists where the ~~storm-water canal-water feature watercourse ends narrows~~ and logically ties into the road network to the north. ~~Internal roads serving the south portion of the Plan Area are determined by the lot sizes and configuration required for the land use.~~

Roads shall be to RVC servicing standards. Internal roads will be paved with an asphaltic concrete and designed with rolled curbs and gutters. Collector roads will also have sidewalks along both sides with appropriate street lighting. Residential roads will have a sidewalk on one side. All roads will be designed to permit emergency vehicle access and acceptable turnarounds where required. Roundabouts in the *Plan Area* are designed to the same standard as others found in Langdon, namely Langdon Crossing West. Corner configurations are similar to those found to the north in Boulder Creek.

As a scenario, an entrance landscape feature provides a divided roadway with greenspace. This provides additional safety for pedestrians crossing the road, traffic calming and additional noise suppression for neighboring lots. Court-like road networks north and south of this feature ensure the rear property line of the residential lots and not frontages and driveway entrances face this landscape feature. Courts may also have landscaped features in the center designed for safety within the courts, traffic calming, reduction of street parking, and curb appeal for residential lots, while still providing access for emergency vehicles.

Settler's Green internal roads will be constructed in accordance with RVC Servicing Standards

typical of the cross-sections provided below.

Figure 12: Typical Internal Road Cross-Section – Urban Residential (400.1)

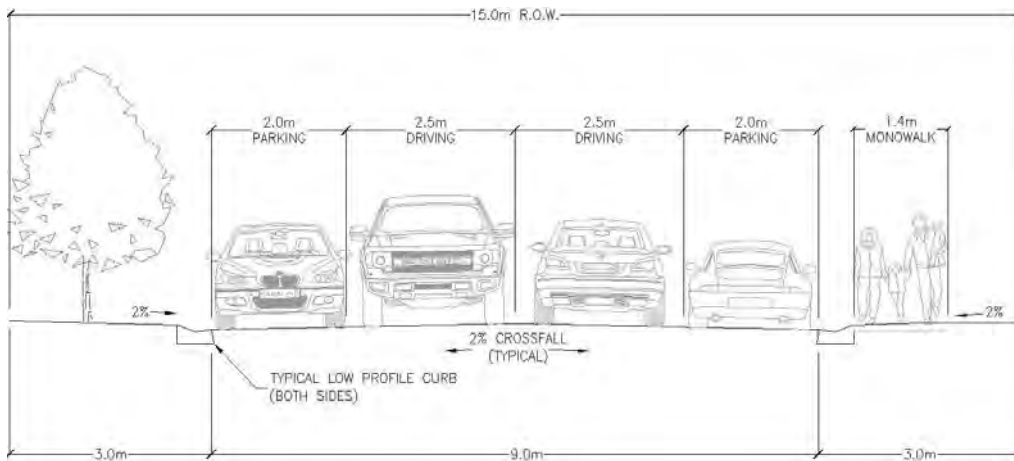


Figure 13: Typical Hamlet Collector Road Cross-Section – Modified Urban Residential Collector (400.2)

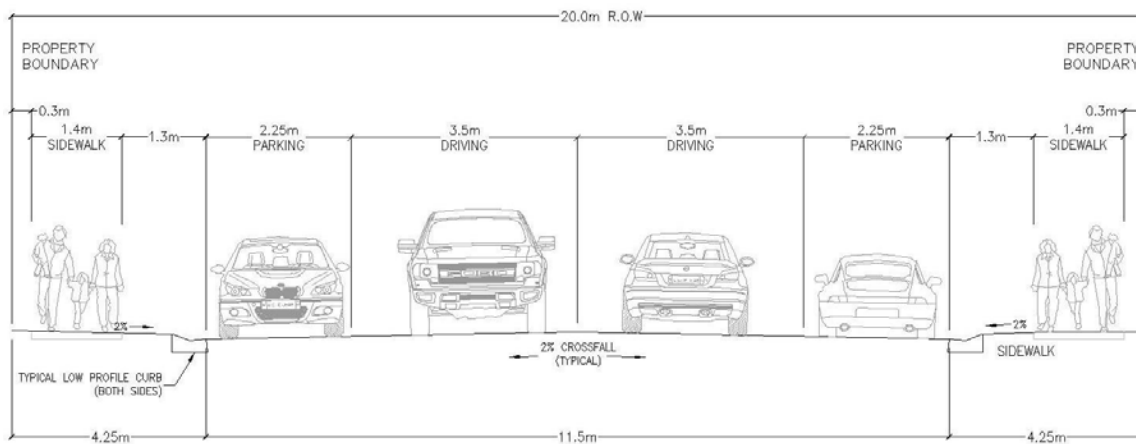


Figure 14: Typical Regional Transitional Paved (400.11)

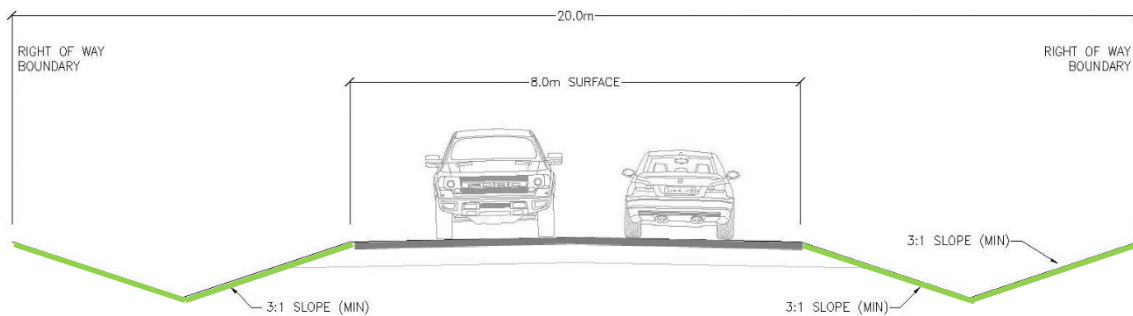
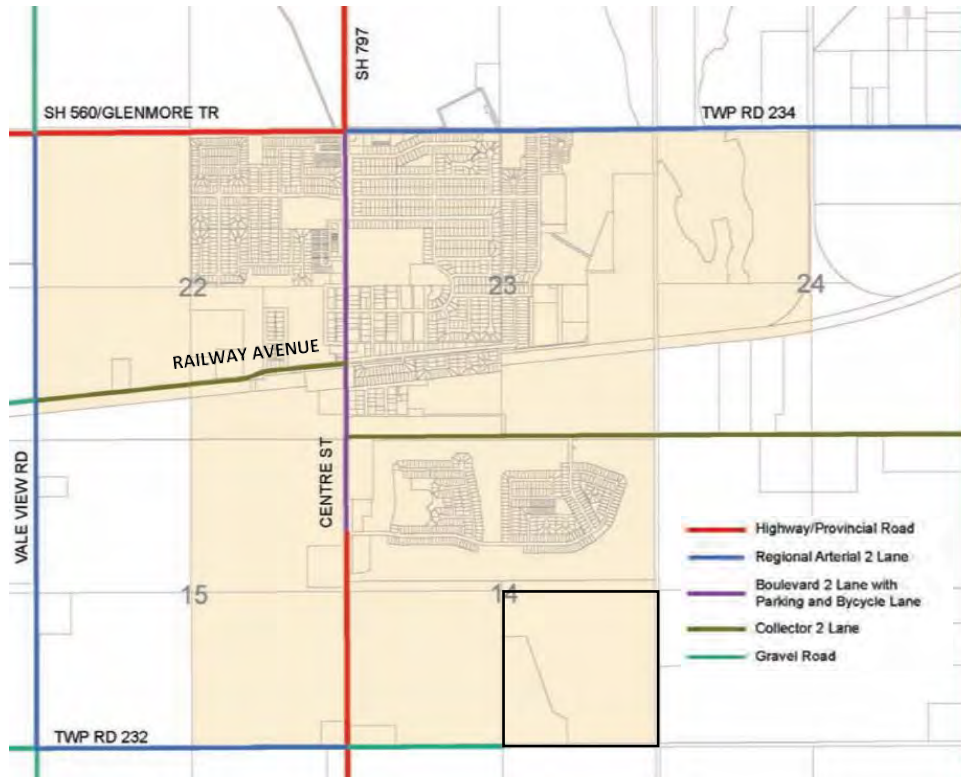


Figure 15: Langdon ASP: Transportation Network 2020-2030



Bunt and Associates Engineering (Alberta) Ltd. submitted, Settler's Green Traffic Impact Assessment Final Report, April 2017, available for viewing under separate cover. Weekday peak hour intersection capacity analysis was completed at five (5) key intersections for the background and post development horizons for the years 2020, 2030 and 2040.

The County prepared a Transportation Network Analysis for Langdon to determine the long- term impacts of the transportation network from the development and growth of the Hamlet and new development areas. Bunt and Associates background analysis shows the anticipated daily traffic volumes are expected to operate within the capacity for the years studied. Some off-site improvements were suggested. The road network will consist of a hierarchy of collector roads and residential roads in the Plan Area.

Policy

- 5.7.1** Development within the Plan Area shall generally conform to the Settler's Green Traffic Impact Assessment Final Report referenced in this Conceptual Scheme.
- 5.7.2** The developer shall enter into a development agreement with Rocky View County regarding the construction of internal roadways and all related infrastructure at the subdivision stage of the process.
- 5.7.3** The developer shall provide lands required for roads for each phase, ensuring two

entrances are always available.

~~5.7.4 Roads connecting the commercial / light industrial area to 22x will be encouraged.~~

5.7.5 Road, pathways, sidewalks, driveways and building construction considerations are to follow recommendations provided by the Geotechnical Investigation.

5.7.6 The proposed transportation network of roads, pathways and trails shall connect adjacent neighborhoods and include alternate modes of transportation for safe movement of pedestrian, cycling and vehicular traffic.

5.7.7 Road landscape features such as traffic islands and boulevards/medians are to be considered part of the road plan and designed to be aesthetically pleasing with landscaping so as not to create sightline and maintenance/ operational issues.

5.7.8 All boundary roadways shall be designed in conformance with the recommendations contained within the Langdon Network Analysis.

5.7.9 The road classification and layout may be refined through further transportation analysis at the time of subdivision application. Minor changes or modifications will not require an amendment to this Conceptual Scheme.

5.7.10 All applicable transportation off-site levies shall be collected ~~as prescribed by the terms of the Development Agreement upon endorsement of each phase of subdivision.~~

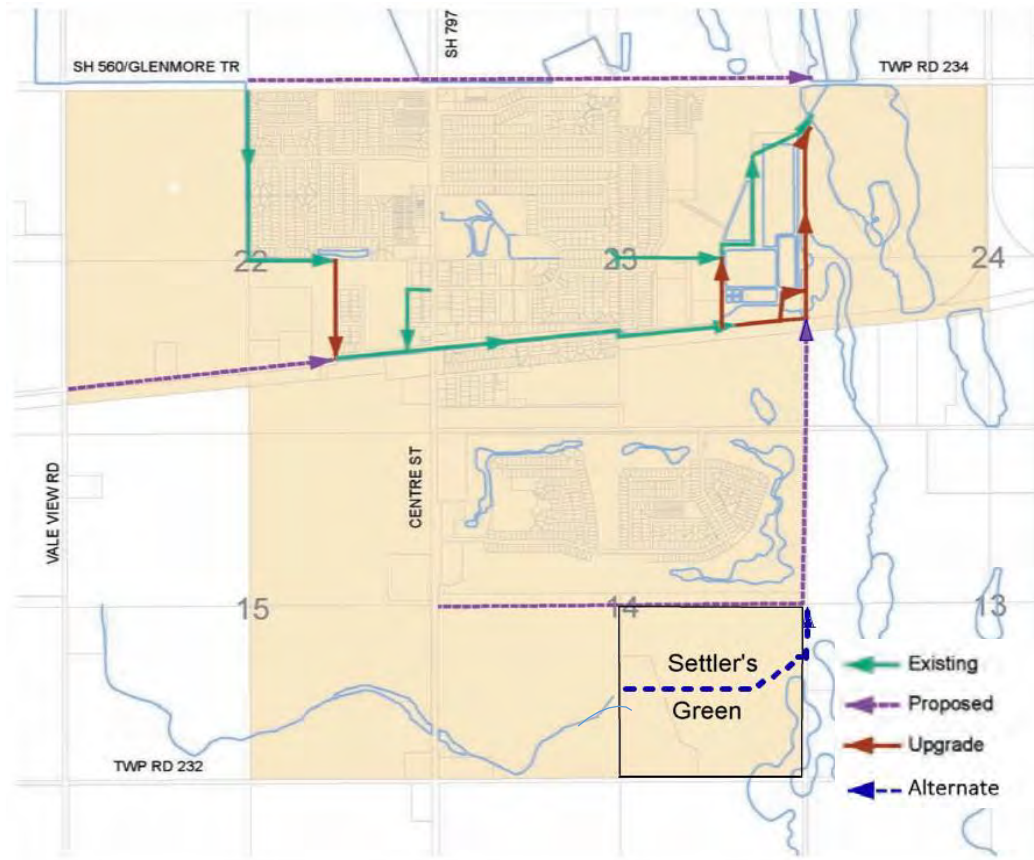
5.7.11 The developer shall be eligible for the recovery of an appropriate portion of the costs associated with improvements to off-site roadways.

5.8 Utility Services - Storm water

As the following figure shows, the proposed regional storm water system poses some issues. Along the north boundary of **Settler's Green** is a high voltage transmission line, pipeline right-of-way and a wetland that pose conflicts for the conveyance of storm water. As such, it is not likely that approval will be granted to construct a drainage ditch within the west-east right-of-way between **Settler's Green** and Boulder Creek.

Wetlands also exist east of the Plan Area and east of an undeveloped north-south right-of-way that connects to the Weed Lake basin wetland. Natural drainage of these wetlands is separate and not part of the storm water servicing.

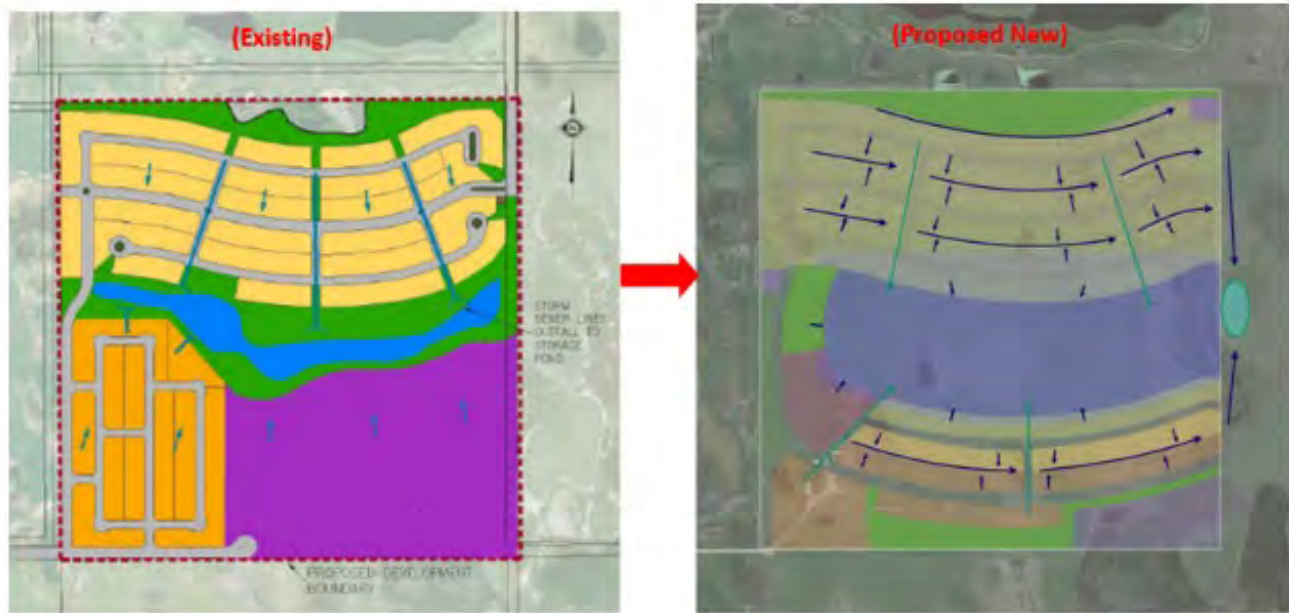
Figure 16: Langdon ASP: Proposed Storm water (modified)



Lands to the west normally discharge downstream to the southeast into the Plan Area. Lands on the east half of 15-23-27-W4M and west of Centre Street, being the approved “Bridges of Langdon” Conceptual Scheme, do not allow for drainage into **Settler's Green**. The quarter section immediately west of **Settler's Green**, known as Settler's Park is anticipated to discharge into Settler's Green and has been accounted for in calculations. Runoff of each development is managed internally within the Settler's Park and **Settler's Green** developments.

Settler's Green provides a water feature that acts as a storm water canal through the central portion of the *Plan Area*. This avoids these conflicts and follows actual hydraulic gradients for a true gravity storm water drainage and management system. Storm water servicing requires a storm water canal/pond to collect gravity feed lines from phases of development in **Settler's Green**. Roadways and open space corridors offer locations for these lines.

Figure 17: On-site Storm Water Servicing Map



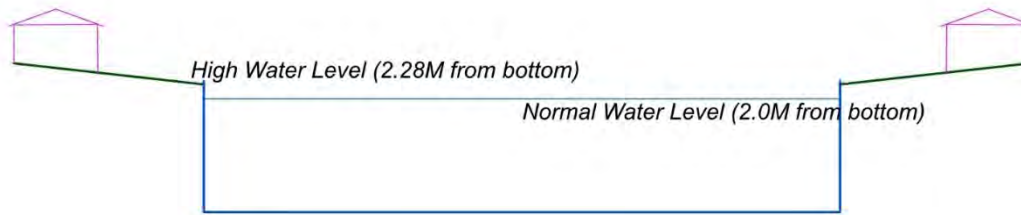
~~IDEA Group has submitted Sim Flo Systems Inc. submitted Settler's Green Stormwater Management Report, Settler's Green Subdivision Storm Water Plan, dated September 2020, available for viewing under separate cover. The proposed regional storm water system was described within the Langdon Comprehensive Storm Water Review and has been modified to take into account:~~

- ~~• Undevelopable wetland areas located east of the proposed development site;~~
- ~~• Infrastructure conflicts between proposed ditches and high voltage transmission lines and pipeline right-of-ways to the north of the proposed development; and~~
- ~~• Actual hydraulic gradients to provide for a true gravity storm water drainage and management system.~~

~~This plan contemplates the collection of storm water from upstream (west of the Plan Area), from the commercial and industrial sites, and from the roadways into the central watercourse. Residential areas are contoured to create swales which convey storm water to the east. Here, all of the water will Storm water runoff flows from the west side of the adjacent undeveloped quarter section to the west through the proposed development area and into the existing wetland area east of the proposed development quarter section. The discharge from the storm water pond is to be directed through a buried pipe to be installed along the undeveloped north-south right-of-way on the east side of the Boulder Creek Golf course and is to discharge into the proposed ditch BC2.~~

This is a modified regional storm water scheme that recognizes the actual constraints imposed on runoff routes and closely mirrors that proposed by the Langdon Comprehensive Storm Review produced by MPE Engineering Ltd.

Figure 18: Typical Cross-Section of Storm Water Area Watercourse



Catchment areas and drainage have been modified to take into account the water feature that acts as a storm water canal through the central portion of the Plan Area in the post development map as shown in the following figures.

Figure 19: Pre-Development Catchment Areas and Drainage

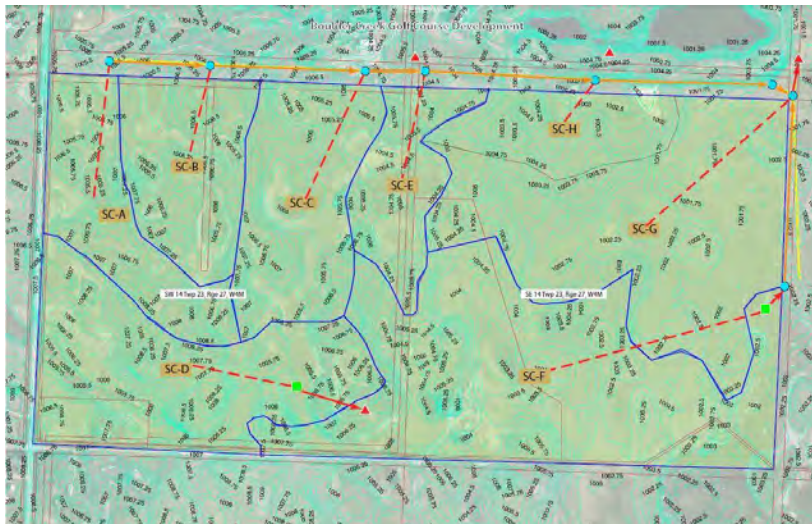
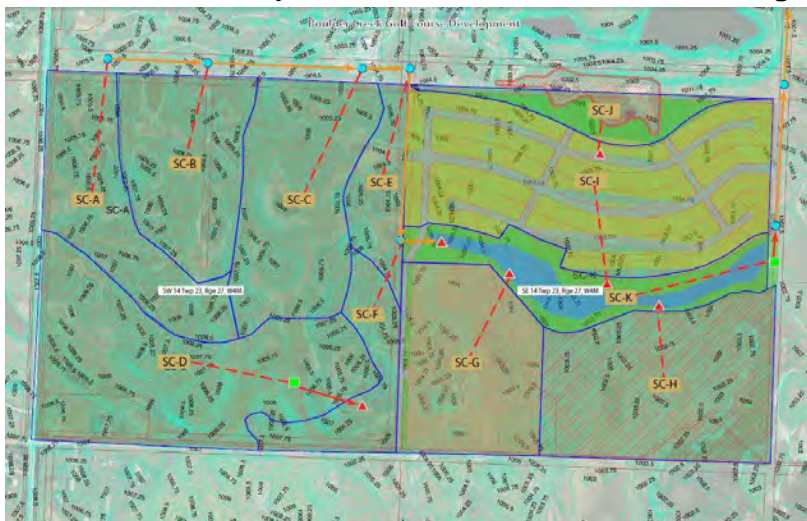


Figure 20: Post Development Catchment Areas and Drainage



Best management practices (BMPs) and alternative solutions for the improvement of storm water quality and reduction of storm water quantity are part of storm water management. As Policy 24.20 of the Langdon ASP suggests, solutions may include:

- a) design of storm water facilities to incorporate source controls to reduce the amount of water moving downstream and the need for end-of-pipe storm water treatment solutions;
- b) use of low impact development methods, such as constructed wetlands and bio-swales;
- c) reduction of impermeable surface runoff;
- d) reuse of storm water for irrigation;
- e) consideration of sub-regional storm water ponds to support the reuse of storm water; and
- f) protect downstream conveyance routes and properties.



Policy

- 5.8.1** Development within the Plan Area shall generally conform to the Settler's Green Subdivision Storm Water Plan referenced in this Conceptual Scheme, as well as County Servicing Standards, County Policy, Langdon Comprehensive Stormwater Review, and Provincial Regulations.
- 5.8.2** Storm water gravity lines, force-mains, lift stations and canals / ponds will be designed in accordance to Alberta Environment and Rocky View County Standards.
- 5.8.3** Storm water management shall include conservation methods such as Low Impact Development (LID) and Best Management Practices (BMPs) and should incorporate storm water reuse principles, in accordance with Policy 24.20 of the Langdon ASP.
- 5.8.4** Landscaping of the water feature acting as a storm water canal will be addressed through detailed plans at the subdivision stage to integrate these utilities with the Open Space Plan for the *Plan Area*.
- 5.8.5** Agreements respecting offsite storm water improvements (cost sharing / endeavor to

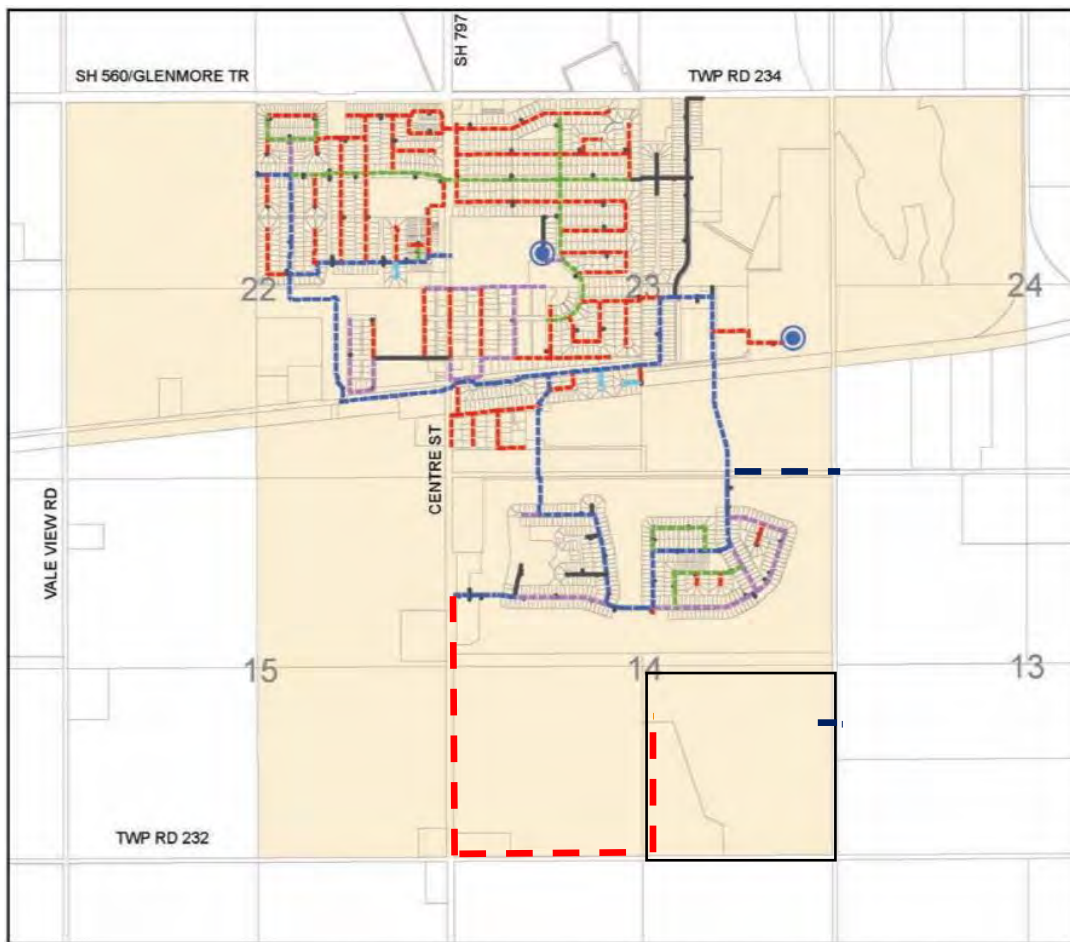
assist) will be considered in collaboration with the County to ensure any benefiting or excess capacity resulting from required infrastructure improvements are appropriately compensated. All applicable storm water off-site levies shall be collected **as prescribed by the terms of the Development Agreement upon endorsement of each phase of subdivision.**

- 5.8.6** The developer shall be eligible for the recovery of an appropriate portion of the costs associated with improvements to utilities.

5.9 Utility Services – Water

Settler's Green ties into the existing water network and is proposed as a looped system. Alternate routes are proposed in the figure below.

Figure 21: Langdon ASP: Water (modified with Settler's Green route options)

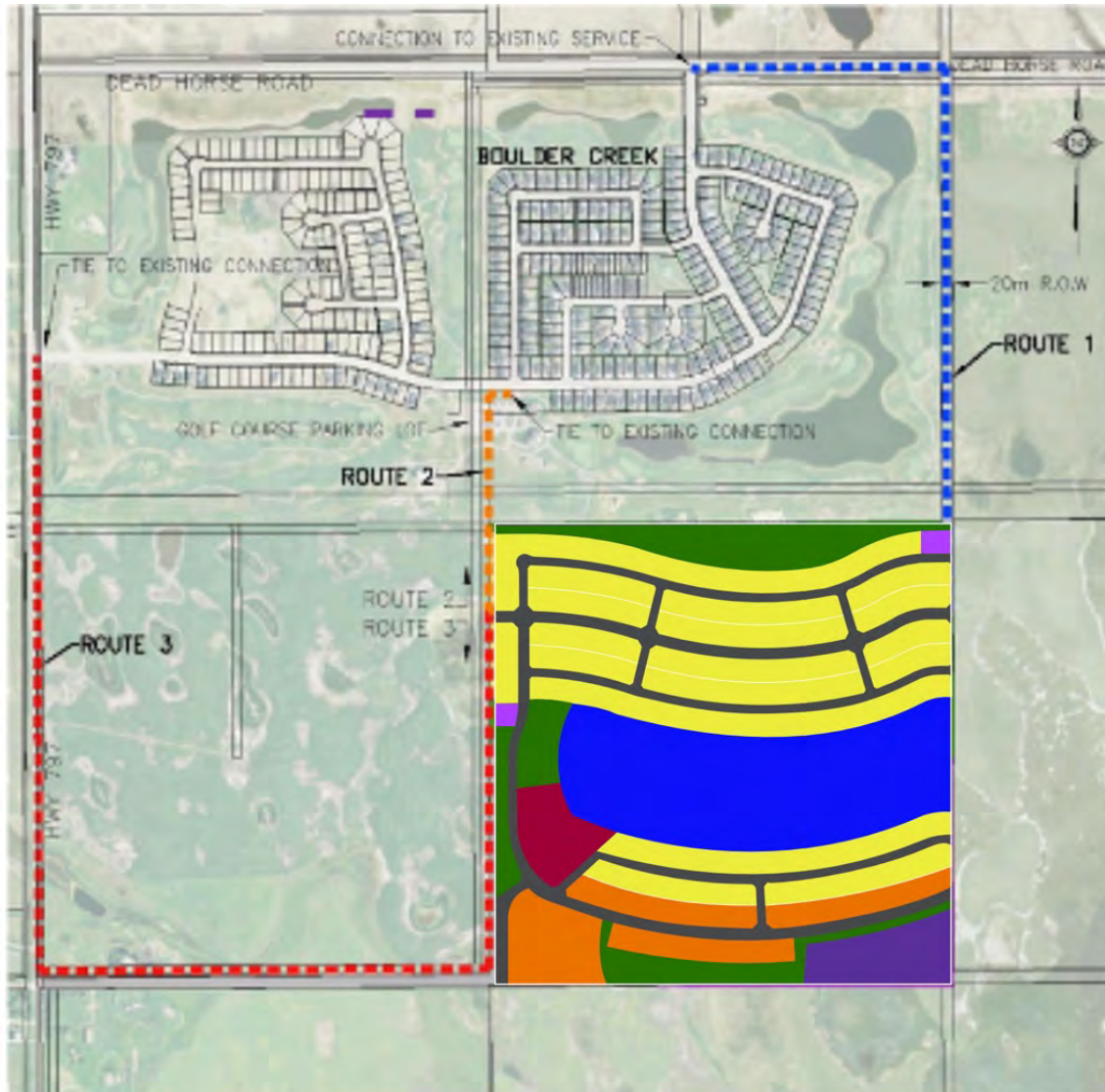


This map is conceptual in nature. No measurements or area calculations should be taken from this map.



Figure 22: Off-Site Water Servicing Map

(Route 1 = Blue; Route 2 = Orange; Route 3 = Red)



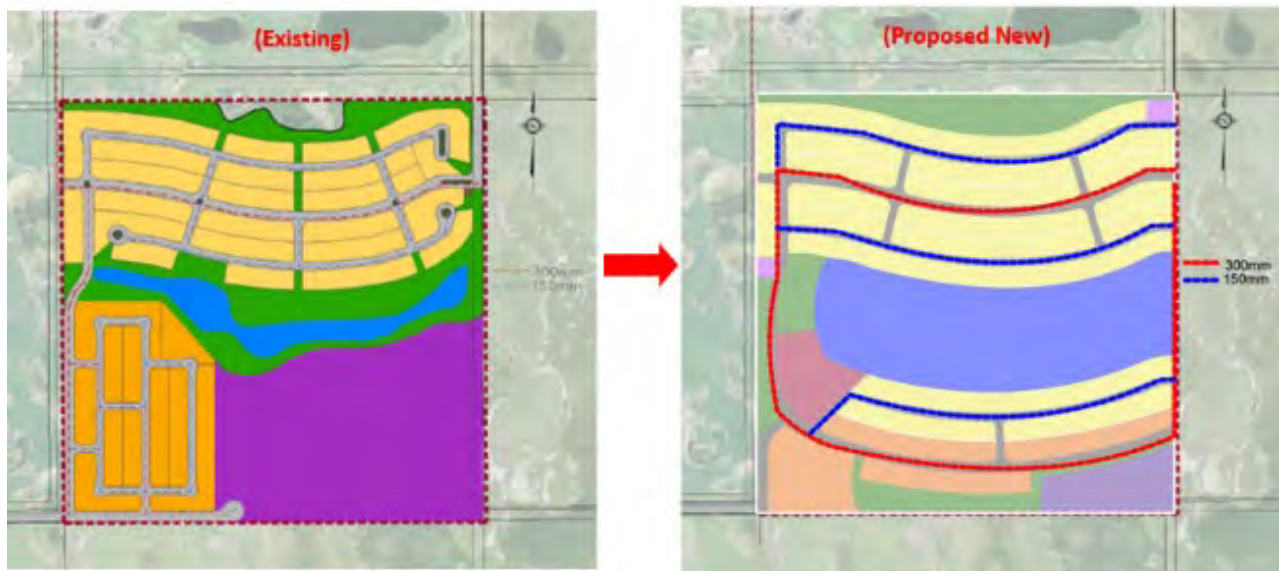
Route 1 will extend the water distribution system from the intersection at Boulder Creek and Dead Horse Road East to the undeveloped road allowance. The pipeline would then be routed south along the undeveloped road allowance and connect into the subdivision distribution system at the east side of the development.

Route 2 is preferred as it extends the water distribution pipeline from the capped stub in Boulder Creek near the golf clubhouse. This pipeline could be extended across the golf course and connect into the west side of the proposed development. This would support early phases of development and be the shortest route.

Route 3 is the least desirable routing of the water distribution pipeline. This connection requires the extension of the water pipeline from the intersection at Boulder Creek and Centre Street south to the subdivision access road. The pipeline would then run east along the subdivision access road then north within the subdivision. The connection to the subdivision distribution system would be on the west side of the subdivision.

On-site water servicing follows roads and other features in the *Plan Area*. A combination of two routes described above should be implemented to support the *Plan Area* and a looped water supply that taps into the existing water supply and distribution system for the Hamlet of Langdon.

Figure 23: On-Site Water Servicing Map



Policy

- 5.9.1** Water mains and distribution pipes within the Plan Area shall be in conformance with Langdon Waterworks' current servicing standards.
- 5.9.2** The water system will take into account fire protection standards, accessibility by emergency response vehicles for the suppression of fire, site access, property identification, and best practices for water distribution.
- 5.9.3** As per the Langdon ASP, a Water Use Assessment will be submitted with a subdivision application. The Water Use Assessment shall be reviewed by the County and Langdon Waterworks to determine the water demand and infrastructure requirements to confirm that sufficient water capacity exists to service the proposed development.
- 5.9.4** Utility rights-of-ways and easements shall be provided as required to accommodate County and potable water utilities and shallow utilities at the subdivision or development permit stage, as deemed necessary.

5.9.5 The detailed design for the water distribution system, on a per phase basis, shall be completed in accordance with the current Langdon Waterworks and Rocky View County Servicing Standards, and all applicable provincial guidelines at the subdivision stage.

5.10 Utility Services – Sanitary Wastewater

Settler's Green ties into the existing sanitary wastewater network. Alternate routes are proposed in the figure below.

Figure 24: Langdon ASP: Off-Site Sanitary Wastewater

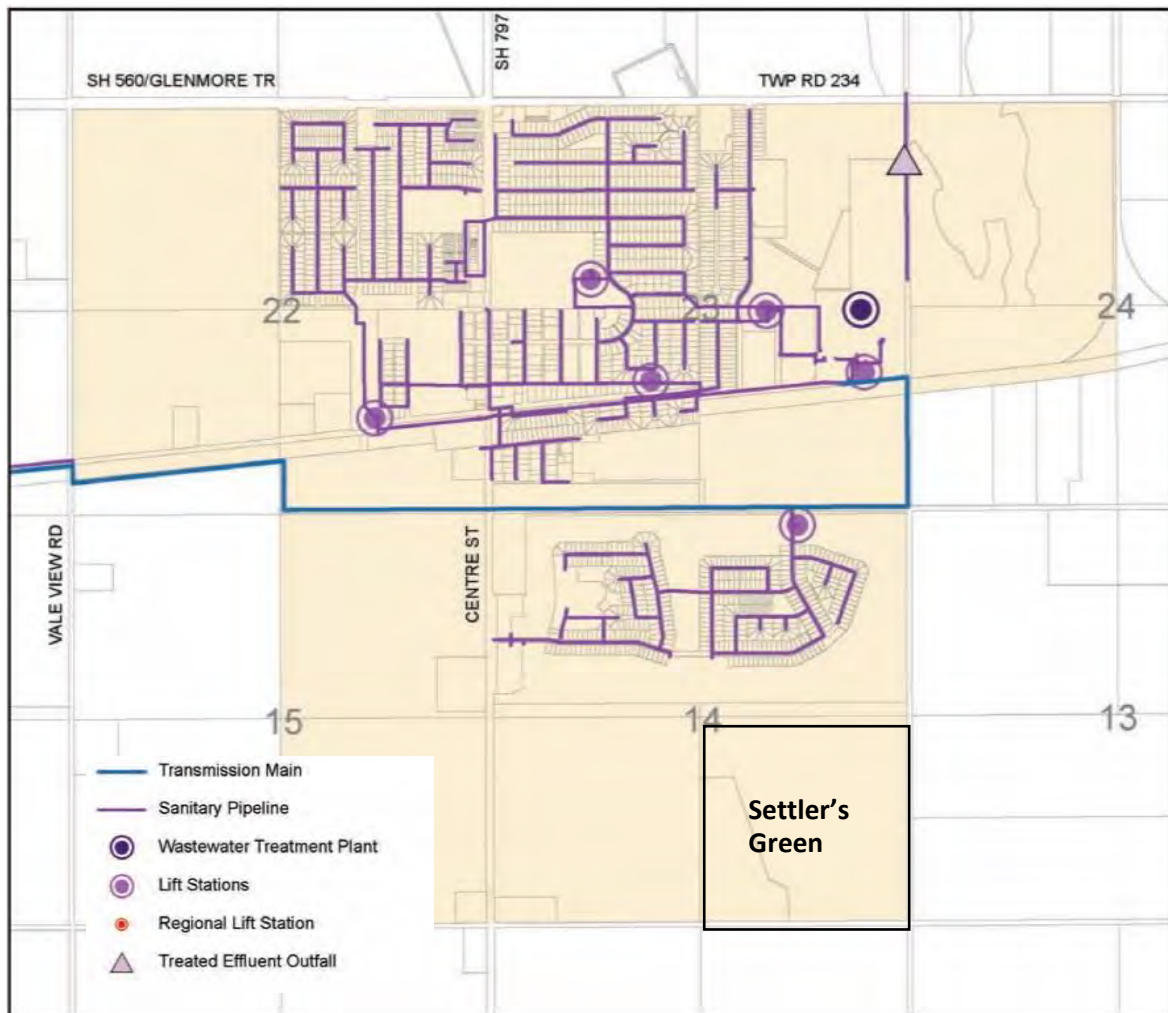


Figure 25: Offsite Sanitary Services Map

(Route 1 = green; Route 2 = purple; Route 3 = orange)



Route 1 (Option 1) for sanitary servicing requires a lift station pumping north utilizing the road right-of-way east of Boulder Creek, then connection to the existing 600 mm force main at Dead Horse Road. For any of the phases of development discussed later, this is the preferred option.

Route 2 (Option 1) for sanitary servicing requires a lift station pumping west, then to the southwest of the *Plan Area* to follow the new Settlers Green entrance road to the southwest of the property, before following Centre Street.

Route 3 (Option 2) is a gravity sewer main that drains to the Boulder Creek lift station. This option will only service a limited number of lots in the northwest corner of the development. The lift station will pump into the gravity sewer main as shown in figure 27.

There are two options for servicing Settler's Green. Option 1 is a self-contained alternative that directs sanitary flows to a lift station located on the east side of Settler's Green as shown in figure 26. This lift station can be designed to accept flows from the adjacent quarter section to the west. This lift station will pump sewage into the regional wastewater treatment plant force main directly either through route 1 or 2 as shown in figure 25.

Option 2, will provide gravity sewer service to a limited number of lots in the north west corner of the proposed development. The remainder of the development will be service by gravity sewer mains to a lift station similar to Option 1. A force main will be constructed to the gravity sewer manhole within the proposed subdivision as shown in figure 27. Sewage will be directed by gravity through the Boulder Creek lift station.

Figure 26: Onsite Sanitary Services Map (Option 1)

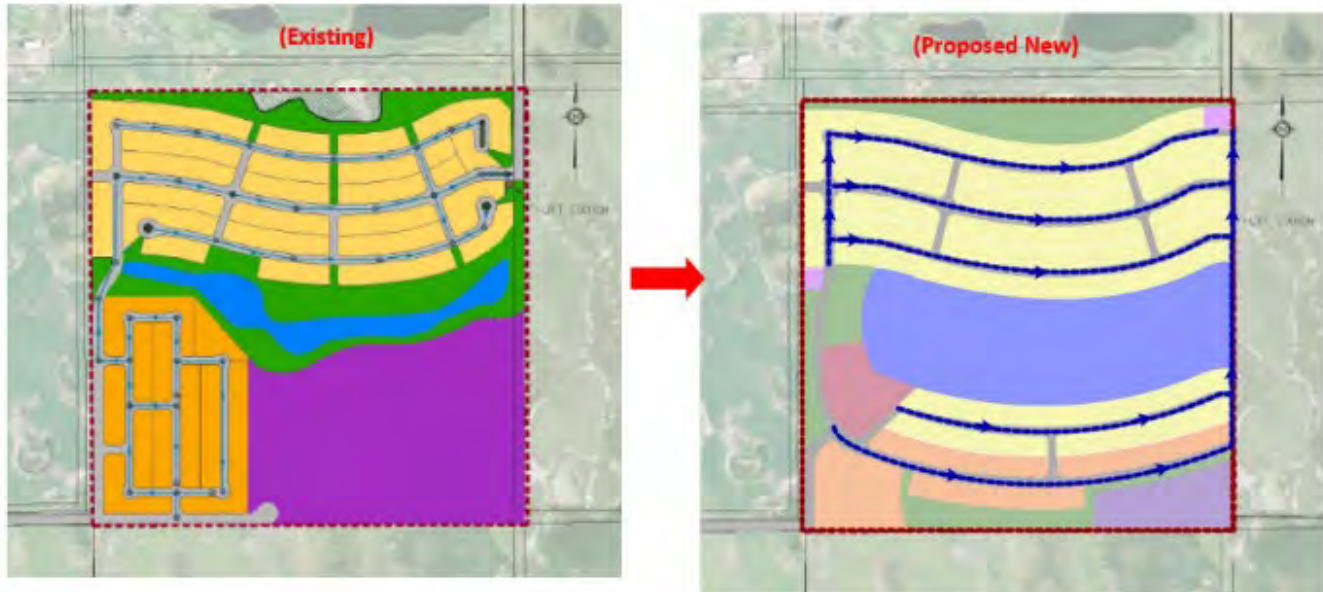
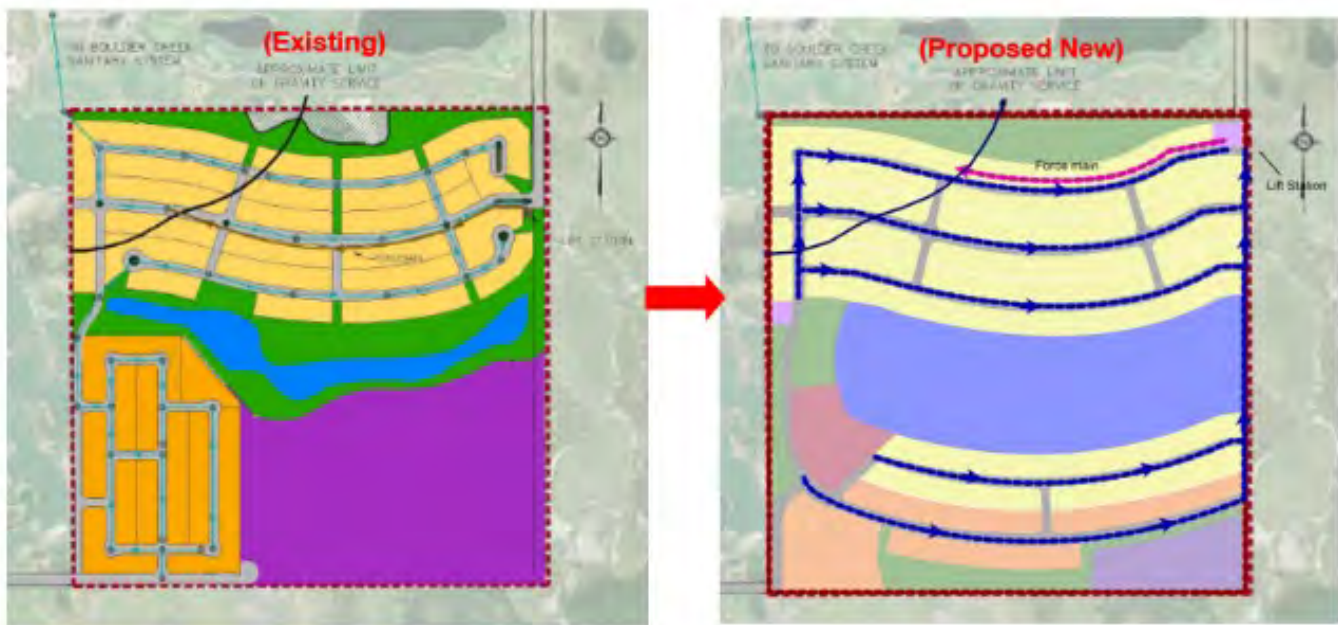


Figure 27: Onsite Sanitary Services Map (Option 2)



(Approximate limit of gravity service to Boulder Creek Sanitary System = cobalt blue)

Policy

5.10.1 Sanitary sewer gravity lines, force mains and lift stations will be designed in accordance with Alberta Environment and Rocky View County Standards.

5.10.2 As per the Langdon ASP, a Wastewater Servicing Study will be submitted with a

subdivision application. The Wastewater Servicing Study shall be reviewed by the County to determine wastewater demand and infrastructure requirements to confirm that sufficient wastewater treatment capacity exists to service the proposed development.

5.10.3 Utility rights-of-ways and easements shall be provided as required to accommodate sanitary wastewater utilities at the subdivision or development permit stage, as deemed necessary.

5.10.4 Sanitary wastewater lift station facilities shall be constructed on a Public Utility lot.

5.10.5 The detailed design shall incorporate measures to mitigate groundwater infiltration into the wastewater collection system, on a per phase basis, shall be completed in accordance with the current Rocky View County Servicing Standards, and all applicable provincial guidelines at the subdivision stage.

5.10.6 Agreements respecting wastewater improvements (cost sharing / endeavor to assist) will be considered in collaboration with the County to ensure any benefiting or excess capacity resulting from required infrastructure improvements are appropriately compensated. All applicable wastewater off-site levies shall be collected **as prescribed by the terms of the Development Agreement.** ~~upon endorsement of each phase of subdivision~~

5.10.7 The developer shall be eligible for the recovery of an appropriate portion of the costs associated with improvements to utilities.

5.11 Shallow Utilities

Telecommunications, phone, cable, fiber optics (where available), electrical and natural gas services will be provided to the Plan Area at the subdivision stage, as per utility owner's guidelines and availability.

Policy

5.11.1 Each phase of the development shall be fully serviced with private shallow utility systems such as electrical, natural gas, and telecommunications.

5.11.2 Locations for easements and line assignments for shallow utility extensions shall be determined at the subdivision endorsement stage.

5.11.3 Utility line assignments (buried/surface/overhead) are to be located within road right-of-ways and not within municipal or environmental reserve lands.

5.12 Solid Waste and Recycling

Langdon provides residential pickup of solid waste to residents within the Hamlet. It is anticipated that this service will be extended to the Plan Area. A local transfer site managed by Rocky View County is also available within Langdon for recycling and garbage.

5.13 Protective and Emergency Services

Langdon is served by a volunteer fire department centrally located within the Hamlet. 911 Emergency Response for fire, police or ambulance is dispatched through the local volunteer Fire

Department in Langdon. Police services are provided by the R.C.M.P. enforcing the law through a detachment in Strathmore or RVC Peace Officers enforcing selected government acts and municipal bylaws. Medical emergencies are directed to facilities in the City of Calgary.

6.0 PHASING PLAN

The proposed Phasing Plan, as described below, is conceptual only and represents the most likely scenario for development in *Settler's Green*.

Figure 28: Phasing Map

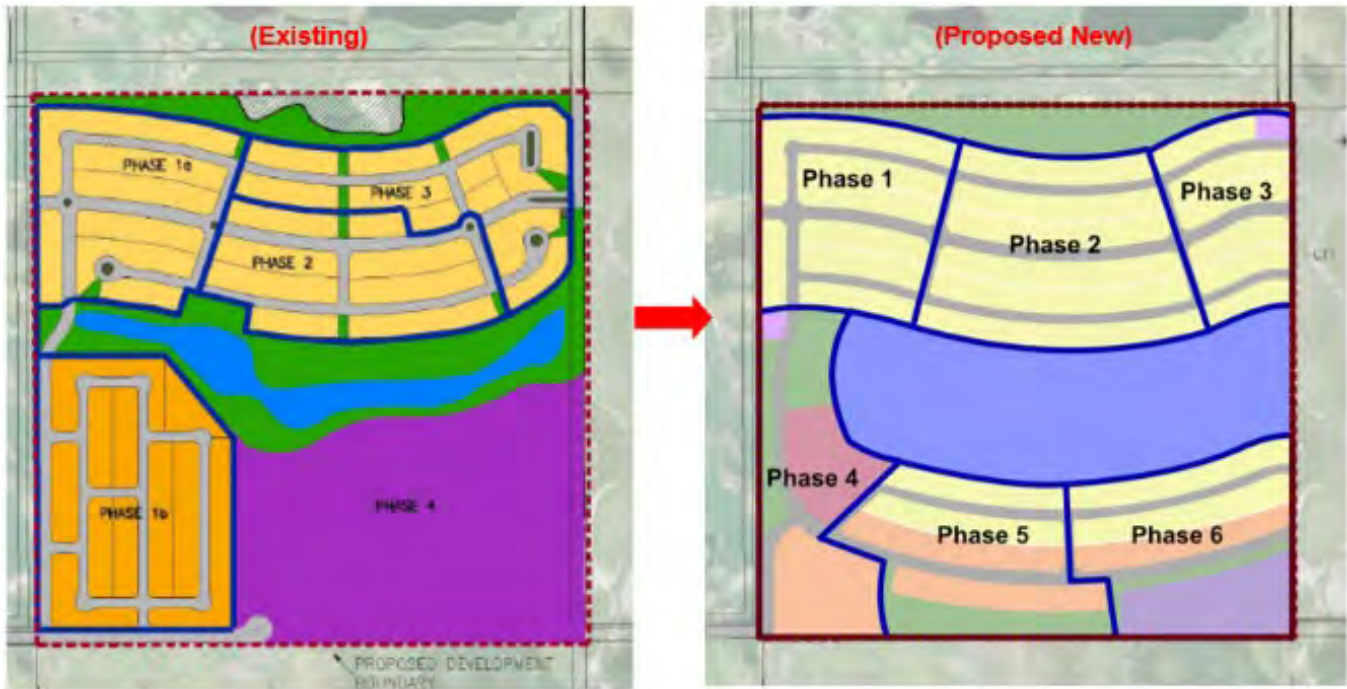


Table 3: Phasing Calculations

Phases	Single Lots	Semi Lots	Multi Lots	Total Lots	Total Area
1 a	80 100	--	--	80 100	8.2 8.9 ha (20.2 22.0 ac.)
1b 2	50 134	30 --	50 --	130 134	11.2 13.2 ha (27.7 32.6 ac.)
2 3	74 62	--	--	74 62	7.6 6.0 ha (18.8 14.84 ac.)
4	76 --	--	1	1	7.7 7.3 ha (19.0 17.9 ac.)
5	67	42	--	109	8.4 ha (20.8 ac.)
4- 6	78	--	--	78	16.3 8.3 ha(40.3 20.5 ac.)
Total	280- 441	30 42	50 1	360 484	51.0 52.1 ha (126.0 128.7 ac.)

* Total area includes internal roads and open space

In the phasing of **Settler's Green**, no phase precludes the development of another. It indicates the preference of how development could proceed. The above figure and accompanying table present one scenario with single lot equivalencies provided on the map. Each phase shall have appropriate storm water management and a looped system of internal roads. Included in the assumptions are average lot sizes for single detached lots of 0.08 ha (0.2 ac.) number of variables affect phasing, namely logical extension of infrastructure services, market demands, housing mix, industrial/commercial prospects, and financial considerations.

Construction access from the western boundary is provided by a north-south street and an extension of Twp. Road 232 right-of-way south of the *Plan Area*. Access from the eastern boundary is provided by construction of Range Road 271 northward to Twp. Road 233 (Dead Horse Road), both which shall be gravel at first.

6.1 Phases

- ~~1a~~ 1-3 Land use within ~~this~~ these phases is residential primarily for singled detached homes. The watercourse is constructed as part of Phase 1. ~~The storm water canal acts to separate Phase 1a and 1b.~~
- ~~4b~~ 4 This phase includes the public waterfront park, commercial development to provide services to visitors to the park and residents of the Plan Area, and an area for the development of a medium density residential rental complex. ~~"Green Street" residential area has a highly sought after ownership mixed use component where flexibility is required depending on market needs. Housing and tenure variety provides options for rental, condominium and ownership.~~
- ~~2-5~~ This area covers 7.6 ha (18.8 ac.) on the central portion of the Plan Area flanking the main collector road and north of the storm water canal. ~~The land use within this phase is single family residential phase continues the style of development in Phases 1-3, but adds "Green Street" development on the south part of the phase. This "Green Street" area will contain smaller detached and semi-detached units.~~
- ~~3~~ 6 This phase continues the style of development in Phases 1-3, but adds "Green Street" development on the south part of the phase. ~~area covers 7.7 ha (19.0 ac.) on the northeast portion of the Plan Area and is jogged with adjoining phases for similar lot numbers and areas. As a scenario of how this area could develop, an entrance landscape feature at the east boundary of the Plan Area in the form of a divided road is shown where entrances begin on this road west of this feature. Court-like road networks north and south of this feature ensure the backs of the residential lots are adjacent to the landscape feature. Unlike Phase 5, it does not contain any semi-detached units. South of the entrance, a Public Utilities (PUL) component in the form of a lift station for sanitary sewage services and a pump station for water services are likely. The provision of sanitary sewage services to this location are also likely at the initial phase of development. This cell covers 16.3 ha (40.3 ac.) on the southeast portion of the Plan Area and is intended for future use~~ A right-of-way on the eastern boundary of the *Plan Area* could serve an access road and provide for water servicing and sanitary sewage servicing. ~~Access is provided west of this phase off of Phase 1 and the right-of-way south~~

~~of Phase 1, once the road is built. The primary use of this property is likely commercial/light industrial. Should interest in this phase occur in advance of the other phases, adequate access and servicing will be provided. This phase will also contain a Light Industrial area for the development of RV/Boat storage.~~

Policy

- 6.1.1** Phasing should generally be in accordance with the Phasing Plan. There will always be no less than two access roads into the development ~~during all~~ after Phase 1 ~~s~~ of development.
- 6.1.2** Utilities for water distribution system, on-site storm water, wastewater collection; and private shallow utility systems such as electrical, natural gas, and telecommunications shall be in place during all phases of development.
- 6.1.3** Parks and open spaces components should be incorporated during all phases of development.
- 6.1.4** The proposed Phasing Plan is conceptual only and will be confirmed at the time of subdivision.
- 6.1.5** No amendments to this plan will be required due to changes in the boundary or number of phases.
- 6.1.6** Design of all phases of the *Plan Area* shall include provision for active transportation inter-connectivity via pathway and/or trails located within municipal and environmental reserves or public utility lots and sidewalks located within the road plan.
- 6.1.7** In the phasing of the *Plan Area*, no phase precludes the development of another.

7.0 PLANNING AND IMPLEMENTATION FRAMEWORK

7.1 The Conceptual Scheme Implementation Process

Adoption of this Conceptual Scheme will establish specific expectations that will guide the implementation of Settler's Green. Consideration of this Conceptual Scheme by Council will occur following a statutory Public Hearing. RVC will consider adoption pursuant to the MGA. Subsequently, consideration of land use amendment, subdivision and development permit applications will follow.

Policy

- 7.1.1** Amend Rocky View County Water and Wastewater Off-Site Levy Bylaw No. C-7273-2013 to reflect the intent of the Settler's Green development having a lift station to serve the Plan Area and not subject to off-site levies associated with Area #3 Boulder Creek Lift Station Service Area shown Schedule B-3, Service Area Map for Langdon.

7.2 Land Use Redesignation

Settler's Green intends to work with the County to apply relevant land use districts for a land use redesignation application. Following anticipated adoption of this Conceptual Scheme, a land use amendment is expected to be applied by Council in accordance with the RVC Land Use Bylaw.

Figure 7: Development Concept shows the areas for redesignation. This includes the areas for Residential, Green Street Residential and Commercial / Light Industrial.

Residential is proposed to accommodate single detached dwellings with a comprehensively planned neighborhood. Developments shall be located within the area of an adopted local plan.

Green Street residential development is proposed to accommodate modest low and medium density residential development on a range of lot sizes within a comprehensively planned neighborhood. A mix of compatible housing types provides market opportunities and encourages diversity in the built form. Development shall be located within the area of an adopted local plan. The intent is to:

- i) design lots to accommodate dwellings that are affordable, such as small houses on small lots;
- ii) ensure the character and architectural integrity of the neighborhood is protected from being over-built;
- iii) provide for a variety of housing types, some on the same lot size; and
- iv) provide for a modest garage suite that a small lot could accommodate.

To help meet this intent, width of the sites, heights of buildings and other Land Use District parameters could have ranges for minimums and maximums. Green Street development for mixed housing includes a variety of housing types such as: single detached, semi-detached, row housing, medium density and multi-dwelling units.

Commercial / Light Industrial is proposed to provide for the development of a range of commercial and light industrial uses as fully serviced sites. The site development is intended to include a mixture of parcel sizes supporting indoor and outdoor uses. Development shall be located within the area of an adopted local plan.

7.3 Subdivision Application

A Subdivision Application is expected to follow an anticipated land use redesignation of the *Plan Area*. Subdivision applications may include several phases and development blocks, with sizes and configurations deemed appropriate for development.

7.4 Architectural Design Considerations

The developer will establish and implement specific Architectural and Design Guidelines to ensure all development and landscape design reflects a consistent style and theme.

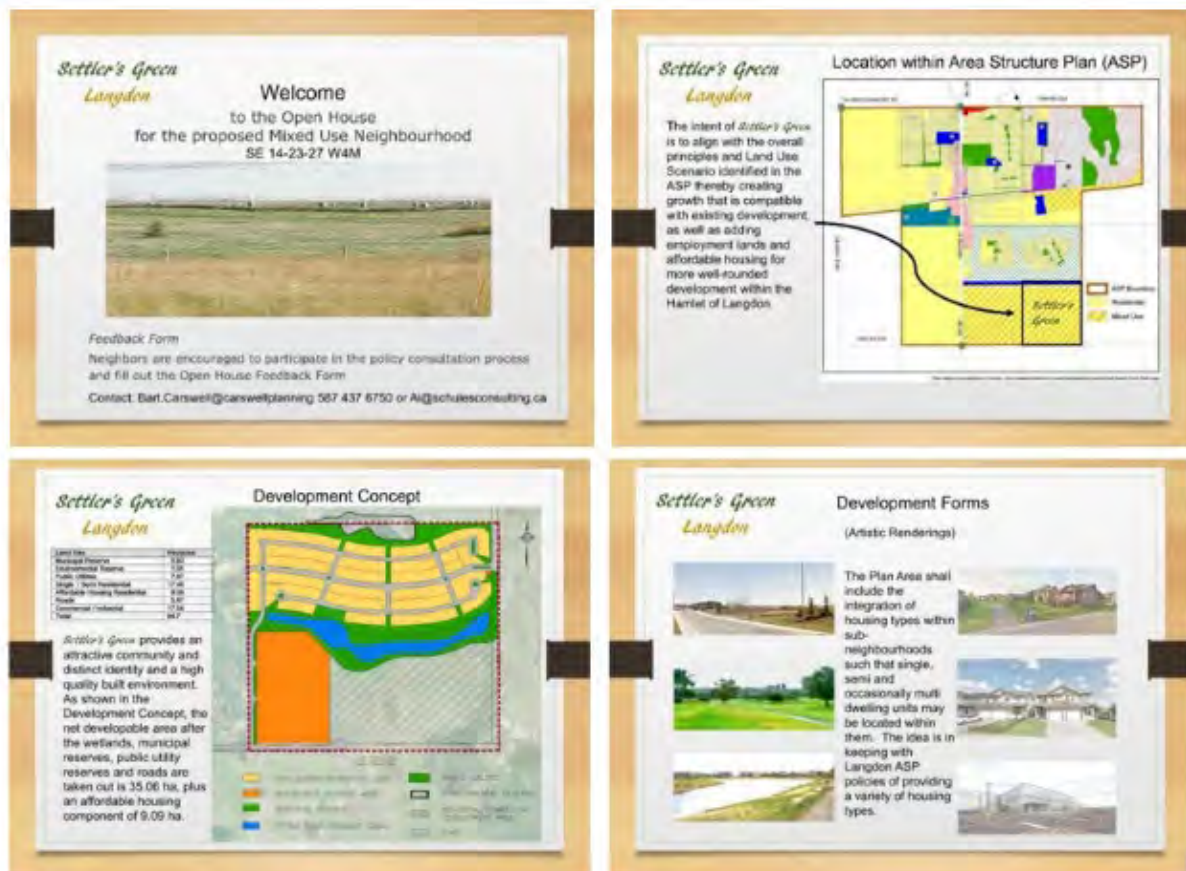
Policy

- 7.4.1** A document outlining Architecture and Design Guidelines and will be submitted at the subdivision stage of the development approval process.

8.0 PUBLIC ENGAGEMENT

8.1 Public Open House

A Public Open House was held July 17, 2017 at the Boulder Creek Course Events Centre to receive feedback on the proposed Conceptual Scheme and Redesignations. The number and size of parcels were presented on the mailouts and on the storyboards at the Open House.



From the survey, many believe that employment lands and affordable housing are needed with a comment that affordable housing is supported as long as there are controls and bylaws in place. There is support for diversity of residential uses with comments that Langdon needs seniors housing, preferably in an area designated for that purpose. Open space pathways provide connections and many would like neighborhoods to be connected, including connections with Boulder Creek with this new development. Many see the street pattern fitting in with Langdon's street pattern provided it is aesthetically pleasing. Specific comments and responses have been provided to RVC to their satisfaction.

Due to meeting restrictions associated with COVID 19, an online Open House was initiated in November 2020 and will remain active until this Conceptual Scheme has been amended by Rocky View County Council. The Open House is hosted at www.DiscoverLangdon.ca.

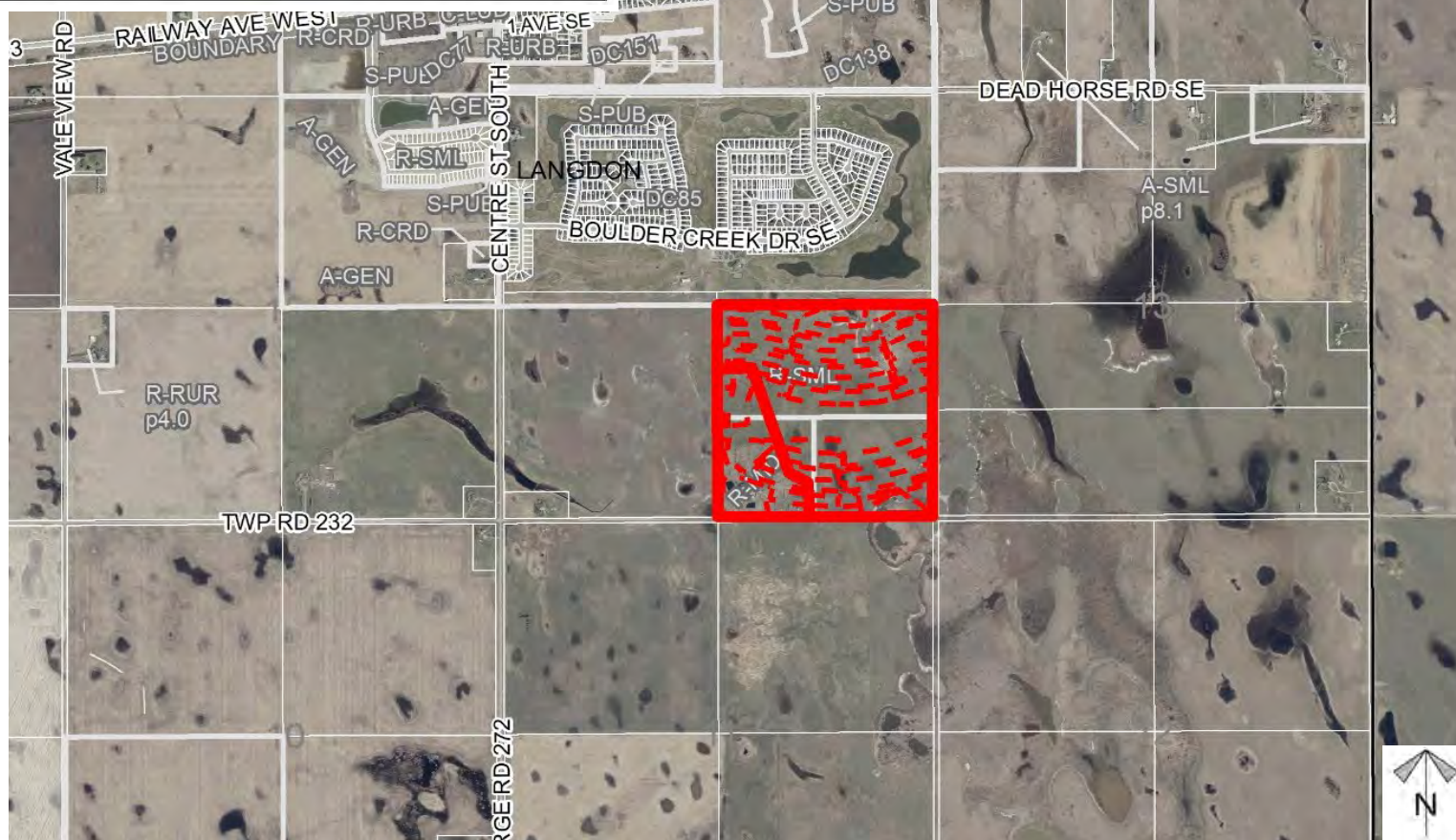
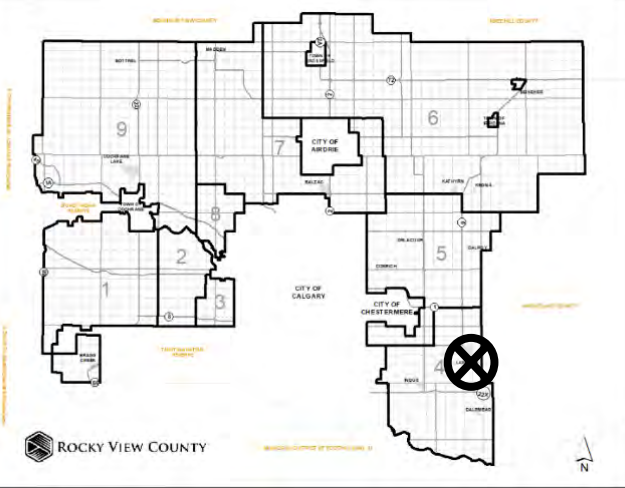
Location & Context

Policy Amendment Proposal

To amend the Settler's Green Conceptual Scheme, in order to reduce the industrial area, increase residential and commercial area, and replace a portion of open space with a watercourse.

Division: 4
 Roll: 03214001 & 03214009
 File: PL20210008
 Legal: SE-14-23-27-W04M

Page 679 of 687



Settler's Green Conceptual Scheme (Development Concept)

Settler's Green Conceptual Scheme

Policy Amendment Proposal

To amend the Settler's Green Conceptual Scheme, in order to reduce the industrial area, increase residential and commercial area, and replace a portion of open space with a watercourse.



Division: 4
 Roll: 03214001 & 03214009
 File: PL20210008
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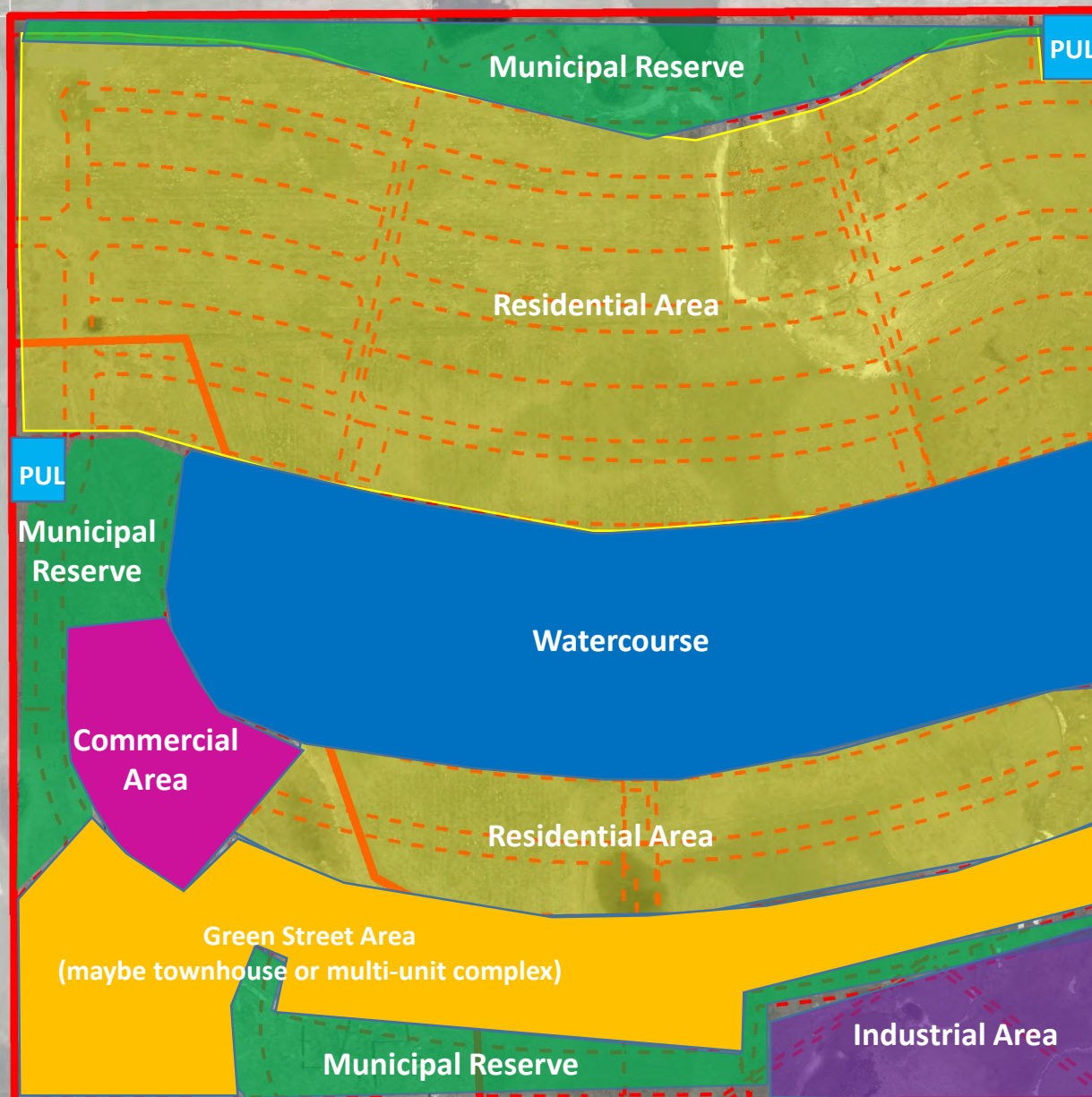
Page 680 of 687



Proposed New Development Concept

Policy Amendment Proposal

To amend the Settler's Green Conceptual Scheme, in order to reduce the industrial area, increase residential and commercial area, and replace a portion of open space with a watercourse.



TWP RD 232

Division: 4
Roll: 03214001 & 03214009
File: PL20210008
Legal: SE-14-23-27-W04M

Page 681 of 687
Date: Mar 1, 2021



Environmental

Policy Amendment
Proposal

To amend the Settler's Green Conceptual Scheme, in order to reduce the industrial area, increase residential and commercial area, and replace a portion of open space with a watercourse.



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

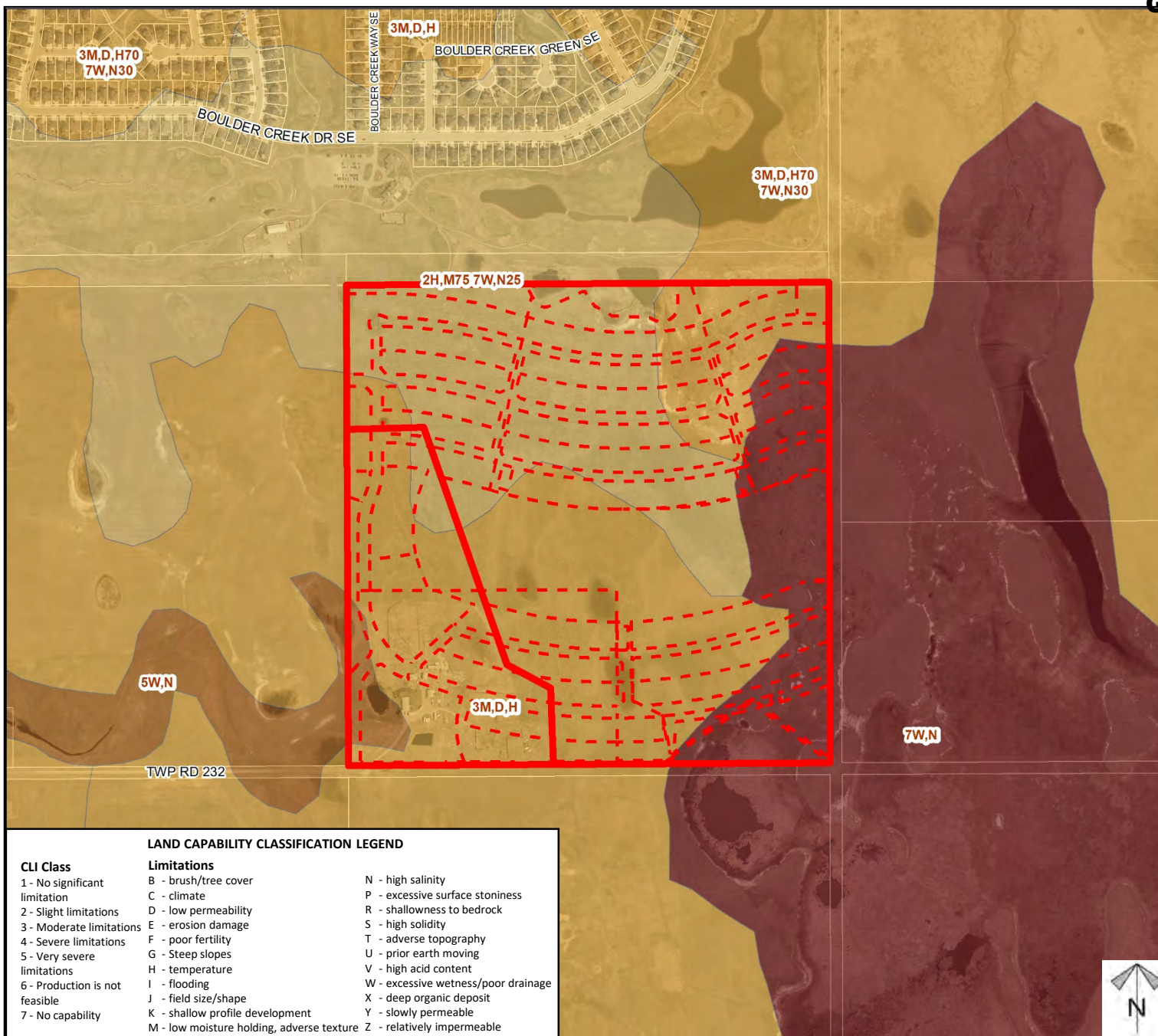
Division: 4
 Roll: 03214001 & 03214009
 File: PL20210008
 Legal: SE-14-23-27-W04M



Soil Classifications

Policy Amendment Proposal

To amend the Settler's Green Conceptual Scheme, in order to reduce the industrial area, increase residential and commercial area, and replace a portion of open space with a watercourse.



Division: 4
Roll: 03214001 & 03214009
File: PL20210008
Legal: SE-14-23-27-W04M

Page 683 of 687

Landowner Circulation Area

Policy Amendment Proposal

To amend the Settler's Green Conceptual Scheme, in order to reduce the industrial area, increase residential and commercial area, and replace a portion of open space with a watercourse.

Legend

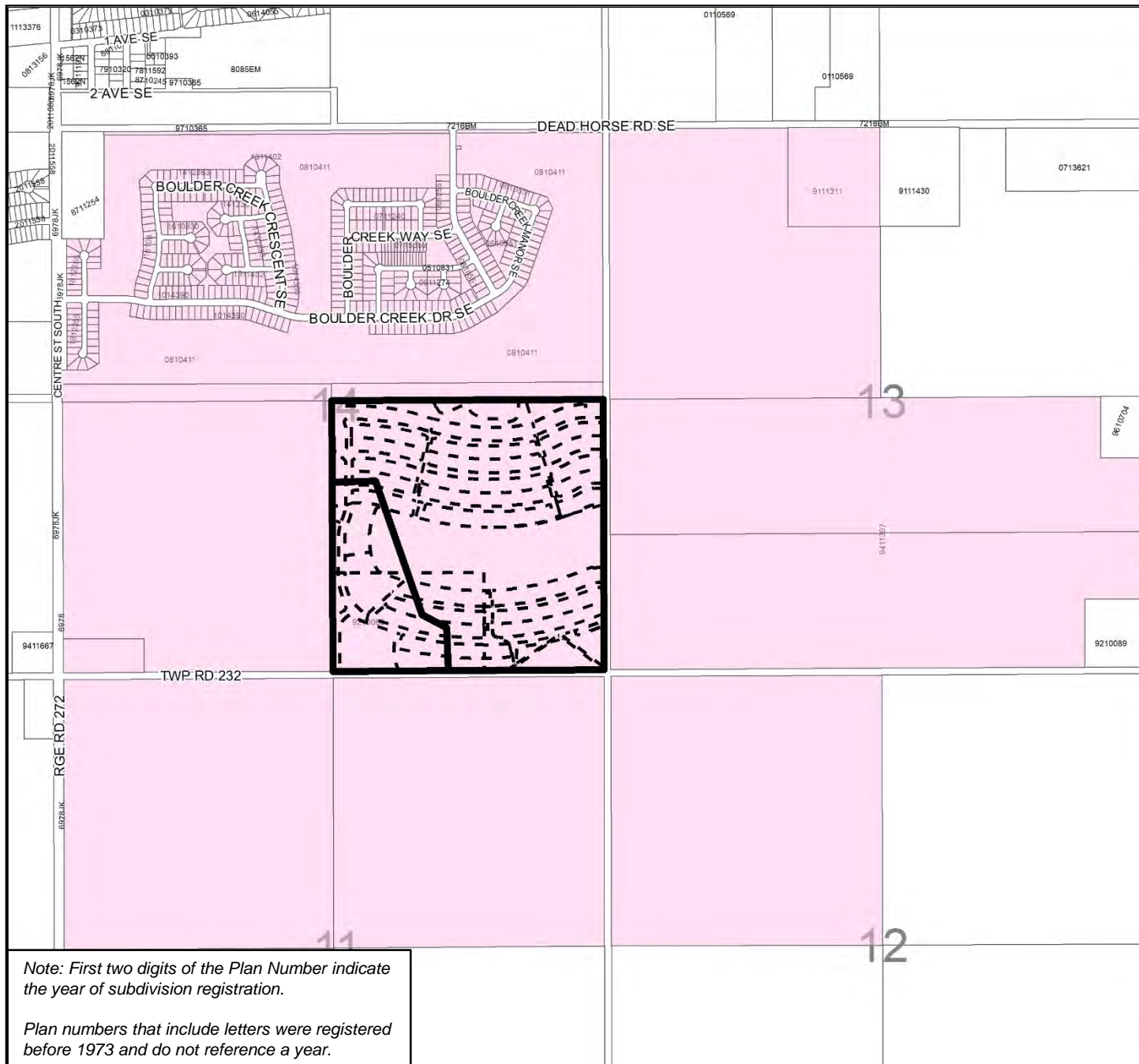
Support



Opposition



Division: 4
Roll: 03214001 & 03214009
File: PL20210008
Legal: SE-14-23-27-W04M

Page: 684 of 687
Printed: Mar 1, 2024

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 investigate sources for annual debt payments for water and wastewater infrastructure, and to bring a report back to Council before the last meeting in May 2021.	22-Dec-20	31-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
	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	23-Mar-21	Planning and Development Services	Gurbir Nijjar
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 Policy	Dominic Kazmierczak
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 Policy	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 Policy	Dominic Kazmierczak

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area	Staff Lead
All	Active	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	30-Jun-21	Recreation, Parks and Community Support	Ines Cortada
8	Active	Report on Cost-Recover Solutions to Stormwater Management in the Bearspaw 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 Bearspaw Area, and to report back to Council by the end of March, 2021.	1-Dec-20	23-Mar-21	Transportation Services	Steven Hulsman
3	Active	Mackenas Estates Connection to Rocky View Sewer Utility	Administration was directed at the November 24, 2020 Council meeting to initiate discussions with the City of Calgary to determine the process, timing and costs to expand Rocky View County's current sanitary sewer system in the Elbow Valley area to include a tie-in for the homes in the Mackenas Estates Community Administration was further directed to continue to report back on its progress with their negotiation with the City of Calgary from time to time, but no later than 6-months between status reports.	24-Nov-20	23-Mar-21	Utility Services	Steve Seroya
9	Active	Water and Wastewater Servicing at Cochrane Lakes	Administration was directed at the March 12, 2019 Council meeting to open up discussions with the current utility owner on future servicing strategies. Administration was directed at the June 25, 2019 Council meeting to continue with negotiations as outlined in the confidential report. Administration was directed at the December 22, 2020 Council meeting to prepare a borrowing bylaw and budget adjustment for the purchase of Horse Creek Water & Waste Water Services Inc.	12-Mar-19	23-Mar-21	Utility Services	Steve Seroya
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	Administration was directed at the September 24, 2019 Council meeting to explore the sale of the land and remediation of the facility. 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. At the May 12, 2020 Council meeting, Council declined an offer from the City of Chestermere. 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.	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	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. Administration was directed at the June 23, 2020 Council meeting to continue discussions and return with options for the 2021 assessment year.	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	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 for development proponents to prepare new area structure plans or amendments to existing area structure plans, subject to Council-adopted terms of reference. Council provided Municipal Development Plan Bylaw C-8090-2021 second reading and referred it to the CMRB for approval.	11-Feb-20	TBD	Planning and Development Services	Dominic Kazmierczak