



COUNCIL MEETING AGENDA

Date: Tuesday, July 8, 2025
Time: 9:00 AM
Location: Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Pages

A. CALL MEETING TO ORDER

B. UPDATES/APPROVAL OF AGENDA

C. APPROVAL OF MINUTES

- | | |
|--|----|
| 1. June 17, 2025 Council Meeting Minutes | 4 |
| 2. June 18, 2025 Special Council Meeting Minutes | 16 |

D. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on June 10, 2025 and June 17, 2025 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019*.

MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM

- | | |
|--|----|
| 1. Division 5 - Bylaw C-8652-2025 - Redesignation Item: Agricultural | 21 |
| File: PL20250003 (06209005) | |
| 2. Division 5 - Bylaw C-8628-2025 - Redesignation Item: Business | 39 |
| File: PL20230091 (05330007) | |

AFTERNOON PUBLIC HEARINGS / APPOINTMENTS 1:00 PM

- | | |
|--|-----|
| 3. Division 5 - Bylaw C-8513-2024 & Bylaw C-8514-2024 - Local Plan & Redesignation Item: Industrial | 80 |
| File: PL20230109 / PL20230110 (06401001) | |
| 4. All Divisions - Bylaw C-8640-2025 - Land Use Bylaw Amendments – Vacation Rentals and Bed and Breakfasts | 141 |
| File: 1013-137 | |

E. CLOSED SESSION

1. RVC2025-32 - Chief Administrative Officer Update

THAT Council move into closed session to consider the confidential item "Chief Administrative Officer Update" pursuant to the following section of the *Access to Information Act*:

- Section 29 – Advice from officials

Note: there were no supporting materials for this item

F. GENERAL BUSINESS

- | | |
|--|------------|
| 1. All Divisions - 2025 Agriculture Master Plan | 171 |
| File: N/A | |
| 2. All Divisions - 2025 Tax Recovery Sale Reserve Bid | 339 |
| File: 0785 | |
| 3. All Divisions - Fiscal Management Strategy - Key Financial Policies | 342 |
| File: N/A | |
| 4. Division 5 - Disposal of Closed Road Allowance | 364 |
| File: 07328001 | |
| 5. All Divisions - Stoney Trail and Airport Trail Interchange – Final Agreement | 422 |
| File: 5011-625 | |
| 6. Division 7 - Joint Use of Facilities Agreement Amendment | 429 |
| File: N/A | |
| 7. Division 5 - Request for Direction: Business Redesignation | 451 |
| File: PL20210103 (06513005) | |
| 8. Division 6 - Wild Rose Power Hub Area Structure Plan: Terms of Reference | 476 |
| File: N/A | |
| 9. Divisions 6 and 7 - Langdon Servicing – Technical Review Committee Member Appointment | 490 |
| File: N/A | |
| 10. All Divisions - Consideration of Notice of Motion: Reeve Kissel and Councillor Wright - Potential Amendments to Subdivision Authority Bylaw C-8275-2022 | 503 |
| File: N/A | |

G. BYLAWS

H. SUBDIVISION APPLICATIONS

- | | |
|--|------------|
| 1. Division 2 - Subdivision Item: Residential | 505 |
| File: PL20220041 (04725006) | |
| 2. Division 7 - Subdivision Item: Residential | 550 |
| File: PL20240100 (03215004 & 03215005) | |
| 3. Division 5 - Subdivision Item: Residential | 581 |
| File: PL20240109 (06507028) | |

I. NOTICES OF MOTION

J. ADJOURN THE MEETING



COUNCIL MEETING MINUTES

Tuesday, June 17, 2025
9:00 AM
Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

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

Also Present: R. McCullough, Chief Administrative Officer
B. Riemann, Chief Operating Officer, Infrastructure Services
D. Kazmierczak, Executive Director, Community Services
J. Sopko, Executive Director, Corporate Services
C. Warkentin, Executive Director, Financial & Business Services
B. Scott, Chief of Staff
A. Zaluski, Director, Intergovernmental & Regional Services
A. Latimer, Manager, Economic Development
J. Lee, Manager, Capital and Engineering Services
A. Chell, Supervisor Planning Policy, Planning
L. Cox, Planning and Development Supervisor, Planning
B. Mulrooney, Supervisor Engineering, Capital and Engineering Services
T. Andreasen, Lead Legislative Officer, Legislative Services
K. Andrew, Intergovernmental Advisor, Intergovernmental & Regional Services
C. Berger, Senior Planner, Planning
S. Braak, Business Retention & Expansion Coordinator, Economic Development
B. Manshanden, Intergovernmental Strategist, Intergovernmental & Regional Services
M. Nakonechny, Legislative Officer, Legislative Services
J. Sotocinal, Policy Planner, Planning
D. Wang, Policy Planner, Planning
P. Weber, Municipal Lands Administrator, Asset Management

A Call Meeting to Order

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



B Updates/Approval of Agenda

MOVED by Deputy Reeve Kochan that the June 17, 2025 Council meeting agenda be amended as follows:

- Add Emergent Business Item G-2 – Proposed Bylaw C-8662-2025 – *Water and Wastewater Utility Exclusivity Bylaw*

Carried

MOVED by Deputy Reeve Kochan that the June 17, 2025 Council meeting agenda be approved as amended.

Carried

C-1 June 3, 2025 Council Meeting Minutes

MOVED by Deputy Reeve Kochan that the June 3, 2025 Council meeting minutes be approved as presented.

Carried

**D-1 Division 6 – Bylaw C-8643-2025 & Bylaw C-8644-2025 – Local Plan & Redesignation
Item: Business
File: PL20240121 / PL20240122 (05304002)**

MOVED by Councillor Samra that the public hearing for item D-1 be opened at 9:05 a.m.

Carried

Person(s) who presented: Ken Venner, B&A Studios (Applicant)
Joe Tompalski (Owner)

MOVED by Councillor Samra that Council receive the late public submissions for item D-1 in accordance with section 200 of the *Procedure Bylaw*.

Carried

Person(s) who presented in support: None

Person(s) who presented in opposition
or with concerns: Angela Short

MOVED by Councillor Samra that Council approve a 5 minute time extension for the speaker in accordance with section 193 of the *Procedure Bylaw*.

Carried

Person(s) who presented in opposition
or with concerns: Angela Short

Persons(s) who presented rebuttal: Ken Venner, B&A Studios (Applicant)
Joe Tompalski (Owner)



MOVED by Councillor Samra that the public hearing for item D-1 be closed at 10:04 a.m.
Carried

MOVED by Councillor Samra that Bylaw C-8643-2025 be given first reading.
Carried

MOVED by Councillor Samra that Bylaw C-8643-2025 be given second reading.
Carried

MOVED by Councillor Samra that Bylaw C-8643-2025 be considered for third reading.
Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8643-2025 be given third and final reading.
Carried

MOVED by Councillor Samra that Bylaw C-8644-2025 be given first reading.
Carried

MOVED by Councillor Samra that Bylaw C-8644-2025 be given second reading.
Carried

MOVED by Councillor Samra that Bylaw C-8644-2025 be considered for third reading.
Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8644-2025 be given third and final reading.
Carried

The Chair called for a recess at 10:09 a.m. and called the meeting back to order at 10:16 a.m.

E-1 Closed Session Item – Bottrel Park Land Use
File: RVC2025-22

E-2 Closed Session Item – Intergovernmental Update
File: RVC2025-29

MOVED by Deputy Reeve Kochan that Council move into closed session at 10:18 a.m. to consider the following confidential items pursuant to the following sections of the *Access to Information Act*:

E-1 – Bottrel Park Land Use

- Section 28 – Local public body confidences
- Section 29 – Advice from officials

E-2 – Intergovernmental Update

- Section 26 – Disclosure harmful to intergovernmental relations
- Section 29 – Advice from officials

Carried



Council held the closed session for item E-1 with the following additional people in attendance:

Rocky View County:	R. McCullough, Chief Administrative Officer
	B. Riemann, Chief Operating Officer, Infrastructure Services
	D. Kazmierczak, Executive Director, Community Services
	J. Sopko, Executive Director, Corporate Services
	C. Warkentin, Executive Director, Financial & Business Services
	S. Hulsman, Manager, Asset Management
	B. Scott, Chief of Staff
	P. Weber, Municipal Lands Administrator, Asset Management

Council held the closed session for item E-2 with the following additional people in attendance:

Rocky View County:	R. McCullough, Chief Administrative Officer
	B. Riemann, Chief Operating Officer, Infrastructure Services
	D. Kazmierczak, Executive Director, Community Services
	J. Sopko, Executive Director, Corporate Services
	C. Warkentin, Executive Director, Financial & Business Services
	A. Zaluski, Director, Intergovernmental & Regional Services
	B. Manshanden, Intergovernmental Strategist, Intergovernmental & Regional Services
	B. Scott, Chief of Staff

MOVED by Councillor Hanson that Council move into open session at 10:41 a.m.

Carried

E-1 Closed Session Item – Bottrel Park Land Use
File: RVC2025-22

MOVED by Councillor Wright that Council direct Administration to proceed with Mandate #3 as discussed in confidential report RVC2025-22.

Carried

E-2 Closed Session Item – Intergovernmental Update
File: RVC2025-29

MOVED by Deputy Reeve Kochan that Council direct Administration to engage in dialogue with Administration from Bearspaw First Nation on a proposed Relationship Committee to serve as a forum for future collaboration between the parties, and report back to Council by end of Q1 2026.

Carried



F-1 Division 5 – Proposed Speed Limit Change on Highway 564 from 84 Street NE to Highway 9
File: 1021-275

MOVED by Councillor Boehlke that Council direct Administration to send a letter to Alberta Transportation and Economic Corridors, supporting the reduction of the existing 100 km/h speed limit to 90 km/h along Highway 564 between 84 Street NE to Highway 9.

Carried

F-2 Divisions 5 & 6 – Joint Planning Area Context Study Project Review and Conclusion
File: N/A

MOVED by Councillor Boehlke that Council receives the Joint Planning Area 1 and Joint Planning Area 2 Vision Statement for information.

Carried

MOVED by Councillor Boehlke that the Joint Planning Area 1 and Joint Planning Area 2 Context Study Terms of Reference be rescinded.

Carried

F-3 All Divisions – Economic Development Initiatives Grant Program Funding Applications
File: N/A

MOVED by Councillor Schule that Council the following Chambers of Commerce as eligible for 2025 funding in accordance with section 6(3) of the *Economic Development Initiatives Grant Program Policy C-350*:

- Airdrie Regional Chamber of Commerce; and
- Bearspaw Chamber of Commerce.

AND THAT Council approve an ongoing budget adjustment of \$25,000, starting 2025, to support the Economic Development Initiatives Grant Program established by *Policy C-350*, as presented in Attachment B.

Carried

MOVED by Councillor Samra that Council approve 2025 funding under the *Economic Development Initiatives Grant Program Policy C-350* as follows:

Applicants	Funding Amount
Airdrie Regional Chamber of Commerce	\$25,000
Bearspaw Chamber of Commerce	\$25,000
Bragg Creek and Area Chamber of Commerce	\$25,000
Langdon and District Chamber of Commerce	\$25,000

Carried



**F-4 Division 6 – Township Road 250 Realignment Project – Designation of Public Utility Lot
File: 4055-700**

MOVED by Councillor Samra that Bylaw C-8655-2025 be given first reading.

Carried

MOVED by Councillor Samra that Bylaw C-8655-2025 be given second reading.

Carried

MOVED by Councillor Samra that Bylaw C-8655-2025 be considered for third reading.

Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8655-2025 be given third and final reading.

Carried

**F-5 Division 2 – Highway 1 and Range Road 33 Interchange Improvements – Alberta
Transportation and Economic Corridors Funding Contribution
File: 5011-302**

MOVED by Deputy Reeve Kochan that Council approves the budget adjustment of \$21 million for Highway 1 and Range Road 33 interchange improvements as per Attachment A.

Carried

MOVED by Deputy Reeve Kochan that Council directs Administration to sign the Memorandum of Agreement between the County and Transportation and Economic Corridors for the funding commitment towards the Highway 1 and Range Road 33 interchange improvements.

Carried

**F-6 Division 7 – Langdon Park Improvements – Parking Lot Paving and Stormwater
Drainage
File: 6065-200**

MOVED by Councillor Schule that Council move into closed session at 11:35 a.m. to consider the item F-6 “Langdon Park Improvements – Parking Lot Paving and Stormwater Drainage” in accordance with the following section of the *Access to Information Act*:

- Section 30 – Disclosure harmful to economic and other interests of a public body

Carried

Council held the closed session for item F-6 with the following additional people in attendance:

Rocky View County:

R. McCullough, Chief Administrative Officer
B. Riemann, Chief Operating Officer, Infrastructure Services
D. Kazmierczak, Executive Director, Community Services
J. Sopko, Executive Director, Corporate Services
C. Warkentin, Executive Director, Financial & Business Services
B. Scott, Chief of Staff



MOVED by Councillor Hanson that Council move into open session at 11:46 a.m.

Carried

MOVED by Councillor Schule that Council approves the budget adjustment for \$1.15 million from the Public Reserve to complete underground stormwater construction and parking lot paving within Langdon Park.

Carried

The Chair called for a recess at 12:09 p.m. and called the meeting back to order at 1:00 p.m.

**D-2 Division 6 – Bylaw C-8638-2025, Bylaw C-8645-2025 & Bylaw C-8648-2025 – Beacon AI Hub Area Structure Plan and Redesignation
File: 1011-475**

MOVED by Councillor Samra that the public hearing for item D-2 be opened at 1:04 p.m.

Carried

Person(s) who presented:

Joe Shovelin, Beacon Data Centres (Applicant)
Paul McLauchlin, Environmental Leadership Matters
(ELM)

MOVED by Councillor Samra that Council receive the late public submissions for item D-2 in accordance with section 200 of the *Procedure Bylaw*.

Defeated

Person(s) who presented in support: None

Person(s) who presented in opposition
or with concerns:

Judy and Michael Taylor, and on behalf of the
McKinnon family, Colwell family, and Allen
family

Persons(s) who presented rebuttal: Joe Shovelin, Beacon Data Centres (Applicant)

MOVED by Councillor Samra that the public hearing for item D-2 be closed at 2:05 p.m.

Carried

MOVED by Councillor Samra that Bylaw C-8638-2025 be given first reading.

Carried

MOVED by Councillor Samra that Bylaw C-8638-2025 be given second reading.

Carried

MOVED by Councillor Samra that Bylaw C-8638-2025 be considered for third reading.

Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8638-2025 be given third and final reading.

Carried



MOVED by Councillor Samra that Bylaw C-8648-2025 be given first reading. Carried

MOVED by Councillor Samra that Bylaw C-8648-2025 be given second reading. Carried

MOVED by Councillor Samra that Bylaw C-8648-2025 be considered for third reading. Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8648-2025 be given third and final reading. Carried

MOVED by Councillor Samra that Bylaw C-8645-2025 be given first reading. Carried

MOVED by Councillor Samra that Bylaw C-8645-2025 be given second reading. Carried

MOVED by Councillor Samra that Bylaw C-8645-2025 be considered for third reading. Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8645-2025 be given third and final reading. Carried

MOVED by Councillor Samra that the entirety of the Beacon AI Hub Area Structure Plan be renumbered and reformatted as required. Carried

The Chair called for a recess at 2:11 p.m. and called the meeting back to order at 2:20 p.m.

G-1 Divisions 3 & 4 – Bylaw C-8588-2024 – Bearspaw Area Structure Plan
File: 1011-501

MOVED by Councillor Wright that Bylaw C-8588-2024 be given second reading, as amended. Carried

MOVED by Councillor Wright that Bylaw C-8588-2024 be given third and final reading, as amended. Carried

G-2 All Divisions – Emergent Business Item – Proposed Bylaw C-8662-2025 – Water and Wastewater Utility Exclusivity Bylaw
File: N/A

MOVED by Councillor Wright that Bylaw C-8662-2025 be given first reading. Carried



Main Motion

MOVED by Deputy Reeve Kochan that Council directs Administration to schedule a public input session for Bylaw C-8662-2025 to receive feedback from the public and other stakeholders.

Amending Motion

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

THAT Council directs Administration to schedule a public input session for Bylaw C-8662-2025 to receive feedback from ~~the public and other stakeholders~~ **existing utility operators**.

Amending Motion

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

THAT Council directs Administration to schedule a public input session for Bylaw C-8662-2025 to receive feedback from ~~the public and other stakeholders~~ **existing utility operators**.

Carried

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

Amending Motion

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

THAT Council directs Administration to schedule a public input session for Bylaw C-8662-2025 to receive feedback from ~~the public and other stakeholders~~ **utility operators**.

Carried

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

Main Motion as Amended

MOVED by Deputy Reeve Kochan that Council directs Administration to schedule a public input session for Bylaw C-8662-2025 to receive feedback from utility operators.

Carried

I-1 All Divisions – Reeve Kissel and Councillor Wright – Potential Amendments to Subdivision Authority Bylaw C-8275-2022

This notice of motion was read into the Council record on June 17, 2025. The motion as read into the record will be debated on July 10, 2025.

TITLE: Potential Amendments to *Subdivision Authority Bylaw C-8275-2022*

WHEREAS section 623 of the *Municipal Government Act* requires that Council establish a subdivision authority to exercise subdivision powers and duties on behalf of the municipality, including making decisions on subdivision applications;



- AND WHEREAS pursuant to *Subdivision Authority Bylaw C-8275-2022*, Administration is designated as the subdivision authority except in certain circumstances when subdivision applications are referred to Council for a decision, specifically when:
1. the applicant requests that Council consider their subdivision application;
 2. a landowner within the circulation area, a provincial agency, an adjacent municipality, or a school board objects to the application;
 3. approval would require relaxation of any applicable non-stuatory plan, policy, or Council-adopted standard;
 4. the application does not meet the approval criteria under section 654(1) of the *Municipal Government Act*; or
 5. Council passes a resolution or bylaw designating itself as the subdivision authority for applications related to a specific Land Use Bylaw amendment;
- AND WHEREAS when acting as the subdivision authority, Council's discretion is limited by the *Municipal Government Act*, the *Subdivision Authority Bylaw*, and subdivision policies;
- AND WHEREAS removing Council as a Subdivision Authority would allow Council to maintain its focus on strategic matters and policy development rather than on administrative decision-making;
- AND WHEREAS delegating subdivision decisions to Administration would streamline the subdivision approval process, reduce application turnaround times, and support efficiency and responsiveness;
- THEREFORE BE IT RESOLVED THAT Council direct Administration to prepare a report with information, analysis, and options regarding potential amendments to *Subdivision Authority Bylaw C-8275-2022* that would consider removing Council as the subdivision authority except in instances when applications are referred to Council by Administration;
- AND THAT Administration report back to Council with recommendations and a draft amending bylaw for consideration by the end of Q3 2025.



E-3 Closed Session Item – Chief Administrative Officer Update
File: RVC2025-30

MOVED by Councillor Hanson that Council move into closed session at 3:11 p.m. to consider the following confidential items pursuant to the following sections of the *Access to Information Act*:

E-3 – Chief Administrative Officer Update

- Section 29 – Advice from officials

Carried

Council held the closed session for item E-3 with the following additional people in attendance:

Rocky View County:	R. McCullough, Chief Administrative Officer
	B. Riemann, Chief Operating Officer, Infrastructure Services
	D. Kazmierczak, Executive Director, Community Services
	J. Sopko, Executive Director, Corporate Services
	C. Warkentin, Executive Director, Financial & Business Services
	B. Scott, Chief of Staff

MOVED by Councillor Hanson that Council move into open session at 4:40 p.m.

Carried

E-3 Closed Session Item – Chief Administrative Officer Update
File: RVC2025-30

MOVED by Councillor Hanson Council directs Administration to proceed with Mandate #1 as discussed in the closed session for item E-3

Carried

MOVED by Councillor Hanson that Council directs Administration to proceed with Mandate #2 as discussed in the closed session for item E-3.

Carried

MOVED by Councillor Hanson that Council direct the Chief Administrative Officer to send letters of support, in AESO's pro forma letter of support format (Attachment A) to the three project proponents (Beacon, Kineticor and Kalina) in response to their request to meet the AESO qualification criteria by the June 30, 2025 deadline.

Carried



K Adjourn the Meeting

MOVED by Councillor Samra that the June 17, 2025 Council meeting be adjourned at 4:47 p.m.
Carried

Reeve or Deputy Reeve

Chief Administrative Officer or designate



SPECIAL COUNCIL MEETING MINUTES

Wednesday, June 18, 2025
9:00 AM
Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Present: Reeve C. Kissel
Deputy Reeve D. Kochan
Councillor G. Boehlke
Councillor K. Hanson
Councillor S. Samra
Councillor A. Schule (arrived at 9:48 a.m.)
Councillor S. Wright

Also Present: R. McCullough, Chief Administrative Officer
B. Riemann, Chief Operating Officer, Infrastructure Services
C. Warkentin, Executive Director, Financial & Business Services
D. Kazmierczak, Executive Director, Community Services
J. Sopko, Executive Director, Corporate Services
A. Chell, Supervisor Planning Policy, Planning
C. Maddock, Planner, Planning
K. Wrzosek, Legislative Officer, Legislative Services
M. Mitton, Legislative Officer, Legislative Services

A Call Meeting to Order

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

Councillor Schule was not present when the meeting was called to order.

B Updates/Approval of Agenda

MOVED by Deputy Reeve Kochan that the June 18, 2025 Special Council meeting agenda be approved as presented.

Carried
Absent: Councillor Schule



**D-1 All Divisions - Bylaw C-8633-2025 & Bylaw C-8634-2025 - Aggregate
Resource Plan: Municipal Development Plan and Land Use Bylaw Amendments
File: 1011-175**

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

Carried

Absent: Councillor Schule

Person(s) who presented:

C. Maddock, Planner, Planning
D. Kazmierczak, Executive Director, Community
Services

Councillor Schule arrived to the meeting at 9:48 a.m.

The Chair called for a recess at 9:52 a.m. and called the meeting back to order at 10:04 a.m.

Person(s) who presented in support:

Kyle Petryhsen on behalf of Manu Sharma and Wally
Bartasch
Doug Gutzmann
Ann McKendrick McNabb on behalf of Tim Wray, Rick
King, and Graham and Heather Finn
Susan Hall

Councillor Samra left the meeting at 10:54 a.m. and returned to the meeting at 10:56 a.m.

Martyn Griggs on behalf of Rocky View Gravel Watch,
Bill Corbett and Bill Maroz
Darryl Cornish on behalf of Kathleen Cornish, Roy
Flowers and Carlos Ybara
Martyn Griggs on behalf of Rocky View Gravel Watch,
Bill Corbett and Bill Maroz

The Chair called for a recess at 11:07 a.m. and called the meeting back to order at 11:15 a.m.

Vivian Pharis on behalf of Big Hill Creek Preservation
Society, Gerry Bietz and Dr. David Reid
Klaus Seidel
Terry Lipman
Leah Pearce on behalf of Big Hill Creek Estates

MOVED by Councillor Samra that Council receive the late public submissions for item D-1 in
accordance with section 200 of the *Procedure Bylaw*.

Carried



Person(s) who submitted pre-recorded audio/video presentations in support:

Dwayne Romansky
Lori Anne Esser on behalf of Michael Esser & Luke Esser
Will and Andrea Letkeman

Person(s) who presented electronically in support:

None

Person(s) who presented in opposition or with concerns:

Roy Copithorne
Robin Himes on behalf of Fan Jin, JingPing Li, Barb Montes, Carol Paul, Danielle Lengyel, Kerry Millman, Patrick Green, Dawn, Eric, Kaden and Emma Charest, Ulla and Steve Kalny, and Carmelo and Gina Silvestro
Jessica Carpath and Crystal Hofer on behalf of Quantum Place Developments

THAT Council approve a 2-minute time extension for the speaker in accordance with section 193 of the *Procedure Bylaw*.

Carried

Steven Butt on behalf of Remy and Travis Bluett

The Chair called for 12:28 p.m. and called the meeting back to order at 1:18 p.m.

MOVED by Deputy Reeve Kochan that Council receive the submission from Alberta Environment for item D-1 in accordance with section 200 of the *Procedure Bylaw*.

Carried

Person(s) who submitted pre-recorded audio/video presentations in opposition:

Kathleen Elhatton-Lake on behalf of Hillstone Aggregate

Person(s) who presented electronically in opposition or with concerns:

None

Person(s) who presented rebuttal:

C. Maddock, Planner, Planning
A. Chell, Supervisor Planning Policy, Planning
D. Kazmierczak, Executive Director, Community Services

MOVED by Deputy Reeve Kochan that the public hearing for item D-1 be closed at 2:03 p.m.

Carried



D-2 All Divisions - Bylaw C-8635-2025 - Aggregate Site Monitoring Bylaw
File: 1011-175

MOVED by Councillor Samra that the public hearing for item D-2 be opened at 2:04 p.m.

Carried

Person(s) who presented: C. Maddock, Planner, Planning
A. Chell, Supervisor Planning Policy, Planning
D. Kazmierczak, Executive Director, Community Services

Person(s) who presented in support: Darryl Cornish on behalf of Kathleen Cornish, Roy Flowers and Carlos Ybara
Susan Hall
Ann McKendrick McNabb on behalf of Tim Wray, Rick King, and Graham and Heather Finn
Janet Ballentyne on behalf of Rocky View Gravel Watch, Martyn Griggs and Bill Corbett

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

Person(s) who presented electronically in support: None

Person(s) who presented in opposition or with concerns: Robin Himes on behalf of Fan Jin, JingPing Li, Barb Montes, Carol Paul, Danielle Lengyel, Kerry Millman, Patrick Green, Dawn, Eric, Kaden and Emma Charest, Ulla and Steve Kalny, and Carmelo and Gina Silvestro
Crystal Hofer on behalf of Hillstone Aggregate

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

Person(s) who presented electronically in opposition or with concerns: None

The Chair called for a recess at 3:01 p.m. and called the meeting back to order at 3:06 p.m.

Person(s) who presented rebuttal: C. Maddock, Planner, Planning
A. Chell, Supervisor Planning Policy, Planning
D. Kazmierczak, Executive Director, Community Services

Councillor Schule left the meeting at 3:17 p.m. and returned to the meeting at 3:18 p.m.



MOVED by Councillor Wright that the public hearing for item D-2 be closed at 3:19 p.m.

Carried

D-1 All Divisions - Bylaw C-8633-2025 & Bylaw C-8634-2025 - Aggregate Resource Plan: Municipal Development Plan and Land Use Bylaw Amendments File: 1011-175

D-2 All Divisions - Bylaw C-8635-2025 - Aggregate Site Monitoring Bylaw File: 1011-175

MOVED by Councillor Wright that Council refers Bylaws C-8633-2025, C-8634-2025 and C-8635-2025 to Administration to allow Council to submit proposed amendments to the draft bylaws, to return to Council for consideration at the July 15, 2025, Special Council Meeting;

AND THAT, if proposed amendments are substantive, Administration schedules a public hearing for Bylaws C-8633-2025, C-8634-2025 and C-8635-2025, to be held during the July 15, 2025, Special Council Meeting.

Carried

F-1 All Divisions - Aggregate Development Performance Standards Policy C-711 File: 1011-175

MOVED by Councillor Wright that Council postpone item F-1, being Aggregate Development Performance Standards Policy C-711, to the July 15, 2025, Special Council Meeting.

Carried

I Adjourn the Meeting

MOVED by Councillor Samra that the June 18, 2025 Special Council meeting be adjourned at 3:24 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or designate



COUNCIL REPORT

Redesignation Item: Agricultural

Electoral Division: 5

File: PL20250003 / 06209005

Date:	July 8, 2025
Presenter:	Jasmine Kaur, Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is to assess redesignation of a portion of the subject lands (Attachment A) from Agricultural General District (A-GEN) to Agricultural, Small Parcel District (A-SML p 16.0) to facilitate future subdivision of one new lot.

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

The northern portion of the subject lands are physically separated from the southern portion by the Canadian National Railway right-of-way (RY 1089); the application highlights that both portions of the subject lands intend to continue the existing agricultural operations. Although the proposal has not demonstrated full compliance with Policy 8.18 relating to providing a rationale for new or distinct agricultural operations, the proposal would create two parcels that utilize the existing fragmentation of the railway and that will continue to support the effective use of agricultural land, thereby meeting the overall vision and goals of the County Plan.

The current Agricultural, General District (A-GEN) does not support parcel sizes smaller than 50 acres. Therefore, the applicant proposes the Agricultural, Small Parcel District with a 16.0 hectare (39.54 acre) minimum parcel size modifier (A-SML p16.0) for the northern portion of the subject lands to facilitate future subdivision. The application is consistent with the requirements of the *Land Use Bylaw*.

If Council determines that the application would not align with the overall intent of the Agricultural policies of the County Plan, Administration has provided for alternative direction at the end of this report.

ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8652-2025 be given first reading.

THAT Bylaw C-8652-2025 be given second reading.

THAT Bylaw C-8652-2025 be considered for third reading.

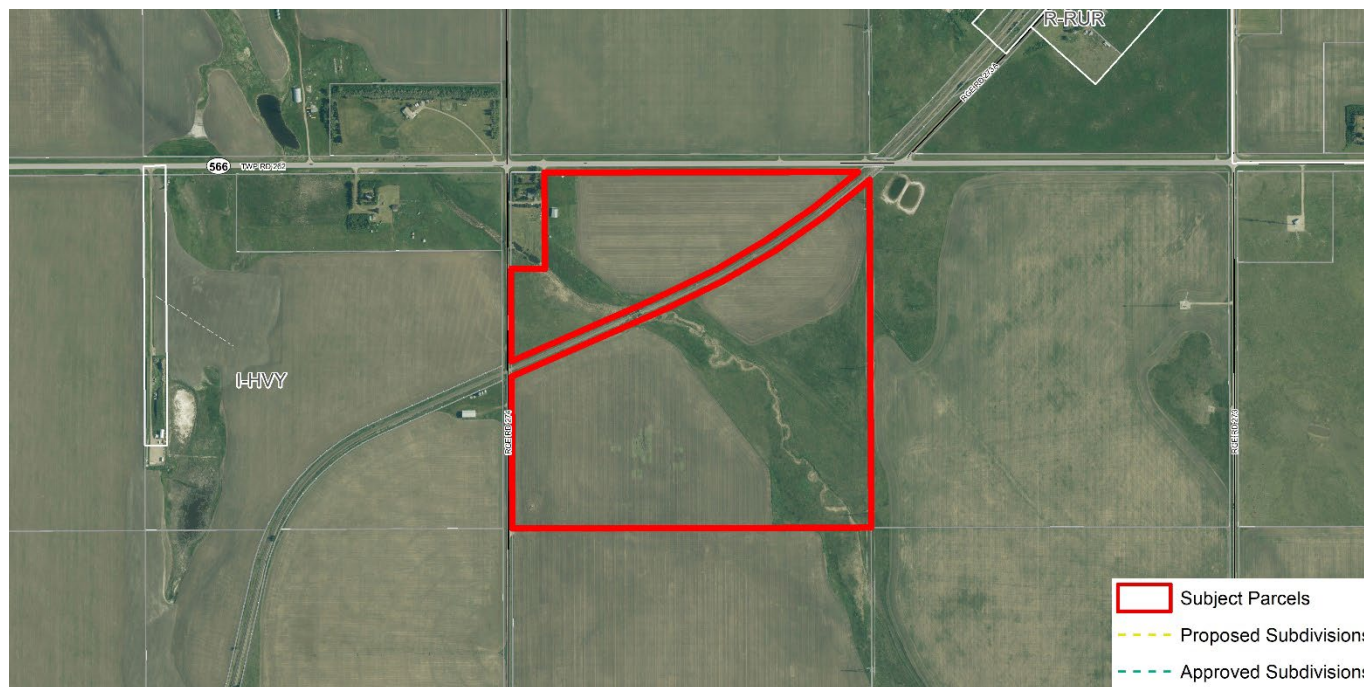
THAT Bylaw C-8652-2025 be given third and final reading.

Redesignation Item: Agricultural

BACKGROUND

Location (Attachment A)

Located at the southeast of the junction of Highway 566 (Township Road 262) and Range Road 274, southwest of Kathryn.



Site History (Attachment B)

The first parcel out was subdivided from the remainder parcel in June 1996 through Plan 9611257.

Intermunicipal and Agency Circulation (Attachment C)

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

Alberta Transportation and Economic Corridors has noted that no new direct highway access will be permitted, and that an additional development setback will be applied to the highway frontage for the northern 41-acre parcel to accommodate future twinning of Highway 566.

Landowner Circulation (Attachment D)

The application was circulated to thirty-six (36) adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no submissions were received.

ANALYSIS

Policy Review (Attachment E)

The application was reviewed pursuant to Section 8 (Agriculture) of the County Plan. Although the application is inconsistent with Policy 8.18, as it does not provide rationale for a new or distinct agricultural operation, there are notable physical constraints on the subject lands. The northern parcel is physically separated from the southern parcel by the Canadian National Railway right-of-way (RY1089). Both parcels are currently used for agricultural purposes and intend to continue these operations. In alignment with Policy 8.15, which supports the viability and flexibility of the agricultural sector by allowing a range of parcel sizes, the application was determined to support the viability of both proposed parcels and the ongoing agricultural use of the subject lands.

Redesignation Item: Agricultural

If the applicants were to proceed to subdivision without redesignation, the current Agricultural, General District (A-GEN) land use designation would not support parcel sizes smaller than 50 acres. Therefore, the Applicant proposes the Agricultural, Small Parcel District with a modifier (A-SML p16.0) for the northern parcel to facilitate future subdivision. The application is consistent with the requirements of the *Land Use Bylaw*.

COMMUNICATIONS / ENGAGEMENT

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

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

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

ALTERNATE DIRECTION

Council may wish to refuse the application should they find that the proposal does not meet the intent of the overarching policy documents.

THAT application PL20250003 be refused.

ATTACHMENTS

Attachment A: Map Set
Attachment B: Application Information
Attachment C: Application Referral Responses
Attachment D: Public Submissions [No Letters Received]
Attachment E: Policy Review
Attachment F: Draft Bylaw C-8652-2025

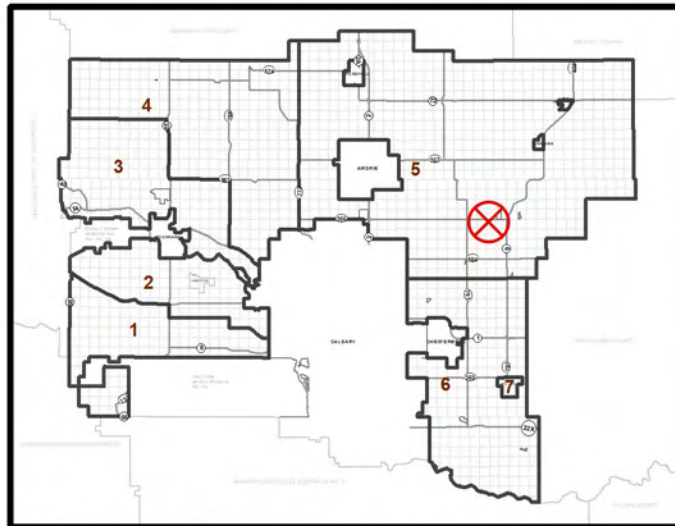
APPROVALS

Manager:	Justin Rebello, A/Manager, Planning
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer



Location & Context

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p 16.0), to facilitate a future subdivision



Division: 5
 Roll: 06209005
 File: PL20250003
 Printed: 1/30/2025
 Legal: A portion of
 Page 24 of 305



Proposal

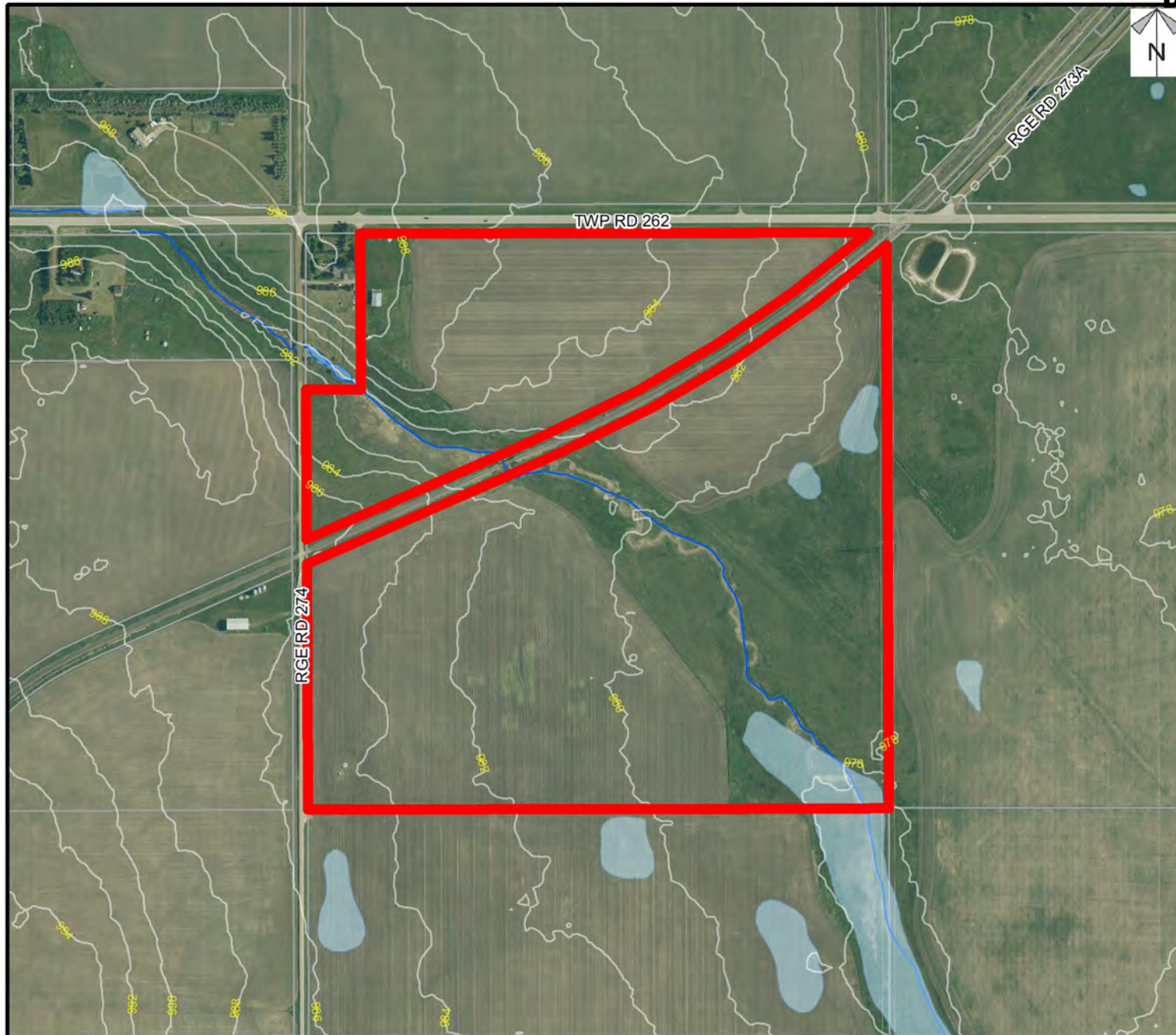
To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p 16.0), to facilitate a future subdivision





Environmental

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p 16.0), in order to facilitate a future subdivision



Legend

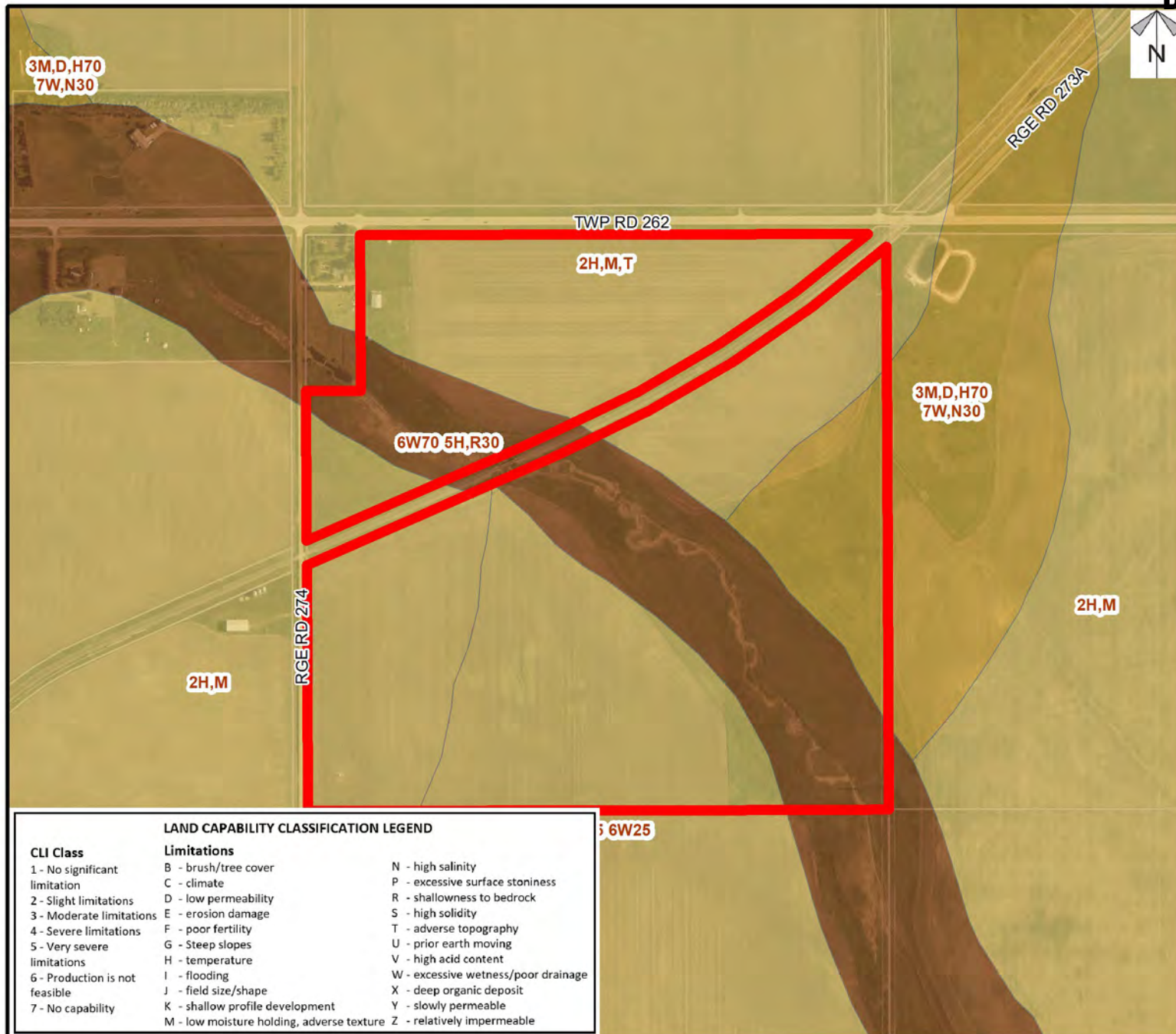
-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Division: 5
Roll: 06209005
File: PL20250003
Printed: 1/30/2025
Legal: A portion of
NP4-00-2027-1/0/01/05
Page 26 of 605



Soil Classifications

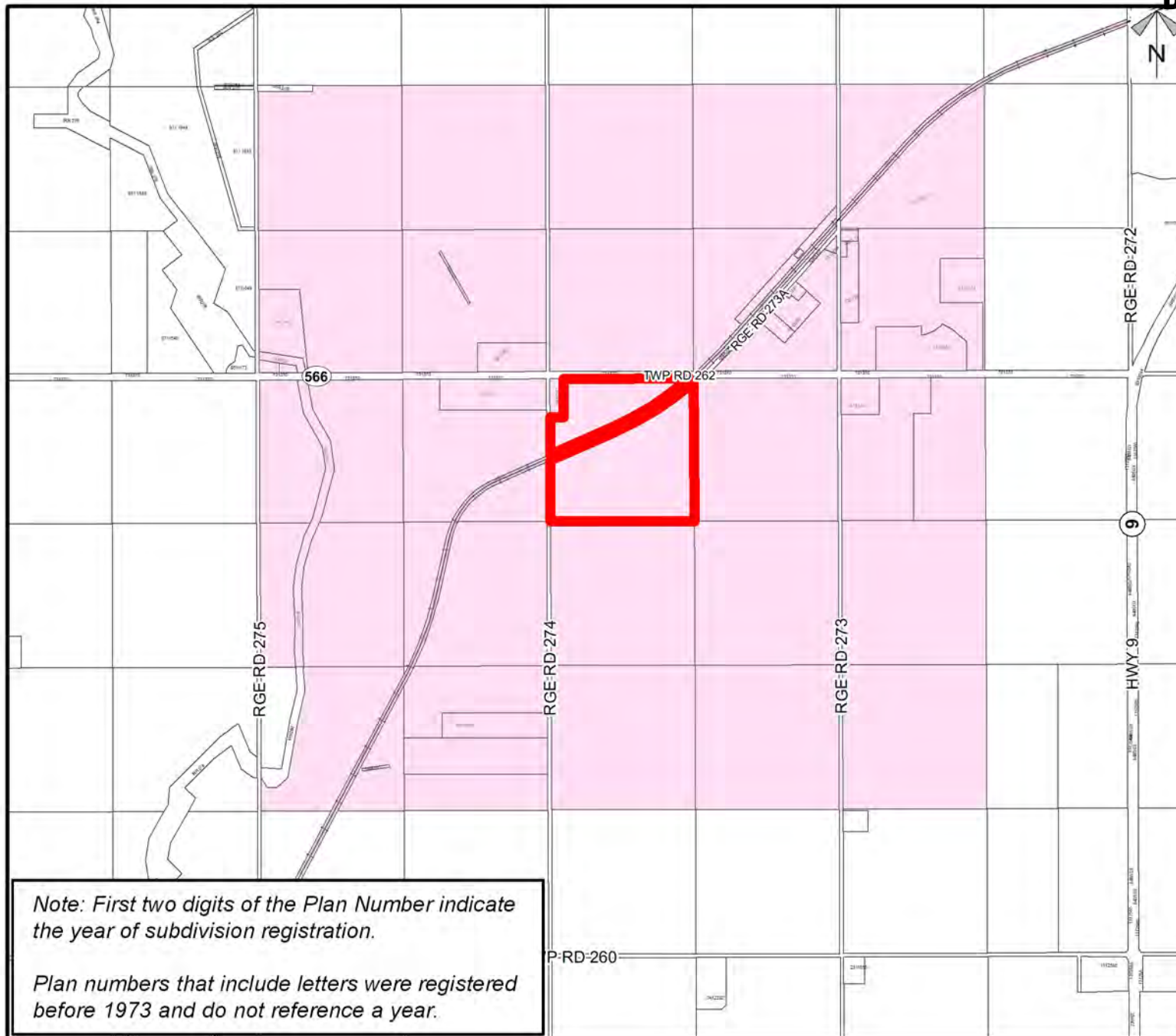
To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p 16.0), to facilitate a future subdivision





Landowner Circulation Area

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p 16.0), to facilitate a future subdivision



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

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

Legend

Support



Not Support



Division: 5
Roll: 06209005
File: PL20250003
Printed: 1/30/2025
Legal: A portion of
Page 28 of 305

ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: Tronnes Geomatics Inc (Beverly Pilbeam) / Douglas Steven Shierman and Shelley Shierman	DATE APPLICATION RECEIVED: January 13, 2025
GROSS AREA: ± 59.51 hectares (± 147.16 acres)	LEGAL DESCRIPTION: NW-09-26-27-W04M
Pre-Application Meeting Held: <input type="checkbox"/>	Meeting Date: N/A
SOILS (C.L.I. from A.R.C.): 2H, M,T – Slight limitations due to low moisture holding soils and adverse topography. 6W70 5H, R30 – Production is not possible along the stream across the site due to excessive wetness/poor drainage and shallowness to bedrock.	
HISTORY: June 1996: The first parcel out was subdivided from the remainder parcel within Plan 9611257.	
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None submitted. 	

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation and Economic Corridors	<p>Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):</p> <ol style="list-style-type: none"> 1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable 2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies. 3. No new direct highway access will be permitted. Access shall be via the local municipal road or existing access. 4. For information: an additional development setback will be applied to the highway frontage(25 metres) of the proposed 41 acre parcel, to accommodate future twinning of Highway 566. <p>The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 566</p> <p>Transportation and Economic Corridors offers the following comments with respect to this application:</p> <p>The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.</p> <p>The requirements of Section 19 are met, therefore no variance is required.</p> <p>If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d) of the Matters Related to Subdivision and Development Regulation is required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision are no longer valid.</p>
Alberta Health Services	No objections.
<i>Public Utility</i>	
ATCO Gas	No objections.
ATCO Pipelines	No objections.
FortisAlberta	No concerns. Please contact 310-WIRE for any electrical services.
TELUS Communications	No objections.

AGENCY	COMMENTS
Rogers/Shaw	No objections.
Internal Departments	
Enforcement Services	No concerns.
Fire Services & Emergency Management	No concerns, subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws
Capital and Engineering Services	<p data-bbox="488 510 597 539"><u>General</u></p> <ul data-bbox="537 562 1511 894" style="list-style-type: none"> • As per the application, the applicant is proposing to redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p 16.0), in order to facilitate a future subdivision. • The application shall be circulated to Alberta Transportation for review and comment since the proposed subdivision is within the 1.6 km setback to HWY 566. • As the parcel is adjacent to the WID canal, the application shall be circulated to WID for review and comment. <p data-bbox="488 915 678 945"><u>Geotechnical:</u></p> <ul data-bbox="537 968 1425 1081" style="list-style-type: none"> • Based on the review of site contours on GIS steep slopes 15% or greater are not observed. • Engineering has no requirements at this time. <p data-bbox="488 1102 703 1131"><u>Transportation:</u></p> <ul data-bbox="537 1155 1511 1604" style="list-style-type: none"> • Access to the North lot is via existing field approach from HWY 566. Access to the South lot is via existing field approach from RGE RD 274. • At the time of future subdivision, the applicant shall confirm how each new lot is to be accessed. Depending on the information provided at the time of application • RGE RD 274 is part of the Long-Range Transportation Network B, requiring 30 m Road Right of Way (ROW). The current right of way is 20 m. As a condition of future subdivision, the Owner shall be required to dedicate, by Plan of Survey, a +/- 5.0 m strip of land as road ROW along entire western boundary of subject lands. • As the proposed parcel sizes are larger than 3.0 ha (7.41 ac), TOL shall be deferred as per the TOL bylaw C-8007-2020 as amended. <p data-bbox="488 1625 781 1654"><u>Sanitary/Wastewater:</u></p> <ul data-bbox="537 1677 1503 1917" style="list-style-type: none"> • As per the application, the existing agricultural use is intended to continue for both lots. • The applicant is not required to demonstrate adequate servicing for proposed new lots, as per the County's <i>Residential Water and Sewer Requirements Policy</i> (C-411), since the subject lands are located in the agriculture use district (A-GEN and A-SML) and are greater than 30 acres in size.

AGENCY	COMMENTS
Agriculture & Environment Services	<ul style="list-style-type: none"> Engineering has no requirements at this time.
	<u>Water Supply And Waterworks:</u>
	<ul style="list-style-type: none"> As per the application, the existing agricultural use is intended to continue for both lots. The applicant is not required to demonstrate adequate servicing for proposed new lots, as per the County's <i>Residential Water and Sewer Requirements Policy</i> (C-411), since the subject lands are located in the agriculture use district (A-GEN and A-SML) and are greater than 30 acres in size.
	<ul style="list-style-type: none"> Engineering has no requirements at this time.
	<u>Stormwater Management:</u>
Agriculture & Environment Services	<ul style="list-style-type: none"> As per the application, the existing agricultural use is intended to continue for both lots, and no new development is proposed or foreseen. Therefore, an SSIP is not required at this time. An SSIP may be required at future subdivision stage depending on the information provided at the time of application.
	<ul style="list-style-type: none"> Engineering has no requirements at this time.
	<u>Environmental:</u>
Agriculture & Environment Services	<ul style="list-style-type: none"> As per GIS review, there are environmentally sensitive areas within the subject lands. Should the applicant propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.
	<ul style="list-style-type: none"> Engineering has no requirements at this time.
Agriculture & Environment Services	No concerns, although it does not meet the criteria for new and distinct.

Circulation Period: February 13, 2025, to March 17, 2025.

ATTACHMENT D: PUBLIC SUBMISSIONS

No Letters Received

ATTACHMENT E: POLICY REVIEW

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

Municipal Development Plan (County Plan)	
Agriculture – Land Use	
8.15	<i>Support and encourage the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.</i>
Generally Complies	The proposed Agricultural, Small Parcel District for two separate parcels provides flexibility in parcel size while maintaining agricultural uses and relevant development regulations.
8.16	<i>All redesignation and subdivision approvals shall address the development requirements of section 29.</i>
Complies	Relevant regulations and servicing standards have been addressed through agency commentary and no further technical studies have been requested due to the proposed future subdivision of larger agricultural lots.
Agriculture – Redesignation and Subdivision for Agricultural Purposes	
8.18	<p><i>Redesignation and subdivision to smaller agriculture parcels as a new or distinct agricultural operation may be supported. Proposals will be evaluated on the following criteria:</i></p> <ul style="list-style-type: none"> <i>a. A similar pattern of nearby small agricultural operations;</i> <i>b. A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation;</i> <i>c. A demonstration of the need for the new agriculture operation;</i> <i>d. An assessment of the proposed parcel size and design, to demonstrate it is capable of supporting the new or distinct agricultural operation. Site assessment criteria include:</i> <ul style="list-style-type: none"> <i>i. suitable soil characteristics and topography;</i> <i>ii. suitable on-site infrastructure for the proposed use. Required infrastructure may include access areas, water wells, irrigation and sewage infrastructure, and manure management capability; and</i> <i>iii. compatibility with existing uses on the parent parcel and adjacent lands;</i> <i>e. An assessment of the impact on, and potential upgrades to, County infrastructure; and</i> <i>f. An assessment of the impact on the environment including air quality, surface water, and groundwater.</i>
Generally Complies	Although the proposal has not demonstrated rationale for a new or distinct agricultural use, the overall size and shape of the proposed lots presents minimal impact to adjacent landowners while supporting the effective use of agricultural lands.

Transportation	
16.1	<i>Partner and co-operate with the provincial government and neighbouring municipalities to protect and improve, where necessary, regional transportation corridors.</i>
Generally Complies	As part of the application circulation process, the proposal was circulated to Alberta Transportation and comments were received regarding the <i>Matters Related to Subdivision and Development Regulation</i> .

Land Use Bylaw C-8000-2020	
Agricultural, Small Parcel District	
310: Purpose	<i>To provide for a range of mid-sized parcels for agricultural uses. To accommodate traditional and emerging trends in agriculture which may successfully be developed on smaller parcels.</i>
Generally Complies	The overall size and shape of the proposed lots presents minimal impact to adjacent landowners while supporting the effective use of agricultural lands.
312: Minimum Parcel Size	<ul style="list-style-type: none"> a) 20.2 ha (49.92 ac) b) <i>The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</i> c) <i>Notwithstanding b) above, the number following the “p” shall not be less than 8.1 ha (20.01 ac)</i>
Complies	The proposed future subdivision of one additional ±16.77 hectare (41.43 acre) parcel meets the minimum parcel size requirement for the district. A modifier has been proposed to prevent further subdivision of agricultural lands.



BYLAW C-8652-2025

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-8652-2025*.

Definitions

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

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

Effect

3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating a ± 16.77 hectare (± 41.43 acre) portion of NW-09-26-27-W04M from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p16.0) as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT a ± 16.77 hectare (± 41.43 acre) portion of NW-09-26-27-W04M is hereby redesignated to Agricultural, Small Parcel District (A-SML p16.0) as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

5 Bylaw C-8652-2025 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 _____, 2025

READ A SECOND TIME this _____ day of _____, 2025

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2025

READ A THIRD AND FINAL TIME this _____ day of _____, 2025

Reeve

Chief Administrative Officer

Date Bylaw Signed

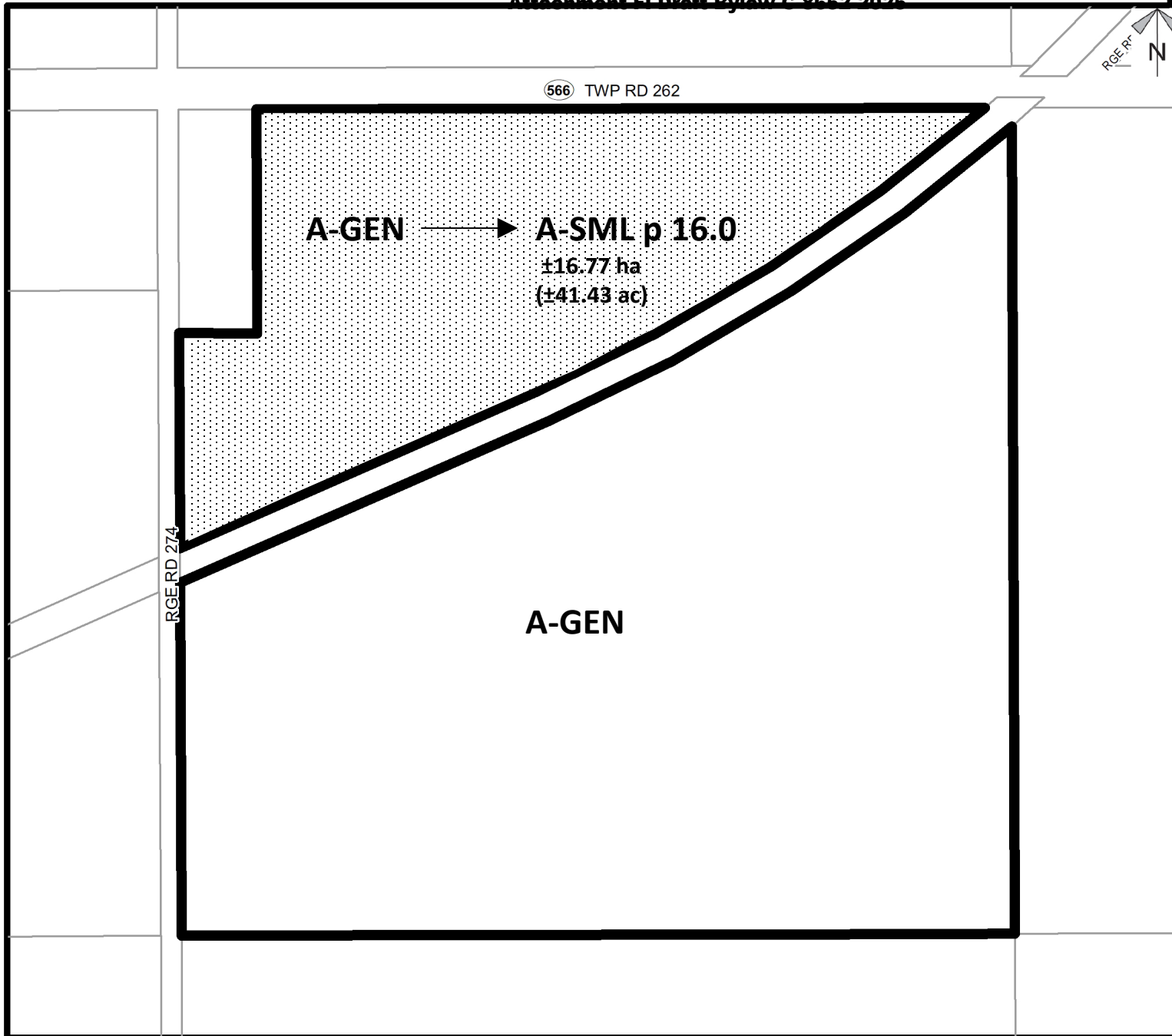
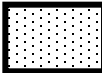


Schedule 'A'

Bylaw C-8652-2025

Amendment

FROM
Agricultural,
General District
(A-GEN)
TO
Agricultural, Small
Parcel District
(A-SML p16.0)





COUNCIL REPORT

Redesignation Item: Business

Electoral Division: 5

File: PL20230091 / 05330007

Date:	July 8, 2025
Presenter:	Carter Shelton, Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is to assess redesignation of the subject lands (Attachment A) from Agricultural General District (A-GEN) to Direct Control District (DC) to accommodate an existing trucking and logistics business.

On May 6, 2025, a public hearing was held in consideration of Bylaw C-8628-2025 affecting the subject site, at which time Council directed Administration to bring forward amendments to the proposed Direct Control district and schedule a second public hearing prior to the end of July 2025. The proposed amendments set out in Attachment F would ensure that there is consistency in having a Direct Control land use designation across the entirety of the subject lands rather than having split zoning of a DC and residential land uses, as originally proposed by the Applicant.

The proposed amendments would also increase the discretion of the Development Authority in considering future applications for Automotive Services (Minor), Office, and Vehicle (Commercial) Storage uses on the site, also allowing the ability to limit permits to a temporary period. The Applicant's proposed wording in the DC Bylaw would have compelled the Development Authority to approve these uses as permitted uses without the ability to limit the term of the permit.

In 2019, Council granted temporary site-specific amendments to the historic Land Use Bylaw's Farmstead District; this expired on January 1, 2024. As such, the land use designation of the subject lands has reverted to Agricultural, General District (A-GEN).

The subject parcel is located outside of an area structure plan; therefore, the application was evaluated in accordance with the policies and regulations of the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), the Municipal Development Plan (County Plan), and the *Land Use Bylaw*. In alignment with previous analysis, the application remains inconsistent with the overarching planning documents, however the proposed amended direct control district (Attachment F) more effectively limits the scope and scale of operation to what currently exists on site.

If Council determines that the application aligns with County Plan policies, following the previous 2019 Council decision to approve Bylaw C-7859-2019 (since expired), an alternate direction is set out for consideration at the end of this report.

ADMINISTRATION'S RECOMMENDATION

THAT application PL20230091 be refused.

Redesignation Item: Business

BACKGROUND

Location (Attachment A)

Located immediately east of the city of Calgary, approximately 0.81 kilometres (0.50 miles) north of Township Road 254 and 1.61 kilometres (1.00 mile) west of Range Road 285.



Site History (Attachment B)

The subject parcel was registered as the first parcel out of NW-30-25-28-W04M in May of 1997.

The business operations on site began in 2013 with an application for the operation of a Home Based Business (Type II) for a trucking company. The prior to release conditions of the permit were never met and the application was eventually closed in 2016.

In October 2016, the Subdivision and Development Appeal Board granted a development permit for the Home Based Business (Type II) for a trucking company, on an appeal of the Development Authority's decision to refuse the application. This permit expired in June of 2021.

In March 2019, Council approved Bylaw C-7859-2019, which granted time-limited textual amendments to the Farmstead District of the historic *Land Use Bylaw*, which included site-specific uses to accommodate the existing trucking and logistic business. The exceptions noted in Bylaw C-7859-2019 expired January 1, 2024, at which time the land use designation of the property reverted back to Agricultural, General District (A-GEN).

In August 2023, a development permit (PRDP20223482) was issued permitting the subject lands the use of Industrial (Medium), for a trucking and logistics business, offices (modular trailers), outdoor storage, signage, and single-lot regrading for expansion of a storm pond. This permit expired on January 1, 2024.

On May 6, 2025, a public hearing was held in consideration of Bylaw C-8628-2025 affecting the subject site, at which time Council directed Administration to bring forward amendments to the proposed Direct Control district and schedule a second public hearing prior to the end of July 2025. The resolutions passed by Council are set out below.

MOVED by Councillor Boehlke that Council direct Administration to amend Bylaw C-8628-2025 to redesignate the entirety of the property to provide consistency in land use regulations across the subject parcel within the Direct Control District.

Redesignation Item: Business

MOVED by Councillor Boehlke that Council direct Administration to amend Bylaw C-8628-2025 to transfer the following uses from section 4.1 (Permitted Uses) to section 4.2 (Discretionary Uses):

- *Automotive Services (Minor)*
- *Office*
- *Vehicle (Commercial) Storage*

AND THAT Section 3.2 of the bylaw be deleted.

Throughout the site history, there are multiple instances of Enforcement-related action as identified in the application referral responses (Attachment C).

Intermunicipal and Agency Circulation (Attachment C)

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

This application was circulated to The City of Calgary in accordance with the Rocky View County / City of Calgary Intermunicipal Development Plan. The City of Calgary provided no concerns with the proposed Direct Control district, noting that further technical analysis of the westerly adjacent 84 Street would be required prior to future development of the subject lands beyond the existing operation.

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

Landowner Circulation (Attachment D)

The application was originally circulated to thirty-six (36) adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards). Prior to the public hearing of May 6, 2025, 4 letters in support and 2 letters in opposition were received. No further public submissions were received upon notification of the revised application as presented in Attachment F.

ANALYSIS

Policy Review (Attachment E)

The application was reviewed in accordance with the goals and policies of the Rocky View County / City of Calgary IDP, the County Plan, and *Land Use Bylaw*. The application was found to not align with sections 5.0 and 6.0 of the IDP relating to Municipal Planning Considerations and Interface Planning. The application further conflicts with Section 14.0 (Business Development) of the County Plan as the subject land is not within an identified business area and insufficient rationale has been provided to justify why the proposed trucking operation cannot be located within an appropriately planned area.

Rocky View County and City of Calgary Intermunicipal Development Plan (IDP)

Policy 5.1.1 stipulates that development proposals should be evaluated in accordance with the respective Municipality's statutory plans. Policy 5.1.2 further guides applications where no area structure plan is in place to be given extra consideration to strategic policies of the host municipality and any impacts on existing planned land uses in the vicinity of the proposal. The application provides insufficient consideration to County Plan policy direction and buffering from adjacent users, therefore is not supported by the overarching IDP.

County Plan

Sections 8.0 and 14.0 direct industrial development of the intensity and scale proposed to be located within comprehensively planned areas where adequate servicing, site design, and mitigation of offsite impacts are comprehensively guided (Map 1). The applicable policies are quite clear in not supporting the proposed industrial development within agricultural areas, as it is generally incompatible with adjacent users, therefore conflicting with Policy 8.25. Business development is further not supported to be located adjacent to, or in proximity of identified business areas; the subject lands proximity to the OMNI ASP lands further conflicts with policy 14.19. In order to align with the policies of section 14.0,

Redesignation Item: Business

a boundary expansion of the OMNI ASP would need to be considered. Given the current low level of build-out within the OMNI area, the expansion of planned boundaries is not warranted and should not be contemplated at this time. Further, the application provided insufficient rationale justifying why the business cannot be located in an identified business area.

In alignment with previous analysis the proposed industrial land use is inappropriate for the subject lands, does not address relevant policy criteria, and the operations have been subject to enforcement activities intermittently for over a decade.

Land Use (Direct Control) Bylaw

The development regulations of the proposed Direct Control district closely mirror the regulations of the *Land Use Bylaw's* Industrial, Light District (I-LHT). The Direct Control District as amended limits the list of available uses to what is currently existing on site, and provides Administration with the discretion to effectively implement appropriate screening and buffering from adjacent users as conditions of a development permit. Similar to current regulatory framework of the *Land Use Bylaw*, the proposed DC sets the maximum term for the duration of an approved development permit activities to five (5) years. It is also worth noting that the proposed amendments to the DC include removing the requirement for Council to act as the Development Authority for development permit applications affecting the subject land.

COMMUNICATIONS / ENGAGEMENT

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

IMPLICATIONS

Financial

No financial implications identified at this time.

Enforcement

Should the application not be supported, the property would be subject to Enforcement as required to bring the site into compliance with the regulations of the *Land Use Bylaw*. The subject lands have been the result of ongoing enforcement action over non-compliance for over a decade.

STRATEGIC ALIGNMENT

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

ALTERNATE DIRECTION

Should Council wish to support the application, Administration has included an amended Direct Control District (Attachment F) based on Council's direction at the May 6, 2025 Council meeting.

THAT Bylaw C-8628-2025 be amended in accordance with Attachment F.

THAT Bylaw C-8628-2025 be given first reading, as amended.

THAT Bylaw C-8628-2025 be given second reading, as amended.

THAT Bylaw C-8628-2025 be considered for third reading, as amended.

THAT Bylaw C-8628-2025 be given third and final reading, as amended.

Redesignation Item: Business

ATTACHMENTS

- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions
- Attachment E: Policy Review
- Attachment F: Draft Bylaw C-8628-2025 – Administration’s Amendments
- Attachment G: Draft Bylaw C-8628-2025 – Applicant’s Original Proposal

APPROVALS

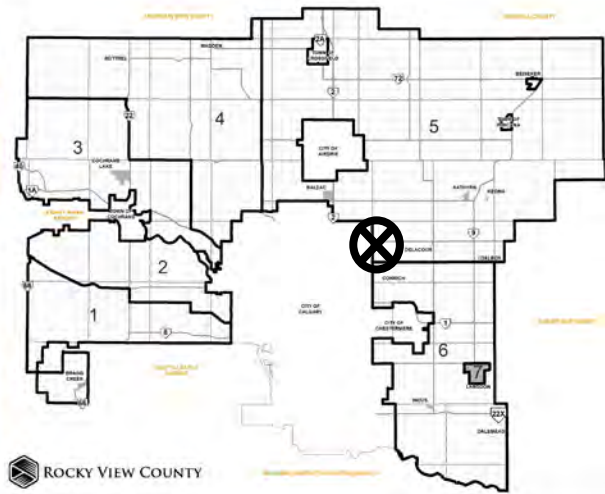
Manager:	Justin Rebello, A/Manager, Planning
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer



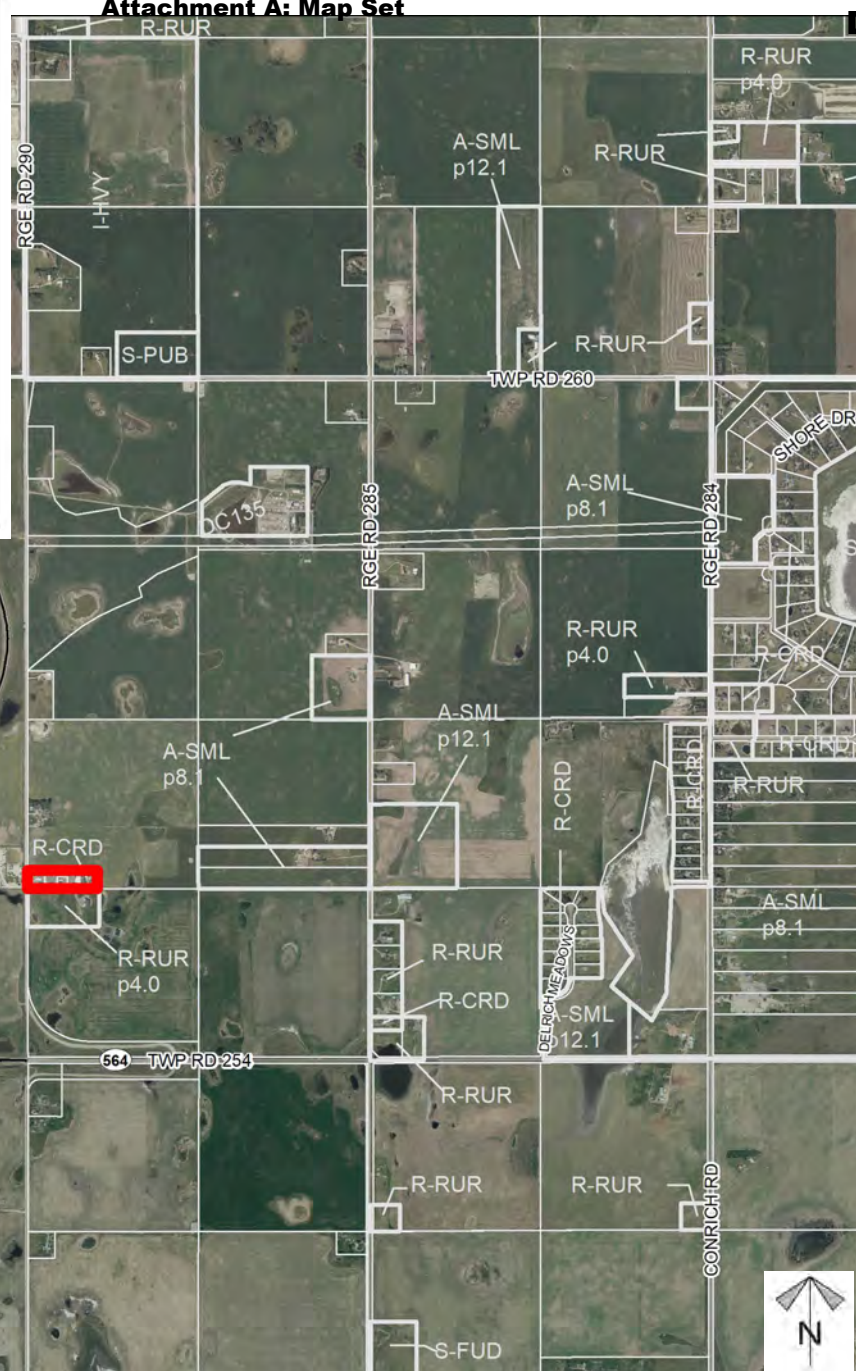
Location & Context

Redesignation Proposal

To redesignate the subject lands from Agricultural, General District (A-GEN) to Direct Control District (DC) to accommodate an existing trucking and logistics business.



ROCKY VIEW COUNTY



Development Proposal

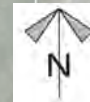
Redesignation Proposal

To redesignate the subject lands from Agricultural, General District (A-GEN) to Direct Control District (DC) to accommodate an existing trucking and logistics business.

CALGARY

A-GEN → DC

Division: 5
Roll: 05330007
File: PL20230091
Printed: July 17, 2023
Legal: A portion of NW-30-25
Page 45 of 605





Environmental

Redesignation Proposal

To redesignate the subject lands from Agricultural, General District (A-GEN) to Direct Control District (DC) to accommodate an existing trucking and logistics business.



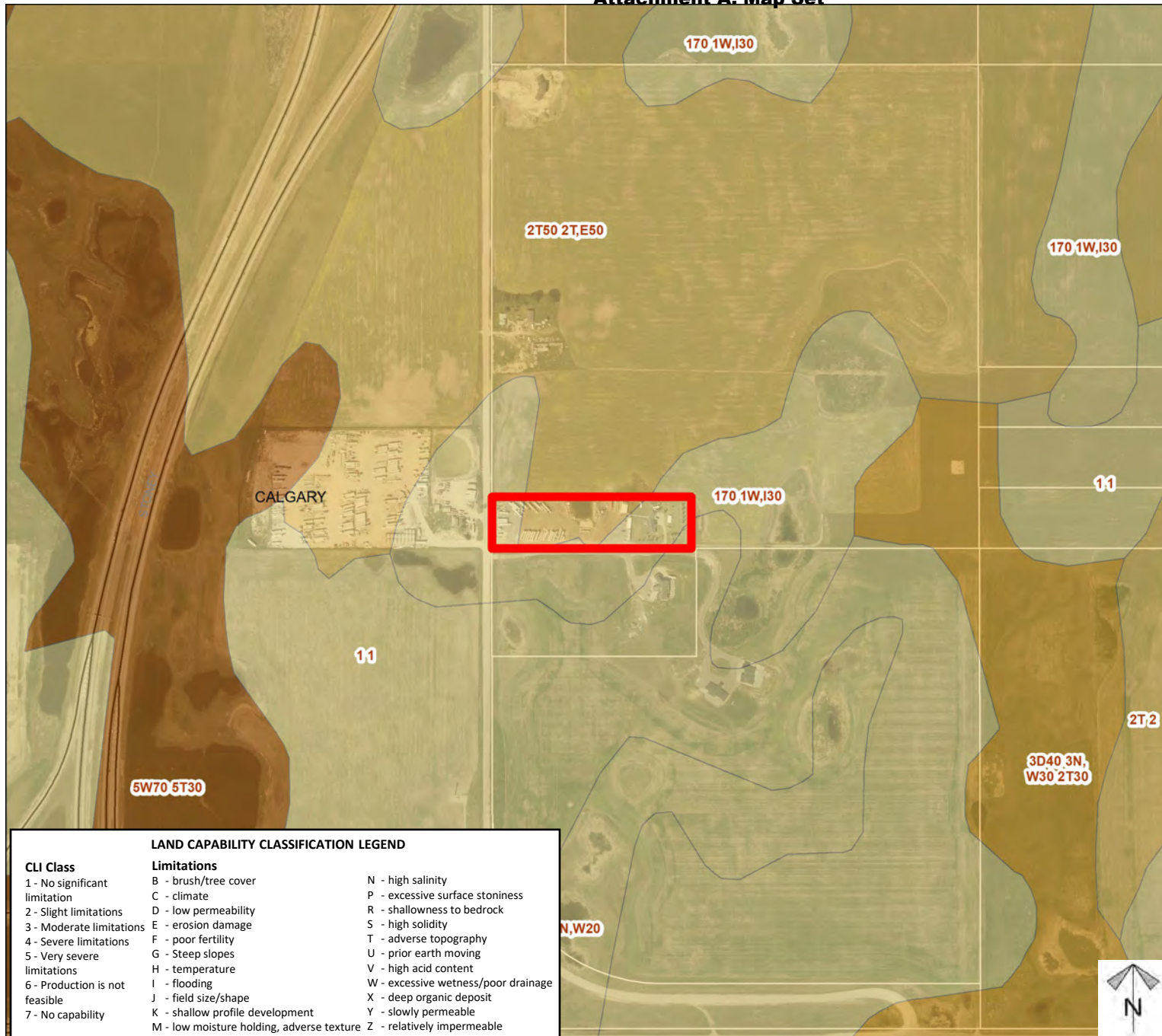
- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

Division: 5
 Roll: 05330007
 File: PL20230091
 Printed: July 17, 2023
 Legal: A portion of NW-30-25
 Page 46 of 605

Soil Classifications

Redesignation Proposal

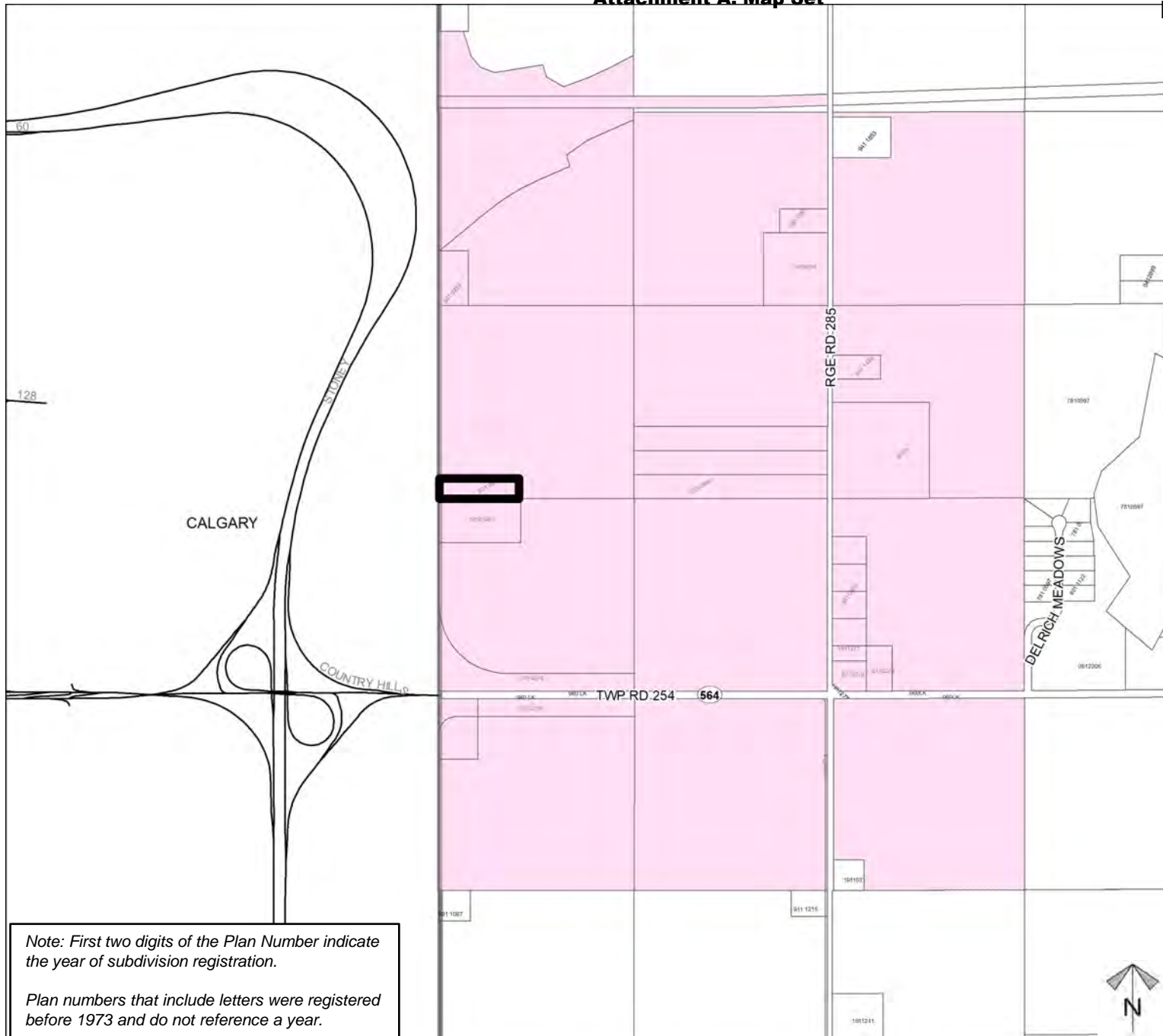
To redesignate the subject lands from Agricultural, General District (A-GEN) to Direct Control District (DC) to accommodate an existing trucking and logistics business.



Landowner Circulation Area

Redesignation Proposal

To redesignate the subject lands from Agricultural, General District (A-GEN) to Direct Control District (DC) to accommodate an existing trucking and logistics business.



Legend

Support



Not Support



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

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

Division: 5
 Roll: 05330007
 File: PL20230091
 Printed: July 17, 2023
 Legal: A portion of NW-30-25
 Page 48 of 605

ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: Terradigm Development Consultants Inc. (Andrew Ulmer) / Brar, Amrik S & Rajinder K	DATE APPLICATION RECEIVED: July 21, 2023
GROSS AREA: ±2.83 hectares (±6.99 acres)	LEGAL DESCRIPTION: Lot:1 Plan:9710875 within NW-30-25-28-W04M
Pre-Application Meeting Held: <input type="checkbox"/>	Meeting Date: N/A
SOILS (C.L.I. from A.R.C.): 2T50, 2T,E50 – slight limitations to cereal crop production across 50% of the area due to adverse topography and erosion damage. 170 1W,I30 – no significant limitations to cereal crop production across 70% of the area due to wetness/poor drainage with 30% of the area displaying signs of flooding.	
HISTORY: May 12, 1997: The subject parcel was registered as the first parcel out of NW-30-25-28-W04M. September 9, 2013: Submission of the initial development permit application for the operation on site (2013-DP-15584). The Prior to Release conditions were never met and the file was closed in September 2016. June 22, 2016: PRDP20160947 was approved by SDAB order overturning Administration refusal of the application; this permit set a valid operating date until June 22, 2021. March 26, 2019: Council approved Bylaw C-7859-2019 which effected site-specific amendments to the Farmstead District of the historic LUB which were time limited to January 1, 2024. August 14, 2023: Development permit application PRDP20223482 was approved for Industrial (Medium), for a trucking and logistics business, offices (modular trailers), outdoor storage, signage, and single-lot regrading for expansion of a storm pond. This permit expired January 1, 2024 in alignment with the land use exemptions granted by Bylaw C-7859-2019. May 6, 2025: On May 6, 2025 a public hearing was held in consideration of Bylaw C-8628-2025 affecting the subject site; Council directed Administration to bring forward amendments to the proposed Direct Control district and schedule a second public hearing prior to the end of July 2025.	
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Traffic Impact Assessment, JCB Engineering, September, 2018. Site-Specific Stormwater Implementation Plan, Sedulous Engineering Inc., February, 2023. 	

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation & Economic Corridors	<p>This will acknowledge receipt of your circulation regarding the above noted proposal. Alberta Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).</p> <p>Alberta Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment(s):</p> <ol style="list-style-type: none"> 1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable 2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.
<i>Public Utility</i>	
Canadian Pacific Railway	No comments.
CNOOC Petroleum North America ULC	<p>Lot 1, Plan 9710875, NW/4 Sec 30-025-28W4M</p> <ol style="list-style-type: none"> 1. Surface Lease for Access Road to Wellsite in Lsd. 11-30-025-28W4M (S27030) – the access road to our wellsite runs through Lot 1, Plan 9710875. This road belongs to CNOOC and we still require access to our Wellsite, until we obtain a reclamation certificate. A copy of the survey plan is attached. <p>Third Parties utilizing the road require prior approval.</p> <p>CNOOC will have to ascertain if the landowners would like the road removed during our reclamation activities, or if they require the road and would like it to remain. If the landowner would like the road to remain in place, CNOOC will prepare a waiver for execution by the landowner to retain the portion of the access road that is on their property.</p> <p>The following assets are in the balance of the quarter section:</p> <p>NW1/4 Sec 30-025-28W4M (excluding Lot 1, Plan 9710875)</p> <ol style="list-style-type: none"> 2. Surface Lease for an Access Road and Wellsite 11-30-025-28W4 (S27030) : We still require access to our wellsite in Lsd. 11-30-025-28W4M until we obtain a reclamation certificate. Until such time as a Reclamation Certificate has been received, the legislated setback is the boundary of the Lease. CNOOC will not approve any subdivision over top of our Lease until such time as a Reclamation Certificate is received. A copy of the survey plan is attached. 3. Right-of-Way Plan 4799JK (S18506) - contains 6 abandoned lines (two fuel gas and four sour natural gas). A copy of the survey plan is attached.

AGENCY	COMMENTS
Enmax Power Corporation	<p>4. Surface Lease for Access Road and Valve Site J47 (S27853) – Pipeline Valve Site J47 is a sour facility and we do not have plans to remove or reclaim this facility at this time.</p>
	<p>We still require access to this site and the road must remain. CNOOC will not approve any subdivision over top of our lease until such time as a reclamation certificate is received.</p>
	<p>The access road can't be used by a third party without prior approval. Pipeline rights-of-way Plan 4799JK is registered and available through Alberta Land Titles.</p>
	<p>Subject to the terms and conditions set forth below, CNOOC has no objections or concerns with respect to the Development Permit Application.</p>
	<p>5. Upon receipt of a Reclamation Certificate, the abandoned wellbore will continue to require a setback to allow for access as set out under AER Directive 079. Please note further testing may require use of a service rig and accompanying equipment.</p>
Enmax Power Corporation	<p>Development approval should consider the space needed for this work. To assist in understanding the Equipment Spacing for Well Servicing of Conventional wells, included is a copy of "Schedule 11" included in Alberta Energy Regulator Directive 037.</p>
	<p>6. Setback for pipelines abandoned in place is the width of the registered right-of-way. No permanent structures can be placed within the right-of-way, including but not limited to, trees and heavy vehicles.</p>
	<p>File No: PL20230091 Location: Lot 1, Plan 9710875, NW-30-25-28-W04M ENMAX Power Corporation (EPC) has reviewed the above permit application dated May 13, 2024 and based on the information provided and as of the above noted date, the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in Section 10 Overhead System (Table 7) and Section 12 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the <i>Safety Codes Act</i> (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the <i>Alberta Occupational Health & Safety Act</i> (OHS) (<i>including any code or regulations thereunder</i>)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.</p>
	<p>Pursuant to Section 225(1) of Part 17 of the <i>OHS Code</i>, anyone working near overhead powerlines must maintain safe limits of approach as provided in Schedule 4, Table 1 of the <i>OHS Code</i> or Table 1 in the <i>AEUC</i>. Anyone excavating must contact Utilities Safety Partners for locations of all buried facilities. All contractors, prime or sub (excavating company) must contact hotdigs@enmax.com to obtain a permission letter prior to disturbing the ground within 2 metres of any ENMAX underground facility. As a condition of this no-conflict letter, and despite any existence of a permit, the applicant must contact EPC Lineinspection@enmax.com or call (403) 514-3117 prior to the</p>

AGENCY	COMMENTS
Adjacent Municipality	<p>commencement of any construction where any workers or equipment will be within 7.0m of existing overhead EPC facilities. If EPC is contacted in accordance with the above, no construction work shall be commenced thereafter unless and until EPC determines the minimum safe limit of approach distance in relation to the overhead facilities present at the project site.</p> <p>This letter is intended for information purposes only and is not in any manner intended to nor shall be construed to derogate from the applicant's obligations to follow any applicable law. The provision of this no-conflict letter is not a representation that work will meet any legislative or regulatory obligations. This no-conflict letter is provided as of the date first note above – the applicant is still required to perform its own due diligence prior to any development activities and resolve any conflicts (new or existing) at the Developer's sole expense. ENMAX expressly disclaims any liability related to applicant's responsibility to comply with such laws and regulations and ENMAX's required setbacks.</p>
The City of Calgary	<p>SUBJECT: PL20230091 - To redesignate a ± 1.96 hectare (± 4.84 acre) portion of the subject lands from Agricultural, General District with time-limited, site-specific exceptions which accommodate Outdoor Storage, Truck Trailer to Industrial, Direct Control District to accommodate an existing trucking and logistics business.</p> <p>Dear Carter Shelton,</p> <p>Thank you for the circulation of the above noted application and opportunity to provide comments. The City of Calgary has reviewed the applications in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies. City of Calgary Administration understands the existing business has been operating under a temporary approval with an expiry date of January 1, 2024, granted under a temporary exemption to Land Use Bylaw C-4841-97 as stated in Section 47.8. It is also our understanding that with the passing of the current Land Use Bylaw C-8000-2020, the former Land Use Bylaw C-4841-97 was rescinded, the Farmstead (F) District was transitioned to Agricultural, General (A-GEN), and the exemption clause was not carried over.</p> <p>The City of Calgary Administration offers the following comments for your consideration.</p> <p>Planning:</p> <ul style="list-style-type: none"> • The City is supportive of the proposed Direct Control District to facilitate the existing trucking business on an interim basis and limit the allowable uses. It should be noted that City of Calgary Administration is supportive of this specific application to enable the continuity of the existing business which has been operating since prior to the approval of the Growth Plan. As a member of the Calgary Metropolitan Region Board (CMRB), we are strong proponents of the policies in the Growth and Servicing Plans and have a shared accountability to adhere to them. As such, City of Calgary Administration is requesting Rocky View County Administration explain how this application is being reviewed against the employment policies of the regional Growth Plan.

AGENCY	COMMENTS
Internal Departments	<p>Transportation:</p> <ul style="list-style-type: none"> • From a mobility perspective, the redesignation to a direct control district that allows temporary uses is acceptable; for future amendments (i.e. to permanent land-use) the requirements for 84 St including classification, characteristics, and ROW requirements, must be confirmed prior to land-use approval.
Recreation, Parks and Community Support	As municipal reserves are not required at this stage, recreation will comment at the subdivision stage.
Building Services	No comments.
Fire Services & Emergency Management	<p>Fire Services would recommend the following ,</p> <p>Road Ways:</p> <ol style="list-style-type: none"> have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory, have a centre-line radius not less than 12 m, have an overhead clearance not less than 5 m, have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m, be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions, have turnaround facilities for any dead-end portion of the access route more than 90 m long, and be connected with a public thoroughfare
Enforcement Services	<p><u>Current Enforcement</u> None</p> <p><u>Historical Enforcement</u> File # 201409-0871 Operating a Home-Based Business without permits. File # 201807-0732 Operating without a DP. File # 202011-1059 Nuisance Property re sewage. File # 202206-0068 Operating without a DP (DP subsequently issued).</p> <p><u>Enforcement Services further recommends</u> None</p> <p>Our circulation comments are the same as the previous DP.</p>
Capital and Engineering Services	<p><u>General</u></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 purpose of re-designation is to ensure that the current operation is in compliance with the land use district before the temporary exemption expires in 2024.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> There is currently an approved Notice of Decision (PRDP20223482) for a development permit on this property. <p><u>Geotechnical</u></p> <ul style="list-style-type: none"> No additional land disturbance is expected. Engineering has no requirements at this time. <p><u>Transportation</u></p> <ul style="list-style-type: none"> As per the application, there are currently 12-15 employees (including drivers) that operate out of the 2 mobile offices on the property. The business operates Monday – Saturday 8:00 am – 6:00 pm. There are approximately 15-20 truck trips per day that access the site. The applicant provided a Transportation Impact Assessment (TIA), prepared by JCB Engineering, dated September 28, 2018. The submitted TIA has been reviewed and approved as a part of PRDP20223482. Engineering has no further comments at this time. It is to be noted that Highway 564 and 84 street falls within the jurisdiction of ATEC and the City of Calgary. Currently, the application is circulated to ATEC and the City of Calgary for their comments. Should there be any requirements from ATEC and/or the City of Calgary, the applicant shall fulfill their requirements and complete necessary improvements to their satisfaction. Engineering has no requirements at this time. <p><u>Sanitary/Waste Water</u></p> <ul style="list-style-type: none"> As per the application, the wastewater is collected and disposed off site. Engineering has no requirements at this time. <p><u>Water Supply And Waterworks</u></p> <ul style="list-style-type: none"> As per the application, the potable water is brought to site for the office. Engineering has no requirements at this time. <p><u>Storm Water Management</u></p> <ul style="list-style-type: none"> The applicant provided a Site-Specific Stormwater Implementation Plan (SSIP), prepared by Sedulous Engineering Inc., dated February 2023. The SSIP has been reviewed and approved as a part of PRDP20223482. Engineering has no further comments at this time. The owner shall operate the site in accordance with the approved SWMP and will be responsible for any related EPEA (and if necessary, Water Act) approvals for the on-site stormwater infrastructure. Engineering has no requirements at this time. <p><u>Environmental</u></p> <ul style="list-style-type: none"> As per County GIS, there are wetlands in proximity of the subject site. Any Alberta environment approvals for wetland disturbance is a sole responsibility of applicant/owner.

AGENCY	COMMENTS
Agriculture & Environment Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the outdoor storage from the agricultural land surrounding it. The guidelines help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.

Circulation Period: May 13, 2024, to June 12, 2024.

May 26,2024

Rocky View County
262075 Rocky View Point
Rocky view County, Ab
T4A 0X2

RE: File Number	05330007
Application Number	- PI20230091
Division	5

Dear Carter Shelton,

This letter is in response to your letter dated May 13,2024. Our neighbours have applied for a re-designation of thier Agriculture home based business outdoor storage to Direct control District.

Our nieghbours Amrik and Rajinder Brar have been operating a home based business directly adjacent to us for years a 6.99 acres parcel of land mentioned below.

Address: 254132 84 ST. N.E.
254136 84 ST. N.E.

Land Use: A-GEN
Direct Control District
Legal: NW-30-25-28-W04M

Plan Lot: 1 Plan:9710875

Our relationship with them has been amicable. About almost 10 years ago Rocky View County gave us permission to build three homes on our parcel of 124.57 acres. We also own the 15.12 acres directly south of the subject property which has applied for the changes. We strongly object to this application as it will have an irreversible affect on our properties and further peaceful enjoyment. We have owned this property for many years and have finally been able to fulfill our lifelong dreams of acreage living. We have always wanted to have nice mountain views, with a quit environment to raise our kids and families.

We the residents and owners are as follows: Dr. Kuldip Hayer, Baljit Johal and Sarabjit Hayer. We have spent our life savings into our homes. This dream is now being jeopardized by our neighbors who have applied for their property to be Direct Control district. This will cause us a great amount of stress and affect our simple daily living.

This Direct control issues come with increased traffic flow, dust pollution, noise pollution and light pollution. The traffic will flow at all times of the day and night.

These issues can seriously decrease our quality of life and enjoyment of acreages and will decrease the value of our family homes.

We again strongly oppose this application and would want the Rocky View County to decline this Change.

Thank you for your consideration. Thanking you in anticipation.



Baljit Johal

From: [REDACTED]
To: [Legislative Officers](#)
Subject: Re: Bylaw C86282025
Date: Monday, April 14, 2025 11:55:20 AM

My address is
261057 Range Rd 290 Rocky View County.

Thanks!

On Mon, Apr 14, 2025 at 11:45 AM Legislative Officers
<LegislativeOfficers@rockyview.ca> wrote:

Good morning Mr. Hunter,

Thank you for your submission for the public hearing scheduled for May 6, 2025. As per the Procedure Bylaw, we will require your address to provide your submission to Council. Please respond to this email with your address.

Thank you,

JO-EL BUERLEN
Administrative Assistant | Legislative Services

ROCKY VIEW COUNTY
[262075 Rocky View Point](#) | [Rocky View](#) County | AB | T4A 0X2
Phone: 403-520-3902
JBuerlen@rockyview.ca | www.rockyview.ca

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

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

From: Alex S [REDACTED]
Sent: Monday, April 14, 2025 11:37 AM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: Bylaw C86282025

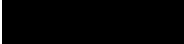
Good morning,

I am writing to you with my comments with regards to Bylaw C-8628-2025 - PL20230091 (06330007).

I oppose this development because of the lack of road infrastructure in that area. There is already an existing trucking/logistics business further south on the opposite side of the road and the existing gravel road cannot handle this amount of traffic. With the existing trucking business already there the road (84 St NE/RR290) is impassable 98% of the year from too heavy loads, too much traffic and too little grading. I STRONGLY oppose this development

because of the toll this will take on the existing gravel road that cannot support this additional traffic. For locals such as myself who farm on that road it is already difficult enough to get our equipment into the fields without damage to them from the various potholes these trucks make on the road.

Unless the county will put forward a plan to pave the road or grade it WEEKLY I cannot see how this road can support the additional traffic and still be drive able.

Thank you,
Alex Hunter


Rocky View County
Attn: Legislative Services
262705 Rocky View Point
Rocky View County, AB T4A 0X2

legislativeservices@rockyview.ca

RE: Bylaw C-8628-2025 / PL20230091

To whom it may concern.

I am in support of this application. This parcel is across the street from a very similar operating business. This type of business makes sense in this area with the industrial developments to the north and the proximity of Stoney Trail.

Sincerely,

 . Sukhpreet Singh

Name: SUKHPREET / SONNY SINGH

Address: 254153, RANGE ROAD 285, ROCKY VIEW, AB, T2M 4L5

Rocky View County
Attn: Legislative Services
262705 Rocky View Point
Rocky View County, AB T4A 0X2

legislativeservices@rockyview.ca

RE: Bylaw C-8628-2025 / PL20230091

To whom it may concern.

I am in support of this application. This parcel is across the street from a very similar operating business. This type of business makes sense in this area with the industrial developments to the north and the proximity of Stoney Trail.

Sincerely,



Name:

CALGARY CAR & TRUCK WASH Ltd.

Address:

254186 - 84 ST N.E. Rockyview AB

Rocky View County
Attn: Legislative Services
262705 Rocky View Point
Rocky View County, AB T4A 0X2

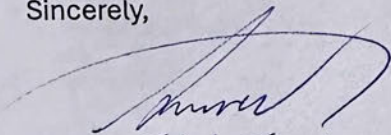
legislativeservices@rockyview.ca

RE: Bylaw C-8628-2025 / PL20230091

To whom it may concern.

I am in support of this application. This parcel is across the street from a very similar operating business. This type of business makes sense in this area with the industrial developments to the north and the proximity of Stoney Trail.

Sincerely,



Name: Sid Sarhosh

Address: 255030 84st NE Rocky View County
T12 0A7

Rocky View County
Attn: Legislative Services
262705 Rocky View Point
Rocky View County, AB T4A 0X2

legislativeservices@rockyview.ca

RE: Bylaw C-8628-2025 / PL20230091

To whom it may concern.

I am in support of this application. This parcel is across the street from a very similar operating business. This type of business makes sense in this area with the industrial developments to the north and the proximity of Stoney Trail.

Sincerely,



Name: Amritpal Gill

Address: 12011 84th Street NE
Calgary Alberta T3N1C3

ATTACHMENT E: POLICY REVIEW

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

Rocky View County / City of Calgary Intermunicipal Development Plan (IDP)	
Intermunicipal Planning Considerations	
5.1.1	<i>Development proposals should be evaluated against regional and sub-regional plans, as applicable, the Calgary/Rocky View 2006 Annexation Agreement, each municipality's respective Municipal Development Plan (MDP), statutory, and non-statutory plans.</i>
Inconsistent	The application is evaluated in accordance with the County Plan policies outlined below; given the conflict with MDP policies highlighted below the application is inconsistent with the overarching IDP.
5.1.2	<i>If an Area Structure Plan, or equivalent, is not in place the host municipality should evaluate applications for redesignation, subdivision and development proposals according to all of the following:</i> <ul style="list-style-type: none"> a) Strategic policies outlined by the host municipality including their MDP; b) The policies of this Plan; c) Impacts on existing and planned uses in the vicinity of the proposal; and d) Consideration of environmental impacts in accordance with the policies and the procedures of the municipality in which the proposal is made, and requirements of Alberta Environment.
Inconsistent	The application is evaluated in accordance with the County Plan policies outlined below; given the conflict with MDP policies highlighted below the application is inconsistent with the overarching IDP.
Interface Planning	
6.1.3	<i>Interface policies should be applied to achieve development that respects existing and planned land uses across the municipal boundary and should mitigate nuisance factors. These policies are intended to be applied to land uses across municipal boundaries. Individual municipal policy should guide land use transitions within a single municipality.</i>
Generally Consistent	Transition tools such as landscaping, berming and fencing would be required at the Development Permit application stage to mitigate impacts on the interface area.

Municipal Development Plan (County Plan)	
Financial Sustainability – Development	
6.1	<i>Direct new development to areas of existing infrastructure.</i>
Inconsistent	The subject lands (Attachment A) are not located within an area with access to existing regional infrastructure; the proposal is accessed via city of Calgary gravel road structure - 84th Street.

Financial Sustainability – Operating	
6.8	<i>Direct the majority of new commercial and industrial businesses to locate in the business areas identified on Map 1.</i>
Inconsistent	The subject lands (Attachment A) are located outside of an identified business area per Map 1.
Agriculture – Minimize Land Use Conflict	
8.25	<i>Discourage intrusive and/or incompatible land use in the agricultural area.</i>
Inconsistent	The application proposes and industrial-based land use district in an agricultural area which is incompatible with the surrounding Agricultural and residential uses within the County.
8.26	<i>Applicants proposing new residential, institutional, commercial, and industrial land uses shall design and implement measures to minimize their adverse impacts on existing agriculture operations, based on the County’s ‘agriculture boundary design guidelines.’</i>
Inconsistent	While the proposed DC district provides regulations including development setbacks and landscaping/screening requirements which may be implemented through future development permit application, the site design does not address the additional buffering for business uses contemplated by the Agriculture Boundary Design Guidelines.
Business Development – General Business	
14.1	<i>Provide a range of locations and development forms in the county to accommodate the growth and diversification of the county’s business sectors.</i>
Generally Consistent	The proposed industrial DC district in this location accommodates business development outside of planned areas.
14.2	<i>Direct business development to locate in identified business areas as identified on Map 1.</i>
Inconsistent	The subject lands (Attachment A) are located outside of an identified business area per Map 1.
14.4	<i>A business area shall have an adopted area structure plan in place prior to development, with the exception of lands in business areas that already have the appropriate land use designation allowing business development.</i>
Not Applicable	The subject lands are not located within an area guided by an adopted area structure plan and as such are not considered to be located within a Business Area (Map 1).
14.5	<i>Boundary expansion of a business area shall require an area structure plan or an area structure plan amendment.</i>
Inconsistent	Given the level of build-out as contemplated within the Omni Area Structure Plan is largely unfinished, the expansion of business area boundaries is not warranted at this time.
14.6	<i>Business development shall address the:</i> <i>a. County’s Commercial, Office, and Industrial Design Guidelines; and</i> <i>b. development review criteria identified in section 29.</i>
Generally Consistent	While the application does not address the Commercial, Office, and Industrial Design Guidelines, the technical analysis supporting traffic and stormwater management has been provided in accordance with section 29.
Business Development – Home Based Business	
14.18	<i>Home based business is encouraged and supported when it is in accordance with any applicable area structure plan, subordinate plan, and the Land Use Bylaw.</i>

Inconsistent	The existing business operation is beyond the scale which can be considered a home-based business, and is more consistent with the intensity and impacts of Industrial scale uses.
Business Development – Other Business Development	
14.19	<i>Applications to redesignate land for business uses adjacent to, or in the vicinity of, the boundaries of an identified business area shall not be supported.</i>
Inconsistent	The subject land is located within 800m of an identified Highway Business area on the south side of Highway 564.
14.20	<i>Small scale value-added agriculture and agriculture services, natural resource extraction, and business as defined in relevant Federal or Provincial legislation may be supported adjacent to, or near, a business area.</i>
Not Applicable	The proposed business operation does not meet any of the identified criteria for uses which may be supported in the vicinity of business areas.
14.21	<i>Applications to redesignate land for business uses outside of a business area shall provide a rationale that justifies why the proposed development cannot be located in a business area (e.g. requirement for unique infrastructure at the proposed location).</i>
Inconsistent	Insufficient rationale justifying why the proposed business use cannot be located within an identified business area was provided.
14.22	<i>Proposals for business development outside of a business area should:</i> <i>a. be limited in size, scale, intensity, and scope;</i> <i>b. have direct and safe access to a paved County road or Provincial highway;</i> <i>c. provide a traffic impact and intersection assessment; and</i> <i>d. minimize adverse impacts on existing residential, business, or agricultural uses.</i>
Generally Consistent	While the proposed DC district limits the use of the site to the scale of the existing trucking operation, the existing operation more closely aligns with the intent and purpose of more intensive Industrial land use districts. The site is accessed via the westerly adjacent city of Calgary Road 84 St., which is not paved. The application provided a traffic impact assessment which has been reviewed and accepted by Administration as further outlined in Attachment C (Application Referral Responses).
Business Development – Industrial Storage	
14.23	<i>Applications to redesignate land for industrial storage shall:</i> <i>a. Adhere to policies 14.19 to 14.22;</i> <i>b. Locate in a manner that minimizes traffic and dust on nearby lands;</i> <i>c. Provide a landscape and site development plan to reduce visual impact through the use of existing landscaping or topographical elements and visually attractive perimeter screening that incorporates vegetation, fencing, and/or berms; and</i> <i>d. Provide a management plan for the handling and storage of waste materials, including leakage from vehicles or other sources.</i>
Inconsistent	The proposal includes the outdoor storage of truck and trailers and does not align with policies 14.19 to 14.22. Offsite impacts including dust management, noise, and other visual impacts are only partially addressed through the site design and development regulations.
Transportation	
16.1	<i>Partner and co-operate with the provincial government and neighbouring municipalities to protect and improve, where necessary, regional transportation corridors.</i>

Not Applicable	Due to the proximity to Highway 564 the application was circulated to the ministry of Transportation and Economic Corridors for comment. No concerns were provided with respect to the signalized intersection treatments identified to be required at Highway 564 and 84 Street per the Omni Area Structure Plan.
16.2	<i>Partner and liaise with other municipalities and developers to co-ordinate transportation improvements and the expansion of transportation infrastructure.</i>
Inconsistent	Further analysis of any required infrastructure improvements to 84 th Street would be considered through comprehensive planning and any such requirement have not been considered at this time due to the individual nature of the proposal.
16.3	<i>New development shall make use of, extend, and enhance existing transportation infrastructure where feasible.</i>
Inconsistent	No improvements to existing gravel road infrastructure used to service the business are contemplated by the proposal.
Transportation – Road Planning and Development	
16.4	<i>Road network development shall be based on existing development, future growth areas, area structure plans, and interconnectivity with adjacent municipalities.</i>
Inconsistent	84 th Street is envisioned as a Major Transportation Network within the Omni ASP, with signalized intersection treatment at Secondary Highway 564. Any upgrades needed to support business operations in the area would be determined through future local plan preparation.
16.7	<i>New development shall make use of and extend the existing transportation network/infrastructure.</i>
Inconsistent	No improvements to existing gravel road infrastructure used to service the business are contemplated by the proposal.
Utility Services – General	
17.1	<i>New development shall, in accordance with master plans:</i> <i>a. make use of, extend, and enhance existing utility infrastructure where feasible;</i> <i>b. provide water, wastewater, and shallow utility services; and</i> <i>c. provide stormwater systems where necessary.</i>
Inconsistent	The subject land is not serviced by any regional piped water infrastructure and would be serviced via individual on site water, wastewater, and stormwater systems.
17.2	<i>Allow a variety of water, wastewater, and stormwater treatment systems, in accordance with provincial/federal regulations and County Policy.</i>
Generally Consistent	The subject land is serviced via individual on site water, wastewater, and stormwater systems.

Land Use Bylaw C-8000-2020	
Industrial, Light District (I-LHT)	
437	<i>PURPOSE: To accommodate a combination of office and industrial activity, including storage and support businesses, where nuisance factors are confined to the site area. Development shall address issues of compatibility and transition with respect to adjacent uses.</i>
Generally Consistent	The proposed land uses in the DC including Automotive Services and Vehicle (Commercial) Storage more closely align with the purpose of the I-LHT district. The proposed development regulations are based on those of the I-LHT designation.



BYLAW C-8628-2025

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-8628-2025*.

Definitions

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

Effect

- 3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating Lot: 1 Plan: 9710875, within NW-30-25-28-W04M, from Agricultural, General District (A-GEN) to Direct Control District (DC), as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT the special regulations of the Direct Control District are as detailed in Schedules 'B' and 'C' attached to and forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8628-2025 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 _____, 20__

PUBLIC HEARING HELD this _____ day of _____, 20__

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

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

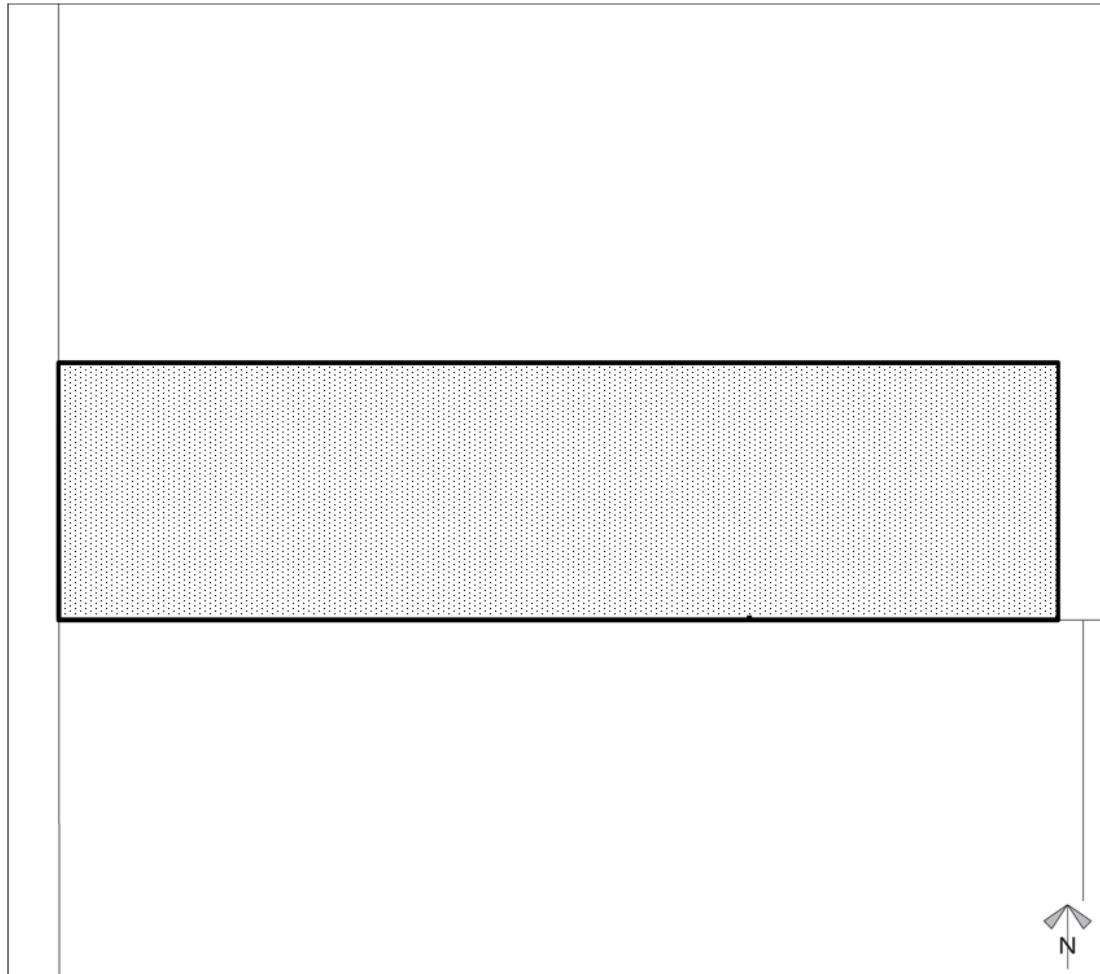
Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-8628-2025



Schedule 'A'

Bylaw
C-8628-2025

Amendment

FROM

Agricultural,
General District
(A-GEN)

TO

Direct Control District
(DC)



Division: 5
Roll: 05330007
File: PL20230091
Printed: July 21, 2023
Legal: A portion of NW-30-25-28-W4M





SCHEDULE 'B'
FORMING PART OF BYLAW C-8628-2025

1.0 DEFINITIONS:

Unless otherwise defined in this Bylaw all words and uses shall be defined as those set out in the *Land Use Bylaw* and *Municipal Government Act*.

2.0 PURPOSE:

The purpose of this Direct Control District is to provide a limited range of temporary uses that can easily be removed when land is developed to an urban standard, while protecting lands for future urban development by restricting premature subdivision and development.

3.0 GENERAL REGULATIONS:

3.1 Parts 1, 2, 3, 4, 5, and 8 of the Land Use Bylaw C-8000-2020 shall apply unless otherwise specified in this Bylaw.

3.2 The Development Authority may vary the Direct Control designation regulations of this Bylaw for the approval of a development permit if, in the opinion of the Development Authority, the granting of a variance would not unduly interfere with the spirit and intent of this Direct Control District pursuant to this Bylaw and the portions of Land Use Bylaw C-8000-2020 identified in 3.1 of this Bylaw.

- i. Any variance granted, shall not materially interfere with or affect the use, enjoyment or value of a nearby parcel of land, or adversely affect property access, safety, or utility rights of way.

3.3 For the purposes of this Bylaw, the Lands shall be notionally divided into two Development Cells, the boundaries and description of which shall be more or less as shown in Schedule "C" attached to and forming part of this Bylaw.

4.0 LAND USE REQUIREMENTS:

4.1.0 Land Use Regulations for Development Cell 'A'

4.1.1 Permitted Uses:

4.1.1.1 Accessory Building $\leq 500 \text{ m}^2$ (5381.96 ft²)

4.1.2 Discretionary Uses:

4.1.2.1 Accessory Building $\geq 500 \text{ m}^2$ (5381.96 ft²)

4.1.2.2 Automotive Services (Minor)

4.1.2.3 Office

4.1.2.4 Outdoor Storage

4.1.2.5 Shipping Container

4.1.3 Maximum Building Height: 12.0 m (39.37 ft.)



4.1.4 Minimum Setback Requirements:

Front Yard
6.0 m (19.69 ft.)

Side Yard
6.0 m (19.69 ft.)

Rear Yard
6.0 m (19.69 ft.)

4.1.5 Minimum Setbacks (for Parking and Storage) shall meet the requirements of Section 4.1.4.

4.2.0 Land Use Regulations for Development Cell 'B'

4.2.1 The regulations of the Residential, Country Residential District (R-CRD), Sections 324 through 330.1 of Land Use Bylaw C-8000-2020 shall apply.

5.0 DEVELOPMENT REGULATIONS:

5.1 A Development Permit is not required for all Permitted uses listed in this district, provided it complies with all applicable provisions of the Bylaw and does not require a variance.

5.2 The minimum parcel size is the area of this parcel at the time of adoption of this Direct Control Bylaw.

5.3 Property lines shared directly with residential land uses and public roads shall be landscaped with trees and screening to the satisfaction of the Development Authority.

5.4 Property lines shared directly with agricultural land uses shall be fenced to the satisfaction of the Development Authority.

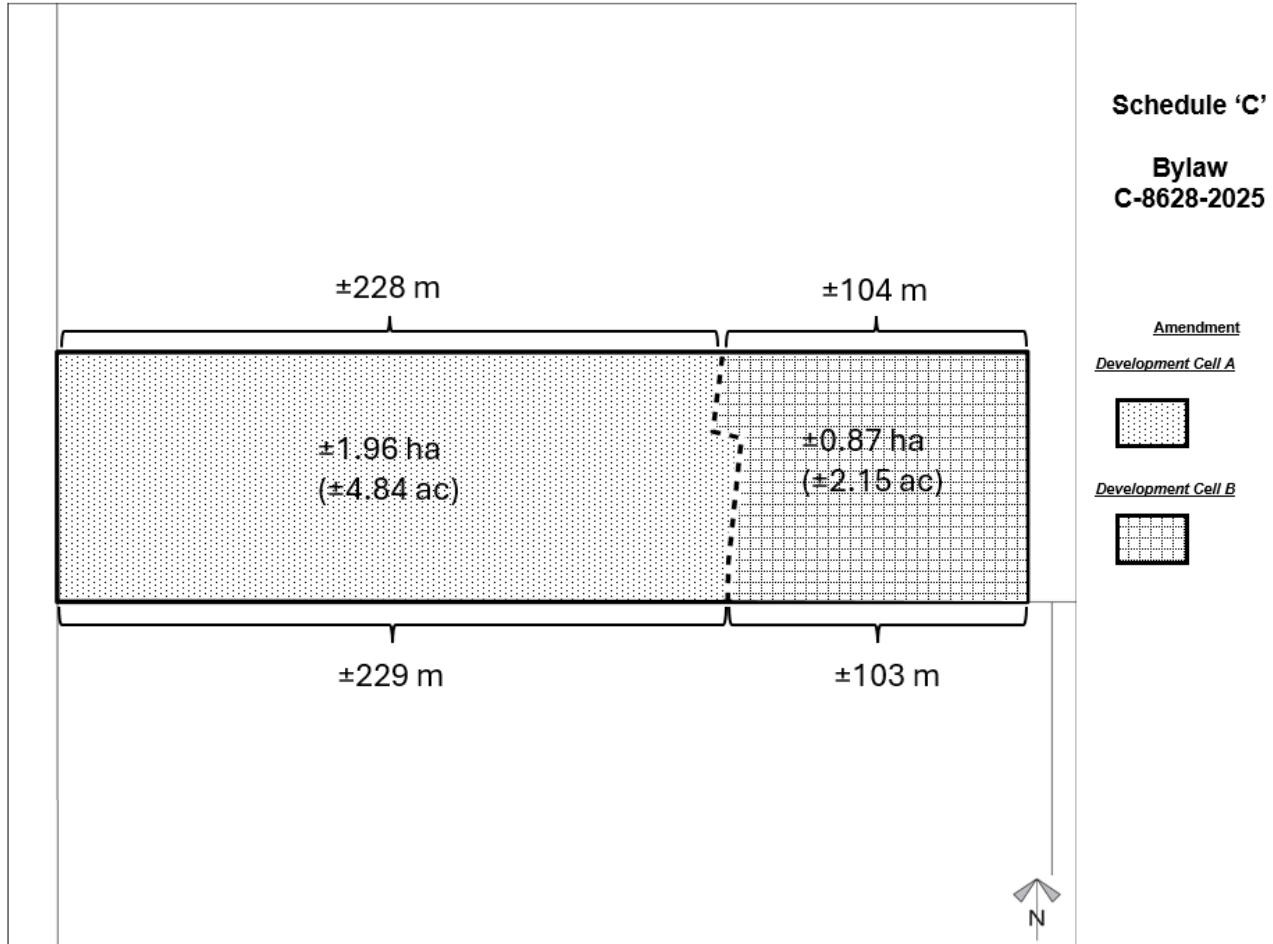
5.5 There shall be physical separation between Development Cells A & B to the satisfaction of the Development Authority.

6.0 ADDITIONAL REQUIREMENTS:

6.1 The maximum duration of an approved development permit shall be 5 (five) years, renewable at the discretion of the Development Authority.



SCHEDULE 'C'
FORMING PART OF BYLAW C-8206-2021





BYLAW C-8628-2025

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-8628-2025*.

Definitions

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

Effect

- 3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating a ± 1.96 hectare (± 4.84 acre) portion of NW-30-25-28-W04M, Plan: 9710875, Lot: 1 from Agricultural, General District (A-GEN) to Direct Control District (DC), and a ± 0.87 hectare (± 2.15 acre) portion of NW-30-25-28-W04M, Plan: 9710875, Lot: 1 from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT the special regulations of the Direct Control District are as detailed in Schedule 'B' attached to and forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8628-2025 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 _____, 20__

PUBLIC HEARING HELD this _____ day of _____, 20__

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

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

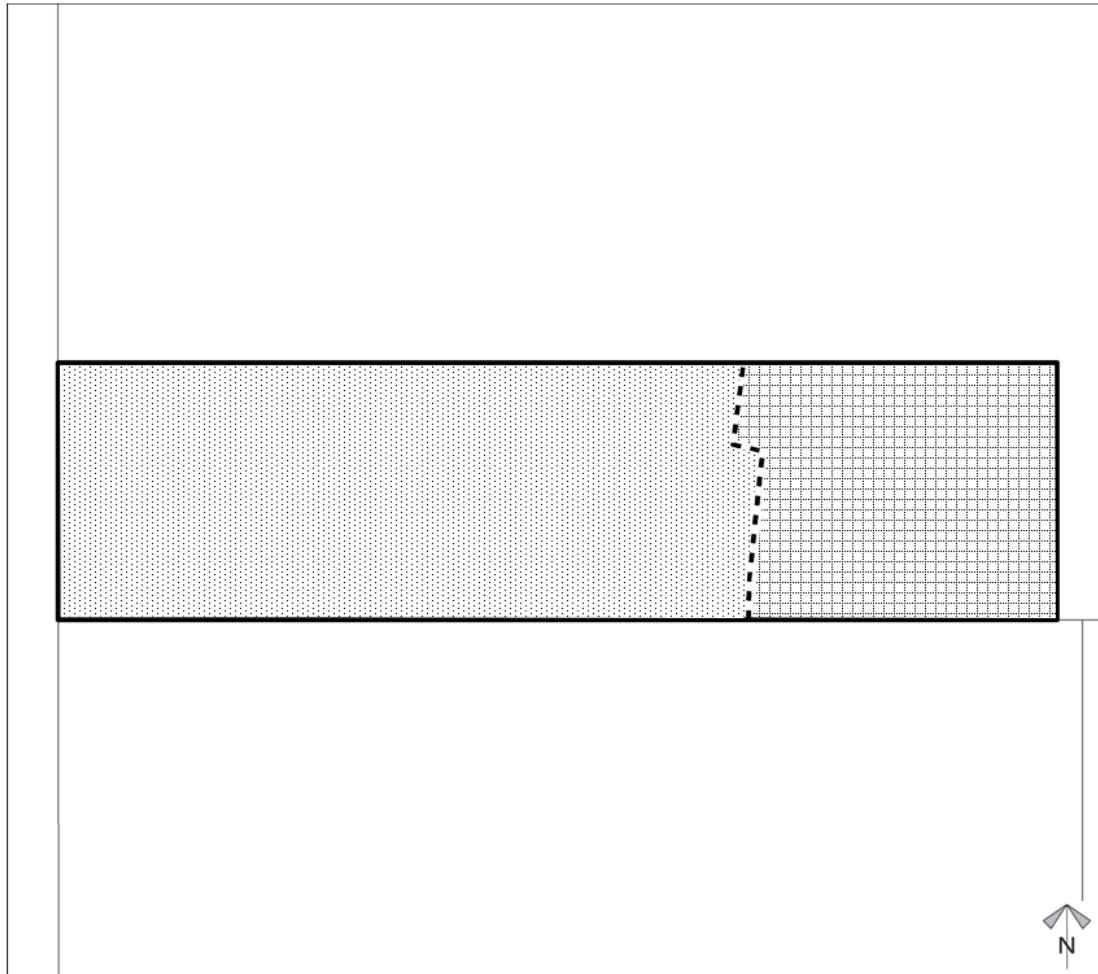
Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-8628-2025



Schedule 'A'

Bylaw
C-8628-2025

Amendment

FROM

Agricultural,
General District
(A-GEN)



TO

Direct Control District
(DC)

FROM

Agricultural,
General District
(A-GEN)



TO

Residential,
Country Residential District
(R-CRD)

Division: 5
Roll: 05330007
File: PL20230091
Printed: July 21, 2023
Legal: A portion of NW-30-
25-28-W4M



SCHEDULE 'B'
FORMING PART OF BYLAW C-8628-2025

1.0 DEFINITIONS:

Unless otherwise defined in this Bylaw all words and uses shall be defined as those set out in the *Land Use Bylaw* and *Municipal Government Act*.

- 1.1 **Vehicle (Commercial) Storage** – means an area of land set aside or otherwise defined for the outdoor storage Vehicles, Commercial, as defined in the Land Use Bylaw.

2.0 PURPOSE:

The purpose of this Direct Control District is to provide a limited range of temporary uses that can easily be removed when land is developed to an urban standard, while protecting lands for future urban development by restricting premature subdivision and development.

3.0 GENERAL REGULATIONS:

- 3.1 Parts 1, 2, 3, 4, 5, and 8 of the Land Use Bylaw C-8000-2020 shall apply unless otherwise specified in this Bylaw.
- 3.2 Notwithstanding 4.1 of this Bylaw, Council shall be the Development Authority for the additional discretionary uses identified under 4.2 in this Bylaw
- 3.3 The Development Authority may vary the Direct Control designation regulations of this Bylaw for the approval of a development permit if, in the opinion of the Development Authority, the granting of a variance would not unduly interfere with the spirit and intent of this Direct Control District pursuant to this Bylaw and the portions of Land Use Bylaw C-8000-2020 identified in 3.1 of this Bylaw.

4.0 LAND USE REQUIREMENTS:

- 4.1 The following are Permitted Uses in this Direct Control District:

Accessory Building $\leq 500 \text{ m}^2$ (5381.96 ft²)
Automotive Services (Minor)
Office
Vehicle (Commercial) Storage

- 4.2 The following are Discretionary Uses in this Direct Control District:

Accessory Building $\geq 500 \text{ m}^2$ (5381.96 ft²)
Outdoor Storage

- 4.3 Minimum Parcel Size:

The minimum parcel size is the area of this parcel at the time of adoption of this Direct Control Bylaw

- 4.4 Maximum Building Height:

12.0 m (39.37 ft.)

- 4.5 Minimum Setbacks:

Front Yard

6.0 m (19.69 ft.)

Side Yard

6.0 m (19.69 ft.)

Rear Yard

6.0 m (19.69 ft.)



ROCKY VIEW COUNTY

4.6 Minimum Setbacks (for Parking and Storage):

Front Yard

6.0 m (19.69 ft.)

Side Yard

6.0 m (19.69 ft.)

Rear Yard

6.0 m (19.69 ft.)

5.0 DEVELOPMENT REGULATIONS:

5.1 Property lines shared directly with residential land uses shall be landscaped with trees and privacy screening to the satisfaction of the Development Authority.

5.2 Property lines shared directly with agricultural land uses shall be fenced to the satisfaction of the Development Authority.

6.0 ADDITIONAL REQUIREMENTS:

6.1 The maximum duration of an approved development permit shall be 5 (five) years, renewable at the discretion of the Development Authority.

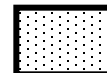
Schedule 'A'

**Bylaw
C-8628-2025**

Amendment

FROM

Agricultural,
General District
(A-GEN)

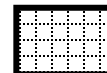


TO

Direct Control District
(DC)

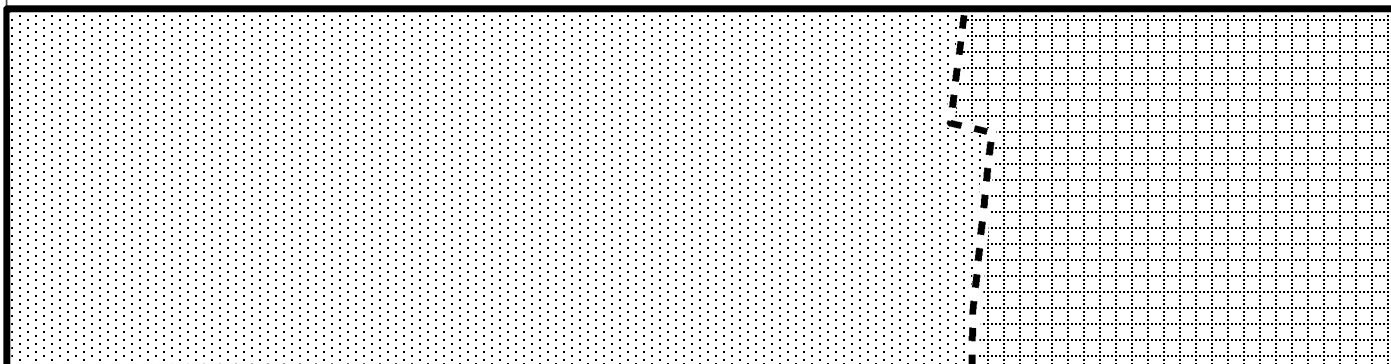
FROM

Agricultural,
General District
(A-GEN)



TO

Residential,
Country Residential District
(R-CRD)





COUNCIL REPORT

Local Plan & Redesignation Item: Industrial

Electoral Division: 5

File: PL20230109/110 / 06401001

Date:	July 8, 2025
Presenter:	Xin Deng, Senior Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is for Council to assess the Conceptual Scheme amendment and Redesignation applications to facilitate industrial development on the subject land (Attachment A) within the Balzac East Area Structure Plan (ASP).

- PL20230109 – To amend the High Plains Industrial Park Conceptual Scheme to include the Stage 7 Outline Plan as an appendix, providing a framework to guide future development within SE-01-26-29-W04M.
- PL20230110 – To redesignate the subject land from Special, Natural Resources District (S-NAT) to Industrial, Heavy District (I-HVY), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), and Special, Parks and Recreation District (S-PRK), in order to facilitate the creation of 3 large industrial lots, 1 Public Utility Lot, 1 Environment Reserve Lot, and 1 Municipal Reserve Lot.

The proposals were evaluated in accordance with the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), Municipal Development Plan (County Plan), Balzac East ASP, High Plains Industrial Park Conceptual Scheme, and the *Land Use Bylaw*. The applications were determined to align with all applicable policies of these documents.

ADMINISTRATION'S RECOMMENDATION

PL20230109 (Conceptual Scheme Amendment):

THAT Bylaw C-8513-2024 be given first reading.

THAT Bylaw C-8513-2024 be given second reading.

THAT Bylaw C-8513-2024 be considered for third reading.

THAT Bylaw C-8513-2024 be given third and final reading.

PL20230110 (Redesignation):

THAT Bylaw C-8514-2024 be given first reading.

THAT Bylaw C-8514-2024 be given second reading.

THAT Bylaw C-8514-2024 be considered for third reading.

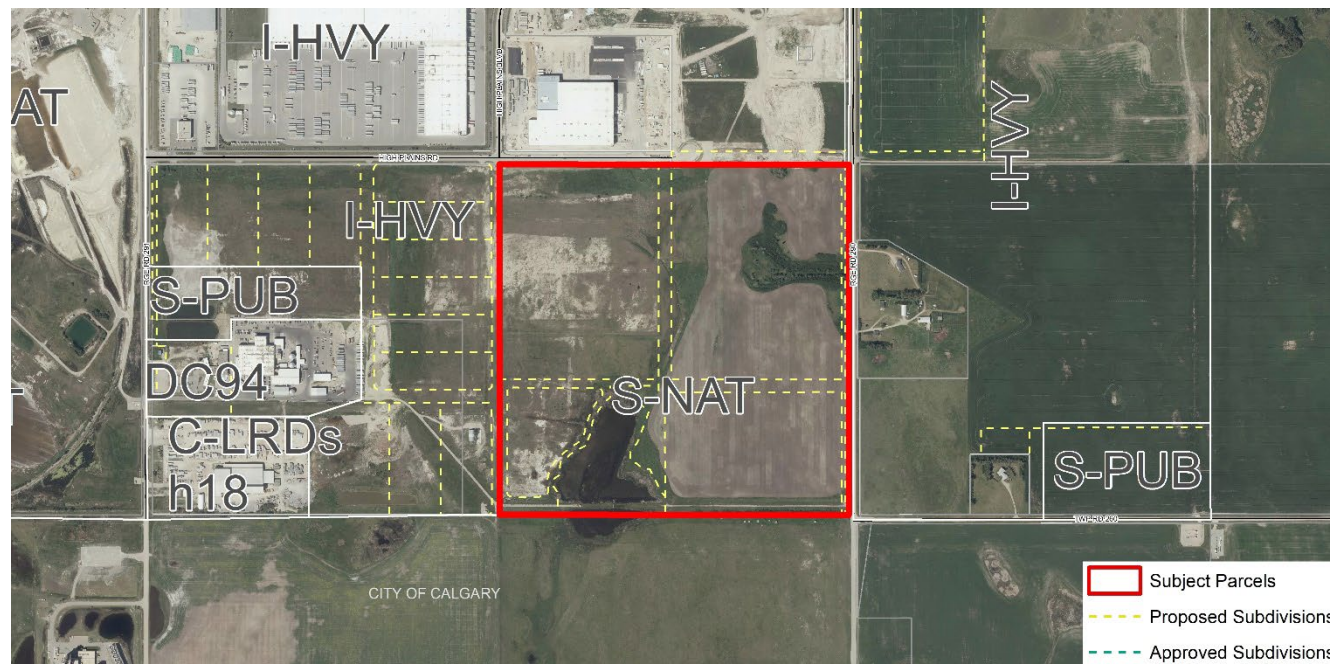
THAT Bylaw C-8514-2024 be given third and final reading.

Local Plan & Redesignation Item: Industrial

BACKGROUND

Location (Attachment A)

Located within the Balzac East ASP and High Plains Industrial Park Conceptual Scheme, immediately north of the city of Calgary boundary and west of Range Road 290.



Site History (Attachment B)

The High Plains Industrial Park Conceptual Scheme was adopted in July 2010 and has since been amended several times to incorporate Outline Plans for Stages 1 through 6. The current application pertains to the Stage 7 Outline Plan.

Intermunicipal and Agency Circulation (Attachment C)

The applications fall within the Rocky View County/City of Calgary Intermunicipal Development Plan area. Discussions between the Applicant, City of Calgary, and Rocky View County on transportation are ongoing and will be addressed through conditions of subdivision in the future.

Alberta Transportation and Economic Corridors has confirmed that the existing highway infrastructure can support the proposed development and has no concerns.

Landowner Circulation (Attachment D)

The application was circulated to 69 adjacent County landowners and 187 City of Calgary residents in accordance with the *Municipal Government Act* and Council Policy C-327; no responses were received.

ANALYSIS

Conceptual Scheme Amendment Overview

The proposed High Plains Stage 7 Outline Plan envisions the development of three large industrial lots, one stormwater pond, one Environmental Reserve (ER) lot, and one Municipal Reserve (MR) lot. This plan represents the final phase of the High Plains industrial development.

Access to the area will be provided via High Plains Road to the north and Range Road 290 to the east. Potable water and wastewater services will be supplied through connections to the County's municipal systems. Stormwater will be managed on-site through a proposed centralized stormwater pond.

Local Plan & Redesignation Item: Industrial

A valued wetland located in the southwest portion of the site will be protected through the dedication of Environmental Reserve. Municipal Reserve will be fulfilled through a combination of open space, a linear pathway system, and cash-in-lieu contributions.

The Applicant proposes to establish a Lot Owner Association responsible for ongoing maintenance of public and private open spaces, stormwater infrastructure, and solid waste services, as well as the implementation of architectural controls.

Policy Review (Attachment E)

The application was reviewed pursuant to Section 14.0 (Business Development) of the County Plan. Policies 14.2, 14.3, and 14.4 directs business development to locate in the identified business areas in accordance with the adopted area structure plans. The proposed development is located within the Balzac East ASP, is compatible with other businesses, and would utilize existing infrastructure.

The subject land is identified as Special Development Area #5 (SDA #5) in the Balzac East ASP. The proposed amendments achieve the intent of the SDA #5, which outlines that this area is suitable for industrial uses requiring larger lots and connection to municipal services. The proposed large industrial lots with municipal services meet the intent of SDA #5.

As per the requirement of SDA #5, High Plains Industrial Park Conceptual Scheme was adopted in 2010 and amended several times to include outline plans for various stages. The proposed Stage 7 Outline Plan meets the requirements and is consistent with the previous development.

The proposed Industrial, Heavy District (I-HVY) use is anticipated to accommodate warehouse development and is compatible with the existing development within the High Plains Industrial Park. The proposed public utility lot would be redesignated to Special, Public Service District (S-PUB) to manage stormwater onsite. The open space and linear pathway network would be implemented through the dedication of Municipal Reserve with the designation of Special, Parks and Recreation District (S-PRK). The valued wetland would be dedicated as an Environmental Reserve parcel and redesignated to Special, Natural Open Space District (S-NOS).

COMMUNICATIONS / ENGAGEMENT

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

IMPLICATIONS

Financial

No financial implications have been identified at this time.

STRATEGIC ALIGNMENT

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

ALTERNATE DIRECTION

Council may wish to explore alternate options should they believe the proposal does not meet the intent of the overarching policy documents.

THAT application PL2023109 & PL20230110 be referred to Administration to work with the Applicant on completing amendments addressing the following items:

- a.
- b.
- c.

Local Plan & Redesignation Item: Industrial

ATTACHMENTS

- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions [No Letters Received]
- Attachment E: Policy Review
- Attachment F: Draft Bylaw C-8513-2024
- Attachment G: Draft Bylaw C-8514-2024

APPROVALS

Manager:	Justin Rebello, A/Manager, Planning
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer



Location & Context

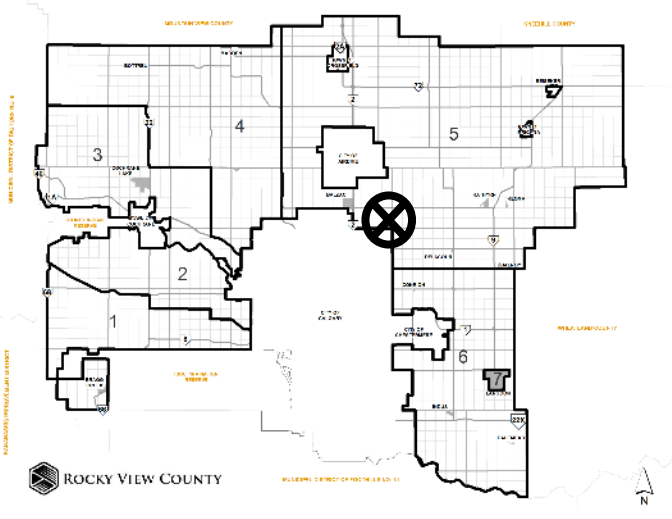
Conceptual Scheme Amendment Proposal

PL20230109 - To amend the High Plains Industrial Park Conceptual Scheme to adopt the Stage 7 Outline Plan, which provides a framework to guide future development within SE-01-26-29-W04M.

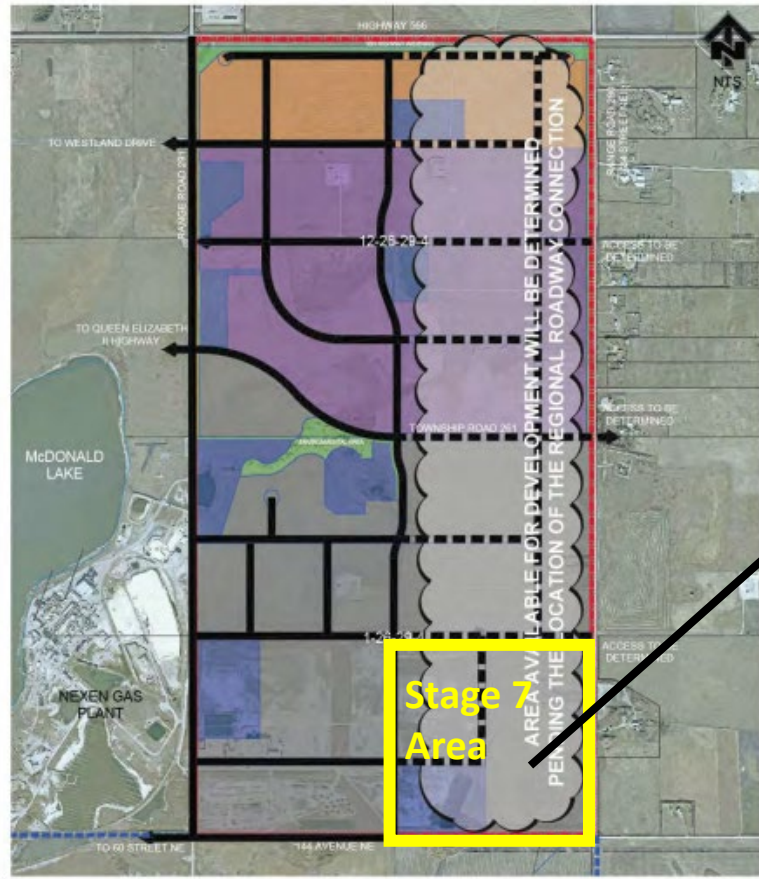
Redesignation Proposal

PL20230110 - To redesignate the subject land from Special, Natural Resources District (S-NAT) to Industrial, Heavy District (I-HVY), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), and Special, Parks and Recreation District (S-PRK), in order to facilitate the industrial development.

Division: 5
Roll: 06401001
File: PL20230109 /
PL20230110
Printed: Aug 24, 2023
Page: 8469005



Existing High Plains Industrial Park Conceptual Scheme

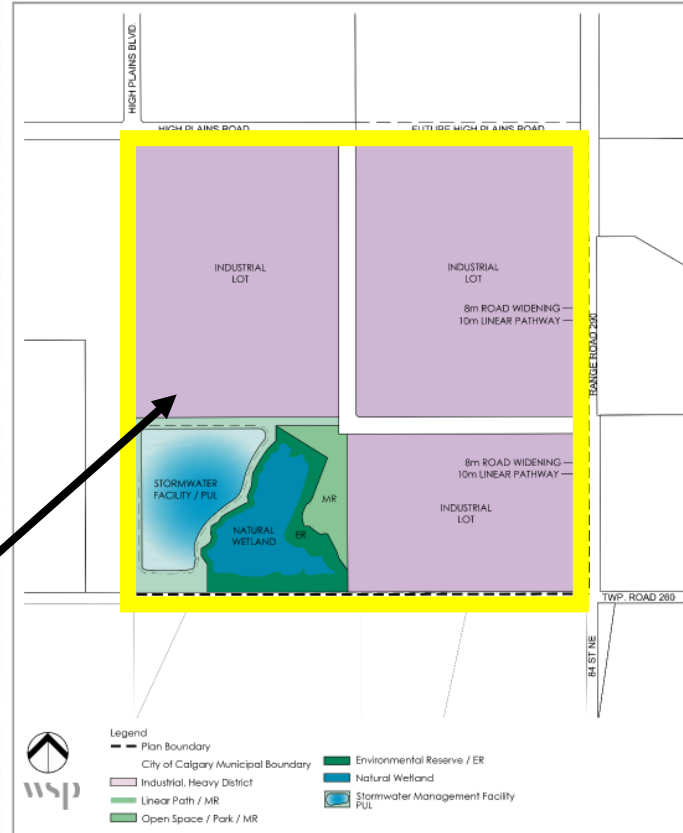


Legend

- Conceptual Scheme Area
- City of Calgary/ County Boundary
- Proposed Road Layout
- Potential Road Layout (subject to alignment of Hwy 566 / Stony Freeway Regional Road Connection)
- Highway 566 Transition Area
- Industrial Business Campus Area
- General Industrial Area
- Stormwater Retention Areas
- Linear Open Space Buffer (Including Regional Pathway)

FIGURE 6
DEVELOPMENT CONCEPT

Proposed Stage 7 Outline Plan to guide future development of 3 industrial lots



Development Proposal

Conceptual Scheme Amendment Proposal

PL20230109 - To amend the High Plains Industrial Park Conceptual Scheme to adopt the Stage 7 Outline Plan, which provides a framework to guide future development within SE-01-26-29-W04M.

Redesignation Proposal

PL20230110 - To redesignate the subject land from Special, Natural Resources District (S-NAT) to Industrial, Heavy District (I-HVY), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), and Special, Parks and Recreation District (S-PRK), in order to facilitate the industrial development.

Division: 5
 Roll: 06401001
 File: PL20230109 /
 PL20230110
 Printed: Aug 24, 2023
 Legend: SE 01-26-29-W04M
 Page: 8-26-29-W04M



Development Proposal

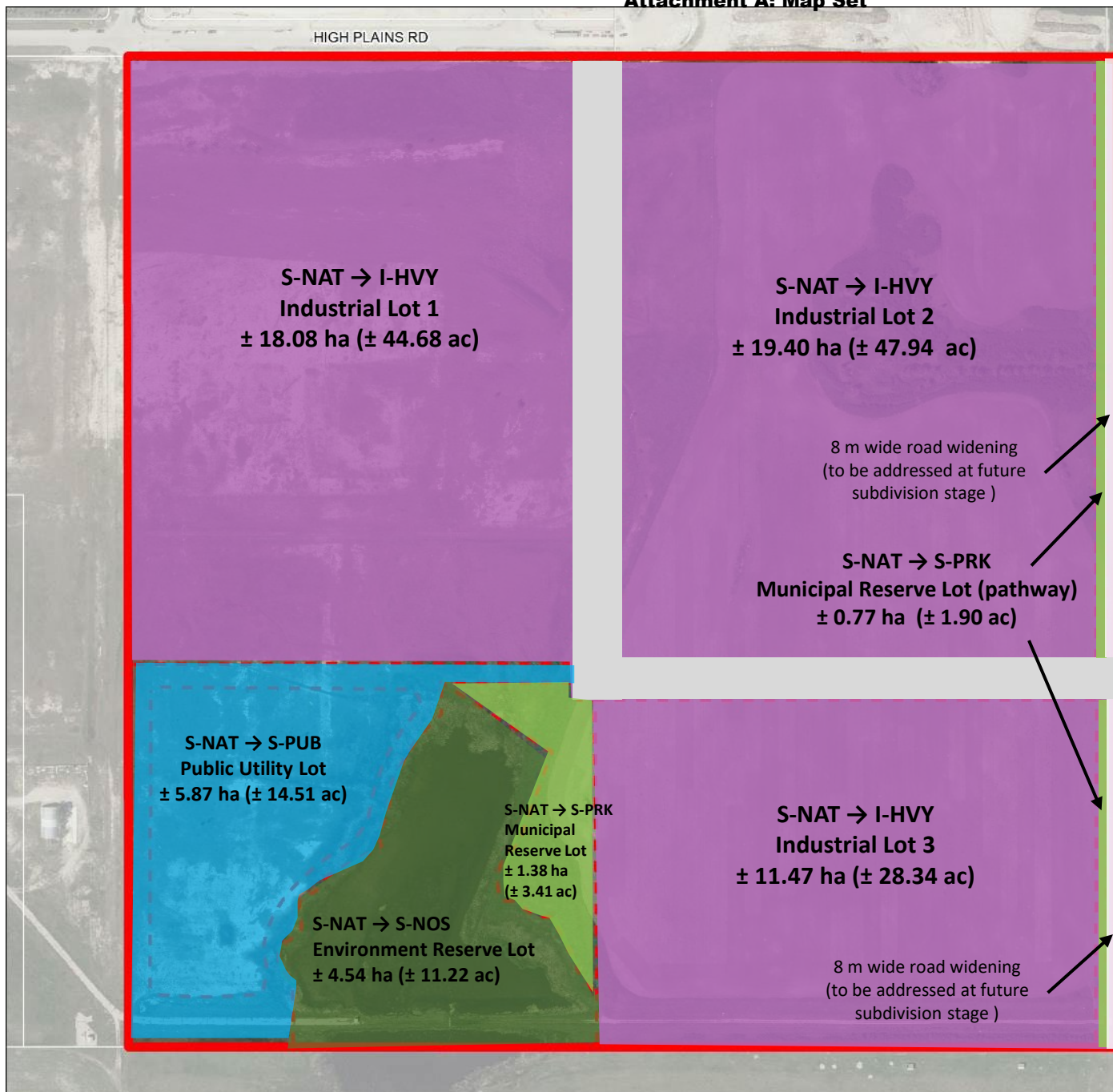
Conceptual Scheme Amendment Proposal

PL20230109 - To amend the High Plains Industrial Park Conceptual Scheme to adopt the Stage 7 Outline Plan, which provides a framework to guide future development within SE-01-26-29-W04M.

Redesignation Proposal

PL20230110 - To redesignate the subject land from Special, Natural Resources District (S-NAT) to Industrial, Heavy District (I-HVY), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), and Special, Parks and Recreation District (S-PRK), in order to facilitate the industrial development.

Division: 5
Roll: 06401001
File: PL20230109 /
PL20230110
Printed: Aug 24, 2023
Page: 3 of 6
Legal SE 01-26-29-W04M





Environmental

Conceptual Scheme Amendment Proposal

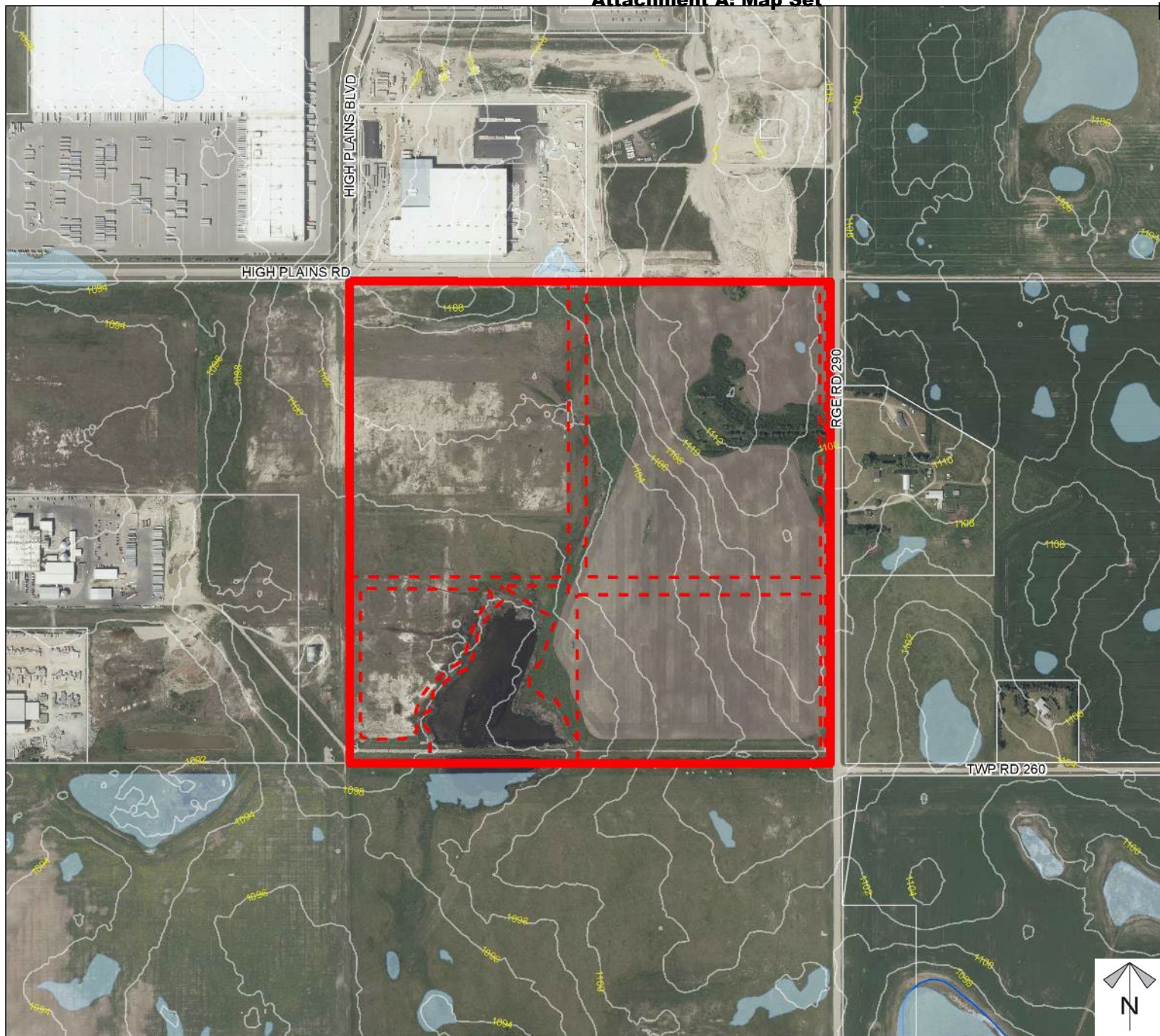
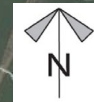
PL20230109 - To amend the High Plains Industrial Park Conceptual Scheme to adopt the Stage 7 Outline Plan, which provides a framework to guide future development within SE-01-26-29-W04M.

Redesignation Proposal

PL20230110 - To redesignate the subject land from Special, Natural Resources District (S-NAT) to Industrial, Heavy District (I-HVY), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), and Special, Parks and Recreation District (S-PRK), in order to facilitate the industrial development

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

Division: 5
Roll: 06401001
File: PL20230109 /
PL20230110
Printed: Aug 24, 2023
Page: 87689605



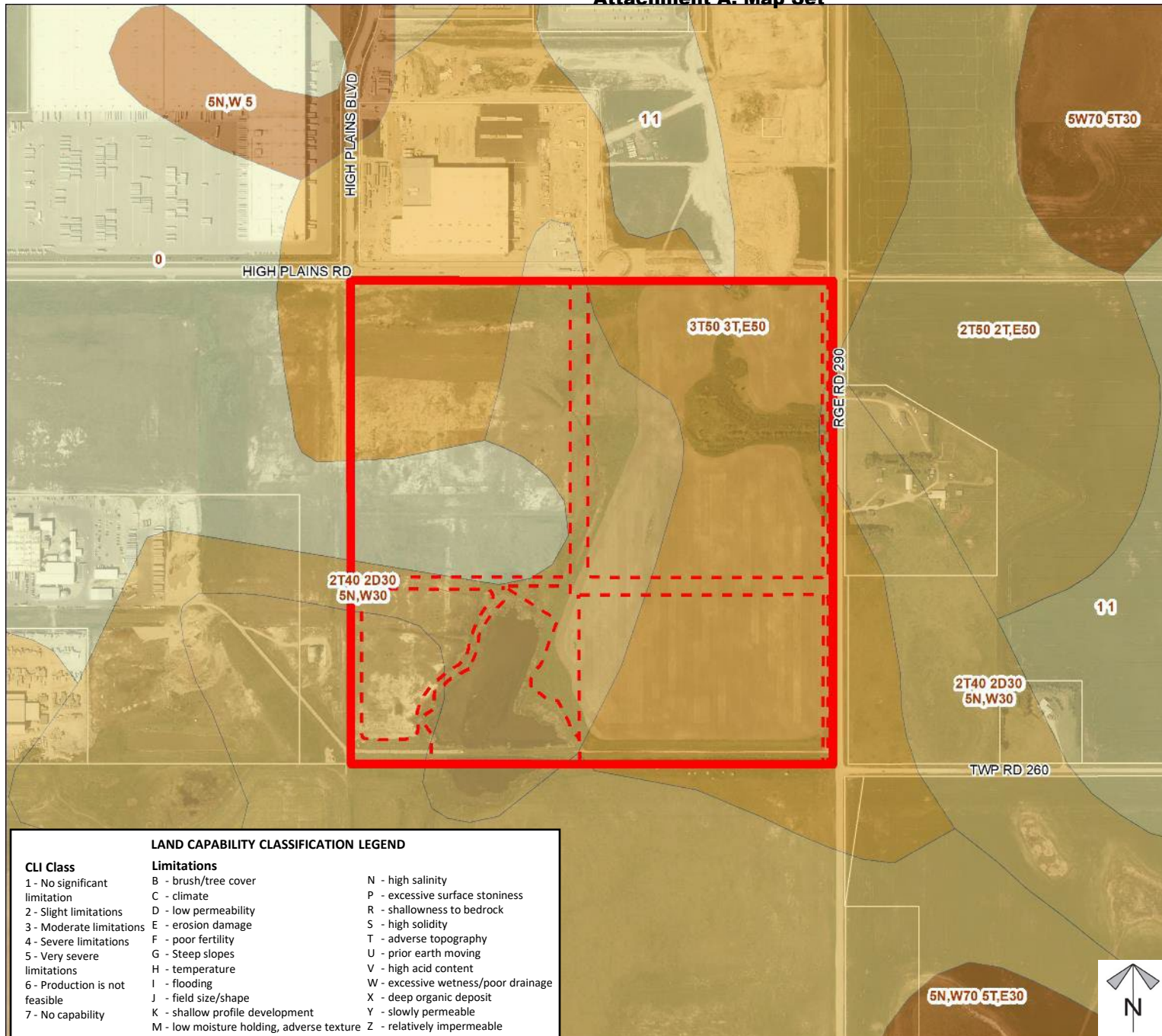
Soil Classifications

Conceptual Scheme Amendment Proposal

PL20230109 - To amend the High Plains Industrial Park Conceptual Scheme to adopt the Stage 7 Outline Plan, which provides a framework to guide future development within SE-01-26-29-W04M.

Redesignation Proposal

PL20230110 - To redesignate the subject land from Special, Natural Resources District (S-NAT) to Industrial, Heavy District (I-HVY), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), and Special, Parks and Recreation District (S-PRK), in order to facilitate the industrial development.



Division: 5
 Roll: 06401001
 File: PL20230109 /
 PL20230110
 Printed: Aug 24, 2023
 Page: 82669605

Landowner Circulation Area

Conceptual Scheme Amendment Proposal

PL20230109 - To amend the High Plains Industrial Park Conceptual Scheme to adopt the Stage 7 Outline Plan, which provides a framework to guide future development within SE-01-26-29-W04M.

Redesignation Proposal

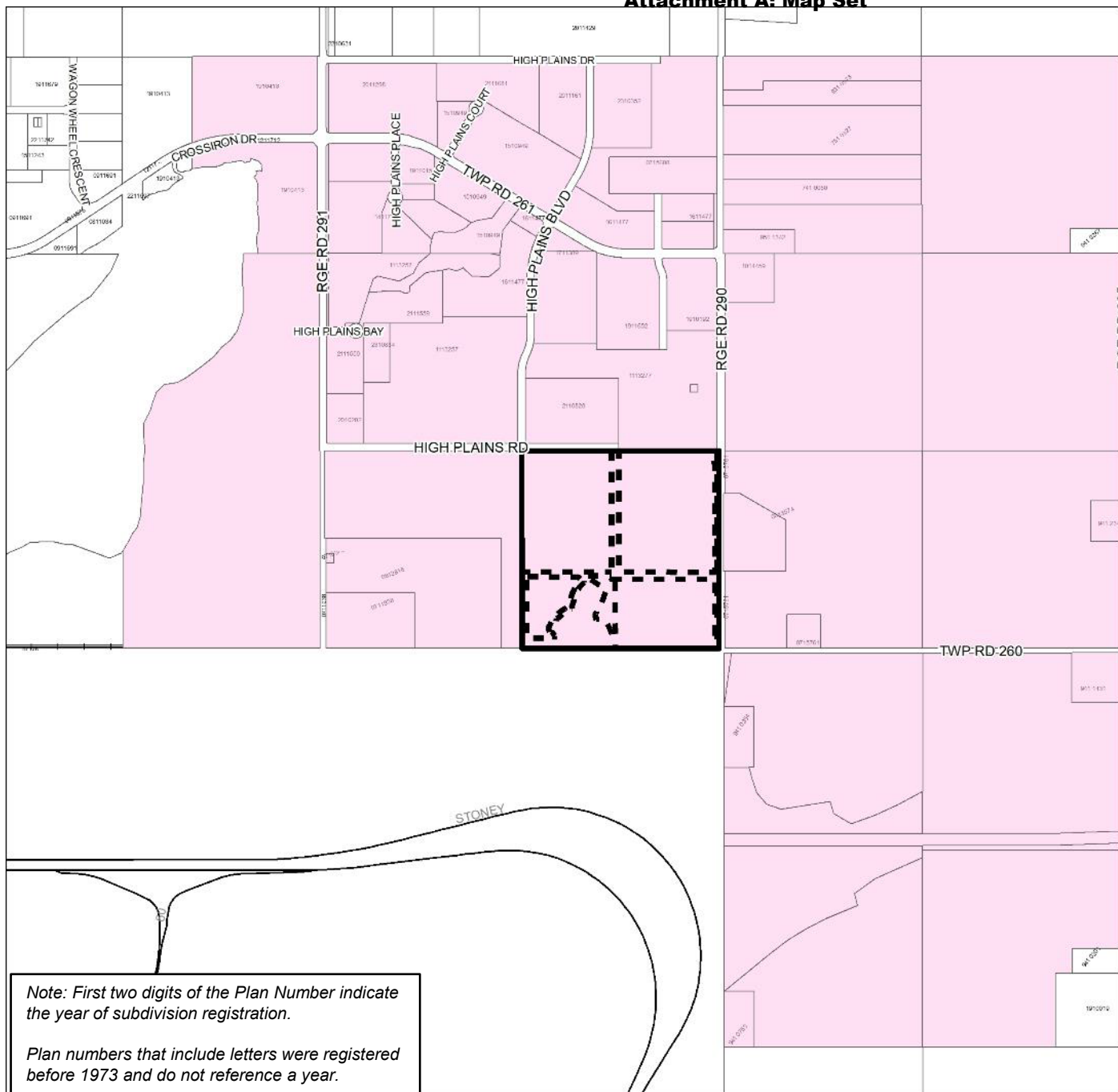
PL20230110 - To redesignate the subject land from Special, Natural Resources District (S-NAT) to Industrial, Heavy District (I-HVY), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), and Special, Parks and Recreation District (S-PRK), in order to facilitate the industrial development.

Legend

Support
Not Support



Division: 5
 Roll: 06401001
 File: PL20230109 /
 PL20230110
 Printed: Aug 24, 2023
 Page: 39 of 60



ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: WSP Canada Inc.(Chen Peng) / UCANCO General Partners Inc.	DATE APPLICATION RECEIVED: August 24, 2023 May 7, 2025: Required studies submitted, application is considered completed
GROSS AREA: ± 64.75 hectares (160 acres)	LEGAL DESCRIPTION: SE-01-26-29-W04M
Pre-Application Meeting Held: <input type="checkbox"/>	Meeting Date: N/A
SOILS (C.L.I. from A.R.C.): Class 1 1 – A small western portion of the land contains soil with no significant limitations for crop production. Class 2T40 2D30 5N, W30 – The central and southern portion of the land contains soil with slight limitations for crop production due to adverse topography, low permeability, high salinity, and excessive wetness/poor drainage. Class 3T50, 3T, E50 – The eastern portion of the land contains soil with moderate limitations for crop production due to adverse topography and erosion damage.	
HISTORY: February 12, 2019: Council approved the policy amendment application (PL20180077) to amend “High Plains Conceptual Scheme” in order to adopt “Stage 4 and 5 Outline Plan” to guide development within a portion of NE & NW-12-26-29-W4M. September 29, 2015: Council approved the policy amendment application (PL20140024) to amend “High Plains Conceptual Scheme” in order to adopt “Stage 6 Outline Plan” to guide development within a portion of SW-1-26-29-W4M. July 30, 2013: Council approved the policy amendment application (2012-RV-074) to amend “High Plains Conceptual Scheme” in order to adopt “Stage 3 Outline Plan” to guide development within a portion of NE-1-26-29-W4M and SE & SW-12-26-29-W4M. September 11, 2012: Council approved the policy amendment application (2012-RV-049) to amend “High Plains Conceptual Scheme” in order to adopt “Stage 2 Outline Plan” to guide development within a portion of SE-12-26-29-W4M. January 11, 2011: Council approved the policy amendment application (2010-RV-133) to amend “High Plains Conceptual Scheme” in order to adopt “Stage 1 Outline Plan” to guide development within a portion of NW-1-26-29-W4M. July 27, 2010: Council approved the policy application (2009-RV-273) to adopt “High Plains Conceptual Scheme” that provides a framework for subsequent redesignation, subdivision and development within Section 1&12-26-29-W4M.	
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Geotechnical Investigation (WSP Canada Inc., April 2023, updated March 2024, updated again April 2025) • Servicing Brief (WSP Canada Inc., July 2023, updated July 2024, and updated again April 2025) • Staged Master Drainage Plan (WSP Canada Inc., July 2024) • Traffic Impact Assessment (WSP Canada Inc., July 10, 2023, updated July 19, 2024, and updated again April 15, 2025) • Biophysical Impact Assessment (WSP Canada Inc., July 21, 2023, updated June 27, 2024, and updated again May 7, 2025) 	

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View School Board	No response.
Calgary Catholic School District	No response.
<i>Province of Alberta</i>	
Alberta Forestry and Parks	No concern with the application.
Alberta Transportation and Economic Corridors	<ul style="list-style-type: none"> Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies. Alberta Transportation and Economic Corridors is satisfied that the highway infrastructure can support the proposal, and has no concerns with respect to this application. Future northerly extension of the East Ring Road in Calgary as contemplated in the existing plan will likely be moved further east to avoid expansion of development within the East Balzac area. The land that is subject of the referral is located greater than 300 metres from the limit of a highway, or 800 metres from the centre point of a public road intersection with a provincial highway. The proposal is therefore not subject to the requirements of the Highways Development and Protection Regulation and does not require a permit from Transportation and Economic Corridors. The department is prepared to unconditionally vary the requirements of Section 18 of the Matters Related to Subdivision and Development Regulation at the time of subdivision application.
Alberta Health Services	<p>AHS-SHE has no concerns with the amendment and redesignation proposals at this time, from a public health perspective.</p> <p>Alberta Health Services- Environmental Public Health (AHS-EPH) would appreciate an opportunity to review and comment on any future development application and/or finalized building permit application for the construction of any regulated public facilities that may occur on the subject lands (e.g., food establishments, swimming facilities, daycares, child or adult care facilities, personal service establishments, etc.). Forwarding plans for these facilities to AHS-EPH for approval BEFORE the building permit is granted helps to ensure that the proposed business will meet the requirements of the Public Health Act and its regulations.</p>

AGENCY	COMMENTS
	<p>Applicants for future development on the subject land who may be looking for more information on requirements, or are looking to arrange for a plan review or to speak directly with a public health inspector, should contact AHS-EPH at calgaryzone.environmentalhealth@ahs.ca, or call our toll-free telephone line at 1-833-476-4743.</p>
Public Utility	
ATCO Gas	No objection.
ATCO Pipelines	No response.
FortisAblerta	No concerns.
TELUS Communications Inc.	No response.
CNOOC Petroleum North America ULC	<p>Further to an inquiry made by WSP Canada Inc. (Chen Peng) on behalf of Ucanco General Partners Inc. (hereinafter referred to as the "Applicant"), CNOOC Petroleum North America ULC ("CNOOC") provides the following feedback with respect to the subject application.</p> <p><u>SE/4 of Sec. 01-026-29W4M</u></p> <ul style="list-style-type: none"> CNOOC has no surface assets in this quarter section. <p><u>SW/4 of Sec. 01-026-29W4</u></p> <ul style="list-style-type: none"> Pipeline rights of way registered as Plans 502JK, 4965JK and 5819JK. Surface Lease for Access Road and Valve Site (J03 & J04) - We still require access until we obtain a reclamation certification. A copy of the survey plan is attached. Valve Site J042 – This valve site is abandoned and underground, located on the northern end of Pipeline Right-of-way Plan 5819JK. <p><u>NW/4 of Sec. 36-026-29W4M</u></p> <ul style="list-style-type: none"> Pipeline rights of way registered as Plans 011 3182, 501JK, 5819JK, 2522JK, 4965JK and 921 0545. 100/11-36-025-29W4M Wellbore – This wellsite has been reclaimed. Reclamation Certificate 31883929 is attached for reference. <p><u>NE/4 of Sec. 36-025-29W4M</u></p> <ul style="list-style-type: none"> Pipeline rights of way registered as Plans 2522JK, 4965JK <p>The Pipeline Right-of-Ways are registered and available through Alberta Land Titles. We recommend that safety equipment for the detection of sour gas be on site for any work to be completed within the sour facilities.</p> <p>Subject to the terms and conditions set forth below, CNOOC has no objections or concerns with respect to the conceptual scheme amendment and redesignation proposal.</p>

AGENCY	COMMENTS
	<p>Our review was based on the above locations (the “Facilities”)</p> <ul style="list-style-type: none"> • Setback for level one pipelines or pipelines abandoned in place, is the width of the registered right-of-way. No permanent structures can be placed within the right-of-way, including but not limited to, trees and parking of heavy equipment, vehicles and/or trailers. • Any development will be in accordance with, and satisfy all regulatory setbacks applicable to the Facilities. • The reclaimed wellbore will require a setback to allow for access as set out under AER Directive 079. Please note further testing may require use of a service rig and accompanying equipment. Development approval should consider the space needed for this work. To assist in understanding the Equipment Spacing for Well Servicing of Conventional Wells, included is a copy of “Schedule 11” included in Alberta Energy Regulator Directive 037. • CNOOC assumes no responsibility for any damage, loss or liability related to operations conducted in or in proximity to the Facilities. In the event of such damage, loss or liability, the party responsible for same shall be liable for and indemnify and hold CNOOC and its officers, directors, employees, agents and representatives harmless against all losses, costs, damages, expenses and legal fees which any such parties may suffer, sustain, pay or incur directly or indirectly arising from or in connection with such operations; and in addition, indemnify CNOOC and its officers, directors, employees, agents and representatives from and against all actions, proceedings, claims and demands, losses, costs, damages, expenses and legal fees whatsoever which may be brought against or suffered by any such parties or which any such parties may sustain, pay or incur, directly or indirectly arising from, or in connection with such operations. This liability and indemnity shall apply without limit and without regard to cause or causes, including, without limitation, negligence, whether sole, concurrent, gross, active, passive, primary or secondary, or the willful act or omission of CNOOC or its officers, directors, employees, contractors, agents and representatives or any other persons or otherwise.
<i>Adjacent Municipality</i>	<u>Transportation:</u>
The City of Calgary	<ul style="list-style-type: none"> • With respect to Range Road 290, Figure 6 from the original High Plains Industrial Park indicates the following: “Area available for development will be determined pending the location of the regional roadway connection” • Has the County engaged the Province to confirm the plans for regional roadway connection in the area and is the regional roadway connection reflected in this plan for the High Plains Stage 7 lands? • The County’s offsite levy bylaw identifies Range Road 290 as a 36m Network ‘A’ road between Township Road 260 and Highway 566. To establish a 36m ROW would typically require 7.94m from the subject lands (assuming equivalent widening is identified on the east side of Range Road 290); however, the plans only show 5m of widening. Will

AGENCY	COMMENTS										
	<p>the plans be updated to include 7.94m widening along Range Road 290? Alternatively, will the levy and broader network plans be updated to align with this application, and if so, does this approach align with the regional roadway requirements alluded to above?</p> <ul style="list-style-type: none"> The County and City have engaged in previous discussions regarding a connection to Stoney Trail at 60 St that would connect to 144 Avenue NE. To achieve the full potential of this connection generally would require improvements to 144 Avenue NE. Upgrading of 144 Avenue NE to a 36m arterial is the logical classification from a roadway hierarchy and transportation planning perspective. To enable this, widening would be required (7.94m on each side of 144 Avenue). The plans should be updated to reserve 7.94m along the north side of 144 Avenue, either by identifying road widening to be included at time of subdivision, or be scaling back the I-HVY land-use on lot 3. The City can concurrently identify 7.94m (equivalent share from each jurisdiction) to be applied on the associated applications at time of review. Alternatively, a transportation planning analysis could be undertaken to establish whether an alternative classification for 144 Avenue is appropriate. <p><u>Water Resources:</u></p> <ul style="list-style-type: none"> Note: Rocky View County to confirm the proposed development is in alignment with the Nose Creek Watershed Water Management Plan and the volume control targets outlined in the document. <p>Internal Departments</p> <table> <tr> <td data-bbox="164 1073 407 1167">Recreation, Parks, and Community Support</td><td data-bbox="488 1073 659 1098">No response.</td></tr> <tr> <td data-bbox="164 1203 334 1228">GIS Services</td><td data-bbox="488 1203 1422 1228">A road naming application will need to be submitted for the internal road.</td></tr> <tr> <td data-bbox="164 1266 391 1291">Building Services</td><td data-bbox="488 1266 659 1291">No response.</td></tr> <tr> <td data-bbox="164 1329 367 1423">Fire Services & Emergency Management</td><td data-bbox="488 1329 1503 1423">Fire services has no concerns at this time. Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.</td></tr> <tr> <td data-bbox="164 1461 318 1556">Capital and Engineering Services</td><td data-bbox="488 1461 1503 1829"> <p>General:</p> <ul style="list-style-type: none"> The comments and review completed to date have satisfied the County's requirements for supporting the Outline Plan (OP) and land use redesignation process. The revised OP document dated April 2025 has adequately resolved prior comments from the County's engineering team. Further technical reporting and detailed engineering on various aspects of site servicing to the plan area will be required at the subdivision stage. The applicant will be responsible for all required payments of 3rd party reviews as per the Master Rates Bylaw C-8609-2025, as amended. </td></tr> </table>	Recreation, Parks, and Community Support	No response.	GIS Services	A road naming application will need to be submitted for the internal road.	Building Services	No response.	Fire Services & Emergency Management	Fire services has no concerns at this time. Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.	Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> The comments and review completed to date have satisfied the County's requirements for supporting the Outline Plan (OP) and land use redesignation process. The revised OP document dated April 2025 has adequately resolved prior comments from the County's engineering team. Further technical reporting and detailed engineering on various aspects of site servicing to the plan area will be required at the subdivision stage. The applicant will be responsible for all required payments of 3rd party reviews as per the Master Rates Bylaw C-8609-2025, as amended.
Recreation, Parks, and Community Support	No response.										
GIS Services	A road naming application will need to be submitted for the internal road.										
Building Services	No response.										
Fire Services & Emergency Management	Fire services has no concerns at this time. Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.										
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> The comments and review completed to date have satisfied the County's requirements for supporting the Outline Plan (OP) and land use redesignation process. The revised OP document dated April 2025 has adequately resolved prior comments from the County's engineering team. Further technical reporting and detailed engineering on various aspects of site servicing to the plan area will be required at the subdivision stage. The applicant will be responsible for all required payments of 3rd party reviews as per the Master Rates Bylaw C-8609-2025, as amended. 										

AGENCY	COMMENTS
	<p>Geotechnical:</p> <ul style="list-style-type: none"> The OP submission included a geotechnical investigation titled Geotechnical Investigation High Plains Industrial Park Stage 7 prepared by WSP Canada Inc. dated April 15th, 2025. In review, the report has been sealed by the responsible engineer at WSP and meets the County's geotechnical requirements for this stage of development. The report confirms development of the subject lands is feasible, from a geotechnical perspective, and provides a series of recommendations that will need to be followed as the lands develop. We note that further geotechnical reporting will be required as the development proceeds on the subject lands, in accordance with County standards. This includes but is not limited to deep fill reporting, compaction testing and site-specific geotechnical investigations for proposed Lots (at DP stage). Additional analysis and reporting will also be required to support design of the required impervious pond liner and other public infrastructure, as needed during detailed design. <p>Transportation:</p> <ul style="list-style-type: none"> The OP submission included a Traffic Impact Analysis prepared by WSP Canada Ltd., the final version of this report is dated June 2nd, 2025, and has adequately resolved comments issued by the County's engineering team provided to date. <ul style="list-style-type: none"> The County notes various upgrades to the offsite transportation network, including those identified as background, will be required to support Stage 7 Traffic. Improvements will be confirmed at the subdivision stage, and may form part of future development agreements, in accordance with County standards. Updates to the development's TIA will be required at each phase of subdivision in accordance with County standards. Further comments or analysis may be required as part of report updates. We note for the developers understanding that RR290 is identified in the County's long range transportation planning as a Network A road requiring a 36m right of way. Dedication of 8m of widening will become a condition of future subdivision. The County and the City of Calgary have previously had discussions regarding a regional connection to Stoney Trail that would connect to 144th Avenue. The plans are conceptual in nature, with 144th Avenue extending to Range Road 291. Road dedication along the southern boundary of the subject lands will not be required until the interchange design is updated or formalized. Additional land (if any) required to accommodate intersection treatments will need to be dedicated as part of the development, to the County's satisfaction. The County's transportation offsite levy will apply at the subdivision stage in accordance with Bylaw C-8549-2024, as amended. Contributions to cost recoveries in place for regional road improvements will be confirmed at the subdivision stage, based on timing and agreements in place at time of development, per County policy.

AGENCY	COMMENTS
	<p>Sanitary & Water Supply:</p> <ul style="list-style-type: none"> The Developer has provided a high-level Servicing Strategy Report prepared by WSP Canada Inc. to support the OP process. The final version of the report, which has addressed County review comments provided to date, is dated April 17th, 2025. <ul style="list-style-type: none"> Further analysis will be required at subdivision stage to address downstream sanitary system capacity in the existing Ranchers Beef Lift Station, as well as the collection system between Stage 7 and the existing County lift station. Further analysis, including hydraulic modeling, will be required at subdivision stage to address the staging of waterworks extensions and to confirm each phase of the development will have adequate fire flow. All upgrade costs for the expansion of existing infrastructure required to service the plan area will be borne by the Developer. Cost recovery may apply in accordance with County Policy 406. The Developer is advised that private cost recovery will be confirmed at subdivision stage and may apply to downstream/offsite potable water and sanitary collection systems in accordance with County Policy 406. The County's water and wastewater offsite levy will apply at the subdivision stage in accordance with Bylaw C-8548-2024, as amended. Future development will be required to confirm capacity needs/requirements at the subdivision stage and develop detailed designs to connect to the County's East Balzac Water and Sanitary System's infrastructure. <p>Storm Water Management:</p> <ul style="list-style-type: none"> The Developer has provided a Staged Master Drainage Plan report prepared by WSP Canada Inc. in support of the OP process. The final version of this report is dated April 17th, 2025 has adequately addressed review comments and confirms the development's servicing concept. The Developer is advised of the following standard requirements: <ul style="list-style-type: none"> We note that updates and stormwater management reports will be required at each phase of subdivision and development to determine final stormwater infrastructure requirements. A detailed Pond Report will be required to support detailed design of the proposed Rosemont Industrial Park stormwater pond, at future subdivision stage. The report will need to address access, operational and maintenance requirements, pond liner design, and other aspects of the pond, per County standards. It is noted for the Developer's understanding that the Lot Owners Association will be required to manage and maintain any/all proposed irrigation works to maintain the water balance as proposed, in lieu of an outlet. This can be discussed in further detail at the subdivision stage but it is noted the County will not assume O&M responsibility for irrigation / water balance system(s) in non-residential developments.

AGENCY	COMMENTS
Agriculture & Environment Services	<ul style="list-style-type: none"> ○ Future development will be subject to Erosion and Sediment Control Reporting and Plans at the subdivision and/or DP stages. • The Developer has provided a Biophysical Impact Assessment Report prepared by WSP Canada Inc. dated May 7th, 2025. The County notes: <ul style="list-style-type: none"> ○ The report is adequate to address wetland impacts on the site. ○ Wetland W4 (5.10ha) will be avoided and retained in the proposed development concept, proposed to be located on a future Environmental Reserve parcel. ○ We note the development will result in the removal and compensation for +/-1.75ha (4.32ac) of existing wetlands (W1-W3). ○ The Developer remains responsible for all regulatory approvals related to wetland impacts, including any reporting or monitoring obligations arising from the post development drainage system. • Note that all regulatory approvals required to support site grading must be in place prior to proceeding with construction activities affecting wetlands.
	No response.

Circulation Period: September 12, 2023, to October 3, 2023.

ATTACHMENT D: PUBLIC SUBMISSIONS

No Letters Received

ATTACHMENT E: POLICY REVIEW

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

Rocky View County / City of Calgary Intermunicipal Development Plan (IDP)	
Plan Implementation	
15.1.1	<i>The following that occur partially or wholly within the Plan Area (Map 1) shall be circulated to both municipalities:</i> <i>(a) Statutory and non-statutory plans within the Plan Area and proposed amendments to such plans;</i> <i>(b) Applications for land use redesignation and subdivision.</i>
Consistent	The application was referred to The City of Calgary for comment. The Applicant has revised the outline plan in order to address their comment.

Municipal Development Plan (County Plan)	
Business Development	
14.2	<i>Direct business development to locate in identified business areas as identified on Map 1.</i>
Consistent	The proposal is located within the identified regional business center Balzac.
14.3	<i>Encourage the infilling or intensification of existing business areas and hamlet main streets in order to complement other businesses, maximize the use of existing infrastructure, minimize land use conflicts with agriculture uses, and minimize the amount of traffic being drawn into rural areas.</i>
Consistent	The proposed development would utilize the existing infrastructure and be compatible with adjacent business uses.
14.4	<i>A business area shall have an adopted area structure plan in place prior to development, with the exception of lands in business areas that already have the appropriate land use designation allowing business development.</i>
Consistent	The Balzac East ASP was adopted in 2000 to guide business development in Balzac area.

Balzac East Area Structure Plan	
Special Development Areas	
4.7.5 (a)	<i>SDA#5 is considered to be suitable for industrial and business uses requiring larger lots and a reduced level of municipal services. However, all developments will be required to connect to Municipal Water and Sanitary Systems or enter into a Deferred Services Agreement if these are not immediately available.</i>
Consistent	The proposed development would be located in large industrial lots with piped municipal services.
4.7.5 (b)	<i>A Conceptual Scheme shall be prepared and adopted by Council prior to further subdivision and/or development being permitted within SDA#5. A Traffic Impact Assessment and a Storm Water Management Report acceptable to the Municipality and the appropriate Provincial Departments shall also be required.</i>

Consistent	The High Plains Industrial Park Conceptual Scheme was adopted in 2010 to provide a policy framework for the development within two quarters, and then amended several times in the past few years to include Stage 1-6 outline plans. This proposal is to amend the Conceptual Scheme, in order to adopt the Stage 7 Outline Plan. The Applicant has provided the Traffic Impact Assessment and Stormwater Management Report to support the proposed development.
4.7.5 (f)	<i>There are a range of uses that currently exist adjacent to the boundary of SDA #5. It is a priority of this Plan that adequate measures be put in place to ensure that the business and adjacent uses are compatible. In Addition to the policies in this Section, all Conceptual Schemes shall address this issue to the satisfaction of the Municipality.</i>
Consistent	The proposed development is compatible with the adjacent industrial and business uses, and has addressed City of Calgary's comment.
4.7.5 (g)	<i>Businesses that are considered by the Municipality to be hazardous shall not be permitted to locate in SDA#5.</i>
Consistent	The proposed development would not contain any hazardous materials.
4.7.5 (i)	<i>Cell B consists of the remainder of SDA#5. Lot sizes and densities will be determined when a Conceptual Scheme is prepared. A Plan showing how emissions from any General Industry Class III use are to be minimized and mitigated shall be prepared, to the satisfaction of the Municipality. All impacts on adjacent properties shall be addressed.</i>
Consistent	The proposed Stage 7 Outline plan expects large industrial lots, which are compatible with the adjacent development.
4.7.5 (k)	In addition to the requirements of this Plan, any Conceptual Scheme that is prepared in SDA#5 must also address the following to the satisfaction of the Municipality: <ul style="list-style-type: none"> • The phasing and sequence of subdivision and development at full build out, • A graduated density • Impacts on adjacent land uses and appropriate mitigating measures • A Landscaping Plan • A Fencing Plan that effectively screens required areas • Lighting and Signage Plans • Roof top treatments that enclose mechanical and electrical equipment • Lands required for any upgrading of Range Road 290 • Architectural guidelines, especially for lands adjacent to Highway 566 and Range Road 290 • Pedestrian and pathway connections both within SDA#5 as well as linkages to adjacent developments, and • Internal road standards.
Consistent	The proposed Stage 7 Outline Plan has considered and addresses these items in the plan.

High Plains Industrial Park Conceptual Scheme	
Conceptual Scheme Area	
2.7.4.1	<i>A Biophysical Assessment and/or Wetland Impact Assessment may be prepared in support of specific Outline Plans affecting these titled areas if deemed necessary by the County and/or Alberta Environment</i>
Consistent	The Applicant provided a biophysical assessment, confirming that the proposed development would not have significant impact on the environment.

High Plains Industrial Park	
3.2.4	<i>Land uses within Cell 'C' will include 'general' industrial developments with a variety of lot sizes and parcel configurations. Businesses are expected to include large-format operations with extensive outside storage requirements. Heavier industrial processing activities may create potential for impacts to adjacent properties which will be required to demonstrate methods to successfully mitigate and minimize such impacts in accordance with relevant Federal, Provincial and municipal standards, to the satisfaction of the County.</i>
Consistent	The proposed industrial development complies with the land use expected in Cell C.
3.3.2	<i>The actual development configuration within the east portion of the Conceptual Scheme (including specific alignments of internal roads and potential linkages with adjacent lands east of Range Road 290) shall be confirmed through the preparation of Outline Plans as provided for in accordance with Section 10.0 of this Plan, to the satisfaction of the County and Alberta Transportation.</i>
Consistent	The development layout and internal roads are considered acceptable by the County and Alberta Transportation.
Transportation Infrastructure	
4.3.1	<i>All internal roads and associated intersections with adjacent regional roadways shall be constructed by the developer to the satisfaction of the County, Alberta Transportation and/or the City of Calgary (where relevant jurisdiction applies).</i>
Consistent	This requirement would be implemented at the subdivision stage to ensure the roads are constructed to the satisfaction of the affect parties.
4.3.10	<i>A Traffic Impact Assessment (TIA) shall be prepared in support of each Outline Plan submission and at each subdivision stage to establish expectations for required local transportation infrastructure improvements.</i>
Consistent	The Applicant has provided a TIA in support of the proposed Stage 7 Outline Plan.
Utility Servicing Infrastructure	
5.1.1	<i>The High Plains Industrial Park shall be serviced with potable water by the East Rocky View Water System.</i>
Consistent	The proposed development would be serviced by the county piped water.
5.1.3	<i>All potable water infrastructure within the CS area shall be constructed by the developer to the satisfaction of the County and Alberta Environment.</i>
Consistent	This requirement would be implemented at the subdivision stage.
5.1.5	<i>The potable water distribution system shall accommodate minimum design requirements necessary to provide appropriate fire suppression within the CS area.</i>
Consistent	The proposed water system has considered Fire Suppression to ensure it meets the county's requirement.
5.2.3	<i>All waste water infrastructure within the CS area shall be constructed by the developer and shall be designed in coordination with adjoining projects to the satisfaction of the County.</i>
Consistent	This requirement would be implemented at the subdivision stage.
5.3.6	<i>The operation and maintenance of the treated stormwater distribution system shall be determined at the Outline Plan stage, to the satisfaction of the County.</i>
Consistent	This proposed stormwater strategy has been accepted by the County and could be implemented at the subdivision stage.
Open Space	
6.5.3	<i>A 10 m MR shall be provided adjacent to Range Roads 290 & 291 to include a regional pathway connection to be constructed by the developer to the satisfaction of</i>

	<i>the County. The specific configuration of the open space treatment adjacent to Range Road 290 will be determined at such time the alignment of the Highway 566 / Stoney Trail NE regional road connection is finalized.</i>
Consistent	A 10 m strip of linear MR would be provided along RR 290 in the proposed Stage 7 Outline Plan.
6.5.6	<i>In some cases, dedication of linear MR may be provided surrounding the High Plains Industrial Park's stormwater facilities to include enhanced landscaping features and local pathways. The specific design and configuration of these proposed MR dedications will be determined at the Outline Plan stage to the satisfaction of the County.</i>
Consistent	MR is provided surrounding the stormwater pond to improve the features of industrial park, as per the Stage 7 Outline Plan.
6.5.8	<i>The Developer shall prepare a Landscaping Plan to detail all proposed plantings and pedestrian facilities within the MR areas in support of each phase of development.</i>
Consistent	The proposed Stage 7 Outline Plan indicates that a Landscaping Plan would be provided at future subdivision stage, and landscaping would be maintained by the lot owner association.

Land Use Bylaw (LUB)	
Industrial, Heavy District (I-HVY)	
445 Purpose	<i>To provide for a range of industrial activity that may have off-site nuisance impacts, including support services and storage.</i>
Consistent	The proposed district would accommodate the proposed logistic and warehouse development. The land use is compatible with the High Plains Industrial Park.
Special, Public Service District (S-PUB)	
452 Purpose	<i>To provide for the development of Institutional, Educational and Recreational uses</i>
Consistent	The proposed public utility lot would be redesignated to Special, Public Service District (S-PUB) to manage stormwater on-site.
Special, Parks and Recreation District (S-PRK)	
470 Purpose	<i>To provide for the development of active and passive recreational areas at the local, neighborhood and regional levels.</i>
Consistent	The proposed open space and linear pathway would be redesignated to Special, Parks and Recreation District (S-PRK) and considered Municipal Reserve.
Special, Natural Open Space District (S-NOS)	
473 Purpose	<i>To create conservation areas or protect environmentally sensitive areas by restricting development and providing access to the public in a manner that programs and preserves the land.</i>
Consistent	The existing wetland would be preserved and redesignated to Special, Natural Open Space District (S-NOS). It would be considered Environmental Reserve



ROCKY VIEW COUNTY

BYLAW C-8513-2024

A Bylaw of Rocky View County, in the Province of Alberta, to amend Bylaw C-6930-2010, known as the “High Plains Industrial Park Conceptual Scheme”.

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as Bylaw C-8513-2024.

Definitions

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

Effect

- 3 THAT Bylaw C-6930-2010, known as the “High Plains Industrial Park Conceptual Scheme”, be amended to append the “Stage 7 Outline Plan” affecting SE-01-26-29-W04M, as contained in Schedule A and B, attached to and forming part of this Bylaw, and
- 4 THAT the amendments contained in Schedule A and B attached to and forming part of this Bylaw to be adopted to provide a framework for subsequent redesignation, subdivision and development within SE-01-26-29-W04M.

Effective Date

- 5 *Bylaw C-8513-2024* is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2025

PUBLIC HEARING HELD this _____ day of _____, 2025

READ A SECOND TIME this _____ day of _____, 2025

READ A THIRD AND FINAL TIME this _____ day of _____, 2025

Reeve

Chief Administrative Officer

Date Bylaw Signed



ROCKY VIEW COUNTY

SCHEDULE 'A'
FORMING PART OF BYLAW C-8513-2024

Amendment #1

Amend the Table of Content by adding a reference to the Appendix and numbering accordingly:

- APPENDIX 'G' – STAGE 7 OUTLINE PLAN

Amendment #2

Attach the “High Plains Industrial Park Stage 7 Outline Plan” as defined in Schedule ‘B’ attached to and forming part of this Bylaw.



SCHEDULE 'B'
FORMING PART OF BYLAW C-8513-2024

An Outline Plan affecting SE-01-26-29-W04M, consisting of an area of approximately \pm 64.75 hectares (160 acres), herein referred to as the "High Plains Industrial Park Stage 7 Outline Plan".

HIGH PLAINS INDUSTRIAL PARK

OUTLINE PLAN

STAGE 7

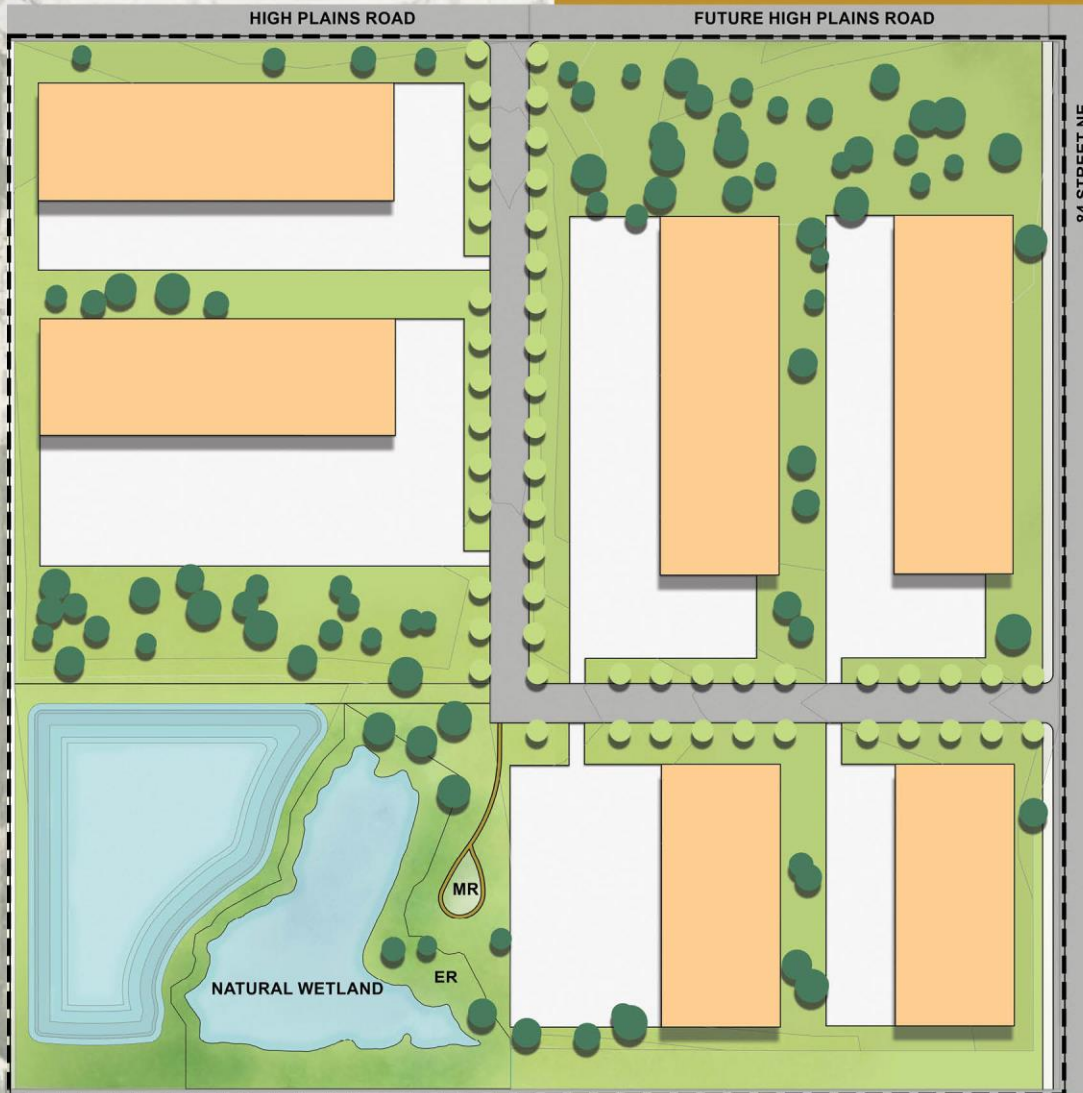




TABLE OF CONTENTS

1	INTRODUCTION AND BACKGROUND	1
2	LOCATION AND CONTEXT	2
2.1	Plan Area	2
2.2	Planning & Policy Context	3
2.2.1	Calgary Metropolitan Region Board (CRMB) Growth Plan	3
2.2.2	Inter-Municipal Development Plan	4
2.2.3	The County Plan	5
2.2.4	Balzac East Area Structure Plan	6
2.2.5	High Plains Industrial Park Conceptual Scheme	7
2.3	Existing & Surrounding Land Uses	8
2.4	Existing Developments within Plan Area	10
2.5	Topography and Natural Features	11
2.5.1	Geotechnical Assessment	12
2.5.2	Biophysical Assessment	12
2.6	Easements, Pipelines and Well Sites	13
3	DEVELOPMENT CONCEPT	15
4	UTILITIES & INFRASTRUCTURE	18
4.1	Water Servicing	18
4.2	Sanitary Servicing	19
4.3	Storm Water Management	20
5	TRANSPORTATION	22
6	OPEN SPACE AND MUNICIPAL RESERVE	24
7	ARCHITECTURAL GUIDELINES	25
8	EMERGENCY SERVICES	28



FIGURES

Figure 1: Plan Location	2
Figure 2: Context Plan	3
Figure 3: Preferred Growth Areas (Calgary Metropolitan Region Board - Growth Plan).....	4
Figure 4: Key Focus Areas (Rocky View County / City of Calgary Inter-Municipal Development Plan).....	5
Figure 5: Balzac Regional Business Centre (County Plan – Map 1)	6
Figure 6: Balzac East Area Structure Plan	7
Figure 7: High Plains Industrial Park Conceptual Scheme	8
Figure 8: Surrounding Land Uses (RVC and City of Calgary)	9
Figure 9: Topographical Site Conditions	11
Figure 10: Pipelines and Utility Easements	13
Figure 11: Development Concept Plan	15
Figure 12: Concept Visualization	16
Figure 13: Water Servicing.....	19
Figure 14: Sanitary Servicing.....	20
Figure 15: Storm Water Management.....	21
Figure 16: Transportation Plan.....	22

TABLES

Table 1: Pipeline Reference and Location	14
Table 2: High Plains Industrial Park Stage 7 Land Use Statistics	17

1 INTRODUCTION AND BACKGROUND

The purpose of the High Plains Industrial Park Stage 7 Outline Plan (the ‘Outline Plan’) is to provide a comprehensive planning framework that will guide the development of High Plains Industrial Park Stage 7 area in a manner that is consistent with Rocky View County’s strategic objective of accommodating larger format business development opportunities within the East Balzac major business/employment area.

Business activity in Rocky View County’s Balzac East area has been growing steadily in recent years and is anticipated to continue over the next ten years. Steady absorption rates are expected to lead to demand for more commercial and light industrial land in the area, especially as the Balzac East Area Structure Plan (ASP) encourages diversification of business within its plan area and as industry in the area continues to expand.

The establishment of this Outline Plan is intended to address market demand for additional developable land inventory. It is envisioned the proposed development will supplement inventory by providing a land use strategy for a range of development opportunities, particularly in the form of commercial and light industrial uses. The subject lands are ideally situated along a major transportation corridor and can easily be connected to the County’s existing infrastructure and therefore aligns with the County’s Strategic Plan for responsible growth.

2 LOCATION AND CONTEXT

2.1 PLAN AREA

The Outline Plan's Plan Area applies to the lands as outlined in red on **Figure 1**; the contents of this Plan only apply to lands within the Plan Area's boundaries.

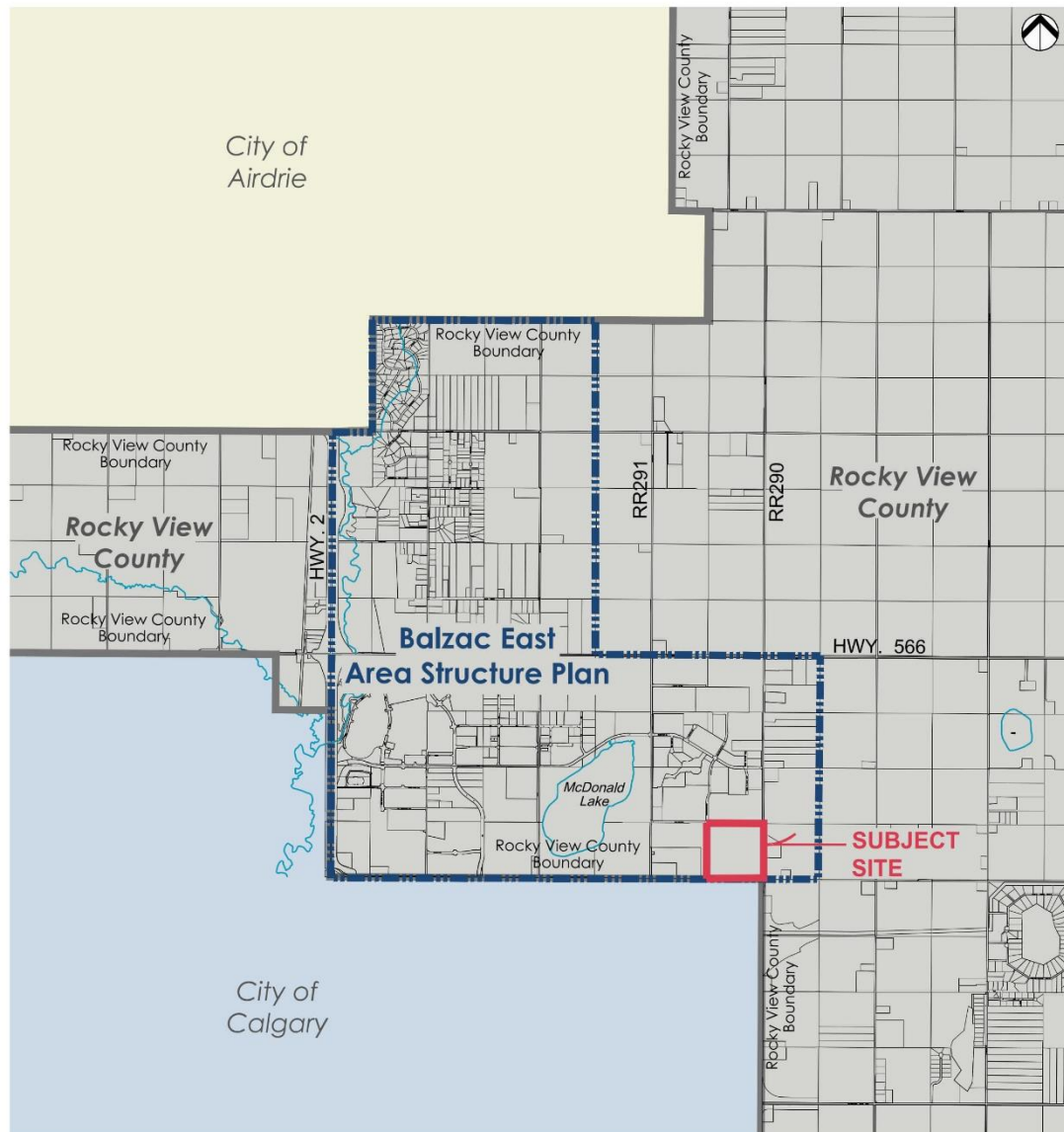


Figure 1: Plan Location

The Plan Area is located within the Balzac East Area Structure Plan, within the municipal boundaries of Rocky View County, and the Outline Plan's southern boundary is located adjacent to the City of Calgary's municipal boundary. Specifically the Plan Area is located on the property legally described as SE Section 1, Township 26, Range 29, W4M in Rocky View County, Alberta. The site is approximately 800 m north of Stoney Trail, to the west of Range Road 290, to the south of High Plains Road and about 800m east of Range Road 291 and is approximately 64.7 ha in area.

The Plan Area adjoins the existing High Plains Industrial Park Stage 3 and Stage 6 development to the north and west, with the subject lands being predominantly agricultural. Please note that the boundaries and locations of areas shown on

Figure 1 is not intended to define exact areas except where they coincide with clearly recognizable features or fixed boundaries such as municipal boundaries, property lines, roads or utility rights-of-way.

The Queen Elizabeth II Highway (QE 2) runs north to south approximately 5.4 km west of the Plan Area, while the Stoney Trail NE lies approximately 0.8 km south of the Plan Area. This regional transportation infrastructure will provide the convenient access into the Plan Area.



Figure 2: Context Plan

2.2 PLANNING & POLICY CONTEXT

2.2.1 Calgary Metropolitan Region Board (CRMB) Growth Plan

The CMRB Growth Plan identifies the subject site to be an area of employment growth and is listed as a **Joint Planning Area 1** between Rocky View County, City of Airdrie and City of Calgary. Industrial and commercial developments being the major existing and proposed land uses in this Planning Area.

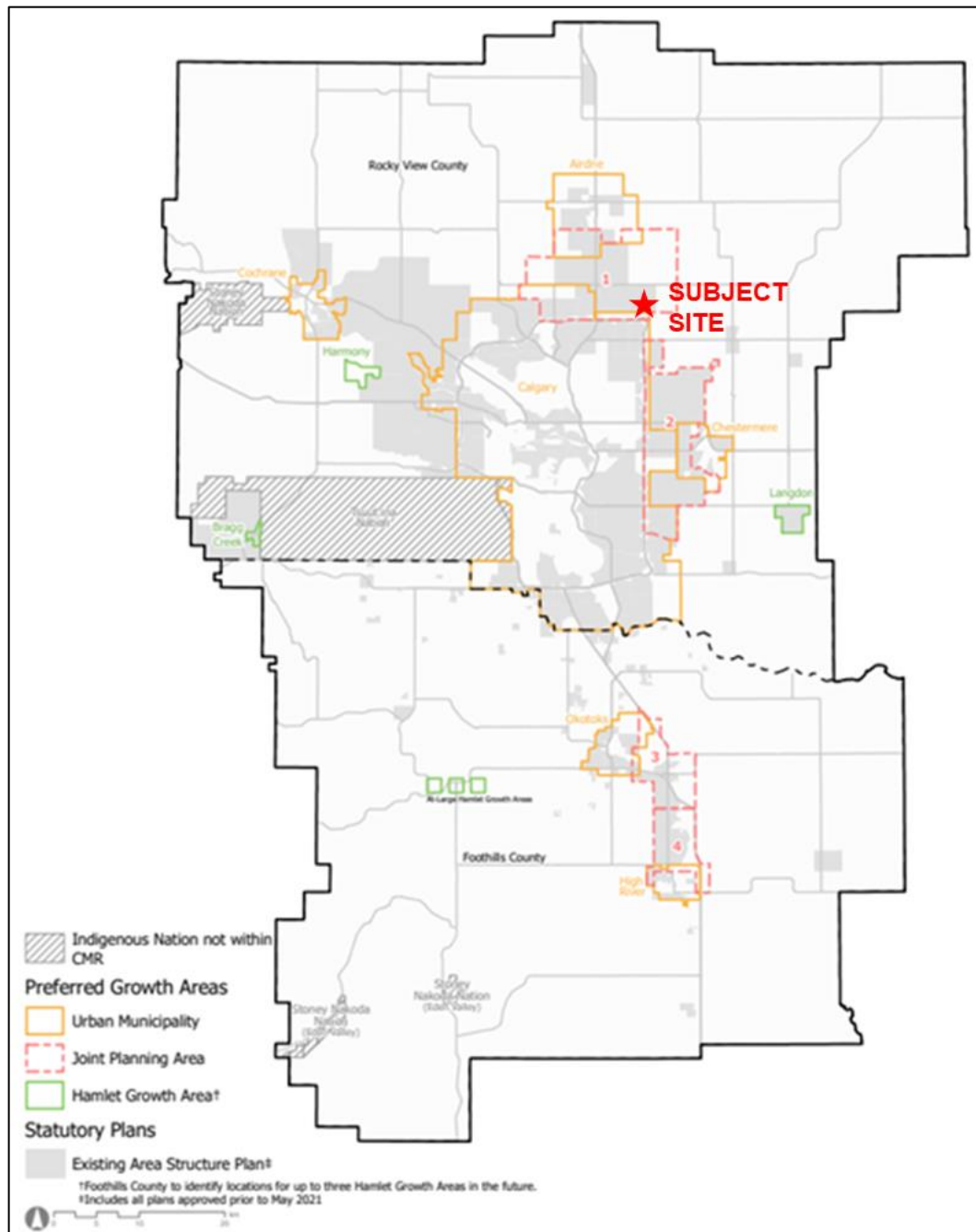


Figure 3: Preferred Growth Areas (Calgary Metropolitan Region Board - Growth Plan)

2.2.2 Inter-Municipal Development Plan

The Plan Area falls within the Queen Elizabeth II Highway (Highway 2) North Corridor, which is part of an important gateway to both Rocky View County and the City of Calgary and is a key provincial highway corridor within Alberta. The future land use of the Queen Elizabeth II Highway North Corridor Key Focus Area is envisioned as non-residential employment uses such as industrial and commercial development, due to its proximity to the Calgary International Airport, Canadian Pacific Railway, and the Queen Elizabeth II Highway.

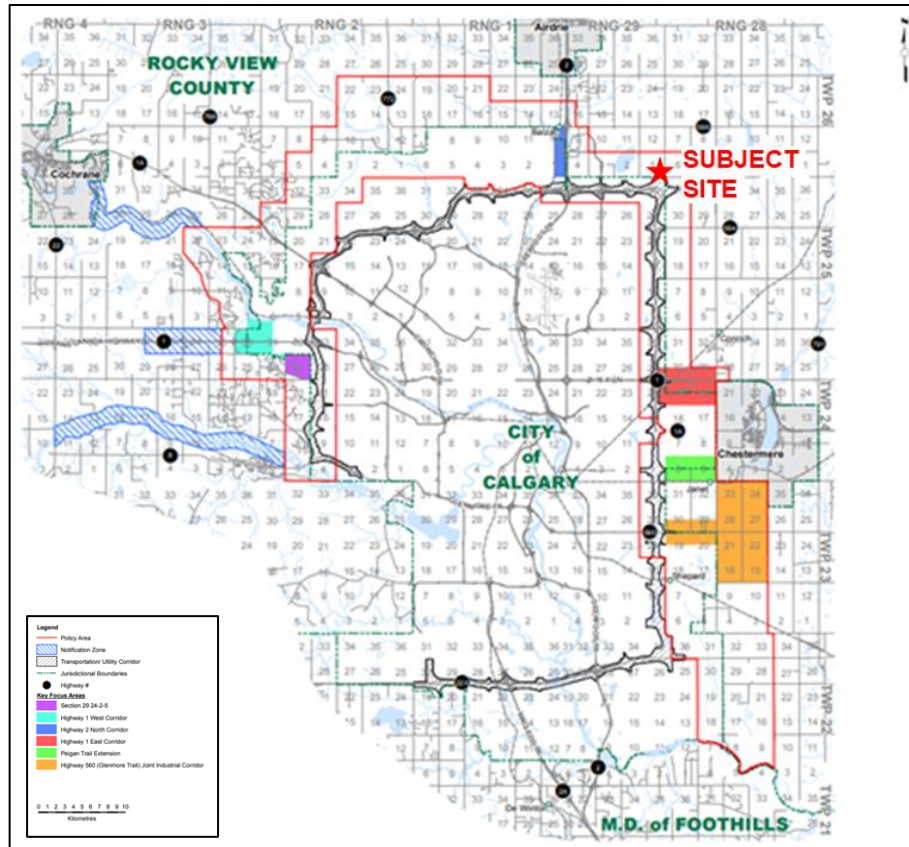


Figure 4: Key Focus Areas (Rocky View County / City of Calgary Inter-Municipal Development Plan)

2.2.3 The County Plan

The County plan supports industrial development in existing business. The subject lands are part of the Balzac East Regional Business Centre and the County Plan indicates the regional business centre to consist predominantly of commercial and industrial development in alignment with efficiencies in transportation and infrastructure systems. The County Plan also directs all business development in regional business centres to follow the County's Commercial, Office, and Industrial Design Guidelines, as well as the development review criteria identified in Section 29 of the Plan.

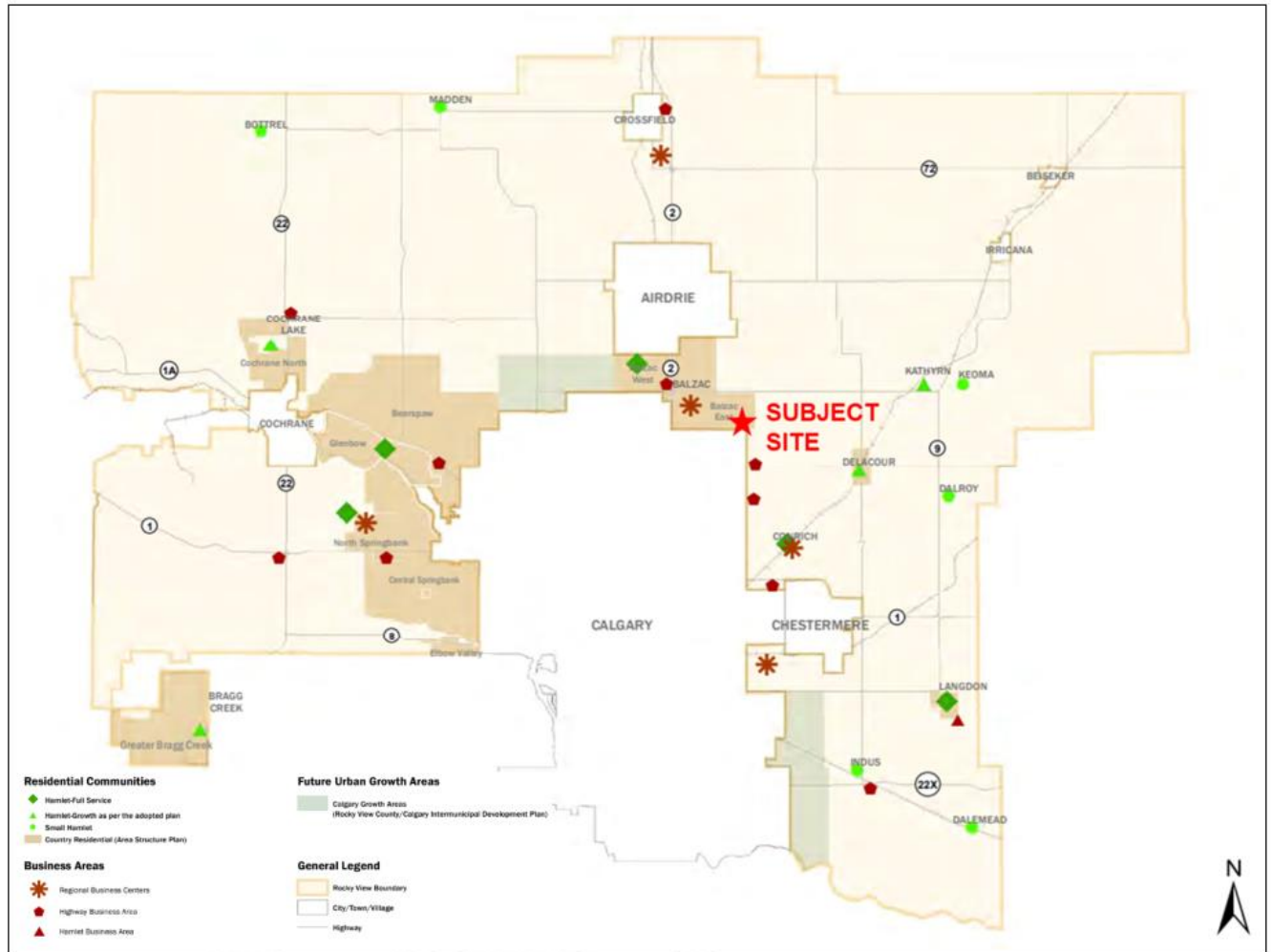


Figure 5: Balzac Regional Business Centre (County Plan – Map 1)

2.2.4 Balzac East Area Structure Plan

The Plan Area falls within the Balzac East Area Structure Plan (BEASP), specifically within the Special Development Area #5 (SDA5) Cell B. SDA5 is envisioned in the BEASP as requiring larger lots with a lower level of municipal servicing. As such, SDA5 will complement industrial, and business uses planned on other lands to the west that do not cater to businesses requiring larger parcels of land. In addition, the subject lands are not impacted by the influence of the Noise Exposure Forecast (NEF) of the Calgary International Airport.

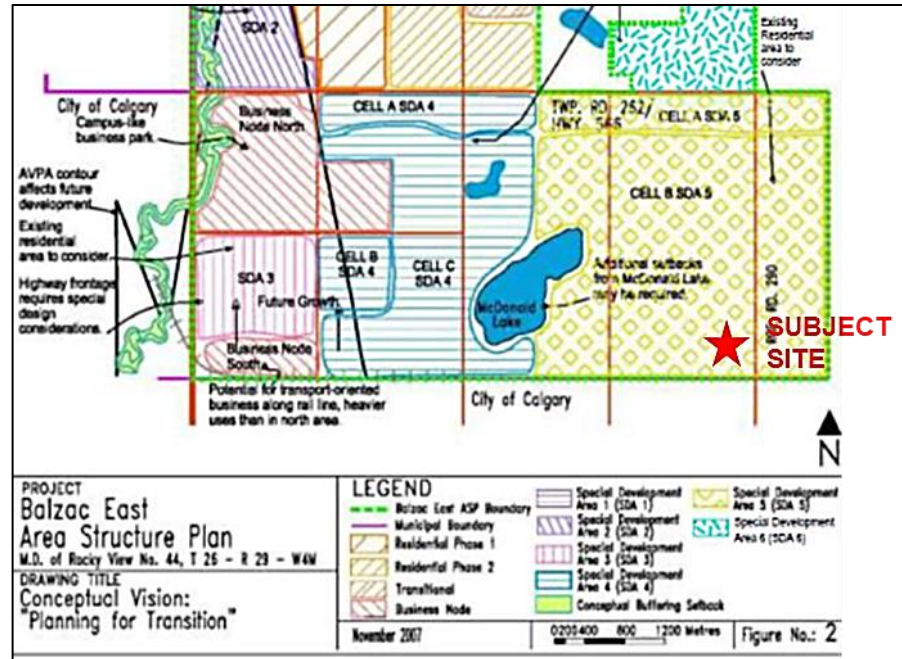


Figure 6: Balzac East Area Structure Plan

2.2.5 High Plains Industrial Park Conceptual Scheme

The High Plains Industrial Park Conceptual Scheme (HPIP CS) is a ‘broad-based’ policy document that sets general expectations to guide implementation of comprehensively planned industrial and commercial business developments within the eastern portion of the East Balzac area. The HPIP CS establishes a general land use concept proposing industrial land uses within the southern portion of the site with a mix of industrial/business park uses within the central portion, and regional commercial developments within the northern portion (adjacent to Hwy 566). The subject lands fall within Cell ‘C’ as illustrated in **Figure 7**.

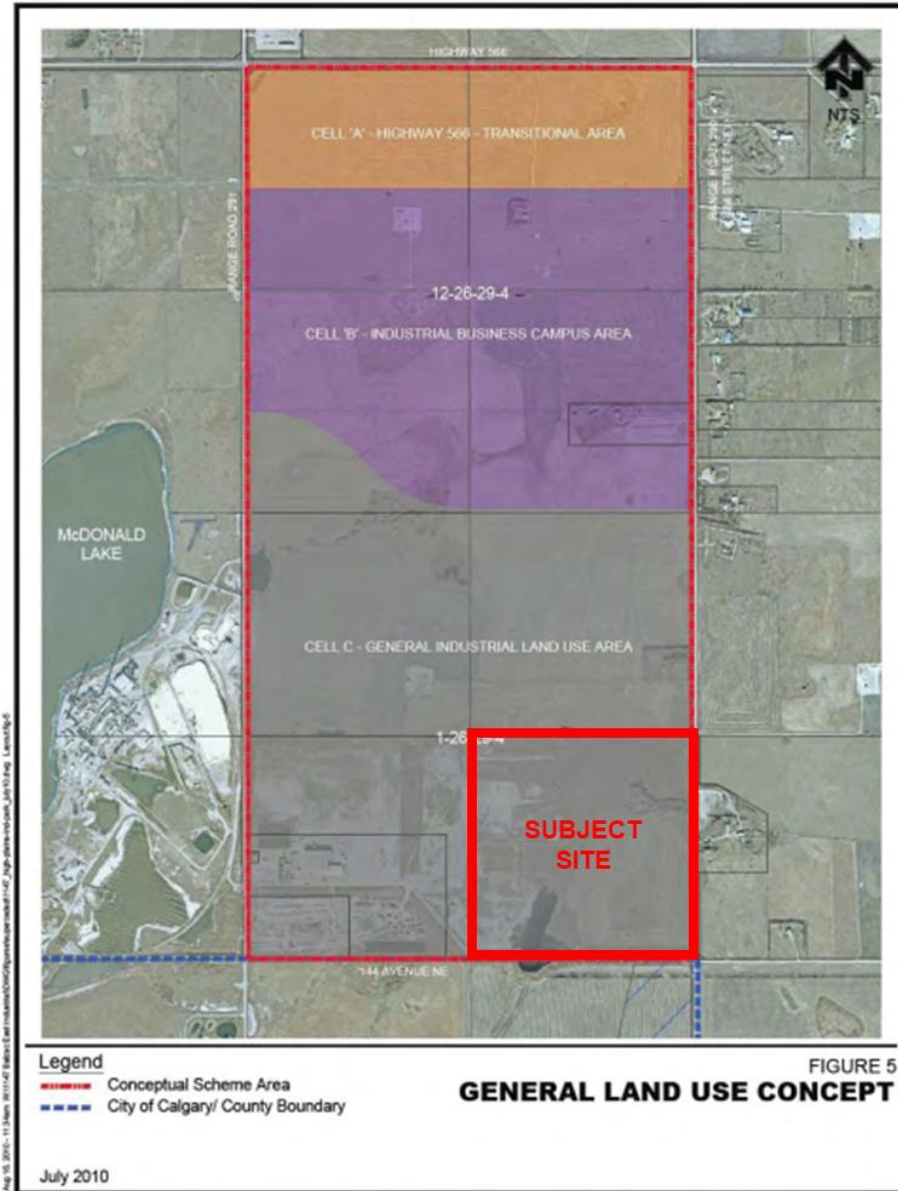


Figure 7: High Plains Industrial Park Conceptual Scheme

2.3 EXISTING & SURROUNDING LAND USES

The existing land uses that are within and surround the Plan Area are illustrated within **Figure 8**. Agricultural lands are located south east of the Plan Area, however the most predominant surrounding land use is Heavy Industrial, located adjacent to the Plan Area on its north, west, and east sides.

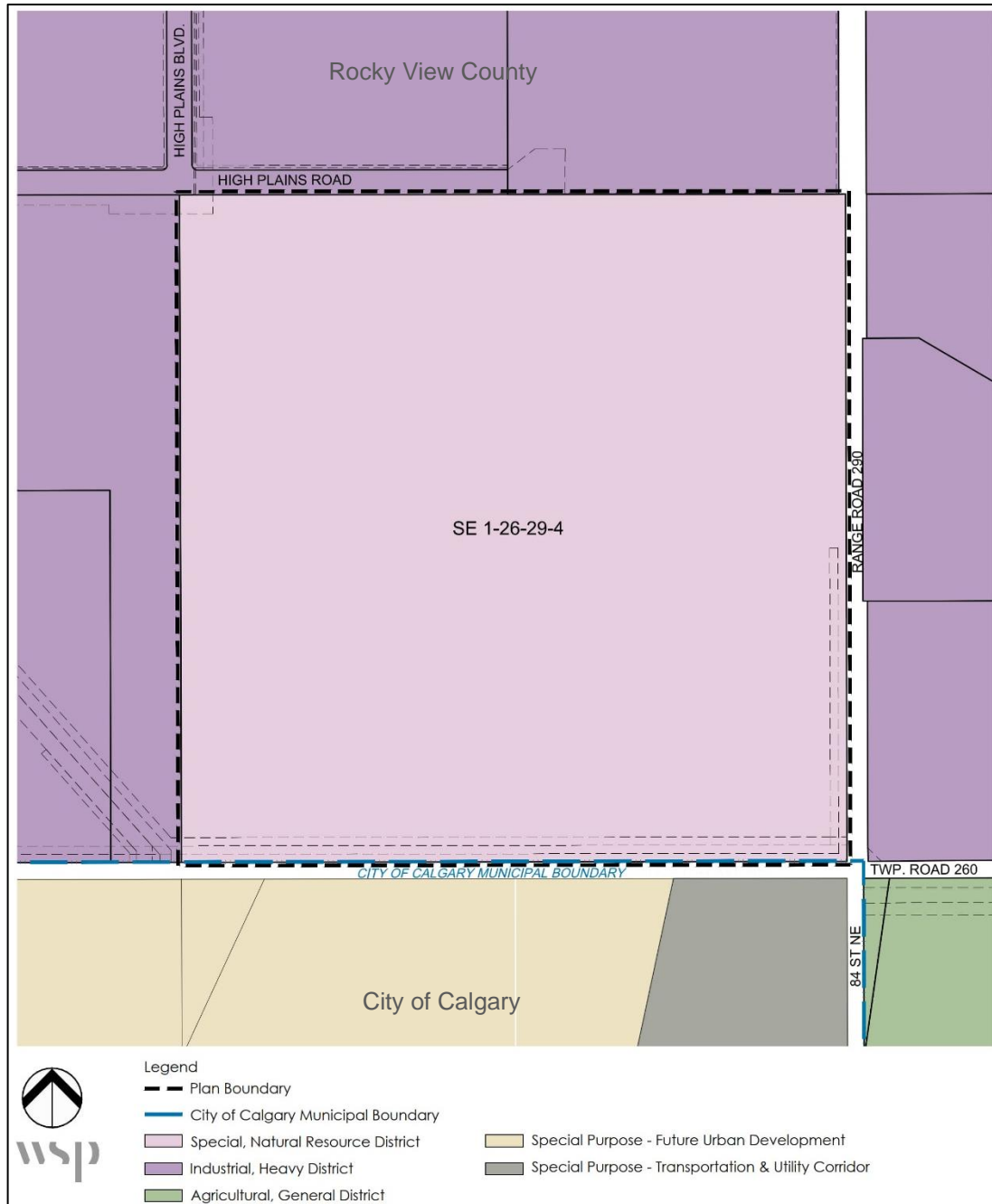


Figure 8: Surrounding Land Uses (RVC and City of Calgary)

The surrounding City of Calgary lands located to the south of the Plan Area are designated as Special Purpose - Future Urban Development District (S-FUD) and Special Purpose - Transportation and Utility Corridor District (S-TUC). The S-FUD designation is primarily for lands that are awaiting urban development and is largely limited to uses that can easily be removed to allow for future urban development while the S-TUC designation is primarily for provincial transportation facilities and utilities.

2.4 EXISTING DEVELOPMENTS WITHIN PLAN AREA

The Plan Area includes agricultural uses with access available from 84 St. NE or Range Road 290 and High Plains Road. Range Road 290 is currently paved from Highway 566 south to the City of Calgary municipal boundary, where it transitions to a gravel surface south to Country Hills Boulevard NW in the City of Calgary.

The site consists of several abandoned oil and gas leases, as well as several wet features (i.e., wetlands, one ephemeral waterbody and a drainage ditch). The west half of the property is an old refinery site that had storage tanks and a local "road" network. Search of ESAR indicates a reclamation certificate was issued to Shell Canada Southern Alberta Refinery in 2005 (rec certificate no. 00214053-00-00). One of the wetland features has been claimed by the Crown pursuant to Section 3 of the Public Lands Act as illustrated in **Figure 9**. Surrounding areas are part of the High Plains Industrial Park Conceptual Scheme and has many industrial businesses to the north and west of the subject lands.

2.5 TOPOGRAPHY AND NATURAL FEATURES

Topography within the Plan Area is undulating and rolling with general slopes upward from the west to east with a site elevation difference of about 10 m, as illustrated in **Figure 9**. Four wetlands, one ephemeral waterbody and a drainage ditch have been confirmed to be present in the Plan Area. One of the wetlands located in the southwest portion of the site has been claimed by the Crown, and previous industrial development activities were observed in the western half of the site. The Plan Area will be regraded as development proceeds and will be designed to optimize the proposed industrial land use and provide natural storm water drainage. Site topography will not pose any significant constraints to the development of the Outline Plan.

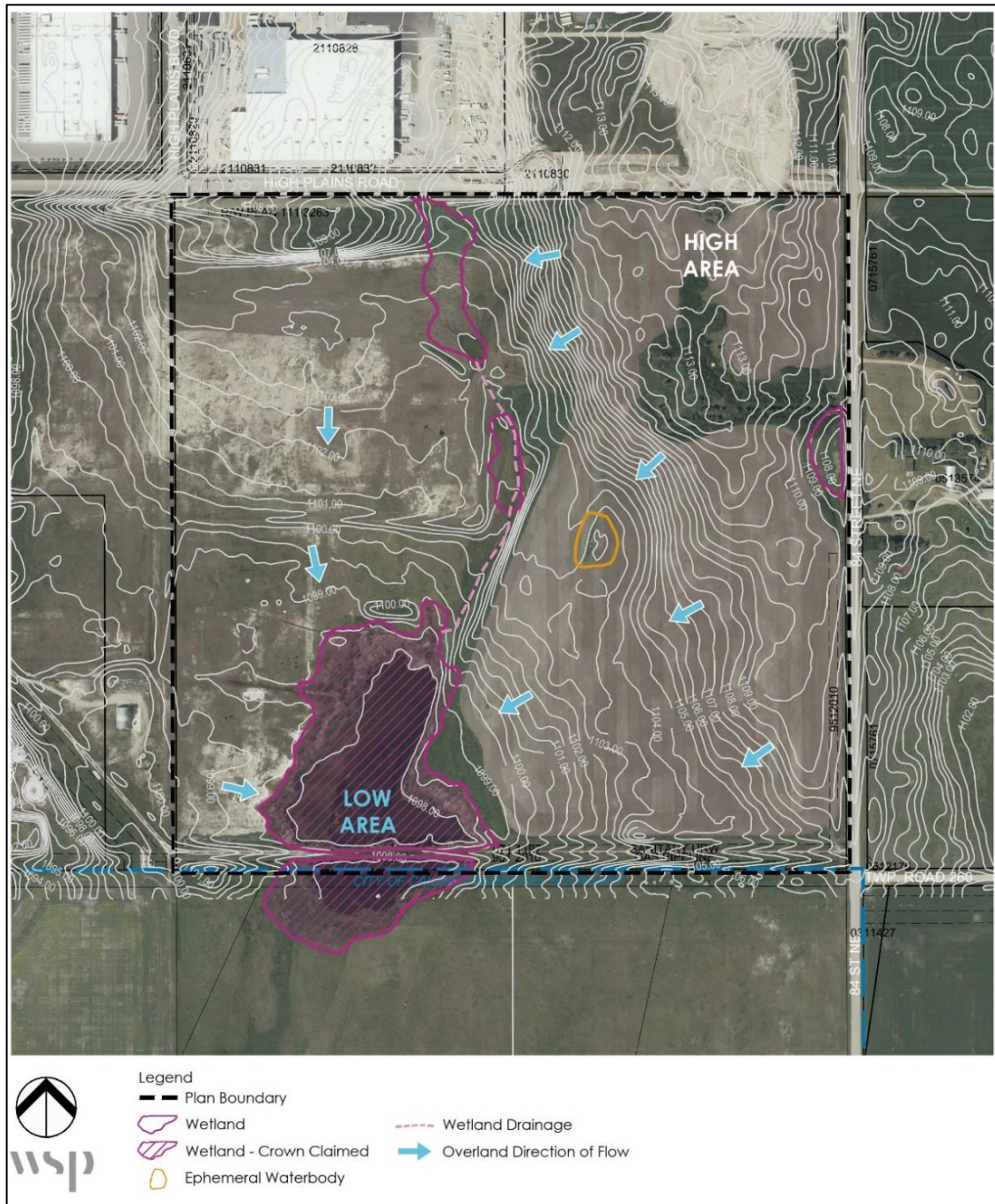


Figure 9: Topographical Site Conditions

2.5.1 Geotechnical Assessment

A Geotechnical Assessment for the Outline Plan area was undertaken covering field drilling and laboratory testing of the soil samples. Individual lot developers within the Plan Area are recommended to complete a detailed geotechnical investigation to evaluate the geotechnical conditions for their proposed developments. Abandoned utilities, historical fills or infrastructure may be encountered in this area and should be assessed during detailed geotechnical investigation.

2.5.2 Biophysical Assessment

A Biophysical Assessment (BA) was undertaken covering both the biophysical attributes and the environmental integrity of the site in accordance with the County's Draft Municipal Development Plan (MDP) Bylaw C-8090-2020 (Rocky View County, 2021), County Servicing Standards No. 188-13 (Rocky View County, 2013) Land Use Bylaw C-8000-2020 (Rocky View County, 2020). Based on this assessment there are multiple biophysical attributes, including soils, hydrology, vegetation, four wetlands, one ephemeral waterbody, one drainage ditch and potential wildlife habitat which may be impacted by the change in land use. Specific measures have been identified within the BA to preserve and protect biophysical attributes in the Plan Area.

The wetlands identified within the Plan Area were classified as seasonal graminoid marshes, and a semi-permanent shallow open water following the *Alberta Wetland Classification System*¹ as illustrated in **Figure 9**. The semi-permanent shallow open water wetland meets the requirements of reasonably permanent and requires review by the Alberta Environment and Protected Areas Water Boundaries Unit for determination of Crown ownership. Based on a permanence evaluation for all of the wetlands located in the Plan Area, one of the identified wetlands meets the criteria to be claimed by the Crown as summarized in the Guide for Assessing Permanence of Wetland Basins², as it is a naturally occurring semi-permanent or permanent feature. Wetlands that are not claimed by the Crown but have a high functional value as per the Alberta Wetland Rapid Evaluation Tool – Actual (ABWRET-A), should be dedicated as environmental reserve or environmental reserve easement. Where wetlands are not retained, appropriate compensation shall be required, in accordance with the Alberta Wetland Policy³ and the *Water Act*.

The biophysical assessment confirmed the presence of four wetlands, an ephemeral waterbody, and a man-made drainage feature within the subject lands. The largest wetland in the southwest portion of the Plan Area is not wholly contained within the subject lands and extends to the property immediately south of the Plan Area. This feature is a Crown-claimed wetland and would not be removed with this development. It will be retained and dedicated to Rocky View County as Environmental Reserve in accordance with the provision of the Municipal Government Act. An approval under the Alberta *Water Act* will be required for the removal of the other three wetlands, the ephemeral waterbody, and the man-made drainage feature.

A naturalized storm water management facility (SWMF) is proposed within the Plan Area based on natural drainage patterns and pre-development sub-basin drainage boundaries. Outlets will be designed to ensure the release is controlled to pre-development flow rates. The SWMF will be constructed as a naturalized pond to provide wildlife habitat and improve water quality through natural filtration. A design for these features has not been finalized at the time of preparing this report.

From an implementation perspective, the following actions will be considered at the subdivision and or development permit stage:

- Compensation for lost wetlands will adhere to standard procedures established in the *Water Act*.
- The Owner shall implement the best practices recommended within the Biophysical Assessment (BA) during the subdivision stage to mitigate potential loss or damage to vegetation, wetlands, waterbodies, wildlife, wildlife habitat, and landscaped connectivity.
- The Owner shall obtain the required permits/approvals for the proposed development in compliance with all applicable municipal, provincial, and federal legislation, regulations, and policies

¹ Government of Alberta. (2015a). Alberta Wetland Classification System. Water Policy Branch, Policy and Planning Division, Edmonton, AB. Retrieved March 2023 from: <https://open.alberta.ca/dataset/92fbfbf5-62e1-49c7-aa13-8970a099f97d/resource/1e4372ca-b99c-4990-b4f5-dbac23424e3a/download/2015-alberta-wetland-classification-system-june-01-2015.pdf>

² Wetland Regulatory Requirement Guide (2015). Government of Alberta: [Wetland Regulatory Requirements Guide \(alberta.ca\)](https://open.alberta.ca/dataset/92fbfbf5-62e1-49c7-aa13-8970a099f97d/resource/1e4372ca-b99c-4990-b4f5-dbac23424e3a/download/2015-alberta-wetland-classification-system-june-01-2015.pdf).

³ Government of Alberta (2013). [Alberta Wetland Policy](https://open.alberta.ca/dataset/92fbfbf5-62e1-49c7-aa13-8970a099f97d/resource/1e4372ca-b99c-4990-b4f5-dbac23424e3a/download/2015-alberta-wetland-classification-system-june-01-2015.pdf). Environment and Sustainable Resource Development.

2.6 EASEMENTS, PIPELINES AND WELL SITES

The Plan Area is encumbered by a pipeline corridors that traverses along the property line to the east and the south of the Plan Area. **Figure 10** illustrates the pipelines and right of ways on subject lands. Low pressure pipelines are for visual reference as are the sources from the AbaData pipeline mapping tool and are not intended to portray the actual pipeline location. The Plan Area contains five pipelines along the East and south property boundaries as identified in **Table 1**. Two of the pipelines were licensed for sour gas, though they have been abandoned. No additional setbacks outside of the registered utility rights of way are required. No well sites are located within the subject lands. All easement, right-of-way and pipeline information to be confirmed at the subdivision stage.



Figure 10: Pipelines and Utility Easements

Table 1: Pipeline Reference and Location

PIPELINES								
	COMPANY	Type	Status	MOP (kPa)	OD (mm)	High Pressure	H ₂ S (mol/kmol)	Plan No.
1	Municipal District of Rocky View No. 44	Sanitary Force-main	Existing					Plan 071 1197
2	Atco Gas * (formerly Canadian Western Natural Gas Company)							Plan 951 2010
3	CNOOC Petroleum North America ULC *	Sour Natural Gas *	Abandoned *	0 kPa *	355.6 mm *	No *	20 *	
4	CNOOC Petroleum North America ULC *	Fuel Gas *	Abandoned *	0 kPa *	88.9 mm *	No *	0 *	
5	Atco Gas *	Natural Gas Co-op *	Existing *					N/A *
RIGHTS OF WAY								
	COMPANY	Type	Status	MOP (kPa)	OD (mm)	High Pressure	H ₂ S	Plan No.
1	Fortis Alberta Inc.	Powerline	Existing	-	-	-	-	N/A
2	Rocky View County	Temporary Sloping Easement	Existing	-	-	-	-	Plan 111 3263

*All information shown with * is subject to errors and omissions, awaiting confirmation.

3 DEVELOPMENT CONCEPT

The development concept implements the purpose for the High Plains Industrial Park Stage 7 by detailing the spatial organization of land uses in the Plan Area as identified on **Figure 11**. The proposed development concept identifies land uses, their approximate boundaries, the location of transportation corridors, natural lands, and the site's SWMF. The development concept provides for a comprehensively planned heavy industrial area that is consistent with Rocky View County's business / employment related strategic objectives, as well as the Balzac East ASP. The land-uses included within the proposed development concept will address local, as well as regional market demands for needed industrial land inventory.

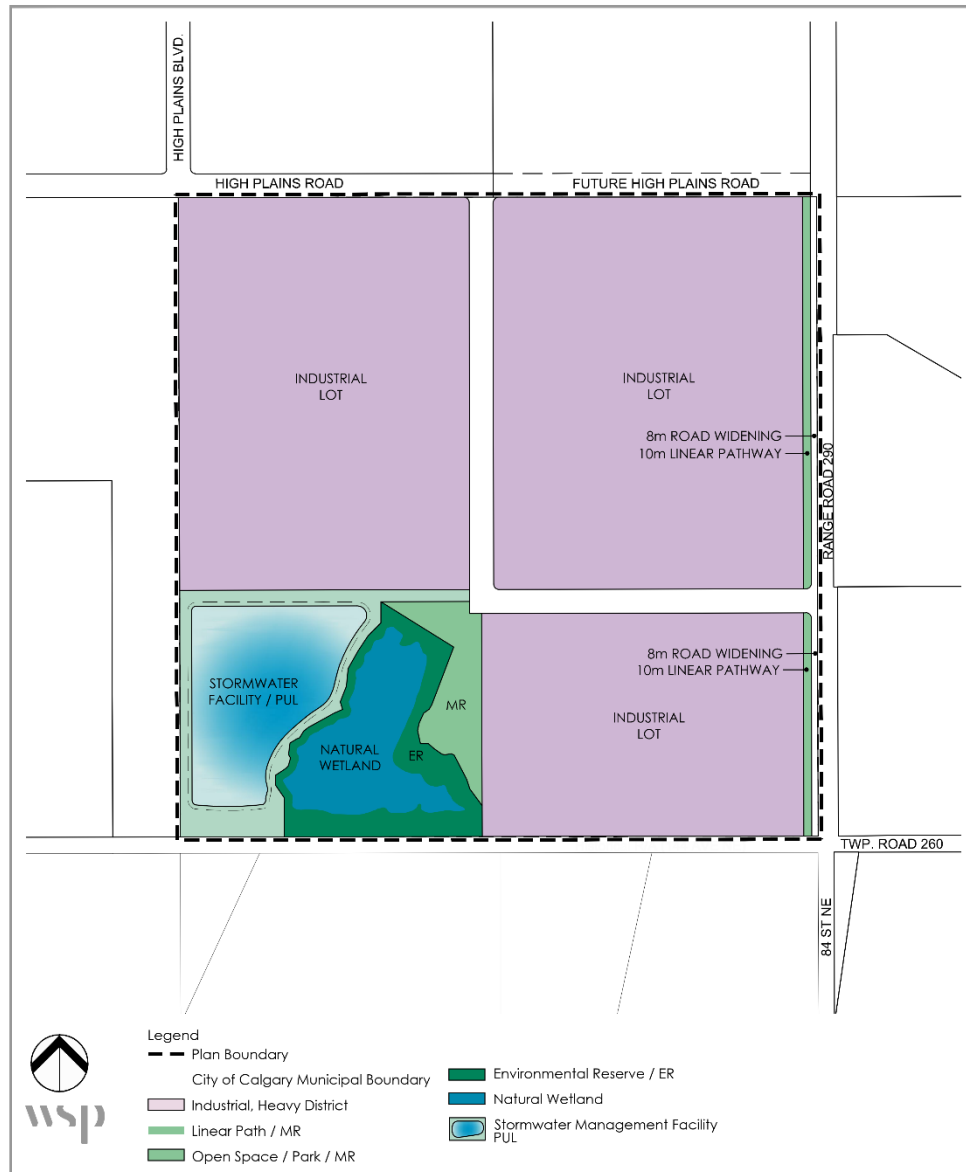


Figure 11: Development Concept Plan

As illustrated in **Figure 9**, the site generally drains from the northeast to the southwest, with the lowest lying area existing with the site's southwest quarter, along its southern border. To maintain the natural ecology of the Plan Area, particularly within its lowest area, which currently provides natural stormwater drainage for the site, this 'low lying area' is being maintained as a 'natural wetland', protected through the Environmental Reserve land-use designation. The remaining area of this southwest quarter section not designated as Environmental Reserve, is designated as Public

Utility Lot (PUL), will contain a constructed SWMF that will provide on-site drainage for the entire site, as well as an outdoor amenity space intended to be utilized by area employees and others who visit the site. In addition, a Municipal Reserve linear 10 m wide pathway is proposed to be located on the eastern edge of the site, adjacent to 84 Street NE.

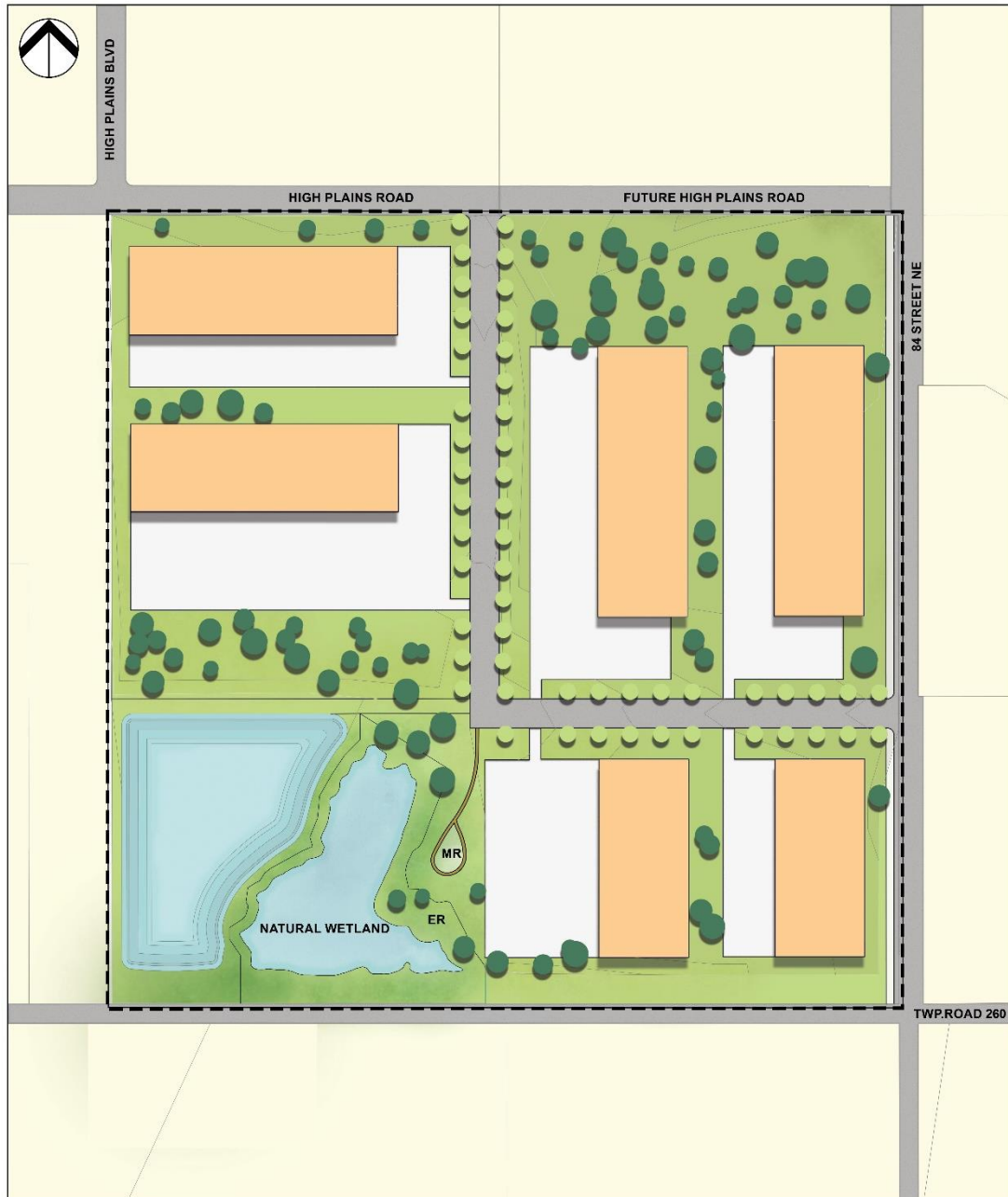


Figure 12: Concept Visualization

Approximately three fourths of the site (its northwest, northeast, and southeast quarter) has been designated as Industrial, Heavy to provide industrial employment uses to increase Rocky View County's industrial land inventory. Existing transportation corridors that bound the site on the north (High Plains Road) and on the east (84 Street NE) provide sufficient access into the site. Please see **Table 2** for the development concept's land-use statistics breakdown.

Given the relatively large area included within the development concept, the specific illustration of anticipated lot layouts has not been defined at this scale. Instead, the detailed parcel configurations will be established through subsequent phasing of development in accordance with specific market demands. It is intended that the development concept will be built-out through implementation of a logical sequences, contributing to the market demands and economic development of the County's industrial portfolio. Development abutting agricultural lands will employ design, setbacks, parking, open space buffering or landscaping mitigate the impact of differing development forms and will be included in subdivision applications.

The development concept illustrates a series of 'blocks' which may be divided into smaller parcels tailored to suit specific industrial users.

High Plains Stage 7 anticipates subdivision configurations generally in accordance with the land-use illustrated in **Figure 12. Table 2** indicates the land-use statistics summary of the proposed development concept.

Table 2: High Plains Industrial Park Stage 7 Land Use Statistics

	Area(ha)	Area(ac)	% GDA
GROSS AREA	64.70	159.90	
Environmental Reserve	2.07	5.10	
Wetland	2.47	6.10	
Arterial Road Right-of-Way	0.40	1.00	
GROSS DEVELOPABLE AREA	59.76	147.70	100.0
Municipal Reserve (Park)	1.38	3.40	2.3
Municipal Reserve (Linear Pathway)	0.77	1.90	1.3
Stormwater Management Facilities	5.87	14.50	9.8
Circulation (30.0m Roads)	2.79	6.90	4.7
NET DEVELOPABLE AREA			
Non-Residential Land Use	Area(ha)	Area(ac)	% GDA
Heavy Industrial	48.95	121.00	81.90
Total	48.95	121.00	81.90

Note:

- Gross Area is noted as the titled area specified on Title Number 171 097 892
- The numbers shown in the table are conceptual and subject to confirmation during the subdivision and detailed engineering design stages.

4 UTILITIES & INFRASTRUCTURE

Servicing for the Plan Area will consist of potable water, storm water, and sanitary infrastructure, as well as shallow utilities, including power, natural gas, telephone, cable, and fibre optics. Extensions or connections to the regional systems are planned and described below. Garbage disposal servicing the Plan Area will be provided by future lot owners. This section depicts the general servicing concepts for the Plan Area. The details of these concepts will be further defined through detailed engineering design in accordance with Rocky View County standards as development proceeds.

From an implementation perspective, the following actions should be considered at the subdivision and or development permit stage:

- A detailed review of Low Impact Development strategies for decreasing water usage, water re-use strategies and treatment processes will be conducted by a qualified engineer.
- All costs to facilitate extension and upgrade of required water and wastewater infrastructure to the development Area, including any required upgrades to the Water and Wastewater Systems Plants shall be the responsibility of the developer.
- Utility rights-of-way and easements shall be provided to accommodate water and sanitary utilities at the subdivision and development permit stage, as deemed necessary.

4.1 WATER SERVICING

Municipal water servicing for daily consumption and fire protection will be supplied from Rocky View County's regional water system as per the MPE Engineering Ltd. water model. Currently the Stage 3 Outline Plan Area immediately to the north is under construction and an existing 400mm watermain is constructed along both High Plains Road and High Plains Boulevard. The Plan Area's lands will connect to the existing 400mm watermain at the High Plains Road and will connect to the Stage 6 Outline Plan lands to west as illustrated in **Figure 13**.

In case the connection to the Stage 6 Outline Plan lands is not available at the time of the development of the Plan Area, an alternate looping connection back to the intersection of High Plains Road and Boulevard is proposed.

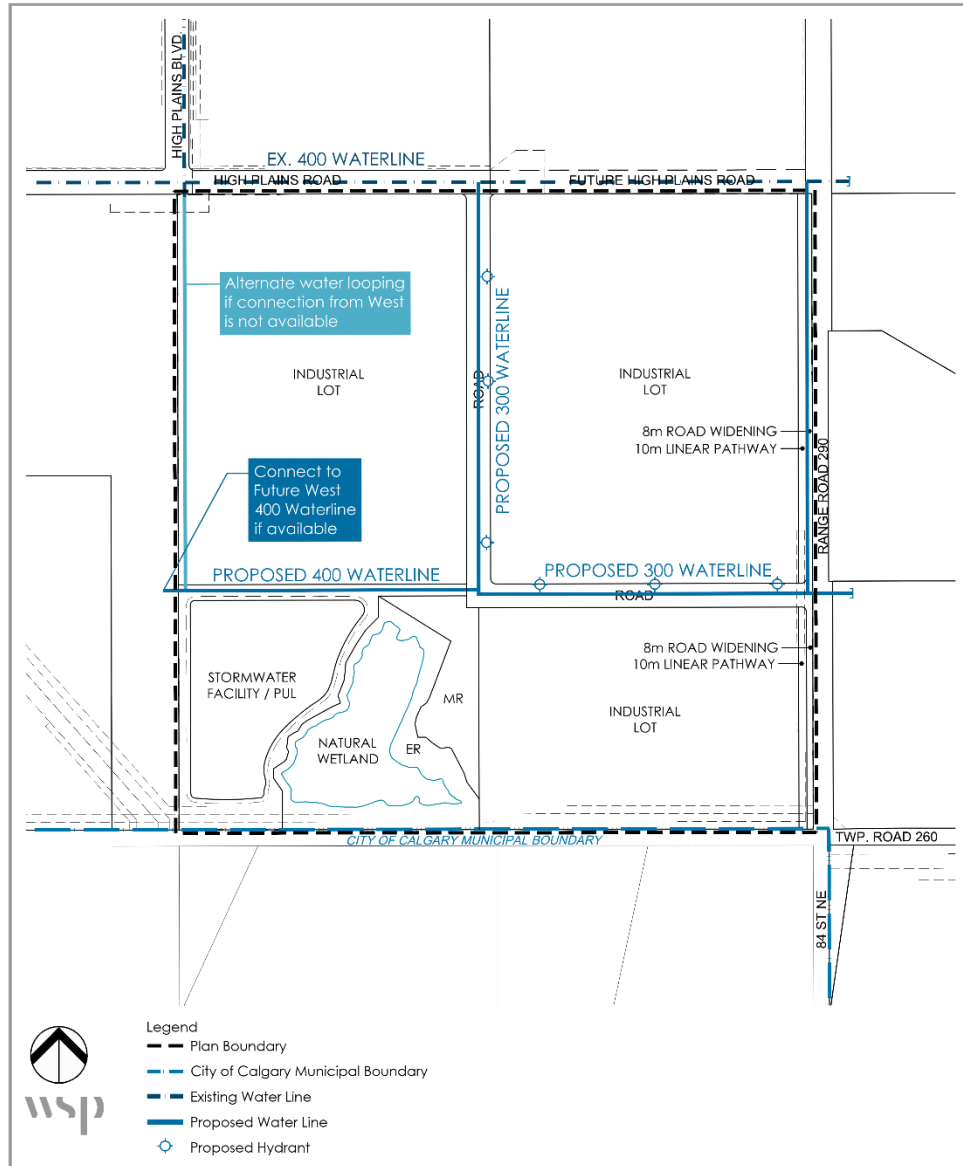


Figure 13: Water Servicing

4.2 SANITARY SERVICING

The Plan Area will be serviced with a gravity sanitary collection system. Sanitary gravity mains will connect from the Plan Area to the existing gravity mains, located at the intersection of High Plains Road and Boulevard, that are connected to an existing lift station located along Range Road 291 as illustrated in **Figure 14**.

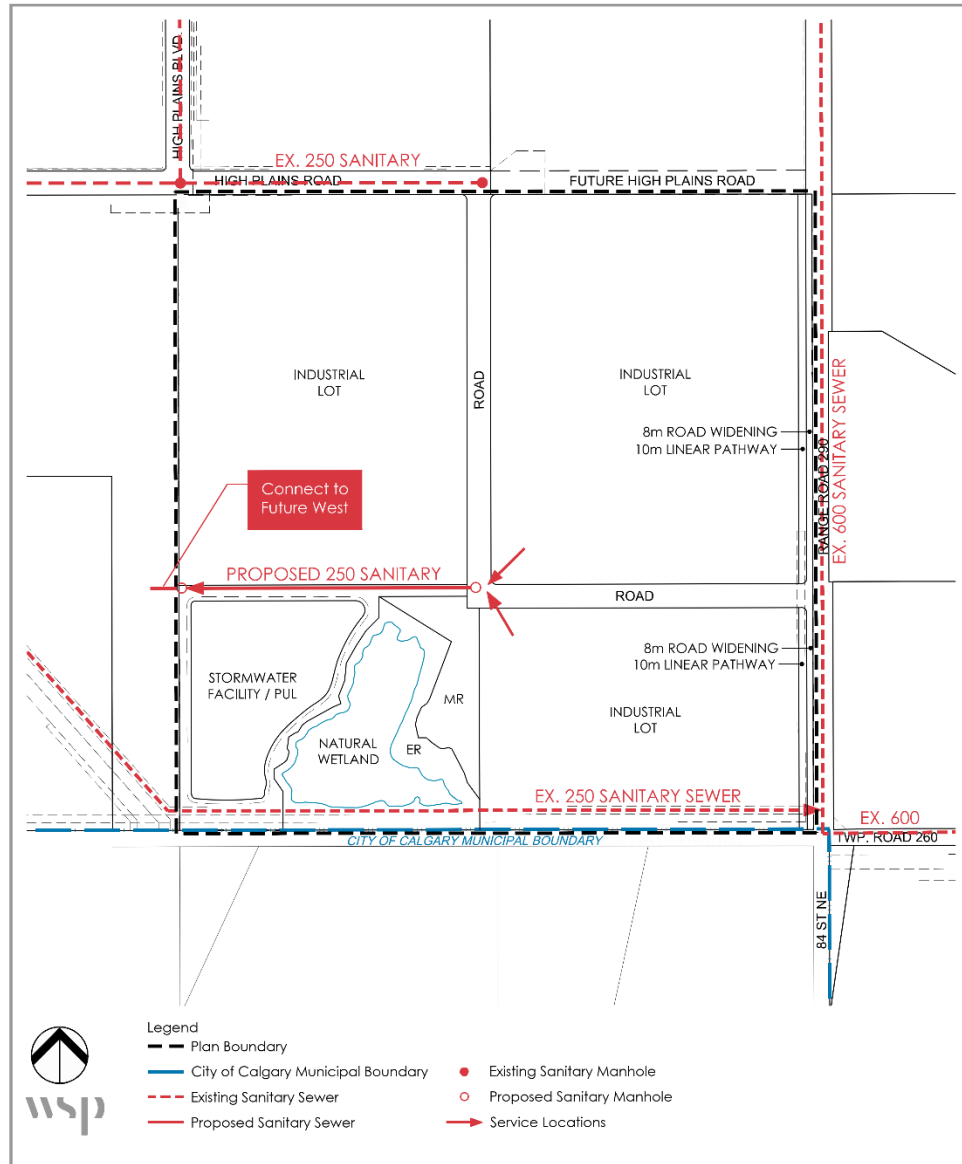


Figure 14: Sanitary Servicing

The sanitary sewer connection at the intersection of High Plains Road and Boulevard is approximately at 1096.00 elevation and is deep enough to be able to service the Plan Area which ranges in grade from 1101.00 to 1113.00. The existing lift station is able to accommodate the additional flows from this development. The sanitary sewer system should be designed in accordance with the latest Rocky View County design standards. All wastewater utility systems must meet the regulatory requirements of the Rocky View County Servicing Standards (2013) and where applicable, the City of Calgary Design Guidelines for Subdivision Servicing (2020).

4.3 STORM WATER MANAGEMENT

The Plan Area is located within the Nose Creek Watershed. The stormwater servicing strategy is based on the Nose Creek Watershed Water Management Plan, as well as the 2009 Staged Master Drainage Plan for High Plains Industrial Park in Sections 1 & 12-26-29-W4M Rocky View County outlining the concept of zero discharge of stormwater runoff for the study area. The proposed conceptual scheme includes a stormwater storage pond located in the southwest corner of the site, as illustrated in **Figure 15**.

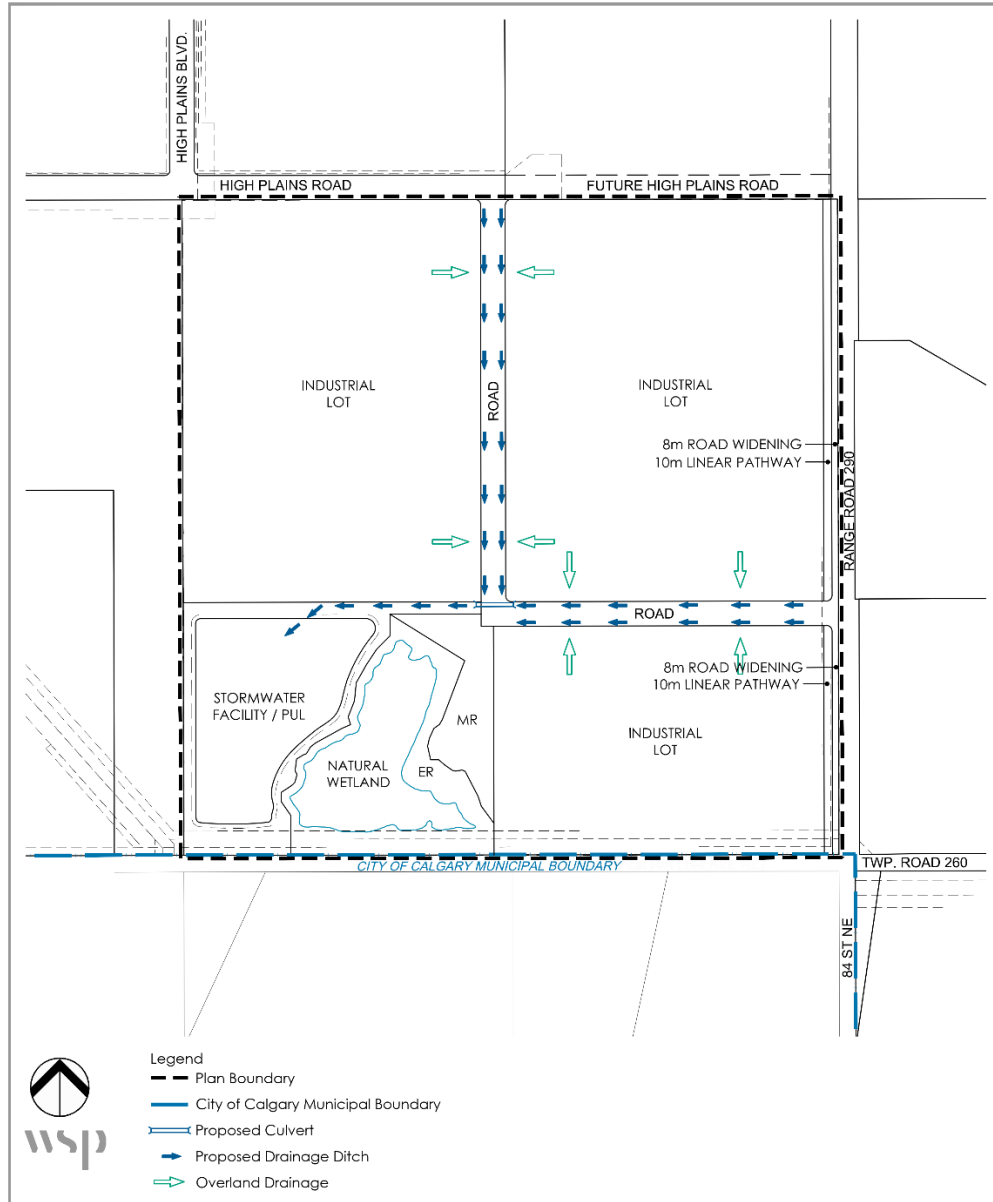


Figure 15: Storm Water Management

The maximum allowable impervious ratio for the lots is proposed to be set at 90%. The stormwater runoff will be collected in a roadside ditch system designed as bioswales and conveyed to a central stormwater pond. The landscaped areas, including the roadside ditches will be used for irrigation and enhanced evaporation. Stormwater runoff stored in the central stormwater pond will go through a small water treatment system and pump station to the sprinkler irrigation system. Excess irrigation water will be conveyed by the ditch system to the stormwater pond.

It is recommended to establish a Lot Owner's Association to operate and manage the central stormwater pond and enhanced evaporation system. A Stormwater Management Report will be required to identify the overall stormwater balance model and provide guidelines for the on-lot level design measures required. A comprehensive landscaping plan will be required at the future development permit and/or subdivision stage to confirm the integration of the irrigation system, bioswales and on-lot landscaping.

5 TRANSPORTATION

The Plan Area is located near important regional and provincial transportation links. The site is bounded to the east by 84th Street NE/Range Road 290, High Plains Road to the north, the City of Calgary municipal boundary to the south, and ties into the rest of the Balzac industrial area via High Plains Road to the north. The proposed extension of the High Plains Road, as well as the proposed local internal road network will provide connection to High Plains Road and 84th Street, as shown in **Figure 16**. No direct access to individual sites will be permitted High Plains Road or the 84th Street NE/Range Road 290.

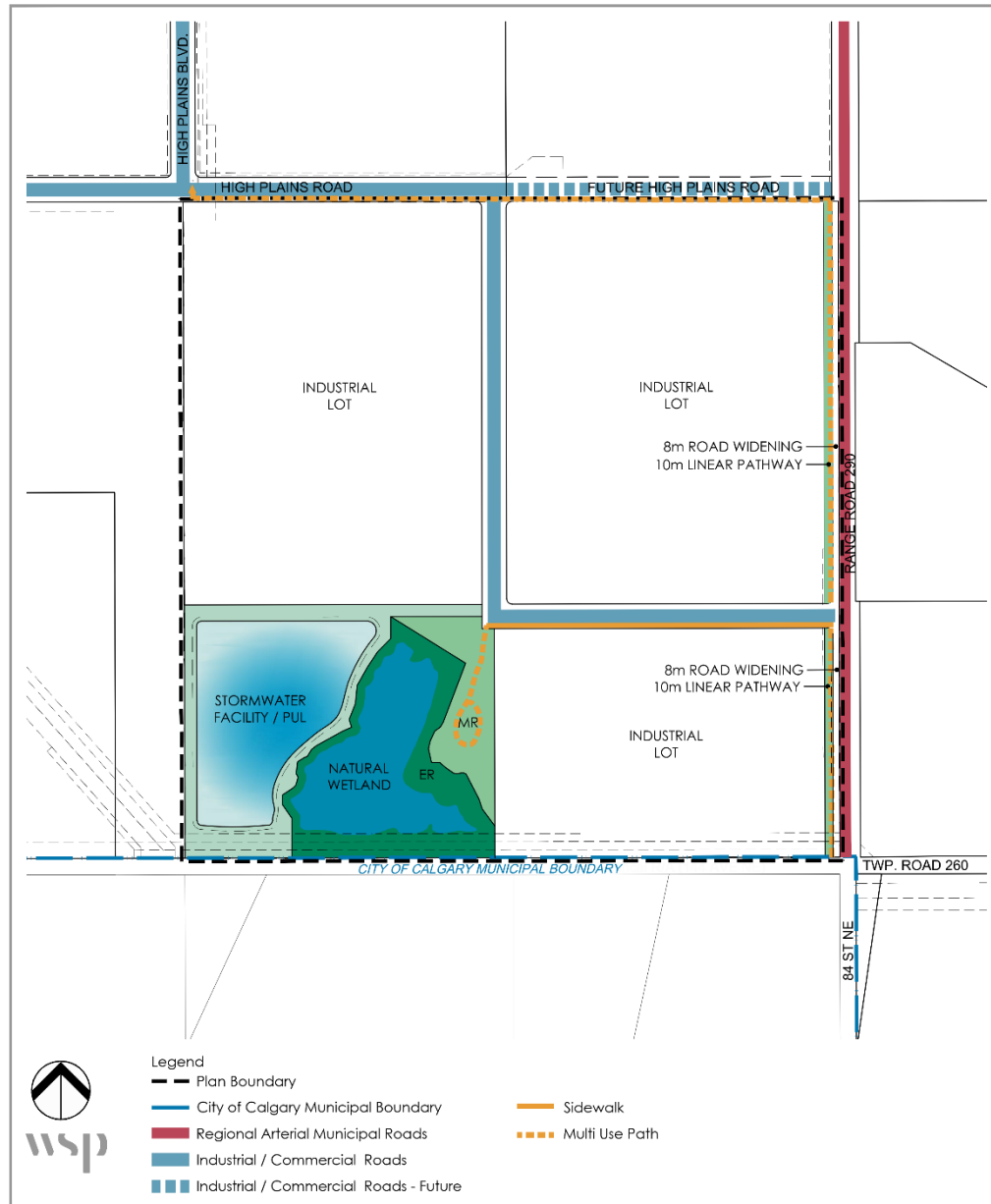


Figure 16: Transportation Plan

The preliminary identified transportation network within the site is anticipated to support any developed industrial traffic through Industrial/Commercial Local Roads, which will provide direct access to internal sites. There are a number of unknowns with regards to exact land uses at this time; the type of development may range for lay-down

industrial facilities to warehousing, to distribution centres for shipment. The typical peak and volumes from those land uses may vary enough to impact intersection requirements with High Plains Road and 84 Street NE be identified at that time. Additionally, the timing of build out of key external infrastructure, like the proposed interchange at Stoney Trail and 60th Street NE will impact how users from the site access the greater network. An associated Traffic Impact Assessment (TIA) has been submitted to support this Outline Plan. A transportation memo can be provided at the subdivision stage, if needed, to incorporate any updates to the TIA.

There may be some recreational active mode use within the Plan Area. However, given the nature of site trips, all trips generated from the site are anticipated to be personal vehicles or industrial traffic. Therefore, no trails or pathways have been identified within the Plan Area. 84th Street NE /Range Road 290 includes a linear greenspace and pathway running north/south adjacent to the site. Ultimately, there may be a shared use path along regional networks to provide regional active transportation connections. Pedestrian and cyclist crossings should be provided at signalized intersection locations.

The proposed sidewalk connecting the park (MR) from the proposed linear multi-use path along Range Road 290 is intended to be within the 30 m right-of-way for the industrial internal road, located on the backslope of the ditch adjacent to the property line. If constraints during detailed design do not allow for this, a landscaping easement will be added to the adjacent lot to accommodate the sidewalk.

The Plan Area is not currently serviced by a municipal transit system. However, the construction of transit stops has been taken into the consideration of the municipal road rights-of-way allocation should the County decide to implement one in the future.

6 OPEN SPACE AND MUNICIPAL RESERVE

Open space has been included within the Plan Area; the majority of this open space area has been included within the site's southwest quarter, save for a linear pathway included along the site's eastern boundary (see **Figure 11**). This open space area consists of lands dedicated as Municipal Reserve, specifically for the development of a park surrounding the site's stormwater management facility providing a central communal amenity space for the site's visitors, Environmental Reserve lands to provide a buffer for the protection of the Crown-claimed wetland, and a Municipal Reserve linear pathway. This linear pathway will provide a link from the Municipal Reserve land to the north connecting the internal roads, across the future High Plains Road, where a future linear pathway will be developed.

The site's designated open spaces will be eligible for credit towards the Municipal Reserve dedication requirements. Cash-in-lieu will be provided for any additional Municipal Reserve requirements that the dedication of the park spaces do not satisfy. The design of the Municipal Reserve park space will be determined at the subdivision stage. In addition, the size of Municipal Reserve will be further verified at the subdivision stage.



7 Architectural Guidelines

Overview

The included Architectural Guidelines are intended to convey general expectations for on-site development within the Stage 7 Outline Plan area. A Restrictive Covenant referencing the architectural guidelines will be registered as an encumbrance on each title with specific development criteria to be enforced by business lot owner's associates to be created by the developer, to be referred to as the Owner's Association.

Lot owners will be required to submit site and building plans to the Owner's Association for review and approval prior to seeking approvals from Rocky View County. Lot owners will be expected to provide an endorsement from the Owner's Association to Rocky View County with an application for development permit and/or a building permit.

Building Orientation

The Outline Plan ensures that the sides of the structures facing High Plains Road and Range Road 291 are attractive. All site and building layouts will conform to the regulations prescribed by the Rocky View County Land Use Bylaw's Industrial Activity District (I-IA) and the Commercial / Industrial / Office Design Guidelines. Buildings will be oriented so that the main building entrance will face the public road that provides access to it.

The design of building facades facing the public roads will incorporate variations in finish and colour, roof-line offsets, and pedestrian scaling techniques designed to visually break the building mass and provide a high-quality appearance. The use of "green" building techniques which result in enhanced energy efficiencies will be encouraged.



Parking and Loading

Business-oriented public parking will be located near the front of each lot and will be situated in general proximity to the main entry of each building. All parking for visitors and employees will be provided on-site, and quality directional designs will be provided.

Large-scale parking, service and loading areas will be located at the sides and/or rear of the building and shall be appropriately screened from adjacent properties and public roads. Open outdoor storage areas will be screened from adjacent properties and public roads. Materials to be stored outside, not located within an enclosed building, will be always maintained in an orderly fashion.

Parking and outdoor stages areas will incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & treatment areas, rainwater capture/re-use and vegetated swales to implement ‘source control’ stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.

Fencing

Fencing at the front of buildings will be discouraged. If required for visual screening and/or security purposes, it will include a low-scale, decorative design and be located behind street-oriented landscaping in accordance with the requirements of the Rocky View County Land Use Bylaw.

Perimeter fencing situated at the side & rear property boundaries will be utilized to provide screening that reduces negative visual impacts of outdoor storage and large scale parking when viewed from public roads and adjacent parcels.

All fencing and screening will be designed and constructed with durable, high-quality material to maintain its original quality over time without necessitating frequent maintenance. The design of fencing and screening will be integrated with that of the overall building design.

Perimeter fencing along the side & rear property boundaries should be utilized to provide screening that reduces negative visual impacts of outdoor storage and large-scale parking when viewed from public roads and adjacent parcels. Landscaped berms, mass planting of trees, shrubs and hedges should be used where appropriate to provide required screening.

Lighting

Exterior lighting within each business lot will consider “dark sky” principles to mitigate light pollution. Exterior lighting will include full cut-offs to direct light downward and prevent light spillage on adjacent properties. Lighting should only be used to illuminate the area requiring lighting.

Adequate lighting will be provided to ensure traffic safety at key roadway confluences. Additionally, all pedestrian / public areas are to be illuminated.

Signage

Lot and building signage will demonstrate a high-quality design and construction that is integrated with the overall building design. The size and placement of all signage must be in accordance with the requirements of the Rocky View County Land Use Bylaw. Signage will be sensitive to the adjacent, neighbouring parcels. No back-lit signage is permitted within the Stage 7 Outline Plan Area.

Outside Storage

All outdoor storage will be located away from the primary entry of buildings and will be visually screened from neighbouring sites and public roadways. The Rocky View Land Use Bylaw will also apply.

Landscaping

In alignment with the expectations established in Stages 1-6 Outline Plans, a private landscaped easement area will be established within each lot abutting public roadways in the Stage 7 Outline Plan. Landscaping treatments within the Stage 7 Outline Plan will be implemented in accordance with the general provisions established by the High Plains Industrial Park Conceptual Scheme (2010). Plantings within the Landscaped Easement area will be provided by the developer in accordance with the County's Development Agreement process. The Landscaped Easement area will be maintained by the Owner's Association. Planting within the Landscaped Easement area will be irrigated with treated stormwater from the facilities within the development's Public Utility Lots.

As per the Balzac East Area Structure Plan and the Land Use Bylaw, a minimum of 10% of each business lot must be landscaped. A detailed Landscaping Plan will be prepared by a qualified professional as a condition of development permit to establish how each lot-specific development plan will satisfy the 10 % landscaped requirement. The portion of each lot including the Landscaped Easement area above described may be included in the calculation to determine the 10% area requirement. A Landscaping Plan will be prepared by a qualified professional to detail the type and extent of plantings within the landscaped easement area, as a condition of subdivision. Plant materials must be appropriately suited for the Calgary region and will include a theme that is appropriate for the overall aesthetic of the industrial development.

8 EMERGENCY SERVICES

Emergency services within the Plan Area are focused on fire and protective service needs. The entire Plan Area falls under the coverage area of Station 107 Balzac. Station 107 is considered the primary response for the area, the secondary response is Station 154 Crossfield, the tertiary response is Station 111 Langdon, and the fourth is Station 108 Irricana.

In addition, the County has mutual aid agreements with the City of Airdrie and the City of Calgary, who will provide the assistance depending on what the incident is requires. Emergency services established within Rocky View County are detailed within the County's Fire Service Bylaw C-8776—2019.

Rocky View County also oversees emergency management for larger events such as natural disasters, Municipal Enforcement with Community Peace Officers, and Bylaw and Safety Codes Officers for fire investigations and inspections and building codes.

The RCMP Detachment in the City of Airdrie, with support from the County's Community Peace Officers, will police the area, and emergency ambulance services will be provided by EMS Facilities located in North Calgary and within the City of Airdrie.

The Plan Area will accommodate two points of access/egress on the north and east end of the development in accordance with County Standards and the Alberta Building Code and Alberta Fire Code.



BYLAW C-8514-2024

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

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as *Bylaw C-8514-2024*.

Definitions

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

Effect

- 3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating SE-01-26-29-W04M from Special, Natural Resources District (S-NAT) to Industrial, Heavy District (I-HVY), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), and Special, Parks and Recreation District (S-PRK), as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT SE-01-26-29-W04M is hereby redesignated to Industrial, Heavy District (I-HVY), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), and Special, Parks and Recreation District (S-PRK), as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

- 5 *Bylaw C-8514-2024* is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2025

PUBLIC HEARING HELD this _____ day of _____, 2025

READ A SECOND TIME this _____ day of _____, 2025

READ A THIRD AND FINAL TIME this _____ day of _____, 2025

Reeve_____
Chief Administrative Officer_____
Date Bylaw Signed



Schedule 'A'

Bylaw
C-8514-2024AmendmentFROMSpecial, Natural Resources District
(S-NAT)TO

Industrial, Heavy District (I-HVY)

FROMSpecial, Natural Resources District
(S-NAT)TOSpecial, Public Service District (S-
PUB)FROMSpecial, Natural Resources District
(S-NAT)TOSpecial, Parks and Recreation
District (S-PRK)FROMSpecial, Natural Resources District
(S-NAT)TOSpecial, Natural Open Space
District (S-NOS)

Division: 5

Roll: 06401001

File: PL20230110

Printed: Aug 25, 2023

Legal: A portion of SE-1-26-

Page 140 of 605

HIGH PLAINS RD

S-NAT → I-HVY

S-NAT → S-PRK

S-NAT → S-PRK

S-NAT → S-PUB

S-NAT → S-NOS

RGE RD 290





Land Use Bylaw Amendments – Vacation Rentals and Bed and Breakfasts

Electoral Division: All

File: 1013-197

Date:	July 8, 2025
Presenter:	Justin Rebello, Acting Manager
Department:	Planning

REPORT SUMMARY

The Governance Committee (Committee) received a presentation from Administration on March 11, 2025, proposing amendments to the *Land Use Bylaw* that would provide increased clarity and certainty in relation to the associated rules and regulations for the Vacation Rental use.

Following direction from the Committee, Administration is recommending amendments to the *Land Use Bylaw* that would:

1. Add a new section and regulations for the Vacation Rental use, which:
 - a. require that Vacation Rentals may only be approved on parcels where the use is located on a parcel which is the applicant/owner's primary residence;
 - b. limit the maximum number of guests allowed based upon the number of sleeping areas;
 - c. require all guest parking to be located on the subject parcel;
 - d. uphold any homeowners' association or condo board bylaw restrictions in relation to Vacation Rentals;
 - e. require submission of a site operations and noise mitigation plan; and
 - f. only allow for the approval of temporary development permits.
2. Amend the definition for the Bed and Breakfast use, together with amending the maximum term of a development permit issued for the use.

Administration recommends approval of the *Land Use Bylaw* amendments set out in Bylaw C-8640-2025 (Attachment A) in accordance with the principles supported by the Committee.

ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8640-2025 be given first reading.

THAT Bylaw C-8640-2025 be given second reading.

THAT Bylaw C-8640-2025 be considered for third reading.

THAT Bylaw C-8640-2025 be given third and final reading.

Land Use Bylaw Amendments – Vacation Rentals and Bed and Breakfasts

BACKGROUND

Administration’s work plan includes continuous assessment and evaluation of current uses, rules and regulations contained within the *Land Use Bylaw*. Potential amendments have been prioritized that provide greater clarity and efficiency in implementation of the *Land Use Bylaw*.

On January 16, 2024, the Committee received a presentation from Administration proposing several amendments to the *Land Use Bylaw* including the Vacation Rental and Bed and Breakfast use. The Committee then directed Administration to present a review of the Vacation Rental and Bed and Breakfast uses back to the Committee no later than the end of Q2, 2024.

On June 18, 2024, the Committee received a presentation from Administration proposing amendments to the *Land Use Bylaw* for the Vacation Rental use. To ensure proposed rules and regulations reflect the Rocky View County context, Administration conducted a countywide public engagement campaign to receive feedback on the proposed amendments.

On March 11, 2025, the Committee received a presentation from Administration reviewing the public engagement feedback received on the proposed *Land Use Bylaw* amendments for the Vacation Rental use along with the proposed *Land Use Bylaw* amendments.

ANALYSIS

Vacation Rentals

The *Land Use Bylaw* defines a Vacation Rental as “a Dwelling Unit that is rented online via a hospitality service brokerage company that arranges lodging such as Airbnb, Vrbo, TurnKey, HomeAway etc.”

Although included in the *Land Use Bylaw*, the Vacation use currently has no associated regulations to manage the intensity of the proposed business or potential impacts. This has resulted in increased uncertainty in determining applications and appeals being submitted in relation to the use. Administration recommends the creation of regulations for the Vacation Rental use to ensure the use is complementary to surrounding land uses and mitigation measures are implemented. *Land Use Bylaw* amendments are proposed within Bylaw C-8640-2025 to implement new regulations and guide the form of these uses.

Land Use Bylaw Recommendations

Proposed Regulatory Area	Engagement Feedback <i>Vacation Rental Neighbours, Homeowners' Associations and General Public</i>	Engagement Feedback <i>Vacation Rental Current and Interested Operators</i>	Administration’s Recommendation <i>Proposed Land Use Bylaw Amendments</i>
Vacation rentals may only be offered by applicants on parcels which are also their primary residence	Operators should be involved and have ownership of the home they are using as a Vacation Rental, and have accountability to the community they are operating in.	Consider Snowbirds who may choose to use their primary residence as a Vacation Rental during periods when they are away.	Vacation rentals shall only be applied for by applicants who are landowners of the parcel, and where the parcel is also their primary residence. This would include snowbirds if their primary residence in Canada is the subject parcel. Evidence will be required to provide the following: <ul style="list-style-type: none">➤ Applicants name listed on the land title;➤ Applicants name and subject parcel listed on a valid driver’s license;➤ Applicants name and subject parcel listed on a recent utility / service bill.

Land Use Bylaw Amendments – Vacation Rentals and Bed and Breakfasts

Proposed Regulatory Area	Engagement Feedback <i>Vacation Rental Neighbours, Homeowners' Associations and General Public</i>	Engagement Feedback <i>Vacation Rental Current and Interested Operators</i>	Administration's Recommendation <i>Proposed Land Use Bylaw Amendments</i>
Regulating the maximum number of guests allowed based upon the number of sleeping areas	Consider children and different sleeping arrangements, be flexible in this regard. Focus more on large homes to limit maximum number of adults to avoid large gatherings / parties etc.	Consider additional sleeping arrangements such as extra beds in common rooms, lofts, bunk beds. Ensure flexibility.	<p>Vacation Rentals shall have a maximum of two (2) adults (not including children), per bedroom or sleeping area.</p> <p>Each bedroom or sleeping area shall have a minimum of one (1) window with a minimum 0.35 sq. m openable portion for window egress.</p> <p>Maximum numbers will be reviewed depending on the context of the parcel and proximity to adjacent dwelling units.</p>
Requiring all guest parking to be located on the subject parcel	Ensure guest parking is on the parcel to prevent guests from using on-street parking.	Avoid tying in parking requirements to number of bedrooms. Some shared a preference for ensuring all parking is on the property.	<p>Vacation Rentals shall have a minimum of one (1) parking stall per bedroom or sleeping area.</p> <p>All guest parking in relation to the Vacation Rental use shall be located on the subject parcel.</p>
Upholding any homeowners' association or condo board bylaw restrictions in relation to Vacation Rentals	Respect current HOA bylaws, rules and regulations.	Only when restrictions are listed on title or a HOA bylaw.	Vacation Rentals shall only be considered on parcels where no restrictions exist in relation to restrictive covenants or any Homeowners Association and Condominium Board Bylaws.
Requiring a submission of a site operations and noise mitigation plan	Preserve the agricultural and residential integrity of areas, limit disruptive activities such as parties, fireworks, and other disturbances.	Most important consideration is proximity to neighbours. No concerns with providing a noise mitigation plan.	<p>Operators shall submit a site operations and noise mitigation plan including:</p> <ul style="list-style-type: none"> ➤ Operational arrangements/noise control measures for business use outdoor area(s); ➤ Limiting hours of operation for outdoor areas; ➤ A noise complaint response process.

Land Use Bylaw Amendments – Vacation Rentals and Bed and Breakfasts

Proposed Regulatory Area	Engagement Feedback <i>Vacation Rental Neighbours, Homeowners' Associations and General Public</i>	Engagement Feedback <i>Vacation Rental Current and Interested Operators</i>	Administration's Recommendation <i>Proposed Land Use Bylaw Amendments</i>
Only granting temporary Development Permits	Greater accountability for operators who receive complaints.	Preference for multi-year development permits for operators who do not receive complaints, primarily due to concerns about costs.	<p>Vacation Rentals shall only be issued temporary development permits and will only be granted renewals if it is not in violation of any conditions of the previous development permit at the time of permit renewal.</p> <ul style="list-style-type: none"> ➤ Length of Development Permits to range from maximum 1 year for the first permit to maximum of 5 years for renewal permits; ➤ Issue fines and cancel permit if needed.

Bed and Breakfast Use

More recently, applicants have tried to propose a Vacation Rental use under a Bed and Breakfast use. Consequently, there is a need to examine the regulations applied to the Bed and Breakfast use alongside the Vacation Rental use to ensure that the two uses are discreetly defined and managed.

The *Land Use Bylaw* defines Bed and Breakfast as “an accessory use of a principal dwelling and where temporary sleeping accommodation is provided for up to three guest rooms.”

An important feature distinguishing the Bed and Breakfast use from the Vacation Rental use is that the use is operated by the property owner and permanent residents who reside on-site and oversee business operations as hosts who may provide breakfast and other services to guests during their stay. The primary function of the property is a residence, with the bed and breakfast operation being a complementary or accessory use. This differs from a Vacation Rental use, where the entire residential property is generally used without the property owner being on-site to accommodate and monitor their guests.

Land Use Bylaw Recommendations

Bed and Breakfast uses have been less problematic than Vacation Rentals for surrounding residential and agricultural areas due to their nature as an accessory use to the principal residential use, and the scale of the use being limited to three guest bedrooms.

To provide further clarity and distinction from the Vacation Rental use, it is proposed to amend the *Land Use Bylaw* definition for the Bed and Breakfast use, confirming that the use is operated by permanent residents of the property who reside on-site and oversee business operations.

The *Land Use Bylaw* only allows temporary development permits for Bed and Breakfast uses; where the maximum term of a Development Permit issued is five (5) years. Due to the nature of the business, and lack of any enforcement related activity associated with existing Bed and Breakfast uses, it is proposed to amend the *Land Use Bylaw* to grant a permanent development permit, for uses that have previously been granted a one (1) and five (5) year temporary development permit, and are not in violation of the conditions of the second development permit at the time of permit renewal.

Land Use Bylaw Amendments – Vacation Rentals and Bed and Breakfasts

COMMUNICATIONS / ENGAGEMENT

To ensure that the proposed amendments to the *Land Use Bylaw* for the Vacation Rental use meet the needs of operators and residents, the project team conducted thorough public engagement in relation to the regulatory areas identified above from September 17, 2024, to October 15, 2024. This initiative was primarily carried out through a dedicated project webpage and an online survey designed to gather public opinions on the proposed regulations. The effort was promoted through various communication channels, including the County website, the County's YourView site, social media, e-newsletters, print newspapers, and road signs.

Feedback was collected from a diverse group, including current and future interested vacation rental operators, adjacent neighbours of currently approved vacation rental properties, homeowners' associations, and general County residents. During this engagement period, the project team received 448 survey responses and 2,226 comments.

Respondent	Number	Percentage
County Residents	301	67%
Neighbors of Approved Vacation Rental properties	75	17%
Current approved or future interested Vacation Rental property owners	60	13%
Homeowners Association Representatives	12	3%
Total	448	100%

A summary of the feedback received is contained in Attachment C.

Vacation Rental Neighbours, Homeowners' Associations, and General Public

Overall, residents generally supported the proposed regulatory areas, particularly those aimed at preserving the character of their neighbourhoods and ensuring greater accountability from operators.

There was support for different regulations in agricultural areas, and many residents shared their concerns about noise, large gatherings, and parking.

Homeowners and community associations strongly supported the proposed regulations, urging the County to enforce them more strictly and adhere to HOA bylaws in managing vacation rentals. Some residents were against the proposed rules and regulations, citing concerns about government overreach and control. A small number of participants believed that the County should not permit vacation rentals at all.

Vacation Rental Current and Interested Operators

Operators generally expressed a desire for flexibility in vacation rental regulations and provided mixed feedback on proposed regulations.

Many operators advocated multi-year permitting options for compliant operators, highlighting the need for stability and predictability in managing costs. They also shared concerns that regulations were too rigid and did not consider circumstantial needs.

Nearly all participants emphasized the importance of considering adjacent neighbours' needs and maintaining high community standards through responsible operation and management.

Land Use Bylaw Amendments – Vacation Rentals and Bed and Breakfasts

IMPLICATIONS

Financial

Regarding property assessments, Vacation Rentals in the County are generally properties intended to be used for permanent living accommodation. Section 297 of the *Municipal Government Act* (MGA) specifies these properties to be assigned a Residential class. This section also allows a council to pass a bylaw to divide the Residential class into a sub-class. Council could choose a subclass for residential vacation rentals. Section 354 of the MGA states the Tax Rate Bylaw must set all the tax rates to be imposed in the County. This section states that a tax rate must be set for each assessment class or subclass referred to in Section 297. The MGA would allow Council to set a tax rate for residential vacation rentals the same or different than other residential properties.

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD3: Citizens are satisfied with Public Engagement opportunities and availability of information	SD3.2: Citizens satisfied with the public engagement opportunities provided by the County	Administration conducted thorough public engagement through a dedicated project webpage and survey and has responded to concerns shared by citizens in relation to more effective regulations for Vacation Rentals in the County.
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.1: Services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements	The amendments focus on responding to previously identified priority <i>Land Use Bylaw</i> amendments in relation to the Vacation Rentals, which has previously proved problematic for the County.
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.2: Average customer experience rating for identified transactional services	The amendments focus on providing more certainty for stakeholders and decision-makers throughout the planning application process.
Thoughtful Growth	TG1: Clearly defining land use policies and objectives for the County –including types, growth rates, locations, and servicing strategies	TG1.3: Update Land Use By-law to implement land use strategies created in MDP and ASPs	The amendments focus on guiding Vacation Rental uses to appropriate areas in the County and increased regulations which aim to protect the integrity of Agricultural and Residential areas.

ALTERNATE DIRECTION

THAT Council refers Bylaw C-8640-2025 to Administration to allow Council to submit proposed amendments to the draft bylaw.

AND THAT Administration be directed to return with Bylaw C-8640-2025, and Council's proposed amendments, for consideration at a future Council meeting before the end of Q4, 2025.

Land Use Bylaw Amendments – Vacation Rentals and Bed and Breakfasts

ATTACHMENTS

Attachment A: Draft Bylaw C-8640-2025 & Schedule 'A' (*Land Use Bylaw* Amendments)

Attachment B: *Land Use Bylaw* Amendments (Redlined Version)

Attachment C: What We Heard Report – Proposed Rules and Regulations for Vacation Rentals

APPROVALS

Manager:	Justin Rebello, A/Manager, Planning
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer



BYLAW C-8640-2025

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-8640-2025*.

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 *Land Use Bylaw C-8000-2020* be amended as per Schedule 'A' attached to and forming part of this bylaw.

Effective Date

- 4 Bylaw C-8640-2025 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



READ A FIRST TIME this _____ day of _____, 2025

READ A SECOND TIME this _____ day of _____, 2025

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2025

READ A THIRD AND FINAL TIME this _____ day of _____, 2025

Reeve

Chief Administrative Officer

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-8640-2025

Amendment #1

THAT Part 8, Definitions of *Land Use Bylaw C-8000-2020* be amended to replace the current definition of Bed and Breakfast with the following:

“Bed and Breakfast” means a use where temporary sleeping accommodation is provided for compensation within a Dwelling Unit, accommodating up to a maximum of three guest rooms. This use is operated by the property owner and permanent residents who reside on-site and oversee business operations as hosts who may provide breakfast and other services to guests during their stay.

Amendment #2

THAT Part Four, Specific Uses and Activities in *Land Use Bylaw C-8000-2020* be amended to replace the current Section 127 with the following in its entirety:

- a) A Development Permit application will respond to Section 125 and 126, and
- b) The maximum term of the first Development Permit issued for a Bed and Breakfast is one (1) year.
- c) For subsequent applications to extend the first development approval, a development permit may be issued for a period of up to five (5) years if:
 - i. The application is for the same business intensity, and
 - ii. The Bed and Breakfast is not in violation of any conditions of the first development permit at the time of permit renewal.
- d) For subsequent applications to extend the second development approval, a development permit may be issued with no time expiration if:
 - i. The application is for the same business intensity, and
 - ii. The Bed and Breakfast is not in violation of the conditions of the second development permit at the time of permit renewal.

Amendment #3

THAT Part Four, Specific Uses and Activities in *Land Use Bylaw C-8000-2020* be amended to add the following new sections after the existing section 164:

VACATION RENTAL

164.1 Vacation Rental General Requirements:

- a) The use shall only be allowed on parcels where the landowner can prove the property is their primary residence. The applicant shall demonstrate this by providing evidence showing:
 - i. the applicant's name listed on the land title;
 - ii. the applicant's name and subject parcel listed on a valid driver's license;and,



- iii. the applicant's name and subject parcel listed on a recent utility or service bill.
- b) Shall only be considered on parcels where no restrictions exist in relation to restrictive covenants or any Homeowners Association and Condominium Board Bylaws.
- c) Shall have a maximum of two (2) adults (not including children), per bedroom or sleeping area.
 - i. Each bedroom or sleeping area shall have a minimum of one (1) window with a minimum 0.35 sq. m openable portion for window egress.
- d) Shall have a minimum of one (1) parking stall, per bedroom or sleeping area located on the subject parcel.
- e) Shall submit a site operations and noise mitigation plan.

164.2 Vacation Rental Site Requirements:

- a) Hours of operation occurring outside of an enclosed building shall be limited to between 8:00 a.m. and 10:00 p.m.
- b) Notwithstanding Section 165.2 a), the Development Authority may extend the hours of operation occurring outside of an enclosed building up to 12:00 p.m., subject to:
 - i. The type and scale of the uses being undertaken in the extended hours and the rationale provided; and
 - ii. The submitted site operations and noise mitigation plan providing specific measures on how noise during evening hours will be minimized; and
 - iii. The distance of the proposed Vacation Rental use area to dwellings not located on the subject parcel.
- c) Shall not have any signs that describe or advertise the Vacation Rental, excluding wayfinding signs.

164.3 Vacation Rental Development Permit Requirements:

- a) A Development Permit application will respond to Section 164.1 and Section 164.2.
- b) The maximum term of the first Development Permit issued is one (1) year.
- c) For subsequent applications to extend the first development approval, a development permit may be issued for a period of up to three (3) years if:
 - i. The application is for the same business intensity; and
 - ii. The Vacation Rental is not in violation of any conditions of the first development permit at the time of permit renewal.
- d) For subsequent applications, a development permit may be issued for a period of up to five (5) years if:
 - i. The application is for the same business intensity; and
 - ii. The Vacation Rental is not in violation of any conditions of the previous development permit at the time of permit renewal.



Amendment #4

THAT section 236, Table 5 – Parking Minimums of *Land Use Bylaw C-8000-2020* be amended to replace the Vacation Rental required parking stalls

~~Vacation Rental – Same as Dwelling Type~~

Vacation Rental – 1 per bedroom or sleeping area

Amendment #5

THAT *Land Use Bylaw C-8000-2020* be renumbered and formatted accordingly.

- c) Bed and Breakfasts shall be limited to no more than three (3) guest rooms.

126 Bed and Breakfast Site Requirements:

- a) One (1) Fascia Sign or Freestanding Sign is permitted, at the discretion of the Development Authority.

127 Bed and Breakfast Development Permit Requirements:

- a) A Development Permit application will respond to **Section 125 and 126**, and
- b) ~~The maximum term of a Development Permit issued is five (5) years.~~
- b) The maximum term of the first Development Permit issued for a Bed and Breakfast is one (1) year,
- c) For subsequent applications to extend the first development approval, a development permit may be issued for a period of up to five (5) years if:
 - i. The application is for the same business intensity, and
 - ii. The Bed and Breakfast is not in violation of any conditions of the first development permit at the time of permit renewal.
- d) For subsequent applications to extend the second development approval, a development permit may be issued with no time expiration if:
 - i. The application is for the same business intensity, and
 - ii. The Bed and Breakfast is not in violation of the conditions of the second development permit at the time of permit renewal.

CAMPGROUND

128 Campground General Requirements:

- a) There shall be no more than twenty (20) campsites per hectare (eight (8) campsites per acre),
- b) At least ten percent (10%) of a campground's gross area shall be set aside as a common outdoor space, and
- c) Campgrounds shall not be used for year-round vehicle (recreation) storage.

129 Campground Site Requirements:

- a) No campground will be approved within 250.0 m (820.21 ft.) of a Residential District as measured from property boundary to property boundary.

130 Campground Development Permit Requirements:

- a) A Development Permit application will respond to **Section 128 and 129** and further set out:
 - i. What onsite facilities will be provided,
 - ii. If roads are to be open year-round, provision for snow removal and snow storage, and
 - iii. The screening, storage, collection and disposal of septic and solid waste,
- b) An applicant is required to submit a Water and Wastewater Servicing Plan in support of a Development Permit, and
- c) The maximum term of a Development Permit issued is five (5) years.

CANNABIS CULTIVATION AND CANNABIS PROCESSING

131 Cannabis Cultivation and Cannabis Processing General Requirements:

- a) Cannabis Cultivation and/or Cannabis Processing shall not occur in a building where a residential use is located, and
- b) A residential development constructed or created on a parcel after the approval of a Cannabis Cultivation or Cannabis Processing use shall not be considered a residential use for the purposes of the Bylaw.

132 Cannabis Cultivation and Cannabis Processing Site Requirements:

164.1 Vacation Rental General Requirements:

- a) The use shall only be allowed on parcels where the landowner can prove the property is their primary residence. The applicant shall demonstrate this by providing evidence showing:
 - i. the applicant's name listed on the land title;
 - ii. the applicant's name and subject parcel listed on a valid driver's license; and,
 - iii. the applicant's name and subject parcel listed on a recent utility or service bill.
- b) Shall only be considered on parcels where no restrictions exist in relation to restrictive covenants or any Homeowners Association and Condominium Board Bylaws.
- c) Shall have a maximum of two (2) adults (not including children), per bedroom or sleeping area.
 - i. Each bedroom or sleeping area shall have a minimum of one (1) window with a minimum 0.35 sq. m openable portion for window egress.
- d) Shall have a minimum of one (1) parking stall, per bedroom or sleeping area located on the subject parcel.
- e) Shall submit a site operations and noise mitigation plan.

164.2 Vacation Rental Site Requirements:

- a) Hours of operation occurring outside of an enclosed building shall be limited to between 8:00 a.m. and 10:00 p.m.
- b) Notwithstanding Section 165.2 a), the Development Authority may extend the hours of operation occurring outside of an enclosed building up 12:00 p.m., subject to:
 - i. The type and scale of the uses being undertaken in the extended hours and the rationale provided; and
 - ii. The submitted site operations and noise mitigation plan providing specific measures on how noise during evening hours will be minimized; and
 - iii. The distance of the proposed Vacation Rental use area to dwellings not located on the subject parcel.
- c) Shall not have any signs that describe or advertise the Vacation Rental, excluding wayfinding signs.

164.3 Vacation Rental Development Permit Requirements:

- a) A Development Permit application will respond to Section 164.1 and Section 164.2.
- b) The maximum term of the first Development Permit issued is one (1) year.
- c) For subsequent applications to extend the first development approval, a development permit may be issued for a period of up to three (3) years if:
 - i. The application is for the same business intensity; and
 - ii. The Vacation Rental is not in violation of any conditions of the first development permit at the time of permit renewal.
- d) For subsequent applications, a development permit may be issued for a period of up to five (5) years if:
 - i. The application is for the same business intensity; and
 - ii. The Vacation Rental is not in violation of any conditions of the previous development permit at the time of permit renewal.

Religious Assembly	7.5 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Small) < 1000 m ²	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (General) 1000-4000 m ²	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Large) > 4000 m ²	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Groceries)	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Restricted)	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Garden Centre)	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Shopping Centre)	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Riding Arena	N/A
School	Elementary School (K-6): 2.5 per classroom Middle School (7-9): 2.25 per classroom High School (10-12): 4.5 per classroom
Show Home	Same as Dwelling Type
Station (Gas/Electric)	2 per 100.0 m ² (1076.39 ft ²) gross floor area (minimum of 2)
Station (Bulk Fuel)	2 per 100.0 m ² (1076.39 ft ²) gross floor area (minimum of 2)
Temporary Sales Centre	Same as Dwelling Type
Utilities	N/A
Vacation Rental	Same as Dwelling Type 1 per bedroom or sleeping area
Waste Management Facility	Determined by Direct Control District

237 Where a use is not listed, the number of spaces shall be determined by the Development Authority, having regard for similar uses and the estimated parking demand of the proposed use.

238 Where a calculation does not yield a whole number, the required number of spaces shall be rounded down to the next whole number.

SIZE OF PARKING STALLS

239 Minimum parking stall dimensions, illustrated **Figure 3 – Parking Stall Dimensions**, are as follows:

Table 6 – Parking Minimums

A	B	C	D	E
ANGLE OF STALL PERPENDICULAR TO AISLE	STALL WIDTH	STALL DEPTH PERPENDICULAR TO AISLE	AISLE WIDTH	OVERALL DEPTH
30°	2.6 m (8.53 ft.)	5.0 m (16.40 ft.)	3.6 m (11.81 ft.)	13.6 m (44.62 ft.)
45°	2.6 m (8.53 ft.)	6.5 m (21.33 ft.)	3.6 m (11.81 ft.)	16.6 m (54.46 ft.)
60°	2.6 m (8.53 ft.)	6.5 m (21.33 ft.)	5.5 m (18.04 ft.)	18.5 m (60.70 ft.)
90°	2.6 m (8.53 ft.)	6.0 m (19.69 ft.)	7.0 m (22.97 ft.)	19.0 m (62.34 ft.)

240 Where parking stalls are located with access directly off a lane, the required width of the aisle may be reduced by the width of the lane, at the discretion of the Development Authority.

“Agriculture (Regulated)” means a use where the intensity of agriculture operations has significant land or water demands and may include off-site impacts that are licensed under provincial or federal regulations. Typical uses include abattoirs, and fertilizer plants. This use does not include Cannabis Cultivation or Cannabis Processing.

“Agricultural (Processing)” means a use for storage and upgrading of agricultural products for distribution or sale through value added processes such as mixing, drying, canning, fermenting; applying temperature, chemical, biological or other treatments to plant matter, the cutting, smoking, aging, wrapping and freezing of meat, or similar production methods. This use does not include Agriculture (Intensive or Regulated), Cannabis Cultivation or Cannabis Processing.

“Alcohol Production” means a use where beer, spirits and other alcoholic beverages are manufactured that may have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption as a Special Event and are sold to the general public for consumption on the premises and that may include the retail sale of products. Typical uses include breweries, distilleries, wineries, and meaderies.

“Animal Health (Inclusive)” means a use for the care, treatment, or impoundment of animals both considered as domestic pets or farm animals. This would include pet clinics, animal veterinary clinics and veterinary offices with or without outdoor pens, runs and enclosures.

“Animal Health (Small Animal)” means a development such as a hospital or shelter used for the temporary or overnight accommodation, care, treatment or impoundment of animals considered as domestic pets, but not farm animals. Typical uses include pet clinics, animal veterinary clinics and veterinary offices without outdoor pens, runs or enclosures.

“Applicant” means a person who is lawfully entitled to make, and makes, an application for any document, approval, permit or other thing that may be issued, made or done under the authority of the Bylaw.

“Application Form” means a form provided to an Applicant pursuant to the Bylaw, including Text Amendment Application Forms, Land Use Redesignation Application Forms and Development Permit Application Forms etc.

“Auctioneering” means a use where goods, motor vehicles or livestock are auctioned, including the temporary storage of such goods.

“Automotive Services (Minor)” means a use where the servicing and repair of vehicles occurs, excluding the sale of gasoline and related fuels. Typical uses include standalone mechanics shops, transmission and muffler shops, and auto body paint and repair facilities.

“Automotive Services (Major)” means a use where the sale, servicing and repair of vehicles occurs that may include the sale of gasoline and related fuels. Typical uses include automotive dealerships and truck stops and may include ancillary uses such as Establishment (Eating).

~~**“Bed and Breakfast”** means a use where temporary sleeping accommodation is provided for up to three guest rooms.~~

“Bed and Breakfast” means a use where temporary sleeping accommodation is provided for compensation within a Dwelling Unit, accommodating up to a maximum of three guest rooms. This use is operated by the property owner and permanent residents who reside on-site and oversee business operations as hosts who may provide breakfast and other services to guests during their stay.

“Beehive” means a dome shaped or boxlike structure in which bees are kept.

“Beekeeping” means the activity of housing bees for the production of honey and/or pollination of agricultural crops, in accordance with the *Bee Act*, as amended or replaced from time to time.

“Building” means any structure used or intended for supporting or sheltering any use or occupancy.

“Building – Common Terms”

- a) **“Awning”** means a cloth like or lightweight shelter projecting from a building.



WHAT WE HEARD REPORT

*Proposed Rules and Regulations
for Vacation Rentals*

November, 2024

PUBLIC PARTICIPATION

Vacation rentals are short-term rentals that provide accommodation for guests for up to 30 days. They can support local economies, provide additional income opportunities for residents, and offer unique lodging options for visitors to the County.

Rocky View County is home to numerous vacation rentals, primarily located on the County's west side. To provide clarity and consistency for existing operators and to guide future applicants, the County sought public feedback on rules and regulations for vacation rentals from September 17 - October 15. Engagement focused on the following key areas:

- **Vacation rentals may only be offered by operators on parcels which are also their primary residence.**
- **The maximum number of guests allowed.**
- **The minimum parking requirements.**
- **A noise and issues mitigation plan.**
- **An annual permit renewal process.**

The engagement opportunity was widely promoted through various County communication channels, including social media, e-newsletters, and road signs. Letters were sent to vacation rental operators and their neighbours to encourage their participation.

Residents and operators submitted a total of 2,226 comments through 448 completed surveys and an online discussion forum. Participants from across the County took part, with the majority coming from the Bragg Creek, Springbank, and Bearspaw areas.

2,226
Comments

448
Surveys

Vacation Rental Regulations

Rocky View County wants to hear from you on proposed rules and regulations for vacation rentals.

EXECUTIVE SUMMARY

Throughout the engagement many themes emerged that shared insight into the feelings of residents and vacation rental operators. Below is a high-level summary of engagement feedback from participants.

Current or Future Operators

Operators generally expressed a desire for flexibility in vacation rental regulations and provided mixed feedback on proposed regulations.

Many operators advocated for multi-year permitting options for compliant operators, highlighting the need for stability and predictability in managing costs. They also shared concerns that regulations were too rigid and didn't consider circumstantial needs.

Nearly all participants emphasized the importance of considering neighbours' needs and maintaining high community standards through responsible operation and management.

General Residents

Overall, residents generally supported the proposed regulations, particularly those aimed at preserving the character of their neighbourhoods and ensuring greater accountability from operators.

There was support for different regulations in agricultural areas, and many residents shared their concerns about noise, large gatherings, and parking.

Some residents were against the proposed rules and regulations, citing concerns about government overreach and control. A small number of participants believed that the county should not permit vacation rentals at all.



ALL PARTICIPANTS: WHAT WOULD YOU LIKE THE COUNTY TO CONSIDER?

All engagement participants were asked the general question: What would you like Rocky View County to consider when implementing rules and regulations for vacation rentals?

Less Regulation (35%)

Many participants advocated for less government intervention, saying property owners should have the freedom to use their property as they wish.

Noise & Traffic (30%)

Participants raised concerns about noise, increased traffic, and the general impact vacation rentals could have on the community. It was important to many participants that the rural and quiet nature of Rocky View County be preserved.

Local Economic Benefits (20%)

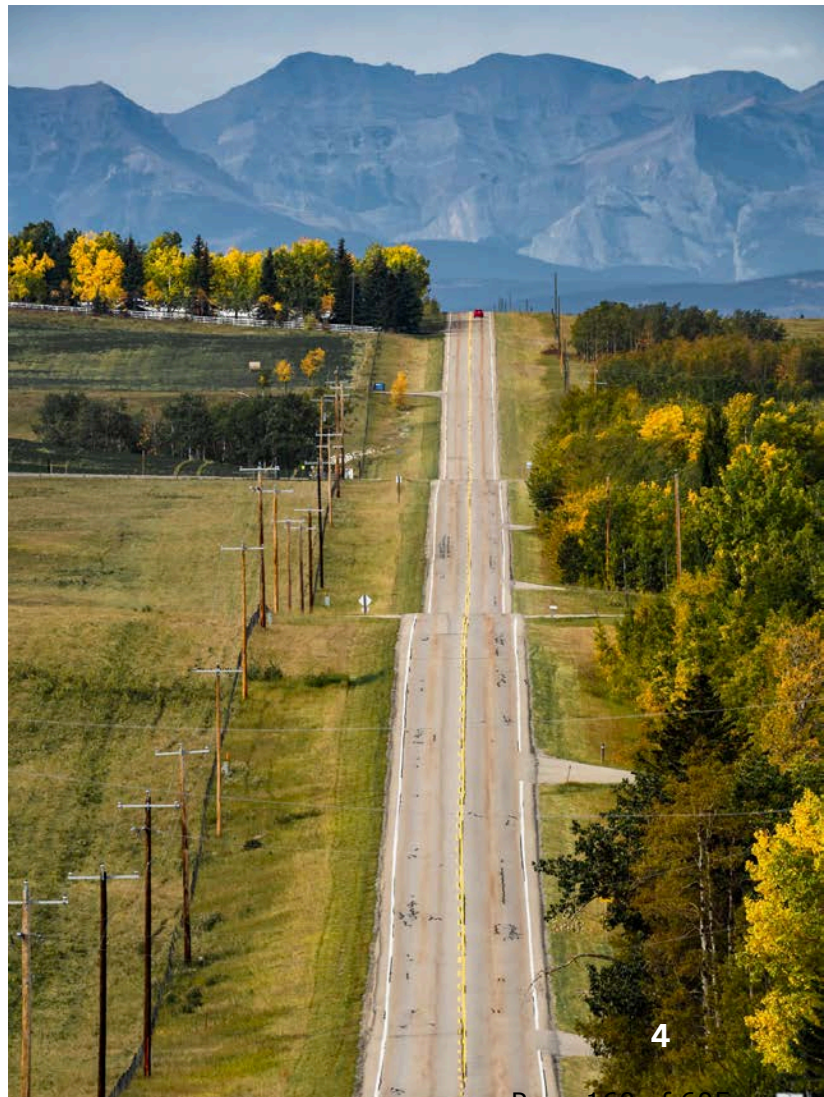
Participants said vacation rentals bring economic benefits, particularly to tourism and local businesses in areas like Bragg Creek. They saw vacation rentals as a way to support local commerce and argued that these benefits should factor into regulatory decisions.

Enforcement (15%)

Respondents want vacation rentals to be well-regulated with a focus on noise, parking, and occupancy rules. They suggested that penalties should apply to vacation rentals that receive complaints from neighbours.

Service & Safety (10%)

Respondents emphasized the potential strain vacation rentals could place on local infrastructure, such as water and wastewater systems. Additionally, respondents noted visitors might not be familiar with local fire bans or waste disposal regulations, which could increase risks to both the environment and community safety.



KEY FINDINGS: OPERATORS

We asked current operators and those considering becoming operators to share their views on proposed rules and regulations for vacation rentals. A total of 60 participants responded.

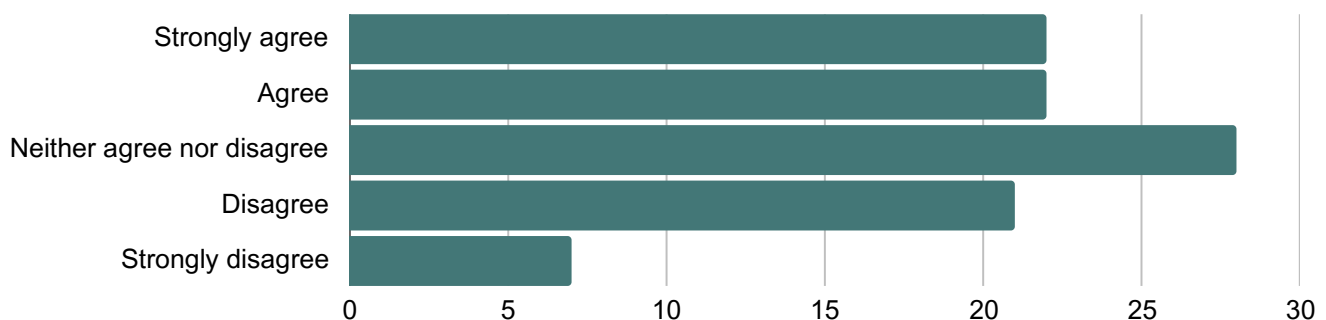
Q1: Please share your level of agreement with this proposed regulation: Applicants shall own the property and demonstrate it as their primary residence.

Fifty-three per cent of operators disagreed with this proposed regulation. Primary concerns were that the regulation was overly controlling and the County needed to consider snowbirds and individuals who owned multiple properties. Those who supported the regulation believed it would help maintain a neighbourhood atmosphere.



Q2: Please share your level of agreement with this proposed regulation: Operators shall provide one on-site parking stall per bedroom.

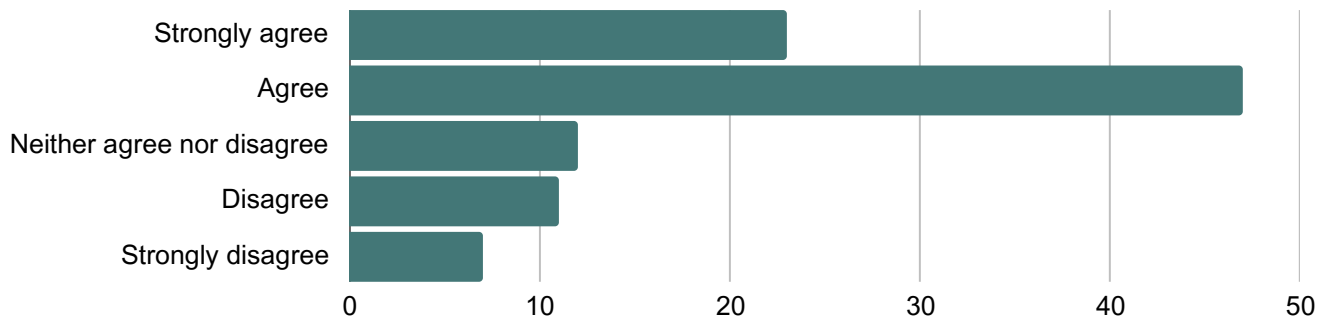
Forty-five per cent of respondents supported the proposed regulation, while nearly 30 per cent were neutral, neither agreeing nor disagreeing. Many participants raised concerns about linking parking spots to the number of bedrooms, citing issues such as extra beds in common rooms, lofts, or bedrooms with multiple beds or bunk beds. Additionally, some respondents expressed a preference for parking vehicles on the property instead of on the street. A smaller group of participants felt that the regulation was unnecessary, particularly in rural areas.



KEY FINDINGS: OPERATORS

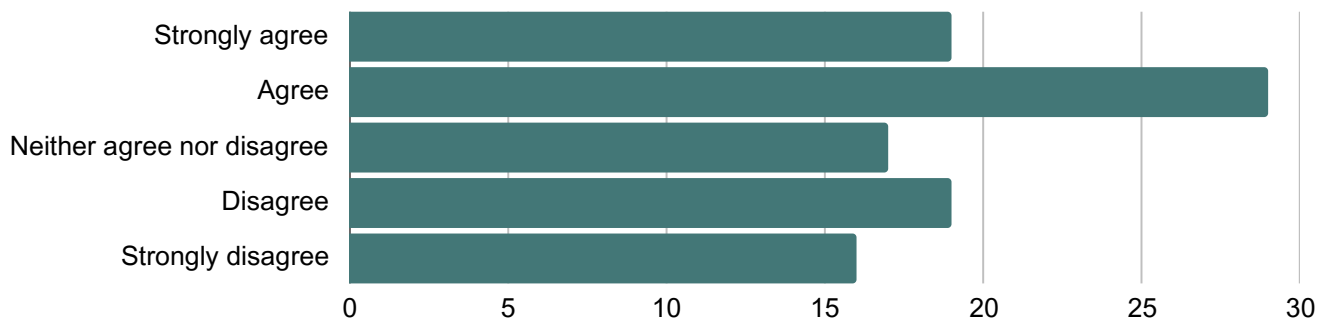
Q3: Please share your level of agreement with this proposed regulation: Operators will limit hours of operation for outdoor areas.

Seventy per cent of respondents agreed with this proposed regulation, stating the most important consideration is proximity to neighbours. Other respondents said vacation rentals should simply adhere to the noise bylaw already in effect.



Q4: Please share your level of agreement with this proposed regulation: The County will limit the number of guests allowed in a vacation rental based on the number of bedrooms provided.

Forty-eight per cent of respondents agreed with the proposed regulation, while 35 per cent disagreed. Participants urged the County to consider additional sleeping arrangements, such as extra beds in common rooms, lofts, or bedrooms that contain multiple beds or bunk beds.



“

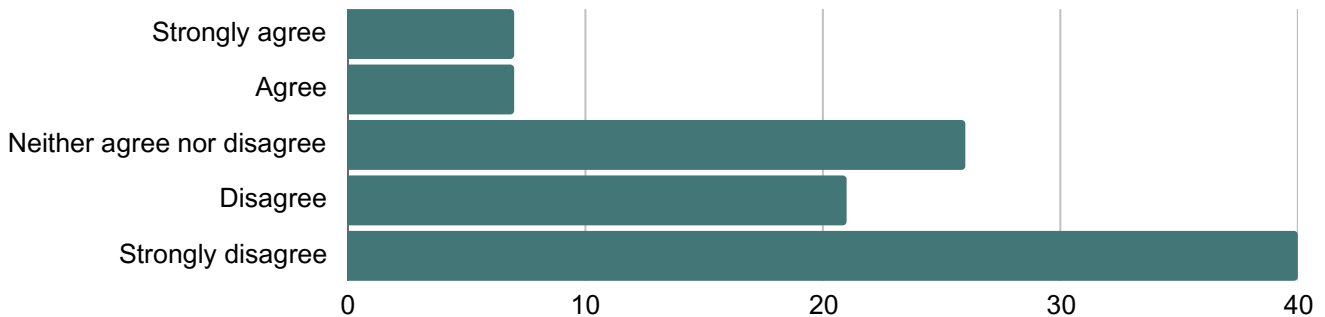
We easily have four kids share a bedroom. Please consider large families use these rentals instead of hotels.

”

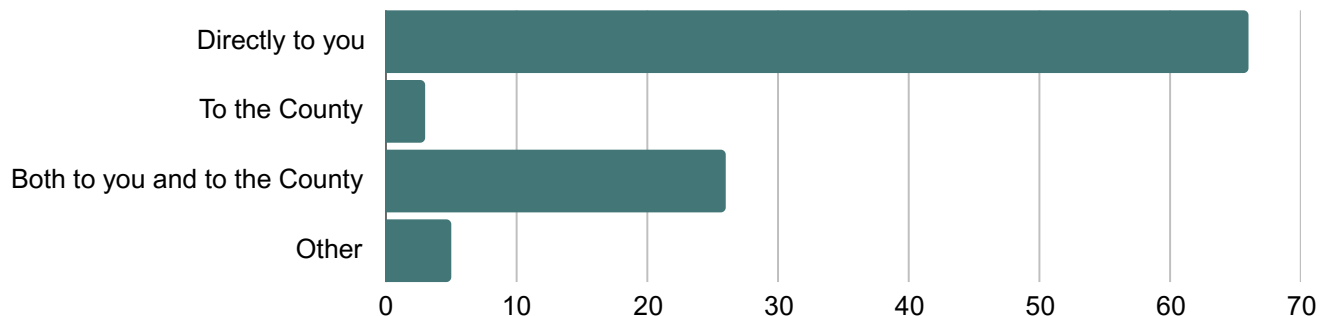
KEY FINDINGS: OPERATORS

Q5: Please share your level of agreement with this proposed regulation: The County will only grant a maximum one-year development permit?

Sixty-one per cent of respondents disagreed with the proposed regulation, while only 13 per cent agreed. Participants expressed a preference for multi-year options for operators who do not receive complaints, primarily due to concerns about costs.



Q6: If your neighbours have concerns with your vacation rental who would you like them to address their concerns with?



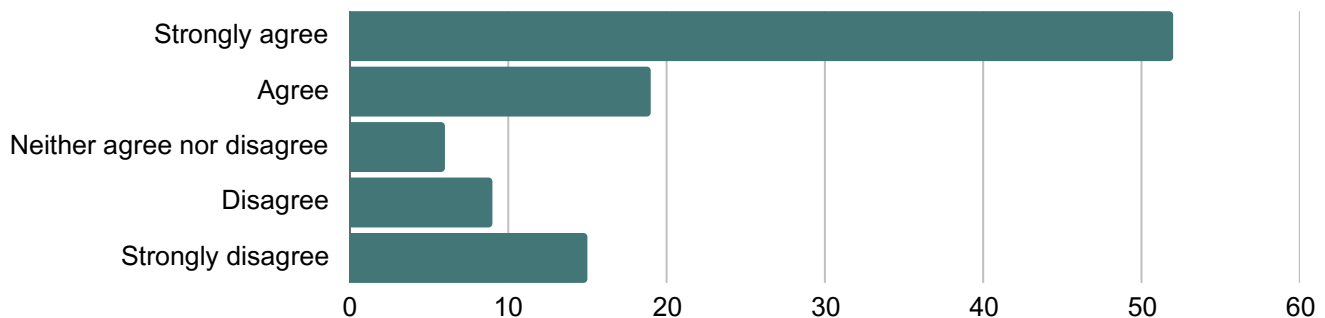
“ Having to go through the application process annually is costly to vacation rental owners, and consumes a great deal of resources in the County’s permitting department. It would be far more reasonable to have permits be valid for multiple years. ”

KEY FINDINGS: RESIDENTS

We asked County residents to share their views on proposed rules and regulations for vacation rentals. A total of 376 participants responded, with 75 identifying as living near vacation rental.

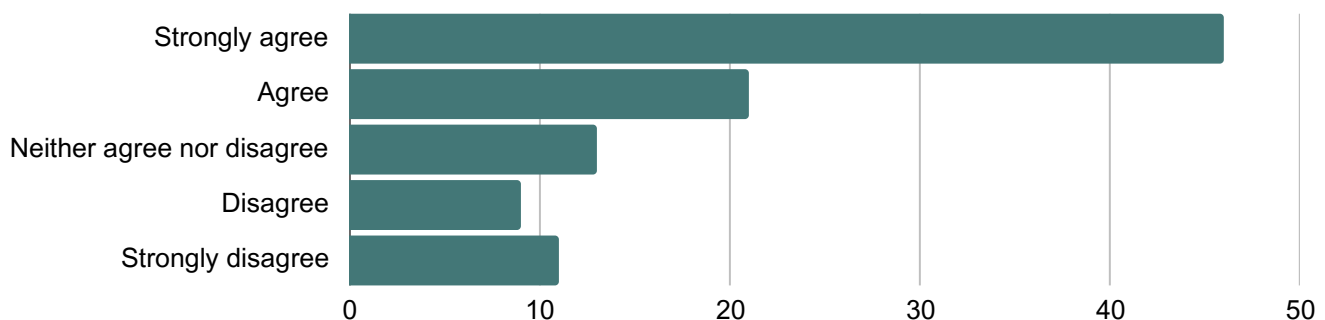
Q1: Please share your level of agreement with this proposed regulation: Applicants shall own the property and demonstrate it as their primary residence.

Nearly two-thirds of participants agreed with the proposed regulation. Residents want owners to be involved and accountable to maintain a neighbourhood feel. Those who disagreed with the proposed regulation primarily felt it was too controlling.



Q2: Please share your level of agreement with this proposed regulation: Operators shall provide one on-site parking stall per bedroom.

Sixty-five per cent of participants agreed with the regulations. Many felt vacation rentals should offer parking to keep renters from using on-street parking. Some participants expressed concern about tying parking spots to bedrooms. Those who disagreed with the regulation felt it was unnecessary.

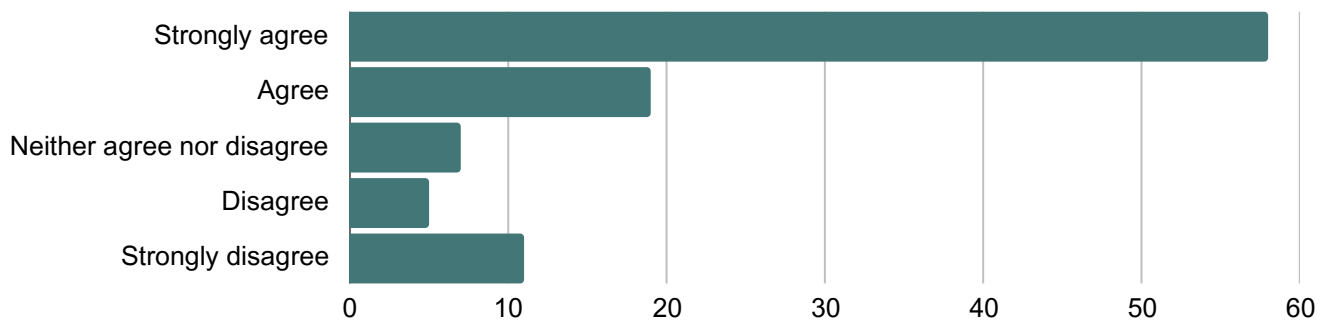


“ I think the county should have regulations that stipulate that all parking should be on the owner's property. ”

KEY FINDINGS: RESIDENTS

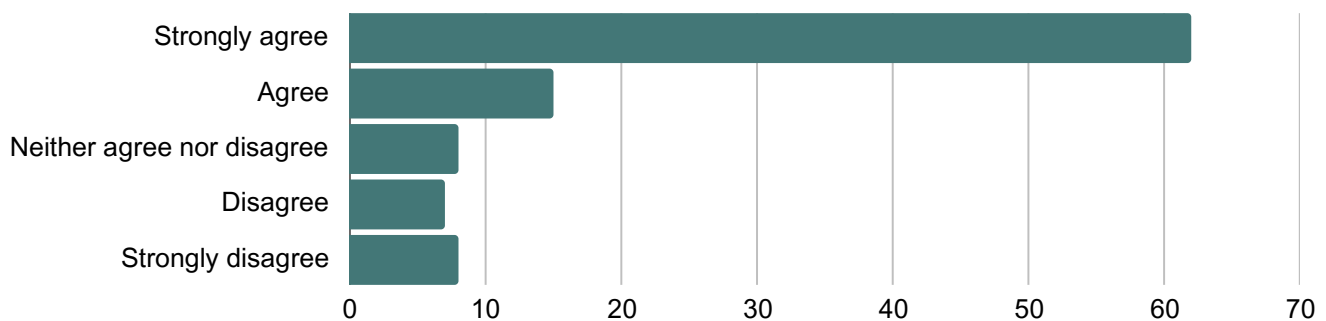
Q3: Please share your level of agreement with this proposed regulation: Operators will limit hours of operation for outdoor areas.

Seventy-seven per cent of respondents agree the County should enforce the rules and regulations outlined in the existing noise bylaw. The majority believe disruptive activities, such as parties, fireworks, and other disturbances, are not acceptable. However, those who disagreed with the regulation felt it was too controlling and unnecessary for rural areas.



Q4: Please share your level of agreement with this proposed regulation: The County will limit the number of guests allowed in a vacation rental based on the number of bedrooms provided.

Seventy-six per cent of respondents agreed. Overall feedback highlighted the importance of considering children, parties, and the implications of having multiple beds in one room. Some respondents were uncertain whether this regulation would effectively manage parties.



“

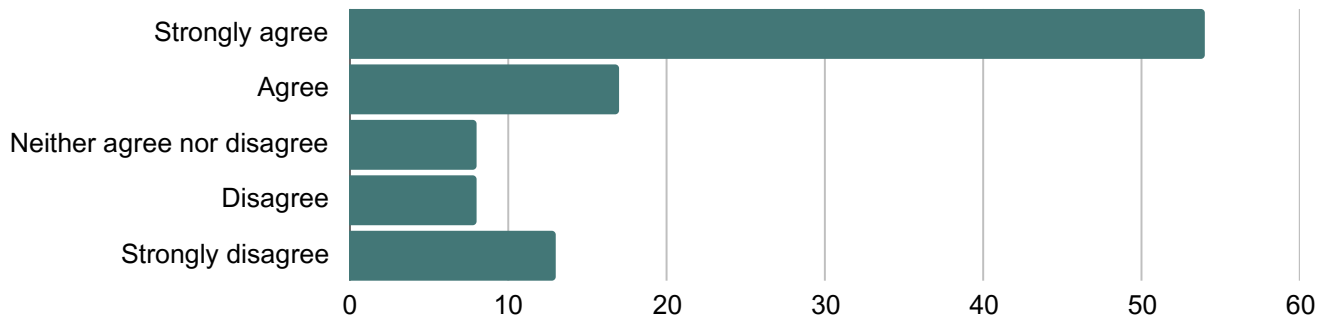
Minimizing road parking is key to keep the feeling that people want and one of the reasons they live in the country.

”

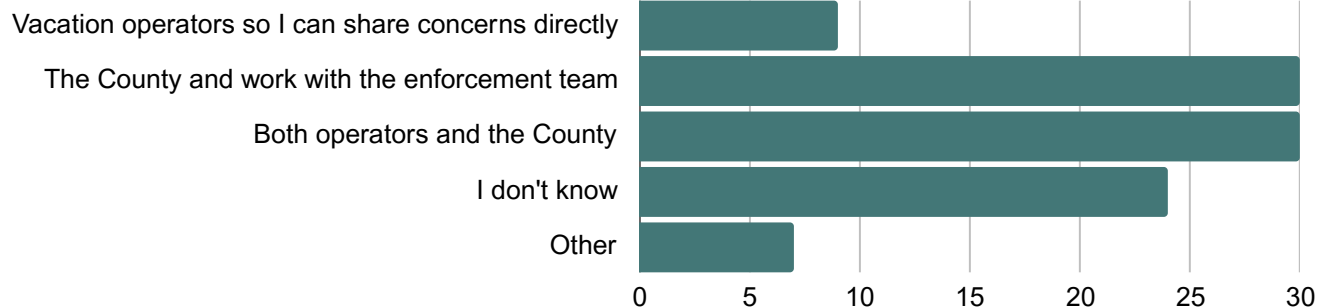
KEY FINDINGS: RESIDENTS

Q5: Please share your level of agreement with this proposed regulation: The County will only grant a maximum one-year development permit?

Seventy per cent of respondents agreed with the regulation. Many respondents indicated that development permits should be revoked if complaints persist. Additionally, some felt that operations without complaints should be allowed to opt for multi-year permits.



Q6: Who would you like to contact if you have concerns regarding a vacation rental?



“ I think either a one or two year renewal makes sense. It allows operators to plan in advance but problem operators can be shut down relatively quickly. ”



HOMEOWNERS ASSOCIATIONS & COMMUNITY GROUPS

Twelve representatives from Homeowners' Associations (HOA) and Community Associations participated in the engagement to express their opinions on the proposed regulations.

Participants shared support for all the proposed regulations, with the exception of the proposed annual renewal process, which some participants felt could be shortened based on the number of complaints or infractions.

“The County needs to ensure ongoing compliance, which is best accomplished by limiting the tenure of the development permit.”

Additional Feedback

Overall, community groups stressed the need for strict regulations to address safety risks associated with large gatherings and noise. Participants voiced concerns about noise, disturbances, and absentee property owners, which can disrupt the peace of neighbourhoods. There were calls for more enforcement from the County and adherence to HOA bylaws in managing vacation rentals. Parking congestion and occupancy limits were mentioned as concerns, as well as the potential for strain on local infrastructure and emergency services.

Participants advocated for clear occupancy limits and requirements for on-site management to mitigate potential problems. There was strong support for limiting or prohibiting vacation rentals in residential communities to protect the quality of life and ensure accountability.



How should the County work with Homeowners Associations?

All participants were asked how they would like the County to work with Homeowners Associations (HOAs) and Community Associations.

General Residents

Support for HOAs involvement in vacation rental regulations varied among participants.

Some participants called for approvals from HOAs to maintain community standards, while others preferred a mixed approach, allowing HOAs to mediate without having full authority.

Some participants opposed HOA involvement, believing that decisions should be made privately or managed at the County level to avoid additional restrictions.

Additionally, some participants suggested a case-by-case approach, highlighting the need for rules tailored to the unique needs of individual communities.

Vacation Rental Operators

Respondents shared a range of perspectives on the involvement of Homeowners Associations in the vacation rental approval process.

Many believe HOAs should have minimal or no involvement to avoid unnecessary bureaucracy.

Some feel these associations should act solely in an advisory capacity, providing feedback without the authority to approve or deny permits.

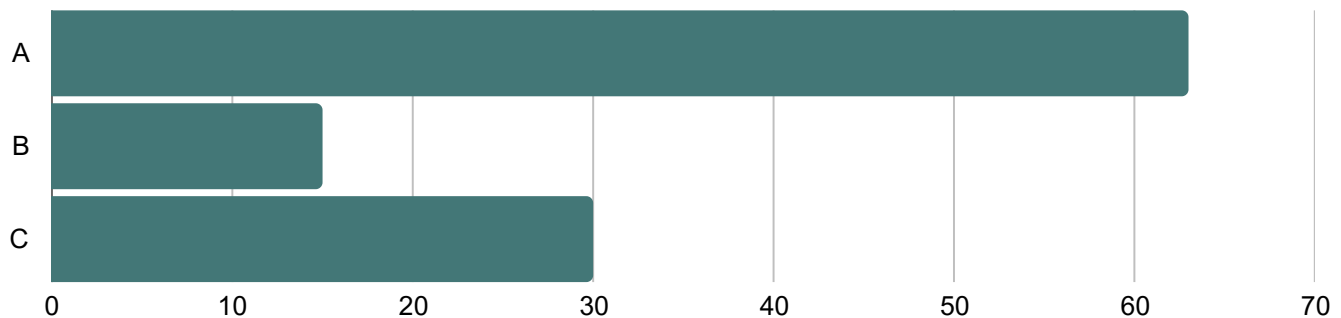
There was also support for allowing gated or condo communities to establish their own rules, emphasizing community-specific autonomy.



Where should vacation rentals operate in the County?

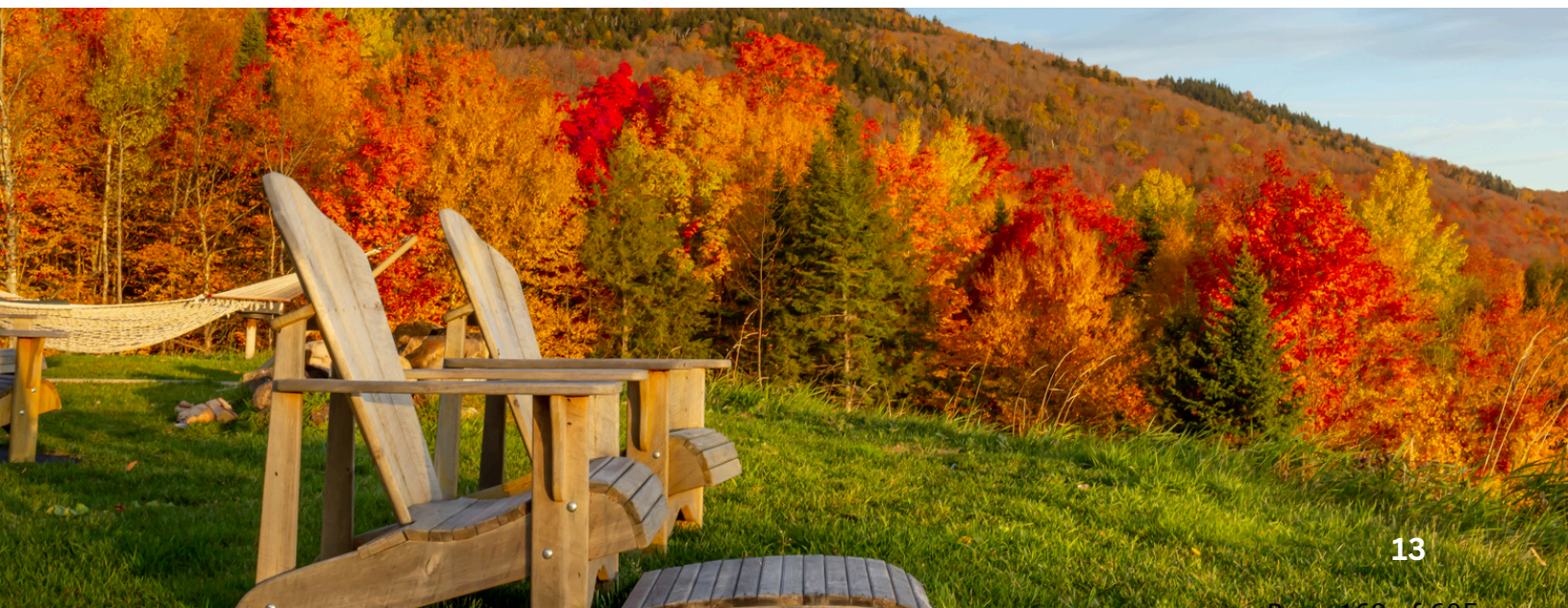
Through the upcoming Municipal Development Plan (MDP), the County is asking residents to share their views on where vacation rentals should be allowed to operate in the County. Thank you to the 404 residents who responded to this question.

**Please note that feedback received from this question will not support regulations under the Land Use Bylaw; feedback will be shared with the County's regional planning team to support the MDP and will be available for review in the final summary report for that project, available for public review in March 2025.*



- A) Vacation rentals are appropriate in any area of the County, given they meet certain criteria under the Land Use Bylaw.
- B) Vacation rentals make the most sense to locate in hamlet areas, or co-located close to existing business and commercial areas of the County.
- C) The MDP should identify tourism destinations that are best suited to accommodate vacation rentals, limiting this use to those areas only.

For more information on the Public Engagement on a new Municipal Development Plan, visit engage.rockyview.ca.





THANK YOU

Thank you to all who participated in public engagement on proposed rules and regulations for vacation rentals in Rocky View County.

This report will be presented to Rocky View County Council's Governance Committee early in 2025 for further direction. Please check the project page at engage.rockyview.ca for further updates.



2025 Agriculture Master Plan

Electoral Division:	All	File:	N/A
Date:	July 8, 2025		
Presenter:	Kristyn Lines, Manager		
Department:	Agricultural and Environmental Services		

REPORT SUMMARY

This report is presented for Council's consideration and approval of the Agriculture Master Plan (AMP), which provides strategic guidance for agricultural policy, land use planning, economic development, and environmental stewardship in Rocky View County. The AMP reflects current challenges and opportunities in the sector and sets a ten-year roadmap (2026–2036) for action.

The plan was developed in phases and through extensive research, interdepartmental collaboration, and engagement with over 300 producers and stakeholders. Approval of the AMP will allow the County to begin implementing key actions and priorities to support a diversified and resilient agricultural sector.

ADMINISTRATION’S RECOMMENDATION

THAT Council approve the Agriculture Master Plan as presented in Attachment A.

BACKGROUND

The 2025 Agriculture Master Plan (Attachment A) is a strategic update to the County’s original 2011 AMP. Council supported the update of the AMP by approving the funding request brought forward during the 2024 budget deliberations. Since the initial plan's adoption, Rocky View County has made substantial progress in integrating agricultural considerations into policy and planning frameworks. This includes updates to the County Plan and Land Use Bylaw, the creation of the Agricultural Boundary Design Guidelines, and enhancements to the County's agricultural education and outreach program.

Given changing agricultural conditions, development pressures, environmental concerns, and community priorities, the AMP has been updated to ensure alignment with current needs. This process was informed by in-depth data analysis of agricultural trends as shown in Attachment B: Agricultural Snapshot, a review of County and provincial policy frameworks, and a two-phase public engagement strategy.

ANALYSIS

The 2025 AMP presents a long-term vision for the desired future state of agriculture in Rocky View County. It is structured around four overarching goal areas: promoting the critical role of the agricultural sector, increasing agricultural sector awareness and diversification, fostering collaboration with strategic partners, and preserving and enhancing ecology.

To support these goals, the plan outlines strategies, metrics and thirteen actionable initiatives. The actions include a phased implementation strategy that spans 5-7 years. The strategic approach of including both strategies and actions ensures the plan remains adaptable to evolving circumstances, new opportunities and emerging issues.

2025 Agriculture Master Plan

Legislative and Policy Alignment

Agricultural planning in Rocky View County is shaped by a blend of provincial legislation, regional collaboration and municipal policies.

The AMP aligns with the objectives of the South Saskatchewan Regional Plan and at the municipal level, is consistent with the County’s Municipal Development Plan (MDP), Council Policy C-508: Right to Farm, and a range of other land management and environmental stewardship policies. By integrating agricultural considerations into land use planning and community development, the AMP reinforces the County’s commitment to thoughtful and sustainable growth.

The update to the AMP and the County’s Municipal Development Plan occurred concurrently. This provided the opportunity to align proposed MDP policy changes to the feedback received throughout the development of the AMP and the public engagement process.

COMMUNICATIONS / ENGAGEMENT

The development of the AMP was guided by a collaborative and inclusive engagement process. Administration worked with the Agricultural Service Board, agriculture industry representatives and ran two public engagement processes (summer 2024 and winter 2025). The AMP was also developed in consultation with key internal departments including Regional Planning, Planning Services, Transportation Services, Communication and Engagement, and Economic Development.

The engagement process included in-person events in four communities, targeted meetings with producers and stakeholders, phone interviews, workshops, an open house and two online surveys. Over 300 participants contributed their perspectives, with high levels of support expressed for all proposed actions—ranging from 77% to 91% approval as shown in Attachment C & D: What We Heard Report Phase 1 & 2, respectively.

Common themes identified through engagement included strong support for thoughtful road infrastructure planning, improved communication with non-farming residents, interest in greater flexibility for on-farm housing and concerns about renewable energy development on prime agricultural land.

IMPLICATIONS

Financial

There are no immediate financial implications associated with approving the Agriculture Master Plan. In 2026, implementation efforts will focus on prioritizing actions that can be accommodated within existing departmental budgets. Any future funding or resource requirements will be brought forward through a business case during the County’s budgeting process for Council consideration.

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD2: Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes	SD2.1: Citizens satisfied with the range of County services available/delivered	Engagement results show high satisfaction with proposed services and direction.

2025 Agriculture Master Plan

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD3: Citizens are satisfied with Public Engagement opportunities and availability of information	SD3.2: Citizens satisfied with the public engagement opportunities provided by the County	Over 300 participants provided feedback; 77–91% support for proposed actions.
Thoughtful Growth	TG1: Clearly defining land use policies and objectives for the County –including types, growth rates, locations, and servicing strategies		The AMP defines long-term goals and land use strategies to protect and support agriculture, ensuring consistency with the Municipal Development Plan.

ALTERNATE DIRECTION

THAT Council refer the Agriculture Master Plan to Administration to incorporate additional information or revisions as directed.

ATTACHMENTS

Attachment A: Agriculture Mater Plan
Attachment B: Agricultural Snapshot
Attachment C: What We Heard Report Phase 1
Attachment D: What We Heard Report Phase 2

APPROVALS

Manager:	Kristyn Lines, Agricultural and Environmental Services
Executive Director/Director:	Byron Riemann, Chief Operating Officer
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer



Agriculture Master Plan

2026
-2036

Summer 2025



Rocky View County

Agriculture Master Plan

Prepared by Intelligent Futures and Serecon,
with support from Rocky View County and the
Rocky View County Agricultural Service Board,
2024-2025.

2026 - 2036



ROCKY VIEW COUNTY



intelligent
futures



serecon



Contents

1.0		6.0	
Executive Summary	1	References	60
2.0		7.0	
Introduction	5	Appendices	61
2.1 Agriculture in Rocky View County	6	Appendix A: Process	62
2.2 Trends in the Agriculture Sector	8	Appendix B: Definitions	64
2.3 Tensions in the Agriculture Sector	10		
2.4 The Planning Framework for Agriculture	12		
2.5 Refreshing the Agriculture Master Plan	16		
3.0			
Direction	17		
3.1 Vision	18		
3.2 Goals	18		
3.3 Actions	23		
4.0			
Implementation	55		
4.1 Principles	56		
4.2 Roles	57		
4.3 Approach	57		
5.0			
Next Steps	59		

1.0

Executive Summary

The Rocky View County Agriculture Master Plan (AMP) offers a strategic roadmap to guide agricultural policy with a long-term vision and a ten-year horizon for action. With 89 percent of the County's land zoned for agricultural use, the AMP emphasizes the importance of balancing agricultural preservation with economic diversification, including agri-businesses and agri-tourism.

The plan addresses emerging challenges such as urban development pressure, generational planning, and a changing climate while fostering environmental stewardship and regional collaboration.

Building on the successful implementation of the 2011 plan, the current AMP aligns closely with the *Municipal Development Plan* (MDP) to ensure policies meet current agricultural needs and community priorities. The AMP includes a framework for achieving a long-term vision through clearly defined goals, strategies, metrics, and actions. The AMP's key elements are listed on the following page.



Vision

The AMP vision describes the ideal future state for agriculture in Rocky View County:

Rocky View County is a community where agriculture and agricultural lands are valued, respected, and protected. The agriculture industry is thriving and supports innovation and diversification to adapt to evolving technologies and trends. Agriculture continues to be promoted as essential to the County's social, economic, and ecological sustainability, ensuring its role in a resilient and prosperous future.

See **Section 3.1** for more information →

Goals

Four overarching goal areas guide the direction of the AMP:

1. Promote the critical role of the agricultural sector
2. Increase agricultural sector awareness and facilitate diversification
3. Collaborate with industry partners
4. Preserve and enhance ecology

See **Section 3.2** for more information →

Strategies and Metrics

The AMP proposes strategies to guide its implementation, such as integrating agriculture into other policy documents, promoting agri-business, and encouraging water efficiency. Metrics will measure the plan's impact, such as the extent of agricultural awareness, updated policies, and acres of agricultural land preserved.

See **Section 3.2 (under each goal area header)** for more information →

Actions

The AMP outlines concrete actions for implementation, phased over the designated implementation period (2026-2036).

Through these actions, Rocky View County aims to adapt to both emerging challenges and opportunities, and maintain the county's agricultural heritage for future generations.

See **Section 3.3** for more information →

Land Use and Planning:

- A1. **Implement land use and subdivision monitoring program for the Irrigation Area:** Monitor the extent of land use conversion and subdivision occurring on agricultural lands in the Irrigation Area as the basis for potential future policy area development.
- A2. **Review allowable housing options for agricultural parcels:** Explore policies to support the ongoing viability of agricultural producers and provide flexibility for on-site worker housing that minimize the fragmentation of agricultural land.
- A3. **Recognize the value of agricultural lands, environmental function, and natural assets:** Develop policies that protect agricultural land while balancing productivity with ecological sustainability.
- A4. **Prioritize natural assets in the decision-making process through ALUS and the Agri-Environmental Incentive Program:** Use environmental data to guide decision-making for conservation projects.
- A5. **Support safe transport of agricultural products and equipment through effective transportation planning:** Address infrastructure needs to facilitate the movement of agricultural equipment and goods.

- A6. **Identify suitable locations for renewable energy development on agricultural lands:** Create policies to balance agricultural land use with large-scale renewable energy projects.

- A7. **Review the Agricultural Boundary Design Guidelines:** Update guidelines to minimize conflicts between agricultural and non-agricultural uses.

Economic Development:

- A8. **Pursue value-added agricultural investments and opportunities:** Position the County as a hub for value-added agriculture and agricultural innovation.
- A9. **Support sector diversification through agri-business and agri-tourism initiatives:** Build partnerships to increase agri-business and showcase local agriculture and ensure planning policies encourage innovative agri-tourism activities while minimizing conflicts.

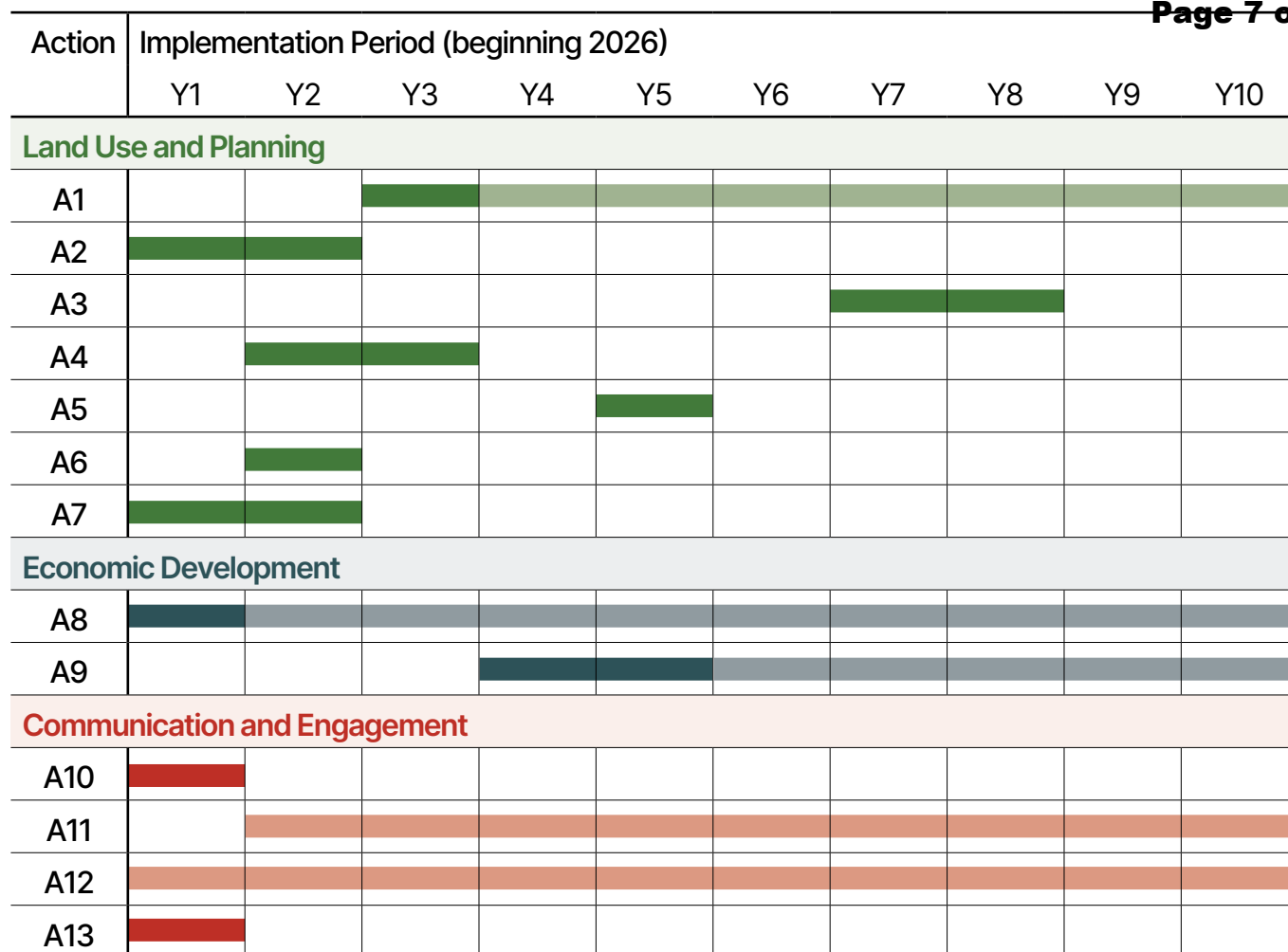


Figure. Implementation Timeline

 Indicates activities delivered on a rolling basis

Communication and Engagement:

A10. Support education and outreach for legislated Agricultural Services Programs: Promote awareness of agricultural legislation among interest holders to support compliance and sector sustainability.

A12. Launch an agriculture education campaign focused on farming and ranching: Promote agricultural activities through seasonal workshops, the annual Agricultural Tour, and supporting educational materials.

A11. Revise and maintain agriculture-focused public communication materials: Provide up-to-date information on agricultural programs, events, and opportunities in the County.

A13. Supplement County Council and staff training with tools for working with the agriculture sector: Ensure new staff and council members are equipped to support agricultural operations.

2.0

What is the
Agriculture
Master Plan?

Introduction



Agriculture is the backbone of Rocky View County. The prairie landscape provides ideal conditions for farming and supports a diverse range of agricultural activities, from grain and livestock production to smaller-scale farms and ranches.

2.1 Agriculture in Rocky View County

The agricultural diversity of Rocky View County not only fuels the local economy but also shapes its culture and community; the agriculture sector forms a vital part of its identity. This is reflected in the land use of the county, where 89 percent of its land area comprises agricultural uses.

Distinct Agricultural Areas in Rocky View County

The County's land uses are predominantly agricultural in nature and support a wide range of activities including farming, ranching, agricultural processing, and agricultural tourism. The distinct agricultural areas in Rocky View County are listed below.



East Agricultural Area

The East Agricultural Area is generally better suited to dryland farming of cereal crops due to its relatively flat topography, higher-quality soils, and access to irrigation through the Western Irrigation District (WID) canal system. The area also holds agricultural processing and complementary land uses.

Irrigation Zone

Within the East Agricultural Area, the **Irrigation Zone** is primarily focused on the irrigated farming of cereal crops. As the area overlaps with the WID system, these lands are intended to be preserved for current uses.

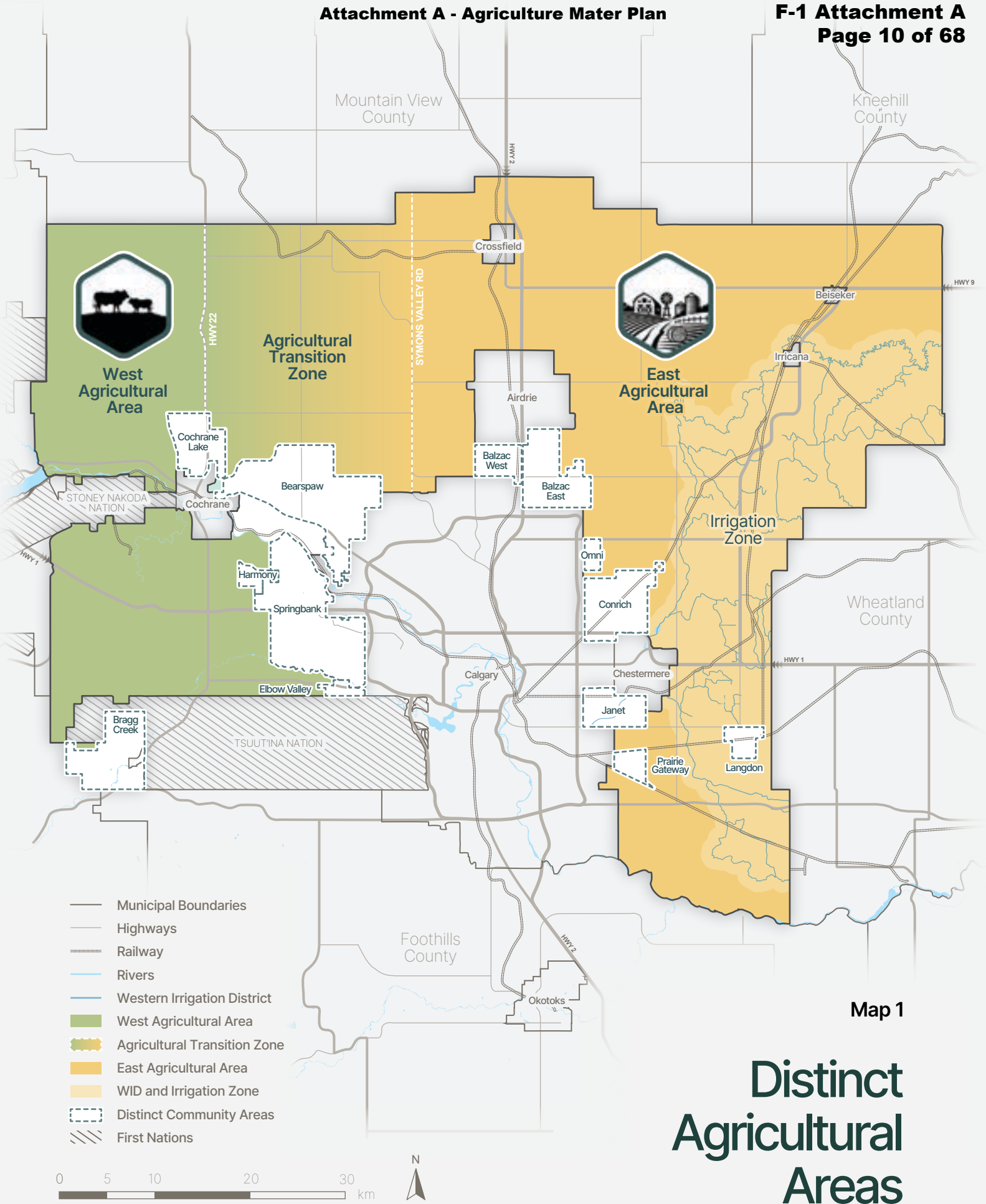


West Agricultural Area

The West Agricultural Area is generally well suited for ranching and grazing due to its rolling landscapes, variable soil conditions, and shorter growing season; it similarly features complementary uses and equestrian services due to land use clustering.

Agricultural Transition Zone

The Agricultural Transition Zone serves as a transition between the East and West Agricultural Areas. There is a focus on established and ongoing agricultural activity; as a result, there is greater flexibility in terms of policy design and application in this area.



2.2 Trends in the Agriculture Sector

At all geographic scales, the agriculture sector has changed dramatically over the past 20 years. With the onset of new farming technologies, a changing climate, and shifting economic realities, Rocky View County's agricultural industry continues to adapt to these ongoing changes and emergent pressures.

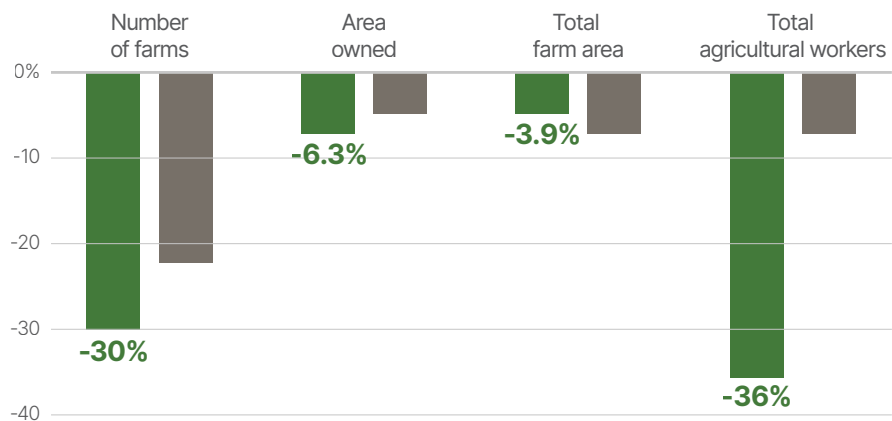
Key Takeaways

Notable Decreases

Over a twenty-year period, both Rocky View County and Alberta at large experienced a decreasing number of farms, farm area ownership, the total overall farm area, and the number of agricultural workers.

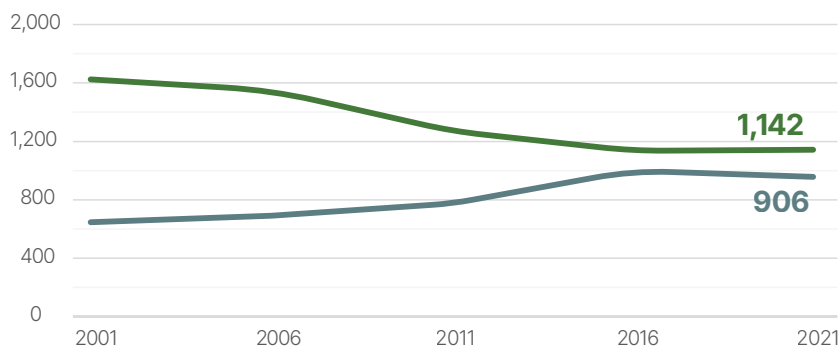
Percentage change in key agricultural indicators, 2001 to 2021

Rocky View County
Alberta



Average farm size (acres), 2001 to 2021

Number of farms, 2001 to 2021



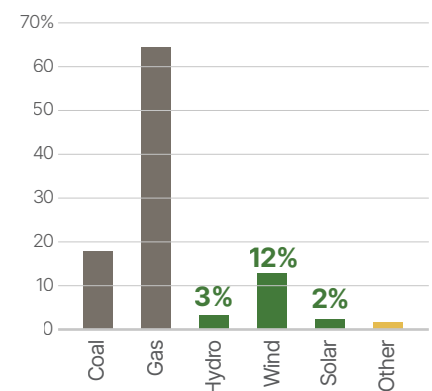
Farm Consolidation

Rocky View County has seen an increase in average farm size (37 percent), and a decrease in the total number of farms (1,142) over a twenty year period.

Solar Infrastructure

Solar farms are being introduced on parcels in the County and across Alberta.

Alberta-wide energy supply, 2022
AESO Annual Market Statistics

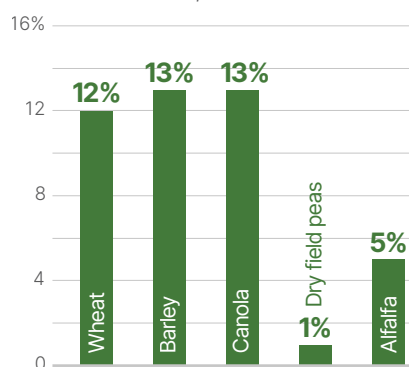


Key Takeaways

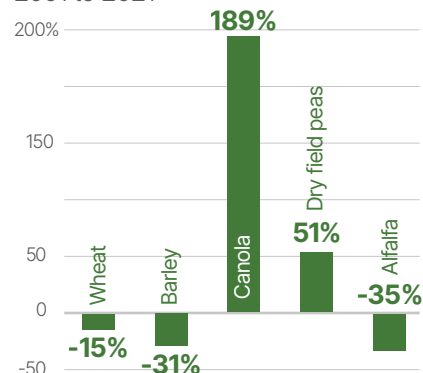
Field Crops

The three largest field crops within the county by share of total farm area are: wheat (12 percent), barley (13 percent), and canola (13 percent). Wheat and barley have both decreased in field crop acres while canola has experienced a sizeable increase (189 percent increase from 2001 to 2021).

Field Crop Share of Total Farm Area, 2021



Change in Field Crop Acres, 2001 to 2021



Farms reporting direct sales

20% change, 2016 to 2021

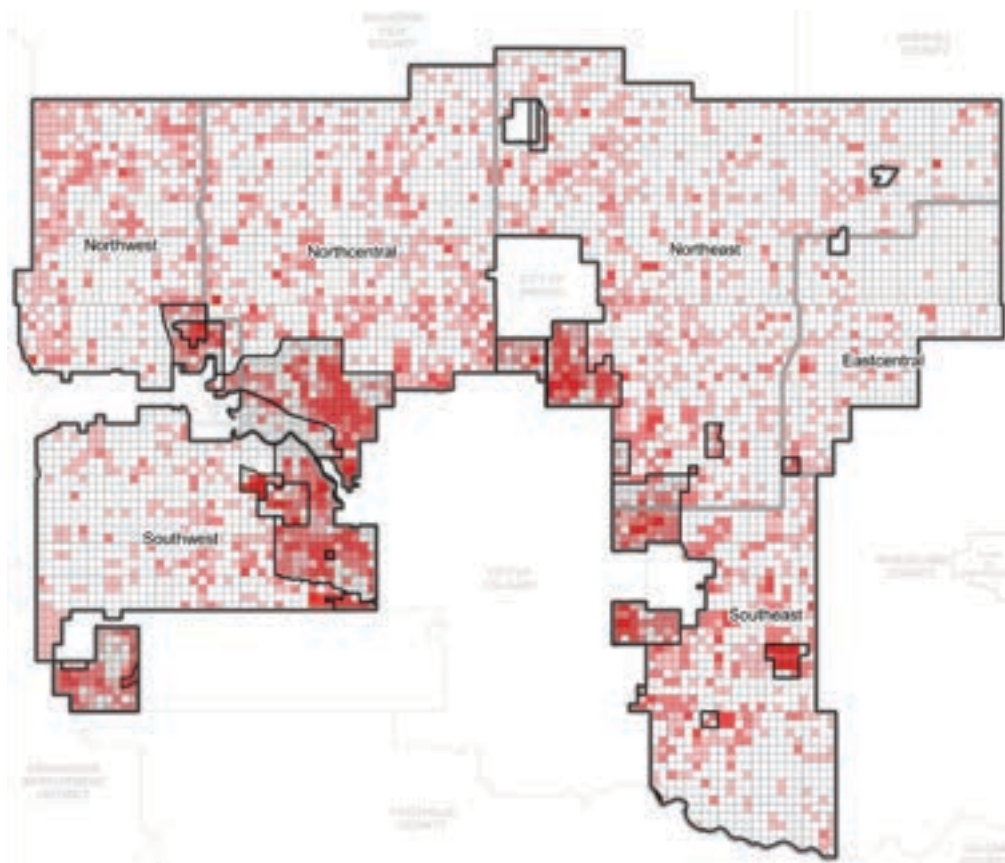
132 farms reporting direct sales, 2021

Direct Sales

There has been an increase in farms conducting direct sales with consumers.

Land Fragmentation

Rocky View County has experienced increased land parcel fragmentation; this is predominant in lands designated under Area Structure Plans but has also occurred across the county outside of these designated areas.



2.3 Tensions in the Agriculture Sector

Given the rate and extent of change in agriculture within the county, there is a continual need to explore and understand the producer community's perspectives on the state of agricultural livelihoods in the county. In the first phase of the AMP planning process in spring 2024, several challenges and opportunities were raised with respect to the agricultural sector within the county.

Protection of agricultural lands

Urban development pressure prompted by economic opportunity and population growth has led to the loss of productive agricultural land in Rocky View County. In the first phase of AMP community engagement, producers indicated the need to protect these lands from such development pressures. Concurrently, respondents suggested that a reduction in regulation from Rocky View County is desirable on the basis that this would allow landowners and producers to continue the practice of agriculture. They indicated that their expertise and experience should be trusted in determining the best use of their agricultural land.

There is an observed preference from this feedback towards the creation of agricultural land use policies that provide flexibility for landowners (for reasons including succession planning and housing for on-farm workers) that do not cause a significant increase in the subdivision of land.

Financial sustainability

Participants in AMP engagement expressed concern about financial sustainability through the lens of government support vs. perceived over-regulation. Cited issues of financial sustainability include the level of municipal taxation, real estate speculation in the region, and farm succession planning. Engagement participants noted perceived constraints placed on land use by the municipal planning process and regulatory framework.

However, they concurrently expressed appreciation for County-led enforcement and administrative support in instances of land use conflicts between agricultural and non-agricultural uses.

Perception of agriculture

Producers perceive a lack of understanding and support for the agricultural sector and an acknowledgement of the value it brings to the region from the general public (i.e., those who do not work in the agriculture sector) and Rocky View County administration and Council. This perspective is motivated in part by the county's location within the Calgary region and the adjacent urban context; city residents are perceived to have little understanding of the necessary operations and associated requirements that support agricultural operations. Effective communications and education is intended to improve understanding among identified interest holders (outside of the sector) in the county.

Productivity and environmental sustainability

Agricultural lands contribute to environmental sustainability in the county, while simultaneously, the productivity of the land stands in some tension with a purely environmental focus. In general, engagement findings show support for the integration of environmental considerations into agricultural practices. To maintain agricultural productivity in these ecological landscapes, there is expressed support for:

- more weed control measures in the county to prevent the spread of invasive pests and species
- monitoring and regulation of topsoil disposal, and
- sustainable management of water resources.

Desired vs. undesired infrastructure

Infrastructure was a common point of concern raised during the engagement period. For example, the transport of goods and access to water—underpinned by the region's transportation and water infrastructure, respectively—are considered integral to sustainable agricultural operations. Barriers to access of this infrastructure can have direct and negative impacts on producers. Concurrently, respondents indicated low support for renewable energy infrastructure—for example, active solar and wind farms—being developed on productive agricultural lands.

In this respect, infrastructure policies will need to continue to address water and road infrastructure needs. Industrial/utility-scale renewable energy development was not supported by the agricultural community and may require separate land use criteria under commercial and/or industrial zoning.

2.4 The Planning Framework for Agriculture

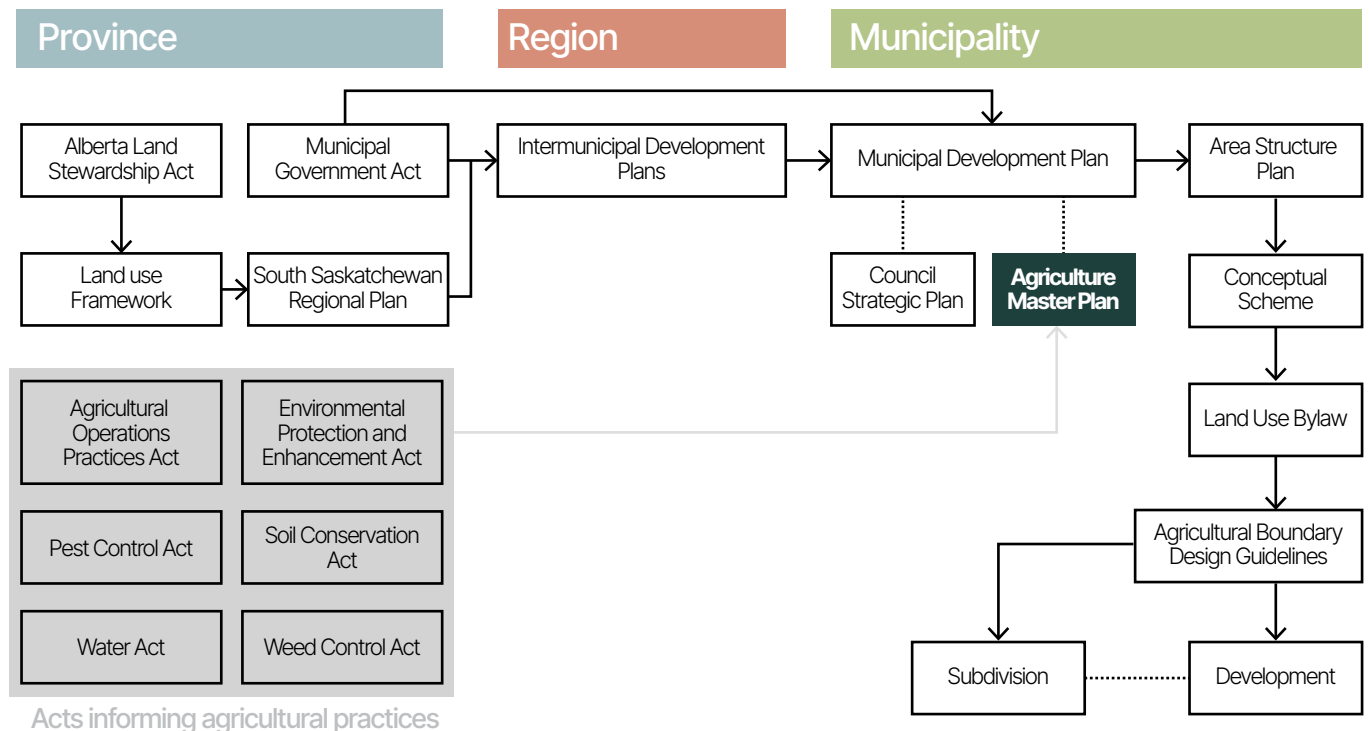
Agricultural planning in Rocky View County is shaped by a planning framework that reflects a blend of provincial legislation, intermunicipal collaboration within the region, and municipal policies.

Provincial Legislation: Government of Alberta

At the provincial level, agriculture and land use policies are guided by the *Municipal Government Act* (MGA), which grants municipalities the authority to manage land-use planning through guiding statutory plans. Additionally, the *Alberta Land Stewardship Act* (ALSA) establishes regional planning frameworks, ensuring that municipalities align their local policies with provincial land use priorities like sustainable development, environmental conservation, and agricultural land preservation.

A key component of this framework is the *South Saskatchewan Regional Plan* (SSRP), which specifically addresses land use and resource management in the South Saskatchewan region, which includes Rocky View County.

Below:
The planning
framework in
Rocky View County.



The SSRP emphasizes:

- **Sustainable agricultural practices:** The plan identifies areas suitable for agriculture, promotes practices that enhance productivity, and safeguards agricultural land from non-agricultural development pressures.
- **Water management:** The SSRP outlines strategies for protecting water resources critical to agricultural operations, recognizing the interdependence of agriculture and water sustainability.
- **Biodiversity and ecosystem health:** The plan encourages practices that protect ecosystems while supporting agricultural land use, ensuring that both agricultural and natural landscapes thrive.

Several provincial acts also shape land use planning and agricultural operations:

- **Agricultural Operation Practices Act (AOPA):** The Act regulates farming practices, with particular focus on the livestock sector, and ensures that agricultural operations follow environmental standards while protecting air, soil, and water resources. The Act also establishes the permitting and related compliance processes for the construction of confined feeding operations.
- **Environmental Protection and Enhancement Act (EPEA):** The Act serves as Alberta's main legislation for regulating air, water, land, and biodiversity. It aims to protect, enhance, and promote the sustainable use of the environment by specifying activities that require approval or registration before proceeding.
- **Pest Control Act, Soil Conservation Act, and Weed Control Act:** These acts ensure sustainable land management by addressing invasive species, pests, and soil degradation, promoting the long-term health of agricultural lands across the province.
- **Water Act:** The Act focuses on conserving and managing water resources in the province by regulating water use and allocation. It mandates the creation of a water management framework and the development of detailed water management plans. The Act outlines the right to divert water, prioritizes water rights among users, specifies the tools available for water diversion and use, and establishes decision-making processes for resource governance. Additionally, it provides enforcement measures to ensure its objectives are achieved.



Municipal Land Use Planning: Rocky View County

Rocky View County's agricultural policies are integrated into its land-use planning framework through several interrelated plans and regulations:

- **Municipal Development Plan (MDP):** The MDP is the County's primary statutory document, guiding long-term growth, land use, and development priorities. It establishes broad policies to protect agricultural land and promote sustainable farming practices across the municipality.
- **Agriculture Master Plan (AMP):** The AMP is a roadmap for supporting agricultural needs in Rocky View County. It determines the priorities for municipal support and identifies actions and goals that work towards the County's ideal future for agriculture. This plan is intended to be an aspirational and agricultural-focused complement to the MDP.
- **Area Structure Plans (ASP):** ASP are statutory plans that provide detailed land use direction for specific areas within the County. They guide subdivision and development while ensuring alignment with the goals established in higher-level plans.
- **Conceptual Schemes (CS):** A CS is a non-statutory document, informed by the provincial MGA and subdivision and development regulations, that provides a plan of future subdivision or development that applies to a specific parcel of land. It also attends to the future potential of adjacent or remnant parcels to be further subdivided in the future.

- **Land Use Bylaw (LUB):** The LUB regulates zoning and land-use activities within the County. It designates areas for agricultural use and sets specific development standards for farming operations, agricultural industries, and other related activities.
- **Agricultural Boundary Design Guidelines (ABDG):** These guidelines aim to minimize conflicts between agricultural operations and non-agricultural uses, such as residential development. They provide best practices for buffer zones, setbacks, and land-use transitions along the boundaries of agricultural lands.
- **Development Permit (DP):** A DP must be obtained for new development (construction, renovation, and changes to how a building or land is being used). A submitted DP is reviewed by the County administration to ensure compliance with the LUB. In certain instances, applicants may need to apply for a land use redesignation prior to application for a DP.

Through the planning framework, Rocky View County balances agricultural preservation with other interests in the community. The integration of provincial and municipal policies ensures that agricultural land remains protected while supporting economic development and sustainable community growth.



2.5 Refreshing the Agriculture Master Plan

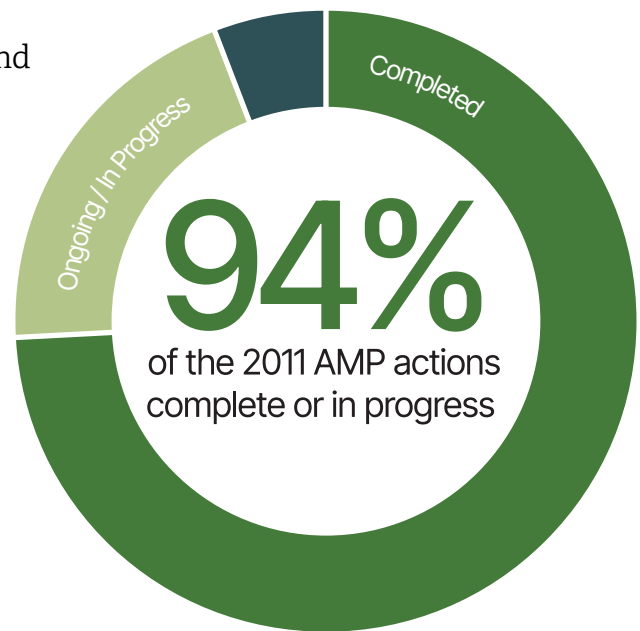
The current AMP builds off the foundation set by the preceding 2011 AMP, which outlined a vision, goals and actions to support agriculture in the County. The County has successfully implemented or is in the process at writing of implementing **94 percent** of the identified actions in the prior AMP.

Building on the momentum established by the 2011 document, the updated AMP supports the County and local producers as they navigate contemporary agricultural challenges. While containing a robust set of actions, the prior AMP was inflexible to new and changing agricultural issues, such as regional policy, renewable energy, and topsoil.

The update that led to this plan aimed to:

- Identify a long-term vision for supporting both existing agricultural operations and providing new opportunities for diversification of the county's agriculture sector.
- Update the 2011 AMP based on refreshed goals and best practices to ensure the flexibility for the preservation and prosperity of the agriculture sector for future generations.
- Capture and reflect the updated context for the agricultural sector in the county.
- Align AMP considerations with a concurrent update to the MDP, to ensure that the latter document meaningfully reflects the needs of the agricultural community today.

Much has changed since the first AMP was adopted in 2011. To capture new challenges for agricultural businesses, the AMP planning process has explored what is currently working well and areas where policy and service delivery can be improved. The current AMP will plan for a wide range of contemporary agricultural challenges, including: generational planning, sector diversification, water and roadway infrastructure, tourism, and renewable energy.



Above: The status of 2011 AMP implementation, at time of writing.

3.0

What is the vision for
agriculture in Rocky
View County?

Direction



The following section establishes the vision, goals, strategies, and actions for the AMP. Each component is described briefly below:

- **Vision:** A concise, compelling description of the ideal state of the future.
- **Goals:** An ideal state of the pillars of the AMP. These provide additional description and direction to the vision.
- **Strategies:** Areas of strategically important activities to move towards the vision and goals. These include ongoing activities and allow for alignment of activities that are not reflected in the actions of the AMP.
- **Metrics:** A measurement of progress toward the goals and strategies. Metrics are classified as **impact** (to be measured at the conclusion of the implementation window) and **progress** (to be measured on a yearly basis for evaluation of progress).
- **Actions:** Detailed activities that provide specificity to the streams of action and can be achieved within the next ten years.

3.1 Vision

Rocky View County is a community where agriculture and agricultural lands are valued, respected, and protected. The agriculture industry is thriving and supports innovation and diversification to adapt to evolving technologies and trends. Agriculture continues to be promoted as essential to the County's social, economic, and ecological sustainability, ensuring its role in a resilient and prosperous future.

3.2 Goals

Goal Area 1: Promote the critical role of the agricultural sector

Promote the critical role of agriculture in Rocky View County and the region while enhancing awareness and understanding of its value to the community and economy.

Strategies

1.1. Integrate agricultural considerations into all large-scale policies and plans to ensure agriculture is recognized as a vital component of Rocky View County.

1.2 Create and revise strategies as needed to support the long-term financial viability of the agriculture industry for future generations.

1.3 Create and promote tools and procedures to raise awareness of agricultural needs and practices to reduce land use and transportation conflicts.

1.4 Promote the value of agriculture to regional partners and adjacent businesses, landowners, and residents to support respect and awareness for the industry.

1.5 Integrate environmental and social benefits of agriculture into communications messaging to build support and awareness for the industry within the region.

Goal Area 1: Promote the critical role of the agricultural sector

Metrics

- **Progress:** Number of updated or new plans and policies that specify agriculture as a priority consideration.
- **Progress:** Portion of public-facing materials noting the sustainability and community value of agriculture.
- **Progress:** Number of promotional activities conducted or contributed to in order to support agricultural awareness.
- **Progress:** Number of online interactions (website or social media) with targeted agricultural content.
- **Impact:** Rocky View County farm size industry structure changes (e.g., Census of Agriculture changes in number of farms in each cropland and livestock size class) in comparison to applicable regional and urban-periphery municipalities (e.g., Foothills County, Red Deer County and composite of counties in the Edmonton Metropolitan Region).
- **Impact:** Level of agricultural awareness and support as measured by responses to questionnaires delivered during the AMP implementation period.



Goal Area 2: Increase agricultural sector awareness and facilitate diversification

Increase awareness and facilitate opportunities for the diversification of the agriculture industry in Rocky View County.

Strategies

2.1 Include agri-tourism, agri-business, and value-added agriculture in all economic development and planning considerations to reduce barriers to diversification.

2.2 Support innovative agricultural practices through adaptive policy and business development to support agricultural productivity.

2.3 Build strong connections to existing agricultural support and value-added agricultural businesses to enable productive review of infrastructure and policy investments.

2.4 Promote opportunities for residents to benefit from their own small-scale agricultural initiatives.

2.5 Deliver strategic marketing initiatives to support the diversification of the agricultural industry.

Metrics

- **Progress:** Number of agri-tourism and diversified agriculture promotional activities undertaken or contributed to.
- **Progress:** Number and percentage of agricultural support and value-added agriculture businesses engaged with through economic development activities.
- **Impact:** Number of 'Open Farm Days' hosts and visitors in Rocky View County.
- **Impact:** Number of value-added agriculture businesses operating in Rocky View County, over AMP implementation period.

Goal Area 3: Collaborate with industry partners

Collaborate with the agricultural industry to update Rocky View County and regional policies, addressing opportunities, resolving conflicts, and supporting economic growth.

Strategies

3.1 Cooperate with other municipalities to support diversification, land use, and transportation matters within the region's agricultural sector.

3.2 Elevate and implement tools and policies to protect agricultural lands from fragmentation.

3.3 Create water efficiency plans and policies that prioritize protection of irrigated lands.

3.4 Capture and report on actions related to the MDP to integrate observed agricultural trends into policy.

3.5 Proactively work with agricultural interest-holders and the Agricultural Service Board to identify opportunities and conflicts between policy and agriculture.

3.6 Use AMP goals in Rocky View County planning framework to ensure alignment between agriculture industry and municipal government direction.

Metrics

- **Progress:** Number of agricultural issues addressed with the Agricultural Service Board.
- **Progress:** Number of AMP Goals in alignment with County Council's Strategic Plan and other high-level plans.
- **Impact:** Number of parcels, and percentage change in number of parcels in distinct agriculture areas.
- **Impact:** Percentage of land within active agricultural use as measured within various parcel size categories (i.e., use land cover and parcel data to conduct GIS analysis).
- **Impact:** Number of irrigated acres in Rocky View County.
- **Impact:** Acres of agricultural land converted for renewable energy development (i.e., solar and wind turbine footprint.)

Goal Area 4: Preserve and enhance ecology

Acknowledge the value of natural assets on agricultural lands, and establish appropriate policies, incentives, and regulation to preserve and enhance the ecological integrity and connectivity of the region.

Strategies

4.1 Build relationships with sectoral and environmental partners to support environmental stewardship of agricultural land and the economic viability of ecologically-beneficial agricultural practices.

4.2 Apply an environmental lens to agricultural decision-making processes within ecological networks to preserve and enhance ecological connectivity and integrity.

4.3 Enhance the existing Agri-Environmental Incentive Program and develop new incentives, education, communication materials, and connections to provincial initiatives to support environmental sustainability through agriculture.

4.4 Build on-farm capacity to manage drought conditions through best management practices and assistance with applications to funding opportunities.

Metrics

- **Impact:** Number of acres within Rocky View County enrolled in ALUS program.
- **Impact:** Number of producers using the agri-environmental incentive program.
- **Impact:** External funds for environmental stewardship projects on agricultural lands undertaken by residents (e.g., Wetland Replacement Program, ALUS partners, federal and provincial funding programs, etc.).

3.3 Actions

The following actions follow from the high-level strategy introduced in Sections 3.1 and 3.2. A phased approach to plan implementation has been created, reflective of discussions with administration and an understanding for how the results of one action may inform the development of another. Phasing of actions is focused on the first ten-year interval (2026-2036) of plan implementation.

Action Structure

Each of the identified actions includes supporting information to provide clarity, sharpen focus, and encourage prioritization of effort. Each action contains the following information:

- **Category:** The overarching category to which the action belongs.
- **Action name:** The identified name of the action.
- **Description:** An explanation of the action to be taken.
- **Purpose:** The reason for the action's inclusion in the AMP.
- **Key steps:** The major steps necessary to implement the action.
- **Action owner:** The County department responsible for implementing the action.
- **Municipal role:** The type of role the County assumes in delivering the action (for more information, consult Section 4.2: Roles).
- **End state:** The conditions under which the action is considered complete.
- **Goal alignment:** How the action aligns with the listed AMP goals.
- **Strategy alignment:** Given goal alignment, the supporting strategies which inform and are informed by the action.
- **Initiatives related to this action:** Supporting County activities—current and ongoing—that inform or are otherwise supported by this action.
- **Estimated resources required:** The assumed resources required to complete the action as described.
- **Implementation partners:** Key interest-holding departments in Rocky View County administration and external groups that can support implementation of the action.
- **Anticipated timeframe:** The timeframe in which the implementation of the action is expected.

Action Summary

Land Use and Planning:

- A1. Implement land use and subdivision monitoring program for the Irrigation Area
- A2. Review allowable housing options for agricultural parcels
- A3. Recognize the value of agricultural lands, environmental function, and natural assets
- A4. Prioritize natural assets in the decision-making process through ALUS and the Agri-Environmental Incentive Program
- A5. Support safe transport of agricultural products and equipment through effective transportation planning
- A6. Identify suitable locations for renewable energy development on agricultural lands
- A7. Review the Agricultural Boundary Design Guidelines

Economic Development:

- A8. Pursue value-added agricultural investments and opportunities
- A9. Support sector diversification through agri-business and agri-tourism initiatives

Communication and Engagement:

- A10. Support education and outreach for legislated Agricultural Services Programs
- A11. Revise and maintain agriculture-focused public communication materials
- A12. Launch an agriculture education campaign focused on farming and ranching
- A13. Supplement County Council and staff training with tools for working with the agricultural sector

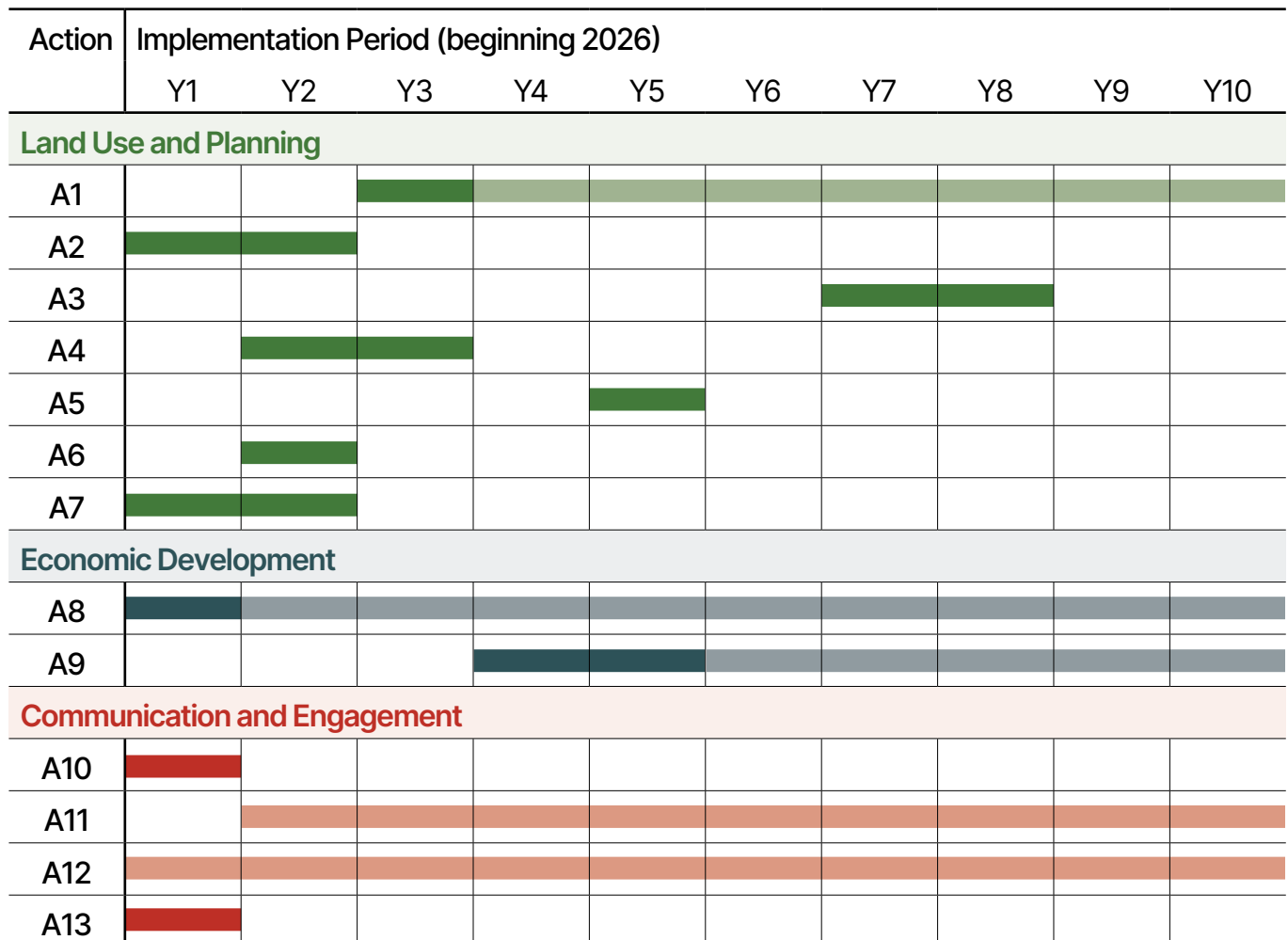


Figure. Implementation Timeline

Indicates activities delivered on a rolling basis

Action 1

Implement land use and subdivision monitoring program for the Irrigation Area

Description:

Develop and implement a monitoring program to track the subdivision and conversion of agricultural lands under irrigation in the Irrigation Area. The program will gather data and insights necessary to inform decision-making as to whether an additional layer of planning policy is required to support the preservation of agricultural lands in this area, and if so, guide the creation of a pilot policy area to be included in a future amendment to the MDP.

Action Owner:

- Planning

Purpose:

To monitor the extent of subdivision and land use changes in the Irrigation Area, preserving valuable irrigated lands and ensuring that future policies align with agricultural priorities and sustainable land use practices.

Key steps:

1. **Design monitoring framework:** Establish criteria for tracking subdivision and land use changes in the Irrigation Area, focusing on irrigated lands. Identify data sources and methodologies for ongoing data collection. This will also involve definition of the geographic extent of this distinct agricultural area.
 2. **Collect baseline data:** Gather initial data on existing parcels, subdivision trends, and land use within the Irrigation Area to establish baseline understanding.
 3. **Engage stakeholders:** Work with the WID and County planners to ensure monitoring efforts align with on-the-ground realities and priorities.
 4. **Analyze trends:** Use collected data to identify patterns and emerging pressures on irrigated agricultural lands in the defined area.
 5. **Inform policy development:** Use results to inform decision-making respecting the potential creation of a pilot policy area for the Irrigation Area that regulates subdivision and land redesignation.
-

Action 1, continued

Municipal role:

- **Leader/Owner:** Rocky View County directly owns actions and embodies the aims of the AMP through its own processes.

End state:

A comprehensive monitoring program is operational, providing clear insights into land use trends in the Irrigation Area, with data informing the potential development of a pilot policy area that safeguards irrigated agricultural lands.

Goal alignment:

- **Goal Area 3:** Collaborate with the agricultural industry to update Rocky View County and regional policies, addressing opportunities, resolving conflicts, and supporting economic growth.

Strategy alignment:

- **S3.2** Elevate and implement tools and policies to protect agricultural lands from fragmentation.
- **S3.3** Create water efficiency plans and policies that prioritize protection of irrigated lands.
- **S3.4** Capture and report on actions related to the MDP to integrate observed agricultural trends into policy.

Initiatives related to this action:

- MDP Update

Estimated resources required:

- 1 staff member, part-time

Implementation partners:

- County Administration:
 - » Agricultural & Environmental Services
- Agricultural Service Board

Anticipated timeframe:

- Year 3, repeating each Q3 thereafter (monitoring)

Action 2

Review allowable housing options for agricultural parcels

Description:

This action involves a comprehensive review of housing allowances and discretionary uses on parcels designated for agricultural use to (a) support the ongoing viability of agricultural producers in the county and (b) provide flexibility for farms expanding their operations with on-site worker accommodations.

The review will explore alternate housing opportunities in the LUB to mitigate the subdivision and fragmentation of agricultural land, and therefore preserving it for long-term agricultural use.

Action Owner:

- Planning

Purpose:

To identify and evaluate housing options on agricultural parcels that reduce subdivision pressure and maintain the contiguity and integrity of agricultural land, while supporting agricultural operations with evolving housing needs.

Key steps:

1. **Conduct a County-wide review:** Assess the infrastructure needs, costs, and policy implications of allowing more than two dwellings per agricultural parcel.
2. **Engage the agricultural community:** Consult with farmers to understand their anticipated needs for additional housing units on agricultural parcels (e.g., family housing or worker accommodations).
3. **Share findings with the public:** Present the review findings to the broader community to gather feedback and refine the direction for housing policy.
4. **Develop recommendations:** Create a set of policy recommendations for future LUB updates to support housing allowances while balancing agricultural preservation.

Action 2, continued

Municipal role:

- **Leader/Owner:** Rocky View County directly owns actions and embodies the aims of the AMP through its own processes.
- **Broker:** Rocky View County acts as a facilitator to bring together organizations and individuals to achieve collective impact on the aims of the AMP.

End state:

The review of housing allowances on agricultural land is completed, and recommendations for planning framework updates are circulated for interest holder feedback and further refinement.

Goal alignment:

- **Goal Area 2:** Increase awareness and facilitate opportunities for the diversification of the agriculture industry in Rocky View County.
- **Goal Area 3:** Collaborate with the agricultural industry to update Rocky View County and regional policies, addressing opportunities, resolving conflicts, and supporting economic growth.

Strategy alignment:

- **S2.2** Support innovative agricultural practices through adaptive policy and business development to support agricultural productivity.
- **S3.5** Proactively work with interest-holders and the Agricultural Service Board to identify opportunities and conflicts between policy and agriculture.

Initiatives related to this action:

- LUB
- MDP Update

Estimated resources required:

- Multiple staff members, part-time

Implementation partners:

- County Administration:
 - » Agricultural & Environmental Services
 - » Economic Development

Anticipated timeframe:

- Years 1 through 2 (assumed LUB update during this time)

Action 3

Recognize the value of agricultural lands, environmental function, and natural assets

Description:

Develop and utilize environmental data to ensure the preservation of agricultural lands, environmental function, and natural assets. Agricultural lands offer essential natural assets encouraging soil health, biodiversity, water regulation, and carbon sequestration. Ensuring sustainable land use helps maintain these environmental benefits while supporting agricultural productivity.

Local studies will be conducted to assess the viability of conservation efforts, focusing on key environmental assets such as water availability and drainage basins.

Action Owner:

- Agricultural & Environmental Services
- Planning

Purpose:

To ensure the protection of environmental function and natural assets within agricultural lands, balancing agricultural productivity with ecological sustainability.

Key steps:

1. **Leverage environmental sustainability data:** Use county-level environmental sustainability data, the Miistakis Institute Ecological Corridors report, and other sources to guide policies and inform future development decisions.
2. **Conduct local studies to confirm conservation viability:** Assess local water availability, drainage basins, and other environmental assets to verify sustainability efforts.
3. **Develop policies in MDP:** Create policies within the MDP to recognize and protect agricultural lands, environmental functions, and natural assets.
4. **Integrate environmental valuation in the planning process:** Integrate the importance of agricultural lands and natural assets into all relevant municipal planning decisions to ensure sustainable growth.

Action 3, continued**Municipal role:**

- **Leader/Owner:** Rocky View County directly owns actions and embodies the aims of the AMP through its own processes.
- **Supporter:** Rocky View County assists and builds capacity for other organizations towards the aims of the AMP.

End state:

Agricultural lands, environmental functions, and natural assets are consistently considered and integrated into the County's planning process.

Goal alignment:

- **Goal Area 3:** Collaborate with the agricultural industry to update Rocky View County and regional policies, addressing opportunities, resolving conflicts, and supporting economic growth.
- **Goal Area 4:** Acknowledge the value of natural assets on agricultural lands, and establish appropriate policies and incentives to protect and enhance the ecological integrity and connectivity of the region.

Strategy alignment:

- **S3.2** Elevate and implement tools and policies to protect agricultural lands from fragmentation.
- **S4.1** Build relationships with sectoral and environmental partners to support environmental stewardship of agricultural land and the economic viability of ecologically-beneficial agricultural practices.
- **S4.2** Apply an environmental lens to agricultural decision-making processes within ecological networks to preserve and enhance ecological connectivity and integrity.

Initiatives related to this action:

- MDP Update
- ALUS program
- Miistakis Institute Ecological Corridors

Estimated resources required:

- 1 staff member, part-time
- New staff member(s) (at full implementation)

Implementation partners:

- County Administration:
 - » Asset Management
- ALUS
- Watershed Stewardship Groups

Anticipated timeframe:

- Years 7 through 8

Action 4

Prioritize natural assets in the decision-making process through ALUS and the Agri-Environmental Incentive Program

Description:

The ALUS program is a scalable, turn-key solution developed at the community level that engages farmers and ranchers in creating, restoring and enhancing new acres of nature to respond to local environmental challenges, build community resilience, and respond to both a changing climate and biodiversity loss. The *Agri-Environmental Incentive Program* is available to all Rocky View County residents and provides funding to offset the cost of environmentally beneficial projects. It is operated on a first-come first-serve basis while funding is available.

Rocky View County will prioritize natural assets and ecological functions within ALUS and the *Agri-Environmental Incentive Program* to facilitate informed decision-making through a natural asset inventory and defined criteria for ecological function and services.

Purpose:

Reflective of the contributions of agricultural lands to environmental sustainability and stewardship in Rocky View County, this action will inform decision-making and prioritization of ALUS and the *Agri-Environmental Incentive Program* projects through an environmental and ecological lens that prioritizes natural assets and ecological function.

Key steps:

1. **Review Agri-Environmental Incentive Program:** Use local environmental studies to support viability of this review.
 2. **Categorize natural assets:** Categorize assets and define their ecological functions within Rocky View County.
 3. **Prioritization matrix:** Create a prioritization matrix to facilitate informed decision-making that prioritizes natural assets and ecological functions in collaboration with the Agricultural Service Board and ALUS Partnership Advisory Committee.
-

Action Owner:

- Agricultural & Environmental Services

Action 4, continued

Municipal role:

- **Leader/Owner:** Rocky View County directly owns actions and embodies the aims of the AMP through its own processes.
- **Advocate:** Rocky View County advocates for increased funding and resources to realize the aims of the AMP, and shares stories that build momentum.

End state:

An updated *Agri-Environmental Incentive Program* that focuses on high-demand tools or programs that protect and conserve natural assets, which compliments a more developed and priority-driven ALUS program.

Goal alignment:

- **Goal Area 1:** Promote the critical role of agriculture in Rocky View County and the region while enhancing awareness and understanding of its value to the community and economy.
- **Goal Area 4:** Acknowledge the value of natural assets on agricultural lands, and establish appropriate policies, incentives, and regulation to protect and enhance the ecological integrity and connectivity of the region.

Strategy alignment:

- **S1.5** Integrate environmental and social benefits of agriculture into communications messaging to build support and awareness for the industry within the region.
- **S4.3** Enhance the existing *Agri-Environmental Incentive Program* and develop new incentives, education, communication materials, and connections to provincial initiatives to support environmental sustainability through agriculture.

Initiatives related to this action:

- *Agri-Environmental Incentive Program*
- ALUS

Estimated resources required:

- 1 staff member, part-time

Implementation partners:

- Agricultural Service Board
- ALUS

Anticipated timeframe:

- Years 2 through 3

Action 5

Support safe transport of agricultural products and equipment through effective transportation planning

Description:

Integrate agricultural considerations into transportation planning to accommodate the unique requirements of transporting equipment and agricultural products. Key aspects include:

- Facilitating easier movement of large farming equipment by ensuring roads of sufficient width, safe intersection design and clear access points
- Roadside signage and guardrail modifications to better accommodate the movement of farming equipment
- Improve driver awareness of slow moving and large sized farming equipment on the road through the installation of “slow moving vehicle” signs and “farm equipment crossing” signs
- Setbacks for overhead power line poles on corners to ensure safe turns for large farming equipment, and
- Bridge and culvert upgrades to ensure the infrastructure can support heavy and over-dimensional farm loads

These considerations will promote safe, efficient transport and prevent infrastructure from becoming a bottleneck for agricultural operations. As equipment and products may need to move across municipal boundaries, broader collaboration with regional partners may be required.

Purpose:

To ensure the safe and secure movement of agricultural equipment, products, and people through transportation systems designed with agriculture-specific needs in mind.

Action Owner:

- Transportation Services

Action 5, continued

Key steps:

- **Compile a list of key routes and criteria:** Identify routes connecting priority agriculture areas and draft accompanying design criteria to identify where upgrades or new infrastructure are recommended within Rocky View County.
 - **Conduct community engagement:** Engage producers to gather insights on transport challenges and identify problem areas.
 - **Consult with administration:** Work with Agricultural & Environmental Services to align transportation plans with agricultural needs.
 - **Propose policy changes:** In discussion with municipal departments and provincial transportation staff, propose policy changes to address road designs, signage, guardrail heights, and overhead power line pole setbacks.
 - **Implement improvements:** Implementation of considered infrastructure improvements on roads, bridges, culverts, and signage will occur at end-of-lifecycle stages.
-

Municipal role:

- **Leader/Owner:** Rocky View County directly owns actions and embodies the aims of the AMP through its own processes.
 - **Broker:** Rocky View County acts as a facilitator to bring together organizations and individuals to achieve collective impact on the aims of the AMP.
-

End state:

Transport corridors with improved infrastructure and policies that support the safe and efficient movement of agricultural products and equipment.

Action 5, continued**Goal alignment:**

- **Goal Area 2:** Increase awareness and facilitate opportunities for the diversification of the agriculture industry in Rocky View County.
- **Goal Area 3:** Collaborate with the agricultural industry to update Rocky View County and regional policies, addressing opportunities, resolving conflicts, and supporting economic growth.

Strategy alignment:

- **S2.3** Build strong connections to existing agricultural support and value-added agricultural businesses to enable productive review of infrastructure and policy investments.
- **S3.5** Proactively work with agricultural interest-holders and the Agricultural Service Board to identify opportunities and conflicts between policy and agriculture.

Initiatives related to this action:

- Ongoing transportation planning

Estimated resources required:

- Multiple staff, part-time

Implementation partners:

- County Administration:
 - » Agricultural & Environmental Services
 - » Capital & Engineering Services
 - » Communications & Engagement
 - » Economic Development
 - » Fire Services & Emergency Management
 - » Regional Planning
- Alberta Transportation and Economic Corridors (ATEC)
- Producers

Anticipated timeframe:

- Year 5

Action 6

Identify suitable locations for renewable energy development on agricultural lands

Description:

This action balances the managed growth of renewable energy infrastructure and the preservation of agricultural land under development pressure from renewable energy projects in Rocky View County. This will be performed through the application of the *Municipal Land Use Suitability Tool* (MLUST). A broad range of environmental and agricultural factors will be considered, including:

- Wetlands, riparian habitats, and native grasslands to ensure that biodiversity is protected.
- Windbreaks over sensitive agricultural facilities (e.g., confined feeding operations, barns, quonsets) and infrastructure like irrigation canals, parking lots, and warehouse roofs to mitigate disruption.
- End-of-life planning for sand and gravel pits and oil and gas sites to evaluate their potential repurposing for agricultural or renewable energy use.
- Solar energy installations prioritized for the WID infrastructure and other pre-existing assets, acknowledging that power generation is under private corporate control.

Action Owner:

- Agricultural & Environmental Services (AMP portion)
- Planning
- Regional Planning (MDP portion)

Purpose:

To prioritize the protection and express the importance of agricultural land over renewable energy development and ensure renewable projects are strategically placed without compromising agricultural productivity. In general, this will focus on larger industrial- or utility-scale renewable energy development projects; micro-scale personal renewable energy projects are attended to by standard Rocky View County permitting processes.

Action 6, continued

Key steps:

1. **Review and define implications of renewable energy on agricultural land:** Assess potential impacts of industrial- or utility-scale renewable energy development on agricultural operations, ensuring that risks are identified and mitigated.
 2. **Create enabling policy in the MDP:** Develop policies within the MDP to prioritize agricultural land over renewable energy development.
 3. **Incorporate MLUST into renewable energy reviews:** Use MLUST to guide decisions on renewable energy applications and ensure they align with agricultural priorities. MLUST data should be reviewed and updated as new information is made available.
 4. **Monitor and report on land conversions:** Track and report on the conversion of agricultural land to renewable energy uses to assess trends and policy outcomes over time.
-

Municipal role:

- **Leader/Owner:** Rocky View County directly owns actions and embodies the aims of the AMP through its own processes.
 - **Broker:** Rocky View County acts as a facilitator to bring together organizations and individuals to achieve collective impact on the aims of the AMP.
-

End state:

Policies, processes, and tracking systems are in place to prioritize high-quality agricultural lands, ensuring strategic placement of large-scale renewable energy infrastructure without compromising the agricultural carrying capacity of land in Rocky View County.

Action 6, continued

Goal alignment:

- **Goal Area 1:** Promote the critical role of agriculture in Rocky View County and the region while enhancing awareness and understanding of its value to the community and economy.
- **Goal Area 3:** Collaborate with the agricultural industry to update Rocky View County and regional policies, addressing opportunities, resolving conflicts, and supporting economic growth.

Strategy alignment:

- **S1.1** Integrate agricultural considerations into all large-scale policies and plans to ensure agriculture is recognized as a vital component of Rocky View County.
- **S3.2** Elevate and implement tools and policies to protect agricultural lands from fragmentation.

Initiatives related to this action:

- Alberta Utility Commission, accepting greater municipal policy input
- MDP Update
- MLUST

Estimated resources required:

- 1 staff member, part-time

Implementation partners:

- County Administration
 - » Planning
 - » Regional Planning
- Alberta Utility Commission

Anticipated timeframe:

- Year 2

Action 7

Review the Agricultural Boundary Design Guidelines

Description:

Review the 2015 *Agricultural Boundary Design Guidelines* (ABDG) to ensure alignment with current trends in agriculture and the updated direction of the AMP. This will support the continued minimization of land use conflicts that can occur when agricultural and non-agricultural uses are located adjacent to each other.

Action Owner:

- Agricultural & Environmental Services

Purpose:

The County's design guidelines are maintained in accordance with more recent policy development embedded in the AMP. County planners are able to consult application review tools to ensure consideration of agriculture in planning applications, and to reduce land use conflicts between agricultural producers and non-agricultural landowners and businesses.

Key steps:

1. **Review the Agricultural Boundary Design Guidelines:** Review guidelines to determine gaps and opportunities in alignment with the current AMP and trends in agriculture.
2. **Engage with County planners:** Work with Planning to understand gaps and opportunities in the existing implementation and enforcement of the ABDG.
3. **Revise Agricultural Boundary Design Guidelines:** Revise documentation based on lessons learned from Steps 1 and 2.
4. **Integrate guidelines into LUB:** Integrate updated Agricultural Boundary Design Guidelines into the LUB.

Action 7, continued

Municipal role:

- **Leader/Owner:** Rocky View County directly owns actions and embodies the aims of the AMP through its own processes.

End state:

The ABDG are updated to reflect current agricultural and development trends, in alignment with the AMP.

Goal alignment:

- **Goal Area 1:** Promote the critical role of agriculture in Rocky View County and the region while enhancing awareness and understanding of its value to the community and economy.
- **Goal Area 3:** Collaborate with the agricultural industry to update Rocky View County and regional policies, addressing opportunities, resolving conflicts, and supporting economic growth.

Strategy alignment:

- **S1.1** Integrate agricultural considerations into all large-scale policies and plans to ensure agriculture is recognized as a vital component of Rocky View County.
- **S1.2** Create and revise strategies as needed to support the long-term financial viability of the agriculture industry for future generations.
- **S1.4** Promote the value of agriculture to regional partners and adjacent businesses, landowners, and residents to support respect and awareness for the industry.
- **S3.4** Capture and report on actions related to the MDP to integrate observed agricultural trends into policy.

Initiatives related to this action:

- *Agricultural Boundary Design Guidelines (2015)*

Estimated resources required:

- 1 staff member, part-time

Implementation partners:

- County Administration:
 - » Planning
 - » Regional Planning

Anticipated timeframe:

- Years 1 through 2

Action 8

Pursue value-added agricultural investments and opportunities

Description:

Rocky View County takes an active role in attracting value-added agriculture by leveraging its competitive advantages in the Calgary region. Value-added agricultural opportunities involve transforming raw products into higher-value goods through activities such as agri-tourism, food processing and packaging.

Emphasis will also be placed on controlled environment production (e.g., greenhouses) to expand agricultural potential where needed. In addition, the County will participate in regional trade missions and international promotion to attract investments and position Rocky View County as a hub for agricultural innovation and value-added activities within the region and the province.

Action Owner:

- Economic Development

Purpose:

To diversify the County's agricultural economy by promoting value-added agriculture and attracting associated businesses and investments.

Key steps:

1. **Clearly define the County's competitive advantage:** Identify and articulate key factors (e.g., location, infrastructure, resources) that differentiate Rocky View County as an attractive destination for the value-added agriculture sector.
2. **Advocate for policy in the MDP:** Create policies within the MDP that encourage value-added agriculture development, aligning with the County's strategic goals.
3. **Engage with external agencies:** Partner with agencies such as Invest Alberta and Invest Canada to share strategies and align efforts to attract agricultural investments to the County.

Action 8, continued

Municipal role:

- **Broker:** Rocky View County acts as a facilitator to bring together organizations and individuals to achieve collective impact on the aims of the AMP.
- **Advocate:** Rocky View County advocates for increased funding and resources to realize the aims of the AMP, and shares stories that build momentum.

End state:

An increase in the number of value-added agricultural businesses operating in Rocky View County, contributing to a more diversified local agricultural sector.

Goal alignment:

- **Goal Area 2:** Increase awareness and facilitate opportunities for the diversification of the agriculture industry in Rocky View County.
- **Goal Area 3:** Collaborate with the agricultural industry to update Rocky View County and regional policies, addressing opportunities, resolving conflicts, and supporting economic growth.

Strategy alignment:

- **S2.2** Support innovative agricultural practices through adaptive policy and business development to support agricultural productivity.
- **S2.5** Deliver strategic marketing initiatives to support the diversification of the agricultural industry.
- **S3.5** Proactively work with interest-holders and the Agricultural Service Board to identify opportunities and conflicts between policy and agriculture.

Initiatives related to this action:

- Economic Development Strategy
- MDP Update

Estimated resources required:

- 1 staff member, part-time

Implementation partners:

- County Administration:
 - » Planning
- Agricultural industry

Anticipated timeframe:

- Year 1, with updates in Q4 thereafter (ongoing engagement)

Action 9

Support sector diversification through agri-business and agri-tourism initiatives

Description:

This action contains two streams of work: a policy review and an external communications campaign to support sector diversification through agri-business and agri-tourism initiatives. The two concepts are defined as:

- **Agri-business** refers to industries and enterprises involved in the production, processing, distribution, and sale of agricultural products and services. It encompasses all aspects of agriculture and related activities, including farming, the production of agricultural inputs (like seeds, fertilizers, and machinery), food processing, distribution, and marketing.
- **Agri-tourism** refers to any commercial enterprise at a farm or ranch that provides direct-to-consumer services, such as tours, farm stays, and educational experiences, aimed at attracting visitors and enhancing their understanding of agriculture.

Key communications efforts will include the development of regional directories, accessible maps, and community events that highlight local agricultural offerings. This action also includes maintenance of those initiatives which are already in place, including the annual agricultural tour and the promotion of Open Farm Day participation.

A concurrent review of Rocky View County planning policies will determine whether the policy framework provides adequate flexibility for landowners to diversify revenue streams through novel on-farm agri-business and agri-tourism related activities.

Purpose:

To diversify and strengthen the agricultural economy by supporting innovative on-farm activities and reducing barriers to agri-tourism and agri-business development through policy updates, stakeholder engagement, and targeted promotion.

Action Owner:

- Agricultural & Environmental Services
- Economic Development

Action 9, continued

Key steps:**Communications campaign:**

1. **Identify regional partnering groups:** Connect with local organizations, businesses, and other interest-holders to build a network for support.
2. **Solicit and compile active list of applicable operations:** Gather and maintain a list of farms and businesses that can participate in agri-tourism and diversification efforts.
3. **Initiate partnerships:** Build partnerships with identified partners to enhance collective impact within Rocky View County and the region
4. **Implement promotion activities:** Execute marketing initiatives, community events, and promotions to increase visibility and participation in agri-tourism.

Policy review:

1. **Engage with the agriculture community:** Engage with local agri-tourism and agri-business operators to understand how Rocky View County land use policy supports or hinders their operations.
2. **Conduct a regional assessment:** Assess regional agri-tourism and agri-business activities.
3. **Promising land use practices:** Conduct a jurisdictional scan for promising agri-tourism and agri-business land use practices.
4. **Identify gaps and opportunities:** Review results from Policy Review Steps 1-3 against existing Rocky View County land use policies and development regulations to identify gaps and opportunities.
5. **Develop criteria:** Develop a list of criteria to regulate on-farm agri-tourism and agri-business uses.
6. **Integrate learnings:** Integrate outcomes into future LUB and MDP updates.

Action 9, continued

Municipal role:

- **Supporter:** Rocky View County assists and builds capacity for other organizations towards the aims of the AMP.
- **Advocate:** Rocky View County advocates for increased funding and resources to realize the aims of the AMP, and shares stories that build momentum.

End state:

Rocky View County is recognized as a destination for agri-tourism and agri-business, supported by updated planning policies, enhanced visibility, and a network of diversified agricultural enterprises.

Goal alignment:

- **Goal Area 2:** Increase awareness and facilitate opportunities for the diversification of the agriculture industry in Rocky View County.
- **Goal Area 3:** Collaborate with the agricultural industry to update Rocky View County and regional policies, addressing opportunities, resolving conflicts, and supporting economic growth.

Strategy alignment:

- **S2.1** Include agri-tourism, agri-business, and value-added agriculture in all economic development and planning considerations to reduce barriers to diversification.
- **S2.2** Support innovative agricultural practices through adaptive policy and business development to support agricultural productivity.
- **S2.5** Deliver strategic marketing initiatives to support the diversification of the agricultural industry.
- **S3.5** Proactively work with agricultural interest-holders and the Agricultural Service Board to identify opportunities and conflicts between policy and agriculture.

Initiatives related to this action:

- Economic Development Strategy
- LUB
- MDP Update
- Ongoing transportation planning

Estimated resources required:

- Multiple staff, part-time

Implementation partners:

- County Administration
 - » Communications & Engagement
 - » Planning

Anticipated timeframe:

- Years 4 through 5, with updates in Q4 thereafter (communications implementation)

Action 10

Support education and outreach for legislated Agricultural Services Programs

Description:

Increase awareness and understanding of provincially legislated Agricultural Services Programs—such as the Weed Control Act, Agricultural Pests Act, and Soil Conservation Act—with local farmers, agri-businesses, developers, and internal County staff. Where possible, Rocky View County will connect local education and outreach efforts with provincially-led education extension programs to increase the impact and effectiveness of this action.

These programs guide essential agricultural operations, including weed and pest control, soil conservation, and biosecurity. They also assign Rocky View County Agricultural & Environmental Services staff as inspectors responsible for ensuring compliance with these regulations. Expanded education will help streamline internal processes across multiple departments and align interest holders on compliance, sustainable agricultural practices, and environmental stewardship.

Action Owner:

- Agricultural & Environmental Services

Purpose:

The Province's Weed Control Act, Agricultural Pests Act, and Soil Conservation Act and associated regulations impact the workflows of departments such as enforcement, planning, and development authorities by assigning agricultural inspectors with regulatory responsibilities.

Enhanced education will ensure better compliance with legislation, while fostering collaboration with industry and residents. It will also support sustainability efforts, reduce operational conflicts, and promote public awareness about the environmental and economic value of agriculture. This educational focus aligns with the County's commitment to balance agriculture with environmental preservation and foster community partnerships that enhance the region's agricultural sustainability.

Action 10, continued

Key steps:

1. **Develop education materials:** Create targeted education materials for farmers, agri-businesses, developers, and internal staff. These materials will provide practical guidance on the *Weed Control*, *Agricultural Pests*, and *Soil Conservation Acts*, detailing responsibilities, compliance requirements, and sustainable agricultural practices.
 2. **Update the Agricultural Services Program:** Review and revise internal forms, including pest and weed management plans and inspection documents, ensuring they are current and incorporated into the development permit process to improve efficiency and consistency.
 3. **Develop a communications and marketing plan:** Create a plan to distribute education materials through multiple channels (e.g., workshops, newsletters, and online platforms). Work with Communications & Engagement to reach relevant interest holders and promote awareness within the community.
 4. **Establish metrics and reporting mechanisms:** Implement tracking tools (e.g., CountyWorks, Citizen Satisfaction Survey) to monitor program engagement, measure compliance across departments, and report on success indicators regularly. Use insights to adjust the strategy as needed.
-

Municipal role:

- **Broker:** Rocky View County acts as a facilitator to bring together organizations and individuals to achieve collective impact on the aims of the AMP.
 - **Supporter:** Rocky View County assists and builds capacity for other organizations towards the aims of the AMP.
-

End state:

The County has developed, distributed, and integrated comprehensive education materials on legislated agricultural programs for internal and external interest holders.

Action 10, continued**End state, continued:**

Internal processes are streamlined through updated program forms, ensuring that weed management plans and related documentation are effectively incorporated into the development permit process. Cross-departmental collaboration is enhanced, with regular reporting in place through CountyWorks.

Goal alignment:

- **Goal Area 1:** Promote the critical role of agriculture in Rocky View County and the region while enhancing awareness and understanding of its value to the community and economy.
- **Goal Area 4:** Acknowledge the value of natural assets on agricultural lands, and establish appropriate policies, incentives, and regulation to protect and enhance the ecological integrity and connectivity of the region.

Strategy alignment:

- **S1.3** Create and promote tools and procedures to raise awareness of agricultural needs and practices to reduce land use and transportation conflicts.
- **S1.4** Promote the value of agriculture to regional partners and adjacent businesses, landowners, and residents to support respect and awareness for the industry.
- **S1.5** Integrate environmental and social benefits of agriculture into communications messaging to build support and awareness for the industry within the region.
- **S4.3** Enhance the existing *Agri-Environmental Incentive Program* and develop new incentives, education, communication materials, and connections to provincial initiatives to support environmental sustainability through agriculture.

Initiatives related to this action:

- Weed control / inspection program
- Circulation review process

Estimated resources required:

- 1 staff member, part-time

Implementation partners:

- County Administration:
 - » Communications & Engagement
 - » Enforcement Services
 - » Planning
 - » Capital & Engineering Services

Anticipated timeframe:

- Year 1

Action 11

Revise and maintain agriculture-focused public communication materials

Description:

Rocky View County will revise and maintain both print and digital communication materials to provide up-to-date information on agricultural considerations, issues, and events. This includes regular updates on programs, workshops, pest and weed control efforts, ALUS initiatives, equipment rentals, and other services. Materials will also feature guidance on developing diversified agricultural operations, and include relevant connections to other County services (e.g., waste and recycling, development, and enforcement).

As part of this action, the County will develop a suite of “Welcome to Rocky View County” online reference materials for new residents, promoting the importance of agriculture and practical considerations in interacting with the sector. The goal is to improve outreach to both producers and residents, ensuring agricultural awareness across the community, and fostering collaboration with regional partners, adjacent businesses, and landowners.

Action Owner:

- Communications & Engagement

Purpose:

To provide accessible, up-to-date agricultural information on the Rocky View County website to promote the value of agriculture to producers, residents, and regional partners. This is done with the aim to foster a stronger connection between agriculture and the community.

Key steps:

1. **Determine information needs:** Agricultural & Environmental Services will assess the information required by producers, residents, and partners (within the first year).
2. **Develop “Welcome to Rocky View County” package:** Communications & Engagement will draft online reference materials targeted at new residents (within the first year).
3. **Finalize materials:** Review and finalize communication materials through internal meetings with key interest holders.

Communication and Engagement

Action 11, continued

Key steps, continued:

4. **Establish yearly review:** Implement an annual timeline to ensure all information remains current and relevant, with reviews anticipated each Q4 starting in 2027.
5. **Public outreach for new residents:** Build an outreach program to connect new residents with agricultural information and County processes.

Municipal role:

- **Leader/Owner:** Rocky View County directly owns actions and embodies the aims of the AMP through its own processes.

End state:

The County's Agriculture and Environment website section is fully updated, and the "Welcome to Rocky View County" digital content is available to the public. A system for annual reviews ensures continuous revision and relevance of communication materials.

Goal alignment:

- **Goal Area 1:** Promote the critical role of agriculture in Rocky View County and the region while enhancing awareness and understanding of its value to the community and economy.
- **Goal Area 2:** Increase awareness and facilitate opportunities for the diversification of the agriculture industry in Rocky View County.

Strategy alignment:

- **S1.5** Integrate environmental and social benefits of agriculture into communications messaging to build support and awareness for the industry within the region.
- **S2.5** Deliver strategic marketing initiatives to support the diversification of the agricultural industry.

Initiatives related to this action:

- Regular website maintenance, Agriculture and Environment section

Estimated resources required:

- Multiple staff, part-time

Implementation partners:

- County Administration:
 - » Agricultural & Environmental Services
 - » Economic Development
- Agriculture non-governmental organizations
- Alberta Agriculture and Irrigation

Anticipated timeframe:

- Every Q4, beginning in Year 2 (yearly review)

Action 12

Launch an agriculture education campaign focused on farming and ranching

Description:

Rocky View County will develop and launch an ongoing educational campaign, building upon the farming and ranching narrative within the County to raise awareness of agricultural practices, a rural lifestyle, and the experience of living in close proximity to agriculture. This program will be delivered to agricultural and non-agricultural residents on a seasonal basis to build empathy, support, and awareness for the agriculture industry in the county.

Action Owner:

- Agricultural & Environmental Services
- Communications & Engagement

Purpose:

Reflecting a perceived lack of understanding, respect, and support for the agriculture industry in Rocky View County, this campaign will serve to educate and promote agriculture and its way of life to regional partners and adjacent businesses, landowners, and County residents.

Key steps:

1. **Outline a timeline of agricultural activities:** Agricultural & Environmental Services and Communications & Engagement departments to collaboratively outline a timeline of agricultural activities, and review current communications campaigns for alignment.
2. **Develop awareness campaign:** Communications & Engagement to develop the awareness campaign, in alignment with existing communications campaigns.
3. **Launch awareness campaign:** Agricultural & Environmental Services to review and initiate the awareness campaign.
4. **Ongoing collaboration:** Seasonal collaboration between the two departments throughout the year as required to ensure successful seasonal implementation.

Communication and Engagement

Action 12, continued

Municipal role:

- **Leader/Owner:** Rocky View County directly owns actions and embodies the aims of the AMP through its own processes.
- **Advocate:** Rocky View County advocates for increased funding and resources to realize the aims of the AMP, and shares stories that build momentum.

End state:

Awareness campaign materials have been developed for all four seasons, and have been implemented at least once throughout the year.

Goal alignment:

- **Goal Area 1:** Promote the critical role of agriculture in Rocky View County and the region while enhancing awareness and understanding of its value to the community and economy.

Strategy alignment:

- **S1.4** Promote the value of agriculture to regional partners and adjacent businesses, landowners, and residents to support respect and awareness for the industry.
- **S1.5** Integrate environmental and social benefits of agriculture into communications messaging to build support and awareness for the industry within the region.

Initiatives related to this action:

- Code of the West
- Communications & Engagement materials currently sharing agriculture events

Estimated resources required:

- Multiple staff, part-time

Implementation partners:

- County Administration:
 - » Economic Development
- Agriculture producers

Anticipated timeframe:

- Every Q2-Q3, beginning in Year 1

Action 13

Supplement County Council and staff training with tools for working with the agriculture sector

Description:

Develop and share agricultural educational content tailored to both County Council and administration staff to increase awareness and understanding of the agricultural community's realities in Rocky View County. Materials for administration staff will be incorporated into onboarding within the first three months of employment, while materials for Council will be delivered as part of new Councillor orientation.

Action Owner:

- Agricultural & Environmental Services

Purpose:

Reflective of a perceived lack of understanding, respect, and support for the agriculture industry in Rocky View County, agricultural educational content will increase awareness of the realities of agricultural producers, processors, and distributors to facilitate Council and staff working with the agriculture sector.

Key steps:

1. **Develop a shared introductory outline:** Collaborate with other departments to establish a shared introduction outline to different departments. This shared outline would explore the different ways in which County departments influence and are influenced by the agricultural sector.
2. **Develop educational tools:** Develop interactive educational tools for working with the agriculture sector in collaboration with the Agricultural Service Board.
3. **Implement:** Deploy orientation package with new Councillors (during Council orientation) and new administrative hires.

Communication and Engagement

Action 13, continued

Municipal role:

- **Leader/Owner:** Rocky View County directly owns actions and embodies the aims of the AMP through its own processes.

End state:

A human resources process for Council and staff orientation has been developed to introduce agricultural considerations and tools for working with the agriculture sector. All staff and Council have undergone orientation.

Goal alignment:

- **Goal Area 1:** Promote the critical role of agriculture in Rocky View County and the region while enhancing awareness and understanding of its value to the community and economy.

Strategy alignment:

- **S1.1** Integrate agricultural considerations into all large-scale policies and plans to ensure agriculture is recognized as a vital component of Rocky View County.
- **S1.3** Create and promote tools and procedures to raise awareness of agricultural needs and practices to reduce land use and transportation conflicts.

Initiatives related to this action:

- Agricultural Tour
- Council, Administration (People and Culture) orientations

Estimated resources required:

- Multiple staff, part-time

Implementation partners:

- County Administration:
 - » All departments
 - » People & Culture (implementation)
- Agricultural Service Board

Anticipated timeframe:

- Year 1

4.0

How will this plan
be put into action
over time?

Implementation



Effective implementation of the AMP depends on a clear and coordinated framework that guides action, defines responsibilities, and supports long-term progress. This section outlines the foundational principles, roles, and adaptive approach that together ensure the AMP remains actionable, responsive, and aligned with its vision over time.

4.1 Principles

The AMP is designed with the five primary implementation principles of accountability, clarity, cooperation, focus, and priority.

Accountability ensures that all participants in the plan remain responsible for their commitments and actions, fostering transparency throughout the process. Clear roles, expectations, and performance measures are established to track progress towards the goals. By regularly reviewing actions and communicating results, accountability builds trust among interest holders and ensures that the plan stays aligned with its intended vision over time.

Clarity provides a clear understanding of the direction of the plan, and where we find ourselves in progressing towards the vision. Momentum is encouraged by providing a defined and accessible workflow, where both Rocky View County and external interest holders can provide appropriate support and resourcing to implementation.

Cooperation is premised on both the opportunity and need for continued collaboration and formation of new partnerships to realize the aims of the AMP.

Focus recognizes competing priorities apart from the AMP and the need to scale this ambition appropriately to emphasize the quality of results over the quantity of action. This principle supports implementation by including only the most impactful actions that can build momentum and provide a continual line-of-sight to future progress towards the vision and goals.

Priority is the logical sequencing of the plan's actions to reflect both administration and partner priorities while respecting available resources that can be dedicated to implementation. By understanding how each action contributes to each other and to other initiatives being delivered in Rocky View County, the AMP can be best positioned to realize progress towards overall vision and goals.

4.2 Roles

For the actions that comprise Rocky View County's AMP to be successfully implemented, the scope of work for both the County and potential government and industry partners must be properly understood, with the associated roles clearly defined.

Under this role-driven model, Rocky View County may assume one or more of the four different roles listed below. Here, a role is defined as a general function that a party may fulfill to help achieve the overarching goals and supporting actions of the AMP.

The County may act in one or multiple roles at a given time, and can coordinate roles with partnering organizations for increased effect. The roles are:

- **Leader/Owner:** Rocky View County directly owns actions and embodies the aims of the AMP through its own processes.
- **Broker:** Rocky View County acts as a facilitator to bring together organizations and individuals to achieve collective impact on the aims of the AMP.
- **Supporter:** Rocky View County assists and builds capacity for other organizations towards the aims of the AMP.
- **Advocate:** Rocky View County advocates for increased funding and resources to realize the aims of the AMP, and shares stories that build momentum.

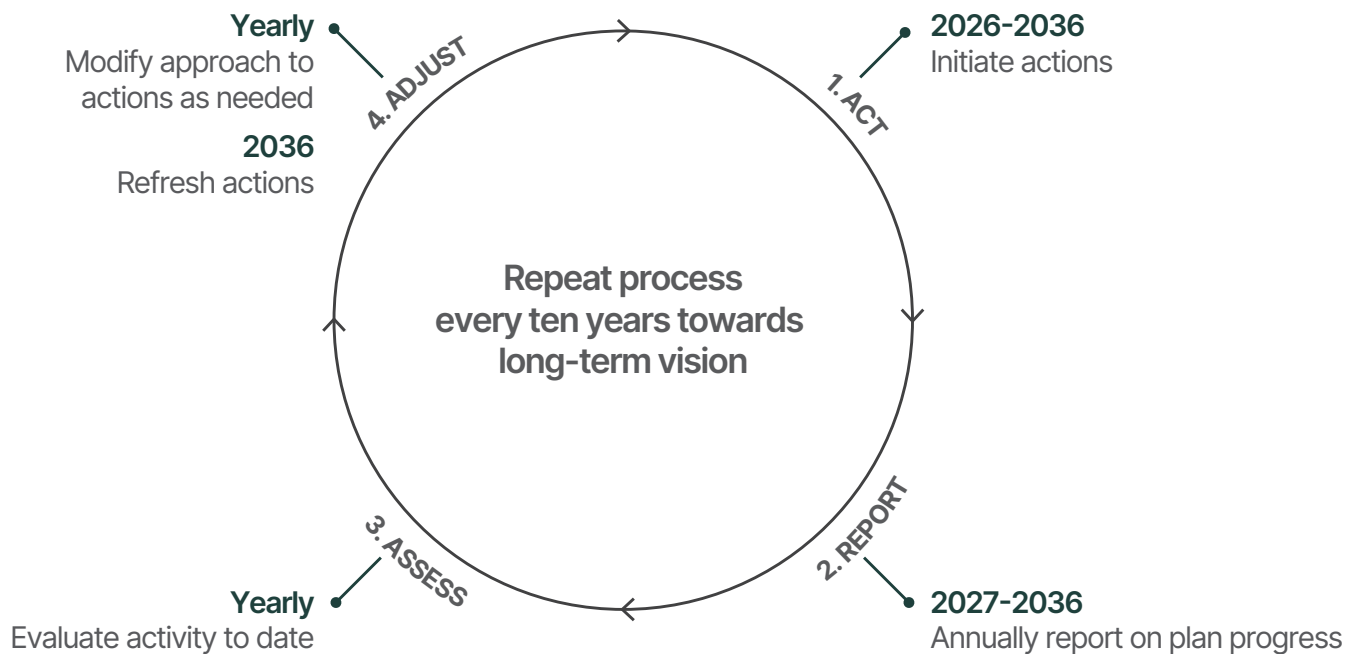
4.3 Approach

Implementation of the AMP will follow a four-phase adaptive management approach, in which the principles and roles discussed previously are integrated to realize the plan's aims.

The timeframe—a long-term vision animated by ten-year intervals of action and review—will support learning, iteration, and progress while ensuring the AMP remains relevant to emerging opportunities and unanticipated challenges impacting municipal government and the agriculture sector at large.

The adaptive management approach comprises four phases: **Act, Report, Assess, and Adjust**. These phases are defined in brief below and on the following page:

1. **Act:** The actions form the foundation of the AMP. It is through implementation of the plan's actions that the County and community partners will build and maintain momentum to realize progress towards the aims of the plan.



2. Report: Rocky View County administration will provide yearly progress summaries to support accountability and transparency in the implementation process. Reports should be presented to the Agricultural Service Board for review.

As part of the **Report** phase, on an annual basis, Rocky View County administration will review, and if necessary, modify delivery of the plan's actions to address the lessons learned from ongoing implementation of the AMP. Such interim modifications can include:

Above:
The adaptive management approach, visualized.

3. Assess: Through the ten-year implementation period, attention should be placed on the state of the work—the successes, existing and new resources, and adherence to anticipated timelines—to ensure progress towards the vision remains on track.

- identifying and implementing new approaches to delivering an existing action,
- new opportunities for collaboration with external partners, and/or
- the application of newly available resources.

4. Adjust: An effective AMP is one that can respond to both anticipated and unexpected obstacles. Administration will ensure continued alignment with the aims of the AMP through annual (report-driven) and ten-year milestone (plan update) adjustment mechanisms.

To ensure continued relevance, the AMP should be updated on a **ten-year** basis. The update process will support reflection on the initial plan implementation period for 2026-2036, with reference to lessons learned and any observed changes in the context for the agriculture sector in Rocky View County.

5.0

What comes next
for the Agriculture
Master Plan?

Next Steps

Through the AMP, Rocky View County and the agricultural sector will continue to position the county as a leader in sustainable agriculture, agri-business innovation, and resilient rural development. The County will emphasize the importance of balancing economic growth with agricultural preservation, fostering diversification in agricultural production, and strengthening local agricultural systems to meet evolving market demands and community needs.

The implementation framework in Section 4.0 will support adaptation and progress towards the long-term vision through the implementation of actions, the introduction of new initiatives, and ongoing advocacy and outreach in support of the agriculture sector and way of life in the county.

Rocky View County will revisit the AMP to celebrate achievements, track progress, and explore new opportunities at the conclusion of this first ten-year planning period in 2026-2036. This review will allow the County to reflect on successes, identify gaps or emerging challenges, and update the plan to remain aligned with changing agricultural, economic, and environmental conditions. Future updates will ensure that Rocky View County continues to thrive as a dynamic agricultural hub while safeguarding its rural character and agricultural heritage for generations to come.

6.0

The following documents were consulted in preparation of the Agriculture Master Plan.

References

Internal

Agricultural & Environmental Services

Agriculture Master Plan (2011)

Agricultural Service Board
Strategic Plan (2020-2024)

Agricultural Service Board
Terms of Reference

Council Policy

Council Policy C-322: Area
Structure Plan Priority Policy

Council Policy C-419: Riparian Land
Conservation & Management

Council Policy C-420: Wetland
Conservation & Management

Council Policy C-508: Right to Farm

Economic Development

Economic Development Strategy (2023)

Planning

Agriculture Boundary
Design Guidelines (2015)

County Plan (2013, amended 2023)

Land Use Bylaw (2020, amended 2023)

External

Government of Alberta

Agricultural Pests Act

Agriculture Operation Practices Act

Alberta Land Stewardship Act

Municipal Government Act

Soil Conservation Act

Weed Control Act

South Saskatchewan Regional Plan

7.0

What informed the
development of the
Agriculture Master Plan?

Appendices

A: Process
B: Definitions



Appendix A: Process

The drafting process for the Rocky View County AMP comprised two phases, from winter 2024 to spring 2025.

Phase 1: Project Foundations

The first phase was designed to build a foundational understanding of the agricultural context in Rocky View County, and was conducted from February to September 2024. The project team reviewed both the 2011 AMP and contemporary guiding policies and plans, assessed local and comparator municipal data, and reviewed promising agricultural practices in place in municipalities in Western Canada. Finally, the team consulted with the agricultural community in Rocky View County through a month-long community engagement process in summer 2024.

2011 AMP review

Actions and sub-actions were tracked to understand how much has been implemented since the initial approval of the 2011 AMP.

Policies and plans review

A review of the most impactful provincial, regional, municipal and committee documents influencing agriculture in Rocky View County. Policies were reviewed for general understanding and identification of gaps.

Data and benchmarking review

Using Statistics Canada Census of Agriculture data for the years 2001-2021 and agricultural mapping data, a dataset was compiled and analyzed to identify trends and comparative agricultural circumstances.

Data was compiled for the following jurisdictions: Rocky View County, Mountain View County, Wheatland County, Foothills County, and Alberta.

Existing practices

A high-level overview of municipal agricultural practices was conducted by examining the MDPs of benchmarked municipalities and reviewing policies and programs implemented across Western Canada. Case studies provided valuable insights into existing municipal approaches to supporting and managing agriculture.

Community Engagement: Phase 1

From June 13 to July 21, 2024, a comprehensive public engagement was held to ensure local farmers, agri-businesses, and residents had the opportunity to share their insights and feedback on a new AMP for Rocky View County.

Throughout the public engagement process, more than 170 participants spent a collective 160 hours sharing feedback on the future and current state of agriculture in Rocky View County. The project team received more than 1,000 comments from the participants. The County extensively promoted the engagement through 2,000 direct letters to agricultural landowners, phone calls with agri-business members, road signs throughout the County, interviews with local media, and a digital media campaign.

Complete community engagement feedback can be found in the *Phase 1 What We Heard Report*, while detailed secondary research findings can be found in the *Agriculture Snapshot Document*.

These documents are available within the AMP webpage on the Rocky View County website.

Phase 2: Plan development

In the second phase of the process, the project team integrated new engagement and research findings into knowledge of planning practice and the established municipal planning framework to develop a draft AMP for review by Rocky View County administration and the Agricultural Service Board. The draft document was then presented to community interest holders through a second round of engagement to validate the emerging direction for the plan.

The phase ran from September 2024 to May 2025 and culminated in a final AMP document.

Community Engagement: Phase 2

From December 27, 2024 to February 7, 2025, more than 130 participants from the Rocky View County community, including local farmers, agri-businesses, and residents, provided feedback on the emerging vision for the updated AMP. The County presented participants with specific actions drawn from the plan, focused on key agricultural issues such as land protection, farm succession, renewable energy, infrastructure, and environmental sustainability.

Through this validation process, participants shared a collective 1,078 comments to further inform the draft direction. This was done through an online project page and companion survey, and a series of four community conversations held at community halls and recreation centres throughout Rocky View County.

A summary of community engagement feedback can be found in the *Phase 2 What We Heard* report.

This document is available within the AMP webpage on the Rocky View County website.



Appendix B: Definitions

The following definitions were consulted in the development of the Rocky View County AMP.

Agri-business: Suppliers/businesses who enable agricultural production by providing inputs, machinery, equipment or services; such as fertilizer, pesticides, seeds, machinery and equipment, services (i.e. machinery maintenance or veterinary services), financial services, data management, grain drying, agronomy advice, agricultural research, transportation services, marketing, traders, etc.

Value-added agriculture: Activities that enhance the economic value or market potential of agricultural operations through processing, diversification, and/or marketing. This includes transforming raw commodities into higher-value products, expanding into complementary enterprises (such as agri-tourism or beekeeping), or accessing new markets and supply chains.

Agri-tourism: Forms of tourism that touch upon the agricultural sector. These include:

- tourism that supports commercial agricultural production at a working farm, ranch, or processing facility
- tourism that generates supplemental income for an agricultural producer, and
- tourism related to activities that promote or market livestock and agricultural products such as fairs, market gardens and rodeos.



AGRICULTURE MASTER PLAN

AGRICULTURAL SNAPSHOT
WORKING DOCUMENT



ROCKY VIEW
COUNTY

Contents

Executive Summary	2
How To Use This Snapshot	4
1.0 Plan Introduction	5
2.0 Key Findings	8
3.0 Data Findings	11
4.0 Engagement Findings	28
5.0 Municipal Trends In Agriculture	32
6.0 Next Steps	43

The **Rocky View County Agricultural Snapshot** captures the most relevant high-level research and engagement findings to date. It is a collection of what we have learned so far while developing the Rocky View County AMP.

Executive Summary

Project Process

Throughout the development of the Agriculture Master Plan for Rocky View County, the project is working to answer the following ‘how might we’ question:

How might we develop an inclusive and adaptable Agriculture Master Plan for RVC that effectively addresses the diverse needs of the agriculture community, provides clarity and continual evolution, and preserves the RVC advantage, ensuring a sustainable rural lifestyle for residents across the different scales of agriculture?

To answer this question, the project is broken down into two phases of work, including:

- **Phase 1** - March - August 2024: Project Foundations, and
- **Phase 2** - September 2024 - March 2025: Agriculture Master Plan Drafting

This highlight deck comes at the end of phase 1, and summarizes the findings from various methods of inquiry including:

- **Previous AMP review:** Tracking what has been completed since the 2011 AMP.
- **Public Engagement:** Survey, workshops and interviews to capture producer and agricultural system participant considerations for agriculture today and into the future.
- **Existing Practices:** Case study and benchmarking policy review to understand how other municipalities address agriculture.
- **Local Plans and policies:** Determining the current bounding box for agriculture in Rocky View County.
- **Local Data Review:** Data benchmarking and mapping to understand trends occurring within Rocky View County as opposed to surrounding counties.

Key findings

Across various streams of investigation, there were a number of themes identified across engagement and research. The most prevalent strategic issues can be found in detail in section **2.0 Key Findings**, and include the following:

- Successful implementation of the 2011 Agriculture Master Plan
- Protection of productive agricultural lands from development
- Responsible parcel subdivision policies
- Streamlining planning and development processes to support agricultural business
- Diversification of agriculture production and processing
- A regional based approach to agriculture planning
- Environmental protection to support sustainable management of agricultural resources
- Infrastructure growth to meet the growing needs of agriculture producers
- Limiting renewable energy development to industrial and commercial lands and small scale generation

- Supporting the financial sustainability and succession of agriculture operations
- Increased marketing, communication, and education to promote knowledge sharing about agricultural operations

These key findings will inform the group involved in the upcoming AMP strategy sprint, and will ultimately support the Agriculture Master Plan Update.

Next Steps

This Agricultural Snapshot Working Document was created to inform the Strategy Sprint with a high level overview of the newest agricultural context for Rocky View County.

In the winter of 2024/2025, we will share the draft Agriculture Master Plan with the public for phase 2 of engagement. During this phase, we will invite additional comments and reviews to ensure the plan reflects the community's needs.

Reference Documents

The following documents can be reviewed if additional information is desired for any research method:

Primary (public reference):

- [Phase 1 What We Heard Report](#)

Secondary (additional reference):

- [Context Review Working Document](#)

Tertiary Documents (raw data/recording):

- [2011 AMP Review](#)
- [Benchmarking Policy Working Document](#)
- [Benchmarking Data Working Document](#)
- [Policy Review Working Document](#)



How to Use this Agriculture Snapshot

The following Agriculture Snapshot was created to capture the most relevant high-level research and engagement findings to date. It is a collection of what the team has learned so far while developing the Rocky View County (RVC) Agriculture Master Plan (AMP).

Attachment B - Agricultural Snapshot

This snapshot is intended to capture historical, current state, and future aspirations for the County, as reflected through a series of inputs which can be seen in the adjacent graphic. If you are unable to review the full document, please review the *Executive Summary* and section 2.0 *Key Findings* to get an overall status of key issues informing the Strategy Sprint in phase 2.

The information gathered from this snapshot, the engagement process and the above reports will inform the Council, staff, and consultant team as they create the project's vision, goals, and actions. Once plan direction has been drafted, the plan will be brought back to the public in the winter of 2024/2025 for review and refinement.

If you are in search of more contextual information, please look to RVC's AMP project webpage: rockyview.ca/agriculture-master-plan. Here you will also find the current AMP, produced in 2011.

Additionally, the detailed process inputs are found linked on slide 3 of this document.

F-1 Attachment B Page 4 of 43





SECTION 1.0 Agriculture Master Plan Introduction

The **RVC AMP** is a roadmap for supporting agricultural needs in Rocky View County for the next five to 20 years. It determines the priorities for municipal support and determines actions and goals that work towards the County's ideal future for agriculture.

The plan is intended to be the aspirational agricultural accompaniment to the regulatory Municipal Development Plan (MDP) update.



Why a New AMP?

The 2025 AMP builds off the foundation set by the 2011 AMP, which outlined a strong vision, goals and actions to support agriculture in the County. Since its implementation, the County has successfully implemented or are in the process of implementing 94% of the identified actions in the previous AMP (see adjacent graphic).

Attachment B - Agricultural Snapshot

Building from the momentum captured in the 2011 AMP, the 2025 AMP update intends to navigate the County through agricultural challenges found in the current context. The previous AMP, while containing strong actions, was inflexible to new and changing agricultural dynamics, such as renewable energy, topsoil, and regional policy considerations.

The 2025 AMP update intends to:

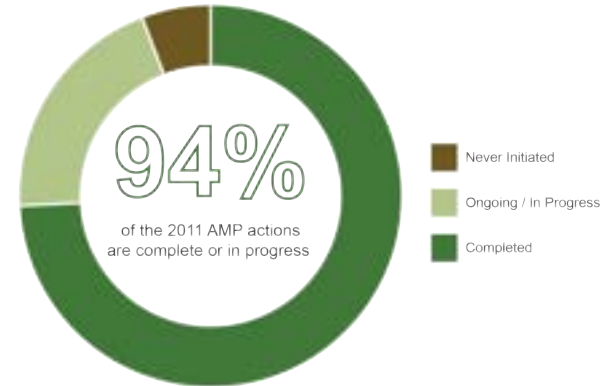
- Identify a long-term vision for supporting both existing agricultural operations and providing new opportunities for diversification of the County's agriculture sector;
- Update the AMP based on goals and best practices to ensure the flexibility for the preservation and prosperity of our agriculture sector for future generations; and
- Align AMP considerations with the upcoming MDP policy update, to ensure that the upcoming statutory policy update meaningfully reflects the needs of the agricultural community today.

F-1 Attachment B

Page 6 of 43

- Capture and reflect the updated context for RVC's agricultural sector. A lot has changed since the first AMP was adopted in 2011. To capture new challenges for agricultural businesses, this process is meant to pulse check what is currently working well and areas where we can improve policy and service delivery.

The 2025 AMP will plan for a wide range of contemporary agricultural challenges, including: generational planning, agricultural diversification, water and roadway infrastructure, tourism, topsoil handling, and renewable energy.





Methods

Inputs into Phase 1 of the AMP which are recorded in this Agricultural Snapshot include:

Previous AMP review

Actions and sub-actions were tracked to understand how much has been implemented since the passage of the 2011 AMP.

Policies and Plans Review

A review of the most impactful provincial, regional, municipal and committee documents influencing agriculture in RVC. Policies were reviewed for general understanding and identification of gaps.

Data and Benchmarking Review

Using Statistics Canada Census of Agriculture data for the years 2001-2021 and agricultural mapping data, a dataset was compiled and analyzed to identify trends and comparative agricultural circumstances. Data was compiled for the following jurisdictions: Rocky View County, Mountain View County, Wheatland County, Foothills County, and Alberta.

Existing Practices

A high level overview of municipal practices for agriculture. Looking at the MDPs of benchmarked municipalities, and policies and programs instituted across Western Canada, case studies informed the project with existing municipal approaches to agriculture.

Community Engagement

From June 13 – July 21, 2024, a comprehensive public engagement was held to ensure local farmers, agri-businesses, and residents had the opportunity to share their insights and feedback on a revised Agriculture Master Plan.

Throughout the public engagement process, more than 170 participants spent a collective 160 hours sharing feedback on the future and current state of agriculture in Rocky View County. The project team received more than 1000 comments from the participants. The County extensively promoted the engagement through 2,000 direct letters to agricultural landowners, phone calls with agri-business members, road signs throughout the County, interviews with local media, and a digital media campaign.

Complete community engagement feedback can be found in this [What We Heard report](#).

Detailed secondary research findings can be found in the [Context Review Working Document](#), and the links made available on slide 3.



SECTION 2.0 Key Findings

The following 11 findings were identified as the most significant pieces of information gathered across research and engagement methods used in phase 1. More detailed considerations can be found for each method's reporting, found in Section 3.0 and the [Context Review Working Document](#).

1. Successful AMP implementation

Over the last 13 years, RVC's 2011 AMP has been successfully implemented, with 94% of actions completed or integrated into ongoing action. The AMP requires an updated set of actions and flexible goals to respond to evolving pressures and priorities.

2. Protecting agricultural land

The protection of agricultural land from conversion to non-agricultural uses is a priority for RVC farmers, agri-businesses and residents, though this broadly held position includes significant nuance. There is interest in restrictions within productive agricultural lands to forms of development such as country residential, commercial, industrial, and renewable energy. However, flexibility to subdivide land to support farm succession, and allow businesses on agricultural parcels to support agricultural operators was supported. Multiple regions in Alberta have investigated Transfer of Development Credit programs to protect agricultural land (e.g. the Glenbow ASP, which has yet to be successfully implemented).

3. Parcel subdivision

Responsible parcel subdivision is an important consideration for agriculture as it influences the efficiency of agricultural operations amidst a growing population. Currently the County allows for first parcel out, but defers to Council for subdivision into a variety of smaller subsections. Other Counties, such as Leduc or Parkland County allow for 4-6 parcels per quarter section in some agricultural areas, and allow for smaller subdivision abilities through small holdings areas. More information is available on slide 35.

4. Governance and reduced red tape

County governance should focus on promoting agricultural activities in RVC through the streamlining of bureaucratic processes inhibiting the development of agricultural businesses. Incentives and funding opportunities should be considered to support sustainable agriculture initiatives. Education of planners and the general public is also required to increase understanding for the value agriculture brings to the region.



5. Industry structural changes

Over the last 15 years, a major shift in cropland has occurred in RVC, as the acreage of canola production has surged at the expense of forage crops and pasture. This is a pattern shared across much of Alberta's agriculture industry and indicates the flexibility of the industry to respond to market opportunities.

6. Agricultural regions

RVC is a diverse region from an agricultural production perspective. Calgary Metropolitan Region Board has set direction to ensure agriculture policy is responsive to the unique pressures and opportunities facing each sub region, which will need to be considered in the development of the new MDP.

7. Environmental sustainability

Residents, local guidelines, and regional policy acknowledge the interconnected nature between agricultural practices and environmental sustainability. It is critical to integrate

environmental protection and conservation of soils, water, and natural ecosystems to support sustainable production of agricultural resources.

8.0 Infrastructure growth

Ensuring that there is adequate infrastructure (predominantly roads, bridges and water supply) to meet the growing needs of agriculture producers in Rocky View County. Access to roads and ensuring roads and bridges can accommodate larger and heavier agricultural equipment is integral to agricultural operations. These infrastructure corridors also contribute to supporting diversified agriculture operations.

9.0 Renewable energy development

RVC has significant potential for solar and, to a more limited extent, wind electricity generation. While there is low support from agriculture producers for large scale renewable energy production on agricultural land, there are opportunities to leverage industrial lands, small scale generation, and planning tools to support renewable energy production in the County.

10. Financial sustainability of agriculture operations

Over the past 20 years, the agriculture industry has transitioned to increased larger farms through consolidation (and a decreasing number of total farm operations). At the same time farmers in Rocky View County are among the oldest in the region, with over 70% of farmers reported being 55 years of age and older. Supports such as tax credits, residential parcels, farm succession planning, and education are required to support farmers to age in place and transition operations to younger family members.

11. Marketing, communication, and education

Increased marketing, promotion, and direct communication of County programs to residents and agricultural land owners to promote knowledge sharing about agricultural operations, both locally to increase understanding from non-agricultural residents and available programs, and regionally to increase business retention and attraction.



SECTION 3.0 Data Findings

Many things have changed since the creation of the 2011 AMP. The following mapping and statistical data products provide insight into shifting agricultural trends over the past 20 years in Rocky View County.

3.1 Mapping

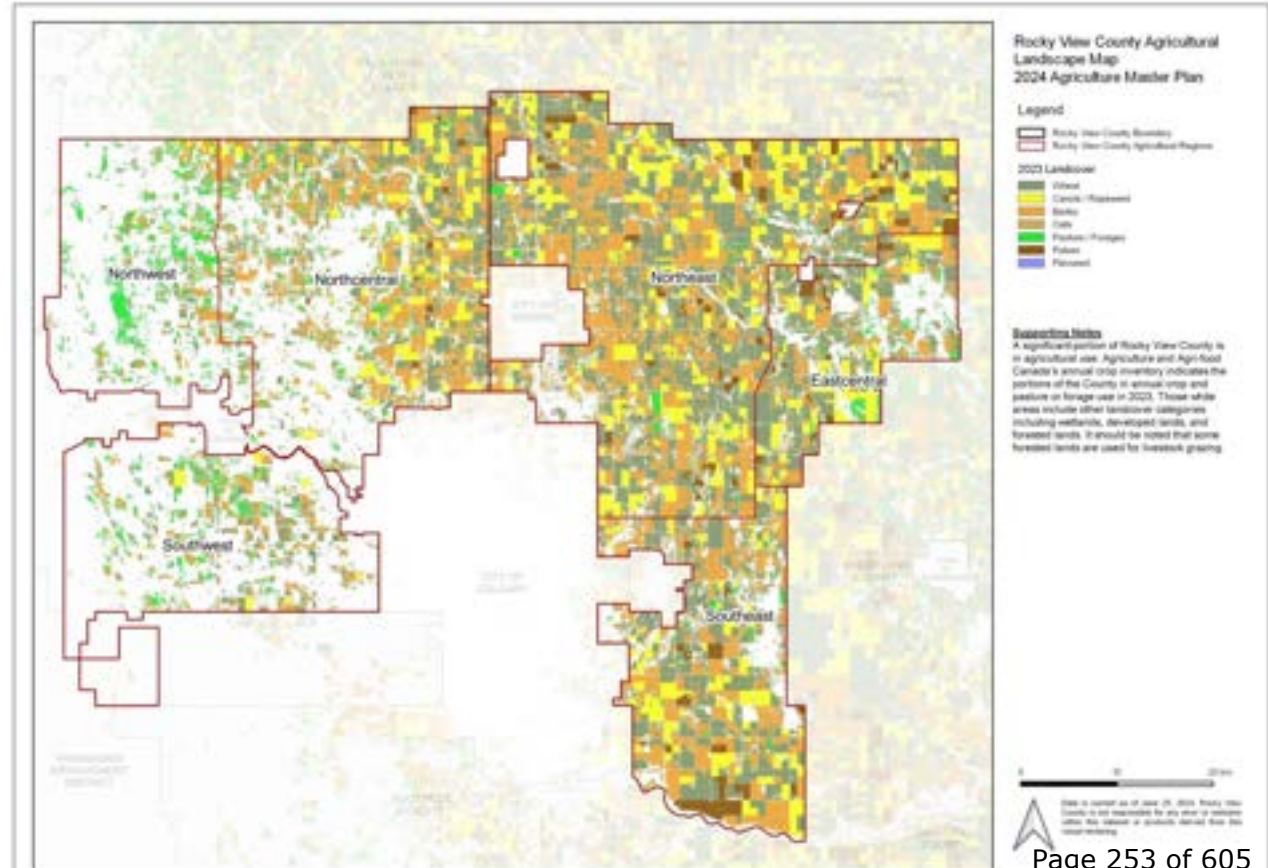
RVC Agricultural Cropland

A significant portion of land in Rocky View County supports agricultural land uses.

The adjacent map draws upon Agriculture and Agri-food Canada's annual crop inventory to indicate the portions of the County in annual crop and pasture or forage use in 2023.

Those white areas include other land cover categories including wetlands, developed lands, and forested lands. It should be noted that some forested lands are used for livestock grazing.

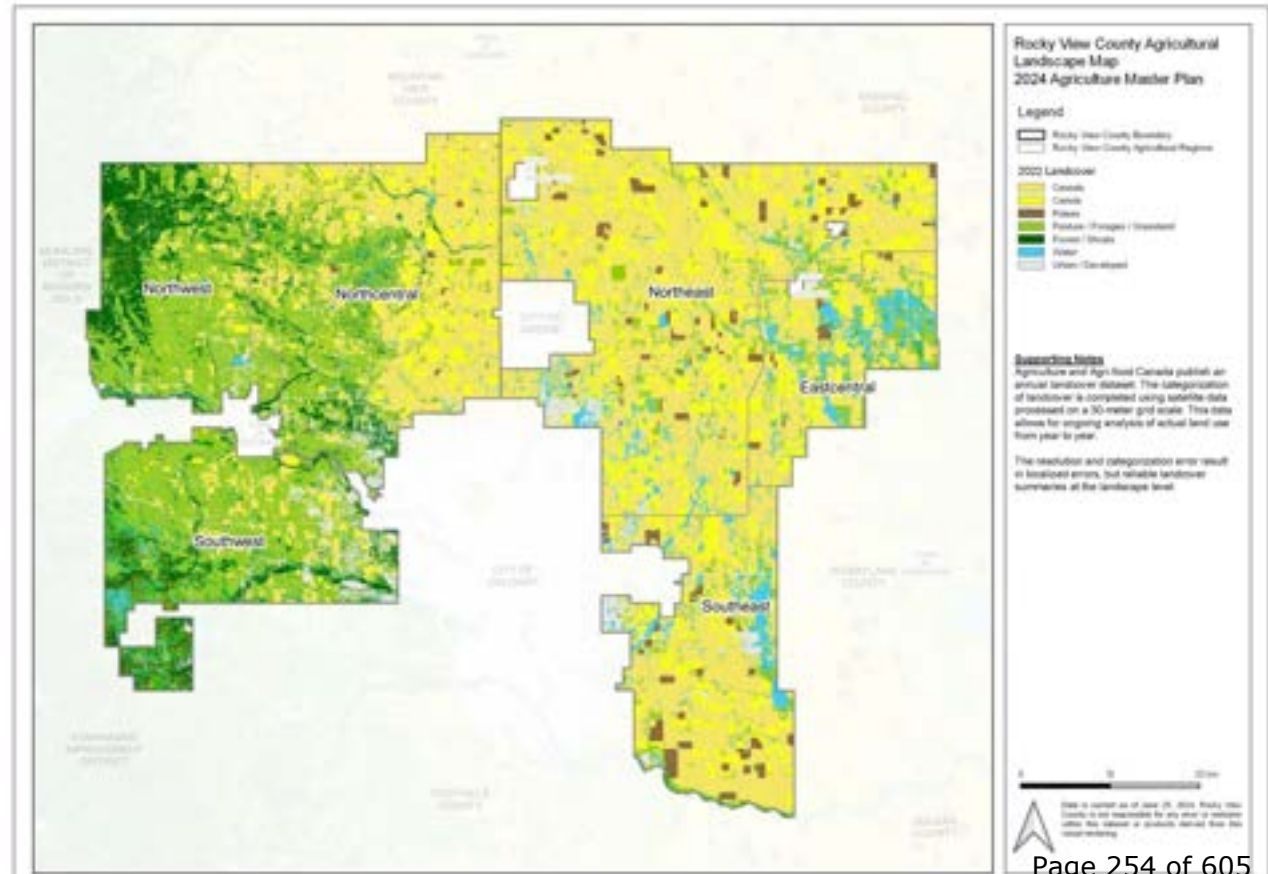
DRAFT Map 1. RVC Agricultural Cropland, 2023



RVC Land Cover Categories

Agriculture and Agri-food Canada publish an annual landcover dataset. The categorization of land cover is completed using satellite data processed on a 30-meter grid scale. This data allows for ongoing analysis of actual land use from year to year.

DRAFT Map 6. RVC Landcover Categories, 2022

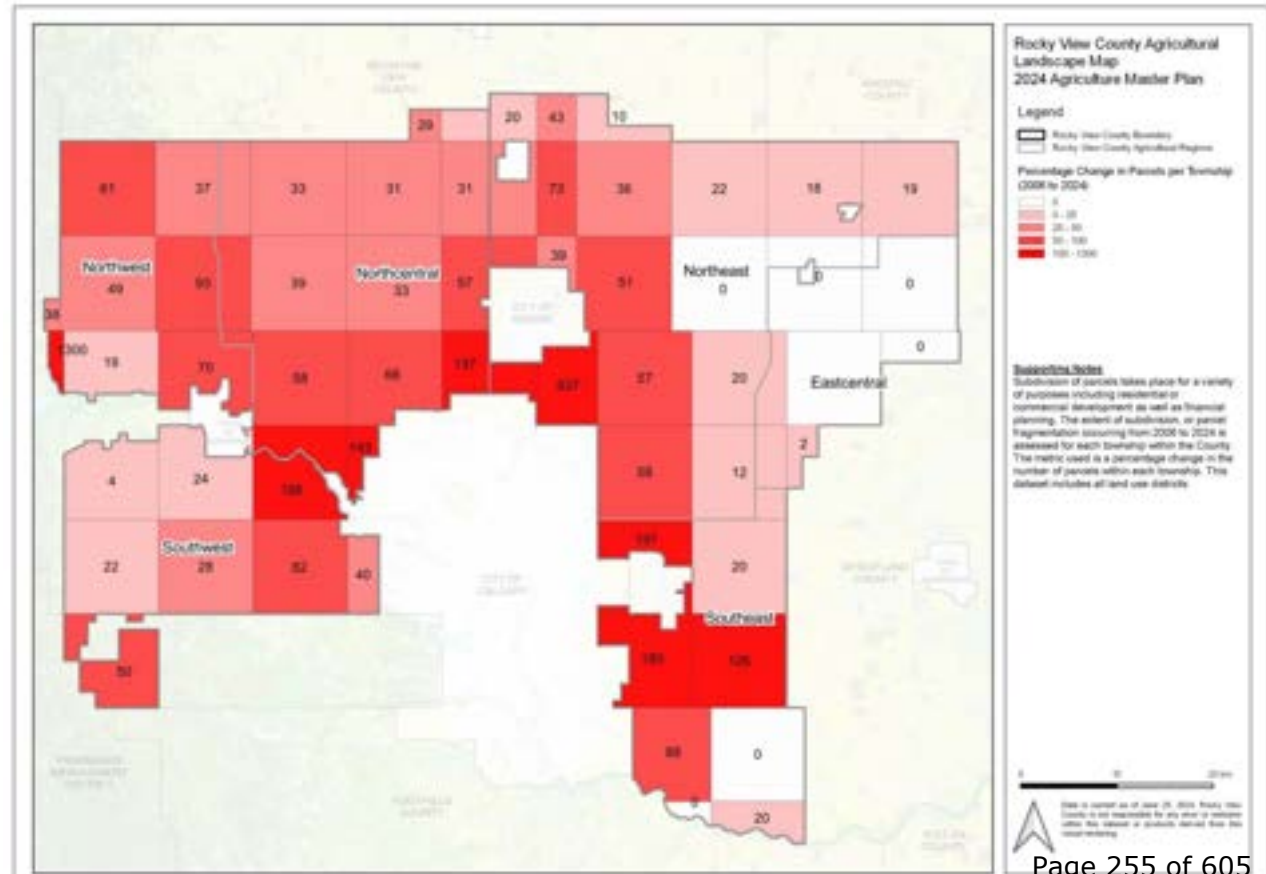


RVC Parcel Fragmentation by Township

Subdivision of parcels takes place for a variety of purposes including residential or commercial development as well as estate and financial planning.

The extent of subdivision, or parcel fragmentation occurring from 2006 to 2024 is assessed for **each township** within the County. The metric used is a percentage change in the number of parcels within each township. This dataset includes all land use districts.

DRAFT Map 8A. RVC Parcel Fragmentation by Township

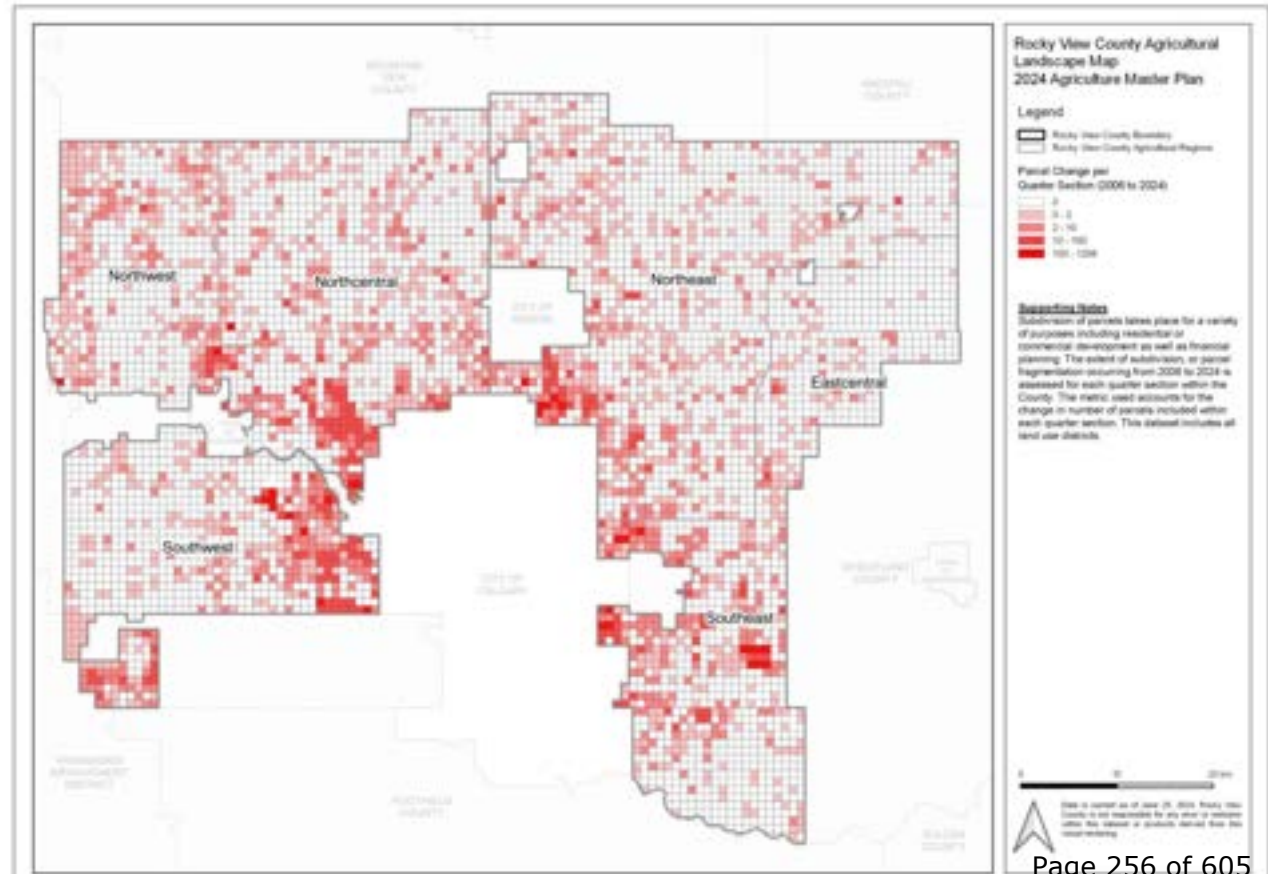


RVC Parcel Fragmentation by Quarter Section

Subdivision of parcels takes place for a variety of purposes including residential or commercial development as well as estate and financial planning.

The extent of subdivision, or parcel fragmentation occurring from 2006 to 2024 is assessed for **each quarter section** within the County. The metric used accounts for the change in number of parcels included within each quarter section. This dataset includes all land use districts.

DRAFT Map 8B. RVC Parcel Fragmentation by Quarter Section



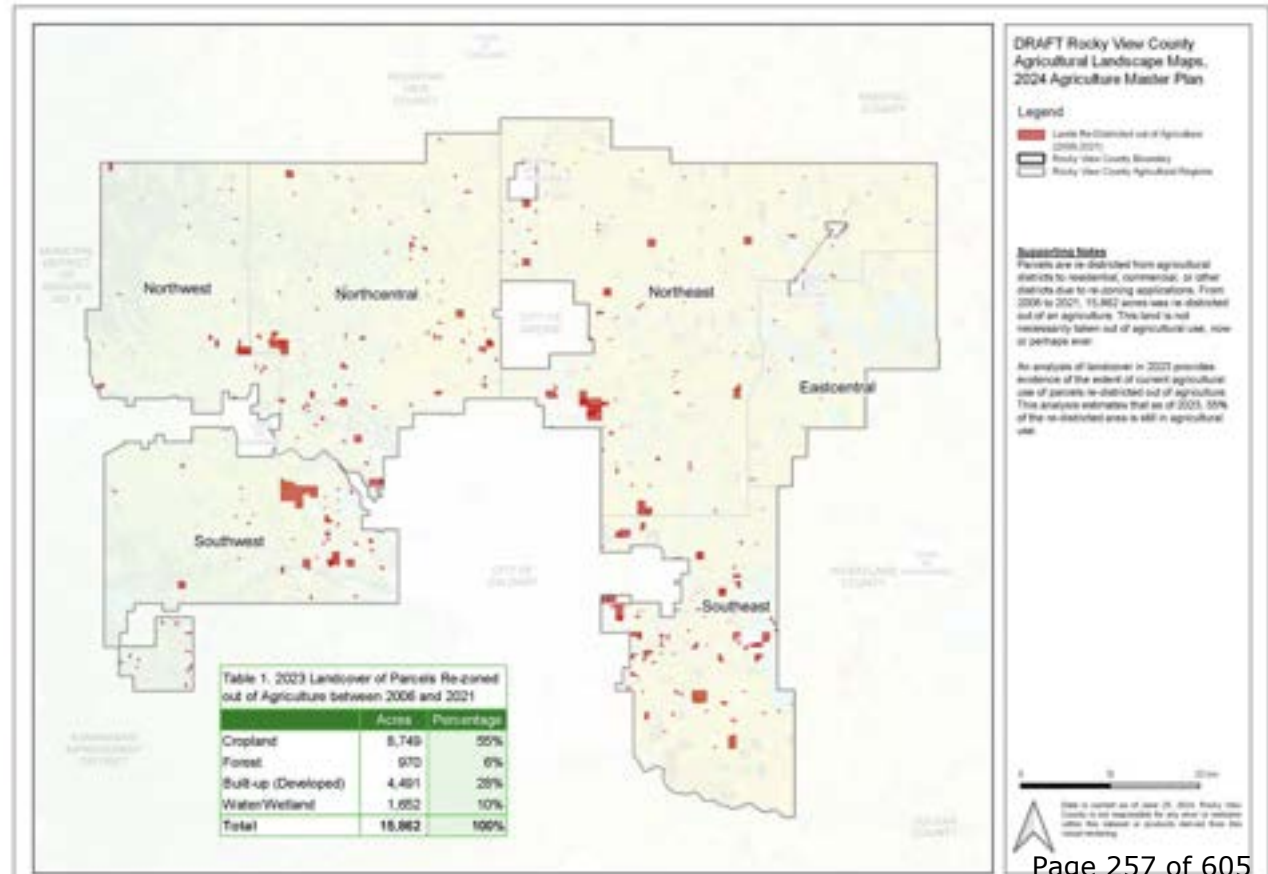
RVC Agricultural Cropland

Parcels are redistricted from agricultural districts to residential, commercial, or other districts through rezoning applications. From 2006 to 2021, 15,862 acres was redistricted away from agriculture. However, this land is not necessarily taken out of agricultural use, now or perhaps ever.

An analysis of land cover in 2023 provides evidence of the extent of current agricultural use of parcels redistricted out of agriculture.

This analysis estimates that as of 2023, 55% of the redistricted area is still in agricultural use.

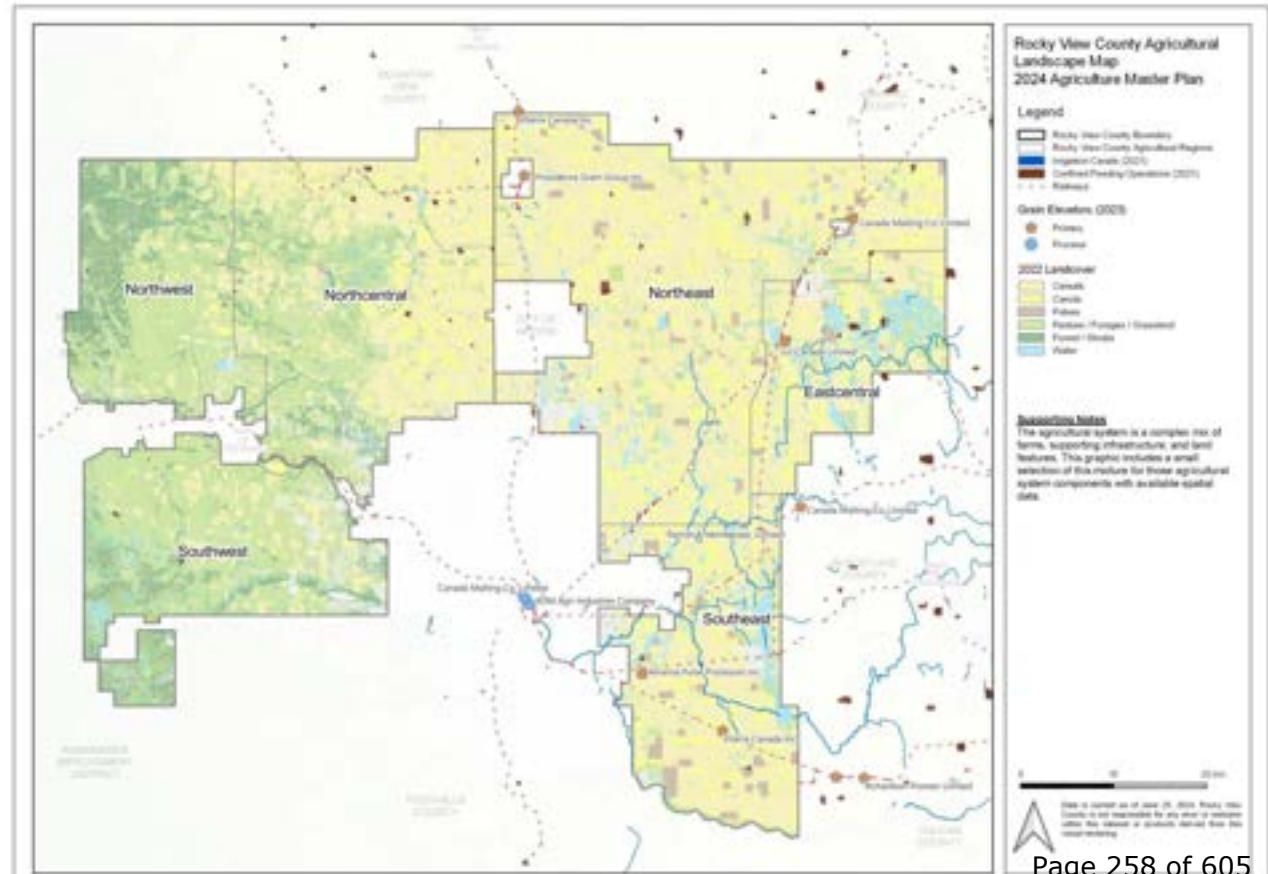
DRAFT Map 9. RVC Re-districted Agricultural Landcover Change (2006 to 2021)



RVC Agricultural Cropland

The agricultural system is a complex mix of farms, supporting infrastructure, and land features. This graphic includes a small selection of this mixture for those agricultural system components with available spatial data.

DRAFT Map 10. RVC Agricultural System, 2024



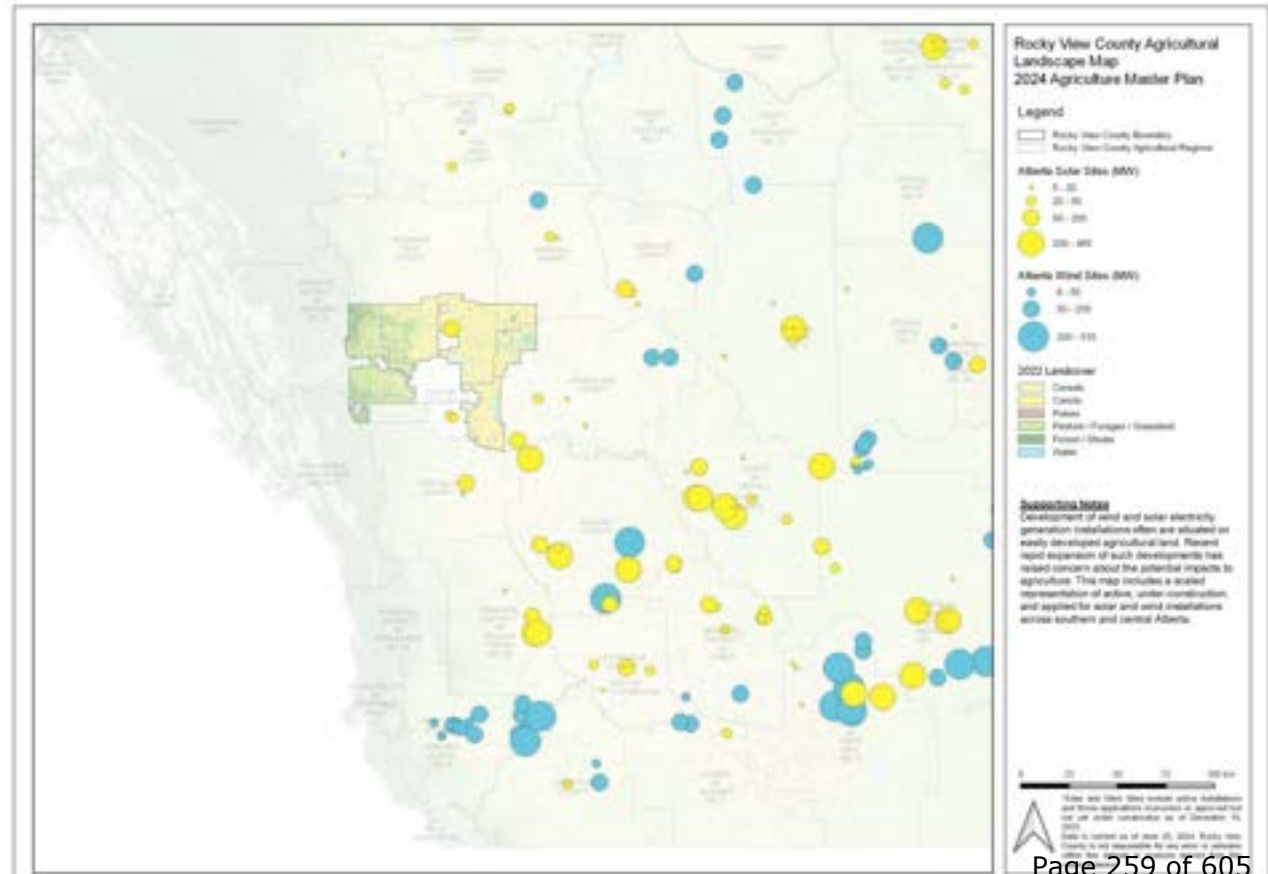
RVC Agricultural Cropland

Development of wind and solar electricity generation installations are often situated on agricultural land due to the relative ease of development and size requirements.

Recent rapid expansion of such developments has raised concern about the potential impacts to agriculture.

This map includes a scaled representation of active, under-construction, and applied for solar and wind installations across southern and central Alberta.

DRAFT Map 11. RVC Regional Wind and Solar Sites, 2024



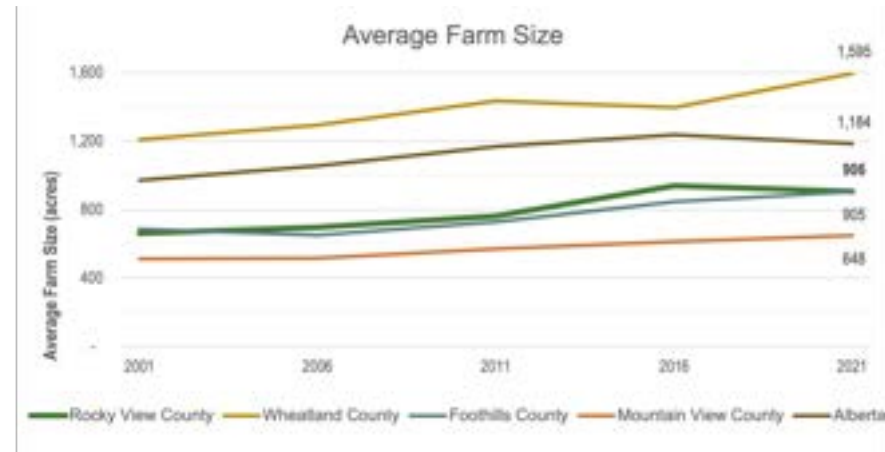
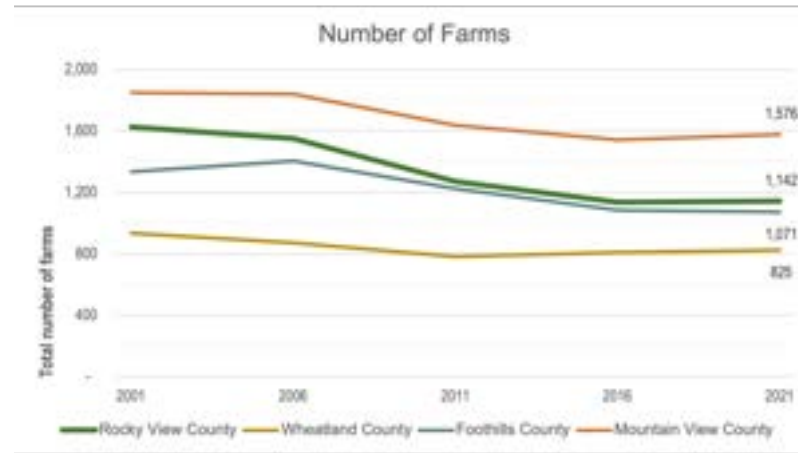
3.2 Data Review

Benchmarking undertaken in data review sought to understand the trends ongoing in the County by tracking 2001 - 2021 Statistics Canada Data for RVC. This was done alongside equivalent data for comparators Wheatland, Foothills, and Mountainview Counties and Alberta as a baseline. The following are the most substantial findings.

Agricultural change

The number of farms across all counties and Alberta have increased slightly since 2016, but all regions remain well below 2001 farm numbers.

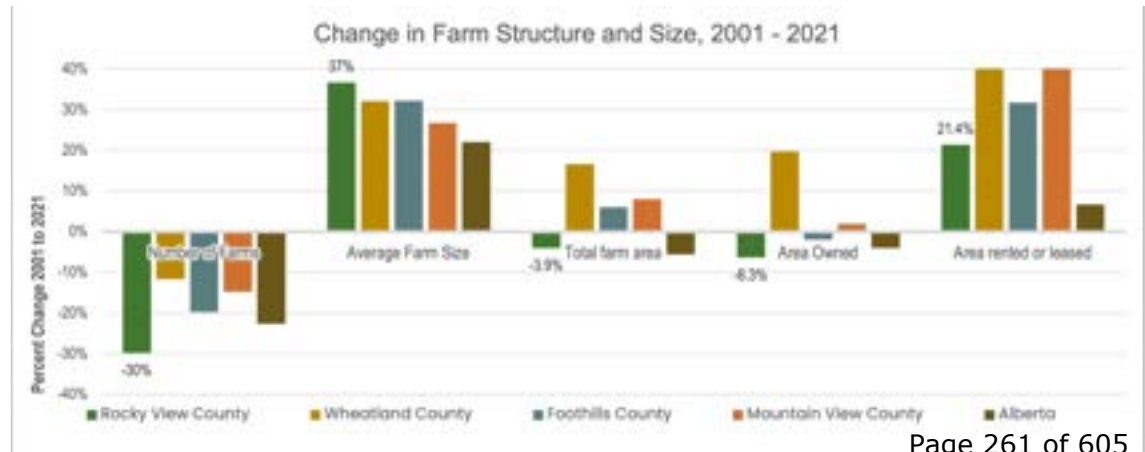
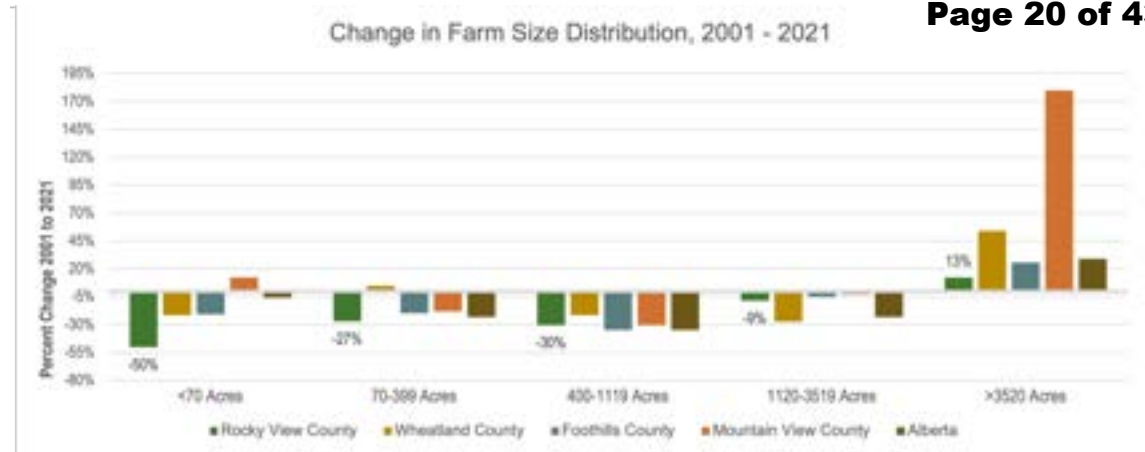
Using the farm size distribution data, the largest farm category (>3,250 acres) is the only category of farm size experiencing significant growth across all counties and Alberta - indicating farms are growing larger from consolidation.



Agricultural change

Rocky View County was the only county that saw a decrease in total farm area from 2001 to 2021.

However, the average farm size in 2021 (905 acres) is still greater than the 20-year average farm size (793 acres). The overall area owned by farms in Rocky View County decreased while the area rented/leased has increased across all comparator counties and across Alberta.

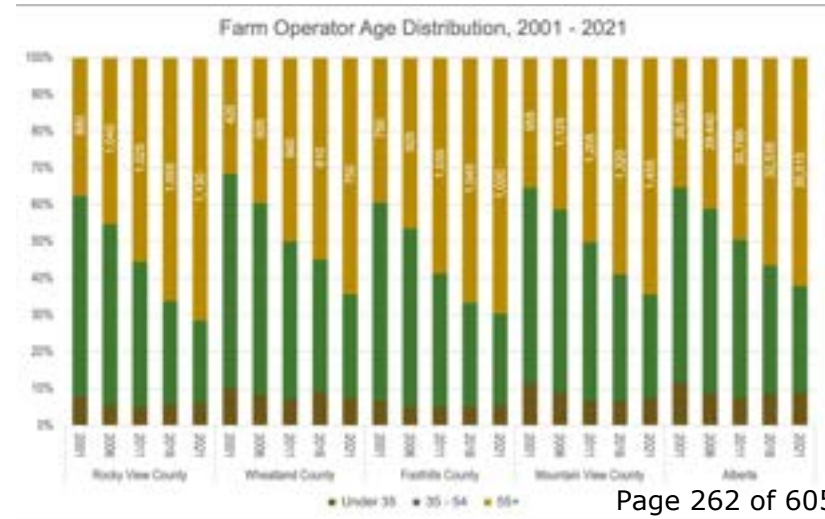
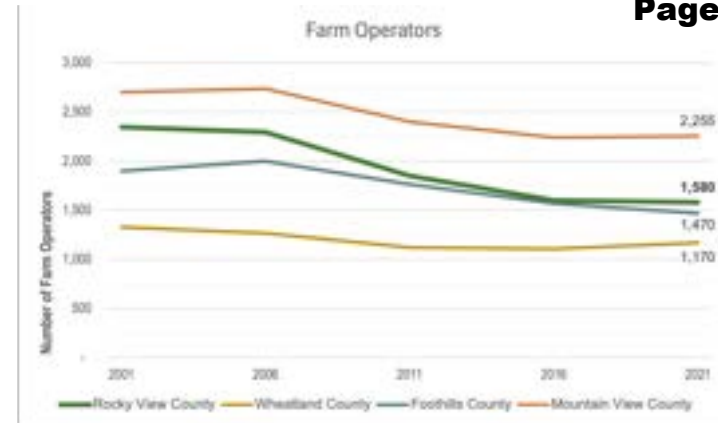


Agricultural demographics

The total number of farm operators has steadily decreased over the past 20 years across all counties and the province. A **farm operator** is defined by Statistics Canada as “those persons responsible for the management decisions in operating an agricultural operation. Can be owners, tenants or hired managers of the agricultural operation, including those responsible for management decisions pertinent to particular aspects of the farm - planting, harvesting, raising animals, marketing and sales, and making capital purchases and other financial decisions.”

In Mountain View and Wheatland Counties, the 2016-2021 period saw a slight increasing trend in total farm operators. Despite this increase, Mountain View and Wheatland Counties are still below the respective 20-year averages, indicative of the larger farm size trend.

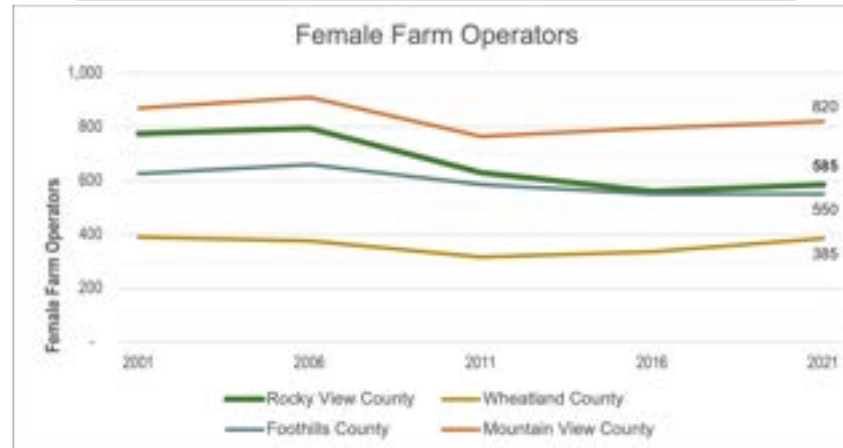
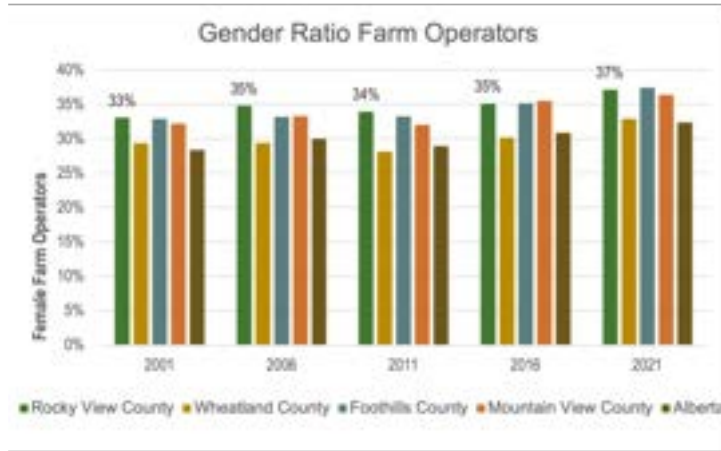
Concerning the average age of farm operators in 2021— across All Farms, Farms with One Operator and Farms with Two or More Operators – Rocky View County had the highest average age except in farms with one operator where Foothills was highest at 60.4 with Rocky View County at 60.3. The overall 20-year trend across all counties and the province shows a steady increase in average age, indicating an aging farm operator population.



Agricultural demographics

The percentage of female-identifying farm operators has increased across all counties from 2001 to 2021, with 37% of farm operators identifying as female in Rocky View County in 2021.

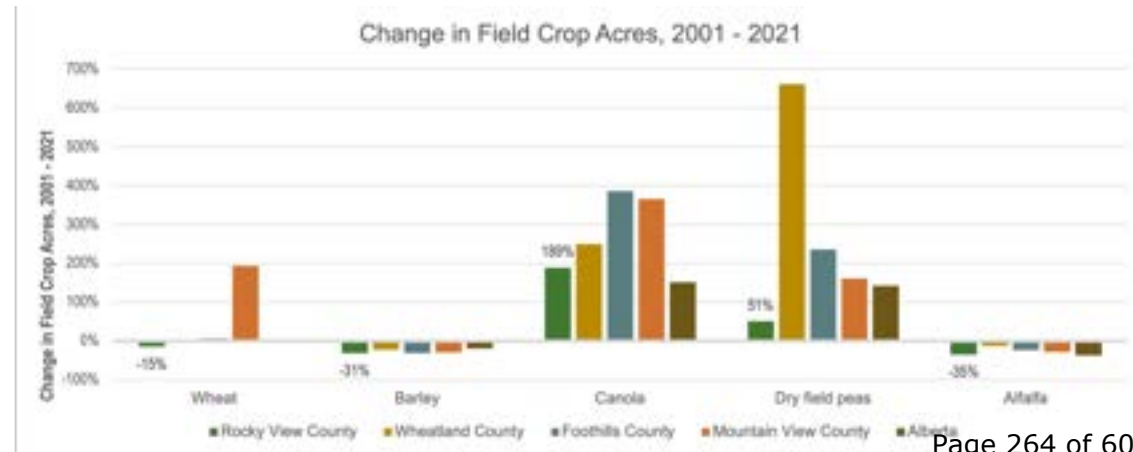
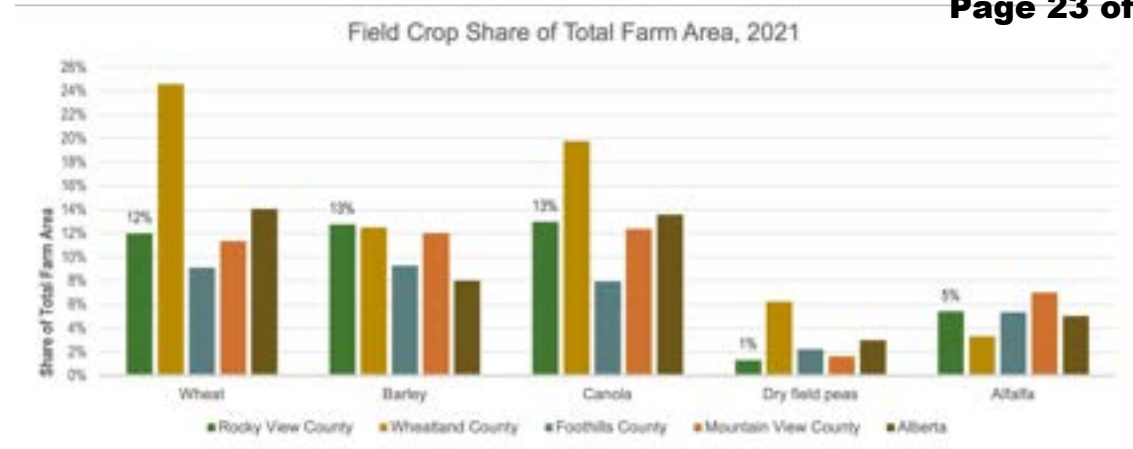
Note: This figure is impacted by the total number of operators decreasing over the same period, as seen in the absolute number of female identifying farm operators below.



Agricultural production

Rocky View County has increased the share of wheat acreage, but in 2021, was the only surveyed county performing below its 20-year average.

Canola has seen an increase in acreage and number of farms producing across all counties and Alberta. Assessment of the percentage of total farm area allocated to each crop found that canola had consistently gained a larger share of the total crop acreage, mainly at the expense of barley acreage. Rocky View County has had a decreasing Dry Field Pea acreage over the 2016-2021 period with the other counties and Alberta increasing production.



Agricultural production

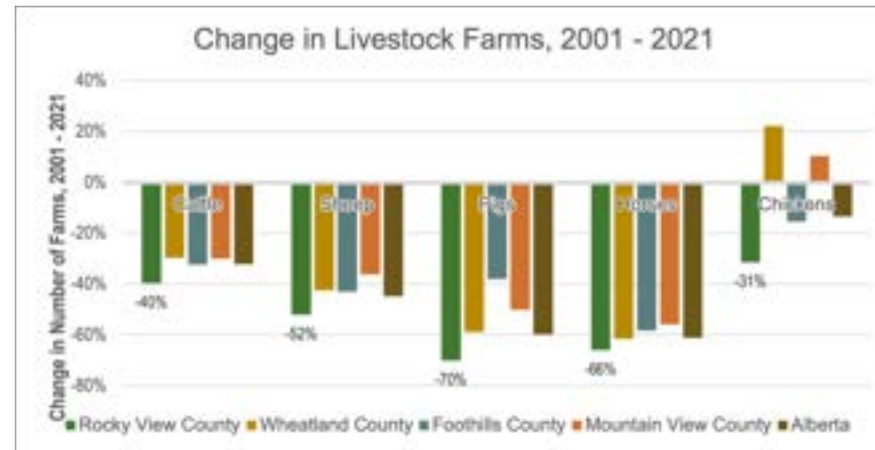
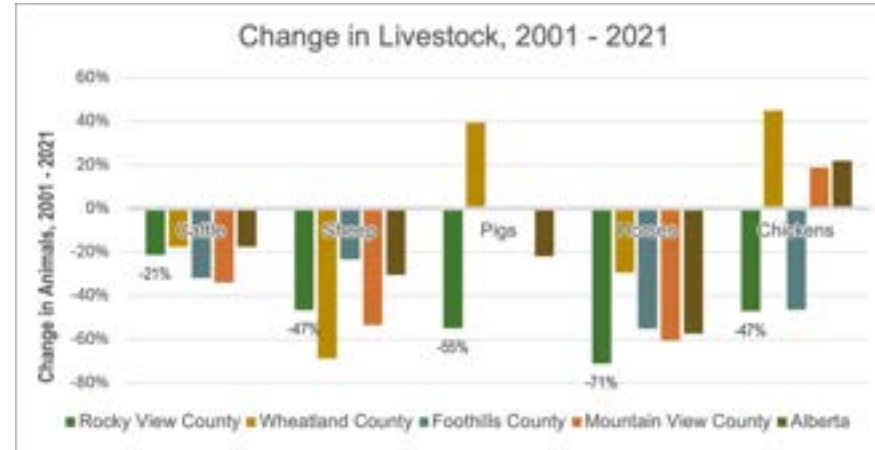
The number of cattle farms and inventory of cattle increased across all counties from 2016 to 2021, however, all counties are below their respective 2001 and 2006 cattle populations.

In RVC, the number of sheep, and sheep farms increased from 2016-2021. Similarly to trends in cattle, there is increased inventory from 2016 to 2021, however, 2021 herd sizes are still below their respective 20-year averages.

Hog inventory decreased in RVC from 2016 to 2021, remaining below the 20-year average. Whereas in Wheatland County, from 2016-2021, herd sizes have increased.

In RVC from 2016-2021, the number chicken and hen farms reporting increased but inventory decreased. There is a similar trend in Mountain View County, while other counties and the province saw an increase.

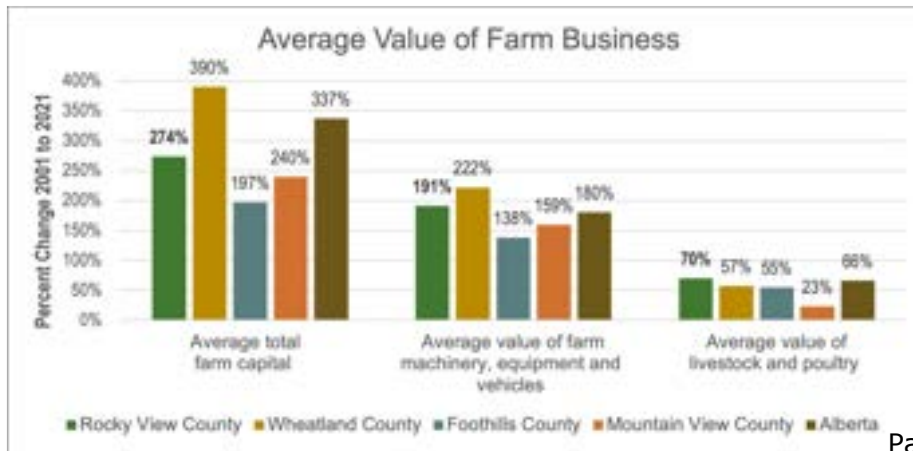
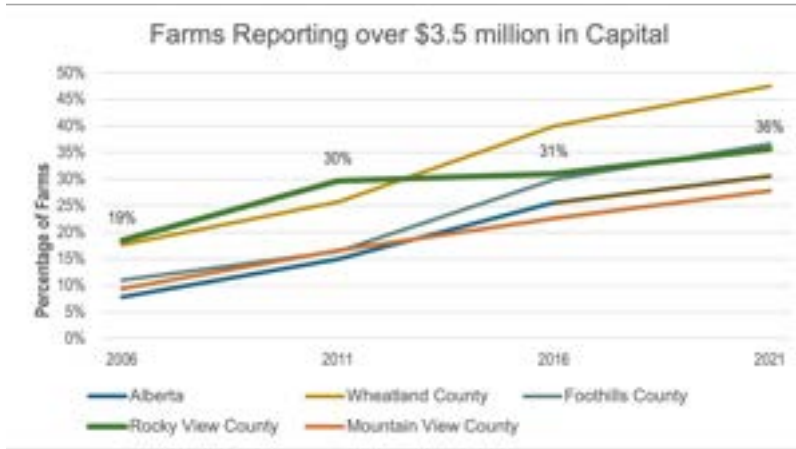
More graphs for livestock breakdowns can be found in the [Context Review Working Document](#).



Contemporary farm business

Examining Total Farm Capital distribution, it was found that across all counties and Alberta the number of farms in the highest category (> 3.5 million) increased consistently over the 2006-2021 period while other capital distribution categories decreased.

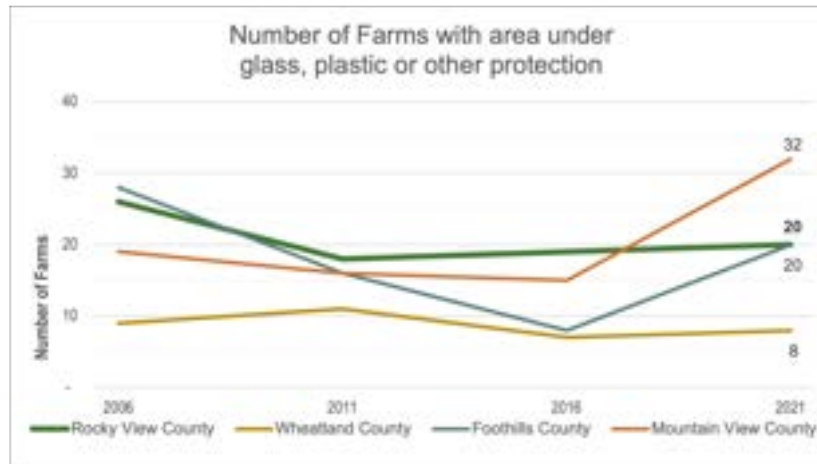
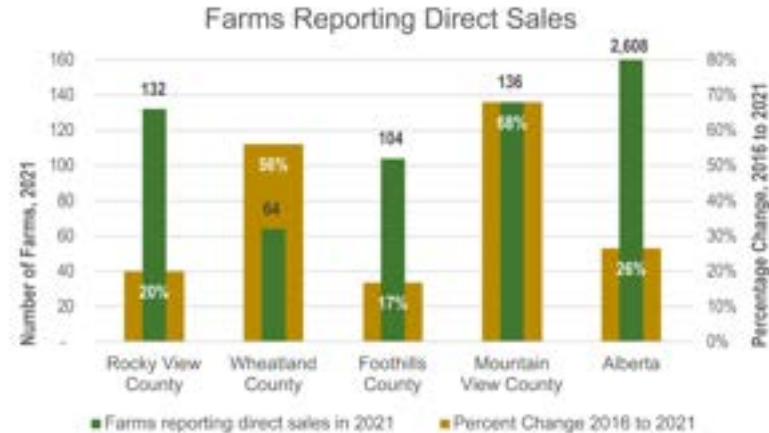
Across all counties and Alberta, an increase in total farm capital, farm machinery, equipment & vehicles and farm livestock and poultry can be observed from 2001 to 2021.



Contemporary farm business

In 2016, Statistics Canada started tracking the number of farms reporting direct sales to consumers. In this period, the number of farms reporting direct sales increased across all comparator counties and throughout Alberta.

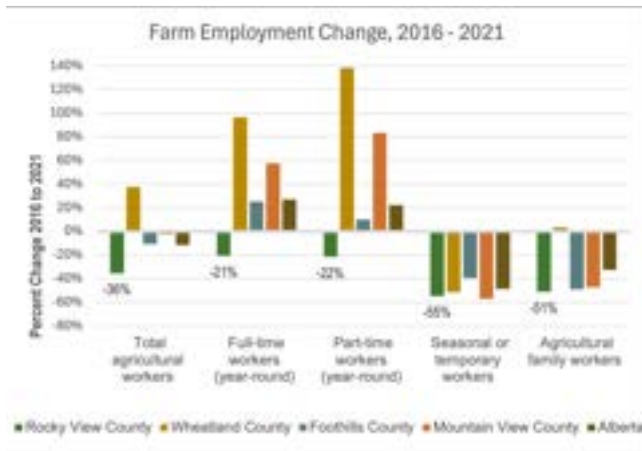
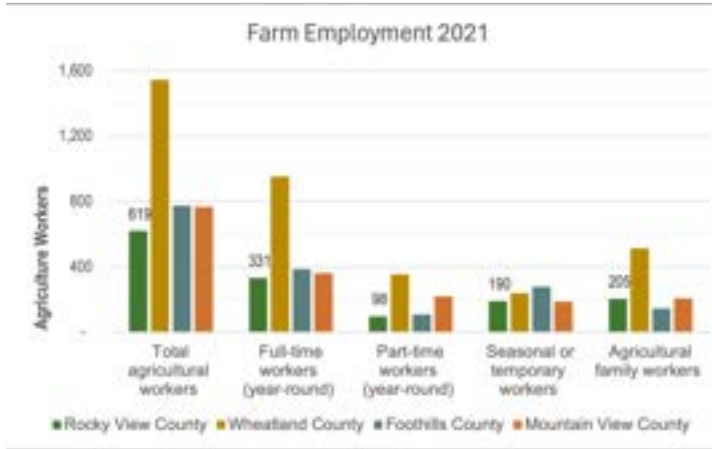
The number of farms reporting area under glass, plastic or other protection increased significantly from 2016-2021, in Foothills and Mountain View counties with Rocky View County and Wheatland County increasing less.



Contemporary farm employment

In the 2016-2021 period, the number of Total Agriculture Workers decreased in all comparator counties but Wheatland, with Rocky View County seeing the greatest decline.

The number of Full Time Workers and Part Time Workers increased in all regions except in Rocky View County. In consideration of total agriculture family workers, each comparator county and the provincial average each decreased in number of agriculture family workers except Wheatland County.





SECTION 4.0

Engagement Findings

This section highlights what local farmers, agri-businesses, and residents have had to say in response to our questions regarding support for current agricultural goals, feedback on programs and services, and suggestions for additional goals or improvements to existing ones. Using a variety of engagement approaches, feedback was obtained on the following high level themes.

To read all the findings from engagement, please read the [What We Heard Report](#).

Protect agricultural land

Population growth pressure has led to residential development and the concurrent loss of productive agricultural lands in the County. Respondent sentiment suggests productive agricultural lands should be protected from development (country residential, commercial, industrial, etc.). Limiting subdivision to main contiguous sections of farmable land, and ensuring compatible land uses adjacent to agriculture operations are additional considerations.

Perception of agriculture

Respondent sentiment suggests that residential and industrial development is seen as the priority in Rocky View, where large-scale agriculture is not supported and agriculture businesses are on their own to survive. There is a perceived lack of understanding, respect, and support for the agriculture industry in Rocky View County, and acknowledgement for the value it brings to the Calgary region at large.

Governance and regulation

Systematic issues (i.e. bureaucratic processes) are perceived as a barrier to supporting agriculture business. Streamlining regulatory processes at the County would enable agricultural producers to focus on agriculture. Incentives and funding opportunities should be provided to support sustainable agriculture initiatives.

Accountability and implementation

Sentiment suggests increased accountability by a Rocky View County Council and administration knowledgeable about agriculture and direction for action to ensure the AMP vision and goals are realized.

Flexibility of land use

Outside of agricultural land protection, reduced regulation from the County is desired to enable landowners to continue practicing agriculture and trusting their expertise to determine the best use of land. There is support for businesses to be allowed on agricultural parcels that directly and indirectly support agricultural producers.



The following themes are the high level public viewpoints drawn from each engagement method.



Farm succession

Feedback sentiment included ensuring the farming industry remains financially sustainable for the next generation, minimizing taxation and land speculation on agricultural lands, while supporting farm succession planning and education and outreach. There is high support for residential parcels that allow farmers to age in place and receive additional support from younger family members.

Environmental sustainability

Sentiment noted that agricultural lands contribute to environmental sustainability and stewardship in the County. Considerations include native landscapes, invasive species removal, limiting aggregate operations, clean up and remediation. Sustainable management of water resources was also identified as an critical importance to environmental sustainability.

Road infrastructure improvements

Sentiment noted that roads and bridges require widening to accommodate larger and heavier agricultural equipment. Access to roads are integral to agricultural operations, and limitations can have negative impacts on producers, particularly during the harvest season.

Weed control

There is support for more weed control measures in the County to prevent the spread of invasive species and pests. Incentives, herbicide rebates, roadside weed control, pasture sprayer rental opportunities, and education were identified as opportunities to increase weed control.

Renewable energy development

There is low support for active solar farm and renewable energy development on productive agriculture lands. Large scale renewable energy development should be directed towards industrial areas, rooftops, and parking lots.

Marketing and promotion of existing agricultural services

Sentiment noted that existing County programs, including ALUS, agriculture workshops, and agriculture tours would all benefit from increased marketing, promotion, and direct communication to residents and agricultural land owners.

Topsoil disposal

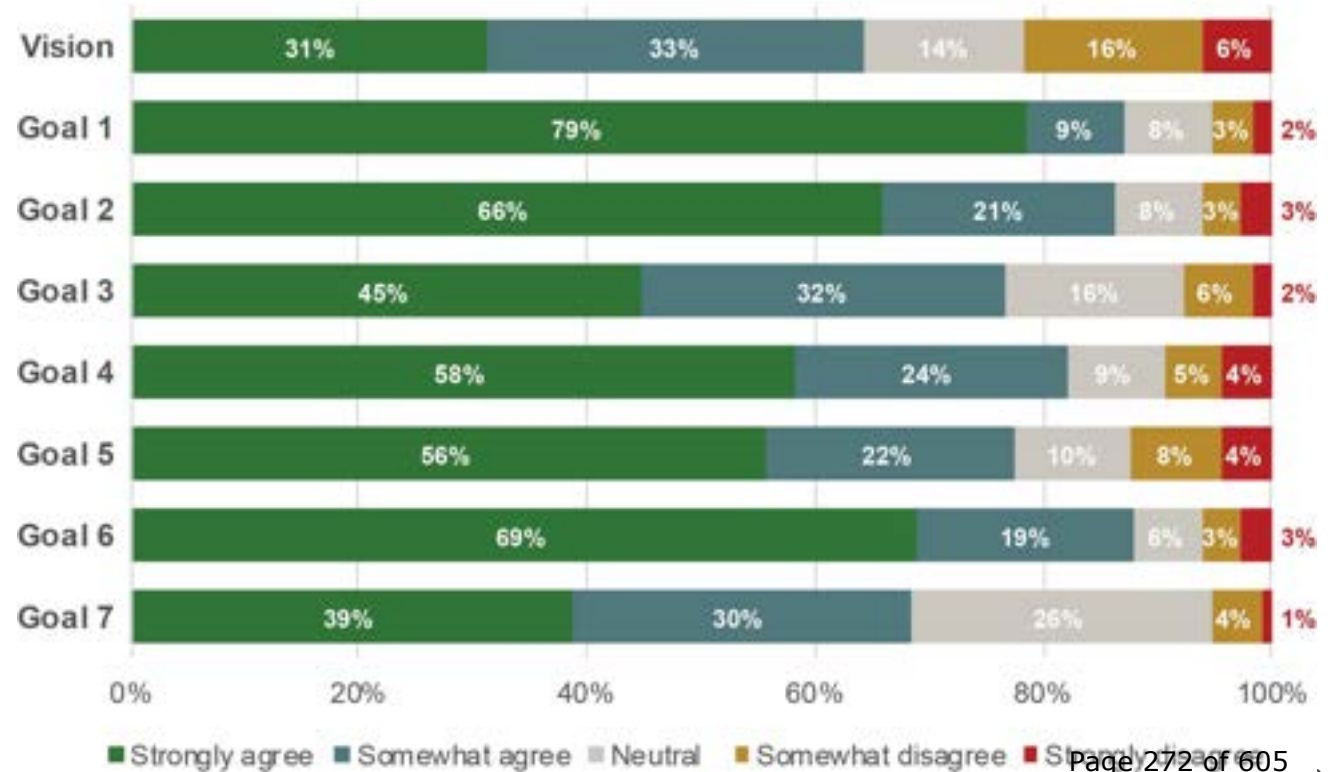
Regulation and monitoring is required when it comes to topsoil disposal in the County. Inspection, monitoring and testing of the topsoil use and potential effects should be required before approval of topsoil distribution to agricultural lands. There is opportunity for topsoil to be used for land reclamation in marginal lands.

2011 Vision and Goals Alignment

Question: How strongly do you agree or disagree with the 2011 AMP vision and goals?

In the survey, participants shared their agreement with the previous AMP's vision and goals. The majority of participants strongly agreed with the existing goals, with relatively weak support for Goal 7. The existing AMP vision similarly drew comparatively weak support.

To read all the findings from engagement, please consult the [Phase 1 What We Heard Report](#).





SECTION 5.0 Municipal Trends in Agriculture

The following themes explore how Rocky View County attends to agricultural considerations in comparison to other benchmarked counties and other municipal existing practices. There are a variety of considerations for a municipality's role in agricultural regulation. The majority of the following considerations are focused on themes of land use or economic development.



Attachment B - Agricultural Snapshot

zoned parcels as a discretionary use at a minimum parcel size of 1.6 ha (3.95 acres). Agricultural areas are generally defined in the County Plan as areas not guided by area structure plans, conceptual scheme or master site development plan. Definitions in the 2011 AMP align closely with the Calgary Metropolitan Region Board Growth Plan definition for agriculture, with the County's definition not including transportation.

Benchmarking

Across the benchmarked counties of Foothills, Mountain View, and Wheatland, all lands within the counties are deemed to be agricultural lands unless otherwise designated. In Foothills County, agricultural parcels are further defined by a minimum of 21 acres in size. In Mountain View County, a baseline assessment to identify “productive” farmland was further defined through the Canada Land Inventory and Agricultural Regions of Alberta Soil Inventory Database Land Suitability Rating System Class 2 and 3 soils as the 1st Dominant, or Co-dominant, in conjunction with Environmentally Significant Areas mapping.

F-1 Attachment B Page 33 of 43

External Practices

In most communities, there are distinctly different definitions for agricultural uses for land use bylaws, municipal development plans, and tax assessment purposes. Definitions of agriculture and various uses are important to understanding a community's agricultural focus, and the system encompassed within agriculture-related industries.

One example that uses a centralized series of agricultural definitions is the Edmonton Metropolitan Region Board's [Regional Agriculture Master Plan](#) (RAMP, 2022).

The RAMP defines both agriculture overall, and the various systems within and connected to agriculture, including: agri-food, agricultural land, primary agricultural land and areas, specialty agricultural land, on-farm diversified uses, agri-tourism, value added agriculture, ecological goods and services, farmsteads, generally accepted agricultural practice, natural capital, and urban agriculture.

Definitions of Agriculture

To see the definitions currently used within RVC's context, or to read more about agricultural definitions, look to the [Context Review Working Document](#).

Rocky View County Today

In RVC, agricultural land is primarily defined through the Land Use Bylaw, and is separated into four primary types dictated by use, including: general, intensive, regulated and processing. In the Land Use Bylaw, agriculture is a permitted use on A-SML zoned parcels at a minimum of 20.2 ha (49.92 acres), and R-RUR



Land Use and Subdivision Policy

Land use and subdivision policy contains various subissues, including: right to farm, housing, confined feedlots, diversification, renewable energy, infrastructure, etc. Topics have been moved to other sections where appropriate.

Rocky View County Today

Right to Farm: In the 2011 AMP, it was recommended to adopt a County Right to Farm Policy which supports the unimpeded continuation of agricultural operations who follow generally accepted agricultural practices. Language for this policy was included in the County Plan, which was later adopted in 2013.

Attachment B - Agricultural Snapshot

First parcel out: There are currently policies in the County Plan as well as the Land Use Bylaw to allow a first parcel out for an agriculture subdivision, without redesignation. This is handled in section 8.17, of the County Plan, which details the requirements for the “first parcel out that is a minimum of 1.60 hectares (3.95 acres) in area. There are detailed requirements specific to parcels less than 4.0 ha (9.88 ac)”, and considerations for fragmented parcel subdivision (see section 10).

New or Distinct: The County Plan (section 8.18) introduced ‘new or distinct’ as a land designation under ‘designation and subdivision for agricultural purposes’. The intention of the designation is to allow for flexibility in the definition of agricultural production, to allow for new agriculture operations which are distinct from the existing land use. Recent applications have suggested an emerging theme of redesignation of agriculture land into ‘new or distinct’ designations for the purpose of smaller subdivided parcels. Overtime these parcels have been stripped of their ‘agriculture’ designation as the resulting land division is too small to support agricultural operations.

F-1 Attachment B

Page 34 of 43

Secondary Suites: Section 122 of the Land Use Bylaw overviews the general requirements for accessory dwelling units, with A-SML and A-GEN having a maximum of two dwelling units with A-GEN parcels greater than or equal to 80 acres allowed four dwelling units.

Confined feedlots: Regulated by the Natural Resources Conservation Board (NRCB), confined feedlots are currently supported for existing operations, with the County being available to assist with grandfathering applications. The County Plan includes a series of policies (Section 8.20 - 8.24) which outline the requirements and scoping for new and expanding confined feedlots. Confined feedlots are exempt from the requirements laid out in the Land Use Bylaw due to the regulatory context of the NRCB and unique nature of this development type.

Changes with Growth Plan: Section 3.2.3 of the CMRB Growth Plan will require RVC to make some land use updates in the realm of: agriculture preservation areas, and agricultural economy.

Benchmarking

Municipal Development Plans for comparators Foothills County, Mountain View County and Wheatland County were compared to understand their current approaches to agricultural land use. A table is available for review in section 5.2 of the [Context Review Working Document](#).

All counties had policies or reference in their MDPs for Right to farm and first parcel out. Foothills and Mountain View Counties had MDP policies for fragmented parcel subdivision, agriculture preservation areas, and minimum parcel sizes. Other areas were less common to find in County MDP documentation, including: Transfer of development credits, maximum non-agricultural area, farmstead separation, country residential subdivision, and secondary suites. Additional MDP policy details can be found in the [Context Review Policy Benchmarking spreadsheet](#).

Existing Practices

There are a variety of Land Use and subdivision policy practices currently in practice in Western Canada. The following are a sample of currently emerging practices:

- Limiting or discouraging fragmentation of formally-identified high quality agricultural land. This has been done in a variety of contexts across Canada, with a recent example being the [Edmonton Metropolitan Regional Board's](#) Prime Agricultural Land Designation, which was identified by land evaluation and through a site assessment tool. The Prime Agriculture Area, as well as the other three identified areas has a series of associated policy recommendations and protections.
- [Transfer of Development Credits](#) to concentrate development while respecting property values and protected agricultural areas. While this program has been investigated in RVC, and included in the Glenbow ASP, there is still more potential for RVC to consider this form of agricultural policy innovation.

- There are various examples of subdivision allowances which take agricultural protection and generational planning into account. Leduc County MDP is a unique example which discusses options for agricultural subdivision using different geographical considerations. Similar to RVC, Leduc County has a series of geographically unique differentiations for agriculture, which is reflective in their subdivision policy variety.
- Smallholdings have similar permissions to general agriculture in RVC. In other areas of Alberta, small holdings have additional policy support to allow for greater subdivision and diversification in some areas. For example, Leduc County has a Small Holding Agriculture Area detailed in their MDP, which allows four title areas per quarter section. Similarly, Parkland County MDP includes provision for a 'prime agriculture area small holdings'. This area allows for flexibility in parcel sizes with 4-6 parcels per quarter section allowed. Strathcona County MDP also includes provision for an Agricultural Small Holdings Policy Area.

Rocky View County Today

Renewable Energy in RVC today is primarily guided by the County Plan, which supports and encourages the use of agricultural land for small scale production of renewable sources of energy. On July 11, 2023, the Municipal Land Use Suitability Tool (M-LUST) was introduced in a RVC Governance Committee Meeting. In this meeting, it was moved that the Governance Committee direct administration to incorporate the data from M-LUST to include in the Municipal Development Plan review process and future County policy development.

Benchmarking

The approach to renewable energy on agricultural lands differs across the benchmarked counties. Wheatland County encourages the installation of sustainable energy generation technology across the county as a primary and accessory use in any land use designation provided it is appropriate in terms of scale and location. Conversely, Mountain View County does not support renewable energy development within their Agricultural Preservation Area.

While Foothills County does not have any official policy, as of March 2024, they have chosen to wait for the provincial government to provide direction for renewable energy development. The [Alberta Utilities Commission](#) is currently in the process of updating its policy in accordance with the province's approach to focus on agriculture first and restrict renewable energy installation on Land Suitability Rating System (LSRS) Class 1 and 2 lands.

External Practices

[Cypress County's Land Use Bylaw](#) outlines a series of clear policies for renewable energy installation on land. If used for personal use, Cypress County does not require the applicant to undergo a development permit, instead defaulting to the electric distribution company for necessary approvals, with minor policies related to size, glare, and setbacks. Solar panel installation for commercial use is a "type two" discretionary use in agricultural and industrial. These policies can be considered in defining RVC's approach to renewable energy generation.



**Renewable energy
on agricultural lands**



Infrastructure

Rocky View County Today

Infrastructure key to RVC's agricultural success is primarily outlined in the County Plan and Agricultural Boundary Design Guide.

Infrastructural considerations are detailed in section 8.18 of the County Plan for cases of redesignation and subdivision to smaller agriculture parcels as a new or distinct agricultural operation. In regards to infrastructure, these proposals consider evaluation criteria including suitable on-site infrastructure for the proposed use, which may include: access areas, water wells, irrigation and sewage infrastructure, and manure management.

Similarly, when conducting a site analysis for agricultural uses, the Agricultural Boundary Design Guide suggests considering the road type, lot access, neighbouring lot access, future road connection requirements, proximity to parks and pathways, and proximity to other hard infrastructure.

Benchmarking

As a means to protect agricultural lands and promote the efficient use and economies of scale for services and infrastructure, all benchmarked counties promote the intensification of existing industrial and economic nodes.

External Practices

Agriculturally supportive infrastructure takes many forms in Alberta. One example being looked at for improving agricultural infrastructure is stormwater drainage. The Rural Municipalities of Alberta (RMA) suggest to include drainage infrastructure, (e.g. retention ponds, culverts, municipal drains, etc) into asset management plans so that drainage is reviewed and maintained effectively.

Road construction is another component of agricultural infrastructure. Modern practices for new road and bridge construction in rural areas is to ensure developments are compatible with modern farm equipment widths, including guardrail, median, and bollard placement.

Additionally, multiple counties in Alberta (including Leduc, Lacombe, and Red Deer) have implemented signage or public campaigns to remind non-farm residents of best practices for interactions with farm vehicles in spring and fall. In Leduc, agricultural producers are able to apply for roadside signage in their area to inform other motorists of slow-moving equipment.

Governance

Rocky View County Today

Agriculture in RVC is currently supported by the advisory services of the Agricultural Service Board (established in 1945), with application decisions and formal decisions being made through Council. The Agricultural Service Board's mission is to act as an advisory body to Council on agricultural matters affecting residents, while promoting and developing agricultural policies to meet the needs of the municipality. The ASB is made up of a combination of farm and Council members, and meets five times a year.

RVC has in place a Right to Farm Policy, which ensures agricultural producers have the continued right to engage in Generally Accepted Agricultural Practices as defined in the Agricultural Operations Practices Act [AOPA], and that Council is committed to supporting compliant Agricultural Operations and Producers' Right to Farm.

Benchmarking

As a governance mechanism, Mountain View County has been investigating the creation of a land trust that will accept the donation of land for continued agricultural or open space use. At the governance level, Wheatland County works to provide waste management services that meet specific needs of agricultural operations.

External Practices

Agricultural Service Boards (ASBs) are common across Alberta, and often take an advisory role. One place that ASBs can be used more effectively is to raise municipal policy issues important to the farming community. The advisory role of ASBs is inherent to their mandate, however the solicitation of policy options to address priority issues should be clearly enabled through the governance of ASBs.





Agricultural Economic Development

Rocky View County Today

There are a series of ways RVC supports agricultural economic development, and programs the County runs to do so, including:

- Agri-Environmental Incentive Program
- Traps and Rental Equipment
- Agricultural Educational Workshops
- Agricultural Tour

Attachment B - Agricultural Snapshot

In addition to these, the County has a series of economic development policies and practices which promote agricultural business, on-farm diversified uses, value-added agriculture, and regional investment.

RVC's economic development strategy has a series of priorities related to agricultural economic development, including:

- Identify opportunities in emerging and value-added sectors where the County can demonstrate strengths and unique advantages
- Promote Rocky View County as a choice destination for investment in key sectors among local and international audiences
- Increase engagement, relationship building, and business development activities through attendance at target sector events and involvement with trade and industry associations
- Develop an Agricultural sector profile and marketing plans for target sectors, focusing on high-value industries and complementary supply chain businesses.

F-1 Attachment B

Page 39 of 43

- Enhance and promote programs and tools that support and anticipate the needs of the prospective business community (incentives etc.)
- Leverage existing Government programs and services to attract investment (i.e. Government of Alberta Agri-processing Investment Attraction Services)

Upcoming initiatives for RVC's economic development sector could include:

- Supporting and enabling local production in fresh produce to meet consumer demand. Focusing on outbound marketing of our local producers to fast-food service providers and our existing large scale food distribution companies who are seeking consistent reliable supply.
- Including agri-tourism in the upcoming tourism strategy.
- Adopting MDP policies in support of value-added ag., agri-tourism, and agri-business from the CMB Growth Plan (section 3.2.3).

Benchmarking

In Wheatland County, the local government encourages commercial and industrial uses that support the agricultural community, enhance tourism and community development, provide employment opportunities, and diversify the local and regional economy. Through an active Agricultural Services Board, Wheatland County promotes and organizes events for the growing agricultural business community in the county. The County also works to identify and promote innovation in agricultural production, tourism, and support long standing agricultural producers. In Foothills County, agricultural uses and industries that support agriculture are encouraged with the caveat that non-agricultural uses should only be permitted on lands with minimal negative impacts on agricultural resources.

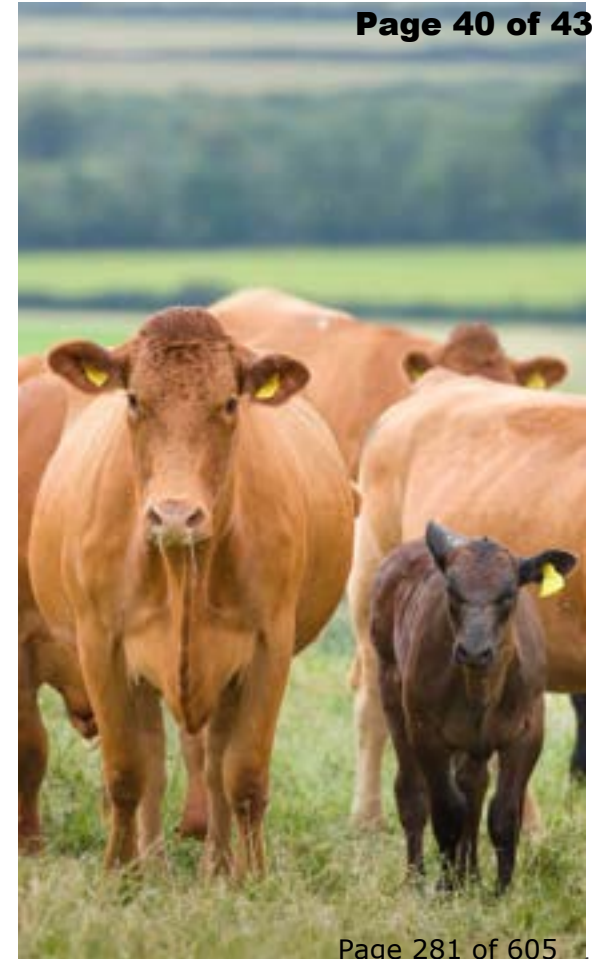
Existing Practices

Agricultural economic development has taken many forms in Western Canada. Some examples of existing practices for County- and region-level agri-business support and retention include:

Attachment B - Agricultural Snapshot

- Agri-tourism support through municipal partnership with [Foothills Tourism Association](#) to enable local companies to market their services/products effectively.
- [Canada's Premier Food Corridor](#) (CPFC) is a collaboration to focus agri-food economic development in southern Alberta (Lethbridge County, MD of Taber, Lethbridge, Taber, Coaldale).
- Agri-processing in Leduc County Nisku Industrial Park Agri-processing Cluster provides pre-serviced lots with competitive tax rates and affordable services.
- Strathcona County and Sturgeon County have implemented a [site selector tool](#) to help companies conduct a due diligence on prospective land parcels.

Other counties have a practice of proactive regional investment attraction to provide targeted agri-food information (i.e. feedstock availability, research institution access, utility service statistics, etc.) to potential buyers.



Small Holdings & Diversification

Rocky View County Today

Agri-business in RVC is communicated as an opportunity for job creation, income diversification, local economic impact, agricultural innovation, and market diversification. One primary driver that has been used in supporting agri-business has been support for agricultural diversification.

In RVC today, there are a series of high-level policies which support a diversified agricultural land base. The Calgary Metropolitan Region Board includes high level policy language to “support a strong, resilient and diversified agricultural economy.” Similarly, the RVC County Plan’s vision includes a statement of “Rocky View County respects, supports, and values agriculture as an important aspect of the County’s culture and economy [...] Help minimize adverse impacts on agriculture operations and support agriculture diversity through land use policy.

In implementation, RVC’s Agricultural Boundary Design Guide states in Section 1 that “the growth of Rocky View County over the last several decades has increased the diversification of the agricultural sector as well as the expansion of non-agricultural uses into areas that have traditionally been very rural.”

In addition to the above, RVC has a A-SML section of their zoning bylaw for small scale agriculture, which is permissive to most uses that the general ag category is. Both include a series of discretionary uses to help support value-added agriculture and other income generating avenues, including: processing, farm gate sales, farmers’ market, recreation, special function business, among others.



Benchmarking


In Foothills County, an “Agricultural Business District” land use was created to provide for agricultural-related business in agricultural areas. Uses include primarily agricultural processing, retailing of agricultural products and business uses related to agricultural activity while allowing for limited services related to agriculture. Wheatland County addresses value-add agriculture more indirectly, encouraging the inclusion of value-added operations and accessory uses in the consideration of agricultural land use applications. Opportunities for agri-industrial activities such as the processing and shipping of agricultural products, are also supported where appropriate.

Existing Practices

Small holdings and diversification supports take various forms in Alberta. A few examples of existing practices to support diversification and value-added activities include:

- Sturgeon County has a [Value-Added Agriculture Incentive](#) that provides a tax credit between one and a half to two percent of eligible capital costs. This credit may be stacked with the provincial tax credit to provide producers with tax savings.
- Sturgeon County also has a [Diversified Agriculture](#) (AG2) land use category which for low-intensity activities are permitted within an AG (Agriculture General) district and high-intensity (i.e. high customer traffic) requires redistricting to the AG2 land use category.
- Leduc County has a [Small Holding Agriculture Area](#) detailed in their MDP, which allows for greater subdivision to support diversification of agricultural operations (4 titled areas per quarter section). Strathcona County’s MDP also includes provision for an [Agricultural Small Holdings](#) Policy Area.
- Parkland County's MDP includes provision for a [Prime Agriculture Area Small Holdings](#). This area allows for flexibility in parcel sizes with 4-6 parcels per quarter section allowed.



A photograph of a person with long brown hair tied in a ponytail, wearing a dark brown jacket and blue jeans, standing in a green field. They are holding a red-handled shovel over their shoulder. In the background, several sheep are grazing. The field is rolling and green, with a cloudy sky in the distance.

SECTION 6.0 Next Steps

This Agricultural Snapshot Working Document was created to inform the Strategy Sprint with a high level overview of the contemporary agricultural context for Rocky View County.

In the winter of 2024/2025, we will share the draft Agriculture Master Plan with the public for phase two of engagement. During this phase, we will invite additional comments and reviews to ensure the plan reflects the community's needs.

For more information on the project, please visit:
www.rockyview.ca/agriculture-master-plan



AGRICULTURE MASTER PLAN

PHASE 1

WHAT WE HEARD REPORT



Table of Contents

1.0 Introduction	1
2.0 Process and Participation	1
3.0 What We Heard	2
3.1 Online Survey	2
3.2 Workshop	16
3.3 Survey Demographics	29
4.0 Next Steps	31



ROCKY VIEW COUNTY

AGRICULTURE MASTER PLAN PHASE 1 WHAT WE HEARD REPORT

PREPARED SUMMER 2024 BY:



intelligent
futures



serecon



Executive Summary

Rocky View County is updating its Agriculture Master Plan, a strategic guiding document that identifies the needs and priorities of the agricultural community, sets goals for future growth and innovation, and provides a roadmap for achieving objectives. The County is engaging with local farmers, agri-businesses, and residents to create a revised Agriculture Master Plan and invites you to join us in this work.

Rocky View County thanks all residents who participated in Phase 1 of public engagement and contributed their feedback on a revised Agriculture Master Plan. The following report highlights what local farmers, agri-businesses, and residents have had to say in response to our questions regarding support for our current agricultural goals, feedback on programs and services, and suggestions for additional goals or improvements to existing ones. Using a variety of engagement approaches, feedback was obtained on the following high level themes:

Protect agricultural land

Population growth pressure has led to residential development and the loss of productive agricultural lands in the County. Productive agricultural lands should be protected from development (country residential, commercial, industrial, etc.). Limiting subdivision to main contiguous sections of farmable land, and ensuring compatible land uses adjacent to agriculture operations are additional considerations.

Perception of agriculture

Residential and industrial development is seen as the priority in Rocky View, where large scale agriculture is not supported and agriculture businesses are on their own to survive. There is a perceived lack of understanding, respect, and support for the agriculture industry in Rocky View County, and acknowledgement for the value it brings to the region.

Governance and regulation

Red tape and bureaucratic processes are seen as a barrier to supporting agriculture business. Streamlining regulatory processes at the County would enable agricultural producers to focus on agriculture. Incentives and funding opportunities should be provided to support sustainable agriculture initiatives.

Accountability and implementation

Increased accountability by Rocky View County council, planners and administration knowledgeable about agriculture knowledge, and direction for action to ensure the AMP vision and goals are realized.

Flexibility of land use

Outside of agricultural land protection, reduced regulation and oversight from the County is desired to enable agriculture landowners to continue practicing agriculture and trusting their expertise to determine the best use of land. There is support for businesses to be allowed on agricultural parcels that directly and indirectly support agricultural operators and producers.

Farm succession

Ensuring the farming industry remains financially sustainable for the next generation, minimizing taxation and land speculation on agricultural lands, while supporting farm succession planning and education and outreach. There is high support for residential parcels that allow farmers to age in place and receive additional support from younger family members.

Environmental sustainability

Agricultural lands contribute to environmental sustainability and stewardship in the county. Considerations include native landscapes, invasive species removal, limiting aggregate operations, clean up and remediation. Sustainable management of water resources is also of critical importance to environmental sustainability.

Weed control

There is support for more weed control measures in the County to prevent the spread of invasive species and pests. Incentives, herbicide rebates, roadside weed control, increased pasture sprayer rental opportunities, and education were identified as opportunities to increase weed control.

Topsoil disposal

Regulation and monitoring is required when it comes to topsoil disposal in the County. Inspection, monitoring and testing of the topsoil use and potential effects should be required before approval of topsoil distribution to agricultural lands. There is opportunity for topsoil to be used for land reclamation in marginal lands.

Renewable energy development

There is low support for active solar farm and renewable energy development on productive agriculture lands. Large scale renewable energy development should be directed towards industrial areas, rooftops, and parking lots.

Road infrastructure improvements

Roads and bridges require widening to accommodate larger and heavier agricultural equipment. Access to roads are integral to agricultural operations, and limitations to access can have negative impacts on producers, particularly during the harvest season.

Marketing and promotion of existing agricultural services

Existing County programs, including ALUS, agriculture workshops, and agriculture tours would all benefit from increased marketing, promotion, and direct communication to residents and agricultural land owners.

Thank you to the agriculture community members in Rocky View County who shared their views, thoughts, and ideas to contribute to a revised Agriculture Master Plan. The County truly appreciates the quality and depth of discussions, comments, and views shared between participants and the project team.

This feedback will inform the revised Agriculture Master Plan (Spring 2025), ensuring the plan meets the needs of our agricultural community.



1.0 Introduction

Rocky View County is updating its Agriculture Master Plan, a strategic guiding document that outlines the long-term vision and policy framework for agriculture and land use planning for our agricultural community. It supports and promotes the agricultural industry by addressing key issues such as land use policy, economic development, infrastructure, and environmental sustainability. The plan identifies the needs and priorities of the agricultural community, sets goals for future growth and innovation, and provides a roadmap for achieving these objectives.

Resident input led to not only the development of the last Master Plan but also:

- policy changes in the County Plan,
- led to Land Use Bylaw amendments,
- the development of the Agriculture Boundary Design Guidelines, and
- program enhancements in Agricultural and Environmental Service etc.

The last plan was written in 2011 and the time has come to renew it to ensure the current environment in Rocky View County is represented and direction is accurate. The County is engaging with local farmers, agri-businesses, and residents to create a revised Agriculture Master Plan and invites you to join us in this work. Your feedback is vital to ensuring the plan meets the needs of our agricultural community.

2.0 Process and Participation

From June 13 – July 21, 2024, a comprehensive public engagement was held to ensure local farmers, agri-businesses, and residents had the opportunity to share their insights and feedback on a revised Agriculture Master Plan. Throughout the public engagement process, more than 170 participants spent a collective 160 hours sharing feedback on the future and current state of agriculture in Rocky View County. The project team received more than 1000 comments from the participants.

Communication

The County extensively promoted the engagement through 2,000 direct letters to agricultural landowners, phone calls with agri-business members, road signs throughout the County, interviews with local media, and a digital media campaign.

Online Survey

An online project page was created to outline the details of the project, and a survey asked participants to evaluate the goals and vision of the previous master plan and provide feedback on current programs and services. The survey received 117 responses.

Workshops

During these sessions, participants filled out workbooks and collectively discussed generational planning, current and future land-use policies, renewable energy, and essential infrastructure, such as roads and water. When interested participants couldn't attend a workshop, members of the Agricultural Services team scheduled one-on-one conversations with them. Four workshops were held, engaging about 60 residents and agri-businesses.

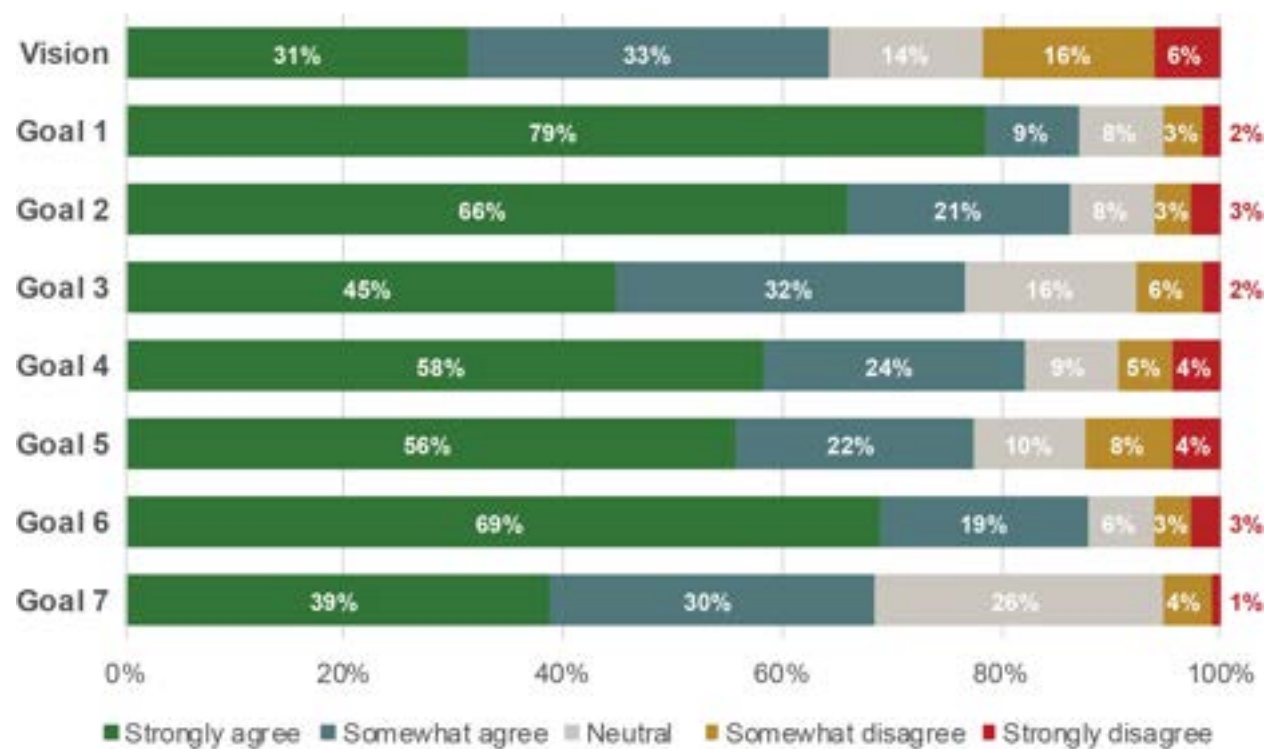
3.0 What We Heard

The following section shares the questions that were asked as part of the community engagement process paired with what was heard from participants in response to these prompts.

3.1 Online Survey

3.1.1 2011 Vision and Goals

How strongly do you agree or disagree with the 2011 Agriculture Master Plan vision and goals:



Rocky View County Agriculture Master Plan

Please provide your feedback on any additional goals or improvements you believe are necessary.
(38 responses)

Theme (# of occurrences)	Indicative Quotes
Protecting agricultural land (15): <ul style="list-style-type: none"> Goals to protect productive agricultural lands from development (country residential, commercial, industrial, and renewable energy) 	<p><i>"Stop converting prime agricultural land into country residential or urbanization. Grow up, not out."</i></p> <p><i>"Less commercial and industrial development will protect the land and ground water and wells."</i></p>
Autonomy of farmers and ranchers (6): <ul style="list-style-type: none"> Outside of agricultural land protection, reduced regulation and oversight from the County to enable agriculture landowners to continue practicing agriculture and trusting their expertise to determine the best use of land. 	<p><i>"Trusting the landowners as stewards of their land and working with them and listening to what they propose"</i></p> <p><i>"Owners of the land should have a say in decision making in the use of their own land. Work with the County hand in hand."</i></p>
Accountability and implementation (5): <ul style="list-style-type: none"> If agriculture is a priority for the County, accountability and implementation of goals is necessary to achieve the vision. 	<p><i>"Focus on infrastructure that supports agriculture and determine where agriculture fits in the goals of Rocky View County. Is it a priority or not? If it is a priority then take the actions needed to make progress instead of just talking about it."</i></p>
Environmental stewardship (5): <ul style="list-style-type: none"> Protection of grasslands, wildlife corridors, contiguous tracts of land, and ground water through incentivisation and regulation to support the environmental sustainability of the region. 	<p><i>"Provide producers with incentives to become more sustainable on their farms and through their ranches. This could be done through discounts on taxes with proof of sustainable practices"</i></p>

Is there anything else you would like considered in a revised vision for agriculture? (54 responses)

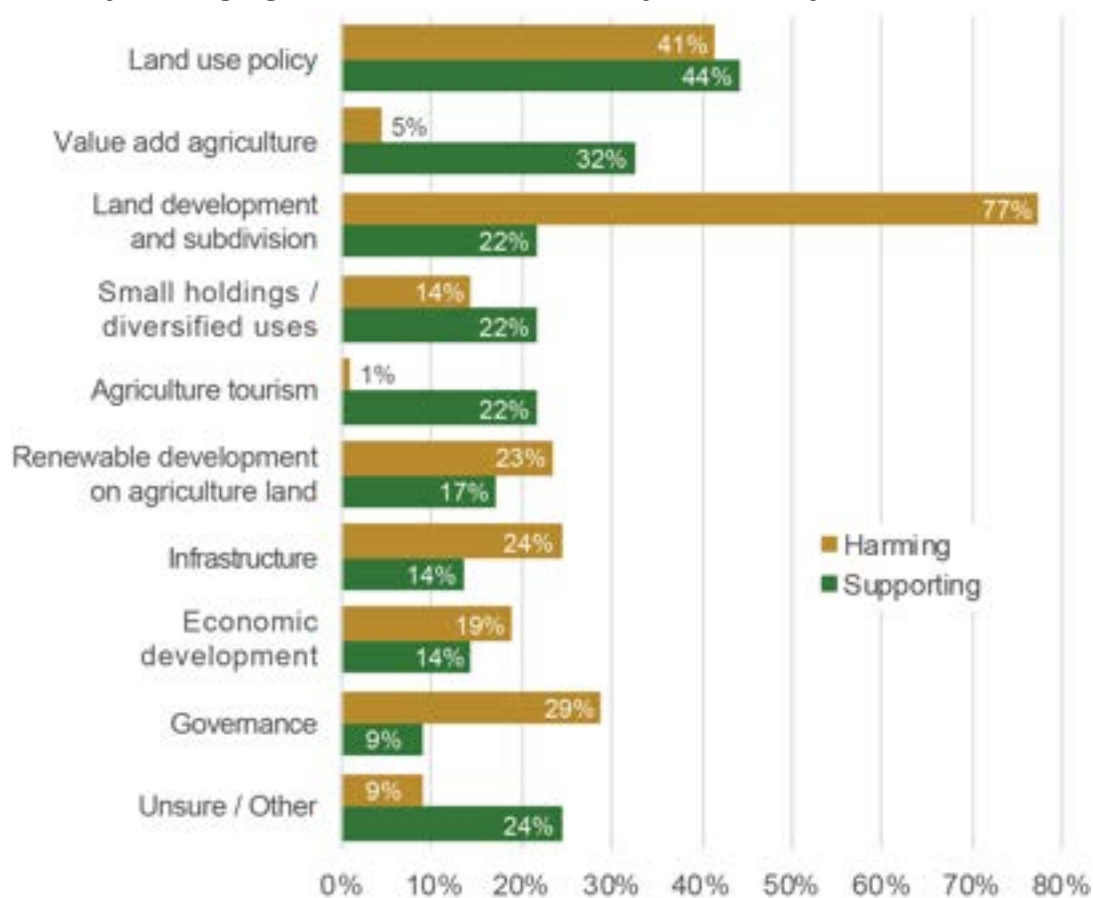
Theme (# of occurrences)	Indicative Quotes
Protecting agricultural land (31): <ul style="list-style-type: none"> In order for Rocky View County to be "a community where agriculture is valued and respected", agricultural land needs to be protected from residential, commercial, and industrial development. Ensuring compatible land uses adjacent to agriculture operations is also an important consideration to protect agriculture operations. 	<p><i>"If you really believed agricultural land was valued and respected, the council wouldn't be approving aggregate removal and housing developments on agricultural land near to the city."</i></p> <p><i>"The vision statement needs to be more concise in ensuring that Agriculture lands (Arable and Ranch/Pasture) Lands are protected against development."</i></p>

Rocky View County Agriculture Master Plan

Theme (# of occurrences)	Indicative Quotes
Accountability, knowledge, and action (13): <ul style="list-style-type: none"> Supportive of the vision, but would like to see increased accountability by council, agriculture knowledge by planners and administration, and direction for action to ensure the vision is realized. 	<p><i>"If the planners and most of the departments would follow the vision statement it would help immensely. The statement it's self is hopeful."</i></p> <p><i>"I think the vision statement sounds nice but has not been made real by the County and its past actions."</i></p>
Balancing innovation and diversification with traditional practices (11): <ul style="list-style-type: none"> Ensuring the language of "innovation and diversification" in the vision is balanced with support for traditional farming practices of ranching, hay pasture, and industrial scale agriculture. 	<p><i>"Agriculture, especially cattle ranching that requires large spaces is not valued in Rockyview. It is time consuming and costly to do any intergenerational transfers."</i></p> <p><i>"Rocky View County is a community where agriculture is valued, respected, and protected. Agriculture flourishes in RVC where traditional farming prospers along with recognizing innovation and diversification as vital to the County's social, economic, and ecological integrity."</i></p>
Sustainability and viability of farming industry (9): <ul style="list-style-type: none"> Ensuring the farming industry remains financially sustainable for the next generation, minimizing taxation and land speculation on agricultural lands, while supporting farm succession planning and education and outreach. 	<p><i>"Part of the vision statement needs to address the sustainability of farming in the county, as that is in danger of becoming unsustainable. IE getting out there and educating the public on the vital role of farm and ranching at events such as the Calgary Stampede."</i></p> <p><i>"Rockyview promotes and encourages young farm families as they begin their Agri business journey."</i></p>
Environmental sustainability (9): <ul style="list-style-type: none"> Agricultural lands contribute to environmental sustainability and stewardship in Rocky View. Considerations include native landscapes, invasive species removal, limiting aggregate operations, clean up and remediation. 	<p><i>"Rockyview does not value or promote large ranching operations that save our provincial grass, provide clean water, and provide healthy habitat for many species."</i></p> <p><i>"We need to ensure that these lands have and maintain appropriate distribution of agricultural and country residential properties so that the integrity of our infrastructure, the integrity of our community and the integrity of our environment are respected, shared and utilized appropriately."</i></p>

3.1.2 Agriculture Businesses in Rocky View County

Choose up to three components that are currently supporting, up to three components that are currently harming, agriculture businesses in Rocky View County:



Tell us more about what may be supporting agriculture businesses in Rocky View County.

(52 responses)

Theme (# of occurrences)	Indicative Quotes
Agriculture is not supported (19): <ul style="list-style-type: none"> Residential and industrial development is seen as the priority in Rocky View, where large scale agriculture is not supported and agriculture businesses are on their own to survive. 	<p><i>"I'm not sure that Rockyview County does support agriculture business. The county seems to be in favour of further development of acreage housing than preserving land and income for farmers and ranchers."</i></p> <p><i>"The current plan promotes and supports agriculture by allowing farm use on farm land. For example confined feeding operations."</i></p>
Multi generational farmers (6): <ul style="list-style-type: none"> The long term farmers and farm families that have been working the land for generations. 	<p><i>"Long term farmers actually working the land and producing cash crops, instead of paving over good farmland with concrete and building more environmentally damaging distribution centres"</i></p>

Rocky View County Agriculture Master Plan

Theme (# of occurrences)	Indicative Quotes
Education and promotion (6): <ul style="list-style-type: none"> Education and promotional initiatives in Rocky View such as 4H, Olds College, Calgary Stampede, and informational sessions to promote agriculture and the next generation of farmers. 	<p><i>"Ranching is prevalent and the Calgary Stampede assists with the promoting the life style"</i></p> <p><i>"4H and other programs including Olds college that involve and encourage the next generation of farming. Rocky View should lead the way in youth education and involvement in ag."</i></p>
Proximity to urban centers (3): <ul style="list-style-type: none"> Rocky View's proximity to Calgary, Cochrane, Airdrie, and other urban centers provides access to a large market, workforce, and demand for agricultural products. 	<p><i>"Diversification is important but not just for small holdings. Rockyview is uniquely positioned close to major and growing urban centres. We need to leverage this using innovative production and targeted promotion."</i></p>
Irrigation / watersheds (3): <ul style="list-style-type: none"> Access to water for agriculture through irrigation canals and districts, as well as source water protection. 	<p><i>"I think the goals of the master plan and integration with municipal plans are in the right direction and like the links between land and water in the plan. I also like the reference to source water protection and the New York City example where producers in the source watersheds are compensated with value added for using best practices"</i></p>
Agricultural Service Board (2)	<p><i>"ASB and staff are excellent at supporting the agricultural pursuits in Rocky View County including weed control, extension activities that help to educate small land owners on what is required to be a responsible land owner."</i></p>

Tell us more about what may be affecting agricultural business in Rocky View County.

(54 responses)

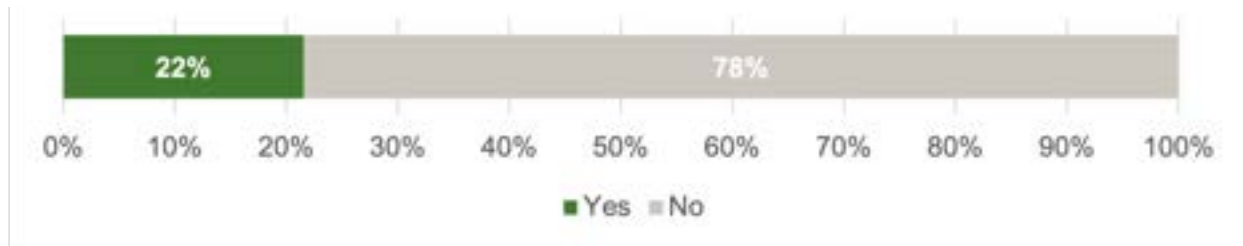
Theme (# of occurrences)	Indicative Quotes
Development of agricultural lands (31): <ul style="list-style-type: none"> The development of productive agricultural lands is negatively impacting the viability of agricultural business. Subdivision, first parcel out, acreages, and incompatible land uses were additional issues raised. 	<p><i>"Rocky View council and planning department have allowed ad hoc commercial and industrial development with no real plan or vision as to the impact on agricultural business and on residents. I think it is too late to reverse course and Rocky View is no longer an agricultural community."</i></p>
Governance / red tape (18): <ul style="list-style-type: none"> Red tape and bureaucratic processes are a barrier to supporting agriculture business. Difficulty of working with Council, who may not be prioritizing agriculture in the region. 	<p><i>"Rocky View has a very onerous amount of red tape and bureaucracy to wade through before being able to start to plan a business let alone open a business. The website is not user friendly and is very frustrating to try to navigate. It really gives the appearance of Rocky View is not open for business and is even worse for anything ag related."</i></p>

Rocky View County Agriculture Master Plan

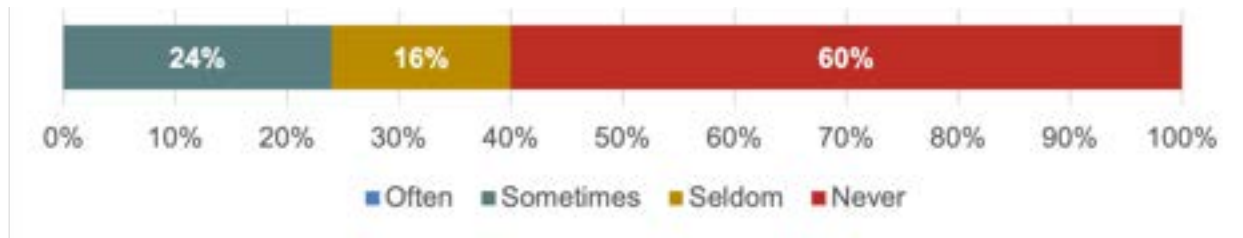
Theme (# of occurrences)	Indicative Quotes
Lack of value and support for the agriculture industry (14): <ul style="list-style-type: none"> A perceived lack of understanding, respect, and support for the agriculture industry in Rocky View County, and acknowledgement for the value it brings to the region. 	<p><i>"Lack of respect for Agriculture Culture and Value."</i></p> <p><i>"Acreage owners having more say in how the land is used rather than farmers who work and care for the land to benefit the county and province."</i></p> <p><i>"Farmers are getting pushed to the side because they are in the way, their animals smell, other people want the land, etc."</i></p>
Land management practices (13): <ul style="list-style-type: none"> Land management policies and practices that have contributed to environmental degradation, unsustainable use of water resources, and the spread of weeds and pests. 	<p><i>"Policies that encourage land fragmentation at the expense of maintaining large contiguous areas that support sustainable environmental or ecosystem function."</i></p> <p><i>"Rocky View County needs to be more cognizant of the impacts of subdivision and pressure on ground water resources when they approve subdivision in primarily agriculture areas."</i></p>
Economic development (9): <ul style="list-style-type: none"> Economic development, including gravel pits, recreational facilities, oil and gas operations, and renewable energy are seen to negatively impact agriculture and ranching operations. 	<p><i>"Economic development in the form of gravel pits that negatively impact waterways and native grasslands (as the Burnco pit west of Cochrane); economic development in the form of (proposed) recreational facilities in areas where residents could access hamlet and town facilities at considerably lower cost to taxpayers and also reduce sprawl."</i></p> <p><i>"Governance and economic development should also be ticked. As stated before, the tax base seems to be more of a concern than the people living in the actual rural areas. Bearspaw, Springbank and Bragg Creek different needs than the rest of the county."</i></p>
Infrastructure and roads (7): <ul style="list-style-type: none"> Inadequate infrastructure, including roads, and water, create issues for agriculture when paired with increasing residential development. 	<p><i>"Simple thing, but road conditions are negatively affecting ag production. This spring has had some of the worst roads in memory"</i></p> <p><i>"Infrastructure could also be supported by allowing for farmers to price out and pay for water access or road widening/paving/oiling to reduce dust on roads from farm equipment."</i></p>
Farm succession (5): <ul style="list-style-type: none"> Farm succession is an increasing important issue for aging farmers looking to transition large land holdings, while enabling the next generation of farmers. 	<p><i>"Farm succession is complex but made more difficult by land subdivision policies. A policy specific to farm families is needed so that young sons and daughters of aging farmers are able to create another home on the property."</i></p>

3.1.3 Agri-Environmental Incentive Program

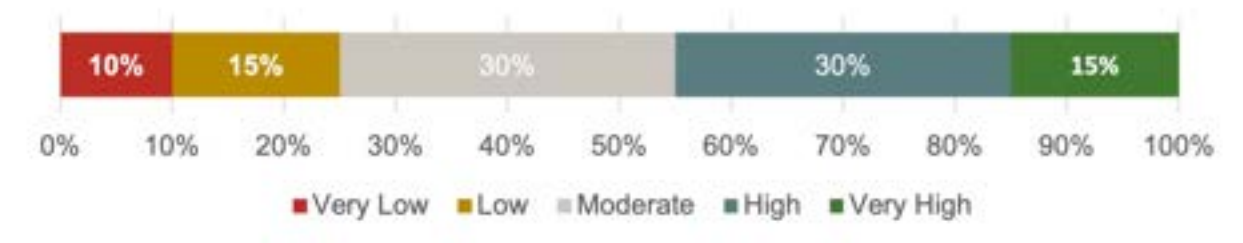
Are you aware the County offers the Agri-Environmental Incentive program? (116 responses)



How often have you used the Agri-Environmental Incentive program? (25 responses)



Please rate your satisfaction with the Agri-Environmental Incentive program on a scale of 1 – 5, with 1 being the lowest and 5 being the highest. (20 responses)

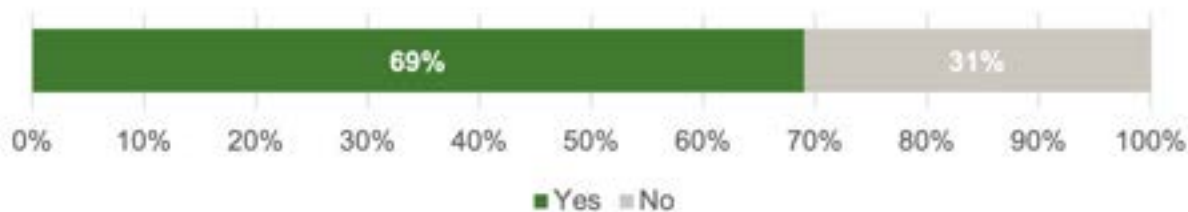


What could be improved about the Agri-Environmental Incentive program? (43 responses)

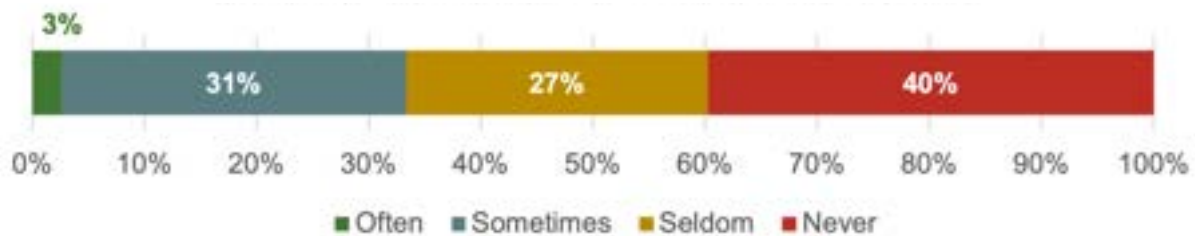
Theme (# of occurrences)	Indicative Quotes
Marketing and communication to landowners (24): <ul style="list-style-type: none"> Increased marketing, promotion, and direct communication of County programs to residents and agricultural land owners. 	<p><i>"Send any owners of farm land whether small or big this information."</i></p> <p><i>"Promote the programs more whenever there is an opportunity. Social media, news letter, news paper, and on the web site? People won't know to look for it on the website unless they know its there to look for."</i></p>
Increased funding (4): <ul style="list-style-type: none"> Increased financial supports to justify the time and expenses for farmers to apply and implement projects. 	<p><i>"We got great information but support didn't prove to be enough to justify the expense"</i></p> <p><i>"There are too many hoops to go through for these programs and it's not even worth the time to do the paperwork for them. Ag Producers are busy people. You want to incentivize them for environment practices over and above what they already do, then pay them and make it easy to qualify for the programs."</i></p>
Increased diversity of project types (4): <ul style="list-style-type: none"> Updating the list of acceptable projects for funding to reflect modern farming practices and promising programs in the region (e.g., weed control, pasture management, fire smarting, well management, etc.) 	<p><i>"These programs are outdated and interesting for large farms and mono cropping only. Focus should shift to regenerative farming, tree programs etc. I am not saying all existing initiatives and funding needs to go in there but a good amount should go into modern farming practices, shelter belts, perennial crops, small herds, etc."</i></p> <p><i>"I think there needs to be some new items added to the list. One item that could be added, Mountain View County has rebates on herbicide for hard to kill invasive weeds. Could something like that be considered in this program?"</i></p>
Unclear of funding sources (3): <ul style="list-style-type: none"> Lack of clarity around where the funding for this program comes from. A distrust for if the County is subsidizing farmers with tax payer dollars. 	<p><i>"Why is the county providing financial assistance to farmers/ranchers? We aren't a bank."</i></p>

3.1.4 Agricultural Workshops

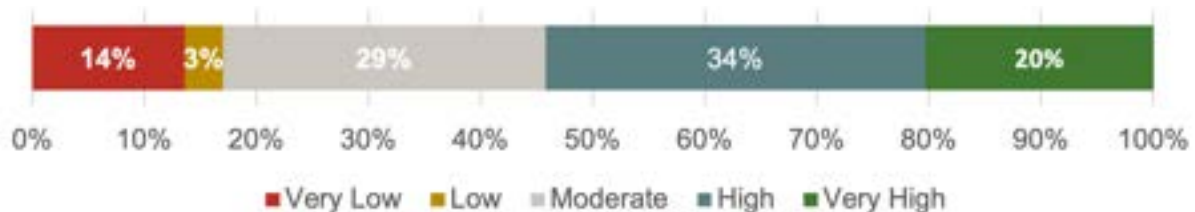
Are you aware the County offers agricultural workshops? (116 responses)



How often have you used agricultural workshops? (78 responses)



Please rate your satisfaction with workshops on a scale of 1 – 5, with 1 being the lowest and 5 being the highest. (59 responses)



What could be improved about workshops? (36 responses)

Theme (# of occurrences)	Indicative Quotes
New topics (12): <ul style="list-style-type: none"> Presenting new topics through workshops, including: Living near agriculture operations for acreage owners, country residential, septic and wells, primary producers, grazing, culverts, sustainability, and bees. 	<p>“would suggest more workshops for acreage owners or people who reside close to large farming operations to educate them more about what ag producers do.”</p>
Timing (9): <ul style="list-style-type: none"> Timing of workshops to align with when farmers and ranchers are available. Location and timing during the day and year are barriers to participation. 	<p>“need to do them when farmers and ranchers are not busy for example during harvest, calving seeding”</p>

Rocky View County Agriculture Master Plan

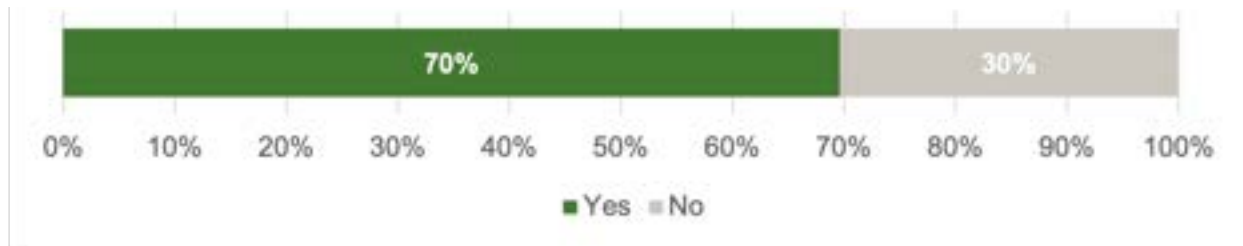
Theme (# of occurrences)	Indicative Quotes
Marketing (8): <ul style="list-style-type: none"> Promotion and advertising workshops to increase attendance. 	<i>"More advertising of their availability."</i>
Recorded webinars / virtual (6): <ul style="list-style-type: none"> Offering virtual opportunities to attend, in addition to recordings of workshops to increase accessibility of workshop information. 	<i>"I love the fact that they are offered, but I never have time to attend in person. Perhaps offer a live stream option that can be watched at a later time?"</i>

Are there topics not currently covered you would like to see offered in an upcoming workshop?
(40 responses)

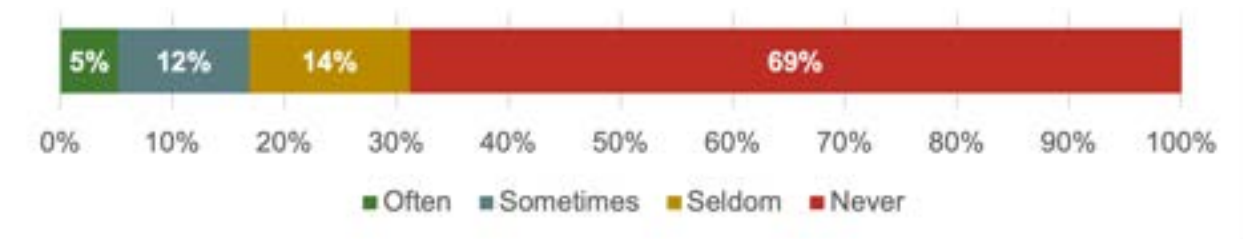
Theme (# of occurrences)	Indicative Quotes
Farming practices (13): <ul style="list-style-type: none"> Teaching a diversity of agriculture techniques and practices, such as greenhouses and vegetables, tree care, fruit production, vertical gardening, grazing and pasture management, soil health, etc. 	<i>"vertical gardening, hydroponics, micro green gardening, green housing for the amateur"</i> <i>"if the county wants to provide useful content for county agricultural producers, they should partner with organizations like the Foothills Forage and Grazing Association (www.foothillsforage.com)."</i>
Land management (10): <ul style="list-style-type: none"> Land management practices, including weed and pest control (gophers), fire smarting, shelterbelts, subdivision, and renewable energy development 	<i>"More on grazing and pasture management, fence responsibilities, weed identification and control."</i> <i>"fire smart (a growing concern), drought preparation for trees/vegetation, gopher control, understanding your well, orientation for newbies"</i>
Farm business (7): <ul style="list-style-type: none"> Education related to running a successful farm business, including grants and financing, taxation, farm succession planning, and legal advice 	<i>"Aging in place. Want to do a ranch succession - how to maneuver through Rockyview's system."</i> <i>"How taxes are designed, collected, and spent. With a key understanding of every tax levied and clear listing. Make sure people know exactly what is taken and how it is allocated."</i>
Acreages (6): <ul style="list-style-type: none"> Introduction to agriculture for new acreage owners, acreage landscaping, and awareness of living in a working agricultural area 	<i>"Topics for small acreage owners; opportunities to discuss specific circumstances and ask one on one questions."</i> <i>"Education of our acreage neighbours about farm activities. They have moved into an industrial area - it is not a park. Slow equipment on the roads, livestock, noise, pest control, and dust are all part of living here. "</i>

3.1.5 Agricultural Tours

Are you aware the County offers an annual Agricultural Tour? (112 responses)



Have you participated in an annual Agricultural Tour as a guest or featured location? (77 responses)



What could be improved about the annual Agricultural Tour? (27 responses)

Theme (# of occurrences)	Indicative Quotes
Marketing (10): <ul style="list-style-type: none"> Marketing and advertising tours, details, and registration to increase participation in tours (i.e. Rocky View Newsletter) 	<i>"More marketing so that the farm services are more widely known and attending by those who are not familiar with what happens in agriculture."</i>
Timing (9): <ul style="list-style-type: none"> Explore different timing and frequency opportunities for the tour to encourage greater participation. 	<i>"early summer or early fall would be better times"</i> <i>"This is a great program - unfortunately it is often farmers that attend. How can more acreage owners be encouraged? More weekend activities? Evening information seminars?"</i>
Audience (7): <ul style="list-style-type: none"> Market tours to urban residents within Rocky View and surrounding municipalities to increase awareness and support for agriculture. 	<i>"Target city/town people for these tours, collaborate and educate them."</i>
It's great! (5)	<i>"Appreciate them being strongly agriculture based and not just a nice day in the country"</i>

3.1.6 Agriculture Master Plan

Are there any current pressures caused by local planning or policies you would like the County to reconsider when drafting an Agriculture Master Plan? (41 responses)

Theme (# of occurrences)	Indicative Quotes
Development pressure on productive agricultural lands (19): <ul style="list-style-type: none"> Population growth pressure which leads to residential development and the loss of productive agricultural lands. Protect agricultural land from renewable energy development (wind and solar) 	<p><i>"I am always worried about urban sprawl. I am very worried that farmland is being taken over by cities and towns."</i></p> <p><i>"Consider land quality ahead of development permits. West of hwy 2 is generally more productive than east of hwy 2. Residential and industrial development should go east rather than West"</i></p>
Subdivision of agricultural lands (11): <ul style="list-style-type: none"> Large agriculture parcels being subdivided into acreages and multiple residential properties. 	<p><i>"Ongoing pressure for subdivision of agricultural land is detrimental for a healthy ag. Sector."</i></p> <p><i>"don't lose first parcel out for generational planning but with families greater than 1 kid need options too."</i></p> <p><i>"Lots of development and sub-divisions breaking up land and more acreages where people don't want big ag operating in the area."</i></p>
Land use changes (11): <ul style="list-style-type: none"> Fragmentation of agricultural land is detrimental to the agricultural industry Incompatible land uses negatively impacting agriculture operations Restrictions on land use types creates challenges (number of animals, resource extraction, etc.) 	<p><i>"Yes subdivisions in primarily agriculture areas that cause ground water pressures and conflicts between agriculture activities and small residential land holders."</i></p> <p><i>"No redesignation of hay operations out of agricultural lands not available for redevelopment."</i></p>
Political environment (7): <ul style="list-style-type: none"> Pressures of taxation, regional politics, engagement with landowners and farmers, industrial and commercial tax bases, and land speculation. 	<p><i>"More flexibility, work more with landowners, less red tape, and less conditions - permits, redesignations / Subdivisions."</i></p> <p><i>"Talk to us. We have lots to give as far as history. Business speculators have money but we do not. they buy land but we cannot."</i></p>
Natural environment (5) <ul style="list-style-type: none"> Pressures of watershed health, ecosystem services, carbon sequestration, and moving topsoil to agricultural lands 	<p><i>"Fragmentation of agricultural land is detrimental to the agricultural industry as well as being detrimental to the health and function of our watersheds."</i></p> <p><i>"Topsoil, should not be moved to prime agriculture lands. Soil sampling and monitoring should be done prior to and after should topsoil be placed on lands."</i></p>

How can the County invest resources to improve agricultural productivity, services, and sustainability of this important resource sector? (29 responses)

Theme (# of occurrences)	Indicative Quotes
Local politics (9): <ul style="list-style-type: none"> Streamlining regulatory processes and cutting red tape to enable agricultural producers to focus on agriculture. Having planning staff and council knowledgeable about the agriculture industry. Ensuring reduced taxation rates on agricultural lands. 	<p><i>"The best thing the County can do to assist agriculture is to basically stay out of our way. When decisions come up at the County, be on the side of the farmers, not the acreage owners and urban areas. Hire people with some knowledge and experience of agriculture to do the planning"</i></p>
Supports for farmers (9): <ul style="list-style-type: none"> Directly supporting farmers through financial initiatives, resources, and education to ensure they are sustainably able to continue farming the land. 	<p><i>"Actually help the existing farmers, and those that want to succeed them. Services are too expensive for the profits we are making, if any."</i></p> <p><i>"Funding is a big part to this. Smaller funds for smaller farms that are either widely applicable or directed towards more sustainable solutions. Less paper work more support."</i></p>
Development controls (7): <ul style="list-style-type: none"> Protecting agricultural lands from development and urban sprawl, which introduce incompatible land uses and accompanying tensions to productive landscapes 	<p><i>"Farmers will be ok in general provided their land is not taken away or in jeopardy. That is the promise we desire most of all."</i></p> <p><i>"I wish there was a way for the County to keep farmland priced for a farmer to purchase instead of a wealthy investor or developer."</i></p>
Environmental stewardship (3): <ul style="list-style-type: none"> Education, incentives, and recognition of environmental stewardship by farmers 	<p><i>"More education on sustainability. Water shortage is a very real probability. New and creative ideas on how to use less water yet still produce a viable outcome."</i></p>
Roads (3): <ul style="list-style-type: none"> Maintaining gravel roads, and controlling speed to support movement of farm machinery. Controlling weeds and pest on transportation corridors and County land. 	<p><i>"Most farmers would agree we don't need more paved roads and high speed traffic. Ditch weed control, making sure county land is not a pest or weed repository would be great - not to imply this is not being done, but it could be better."</i></p>

Rocky View County Agriculture Master Plan

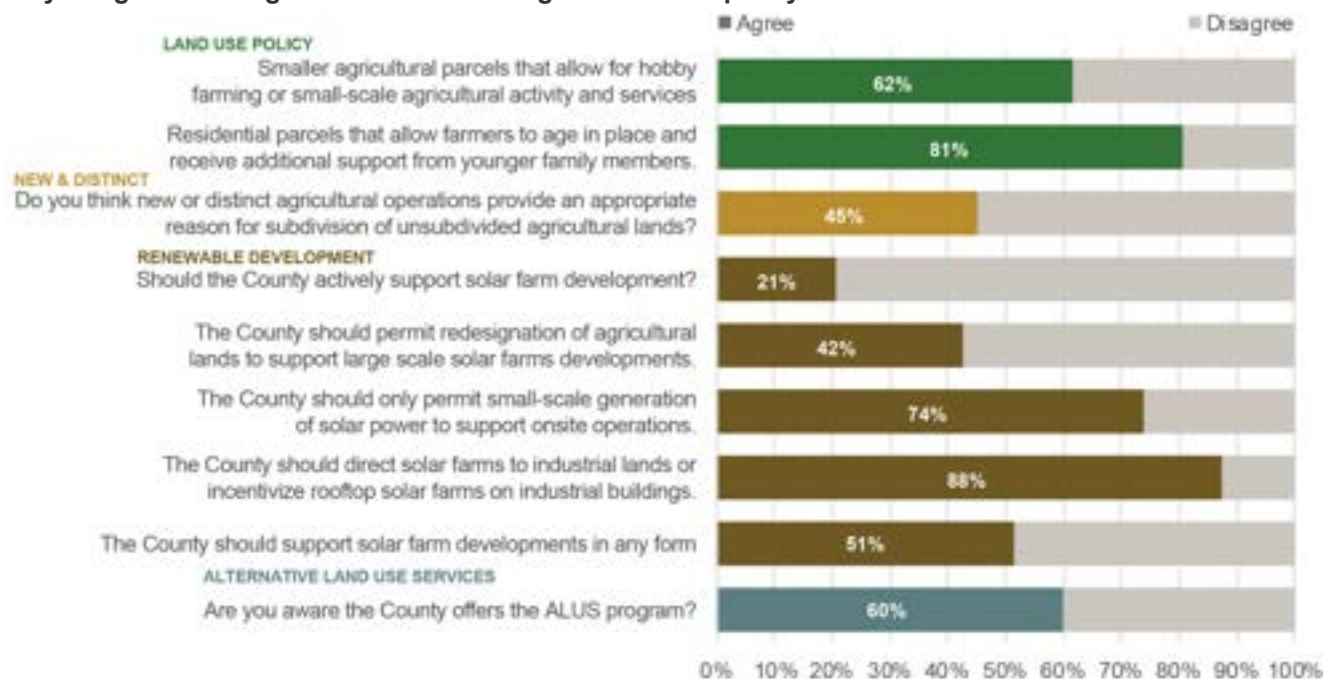
What are the opportunity areas for agriculture in Rocky View County, and are there any regional or local trends that should be considered in a revised Agriculture Master Plan? (30 responses)

Theme (# of occurrences)	Indicative Quotes
Protect agricultural lands (15): <ul style="list-style-type: none"> Protect productive agricultural lands from development (country residential, commercial, industrial). Limit subdivision to main contiguous sections of farmable land. 	<p><i>"Farm transition is a big topic, and it's important that there be support for it so that farms/ranches can continue. One approach that is helpful both financially and for the protection of lands, is for landowners to enter into a conservation easement or land trust agreement. Support for this would be meaningful."</i></p>
Sustainable water usage (7): <ul style="list-style-type: none"> Sustainable management of water resources in the county between residential and agricultural uses. 	<p><i>"Make sure ground water resources are considered in the master plan as they are very limited in areas of the county and livestock agriculture are dependent on these."</i></p>
Diversified agriculture production and processing(6): <ul style="list-style-type: none"> Recognizing the diversification of agriculture production and processing to include value add processing, greenhouses, and rented agricultural land. 	<p><i>"Break agriculture down. The bee keeper or the green house requires a lot different regulations than the cattle ranches. Define ranch/farm by how the land owner makes the majority of their income according to their income tax."</i></p> <p><i>"Recognition of the increasing trend of rented agricultural land, often owned by retired farmers or developers. This splits responsibilities along a few lines - taxes, weeds control, use of land, fencing, etc."</i></p>
Ranching and livestock support (5): <ul style="list-style-type: none"> Resources, programs, and incentives to support ranching and livestock production. 	<p><i>"A greater focus on livestock producers within the Agriculture master plan would be beneficial. Similar to the beef specialist from the provincial ag program of the past. An individual that can be contacted if you have pasture or water issues."</i></p>
Agritourism (4): <ul style="list-style-type: none"> Agritourism opportunities including farm to table, direct to consumer sales, and marketing opportunities. 	<p><i>"There seems to be a trend of people wanting to purchase more local food. Sometimes its hard to provide local food such as beef to the public as there is a limited number of butchers or places to market the products."</i></p>
Renewable energy (3): <ul style="list-style-type: none"> Renewable energy development that is compatible with agriculture operations (i.e., grazing) 	<p><i>"support for renewable development to supplement farm income"</i></p>

3.2 Workshop

3.2.1 Workshop Overview

Do you agree or disagree with the following statements / policy:



3.2.2 Environmental Sustainability

How might the County support the environmental sustainability of your operation? (26 responses)

Theme (# of occurrences)	Indicative Quotes
Weed control (8): <ul style="list-style-type: none"> Support more weed control measures. 	<i>"Increase # of pasture sprayers."</i>
Education about programs available (5): <ul style="list-style-type: none"> More awareness needed about current programming. 	<i>"Keep producers informed of all environmental programs, fed, prov, county."</i>
Water supply support (5): <ul style="list-style-type: none"> More water supply programs and services are desired. 	<i>"Rentable offsite waterer for planting projects."</i>
Second sprayer / equipment rental (4): <ul style="list-style-type: none"> Sprayers and equipment rental to support the growing need. 	<i>"Just finished using the pasture sprayer. I do think that you should charge for it. It wouldn't hurt to get a new pasture sprayer. It is a good little outfit."</i>
Incentives, funding and discounts (4): <ul style="list-style-type: none"> Information and access to increased funding opportunities, rebates, incentives and discounts 	<i>"Continue assisting of EFPs and grant funding. Incentives for weed control (ie tall buttercup)."</i>
Native seed sourcing (3): <ul style="list-style-type: none"> Access and education related to native seeds. 	<i>"Sourcing native seeds, shelter belt program, gopher control products."</i>

Are there additional environmentally focused projects the County should be considering funding? (18 responses)

Theme (# of occurrences)	Indicative Quotes
Environmental protection (4): <ul style="list-style-type: none"> Protection of wetland areas and other environmental resources. 	<i>"I believe the west side of RVC with unique riparian area and montane grasslands are a precious resource. I would like to see further promotion of the need to conserve these areas."</i>
Incentives, funding and discounts (4): <ul style="list-style-type: none"> Cost offsetting and incentive programs for planting. 	<i>"Funding for planting trees and shelter belts."</i>
Water supply support (3): <ul style="list-style-type: none"> Water supply and quality testing support is desired. 	<i>"Water accessibility, support for wells, dugouts, testing & solar water projects."</i>
Shelter belts/ tree programs (3): <ul style="list-style-type: none"> Shelterbelt and tree planting programs should be considered. 	<i>"Tree/shelterbelt programs"</i>

3.2.3 Transportation Infrastructure

How can Rocky View County manage transportation infrastructure as a shared resource by both the agricultural industry and those from outside the industry? (30 responses)

Theme (# of occurrences)	Indicative Quotes
Gravel, Chip Seal and Pavement	
More graders (4): <ul style="list-style-type: none"> Grading supports ease of movement and road quality. Wider roads/road shoulders (4): <ul style="list-style-type: none"> Wider roads support movement of heavy machinery. 	<p><i>"More graders & less permanent calcium-controlled roads, they just turn into potholes."</i></p> <p><i>"Wide enough for implements to travel down."</i></p>
Road Bans	
Road bans should be based on conditions, not season (8): <ul style="list-style-type: none"> The approach to road bans should be reconsidered to align with weather conditions. Less restrictions for ag producers (7): <ul style="list-style-type: none"> Producers would like more leniency for road bans during busy seasons Accommodate heavier equipments (3): <ul style="list-style-type: none"> Larger equipment needs better access to roadways. Agricultural permits (3): <ul style="list-style-type: none"> Positive sentiment about the current agricultural permit process. 	<p><i>"Manage road bans to conditions, not the calendar."</i></p> <p><i>"Flexibility of ag bans during busy seasons."</i></p> <p><i>"New equipment is heavier, seasonal businesses need to move."</i></p> <p><i>"The 90% agriculture permit is a big plan and is appreciated."</i></p>
Bridges and Culverts	
Widen bridges (6): <ul style="list-style-type: none"> Bridges are too narrow to accommodate safe transportation. Increase inspections and repairs (4): <ul style="list-style-type: none"> Concerns that bridges and culverts are not getting enough maintenance. Lower the guardrails (4): <ul style="list-style-type: none"> The guardrails are too high to accommodate agricultural equipment. 	<p><i>"Bridges are too narrow and the guardrails are too high. Our equipment can't fit over the guardrails so we end up taking your guardrails off."</i></p> <p><i>"More inspections on bridges and mainly culverts, seeing lots that are collapsed."</i></p>
Signage	
Increase setbacks for signage (9): <ul style="list-style-type: none"> Current signage is too close to the roadside and causes safety concerns. Increase amount of signage (4): <ul style="list-style-type: none"> More signs are desired to support awareness. Larger signs (4)	<p><i>"Keep signage back as far as possible. More signs out. 4 feet further in ditch."</i></p> <p><i>"Perhaps adding flashing signs during spring/harvest (not year round)."</i></p>

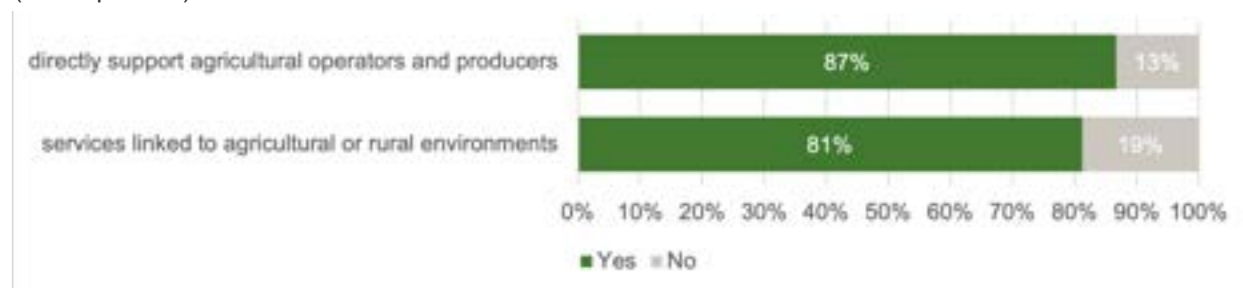
What other factors does the County need to consider when planning for and designing road infrastructure to facilitate the movement of agricultural equipment and goods? (59 responses)

Theme (# of occurrences)	Indicative Quotes
Widen roads (12): <ul style="list-style-type: none"> Roads are not wide enough to suit the needs of producers. 	<i>"Wider roads with less things to hit."</i>
Accommodate heavier equipment (9): <ul style="list-style-type: none"> New equipment is larger and heavier, this requires wider roadways. 	<i>"Require large enough medians on main ag equipment channels to accommodate the larger size of current ag equipment."</i>
Agriculture Traffic roads (8): <ul style="list-style-type: none"> It is difficult to follow road bans, agriculture traffic corridors would be helpful for producers. 	<i>"I think having a couple of road options in each corridor that could be used (asking for ag traffic corridors)."</i>
Increase signage (6): <ul style="list-style-type: none"> More signage is needed to indicate the use of agricultural equipment on the roadways. 	<i>"Signage where ag equipment faring left into farmsteads on busy roads reminding motorists to watch for farming equipment turning."</i>
More graders/gravel roads (5): <ul style="list-style-type: none"> Graders are a good way to support transportation. 	<i>"More grading on the gravel roads during the busy ag season."</i>
General education and awareness (5): <ul style="list-style-type: none"> Awareness and education of the general public to help them understand the needs and operations in agricultural areas. 	<i>"Awareness of general public to movement of ag equipment etc, especially during seasonal busy times."</i>
Stop selling road allowances (4): <ul style="list-style-type: none"> Keeping road allowances are a way to support transportation and movement. 	<i>"Stop selling and/or closing road allowances the ag needs to use for more equipment between fields. Road allowances allow ag equipment to stay off of paved roads."</i>

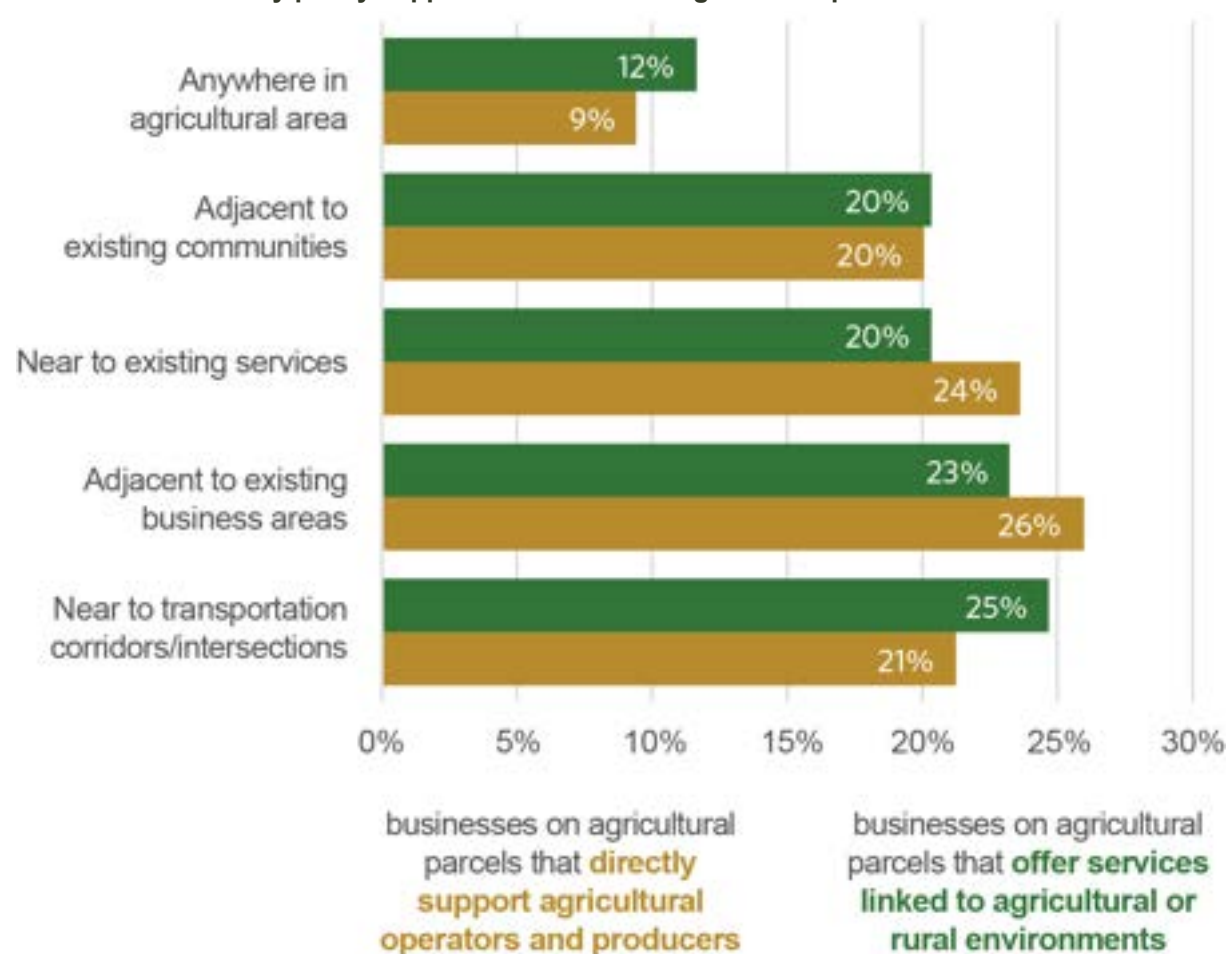
3.2.4 Diversification

Should County policy support businesses on agricultural parcels that:

(30 responses)



Where should County policy support businesses on agricultural parcels?



If policy to support businesses on agricultural parcels that directly support agricultural operators and producers is supported, where should agri-business developments go? (25 responses)

Theme (# of occurrences)	Indicative Quotes
Marginal lands (10): <ul style="list-style-type: none"> Development should be directed to land with lower agricultural value. 	<i>"We have many areas of marginal land that these facilities can be built in."</i>
Policy to support agriculture is needed (8): <ul style="list-style-type: none"> Ensuring that agri-business developments are supported by policy and specific criteria. 	<i>"Council and staff need to follow up on some ventures to make certain that guidelines of operations are followed."</i>
Proximity to infrastructure (5): <ul style="list-style-type: none"> Near critical infrastructure such as roads and water access. 	<i>"Near high traffic areas, consideration to scale, would need better roads to service agri business."</i>
Depends on the scale of development (3): <ul style="list-style-type: none"> Each case should be considered on an individual basis. 	<i>"Consideration to scale. Different agribusiness will have different impacts. Home based businesses with smaller scale,. If it is one car a day, pick up drop off."</i>

If policy to support businesses on agricultural parcels that offer services linked to agricultural or rural environments is supported, where should agri-business developments go? (24 responses)

Theme (# of occurrences)	Indicative Quotes
Depends on the scale of development (9): <ul style="list-style-type: none"> Each case should be considered on an individual basis. 	<i>"Criteria should exist to cooperate with operations of ag business."</i>
Policy to support agriculture is needed (8): <ul style="list-style-type: none"> Specific criteria or limitations to protect the agriculture sector are needed to guide new development. 	<i>"If allowed needs consulting to the local neighbors. Needs rules and settings, liabilities, use smaller scales."</i>
Proximity to infrastructure (4): <ul style="list-style-type: none"> Near critical infrastructure such as roads and water access. 	<i>"The roads and supporting services need to be there in order to support it."</i>
Tourism will benefit Rocky View County (4): <ul style="list-style-type: none"> Agricultural tourism can have positive economic benefits. 	<i>"Ag tourism can help educate consumers on benefits/advantages of local food producers."</i>

3.2.5 Topsoil Disposal

To what extent do you feel Topsoil Disposal should be permitted? (38 responses)

Theme (# of occurrences)	Indicative Quotes
Regulation and monitoring needed (6): <ul style="list-style-type: none"> Topsoil should be regulated and inspected for admixing, rocks and other issues. 	<i>"Definitely has its place, but monitored and permitted. County must police and have an inspector supervise the sampling to ensure quality control."</i>
Land reclamation (5): <ul style="list-style-type: none"> Topsoil can be used for land reclamation in marginal lands, feedlots etc. 	<i>"Fill sloughs. Swap with clay, there are places that need topsoil."</i>
Strategic use where needed (5): <ul style="list-style-type: none"> Consider soil maps and development needs to limit overuse of topsoil. 	<i>"Keep it limited to only areas that can truly improve the quality of the soil..."</i>
Good quality topsoil needed (5): <ul style="list-style-type: none"> There should be a minimum quality level for topsoil use in the county. 	<i>"Minimum quality standard of what is topsoil"</i>
Weed control concerns (4): <ul style="list-style-type: none"> Low quality topsoil can encourage weed growth and invasive species 	<i>"Weed plan in place for one year."</i>
General negative (4): <ul style="list-style-type: none"> General negative sentiment about topsoil use. 	<i>"We don't like it. There is a lot of dust and a lot of trucks and we don't like it."</i>
Difficult to enforce (4): <ul style="list-style-type: none"> People take advantage of the opportunity to use topsoil and cut corners related to quality with no consequence. 	<i>"Topsoil is an area where people are taking advantage of the rules."</i>

What measures need to be taken to ensure the quality of agricultural land is maintained in this context? (52 responses)

Theme (# of occurrences)	Indicative Quotes
Regulation and monitoring needed (11): <ul style="list-style-type: none"> There should be inspections and monitoring of the topsoil use and potential effects on the overall soil quality on agricultural lands. 	<i>"It needs to be regulated to make sure it is done right. Otherwise you take the risk of a lot of problems being buried for the next generation to deal with."</i>
Require soil testing (10): <ul style="list-style-type: none"> Testing requirements should be met before approval of topsoil distribution to agricultural lands. 	<i>"Keep soil analysis/restrictions high so that poor soil is not brought into or distributed in RVC."</i>
Stricter regulations (8): <ul style="list-style-type: none"> High standards and quality control measures must be in place if topsoil is allowed to be used. 	<i>"Admix must be prevented, tested for quality, weeds, colour of topsoil-brown or black, disease...."</i>
Not on agricultural lands (8): <ul style="list-style-type: none"> Protect the quality of agricultural land by prohibiting topsoil use. 	<i>"Agricultural land is a precious resource under pressure from invasive species and development. The measures RVC should undertake are measures that conserve this resource."</i>
Developers should be responsible for associated costs (6): <ul style="list-style-type: none"> Developers should have to pay for soil testing, road repairs and inspection costs for topsoil in agricultural lands. 	<i>"Soil testing, separating of soil so that the layers remain intact, holding developers accountable."</i>
Penalize misuse (5): <ul style="list-style-type: none"> Enforcement of the rules for topsoil use should be done with fines and other accountability measures. 	<i>"More patrolling-enforcement (illegal dumping)"</i>

3.2.6 Renewable Energy Development

What should the County consider when regulating solar farm developments? (55 responses)

Theme (# of occurrences)	Indicative Quotes
Only on unproductive lands (19): <ul style="list-style-type: none"> Solar farms should only be permitted on land that doesn't have agricultural value. 	<i>"Solar farms should only be allowed on rooftops/ or industrial areas. Solar farms should never be allowed on any type of farm or ranch land."</i>
Roofs and parking lots (11): <ul style="list-style-type: none"> Parking lots and roofs are the areas that are best suited for solar energy farming. 	<i>"Put it on parking lots or the top of buildings, Encourage partnerships (enbridge and amazon)."</i>
Industrial and Commercial areas (6): <ul style="list-style-type: none"> Industrial and commercial areas are well suited for solar energy farming. 	<i>"Solar could/should be on every one of these large warehouses being built."</i>
Clean up obligations (3): <ul style="list-style-type: none"> The clean-up of debris as a result of hail storms and other weather events must be enforced. 	<i>"Consider hail. We are in a huge hail corridor. Practicality in this area, what does it look like to clean it up and sustain that with the weather we have."</i>
Weather concerns [hail] (3): <ul style="list-style-type: none"> Hail and weather related events are a concern due to flying debris and property damage. 	<i>"Clean up at the end of the lifespan or in the event of inclement weather (hail) or company bankruptcy."</i>

3.2.7 Opportunities

What are the opportunity areas for agriculture in Rocky View County, and are there any regional or local trends that should be considered in a revised Agriculture Master Plan? (20 responses)

Theme (# of occurrences)	Indicative Quotes
More awareness of opportunities (4): <ul style="list-style-type: none"> Sharing more information about opportunities through advertising and marketing. 	<i>"Ways to help distribute local products/educate on how much we have local."</i>
More education about good agricultural practices (4): <ul style="list-style-type: none"> Teaching residents about agricultural practices and sharing resources. 	<i>"Highlighting good ag production practices and raising the profile of good practices happening in the county."</i> <i>"Separation-demand on traffic. Keep industrial north of 22x."</i>

How can the County invest resources to improve agricultural productivity, services and sustainability of this important resource sector? (22 responses)

Theme (# of occurrences)	Indicative Quotes
More awareness of opportunities (5): <ul style="list-style-type: none"> Sharing more information about opportunities for collaboration, investment, workshops etc. 	<i>"Continued educational services and research facilities are the best defense for agriculture."</i>
Funding for producers (3): <ul style="list-style-type: none"> Incentives and funding to reduce agriculture-related costs. 	<i>"Continue assisting with producer funding & assisting with grants."</i>
Limit land use redesignation (3): <ul style="list-style-type: none"> Concerns about changing land-use in the agricultural zones. 	<i>"Land use. Careful on what gets redesignated."</i>
Wildlife/pest control (3): <ul style="list-style-type: none"> Ensuring adequate services to control wildlife and pests. 	<i>"Control of wildlife, examples: grizzly bear, black bears, cougars, wolves, coyotes, elk herds and deer."</i>

Are there any current pressures caused by local planning or policies you would like the County to reconsider? (34 responses)

Theme (# of occurrences)	Indicative Quotes
Water supply management (3): <ul style="list-style-type: none"> Concerns about negative impacts of development to water supply. 	<i>"Have we considered what the long term impacts [are] of developing low lying areas on our aquifer?"</i>
Subdivision concerns (3): <ul style="list-style-type: none"> Concerns of higher costs for producers due to development pressures in the county. 	<i>"Subdivision pressure needs to be reduced/controlled."</i>
Stop regulating producers (3): <ul style="list-style-type: none"> Farmers would like more freedom to exercise their best judgment on their own land. 	<i>"There are too many rules."</i>
Road deterioration (3): <ul style="list-style-type: none"> Roads require more maintenance due to increased traffic & heavy trucks using them more frequently. 	<i>"County roads can't handle traffic."</i> <i>"Upgrading roads ie Twp Rd 250."</i>
Clear policies/guidelines (3): <ul style="list-style-type: none"> Clarifying the rules and guidelines for all types of changes to the land use. 	<i>"We don't know the rules you play by."</i>

3.2.8 New and Distinct Agricultural Operations

To what extent do you feel subdivision of unsubdivided agricultural lands for new or distinct agricultural operations should be permitted? (45 responses)

Theme (# of occurrences)	Indicative Quotes
No subdivisions (6): <ul style="list-style-type: none"> Subdividing the land shouldn't be permitted. 	<i>"Should not be permitted, subdivision isn't required for ag uses."</i>
Succession planning (5): <ul style="list-style-type: none"> Development should be focused on creating opportunities for the next generation of producers. 	<i>"I think that the county should allow young producers to be able to diversify on family owned land that they can either build or develop their own farm based businesses."</i>
Policy and restrictions needed (4): <ul style="list-style-type: none"> Restrictions and limits are required to discourage abuse of subdivisions. 	<i>"Should not unless verification. Currently many apps are not following what is submitted."</i>
Less fragmentation of land (4): <ul style="list-style-type: none"> Keeping large parcels of farmland today is important for agricultural productivity. 	<i>"There are a lot of areas that are very fragmented. We definitely don't want it fragmented into small parcels."</i>
Case by case decisions (3): <ul style="list-style-type: none"> Approvals for subdivision should be determined on an individual basis. 	<i>"Application to Rocky View on a case by case basis."</i>
Land use changes over time - concern (3): <ul style="list-style-type: none"> Concerns that land will not revert back to an agricultural use if it is redesignated, but the owner does not keep the property long-term. 	<i>"Careful - the first subdivision may start an ag operation but this parcel may not remain ag and would be sold."</i>

How do producers diversify their operations without redesignation or subdivision? (21 responses)

Theme (# of occurrences)	Indicative Quotes
General negative (5): <ul style="list-style-type: none"> Negative sentiment 	<i>"Hard to diversify because of cost and risk. Easier to finance a small parcel to get a mortgage and not to lose the entire farm if this diversified operation goes broke."</i>
Infrastructure removal (3): <ul style="list-style-type: none"> New infrastructure should be temporary to ensure flexibility of the land for future agricultural use if necessary. 	<i>"They can rut a portion of the lands for new ag purpose. Should go back to the main title if in the future the new operator does not remain."</i>

3.2.9 Land Use Policy and Development

Should County policy provide the opportunity for these types of subdivision (smaller agricultural parcels and residential parcels) to be approved? What criteria or impacts should the County consider? (65 responses)

Theme (# of occurrences)	Indicative Quotes
Policy needs to set limits (13): <ul style="list-style-type: none"> Policies with clear regulations should be in place to manage misuse of land use changes. 	<i>"I think the first parcel out is still a good policy, however there should be rules that land and property should be upkept and maintained for the environment and sustainability."</i>
Preserve agricultural land (10): <ul style="list-style-type: none"> The value of agricultural land should be protected by policies. 	<i>"County policy should strive to keep remaining agricultural land intact."</i>
Only in high density areas (6): <ul style="list-style-type: none"> The level of population density should be a part of the approval process for subdivision. 	<i>"Subdivisions should be limited to zones of higher densities, closer to urban areas to act as a buffer."</i>
Ensure adequate infrastructure (5): <ul style="list-style-type: none"> Roads, water supply and other infrastructure are important to consider when considering a new subdivision application. 	<i>"Ground water availability and waste water disposal, can these support the growth?"</i> <i>"Infrastructure - water, roads, access impact to neighbours."</i>

How many homestead or residential parcels do you feel is appropriate in each quarter section? (29 responses)

Theme (# of occurrences)	Indicative Quotes
Flexibility (9): <ul style="list-style-type: none"> Landowners should be able to make their own decisions about additional residential parcels. Succession planning will require subdivision based on the number of next generation farmers in each family. 	<i>"One parcel out per quarter is overly restrictive, farm family makeup/intergenerational transfer requires more flexibility."</i>
Up to two parcels (8): <ul style="list-style-type: none"> One or two parcels are appropriate. 	<i>"1 plus 1 (aging parents; taking over farm)."</i>
One parcel (5): <ul style="list-style-type: none"> One parcel is appropriate. 	<i>"Max 1. This is a very loaded questions. 1 is good use of subdivision for succession planning."</i>

Is there a maximum size or number of parcels that should be permitted? (36 responses)

Theme (# of occurrences)	Indicative Quotes
Case by case decision (6): <ul style="list-style-type: none"> Every application for subdivision is unique and should be reviewed case by case. 	<i>"Each application needs to be reviewed and decisions made for each unique application."</i>
Policy needs to set limits (4): <ul style="list-style-type: none"> The county will need to have parameters that set out limits for subdivision of land. 	<i>"It is important that the county sets parameters."</i>
First parcel out - positive (4): <ul style="list-style-type: none"> The current first parcel out allowance is satisfactory. 	<i>"1 parcel out. Size needed to isolate farmstead."</i>
40 acres (4): <ul style="list-style-type: none"> 40 acres should be the maximum permitted. 	<i>"Max 40 acres and 2 parcels within the parcel."</i>
20 acres (3): <ul style="list-style-type: none"> 20 acres should be the maximum permitted. 	<i>"If had to, not in favour of doing more than 20."</i>
5 acres (3): <ul style="list-style-type: none"> 5 acres should be the maximum permitted. 	<i>"3-5 acres if ag parcels on quarter (for each kid)."</i>

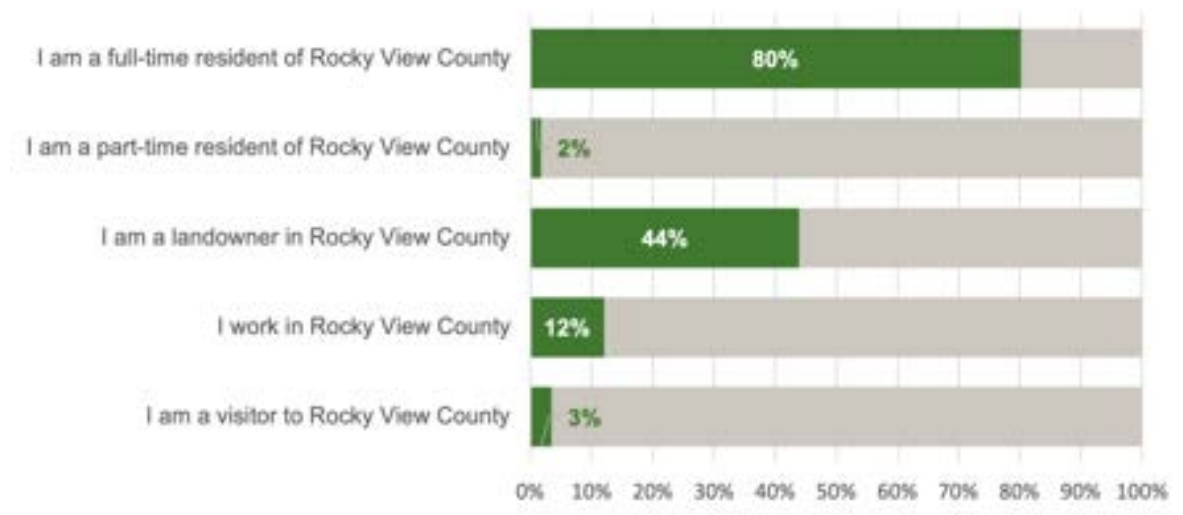
How do we plan for and accommodate future generations wanting to return to the farm?

(38 responses)

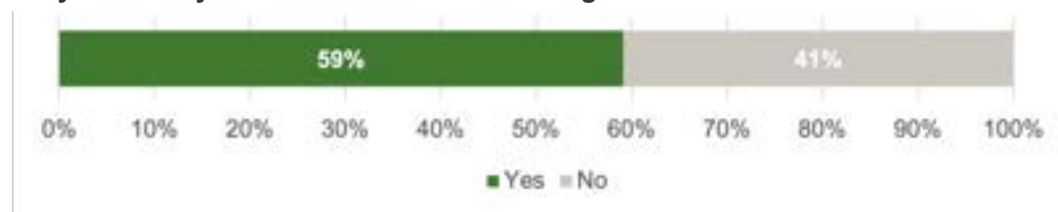
Theme (# of occurrences)	Indicative Quotes
Flexibility (11): <ul style="list-style-type: none"> Exemptions for subdivision to facilitate succession of family farms are desired. 	<i>"Allow for future generations to build on family homestead without having to subdivide."</i>
Less County involvement in landowner rights (4): <ul style="list-style-type: none"> Landowners prefer to have minimal regulations related to how they conduct business on their farms. 	<i>"I don't [think] the County should be planning for life choices of future generations. Family succession planning is a family matter. The County effort to keep agriculture viable is a sufficient anchor..."</i> <i>"Wishes of farmers/owners"</i>
Tax breaks (3): <ul style="list-style-type: none"> Landowners want to be eligible for tax reductions and exemptions. 	<i>"Less rules, less tax."</i>

3.3 Survey Demographics

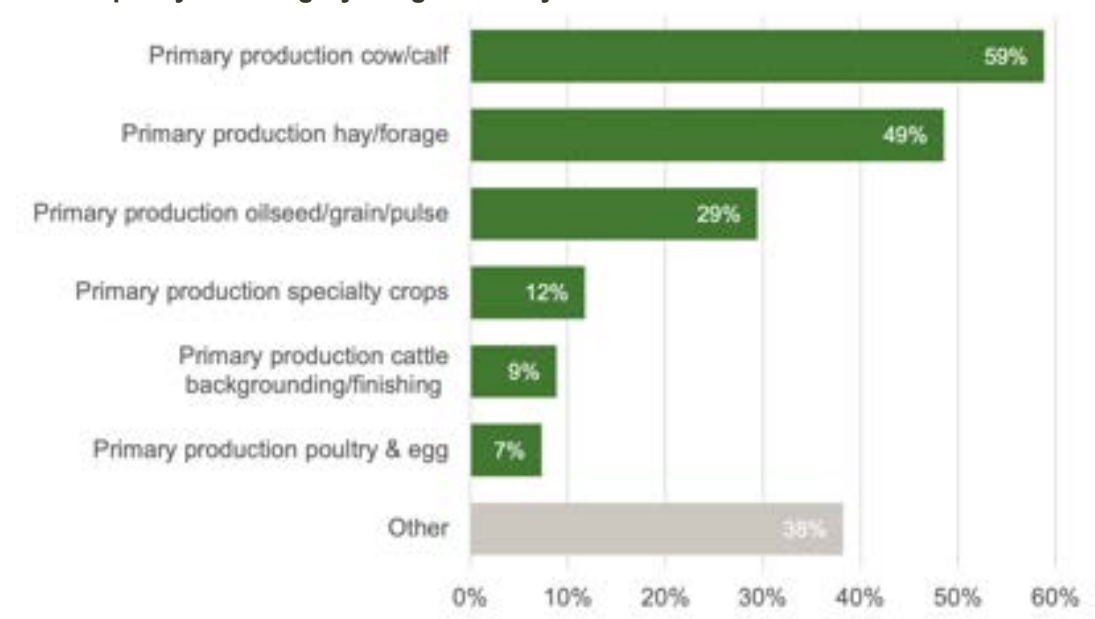
Please select all that apply:



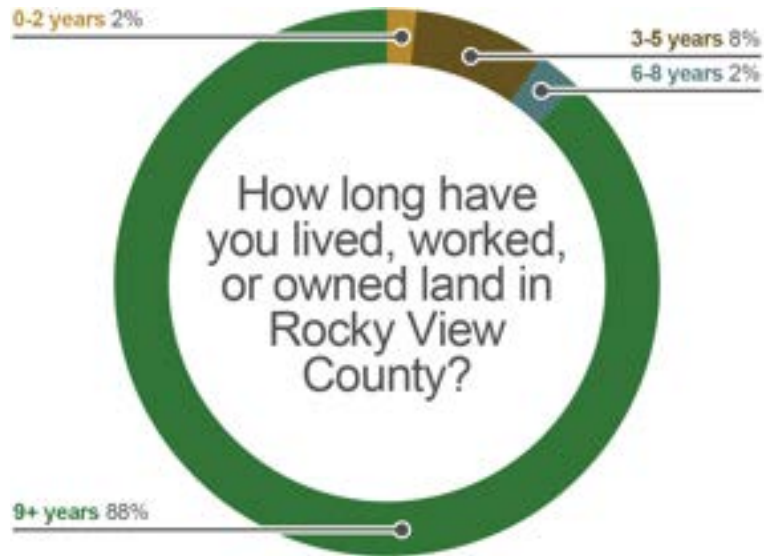
Are you actively involved in work within the agricultural sector?



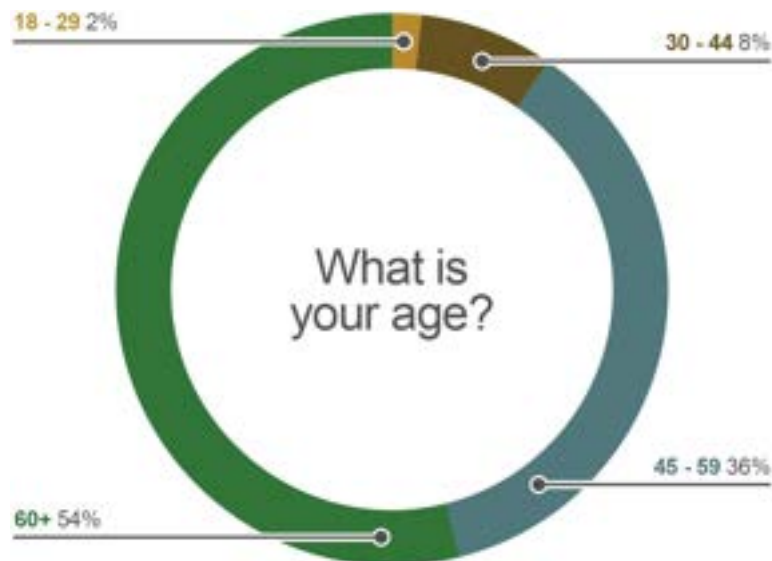
Please specify the category of agriculture you are involved in:



How long have you lived, worked, or owned land in Rocky View County?



What is your age range?



4.0 Next Steps

Thank you to the agriculture community members in Rocky View County who shared their views, thoughts, and ideas to contribute to a revised Agriculture Master Plan. The County truly appreciates the quality and depth of discussions, comments, and views shared between participants and the project team.

In November of 2024, we will share the draft Agriculture Master Plan and "What We Heard" report with all engagement participants and the public. During this phase, we will invite additional comments and reviews to ensure the plan reflects the community's needs and perspectives.

For more information on the project and to stay in touch with the process, please visit:

www.rockyview.ca/agriculture-master-plan



AGRICULTURE MASTER PLAN

PHASE 2

WHAT WE HEARD REPORT



Table of Contents

Executive Summary	i
1.0 Introduction	1
2.0 Process and Participation	2
3.0 What We Heard	3
3.1 Road Infrastructure	4
3.2 Sharing Information	5
3.3 Employee Training	6
3.4 Environmental Sustainability	7
3.5 Legislated Programs	8
3.6 Farm Succession	9
3.7 Protect Agricultural Land	10
3.8 Flexible Land Use	11
3.9 Renewable Energy	12
3.10 Other Thoughts	13
4.0 Next Steps	14



ROCKY VIEW COUNTY

**AGRICULTURE MASTER PLAN
PHASE 2 WHAT WE HEARD REPORT**

PREPARED SPRING 2025



Executive Summary

Rocky View County is updating its *Agriculture Master Plan (AMP)*, a strategic guiding document that identifies the needs and priorities of the agricultural community, sets goals for future growth and innovation, and provides a roadmap for achieving objectives. To support the drafting of this revision, the County engaged with local farmers, agribusinesses and residents.

Throughout the combined phases of engagement, the project team has heard from more than **300 participants**, who spent a **collective 387 hours** sharing **over 2,000 comments** to guide the direction of agriculture in Rocky View County.

This report summarizes the feedback received during phase two of the engagement, which took place from December 27, 2024, to February 7, 2025. During this period, local farmers, agri-businesses, and residents had the opportunity to review and validate the proposed actions outlined in the draft AMP as part of the second phase of public engagement.

Feedback was obtained on the following draft elements of the AMP:

High level of support for AMP direction

There was significant agreement with all key priorities and action items presented in the draft AMP. All proposed draft elements received approval ratings between 77% and 91%.

Road infrastructure

The proposed actions for road and infrastructure improvements received a significant level of support **(91% somewhat agree or agree)**. In addition to the proposed actions, respondents highlighted the importance of improved road maintenance and public education on agricultural road use.

Sharing information

As above, the proposed actions to educate all residents on the values, priorities, and contributions of agriculture received a significant level of support **(91% somewhat agree or agree)**. Respondents shared their support for the key step of awareness campaigns, in particular targeting realtors, acreage/urban residents, and signage to build awareness.

Employee training

Proposed actions to integrate agricultural considerations into all large-scale policies and plans to ensure agriculture is recognized as a vital component of Rocky View County received strong support **(90% somewhat agree or agree)**. Respondents particularly supported creating an orientation package for new RVC staff and Council, and inter departmental collaboration with Agricultural Services within the County on matters that affect producers.

Environmental sustainability

Proposed actions to promote environmental sustainability and stewardship within the County were well supported **(84% somewhat agree or agree)**. Respondents highlighted the environmental importance of trees, animals, spray and soil considerations, as well as the need for increased information and research around sustainable land management practices.

Legislated programs

Proposed actions to increase awareness and understanding of provincially-legislated Agricultural Services Programs were well supported **(84% somewhat agree or agree)**. Respondents highlighted the need for increased public education and inter-municipal collaboration on pest and weed control, specifically from commercial and business developments.

Farm succession

Proposed actions to facilitate farm succession and long-term agricultural sustainability were well supported **(84% somewhat agree or agree)**. Respondents highlighted a preference to allow for smaller parcels removed from agriculture land, while ensuring flexibility within policy to enable agriculture landowners to continue practicing agriculture and trusting their expertise to determine the best use of land.

Protect agricultural land

Proposed actions to ensure the protection of agricultural lands were well supported **(80% somewhat agree or agree)**. Participants expressed their interest in learning more on how agricultural lands are classified and prioritized by the County.



Flexible land use

Proposed actions to build agricultural resilience by supporting value-added agriculture opportunities, agri-tourism, and diverse operations were well supported (**79% somewhat agree or agree**), with a minority of participants in disagreement (11% somewhat disagree or disagree). Participants shared their support for more consideration on the potential implications of agri-tourism and agri-business operations, such as road infrastructure and water availability.

Renewable energy

Proposed actions to ensure renewable energy is strategically placed without compromising agricultural productivity were well supported (**77% somewhat agree or agree**), with a minority of participants in disagreement (14% somewhat disagree or disagree) building on low support for active solar farm and renewable energy development on productive agriculture lands heard in Phase 1. Respondents raised concerns around the future land impacts from renewable energy, such as soil degradation and clean-up at the end of a development's lifecycle.

Rocky View County thanks all residents who participated in Phase 2 of public engagement and contributed their feedback on a revised AMP. This feedback will inform the final *Agriculture Master Plan* (Spring 2025), ensuring the plan meets the needs of our agricultural community.



1.0 Introduction

Rocky View County is in the process of updating its Agriculture Master Plan (AMP). This strategic document outlines the long-term vision and policy framework for agriculture and land use planning within the agricultural community.

The AMP is designed to support and promote the agricultural industry by addressing key issues such as land use policy, economic development, infrastructure, and environmental sustainability. The plan identifies the needs and priorities of the agricultural community, sets goals for future growth and innovation, and provides a clear roadmap for achieving these objectives. Input from residents has significantly influenced not only the development of the last Master Plan but also resulted in:

- Policy changes in the County Plan
- Amendments to the Land Use Bylaw
- The creation of the Agriculture Boundary Design Guidelines
- Enhancements to programs in Agricultural and Environmental Services

The last plan was written in 2011, and the time has come to renew it to ensure the current environment in Rocky View County is represented, and direction is accurate. To facilitate this process, the County has conducted two phases of public engagement:

- **Phase 1:** From June 13 to July 21, 2024, over **170 participants** contributed a combined total of 160 hours sharing their feedback on the current state and future of agriculture in Rocky View County.
- **Phase 2:** From December 27, 2024, to February 7, 2025, over **130 participants** contributed a total of 227 hours to review the draft plan and share their insights on the proposed actions.

2.0 Process and Participation

From December 27, 2024 to February 7, 2025, a comprehensive public engagement was held to ensure local farmers, agri-businesses, and residents had the opportunity to share their insights and feedback on the draft Agriculture Master Plan. Throughout the public engagement process, **more than 130 participants** shared a **collective 1,078 comments** on the draft direction of agriculture in Rocky View County.

The County presented the public with specific actions addressing key agricultural issues such as land protection, farm succession, renewable energy, infrastructure, and environmental sustainability. Participants were invited to review these proposed actions, indicate their level of agreement, and provide additional suggestions.

Community Conversations

A series of four community conversations about the draft Agriculture Master Plan were held throughout the County during the winter of 2025.

Over 100 community members shared their feedback on the proposed initiatives at the following four community events:

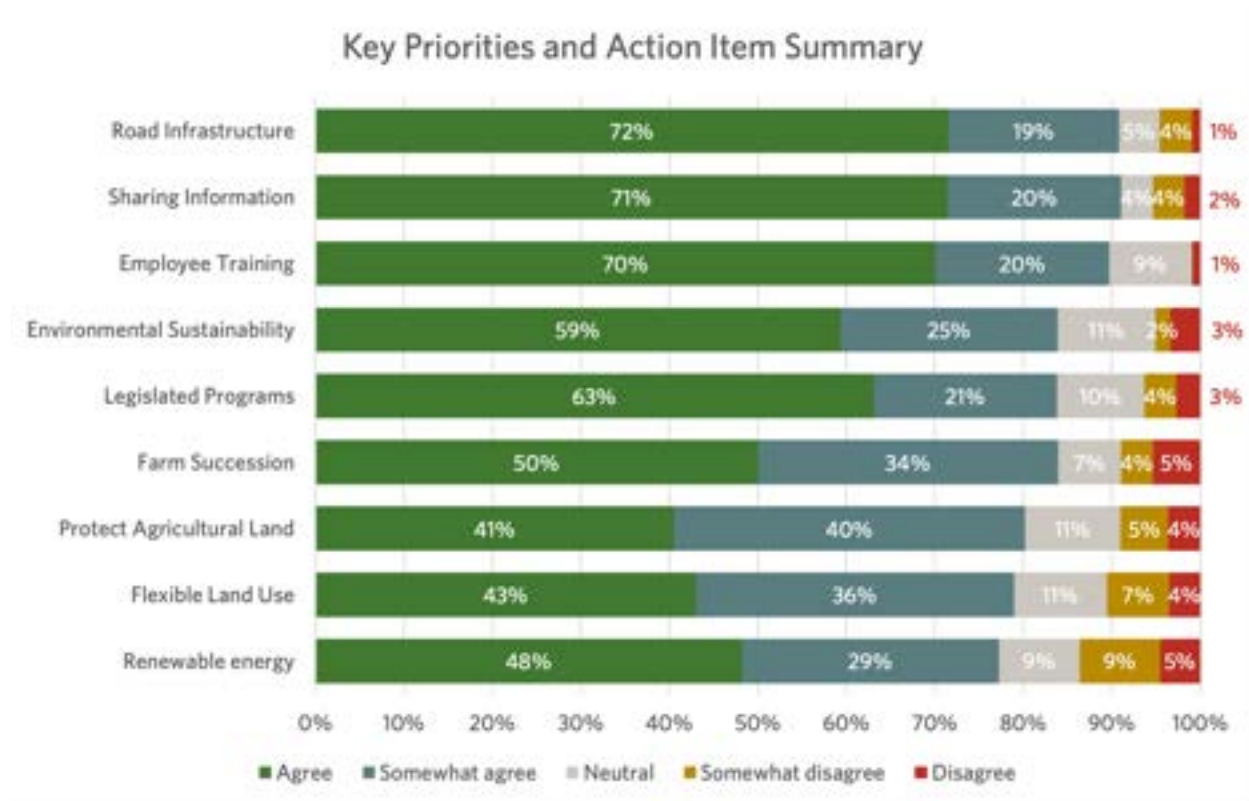
- Madden Community Hall: January 17
- Indus Rec Centre: January 27
- Jumping Pound Community Hall: January 30
- Irricana Hall: January 31

Online Survey

An online project page was created to outline the details of the project, and a survey asked participants to evaluate the actions proposed in the draft plan. The survey received 35 responses.

3.0 What We Heard

The following section shares the questions that were asked as part of the community engagement process paired with what was heard from participants in response to these prompts.



3.1 Road Infrastructure

Prompt: Please share your level of agreement with the key steps on road infrastructure improvements (109 responses)

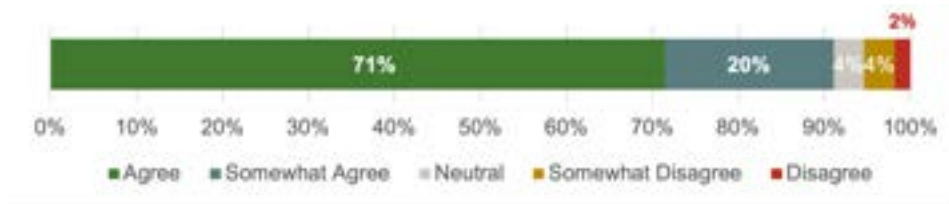


Prompt: Please share what you would like the County to consider regarding road infrastructure improvements (144 responses)

Theme	Indicative Quotes
Road condition/improvement	<p>“Major roads should be upgraded especially when service roads like Cochrane. Dust control is needed. All roads near towns become extremely busy and need better servicing or conversion to pavement.”</p> <p>“Excessive dust issues, high traffic volumes, and roads might not be at a standard”</p>
Support Farm Equipment	<p>“Signage away from road surface to allow wide equipment. All roads have rounded shoulders so you can drive machinery on edge of road”</p>
Signage and Barrier Modifications	<p>“Seasonal signage on RV secondary and main highways regarding harvest and seeding equipment on the roads and to be aware and patient.”</p>
Water drainage	<p>“Consider drainage for newly built or updating road right of ways, also consider that equipment will be bigger than it is now. It keeps growing.”</p>

3.2 Sharing Information

Please share your level of agreement with the key steps to share information on agriculture within the County (112 responses)



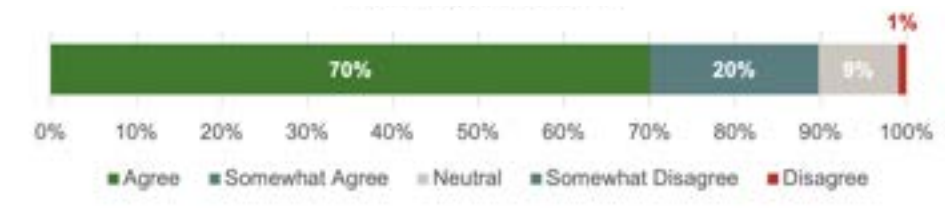
Please share what you would like the County to consider when sharing information on agriculture within the County (85 responses)

Theme	Indicative Quotes
Awareness Campaign	<p>“Work with realtors to distribute info packages for new owners”</p> <p>“The urban-rural divide only keeps growing. People don’t understand or appreciate what the farmers are doing in the country. We are not trying to poison their food just to make a buck”</p>
Farm and Ranch Education Campaign	<p>“Rocky view county should work with the rocky view school board on an ag program to be in class curriculum”</p>
Outreach Program	<p>“County should send information packages on agriculture so acreage owners understand smells, animals, to limit conflict”</p>

3.3 Employee Training

Please share your level of agreement with the key steps regarding employee training

(107 responses)



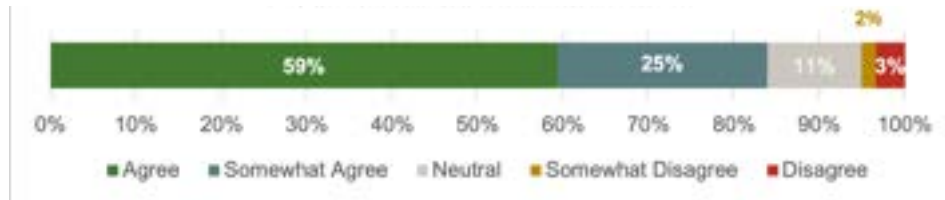
Please share what you would like the County to consider when training employees

(75 responses)

Theme	Indicative Quotes
Orientation Package for New Staff and Council	<p>“Make the ag tour mandatory for all new councillors and ag planners”</p> <p>“Many County administrative staff and council don't understand agricultural business needs/concerns.”</p>
County Operations	<p>“When you phone and ask for a dep and you get a person, and they tell you one thing and you get a different person and they tell you something different”</p> <p>“Sometimes it feels like ag and planning aren't consulting each other.”</p>
Farm Visits/Introductions	<p>“Create interactions between staff and farmers and create a list of farmers willing to answer questions for staffers and councillors”</p> <p>“Visit farms and introduce yourself.”</p>
Field Experts/Education	<p>“Would love to see more agriculture people on boards, committees and general employees so that they can bridge the gap in the office.”</p>

3.4 Environmental Sustainability

Please share your level of agreement with the key steps regarding environmental sustainability (118 responses)

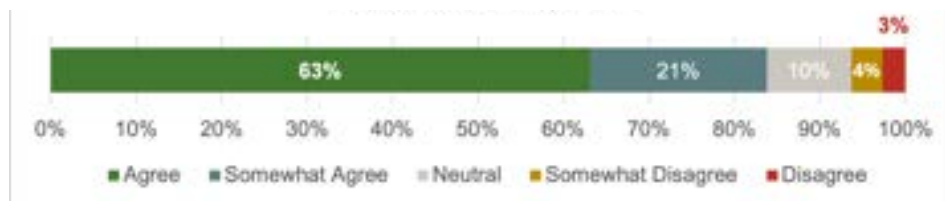


Please share what you would like the County to consider when supporting environmental sustainability (94 responses)

Theme	Indicative Quotes
General Comments/Concern/ More information	<p>“There is no advantage to farmers in having the natural assets on their property categorized. They already know which are those lands. By conducting a costly study, it just provides the acreage people with an opportunity to sterilize or restrict operations on those lands.”</p> <p>“(we want) More information readily available”</p>
Support Environmental Protection/Sustainability	<p>“More rental equipment, sprayers, etc”</p> <p>“The County needs to be protecting the land and the health of our futures, not individuals or corporations trying to make a buck irrespective of the damage to the environment, wildlife and citizens.”</p>
Collaboration	<p>“That would be helpful for the county to have an engineering technologist who could help with applications. As an individual it is completely cost prohibitive”</p> <p>“Collaboration between DuC, WID, VC, GOA and Govt of Canada”</p>
Public Education	<p>“More awareness on community ag benefit of program”</p>
Cost	<p>“More county staff that can help mitigate some costs for projects”</p>

3.5 Legislated Programs

Please share your level of agreement with the key steps regarding legislated programs
(111 responses)

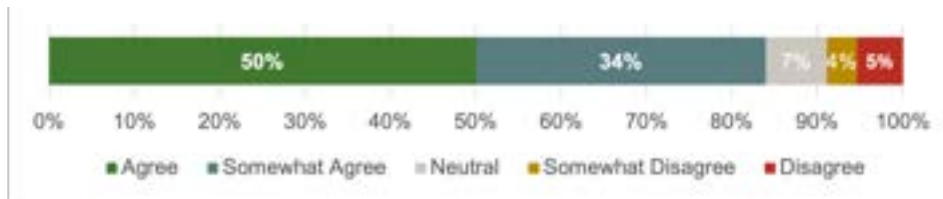


Please share what you would like the County to consider when working on legislated programs (103 responses)

Theme	Indicative Quotes
Public Education	<p>“Create an educational program that every new acreage owner must take that covers the key areas mentioned.”</p> <p>“I find short bursts of information in the county review to be a good way to be brought up to speed on information”</p>
Weed Control	<p>“How do we help acreage owners partner with county and neighbours to decrease weeds and maximize eco-benefits”</p> <p>“Need to educate all landowners on weeds and weed control. Apply pressure to province and railroad companies to be more responsible for right of ways”</p>
Enforcement	<p>“Enforcement - soil disposal, especially adjacent to urbanizing areas is a concern; changing land elevation”</p>
Water	<p>“More info on water act”</p>

3.6 Farm Succession

Please share your level of agreement with the key steps on farm succession (112 responses)



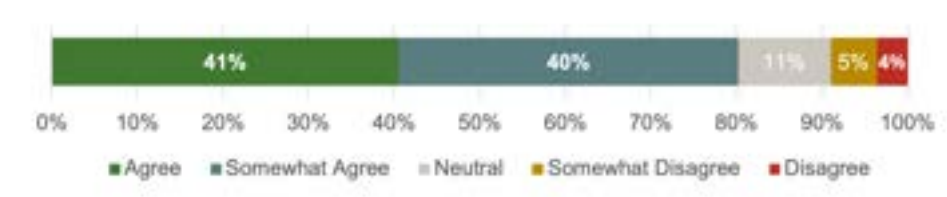
Please share what you would like the County to consider when working to support farm succession (135 responses)

Theme	Indicative Quotes
Infrastructure Needs/Costs For Two Plus Dwellings on Agricultural Parcels	“flexible first parcel out. most don't need to be 20 acres. consider pressure on roads and ground water supply septic fields?”
Housing for Family/Worker Accommodations	“Whats the purpose of the housing and how is that enforced? Ensure housing doesn't turn to an acreage subdivision but still have the ability to have family on the farm.”
Farmer Input/Rights/Support	“Let the operating farm figure out what is best for them as opposed to dictating.”
Flexibility	“It's hard to blanket this with a bylaw as every situation is different. Allowing for more flexibility for farm families is welcomed but not for additional recreation or businesses. Ie. VRBO or wedding venues etc.”

3.7 Protect Agricultural Land

Please share your level of agreement with the key steps to protect agricultural land?

(111 responses)



Please share what you would like the County to consider when protecting agricultural land

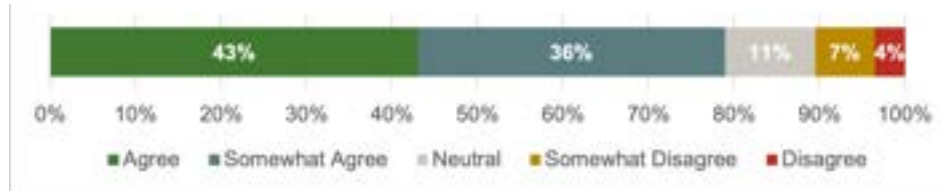
(139 responses)

Theme	Indicative Quotes
High Agricultural Significance	“Very much agree with protecting ag land. Feel it is a mistake to limit the definition of "high agricultural significance" farms and ranches need all lands, marginal lands are very important to cattle producers.”
Subdivisions/Land Use Changes	“Please consider keeping Ag parcels joined together without allowing smaller subdivisions to pop up (through rezoning / redesignating the land use, or subdividing into smaller acreages) which breaks up the farming community landscape and functionality”
Water Availability/Sustainability	“The water thing is a really big thing. If they keep approving land for development for large acreages that are not agricultural. Water is crucial.”
Native Range/Grass Land	“Cultivating native grasslands should not be acceptable, instead every opportunity to maximize the best use of existing ag land should be explored. Land trusts should be encouraged as a measure to protect natural lands with the chance to protect native plants (including grasses) and wildlife. Resource extraction I.e. gravel, oil & gas, coal, etc. should not be acceptable uses of native lands.”
Agricultural Boundary Design	<p>“Flip policy/guidelines so that setbacks are from the "ag land”</p> <p>“Consider placing buffer zones within rural subdivisions to protect ag producers from pests”</p>

3.8 Flexible Land Use

Please share your level of agreement with the key steps regarding flexible land use

(114 responses)



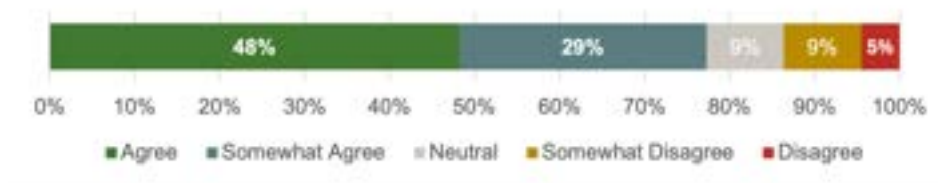
Please share what you would like the County to consider when working on flexible land use

(112 responses)

Theme	Indicative Quotes
Agri-Tourism/Agri-Business	<p>“Community implications-neighbours having to manage challenges. Define value added vs agri tourism-scale has large impact”</p> <p>“It is really important that the county broker that space between the rural and urban areas. Don’t let parking be a barrier”</p>
Flexible Policies	<p>“Flexibility of land use has everything to do with its designation. Flexibility around re-designation without \$6500 applications and multiple technical documents should be present”</p> <p>“Red tape, one complaint shuts everything down. Investment is high but the County needs to support the opportunity or not.”</p>
General Comments/Concern	<p>“As long as the owners of land want to explore the ag-business options and are not forced to do so then fine. Land should have the highest and best use. Sometimes that is commercial and res development. Listen to land owners, not neighbours.”</p>

3.9 Renewable Energy

Please share your level of agreement with the key steps on renewable energy (110 responses)



Please share what you would like the County to consider when working to manage renewable energy (125 responses)

Theme	Indicative Quotes
Prioritize Agricultural Land	<p>“Ag land should never be taken out of production, especially for solar farms or other renewables. This is a massively huge mistake if it happens.”</p> <p>“It makes more sense to install solar panels on existing building and parking lot roofs, rather than on open land. Any renewable energy projects considered on agricultural land should be designed to be “both/and”; i.e. so that agricultural activities can be continued at the same time (for example, growing crops beneath solar “roofs”).”</p>
Potential Impact/Risk	<p>“Consideration of native pastures, especially in the east. Key considerations, after it is done, clean up requirements, soil sterilization, and weed control.”</p> <p>“Seek to optimize shared use where both developers should have remediation plans/requirements to manage end of life, Do better than oil and gas reclamation”</p>
Farmer Input/Support/Rights	<p>“Some farming, depending on the crop, can benefit by installing solar for power generation, but additionally as a means of shading for crops which can't always have direct sun. This already exists in practice. Of course solar mounted on ag structures, or as a canopy to cover equipment etc. is a good idea first. I support renewable energy sources as a means of power generation over oil, gas and coal.”</p> <p>“Personal use of solar should be unlimited. This should apply only to utility level renewables”</p>

3.10 Other Thoughts

Do you have any other thoughts on the draft plan you would like to share with the County?

(42 responses)

Theme	Indicative Quotes
County Operations	<p>"Thanks for taking the time to get community engagement"</p> <p>"Its great to have a master plan. I look forward to seeing the KPI's and measurements to understand that when it comes to the end of the plan, we know how successful it was"</p> <p>"There was good discussion however not enough time to hear all the impacts/ideas"</p>
Question /Information /Comment	<p>"While I agree with most of this, it is difficult when the actions speak to recommendations which have not been written yet. Additionally, the MDP has not been written so it's unclear what will come of this. More engagement is needed as drafts are created."</p> <p>"Perhaps having smaller counties to help promote and secure issues."</p> <p>"Try to lessen grip and control from the County. Intentions are good but its crippling residents."</p>
Farmer Input/Support/Rights	<p>"Farm land near urban needs a future view. Currently many think being close to urban is not sustainable. But ag close to urban is the only option in future. Don't be short sighted. Frankly I often hear short sighted for the future generations. Protect western Canada's food growing potential"</p> <p>"Protect our right to farm"</p>

4.0 Next Steps

Thank you to the agriculture community members in Rocky View County who shared their views, thoughts, and ideas to contribute to a revised Agriculture Master Plan. The County truly appreciates the quality and depth of discussions, comments, and views shared between participants and the project team.

The final Agriculture Master Plan will be revised with the feedback gathered through this second phase of engagement and will be shared with the public Spring 2025.

For more information on the project and to stay in touch with the process, please visit:

www.rockyview.ca/agriculture-master-plan



COUNCIL REPORT

2025 Tax Recovery Sale Reserve Bids

Electoral Division: All

File: 0785

Date:	July 8, 2025
Presenter:	Adrienne Wilson, Supervisor, Taxation & Receivables
Department:	Finance Services

REPORT SUMMARY

Sections 418 and 419 of the *Municipal Government Act* (MGA) require the Council to set a reserve bid for each parcel of land sold at a tax recovery public auction. The tax recovery sale encompasses properties with taxes that are three years in arrears.

Rocky View County's 2025 tax recovery sale is scheduled for 2:00 p.m. on Friday, October 3, 2025. Assessment Services establishes the market values that create the reserve bid. The Financial Services manager will serve as the auctioneer, and a tax department representative will serve as the recording secretary for this tax recovery sale. The Assessment Services manager, or designate, will also attend.

This tax recovery sale will only proceed if the outstanding tax arrears as of December 31, 2024, remain unpaid at 2:00 p.m. on October 3, 2025.

ADMINISTRATION'S RECOMMENDATION

THAT Council approve the reserve bids for the 2025 tax recovery sale as presented in Attachment A.

BACKGROUND

Sections 418 and 419 of the *Municipal Government Act* (MGA) require municipalities to offer for sale at a public auction any parcel of land shown on their tax arrears list if the tax arrears are not paid. As per sections 420 and 425 of the MGA, 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 MGA states that Council must, for each parcel of land to be offered for sale at public auction, set a reserve bid as close as reasonably possible to the parcel's market value.

The tax recovery sale encompasses properties with taxes that are three years in arrears. Attachment A details the reserve bids (market values) established by Assessment Services. Supplementary information for each property subject to the tax recovery proceedings will be disclosed at the time of sale.

There are currently 30 properties on the reserve bid list (Attachment A), which is 30% higher than in 2024. Based on historical observations, Administration expects this list to be reduced by 77% in the lead up to the October 3, 2025 tax sale due to the involvement of interested parties such as financial institutions. Administration encourages property owners to use the Tax Installment Payment Plan (TIPP) to pay taxes in advance. For those in arrears, Administration actively pursues all available options, such as repayment agreements, before initiating tax recovery sales.

The Finance Services manager will serve as the auctioneer, and a tax department representative will serve as the recording secretary for this tax recovery sale. The Assessment Services manager, or designate, will also attend.

2025 Tax Recovery Sale Reserve Bids

COMMUNICATIONS / ENGAGEMENT

The Alberta Gazette will advertise the public auction on July 31, 2025. Letters with a copy of the Alberta Gazette advertisement will be mailed to all owners and interested parties before the end of August. Advertisements will also be posted in the Rocky View Weekly and on the County website on September 16, 2025.

IMPLICATIONS

Financial

There are no financial implications at this time.

STRATEGIC ALIGNMENT

This report is a statutory obligation under section 419 of the *Municipal Government Act*.

ALTERNATE DIRECTION

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

ATTACHMENTS

Attachment A: 2025 Tax Recovery Sale Reserve Bids

APPROVALS

Manager:	Issy Agbonkhese, Manager, Financial Services
Executive Director/Director:	Clint Warkentin, Executive Director, Finance & Business Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

Attachment 'A' (Reserve Bids)						
Title	LINC #	Legal	Acres	Reserve Bids as of June 20, 2025	Division	Roll
221273254	0029906427	UNIT 29 Plan 0311426; NE-22-23-27-04	0.73	\$410,000	07	03222277
081370939	0015726839	Lot 10 Blk 3 Plan 8111065; SE-10-23-05-05	2.00	\$1,195,500	01	03910034
951258875	0026570334	NW-35-24-27-04 Exc Plan RY226	0.67	\$3,200	06	04235006
211040580	0037541472	Lot 13 Blk 3 Plan 1710761; NW-29-24-28-04	0.40	\$1,133,000	06	04329201
221190079	0037541712	Lot 36 Blk 3 Plan 1710762; NW-29-24-28-04	0.25	\$1,310,000	06	04329223
181131591	0028454114	Lot 5 Plan 0011758; SW-33-24-28-04	4.03	\$1,172,400	06	04333002
061383570	0029856291	UNIT 56 Plan 0311031; NW-06-24-02-05	0.25	\$1,800,000	01	04606393
221212273	0012804225	NE-20-25-27-04	20.00	\$1,110,000	05	05220009
201129209	0021581253	NW-26-25-28-04	160.00	\$2,184,000	05	05326003
121102073	0035155127	Lot 24 Blk 1 Plan 1210765; SE-18-25-02-05	0.36	\$3,179,000	03	05618131
241152733	0027384239	Lot 5 Blk 1 Plan 9810469; NW-29-25-02-05	2.03	\$1,259,600	04	05629046
971376444	0026472209	Lot 29 Blk 3 Plan 9511836; NE-16-25-03-05	0.50	\$195,000	02	05716098
921111498+2	0022438402	Lot 5 Blk 3 Plan 9210875; NE-24-25-03-05	4.84	\$1,948,000	03	05724011
001361252+3	0028686772	Lot 19 Blk 5 Plan 0013255; N-33-25-04-05	99.83	\$1,877,000	02	05833035
181137127	0037924214	UNIT 102 Plan 1810813; NW-04-26-29-04	0.003	\$75,000	05	06404117
181108175	0037924751	UNIT 158 Plan 1810813; NW-04-26-29-04	0.003	\$80,000	05	06404171
181103127	0037924982	UNIT 181 Plan 1810813; NW-04-26-29-04	0.003	\$125,000	05	06404194
181143395	0037926029	UNIT 285 Plan 1810813; NW-04-26-29-04	0.007	\$155,000	05	06404298
181343781	0037926748	UNIT 357 Plan 1810813; NW-04-26-29-04	0.003	\$80,000	05	06404370
181143194	0037927068	UNIT 389 Plan 1810813; NW-04-26-29-04	0.007	\$140,000	05	06404402
191225357	0037927589	UNIT 441 Plan 1810813; NW-04-26-29-04	0.003	\$70,000	05	06404454
181108132	0037927738	UNIT 456 Plan 1810813; NW-04-26-29-04	0.007	\$125,000	05	06404469
181110838	0037928033	UNIT 486 Plan 1810813; NW-04-26-29-04	0.003	\$70,000	05	06404499
211010174	0018136101	Blk 4 Plan 7411059; NE-16-26-01-05	19.74	\$1,379,000	05	06516008
211178781	0038697264	Lot 9 Blk 1 Plan 2011455; SW-18-26-01-05	2.00	\$544,400	05	06518016
101270319	0034472704	NE-06-26-03-05 Exc Plan 1013396	49.59	\$2,205,000	03	06706016
101300303	0034466862	Lot 7 Blk 3 Plan 8611207; NW-06-26-03-05	13.08	\$1,027,000	03	06706021
181068912	0037772290	Lot 1 Blk 1 Plan 1712361; SE-23-28-02-05	80.01	\$752,000	04	08623001
201095468	0036344679	UNIT 226 Plan 1412822; NE-13-26-06-05	0.11	\$689,000	03	10013228
221003027	0038608840	UNIT 306 Plan 1810813; NE-13-26-06-05	0.08	\$164,000	03	10013307



Fiscal Management Strategy – Key Financial Policies

Electoral Division: All

File: N/A

Date:	July 8, 2025
Presenter:	Isedua Agbonkhese, Manager, Finance Services
Department:	Finance Services

REPORT SUMMARY

As Rocky View County continues to grow, fiscal responsibility involves careful planning, stakeholder engagement, and the application of financial tools and policies to ensure sustainable growth while maintaining affordability for residents.

At the Governance Committee Meeting on June 10, 2025, the Committee recommended that the revised Procurement Policy C-203 be approved by Council. The Committee also recommended that Council rescind the Assessment Base Diversification Policy C-197 and the Municipal Tax Ratio Policy C-223, and approve the new Assessment and Tax Policy C-710.

THAT Governance Committee recommend Council rescind Assessment Base Diversification Policy C-197.

THAT Governance Committee recommend Council rescind Municipal Tax Ratio Policy C-223.

THAT Governance Committee recommend Council approve the Assessment and Tax Policy C-710, with amendments recommended by the Governance Committee.

THAT Governance Committee recommend Council approve the revised Procurement Policy C-203, with amendments recommended by the Governance Committee.

These financial policies, coupled with previously approved financial policies on May 6 and June 3, 2025, are required for prudent financial planning. They enable financial decision-making that ensures sustainable municipal services in the long term.

These recommendations are the final step in this year's policy update cycle and align with the approved timeline to support upcoming budget preparations. Going forward, all financial policy reviews and amendments will be integrated into the annual fiscal management strategy process.

Key upcoming budget preparation milestones are:

- July 17, 2025: Budget Briefing at the Governance Committee
- Q3 2025: Capital Committee Briefing

Fiscal Management Strategy – Key Financial Policies

ADMINISTRATION’S RECOMMENDATION

THAT Council approve Procurement Policy C-203 as presented in Attachment A.

THAT Council approve Assessment and Tax Policy C-710 as presented in Attachment B.

THAT Council rescind Assessment Base Diversification Policy C-197.

THAT Council rescind Municipal Tax Ratio Policy C-223.

BACKGROUND

On May 6, 2025, Council approved the Multi-Year Budgeting Policy C-709, Capital Budget Policy C-707, Asset Management Policy C-708, and the Terms of Reference for the Capital Committee. On June 3, Council approved the Managing Reserve Funds Policy C-222 and the Debt Acquisition and Management Policy C-220. Together with the additional policies presented for Council’s consideration today, these documents augment the County’s current financial activities toward cost-effective, sustainable, and accountable financial management, in alignment with the County’s broader Fiscal Management Strategy.

At the Governance Committee Meeting on June 10, 2025, the Committee recommended revisions to the newly drafted policies, including a reference to Fiscal Management Strategy goals within the Assessment and Tax Policy C-710, and direct language on the County’s commitment to achieving objectives within each policy. These revisions have been incorporated into the updated policy.

A Fiscal Management Strategy will be prepared at the start of a Council’s term and reviewed annually for possible updates to guide the budgeting process. This strategy will include setting a desired property assessment class composition, property tax ratios and rates, appropriate user fees, rates and charges, reserve balance targets, and the County’s approach to grant and debt utilization.

Significant financial obligations—such as the Prairie Economic Gateway initiative, capital infrastructure requirements (roads, water, wastewater), and capital facilities (recreation centres and fire halls)—create competing demands for both capital and operating expenditures. These growth pressures, combined with an evolving economic and political landscape at both regional and global levels, require the County to maintain a well-considered, forward-looking approach to financial decision-making. Accordingly, there is an ongoing need for updated and/or new financial policies to properly plan, sequence, and responsibly fund existing service requirements and new strategic initiatives.

The Assessment and Tax Policy C-710 guides the County in maintaining a balanced tax base between residential and non-residential properties to support long-term financial sustainability. The policy ensures tax stability, aligns growth with infrastructure and service planning, and supports fair tax distribution while responding to changing economic and development conditions.

The Procurement Policy C-203 provides clear direction for purchasing goods, services, and construction in a fair, transparent, and cost-effective way. It supports responsible spending by focusing on best value, ensuring compliance with trade and legal obligations, and maintaining high ethical standards. The policy also strengthens flexibility and accountability in County purchasing practices.

Fiscal Management Strategy – Key Financial Policies

ANALYSIS

It is recommended that Assessment Base Diversification Policy C-197 (Attachment C), initially adopted in 2016 and not updated since, and Municipal Tax Ratio Policy C-223 (Attachment D), initially adopted in 2023 and not updated since, be rescinded to facilitate the integration of relevant County goals and objectives into a comprehensive Fiscal Management Strategy. Goals and objectives to be considered as part of a future Fiscal Management Strategy are:

Assessment Base Diversification Policy C-197

- The County is committed to continued assessment-based diversification and will strive to achieve an Assessment Split Ratio of 65%/35% by 2035 through careful consideration of development applications.

Municipal Tax Ratio Policy C-223

- The County will implement a tax ratio that complies with legislation on an annual basis and allocates a minimum of 50% of the municipal tax to the non-residential assessment classes.

Below is an analysis of the benefits of the recommended policy amendments:

Procurement Policy C-203

The County's procurement policy ensures fair, transparent, and responsible spending. Key points include:

- Legislative compliance with the Municipal Government Act and trade agreements, with a focus on getting the best overall value by considering price and other important factors.
- Only the Chief Administrative Officer (CAO) and authorized staff can approve spending within the approved budget, with Council approval required for unplanned expenses, except during emergencies when the CAO can act quickly to maintain essential services.

Assessment and Tax Policy C-710

The County's Assessment and Tax Policy C-710 supports long-term financial sustainability by promoting a balanced tax structure and a diversified property assessment base. Key points include:

- Maintaining a tax ratio between residential and non-residential assessment classes and grow each assessment class in alignment with the County's Strategic Plan and Fiscal Management Strategy.
- Ensuring a stable and sustainable tax revenue stream that supports effective service delivery in alignment with long-term goals and objectives.
- Ensuring the County's compliance with legislated requirements as it relates to Assessment and Taxation.

COMMUNICATIONS / ENGAGEMENT

If approved, the Procurement Policy C-203 and Assessment and Tax Policy C-710 will be published on the County website for public access.

IMPLICATIONS

Financial

There are no immediate financial implications to support this financial policy work.

Fiscal Management Strategy – Key Financial Policies

Long Term Planning

These policies help the County maintain a balanced and stable tax base while ensuring that purchases are fair, transparent, and provide good value. This supports steady revenue for essential services and infrastructure and promotes responsible spending. Together, they protect the County's financial health and service quality over the long term.

STRATEGIC ALIGNMENT

Key Performance Indicators		Strategic Alignment
Financial Prosperity	FP2: Ensuring County remains financially sustainable for future generations	The proposed Assessment and Tax Policy and Procurement Policy help the County manage growth, keep taxes fair, and spend wisely. Together, they support stable funding, transparent purchasing, and long-term financial sustainability.

ALTERNATE DIRECTION

THAT Council directs Administration to incorporate any feedback identified by Council in finalizing Procurement Policy C-203 and Assessment and Tax Policy C-710, and bring back to a future Council meeting before the end of Q3 2025.

ATTACHMENTS

Attachment A: Procurement Policy C-203 Proposed Redline Version
 Attachment B: Assessment and Tax Policy C-710 (Proposed Consolidation)
 Attachment C: Assessment Base Diversification Policy C-197 (Recommended for rescission)
 Attachment D: Municipal Tax Ratio Policy C-223 (Recommended for rescission)
 Attachment E: Fiscal Management Strategy – Budget Preparation Timelines, Key Financial Policies & Capital Committee Considerations

APPROVALS

Manager:	Isedua (Issy) Agbonkhese, Manager, Finance Services
Executive Director/Director:	Clint Warkentin, Executive Director, Financial & Business Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer



Procurement Policy

Council Policy

C203

Policy Number:	C-203
Policy Owner:	Finance Services Legal and Land Administration
Adopted By:	Council Governance and Priorities Committee
Adoption Date:	2003 July 29
Effective Date:	2025 July XX 2003 July 29
Date Last Amended:	2023 July 29 2019 March 05
Date Last Reviewed:	2023 July 29 2019 March 05

Purpose

- 1 The purpose of this policy is to provide guidance on the acquisition of Goods, Services **and construction** by authorized staff to ensure fairness, accountability, and transparency in Rocky View County's ~~(the County)~~ procurement activities.



Policy Statement

- 2 The County ~~observes all~~ procures good in accordance with all applicable legislation including, but **not limited to**, the *Municipal Government Act*, the *Canadian Free Trade Agreement* and the *New West Trade Partnership Agreement*.
- 3 The County is committed to achieving the maximum financial prudence in procurement while ensuring open, transparent, and accountable access to County spending.
- 4 The County commits to acquiring goods, **and** services, and **construction** at the best value to align with the organization's needs and requirements.
- 5 The County obtains goods and services through a transparent, fair, and competitive process emphasizing customer service.
- 6 The County encourages innovation and the use of technology that meets the County's specifications and industry standards to ensure the utilization of the most efficient and effective procurement processes and practices.
- 7 The County will acquire goods, services and construction with consideration for the "total cost of ownership."



Procurement Policy

Council Policy

C203

- 8 The County will consider environmental sustainability, community impact, and social awareness when procuring goods, services, and construction.



Policy

- 9 ~~Only~~ The Chief Administrative Officer ~~or his or her delegate~~ and delegated staff may ~~approve~~ authorize expenditures within the operating and capital budgets approved by Council.

- 10 ~~Any~~ Expenditures not included in the approved operating or capital budget must be approved by Council before the expenditure is made, unless the purchase is due to a ~~declared state of local emergency~~ ~~an emergency~~.

- 11 In a declared county state of local emergency by the appropriate legislated governing body, the CAO or their delegate can make unbudgeted expenditures to maintain essential county services.

~~In the event of an Emergency, the CAO is authorized to make expenditures not included in the approved operating or capital budget to ensure continuous delivery of the County's essential services.~~

~~The County considers the overall cost in procurements and evaluates the relevance of price and Non-Price Factors~~

- 12 The Chief Administrative Officer and ~~his or her delegates~~ delegated staff will ~~shall~~:

- (1) act honestly and with integrity in procurement and contracting practices;
- (2) adhere to ethical standards in all procurement and contracting practices;
- (3) ensure proper sourcing processes are maintained as per public procurement law and applicable trade agreements;
- (4) implement a "Supplier Code of Conduct" which sets minimum performance standards for suppliers and their subcontractors, and the County's health and safety standards;
- (5) support the promotion of sound procurement practices to ensure compliance with County policies & procedures as well as regulations and trade agreements; and
- (6) ensure documentation is maintained in compliance with auditing standards.





Procurement Policy

Council Policy

C203

References

Legal Authorities	<ul style="list-style-type: none">• <i>Municipal Government Act</i>, RSA 2000, c M-26, section 248• <i>Canada – European Union Comprehensive Economic and Trade Agreement (CETA)</i>• <i>Canadian Free Trade Agreement (CFTA)</i>• <i>New West Trade Partnership Agreement (NWTPA)</i>• <i>Emergency Management Act</i>, RSA 2000, c E-6.8, section 21• <i>World Trade Organization Agreement on Government Procurement (GPA)</i>• <i>Chief Administrative Officer (CAO) Bylaw C-7350-2014</i>
Related Plans, Bylaws, Policies, etc.	<ul style="list-style-type: none">• <i>CAO Delegation Order</i>• <i>Multi-year Budgeting Policy C-709</i>• <i>Capital Budgeting Policy C-707</i>
Related Procedures	<ul style="list-style-type: none">• <i>Purchasing Procedures PRO-203</i>
Other	<ul style="list-style-type: none">• <i>Alberta Purchasing Connection</i>



Policy History

Amendment Date(s) – Amendment Description	<ul style="list-style-type: none">• 2019 March 05
Review Date(s) – Review Outcome Description	<ul style="list-style-type: none">• 2019 March 05



Definitions

13 In this policy:

~~“CFTA” means the Canadian Free Trade Agreement, an intergovernmental trade agreement with the objective of reducing and eliminating, to the extent possible, barriers to the free movement of persons, goods, services, and investments within Canada and to establish an open efficient, and stable domestic market;~~

- (1) “Chief Administrative Officer” means the Chief Administrative Officer of Rocky View County as defined in the *Municipal Government Act* or their authorized delegate;
- (2) ~~“construction” means the construction, reconstruction, demolition, repair, or renovation of a building, structure, or other civil engineering work;~~



Procurement Policy

Council Policy

C203

- (3) "Council" means the duly elected Council of Rocky View County;
- (4) "goods" means tangible things that can be consumed;

~~"Non-Price Factor" means any evaluation criteria, preference, or requirement that is not expressed as a dollar amount. Examples: service; delivery; warranties; quality metrics; satisfactory past performance;~~

~~"NWPTA" means New West Partnership Trade Agreement, an agreement between the Governments of British Columbia, Alberta and Saskatchewan for form a barrier free interprovincial market.;~~
- (5) "Rocky View County" or "the County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;
- (6) "services" means intangibles provided by third parties;
- (7) "staff" means a person who reports directly or indirectly to the Chief Administrative Officer and provides services for Rocky View County under an employment agreement, personal services agreement, or in the capacity of an agent, student, or volunteer;
- (8) ~~"state of local emergency" means a declaration of a local state of emergency made pursuant to the *Emergency Management Act*; a situation in which there is imminent danger to public safety or of serious harm to property.~~
- (9) ~~"Supplier Code of Conduct" means ethical and business practices that suppliers must follow to do business with the county. It ensures suppliers adhere to standards like fair labor practices, human rights, environmental impact, and ethical business conduct; and~~
- (10) ~~"total cost of ownership" is the complete cost of owning and operating a product or service, including the initial purchase price and all other costs like maintenance, repairs, upgrades, training, and disposal over its lifespan.~~



ASSESSMENT AND TAX POLICY

Council Policy

C-710

Policy Number:	C-710
Policy Owner:	Finance Services
Adopted By:	Council
Adoption Date:	YYYY Month DD
Effective Date:	YYYY Month DD
Date Last Amended:	YYYY Month DD
Date Last Reviewed:	YYYY Month DD

Purpose

- 1 This policy establishes the principles and guidelines that support Rocky View County's long-term financial sustainability through a balanced municipal tax structure and a diversified property tax assessment base.
- 2 To guide the County's *Municipal Development Plan*, capital infrastructure, and service investments to ensure alignment with the Council's *Strategic Plan*, the County's Fiscal Management Strategy, and emerging priorities.



Policy Statement

- 3 The County is committed to the collection of municipal tax levies from residential and non-residential assessment classes in accordance with part 9 of the *Municipal Government Act*.
- 4 The County will ensure a stable and sustainable tax revenue stream that supports effective service delivery in alignment with long-term goals and objectives stated in its **Fiscal Management Strategy, which is approved at the start of each County term and subject to regular review to reflect current macroeconomic conditions, and emerging priorities.**
- 5 The County will maintain a tax ratio between residential and non-residential assessment classes and grow each assessment class in alignment with the Council's *Strategic Plan* and Fiscal Management Strategy.
- 6 The County's development approvals and capital infrastructure investments will be guided by their potential to support a more balanced assessment base and enhance the County's long-term



ASSESSMENT AND TAX POLICY

Council Policy

C-710

financial sustainability, as outlined in the Fiscal Management Strategy approved at the beginning of each Council term."



Policy

Assessment Growth and Diversification

- 7 The County will align municipal development plans, land use planning, and corresponding infrastructure investment decisions with the residential and non-residential assessment class diversification goals established in the Fiscal Management Strategy.
- 8 The County is committed to achieving a balanced assessment base in conjunction with healthy reserve balances, thereby reducing the risk of over-reliance on any one assessment class, thereby enabling sustainable service delivery and fiscal resilience.
- 9 The County will prioritize funding growth costs associated with infrastructure development, population, and economic development with the corresponding assessment growth funds realized from said growth.
- 10 Should assessment growth funds exceed associated growth cost, excess funds can be applied to other financial priorities through the County's budgeting process as a one-time application or on an ongoing basis. Financial priorities include:
 - (1) debt reduction on existing County debt obligations;
 - (2) municipal lifecycle reserves funding to close capital infrastructure funding gaps;
 - (3) municipal specific purpose reserves funding for emerging initiatives; and
 - (4) permanent tax levy reduction by funding existing service delivery unassociated with assessment growth.

Tax Ratio Management

- 11 The County will establish tax rates each year to meet budgetary needs while ensuring that tax burden distribution between assessment classes remains as stable as possible.
- 12 The County will maintain a minimum contribution of the annual municipal tax levy from non-residential assessment classes in accordance with the Fiscal Management Strategy, recognizing that non-residential properties generally have greater capacity and tools to manage property tax impacts.



ASSESSMENT AND TAX POLICY

Council Policy

C-710

- 13 The County will comply with section 358.1 of the *Municipal Government Act* which limits the maximum tax rate ratio between non-residential and residential properties.

Governance

- 14 Assessment growth and tax levies will be determined through the County's multi-year budgeting exercise in accordance with the *Multi Year budgeting Policy*.
- 15 Tax levies and associated tax rates are established in accordance with the *Municipal Government Act*.
- 16 Administration will provide regular reporting and transparent updates to Council on the use of existing tax levies and target assessment diversification compositions, monitoring the potential impacts of changing market, demographic, and development conditions on tax levies and assessment compositions.



References

Legal Authorities

Related Plans, Bylaws, Policies, etc.

Related Procedures

Other

- *Municipal Government Act*, RSA 2000, c M-26, part 9, section 358.1
- *Rocky View County Plan* Bylaw C-7280-2013 (Municipal Development Plan)
- *Multi-Year Budgeting Policy* C-709
- *Council's Strategic Plan 2023 to 2027*



Policy History

Amendment Date(s) – Amendment Description

Review Date(s) – Review Outcome Description

- New
- New



Definitions

- 17 In this policy:



ASSESSMENT AND TAX POLICY

Council Policy

C-710

- 18 “Administration” means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;
- 19 “assessment base” means the total taxable property assessment in Rocky View County;
- 20 “Council” means the duly elected Council of Rocky View County;
- 21 “non-residential assessment” means all taxable assessments excluding residential, including commercial, industrial, machinery and equipment, linear, and farmland;
- 22 “residential assessment” means assessments from residential, farm residential, and vacant residential properties;
- 23 “Rocky View County” or “the County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires; and
- 24 “tax ratio” means the ratio of the highest non-residential tax rate set out in the County’s property tax bylaw for a given year compared to the lowest residential tax rate set out in the County’s property tax bylaw for the same year.

COUNCIL POLICY

C-197



Approval Date: March 1, 2016 Review Date: Revision Date(s):			Title: Assessment Base Diversification Policy	
			Policy Category: Governance	Supporting Department: Legislative Services
			Reference(s): County Plan (Bylaw 7280-2013) 2015 – 2018 Strategic Plan	

1. PURPOSE

The intent of this policy is to provide strategic direction on long term financial viability of the County through the maintenance of a healthy property assessment base. This Policy will be considered when evaluating significant residential and non-residential developments in the County.

2. POLICY STATEMENT

The County is committed to continued assessment base diversification and will strive to achieve an Assessment Split Ratio of 65%/35% by 2035 through careful consideration of development applications.

3. DEFINITIONS

“Assessment Base” means the total taxable property assessment in the County.

“Assessment Split Ratio” means the ratio of Residential Assessment to Non-Residential Assessment in the County. This ratio is expressed in percentage of the overall taxable Assessment Base.

“County” means Rocky View County.

“Net Contributor” means the revenue collected through property taxation exceeds the expenses associated with providing municipal services.

“Non-Residential Assessment” means all taxable assessment types other than Residential. This includes commercial, industrial, machinery and equipment, linear and farmland property assessment.

“Residential Assessment” means residential, farm residential and vacant residential property assessment.

4. POLICY RATIONALE

1. The County recognizes that long term financial viability is dependent on a healthy Assessment Split Ratio.
2. Municipal Affairs also recognizes the importance of Non-Residential Assessment as part of their “Key Measures of Municipal Sustainability” screening tool.
3. The County has invested in infrastructure to facilitate increased non-residential development in the County.
4. It is generally accepted that non-residential development is a Net Contributor to a municipality’s overall municipal taxation structure.
5. Current legislation prohibits the collection of levies to fund soft services typically required for residential development such as municipal buildings, fire services, police services, recreation, libraries etc.
6. There are limits on property taxation as a tool to collect for capital infrastructure requirements and increased operational impacts to service communities.
7. As of December 31, 2015 the Assessment Split Ratio was 73%/27% in the County.



MUNICIPAL TAX RATIO POLICY

Council Policy

C-223

Policy Number:	C-223
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2023 November 14
Effective Date:	2023 November 14
Date Last Amended:	N/A
Date Last Reviewed:	2023 November 14

Purpose

- 1 The intent of this policy is to provide strategic direction on the long-term financial viability of Rocky View County (the “County”) through the maintenance of a balanced tax ratio that distributes the tax burden between residential and non-residential assessment classes. This policy will guide tax rate setting on an annual basis.



Policy Statement

- 2 The County strives to balance the municipal tax burden between residential and non-residential assessment classes. This will be achieved through setting tax rates where the non-residential assessment classes will contribute a minimum of 50% of the annual municipal tax.



Policy

- 3 The County recognizes the need to diversify the overall assessment base through careful consideration of development applications.
- 4 The County sets tax rates annually based on budgetary needs.
- 5 The County recognizes a need to balance the municipal tax burden between assessment classes while maintaining competitive tax rates.
- 6 The County recognizes that the non-residential assessment class generally has tools to minimize the impacts of municipal property tax.



MUNICIPAL TAX RATIO POLICY

Council Policy

C-223

- 7 Current legislation limits the tax ratio to a maximum of 5:1.
- 8 On an annual basis, the County will implement a tax ratio that complies with legislation and allocates a minimum of 50% of the municipal tax to the non-residential assessment classes.



References

Legal Authorities

Related Plans, Bylaws, Policies, etc.

Related Procedures

Other

- *Municipal Government Act*, RSA 2000, c M-26
- Rocky View County Policy C-197, *Assessment Base Diversification*
- N/A
- N/A



Policy History

Amendment Date(s) – Amendment Description

Review Date(s) – Review Outcome Description

- N/A
- N/A



Definitions

- 9 In this policy:
- (1) “assessment base” means the total taxable property assessment in the County;
 - (2) “non-residential assessment” means all taxable assessment types other than residential. This includes commercial, industrial, machinery and equipment, linear, and farmland property assessment;
 - (3) “residential assessment” means residential, farm residential, and vacant residential property assessment;
 - (4) “Rocky View County” or “the County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires; and



MUNICIPAL TAX RATIO POLICY

Council Policy

C-223

- (5) “tax ratio” means the ratio of the highest non-residential tax rate set out in the municipality’s property tax bylaw for a year to the lowest residential tax rate set out in the municipality’s property tax bylaw for the same year.



ROCKY VIEW COUNTY

Fiscal Management Strategy

2026 – 2029 Budget Preparation Timelines,
Key Financial Policies & Capital Committee
Considerations

July 8, 2025

Budget Preparation Timelines

At the start of each Council term, the County develops a four-year operating and capital budget and a ten-year capital plan. In each subsequent year of the term, the budget is updated to reflect any changes in Council priorities, emerging legislative or regulatory requirements, and significant economic conditions or trends.

The following outlines the key milestones and associated timelines in the County's 2026 – 2029 budgeting process:

1. May 12 – June 12, 2025: Submission of Capital Request
2. Mid-June 2025: Public Engagement
3. June 25, 2025: Capital Committee Meeting #1
4. July 15, 2025: Governance Committee meeting report – RVC 2026-2029 Budget Brief
5. November 2025 (date TBD): Capital Committee Meeting #2
6. Mid-November 2025: Publish 2026-2029 Multi-Year Budget
7. Late November and Early December: Special Council Meetings for 2026-2029 Budget deliberation and approval

Key Milestones & Timelines

Submission of Capital Request (May 12 – June 12, 2025)

Council, community groups, external stakeholders, and department managers may submit capital project requests. Submit to the Finance Department by emailing budget@rockyview.ca.

Public Engagement (Mid-June 2025)

The Financial and Business Services Division and the Communication Department will educate, engage, and collect feedback from the public on the budget. Feedback will be presented through several budget briefing presentations.

Capital Committee Meeting #1 (June 25, 2025)

The first capital committee meeting aims to walk through the Capital Committee's "Terms of reference" application and review relevant capital reports, including proposed deliberation categories and criteria to allow the committee to provide feedback on the capital committee proceedings.

Governance Committee meeting report – RVC 2026-2029 Budget Brief (July 15, 2025)

Administration will brief Council on the RVC 2026-2029 Budget parameters and assumptions, including recommended business cases.

Capital Committee Meeting #2 (November 2025)

The second meeting will involve the committee recommending long-term investments in infrastructure and tangible capital assets per the Capital Committee Terms of Reference to Council.

Publish 2026-2029 Multi-Year Budget (Mid-November 2025)

The proposed Rocky View County 2026 -2029 Budget will be published on the County's website.

Special Council Meetings for 2026-2029 Budget deliberation and approval (late Nov/early Dec)

Council will deliberate and approve a county budget per the Municipal Government Act, aligned with the County's strategic plan and Fiscal management strategy.

Fiscal Management and Financial Policies Overview

Increasing demand for municipal infrastructure, coupled with an ever-changing economic and political landscape regionally and internationally, means that the County needs a well-thought-out plan to manage financial decision-making to ensure sustainable municipal services and profitable financial goals in the long term.

A Fiscal Management Strategy will state the County's long-term financial goals, steps to achieve said goals, and expected results required for efficient financial planning. Such a strategy is proposed to be established at the start of a Council's 4-year term. These long-term financial goals will be in alignment with the Council's strategic plan while also:

- Ensuring County services are sustainable
- Ensuring all initiatives are strategically planned, funded, and sequenced; and
- Ensuring transparency, regulatory compliance, lifecycle optimization, and alignment with broader financial plans.

Key financial policies outlining guiding principles for sound financial decisions are required to achieve a thorough Fiscal Management Strategy. Although the county currently has some financial policies, additional policies that position the county for responsible growth are urgently needed, as is a policy refresh on existing policies.

New Financial Policies – Approved by Council on May 6, 2025

- Capital Budget Policy C-707 enables the County to forecast infrastructure needs, manage financial capacity and funding sources (reserves, levies, grants, debt, etc.), and plan expenditure over five to ten years while avoiding unnecessary debt.
 - The associated Capital Committee Terms of Reference provide elected officials with the forum to evaluate, prioritize, and recommend to Council the County's capital project planning process using the principles and guidelines of the capital budget policy.
- Asset Management Policy C-708 enables the County to make data-driven, evidence-based decisions regarding lifecycle infrastructure investments to maintain public services like water systems, roads, parks, and recreation facilities. Proactive planning optimizes maintenance, renewal, and replacement based on risk and opportunity. This policy is foundational to the County's Capital Budgeting and Reserve policies, acting to extend the lifespan of critical infrastructure.
- Multi-Year Budgeting Policy C-709 bridges short-term actions with long-term objectives, ensuring annual decisions contribute to the County's long-term strategic goals. It gives residents and businesses greater certainty about tax rates and service delivery over time, allowing flexibility to address economic changes, new regulations, or emergencies. This policy provides transparency and predictability by clarifying long-term tax implications for residents.

Existing Policies for Administration Review

The following policies will be reviewed, updated, and presented to Governance Committee between June and July 2025:

- Managing Reserve Funds Policy C-222 (Attachment A) enables the County to save for large-scale infrastructure projects, minimize the use of debt and unplanned tax increases, and ensure financial stability. Reserve funds provide flexibility to address unexpected costs or fund future capital projects without resorting to debt or tax increases. This policy mitigates the risks from economic downturns or unexpected expenses. Key features include:
 - Setting targets for reserves dedicated to specific purposes, such as infrastructure renewal, recreation, or economic development
 - For the last three years, Rocky View County has averaged approximately \$150,000,000 in total reserve funds with defined targets, ensuring liquidity for obligations like infrastructure renewal and economic stimulus. For example, in 2024, the County had approximately \$45,600,000 in capital reserves, minimizing reliance on external borrowing.
- Debt Acquisition and Management Policy C-220 (Attachment B) guides borrowing decisions by setting limits on debt and debt servicing costs, ensuring financial sustainability, and complying with the Municipal Government Act - Debt Limit Regulation. The policy ensures that current and future tax rate payers share the financial burden over the facility's projected useful life by stipulating the type of projects that can be debt-financed. This policy also mitigates risks from economic downturns or unexpected expenses.
- Procurement Policy C-203 enables standardized procurement practices to achieve value for money through competitive bidding, strategic purchasing decisions, and contract management. The policy guides the acquisition of goods and services to ensure fairness, accountability, and transparency in the County's procurement activities.
- Municipal Tax Ratio Policy C-223 enables equitable contributions across property classes and predictable taxation for County residents, and ensures competitive tax rates to attract and retain business investment, in compliance with the *Municipal Government Act – Maximum tax ratio*.
 - By balancing affordability and revenue needs, Rocky View County will carefully set tax rates to balance affordability for residents with the need to generate sufficient revenue for services and infrastructure.
- Assessment Base Diversification Policy C-197 enables the county's long-term financial viability through a healthy property assessment base by considering the impact of taxation on county finances of significant residential and non-residential developments.
 - Rocky View County will use multi-year budgets to forecast tax rates while utilizing public engagement to ensure transparency in trade-offs between establishing service levels and affordability.

As the County's fiscal management strategy matures, additional financial policies (e.g., grant policies, investment policies, etc.) will be proposed for the Governance Committee's consideration.

Key Financial Policies – 2025 Timelines

Approved by Council in May-June 2025:

- Multi-year Budgeting Financial Policy (new) – Governance Committee April 16; Council May 6
- Capital Budgeting Financial Policy (new) – Governance Committee April 16; Council May 6
- Capital Committee Terms of Reference (new) – Governance Committee April 16; Council May 6
- Asset Management Financial Policy (new) – Governance Committee April 16; Council May 6
- Managing Reserve Funds Policy C-222 (revision) – Possible Council Approval June 3
- Debt Acquisition and Management Policy C-220_(revision) – Possible Council Approval June 3

Recommended for Council approval by the Governance Committee on June 10; Council July 8):

- Procurement Policy C-203 (revision)
- Assessment and Tax Policy C-710 (new)
- Assessment Base Diversification Policy C-197 (rescind)
- Municipal Tax Ratio Policy C-223 (rescind)



COUNCIL REPORT

Disposal of Closed Road Allowance

Electoral Division: 5

File: 07328001

Date:	July 8, 2025
Presenter:	Dane Sokol, Municipal Lands Administrator
Department:	Asset Management

REPORT SUMMARY

The purpose of this report is to assess the consolidation of the closed road allowance that runs adjacent to the west boundary NW and SW-27-27-28-W4M. The road allowance was closed in 1974 by Bylaw C-959. The application proposes to consolidate the \pm 8.0 acres of the closed road allowance into the immediately adjacent land to the east, to create \pm 328 acres.

The application was evaluated against the *Municipal Government Act*, Disposal of Reserve Land, Former Reserve Land, and Fee Simple Land by Sale Policy C-313, and Sale of Fee Simple Land Procedure C-313C.

The applicant agrees with the appraised market value of the lands provided by Administration.

ADMINISTRATION'S RECOMMENDATION

THAT Council direct Administration to proceed with the sale of the 8.0 acre closed road allowance that runs adjacent to the west boundary NW and SW-27-27-28-W4M to the applicant Benjamin Thorlakson, subject to:

- A Sales Agreement being signed at the established value of \$34,000.00, plus all applicable taxes; and
- That all incidental costs to create the title and consolidation with the adjacent lands are at the expense of the applicant.

BACKGROUND

Location

Approximately 9.0 kilometers (5.6 miles) east of the City of Airdrie, the subject land has direct access via Township Road 274 (Attachment A).



Disposal of Closed Road Allowance

Site History

The 8.0-acre road allowance to the west of Section 27-27-28-W4M was closed April 5, 1974 – Bylaw C-959 (Attachment B and C).

Intermunicipal and Agency Circulation

The application was circulated to all necessary internal and external agencies (Attachment D).

Landowner Circulation

The application was circulated to 4 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters were received.

ANALYSIS

Administration reviewed Bylaw C-959 and could not determine why the parcel was not consolidated and titled at the time the bylaw was approved. The closed road allowance has remained in this state since Bylaw C-959 was approved on April 5, 1974.

The adjacent landowner, as the applicant, has now agreed to purchase the closed road allowance at appraised (fair) market value and consolidate the subject parcel into their immediate adjacent parcel to the east. No advertising was necessary as the transaction conforms with section 70(1) of the *Municipal Government Act*.

IMPLICATIONS

Financial

The road allowance was appraised at \$34,000 in 2024 (Attachment E). The proceeds from the sale will be received as revenue into the Tax Stabilization Reserve.

ALTERNATE DIRECTION

THAT Council directs Administration to decline the Land Sale Application for the closed road allowance and provide alternate direction.

ATTACHMENTS

Attachment A: Map Set

Attachment B: Sale of Former Reserve and Fee Simple Land Application

Attachment C: Bylaw C-959

Attachment D: Application Referral Responses

Attachment E: Consultant Land Appraisal

APPROVALS

Manager:	Steven Hulsman, Manager, Asset Management
Executive Director/Director:	Clint Warkentin, Executive Director, Financial & Business Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

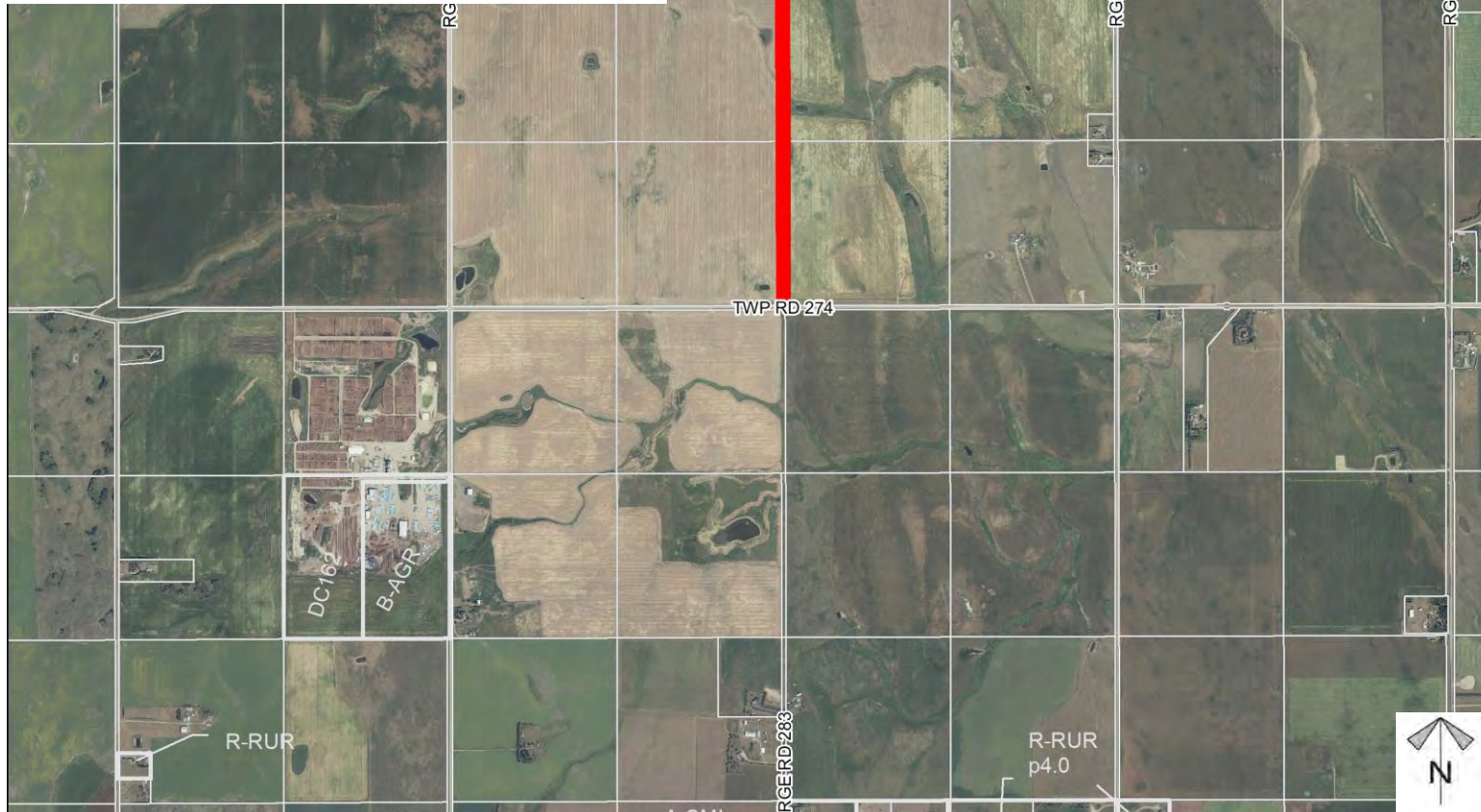
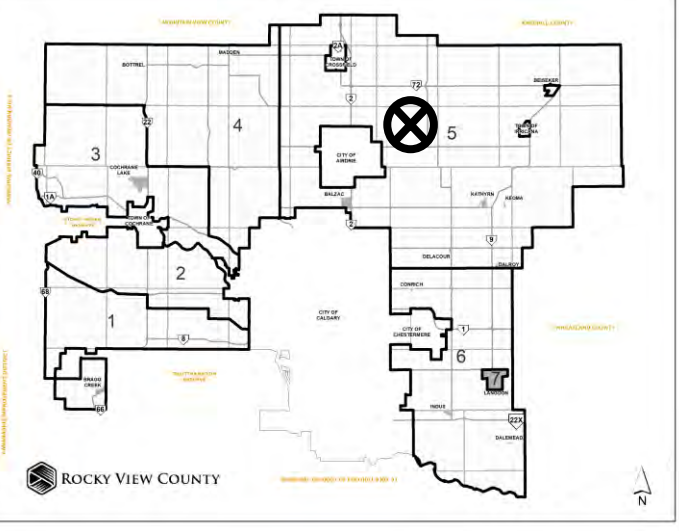
Location & Context

Closed RA Sale Proposal

To consolidate the closed road allowance (±8 acres) into the adjacent land to the east in order to create a ±132.74 hectares (±328 acres).

Division: 5
 File: Sale of Closed Road Allowance
 Printed: Apr 15, 2024
 Legal: In between WNW & WNW
 Page 256 of 605

Attachment A: Map Set



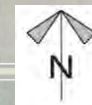
Development Proposal

Closed RA Sale Proposal

To consolidate the closed road allowance (± 8 acres) into the adjacent land to the east in order to create a ± 132.74 hectares (± 328 acres).

Attachment A: Map Set

TWP RD 274



Division: 5
File: Sale of Closed Road
Allowance
Printed: Apr 15, 2024
Legal: In between WNW &
Page 2 of 5

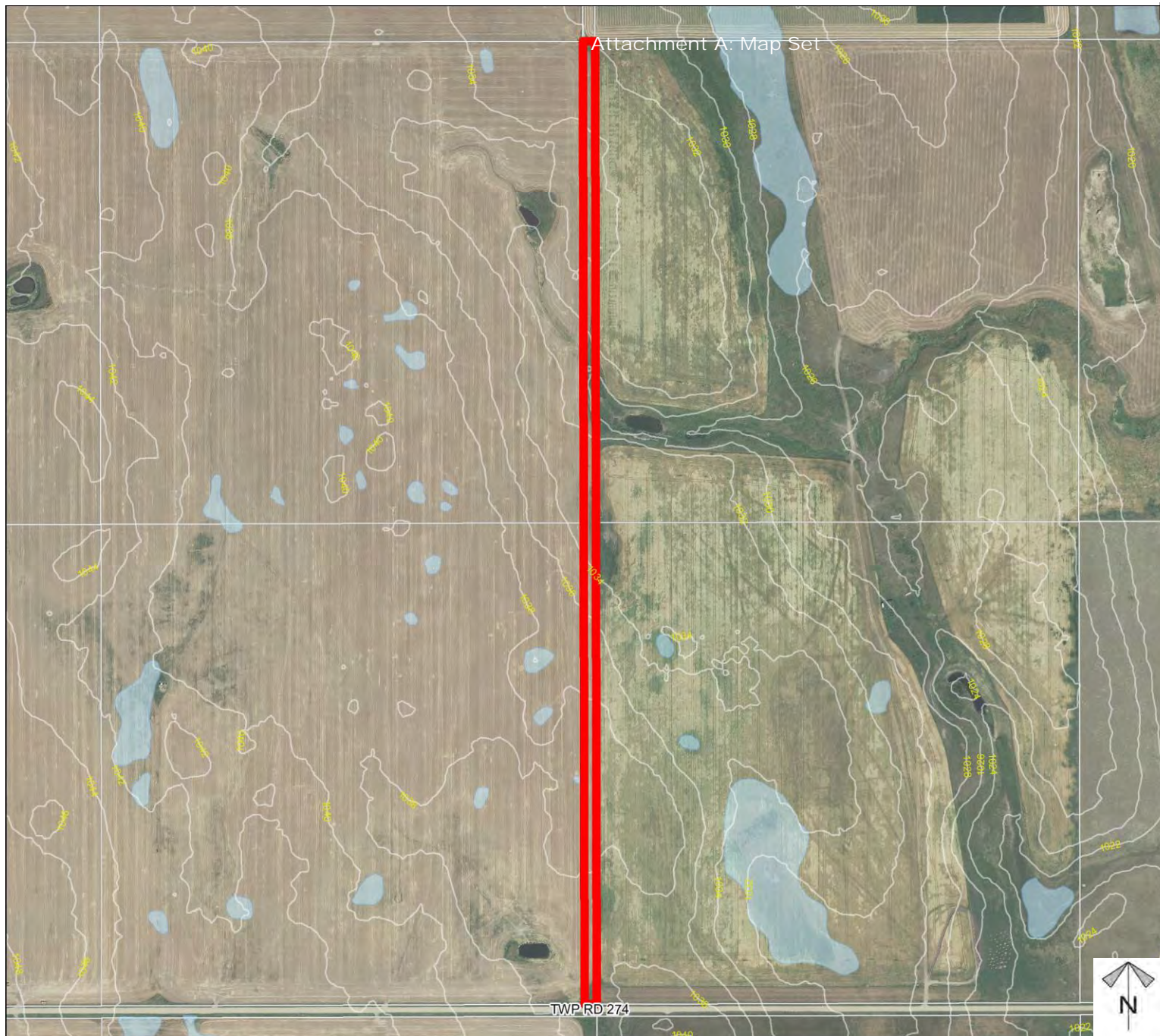
Environmental

Closed RA Sale Proposal

To consolidate the closed road allowance (±8 acres) into the adjacent land to the east in order to create a ±132.74 hectares (±328 acres).

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

Division: 5
 File: Sale of Closed Road Allowance
 Printed: Apr 15, 2024
 Legal: In between WNW & WSW
 Page 368 of 605

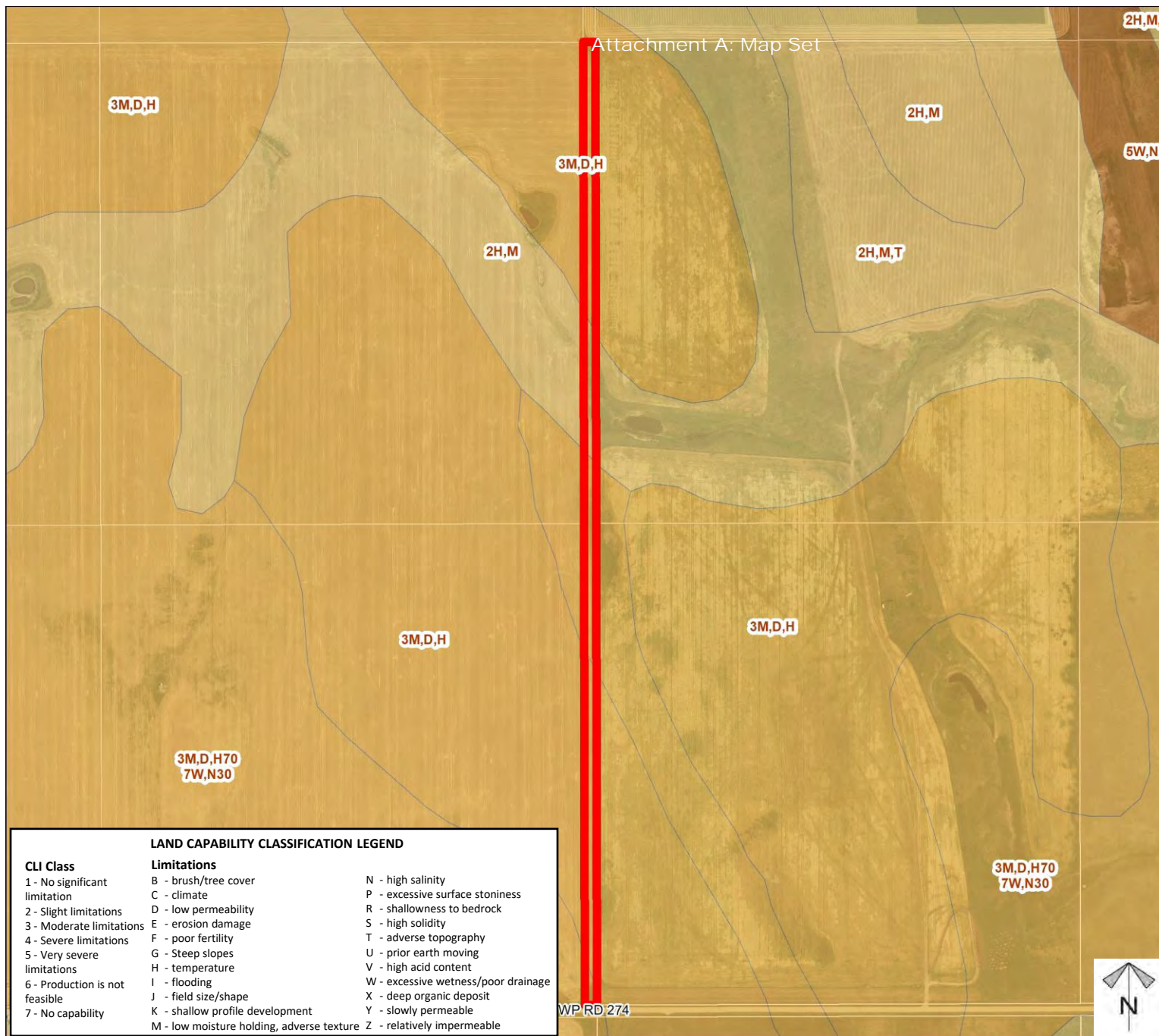




Soil Classifications

Closed RA Sale Proposal

To consolidate the closed road allowance (±8 acres) into the adjacent land to the east in order to create a ±132.74 hectares (±328 acres).





Division: 5
File: Sale of Closed Road Allowance
Printed: Apr 15, 2024
Legal: In between WNW & WNW
Page 369 of 405

**Landowner
Circulation
Area**
**Closed RA Sale
Proposal**

To consolidate the closed road allowance (±8 acres) into the adjacent land to the east in order to create a ±132.74 hectares (±328 acres).

Legend

- Support 
- Not Support 

Division: 5
 File: Sale of Closed Road Allowance
 Printed: Apr 15, 2024
 Legal: In between WNW & WSW
 Page 370 of 605



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.

APPENDIX "A"

ROCKY VIEW COUNTY
APPLICATION FOR
**SALE OF FORMER RESERVE AND FEE
SIMPLE LAND**

FOR OFFICE USE ONLY	
Fee Submitted	File Number
Date of Receipt	Receipt #

Name of Applicant Ben Thorlakson Email [REDACTED]
Mailing Address Po Box 10040, Stn Main Airdrie, AB
Postal Code T4A 0H4
Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

Registered Owner (if not applicant) _____

Mailing Address _____

Postal Code _____

Telephone (B) _____ (H) _____ Fax _____

LEGAL DESCRIPTION OF LAND

- a. All / part of the 1/4 Section 27 Township 27 Range 28 West of 4 Meridian
b. Being all / parts of Lot _____ Block _____ Registered Plan Number _____
c. Municipal Address _____

Existing Land Use Designation _____ Parcel Size _____ Division _____

APPLICATION FOR

☐ Purchase or Sale of Former Reserve Land

☒ Purchase or Sale of Fee Simple Land

EXISTING AND PROPOSED USE OF LAND TO PURCHASED

Describe:

- a. Designated use of land as classified under the Land Use Bylaw: Agriculture - General
b. Proposed designated use of the land as classified under the Land Use Bylaw: _____
c. Description of proposed new development on site _____

REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I BEN THORLAKSON hereby certify that ☒ I am the registered owner
(Full Name in Block Capitals)

_____ I am authorized to act on the
owner's behalf and that the information given on this form is full and complete and is, to the best of my knowledge,
a true statement of the facts relating to this application.

Applicant's Signature _____ Owner's Signature [Signature]

Date Dec. 11 / 2023

PLEASE SEE REVERSE FOR OFFICE USE ONLY

Name Michelle Mitten
 Signed [Signature]
 Date June 16, 2025

BYLAW C-959

A Bylaw of the Municipal District of Rocky View No. 44 authorizing the Council to close the road allowance lying to the west of Section Twenty-seven (27), Township Twenty-seven (27), Range Twenty-eight (28), West of the Fourth Meridian.

Pursuant to the authority vested in it by Section 175 of the Municipal Government Act, being Chapter 246 R.S.A. 1970 and amendments thereto, the Council of the Municipal District of Rocky View No. 44 enacts as follows:

1. That a notice of the closure be published on April 10 and April 17, 1973, in the Rocky View News, a paper circulated in the Municipal District, and mailed to all proprietary electors, the last of said publications being at least two weeks before the date fixed for the passing of this bylaw.
2. That no persons who have an interest as owners, occupier or otherwise in the adjacent or adjoining lands have petitioned Council stating that they would be prejudicially affected by the bylaw, or had any objections to the bylaw.
3. That Council has ascertained that this road allowance is not required for public access purposes and is undeveloped, that it is in the interest of the public good that the said road allowance be closed.
4. That the road allowance lying to the west of Section Twenty-seven (27), Township Twenty-seven (27), Range Twenty-eight (28), West of the Fourth Meridian is hereby closed.
5. That closure of the said road allowance shall be subject to pedestrian traffic and to such other rights of access granted by other legislation and regulations.
6. That this bylaw shall be in full force and effect until it is repealed.
7. That this bylaw shall be subject to the approval of the Minister of Highways and Transport.
8. That subject to the conditions contained in Paragraph 7 herein, this bylaw shall come into full force and effect immediately upon third reading thereof.

File: 7320004

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 24th day of April, 1973, on motion by Councillor R. Nelson. Carried unanimously. ly.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 24th day of April, 1973, on motion by Councillor H. Wigle. Carried unanimously. ly.

Third and final reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 12 day of June, 1973, on motion by Councillor H. Wigle. Carried unanimously. ly.

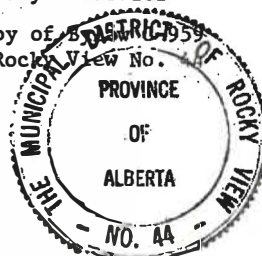
[Signature]
 Minister of Highways & Transport

June 5/74
 Approval Date

I hereby certify that this is a true and correct copy of Bylaw C-959 passed by the Council of the Municipal District of Rocky View No. 44 on the 12th day of June, 1973.

Dated this 21 day of June 1973.

[Signature]
 D. A. LENIHAN, SECRETARY-TREASURER





ROCKY VIEW COUNTY
Cultivating Communities

TEL 403-230-1401
FAX 403-277-5977

Engineering – Circulation Comments

911-32 Ave NE | Calgary, AB | T2E 6X6
www.rockyview.ca

FILE NUMBER(S): 07328001 (07327A & 07327B)
LEGAL DESCRIPTION: WSW & WNW-27-27-28-W4M
APPLICANT/ OWNER: Benedict Edward Thorlakson / Rocky View County
DATE: July 4, 2024

Land Sale

Engineering has undertaken a review of the above noted application(s) and provides the following comments/recommendations/issues which need to be resolved and shall be read in conjunction with the attached Inspection Report. The review of this file is based upon the application submitted. These conditions/recommendations are subject to change at future subdivision/development permit stage to ensure best practices and procedures.

Recommendations

General

- The application is proposing to consolidate the closed Road Allowance (+/- 8 acres) into the adjacent land to the east, in order to create a +/- 132.74 hectares (+/- 328 acres).

Geotechnical - Section 300.0 requirements:

- Based on a desktop GIS review, slopes steeper than 15% were not identified on the subject lands.
- Engineering has no requirements at this time.

Transportation - Section 400.0 requirements:

- Engineering has no requirements at this time.

Sanitary/Waste Water - Section 500.0 requirements:

- Engineering has no requirements at this time.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- Engineering has no requirements at this time.

Storm Water Management – Section 700.0 requirements:

- Engineering has no requirements at this time.

Environmental – Section 900.0 requirements:

- Based on a desktop review, there are wetlands on subject parcels. Should the applicant propose future development that has a direct impact on the wetland, the applicant will be responsible for obtaining all required EPA approvals.
- Engineering has no requirements at this time.

Discussion:

If you have any further questions or require clarification with regards to the above, please do not hesitate to contact the undersigned.

Regards,



TEL 403-230-1401
FAX 403-277-5977

Engineering – Circulation Comments

911-32 Ave NE | Calgary, AB | T2E 6X6
www.rockyview.ca

Michael Zhao, P.Eng. / Municipal Engineer
Engineering Services



Real Estate Comprehensive Appraisal

of

A Linear Parcel of Land in Rocky View County, Alberta
W-27-27-28-W4



Prepared For:

Rocky View County

Prepared By:

HarrisonBowker Valuation Group

Effective Date:

January 8, 2024



Our file: 28942.23BG

October 28, 2024

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Attention: Pam Weber

Dear P. Weber,

Re: Real estate appraisal of a former Road Allowance containing 8.00 acres in Rocky View County, Alberta.
Legally described as: W 27-27-28-W4, excepting thereout all mines and minerals.

Pursuant to your instructions, I have appraised the above referenced property with the objective of estimating its current Market Value. Based on my investigations and analyses, I believe that the Market Value of the Fee Simple Interest in the Subject Property as of January 8, 2024, may be fairly stated as: **\$34,000.**

Values and opinions contained in this report are based on market conditions as at the time (Effective Date) of this report. This report does not provide a prediction of future values. In the event of market instability and/or disruption, values and opinions may change rapidly, and such potential future events have not been considered in this report. As this report does not and cannot consider any changes to the property or market conditions after the effective date, clients and intended users are cautioned in relying on the report after the effective date noted herein. Note that this valuation is premised on the Assumptions and Limiting Conditions noted within the report. To ensure the context of the valuation is fully understood, the report is meant to be reviewed in its entirety.

The enclosed narrative appraisal report was prepared in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) of the Appraisal Institute of Canada (AIC). It contains data and analyses which, to the best of our knowledge and ability, are correct. Please review it for accuracy and completeness and advise our office of any errors or omissions found.

Neither possession of this report, or copy thereof, carries with it the right of publication. All copyright is reserved to the author and is considered confidential by the author and the client. It shall not be disclosed, quoted from or referred to, in whole or in part, or published in any manner, without the express written consent of the author. This is subject only to confidential review by the AIC as provided in the CUSPAP.

Thank you for this opportunity to be of service.

Yours respectfully,

HarrisonBowker Valuation Group

enclosure: Appraisal Report

Table of Contents

Part 1 - Introduction

Table of Contents	3
Executive Summary	5
Maps	7
Photographs.....	9

Part 2 - Premises of the Appraisal

Purpose and Use of the Appraisal	13
Pertinent Dates of the Appraisal	13
Scope of the Appraisal	13

Part 3 - Presentation of Data

Identification of the Property and Related Data	15
Address, Legal Description, and Ownership Details.....	15
Municipal Assessment and Taxes	16
Ownership History.....	16
Regional and Neighbourhood Description	16
General	17
Locale.....	17
Description of the Land.....	17
Introduction	17
Subject Property	19
Description of the Improvements	20
Land Use Controls	21
Land Use Bylaw	21
Conclusion	21

Part 4 - Analysis and Conclusions

Market Analyses	22
Alberta Agricultural Land.....	24
Rocky View County	25
Conclusions	26
Highest and Best Use.....	26
Overview.....	26
Highest and Best Use.....	26
The Valuation Process.....	27
Direct Comparison Approach	28
Discount to Market Value for Linear Parcel Shape	32
Reconciliation and Final Valuation	34

PART 1 – INTRODUCTION

Page | 4

Certificate of the Appraiser	35
------------------------------------	----

Addenda

Annex A – Definitions	36
Glossary of Terms	36
Annex B – Assumptions	38
Assumptions, Limiting Conditions, Disclosures, Limitations of Liability	38
Annex C – Legal Documents	42
Former Road Allowance Sketch Provided by the County	42
Annex D – Excerpts from Appropriate Planning Documents	43
Zoning Bylaw	43
Annex E – CLI Soil Classification System	45
Canadian Land Inventory Soil Classification System	45
Description Legend	45
Subclasses	46

Executive Summary

The subject of this appraisal is a former Road Allowance consisting of a 8.00-acre linear parcel of land rurally located in Rocky View County, Alberta, approximately 9 km east of the City of Airdrie. Surrounding land uses are a mix of agricultural lands, hobby farm properties, and country residential holdings. The Subject Property is somewhat remotely located and has direct access via a municipal roadway (Township Road 274).

The appraisal process was completed without undue difficulty, and included only the Direct Comparison Approach to value, which is typical for most land valuation assignments. Scarce sales data was available for the valuation, recognizing that there have been few sales of comparable parcels over the past few years. As such, the valuation was completed using an 'across the fence' appraisal method, whereby the adjoining parcel of land to the west of the former Road Allowance (being SE-28-27-28-W4) is valued for amalgamation purposes and the Subject Property is then assigned a unit value per acre deduction due to inferior utility and marketability. Overall, the valuation is considered adequately supported, with the subject location and direct access via a municipal roadway given appropriate consideration within the valuation.

The reader is encouraged to review the Glossary of Terms appended in Annex A, as required. The salient facts and conclusions of the report are summarized as follows:

Appraiser(s): Brandon Greenside, AACI, P. App

Client: Rocky View County, represented by Pam Weber.

Authorized User: Same as above.

Municipal Address: Not assigned, Rocky View County, Alberta.

Legal Description: Part of W 27-27-28-W4.

Purpose of Appraisal: To estimate the current Market Value of the Fee Simple Interest in the Subject Property (based on an 'across the fence' appraisal of SE-28-27-28-W4).

Use of Appraisal: For establishing a reasonable price. All other uses are denied.

Interests Appraised: Fee Simple.

Effective Date: January 8, 2024.

Property Owner: Rocky View County.

Improvements: None.

Site Area: 8.00 Acres.

Land Use District: Agriculture, General District (A-GEN).

Property Use: Former Road Allowance.

Highest & Best Use: Based on the completed research and analyses, the Highest and Best Use of Subject Property is amalgamation with a larger parcel of farmland for agricultural purposes.

Key Factors: **Pros:** (1) Adequate demand for agricultural land that is appropriately priced. (2) Assumed to have standard rural services nearby. (3) Relatively close to the City of Airdrie. (4) Direct access to the parcel via Township Road 274.

Cons: (1) Linear (narrow) parcel shape limits the potential uses as a stand-alone parcel. (2) Uncertain macro market conditions.

Qualifications: The valuation is not subject to any Extraordinary Assumption(s), Hypothetical Condition(s), and/or Extraordinary Limiting Conditions.

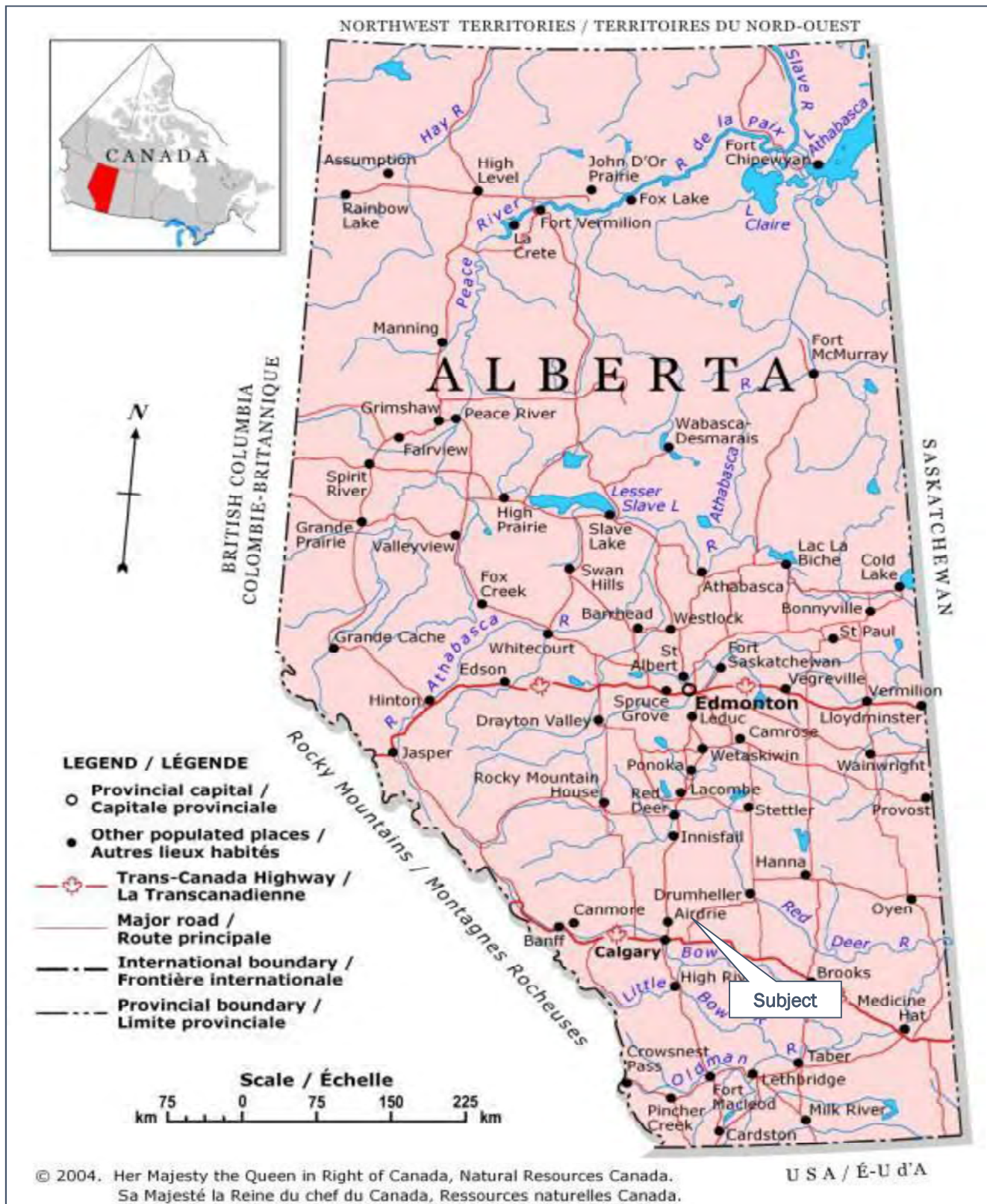
Direct Comparison: Quantitative Analysis
Final unit value: \$4,250/acre
Estimated Land Value Based on 8.00 Acres: **\$34,000**

Income Approach: Not used

Cost Approach: Not used

Final Value: \$34,000

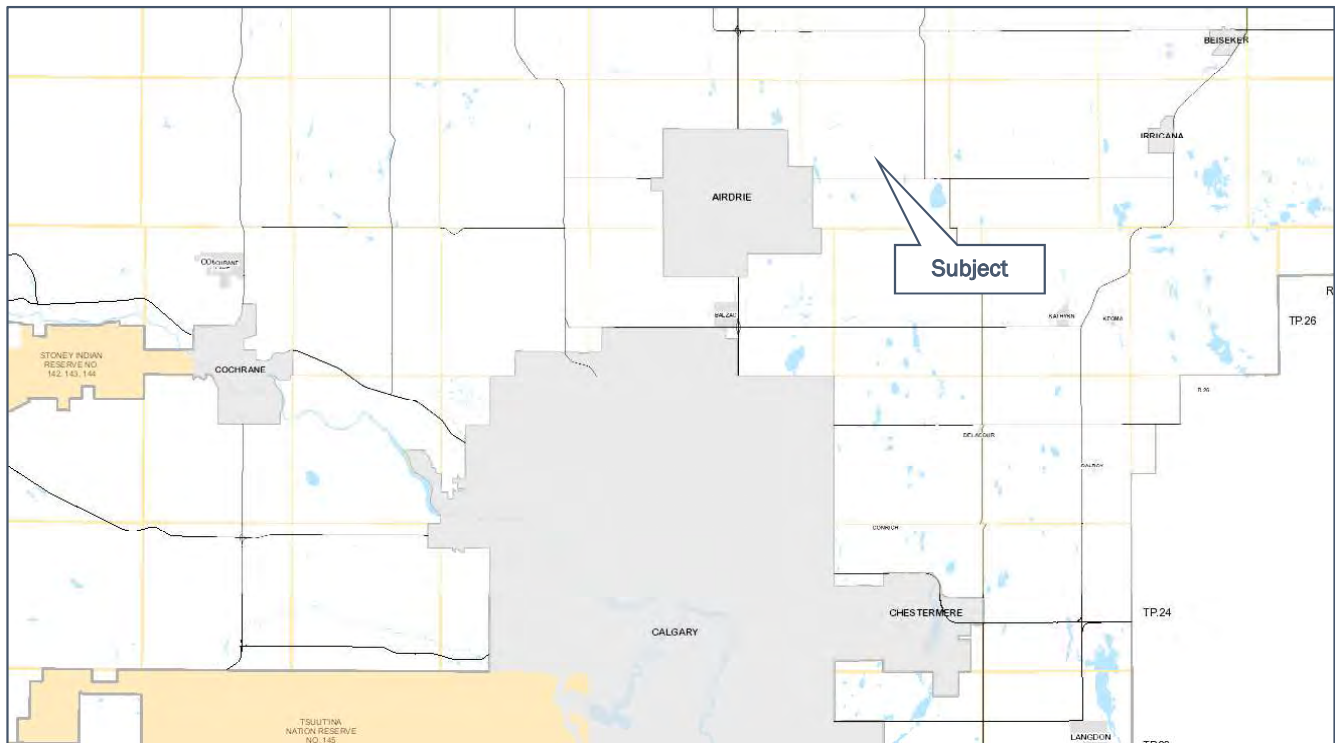
Maps



Provincial Map: The Subject Property is rurally located in Rocky View County, east of the City of Airdrie and north of the City of Calgary.

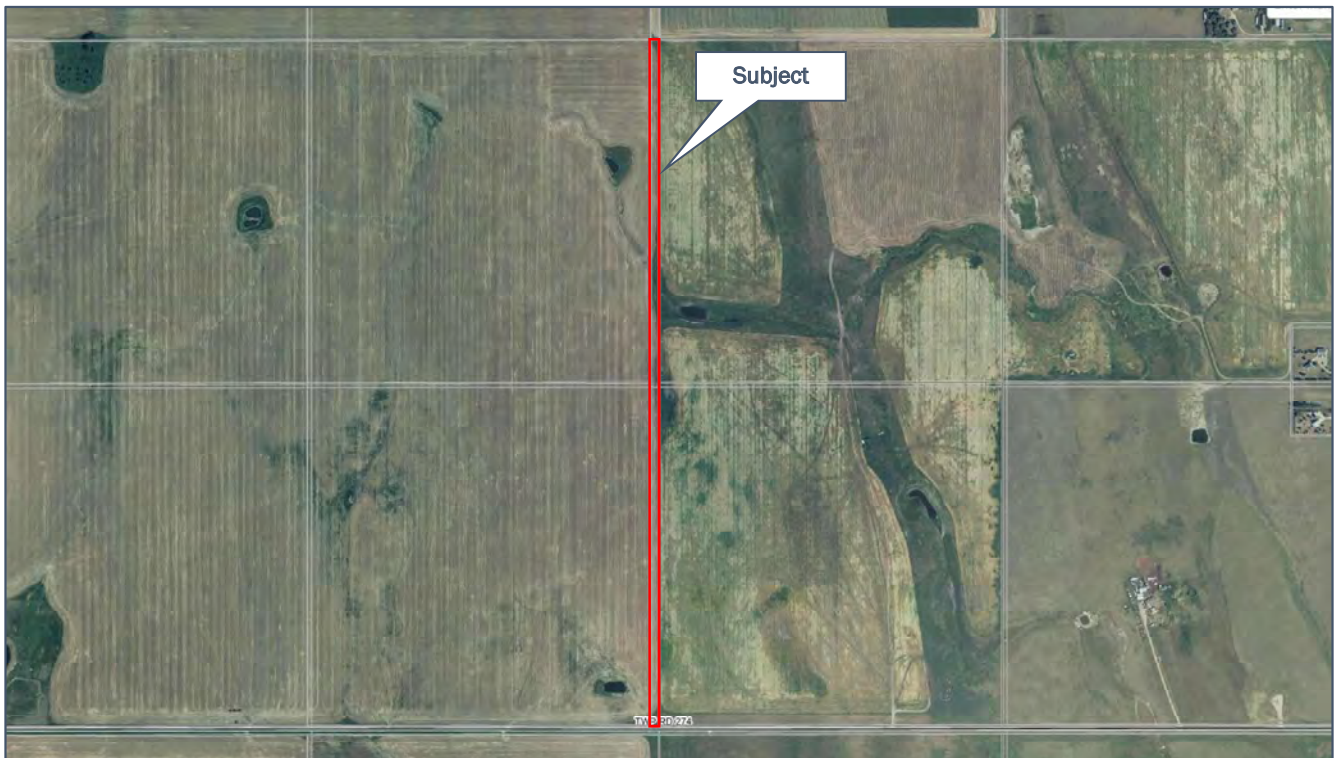
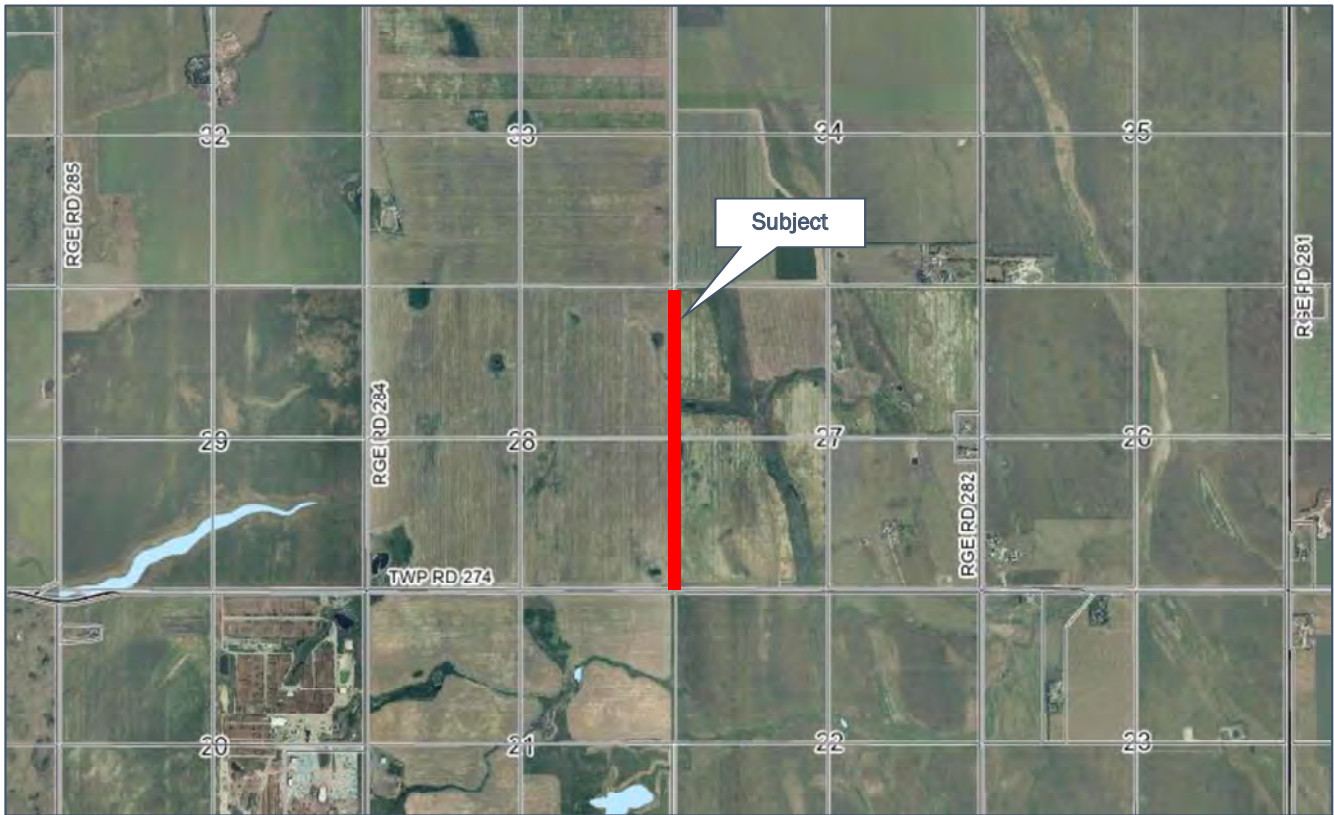
PART 1 - INTRODUCTION

Page | 8



Maps (Rocky View County Interactive Map): Top illustrates the Subject Property in relation to the largest nearby urban municipalities. Bottom illustrates the parcels within the immediate area. The Subject Property 8.0-acre former Road Allowance.

Photographs



Maps (Rocky View County Interactive Map): Top illustrates the parcels in the immediate area. Bottom illustrates the Subject Property 8.0-acre former Road Allowance.



North view of the former Road Allowance from Township Road 274.



Northwest view of the parcel known as SE-28-27-28-W4 from Township Road 274.



Township Road 274 facing east.



Township Road 274 facing west.



North view of the parcel known as SE-28-27-28-W4 from Township Road 274.



Northeast view of the neighbouring parcel (to the east of the Former Road Allowance) from Township Road 274.

Purpose and Use of the Appraisal

Appraiser(s): Jordan Gillespie, AACI.

Client: Rocky View County, represented by Pam Weber.

Purpose of Appraisal: To estimate the current Market Value of the Fee Simple Interest in the Subject Property (based on an 'across the fence' appraisal of SE-28-27-28-W4).

Use of Appraisal: For establishing a reasonable price. All other uses are denied.

Authorized User: Client above.

Other Authorized User: None noted.

Property Rights: Fee Simple, subject to encumbrances, if any, that may influence value.

The real property appraised includes the land any permanent improvements thereon. Specifically excluded are inventory items, storage trailers, trade fixtures, mobile equipment, any personal property or chattels, or business interests.

Currency: Market Value estimated stated in Canadian dollars cash.

Other: No person other than the identified clients and intended users may rely upon this report for any purpose, including lending, without first obtaining written authorization from the appraiser. Without written permission, the appraiser shall not be held liable for any loss or damage that may occur to any person other than the client(s) by reason of their reliance on this report. The appraiser expressly disclaims legal liability for any un-authorized use of the report.

Pertinent Dates of the Appraisal

The pertinent dates of the appraisal are as follows:

Effective Date: January 8, 2024

Date of Inspection: January 8, 2024

Report Date: October 28, 2024

Scope of the Appraisal

The scope of the appraisal encompasses the research and analyses required to prepare the report in accordance with the CUSPAP of the AIC. This entailed the following steps:

Inspection: The Subject Property was physically inspected by Brandon Greenside, AACI, P. App. of HarrisonBowker Valuation Group on the date(s) noted above. The purpose of the physical inspection was to view the functional and physical state of the property. The Appraiser did not inspect the Subject Property but is familiar with the area.

- Type of Report:** This narrative appraisal report was researched and developed in compliance with CUSPAP. The appraiser is qualified and competent to perform this type of appraisal assignment and has appraised a number of similar properties.
- Legal Descriptions:** Information to verify and confirm ownership of the property, any restrictions to title, applicable land use regulations, and tax information was obtained from public records and other reliable sources.
- Market Analysis:** Regional and local market information was obtained from various reliable third-party sources including: the offices of the municipality, Multiple Listing Service (MLS) via applicable boards, Government of Alberta Land Titles, The Network, local property owners, developers, real estate brokers, and HarrisonBowker files. Due diligence regarding select sales and/or listings was conducted by the appraiser, which may have included site inspections, interviews with real estate brokers, parties to the transfer, and other knowledgeable individuals; as well as the analysis of registered documents, MLS records, and/or other pertinent data.
- Technical Enquiries:** Technical site investigations of the property were not completed, such as: an environmental review or audit, or investigations into the composition and bearing qualities of the soils on the site. In the absence of information to the contrary, and subject to the environmental related assumptions stated in the report, it is assumed there are no related issues that might influence value.
- Property Description:** Information relating to the history and the physical attributes of the Subject Property was obtained through the site inspection, interviews, and available data. Additional data was obtained from the landowner (if applicable). The information received has not been audited and is assumed to be accurate.
- Direct Comparison:** The Direct Comparison Approach was developed on the basis of market transactions and/or listings of similar properties found in comparable market areas. Sales data that was considered instructive was verified where practicable including a registry search and discussions with parties to the transaction.
- Income Approach:** The Income Approach was not deemed applicable because of the nature of the Subject Property (vacant land).
- Cost Approach:** The Cost Approach was not deemed applicable because of the nature of the property (vacant land).
- Transaction Details:** Title, transfer documents, and/or listing details were obtained if available for all primary sales data used within the valuation contained in this report. Whenever possible, parties to each transaction were contacted for confirmation, which may include vendors, purchasers, and/or real estate brokers involved with each sale, as applicable. The anecdotal nature of this data is acknowledged. If deemed appropriate, street inspections of the Value Indicators were conducted.
- Authorization:** This report was prepared at the request of the client. The client authorized the inspection of the property and the use of the photographs contained herein.

Identification of the Property and Related Data

Address, Legal Description, and Ownership Details



Source: SPIN 2 (Land Titles). The Subject Property is tinted green.

Municipal Address: Not assigned, Rocky View County, Alberta.

Legal Description: Part of W 27-27-28-W4, excepting thereout all mines and minerals.

No certificate of title or subdivision plan were pulled given the purpose of the valuation.

Title Number: There is no title for the Subject Property available for analysis.

Registered Owner: Rocky View County (assumed).

Ownership Type: Fee Simple Estate (assumed).

Date Registered: Not applicable.

Registrations: The title to the Subject Property was not reviewed for value-related registrations.

Nothing in this report is intended as a legal opinion as to the state of the subject title. This report was prepared on the premise that registrations on title would not be materially affect the marketability or value of the Subject Property.

Municipal Assessment and Taxes

The assessment of farmland in Alberta is calculated on the basis of provincially regulated productivity scales that bear no relationship to market values.

Assessed Value: Not available.

Tax Levy: Not obtained.

There are no observed trends or anticipated changes in the assessment policies that would indicate a significant change in the future taxes applicable to the Subject Property.

Ownership History

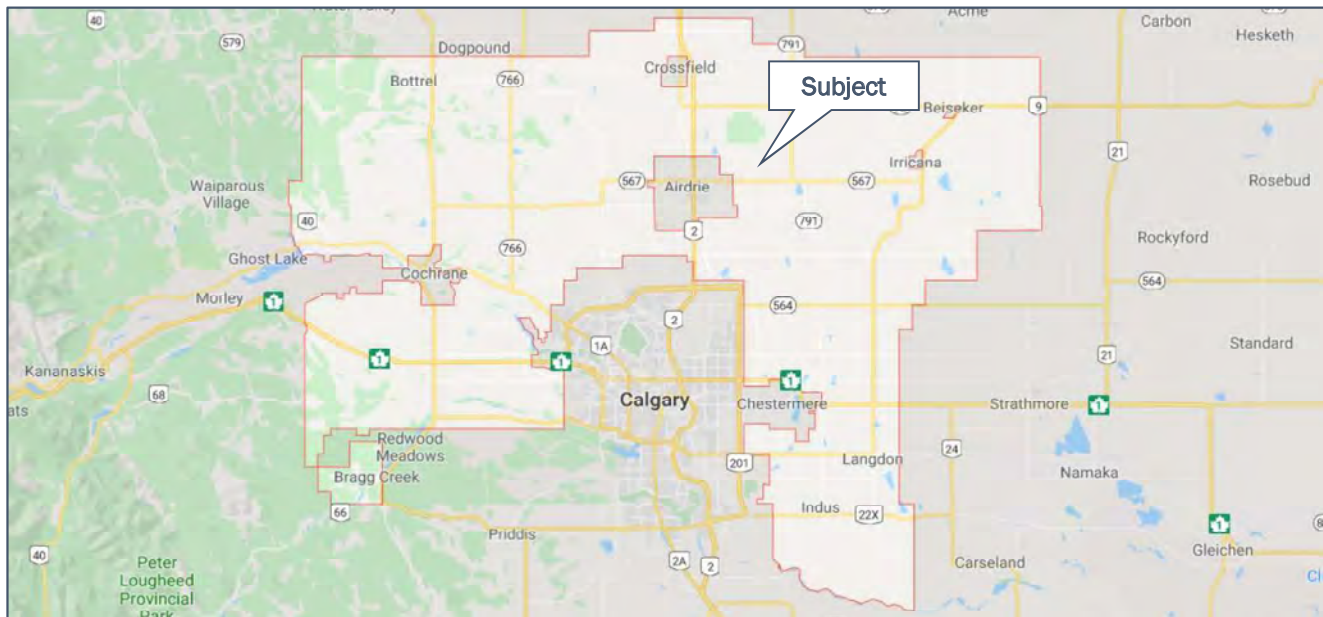
CUSPAP requires the appraiser to analyze all agreements of sale, options, or listings of the Subject Property as of the Effective Date of the appraisal, and all sales or listings of the Subject Property that may have occurred within three years prior to the date of the appraisal.

Listing History: There is no MLS listing history known to have taken place concerning the Subject Property during the past three years (per MLS).

Sales History: There is no transfer history known to have taken place concerning the Subject Property during the past three years (per land titles).

Regional and Neighbourhood Description

County Map



Source: Google Maps.

General

Municipality: Rocky View County.

General Description: Rocky View County contains approximately 3,826 square kilometres, encapsulating the north, east, and west sides of the City of Calgary.

The County is home to a number of municipalities including the cities of Airdrie and Chestermere, the towns of Cochrane, Crossfield, and Irricana, the village of Beiseker, as well as fourteen Hamlets.

A number of major highways run through the County including, but not limited to: Highway 1, 1A, 2, 2A, 9, and 22, as well as CPR and CNR main line railways.

Population: 41,028, as per 2021 Canadian census.

Economic Base: In general, the land use patterns in rural areas of the County are dominated by agriculture. Favourable climatic conditions and productive soils in the local region have encouraged cash crop production, as well as mixed farming operations. There are also areas of inferior lands which are treed and used for recreational purposes.

In addition, there are clusters of industrial developments, primarily focused north of Calgary in the Balzac area, as well as southeast of Calgary and southwest of Chestermere, in the subject area.

Locale

Subject Location: The Subject Property is located in a rural area within Rocky View County, approximately 12 km northeast of the City of Airdrie. Surrounding land uses are a mix of agricultural lands, hobby farm properties, and country residential holdings.

Adjacent Uses: Adjacent lands are currently agricultural and country residential in nature, but the general area is considered to have adequate demand given relative proximity to urban municipalities.

Description of the Land**Introduction**

The Subject Property is described and analyzed based on the following factors.

Size/Configuration: Size can affect value. Typically, agricultural parcels are full quarter-sections, or have irregular shapes due to subdivisions, severances, or natural features.

Easements / Encroachments: Easements or encroachments were investigated that could influence value or utility.

Topography: Ideal topography for agricultural use is typically flat to level, adequately drained, and with few lower lying areas and/or water draws. Rolling lands, slopes, and lower areas are sometimes suitable for pasture lands.

Access / Exposure: Access affects values. Lands can be gravel surfaced, paved, or land locked. Land-locked lands can be accessed by way of easement or across adjacent parcels.

Exposure to highways can enhance values. Traffic volumes are typically expressed as Vehicles per Day ('VPD').

Services / Street Improvements: Services include the existence and/or location of shallow utilities, such as power and natural gas; as well as deep services, which include municipal water supply and sometimes sanitary sewer (typically near urban areas). Unless otherwise stated, storm water drainage is overland and by ditch.

Unless otherwise stated, rural roadways are typically county-maintained, cleared in the winter, and not lit at night.

Agricultural Potential: Productive soils and favourable climatic conditions in the subject area are conducive to the production of a relatively wide range of field crops.

The productive capacity and agricultural potential of the subject land were evaluated using:

1. Soil capability data derived from Environment Canada's Canadian Land Inventory (CLI), Soil Capability for Agriculture map for the region.
2. Site-specific farmland assessment information prepared by the municipal assessors for the County (copies of the farmland sheets retained on file); and
3. Our own observations and investigations, including discussions with our client, local farmers and other knowledgeable individuals.

1. CLI Soil Ratings: CLI Soil Ratings: Environment Canada's CLI data for the region categorizes mineral soils into seven capability classes on the basis of published Alberta Soil Survey information.

CLI Class 1, 2, 3, and 4 soils are considered capable of sustained use for field crops, those in classes 5 and 6 are generally best suited to the production of perennial forage crops, and class 7 soils are considered to have no capability for cultivation or permanent pasture. While not placed in a specific capability class, soils classified as organic are generally considered inferior for agricultural purposes due to the presence of "meadow" or "peaty" soils, which are frequently associated with lower, poorly drained land. Meadow soils are typically cooler and more susceptible to frost than other soils, thus restricting the length of growing periods and the range of crops that can be grown.

A detailed description of each of the CLI soil classifications and sub-classifications is attached in the Addenda.

2. Farmland Assessment Data: County assessment records provide a second source of information for comparing and evaluating the productive potential of the land on a more site-specific basis. The assessed value of farmland provides a useful first indicator of comparative worth and agricultural potential. However, the actual condition and productivity of farmlands may vary from what is assessed due to differing management practices, and changes to the land made since the last physical inspection by an assessor.

Assessment data typically includes the following:

- Number of arable acres, per 'field'. Arable acres are typically utilized for cultivation.
- Types of soils present on arable lands.

- The Final Rating (FR) for each field. An FR can be converted to a CLI soils category.
- Any limitations to the land, such as poor sub-soils, existence of stones, adverse topography, severances, etc.

3. Other analysis: Other analysis includes:

- Utilization of electronic mapping tools (overlaid on aerial photos) that can be used to sketch arable acres, show severances, lower lying areas, and other attributes. Aerial photo resources include comparing year-over-year satellite imagery.
- Discussions with the landowners and/or farmers, who typically track productive potential.
- On site observations by the appraiser.

Conclusion: The three sources of information are used for the basis of valuation. The conclusion typically reconciles:

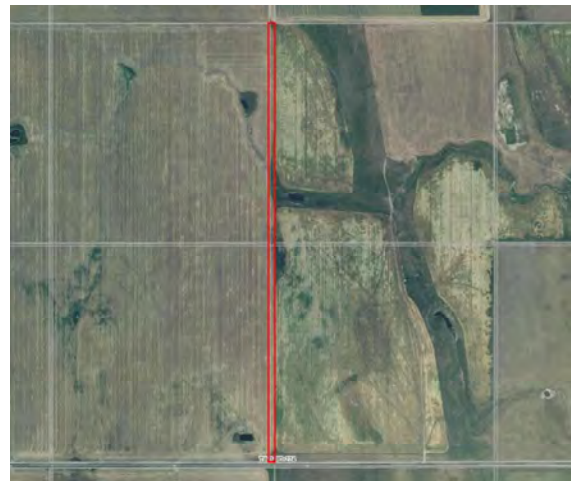
- The proportion of arable acres, pasture acres, and waste acres. Waste acres may have potential for recreation, homesteading, subdivision, or clearing; or they may have limited utility to the market.
- Types of soils.
- CLI class.

Surface Lease Revenue: 'SLR' relates to payments made to landowners for the surface lease or farmland for the purpose of oil and/or gas extraction, or other uses typically related to energy or utilities. SLR typically contributes to value if the income stream is deemed to be durable.

Subject Property



CLI Map.



Aerial Photo.

Size: 8.00 acres.

Configuration: Former road allowance.

Easements: None of note.

Topography: Appears to be a generally level parcel of land. There is one small dugout in the southeast corner of the parcel.

Access/Exposure: Gravelled Township Road 274 provides access to the south side of the parcel.

Services: Full rural services are believed to service the general subject area.

SLR: None noted.

Agricultural Potential: **1. CLI Soil Ratings.** The CLI map shows the following (north to south):

Polygon 1 (±5.00 acres)

- CLI #1, SubClass A (agriculture).
- Soils in this class have no significant limitations in use for crops.

Polygon 2 (±1.40 acres)

- CLI #2, SubClass D (undesirable soils structure and/or low permeability).
- Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.

Polygon 3 (±1.60 acres)

- CLI #3, SubClass D (undesirable soils structure and/or low permeability).
- Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.

The composition of the soil polygon is representative of the entire polygon and may not be reflective of the composition of the parcel within the polygon.

2. Farmland Assessment Data.

There is not specific farmland assessment for the Subject Property

3. Other analysis: Mapping tools (overlaid on aerial photos) show approximately 0.20 acres is lower lying, while the remainder is open/workable land.

Conclusion: The sources above are relatively similar; summarized as follows:

- Approximately 7.80 acres of open/workable (farmable) land.
- Approximately 0.20 acres is low and poorly drained.
- CLI #1 and CLI #3 soils.
- Soils likely in the Bk-t and pasture category (based on review of adjoining lands).
- Minimal limitations.

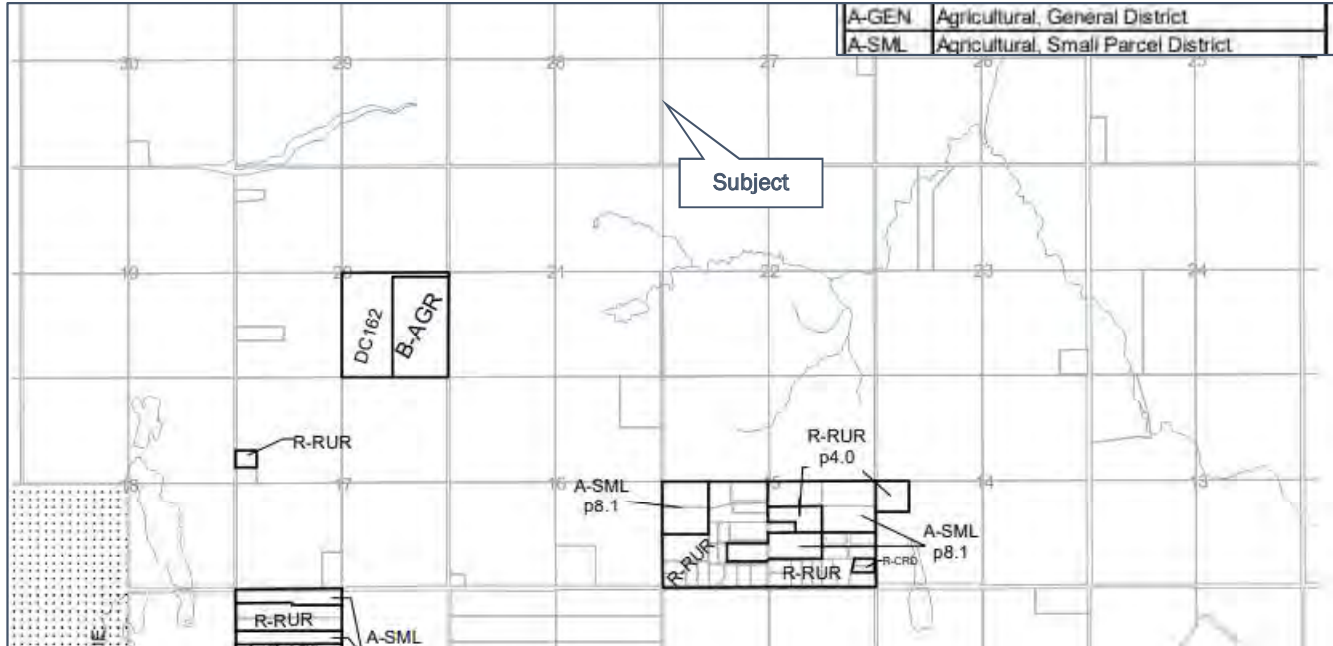
Description of the Improvements

The Subject Property is undeveloped with any buildings or site improvements.

Land Use Controls

The property is regulated and controlled by the following planning documents:

Land Use Bylaw



Rocky View County Land Use Map: Depicting the subject area.

Authority: Rocky View County.

Bylaw No.: C-8000-2020.

Zoning: Agriculture, General District (A-GEN).

A copy of the A-GEN Bylaw is in Annex D.

Purpose of Zoning: “To provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.”

Current Use: Agricultural use.

Compliance: Yes.

Subdivision Potential: The county allows a full quarter section of land zoned A-GEN to be subdivided once. The Subject Property is believed to have no subdivision potential given the size/shape of the land parcel.

Conclusion

The current use of the Subject Property is agricultural in nature and believed to be a legal, conforming use.

Market Analyses

Alberta

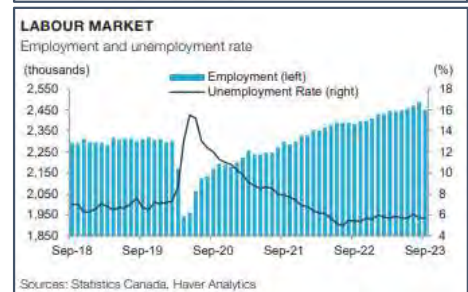
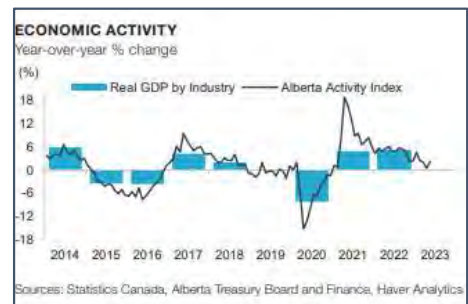
Overview: The last decade in Alberta has been eventful. The economy peaked in 2014, followed by a two-year recession and subsequent slow recovery in 2018. In 2019 the provincial economy slowed in what most hoped would be a minor correction prior to a steadier increase in economic growth. Unfortunately, this was not to be the case as Alberta was simultaneously hit with a collapse in oil prices and a global pandemic in 2020. As a result, instead of a growing provincial economy, Alberta experienced a significant decline in GDP and historically high budget deficits.

With the recovery of oil prices and the lifting of health restrictions, the provincial economy recovered with a GDP expenditure of 4.9% in 2021 and 5.1% in 2022, and this resurgence appears to have continued into 2023. In particular, the energy sector continues to benefit from high commodity prices, as global producers have not been able to keep up with renewed demand from re-opening economies. In addition, agricultural exports have remained strong due to global food insecurity caused by increasingly adverse climate events and the on-going war in Ukraine.

Energy: Alberta's economy continues to exhibit its reliance on oil and gas. The reach of energy markets in the province is wide and deep and the trends are cyclical, resulting in boom-bust economics that are not always easy to predict.

The adjoining chart to the right¹ compares West Texas Intermediate (WTI) and Western Canadian Select (WCS) crude oil prices.

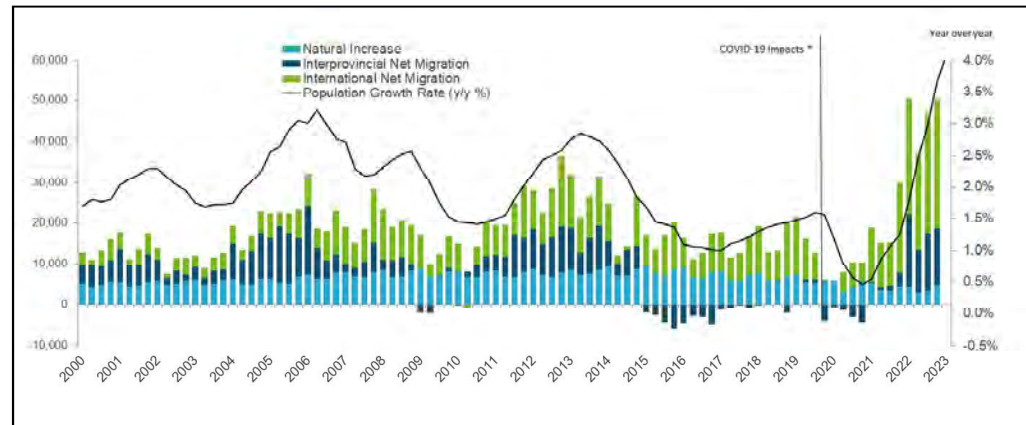
Oil prices increased in the first half of 2022, modestly declined in the second half of 2022, and have remained relatively throughout 2023. The WTI was trading at approximately \$82 US per barrel in mid-October 2023, which is down from the high of \$112 US per barrel achieved in March 2022, and approximately \$91 US per barrel at the beginning of October 2023.



¹ All Charts sourced from the province's 'Alberta Economy Indicators at a Glance,' which is a weekly publication.

The WTI-WCS price differential was \$20.95 US per barrel in mid-October 2023. The number of rigs drilling in Alberta averaged 139 in May 2023, down 11% from the same time last year. The resurgence in oil prices has played a major role in the recovery and has helped to spur activity in all the sectors of the economy.

Population: Alberta posted the second largest quarterly population growth in history in Q2 2023:



Typically, population growth leads to economic growth, as demand for products and services increases. This bodes well for real estate.

Economic Growth: The charts previous highlight some economic statistics for the province as of July 1, 2023. Alberta's real GDP increased by 5.1% in 2022, up from 4.9% in 2021. Alberta's unemployment rate was 5.7% in September, unchanged from August 2023 but up 0.3 percentage points from a year ago. Alberta retail sales increased 0.4% m/m to \$8.4 billion in July 2023. Compared to a year ago, sales were up 1.4%. Alberta housing starts increased 2.9% m/m in August 2023 to 39,555 units (SAAR), up 18% from a year ago. The number of home sales in the resale market was up 2.8% m/m to 7,121 units in August 2023, and up 22% from the same time last year. HarrisonBowker appraisers had noted a positive sentiment 'on-the-ground' in 2023. However, with historic high inflation rates, increasing interest rates, and a potential recession looming, many business owners are becoming more cautious.

Real Estate: A surge of activity in the real estate market occurred in early 2021 as the pandemic began to wane. The surge was short lived and real estate activity began to stabilize again in mid-2021. The stabilized trend lasted throughout until the early part of 2022, but with consecutive increases in the Bank of Canada interest rates, the residential market once again began to cool in late 2022 and into early 2023. Most small cities and towns had also seen increases in demand from early 2021 to mid 2022 before seeing a cooling since; however overall market trends vary from location to location. Commercial and industrial real estate markets appear to be holding steady, although the first signs of escalation in capitalization rates and internal rates of return are starting to emerge – not surprising given the strong rise in interest rates in the past 16 months.



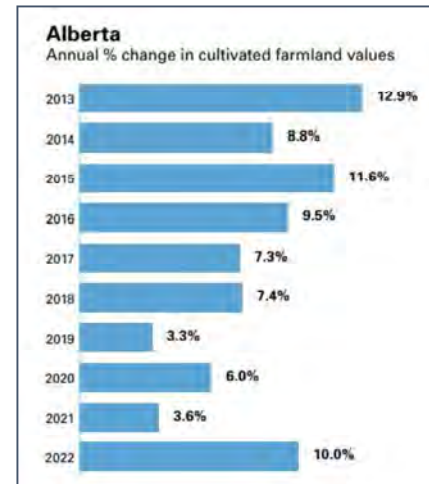
Broad recovery from pandemic conditions remains in 2023. Population growth should serve to strengthen local real estate markets that benefit from in-migration; likely to be tempered by high interest rates and general market uncertainty.

Alberta Agricultural Land

Value Trends²: Agricultural land values increased at a much quicker pace in 2022 at 10.0%, compared to 3.6% in 2021 and 6.0% in 2020. The largest regional increase was in the Peace region.

FCC's historical trend lines for Alberta's farmlands are summarized in the adjoining Table. The varying increases in values observed by FCC confirm patterns observed by HarrisonBowker appraisers in paired sale and re-sale analysis.

Alberta agriculture saw a mix of growing and harvest conditions in 2022 due areas affected by a wet spring; however, this was offset by areas unaffected by the wet spring and producing above average yields, and overall higher commodity prices.



Southern Alberta had an average increase in values in 2022 of 4.4% (down from a 6.2% increase in 2021). Conversely, irrigated lands reached record levels, experiencing a dramatic increase of 29.9% in values.

Peace and Northern regions saw average value increases of 13.6% and 11.5%, respectively. This is up from 3.6% and 3.5%, respectively, in 2021. A majority of the increase in the Peace region came from higher-than-average increases (35%) in the southern areas, while the northern areas remained static.

Central Alberta saw an average increase of 11.5% in 2022 (up from an average of 3.5% in 2021).

HB Observations: In terms of 'pure' agricultural land values, HarrisonBowker appraisers have observed strong, sporadic upwards pressure for cultivated acreage across central and north Alberta for the past five years. Those areas that had stable values played 'catch-up' to more active agricultural markets. This trend can lead to the appearance of alarming jumps in land values in more remote locations, as these micro-markets become aware of and adjust to larger macro-market trends in the industry.

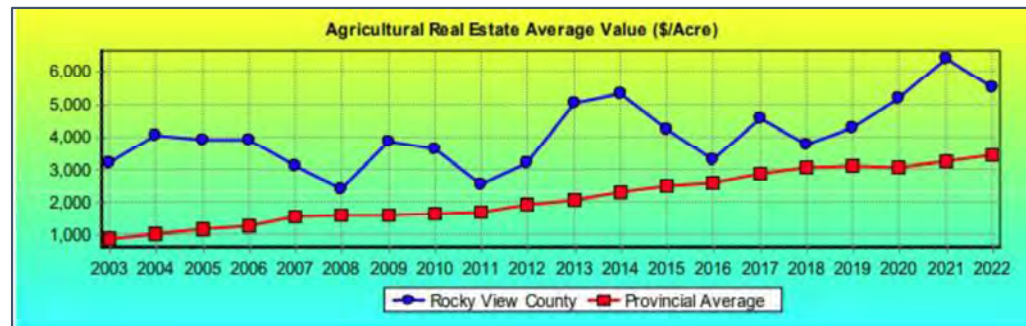
There appears to be a growing transfer of farmland to the next generation of farmers, who are inherently more aggressive as they attempt to consolidate acreage to exploit economies of scale that can make farming operations more profitable at current commodity prices. These local farmers are competing with expanding Hutterite/Mennonite colonies, dairies with quotas, and most recently, institutional investors (i.e.: pension and pooled funds). This second category of market participants do not require the same type of consistent returns due to their atypical investment parameters that are either very long term in nature (inter-

² FCC - <https://www.fcc-fac.ca/en/ag-knowledge/ag-economics/farmland-values-report.html>.

generational), offset by quotas, and/or blended with other investments to smooth out annual variations. The broader market has become more 'equity-rich', which allows for higher ratio, low interest financing on each additional unit of farmland. Overall, there appears to be good structural support for the new 'normal' for cultivated land values, which have generally doubled to tripled in value in the past five to ten years.

Rocky View County

Overall Value Trends: The chart below shows local land value trends in the county versus provincial averages.



Source: Alberta Agriculture and Forestry.

Values in the County have historically trended above the provincial marks. This is due to the amount of better quality agricultural and the proximity to Calgary and other urban centers. Values have been more erratic in the past ten years with several larger swings in value. Demand for better farmland in the regions in closer proximity of Calgary remains relatively strong and therefore, agricultural land values are likely to continue generally trending upwards; however, this is not a certainty. The reader is cautioned that the chart above illustrates general market trends only and it can be skewed by outlier sales in a particular year.

Crop Land: Good cropland in the subject area currently sells in the **\$4,500 to \$6,500 per acre** plus range.

Consolidation continues in the local farmland market, with large cash crop producers buying up the better farmlands, with neighboring farmers. Strong demand for canola and grain, coupled with the trend towards larger operators, suggest that values will continue to be strong in the future. Overall, there appears to be broad support for current farmland values in the region.

Hay/Pasture Lands: Better hay and pasture lands sell locally in the **\$2,500 to \$4,000 per acre** range.

In the past five to ten years, high input costs and uncertain cattle prices have systemically squeezed margins and quelled growth within the ranks of the small producers.

Recreational / Country-Residential: Bush-quarters with access in the subject area currently sell in the **\$2,000 to \$4,000 per acre** plus range with higher values associated with tracts that have high trees stands, water features, good access, and proximity to urban centers.

Depressed economic conditions in southern Alberta have led to tempered demand for larger tracts of land for recreational and country-residential uses. In these scenarios, a 'hobby farm' can be purchased for primarily country residential purposes, with the excess land typically

rented to a local farmer if productive, with land having less potential left as rough grazing land or native bush/pasture for recreational pursuits.

The subdivision of non-productive quarter-sections into smaller parcels is also a growing trend, with the resulting tracts of land being more affordable and more easily marketed.

‘Recreational’ land values are relatively stable and strongly affected by location and natural features such as water, view, tall trees, etc.

Conclusions

The economy in Alberta has been soft since 2014, underscoring a strong reliance on the energy industry in the province. Edmonton was somewhat insulated, with Calgary and rural areas harder hit. The most recent downtrend is sharp and severe, commencing in March 2020 with the COVID-19 pandemic and related collapse in oil prices. Global and local markets are now destabilized. The effect of the current economic landscape on the real estate sectors in Alberta is currently unknown, although intuitively, downward pressure on sale volumes and values will be evident in all property classes.

Highest and Best Use

Overview

Methodology: It is generally in the best interest of a landowner to maximize value by employing land to its Highest and Best Use. The most profitable and probable use of land is typically market determined on the basis of location, land use classification, and development potential. The development potential of an undeveloped or an underutilized parcel of land is a function of current economic conditions, market expectations, and the demand for a particular type of development in the area. These factors are generally imputed in the Market Value of the land.

When a site has been improved with a permanent structure, the concept of Highest and Best Use takes a different perspective, as the land and improvements become a singular entity with the existing use usually the Highest and Best Use, since economic pressures generally dictate use.

An analysis of the Highest and Best Use definition suggests that for a parcel of land or a developed property to achieve its highest Market Value it should be:

1. Legally permissible
2. Physically possible
3. Financially feasible
4. Maximally productive

Highest and Best Use

Legally Permissible: The current actual/former use of the subject land as a Road Allowance is/was believed to be legal and conforming, and in compliance with applicable land use regulations.

The Subject Property is assumed to be holding land. Alternatively, if it was amalgamated with nearby quarter sections of land it could be utilized for agricultural purposes. These uses are believed to be legal and conforming, and in compliance with applicable land use regulations. It is unlikely that the County would approve the construction of dwelling on the Subject Property due to the long and narrow parcel shape, which limits a potential building envelope.

Physically Possible: The size and shape of the parcel limit its potential use. If it was amalgamated with other adjacent land(s), the potential uses of the land(s) would be expanded to include agricultural use.

The soil conditions are similar to surrounding larger parcels of land which are currently farmed. This provides support to the premise that if the Subject Property was amalgamated with nearby farmland, it could be utilized for agricultural use.

Financially Feasible: Market analysis indicates limited demand for stand-alone linear parcels the size and shape of Subject Property. The general market would look to amalgamate the parcel with adjacent farmland in order to facilitate the use of the Subject Parcel for agricultural purposes.

Demand continues for agricultural land in the local market. Therefore, the utilization of the Subject Property in conjunction with a larger parcel of agricultural land is deemed to be financially feasible.

Maximally Productive: As noted above, there is minimal demand for the Subject Property as a stand-alone property. As a parcel to be amalgamated with adjacent farmland, demand is adequate, albeit limited for this category of property due to the limited number of potential purchasers (adjacent agricultural landowners). The Subject Property would be expected to be valued on a similar basis as larger parcels of farmland by the local market. Given the Subject Property's location and limited utility, it would not be expected to obtain value similar to typical smaller parcels. As such, the Subject Property should be marketable if listed at a competitive price.

For the purposes of the valuation, it is assumed that it is reasonable to amalgamate the Subject Property with neighbouring parcel SE-28-27-28-W4 and SW-28-27-28-W4 via an 'across the fence' appraisal method in order to maximize use of the Subject Property.

Conclusion: Based on available information, the Highest and Best Use of the Subject Property would be achieved through its amalgamation with the adjacent farmland and utilized for agricultural purposes. As a result, the Subject Property has been compared to larger agricultural parcels and valued as such within the Direct Comparison Approach of the report.

The Valuation Process

There are three generally accepted approaches to estimating value, the Direct Comparison Approach, the Income Approach, and the Cost Approach are defined below as per the 'The Appraisal of Real Estate, Third Canadian Edition 2010':

Direct Comparison Approach: A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison, and making adjustments to the sale prices of the comparables based on the elements of comparison.

Income Approach: A set of procedures through which an appraiser derives a value indication for an income producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate.

Cost Approach: A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to reconstruct a reproduction of, or replacement for, the existing structure; deducting accrued depreciation from the reproduction or replacement cost; and adding the estimated land value plus an entrepreneurial profit. Adjustments may then be made to the indicated fee simple value of the Subject Property to reflect the value of the property interest being appraised.

Approach(es) Used: Which of these approaches to value are most applicable to the valuation of a specific property is largely dependent upon the nature of the property being appraised and the quality and quantity of data available.

With respect to the valuation of the Subject Property, the relevant valuation approach is the Direct Comparison Approach. The Cost Approach and Income Approach were excluded because of the nature of the property (vacant land).

Direct Comparison Approach

Using the Direct Comparison Approach, the value of a property is estimated by reference to sales or active listings of comparable properties in the marketplace. While historical in nature, this method generally provides a reliable indicator of value in an active real estate market.

The valuation that follows is of the quarter section to the west, SE-28-27-28-W4 (described as the 'Benchmark' in the analysis that follows), utilizing the 'across the fence' (ATF) appraisal method to estimate a reasonable unit value (sale price/acre) to be applied to the Subject Property.

The ATF method is a valuation approach often used in appraising land, particularly for rights of way across corridors such as the Subject Property. The ATF method assumes that the Market Value per acre of the land utilized as a right-of-way is at most equal to the value of adjacent or adjoining land. Once a benchmark unit value of the SE-28-27-28-W4 has been estimated, a discount will be applied to reflect the inferior utility and marketability of the Subject Property.

After researching local and other similar markets, sales and listings of properties that exhibited characteristics similar to the Subject Property were identified and analyzed. The following parameters were used in the selection process:

Location: Sales were investigated throughout Rocky View County and comparable areas.

Time: An extended window of time was required due to low sales volumes. Sales were investigated as far back as early-2020 forward. The time frame is considered reasonable in order to reflect the attributes of the Subject Property and the lack of recent comparable sales.

Land Use: Value Indicators were chosen that were deemed to have similar zoning designations and Highest and Best Use by the appraiser.

Units of Comparison: Value Indicators have been compared to the Subject Property on a **sale price/acre** basis, as is typical of the market.

For valuation purposes, two approaches of comparison can be utilized:

Qualitative Analysis: This is a primary and intuitive method, well-known by most market participants.

Quantitative Analysis: Dollar or percentage adjustments are applied to the unit selling prices of the Value Indicators to reflect differences between the Subject Property and each Value Indicator. This method typically provides the strongest support for the Direct Comparison Approach when adequate market data exists to support quantitative adjustments.

In the circumstances, a Quantitative Analysis was completed in respect to the differences between the assumed amalgamated Subject Property and each comparable sale.

The locations of Value Indicators and a table of their salient facts as compared to the Subject Benchmark are contained on the following pages. Data sheets for each of the Value Indicators is located in Annex A.



Map: Illustrating the location of Value Indicators 1 to 5 in relation to the Subject Property.

PART 4 - ANALYSIS AND CONCLUSIONS

Page | 30

Bare Land Value Indicators

	Benchmark	Value Indicator 1	Value Indicator 2	Value Indicator 3	Value Indicator 4	Value Indicator 5
Internal Property No.	n/a	MLS A1149552	MLS A2026459	MLS A2006782	MLS A1048134	MLS C4233359
Municipality	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County
Legal Description	SE-28-27-28-W4	NE-12-26-27-W4	SW-5-28-26-W4	SW-27-27-26-W4	SW-21-28-27-W4	SE-16-27-28-W4
Sale Price	n/a	\$800,000	\$1,079,700	\$825,000	\$1,002,500	\$1,100,000
Sale Date (mm/dd/yy)	n/a	06-07-22	03-22-23	11-05-22	12-14-20	06-28-23
Sale Terms	n/a	Assumed Cash/Mortgage	Assumed Cash/Mortgage	Assumed Cash/Mortgage	Assumed Cash/Mortgage	Assumed Cash/Mortgage
Vendor	n/a	MLS Sale - Not Disclosed	MLS Sale - Not Disclosed	MLS Sale - Not Disclosed	MLS Sale - Not Disclosed	MLS Sale - Not Disclosed
Purchaser	n/a	MLS Sale - Not Disclosed	MLS Sale - Not Disclosed	MLS Sale - Not Disclosed	MLS Sale - Not Disclosed	MLS Sale - Not Disclosed
Land Area (Acres)	160.00	160.00	205.40	133.42	160.00	137.04
Zoning Class	A-GEN	A-GEN	A-GEN	A-GEN	A-GEN	A-GEN
CLI Map Rating	CLI 1/3	CLI 2/6	CLI 1/3/5	CLI 2/3/5	CLI 1	CLI 3
Services	Typical Rural	Typical Rural	Typical Rural	Typical Rural	Typical Rural	Typical Rural
Improvements	None	None	None	None	None	None
Comments	Full quarter section of land located east of Airdrie with access via a municipal roadway. Approximately 158 acres is farmable while the remainder is pasture land. Small dugout in the southeast corner of the parcel.	Full quarter section of land close to Keoma and Kathryn. Flat land parcel with 110 acres of farmable land with the remainder being pasture. SLR of \$1,600 per year.	Full quarter section plus an additional 45.40 acres of the NW 1/4 section near Irricana/Beiseker. Land abuts the Rosebud River. Flat land with 180 acres of farmable land with the remainder being river bed and pasture land. Three SLR generating \$9,300 per year.	Near full quarter section of Highway land near Irricana. Flat land with 117 acres of farmable land. Property borders the Crossfield Creek on the northeast side. Three SLR generating \$11,000 per year. Mostly Class 2 soils.	Full quarter section just east of Crossfield near Kersey. Flat land and almost the entire section is farmable land. Old homestead site on the west side of the parcel surrounded by shelter belt with trees.	Near full quarter section of highway land just east of Airdrie. Hwy 567 frontage with access from Range Road 283 on the east side. Flat land with the entire parcel being farmable.
Unit Selling Price	n/a	\$5,000	\$5,257	\$6,183	\$6,266	\$8,027

Adjustments for Differences

Financing/Motivation	As described	0%	0%	0%	0%	0%
Changing Market	As described	5%	0%	5%	10%	0%
Adjusted Price/Acre		\$5,250	\$5,257	\$6,493	\$6,892	\$8,027
Location	As described	0%	0%	0%	0%	-10%
Access/Exposure	As described	0%	0%	-10%	-5%	-15%
Land Area	As described	0%	0%	0%	0%	0%
Open Acres	As described	10%	10%	5%	0%	0%
Productive Potential	As described	5%	10%	5%	-5%	5%
Utility/Other	As described	0%	-5%	-5%	-5%	-5%
Adjusted Price/Acre	n/a	\$6,025	\$6,050	\$6,175	\$5,850	\$6,025

Real estate appraisal of a former road allowance in Rocky View County, Alberta.
Prepared for: Rocky View County.

HarrisonBowker Valuation Group
File Number: 28942.23BG (Jan/24)



Quantitative Analysis and the Adjustment Process: Adjustments to the unit selling prices of the Value Indicators were applied to reflect the qualitative differences between the subject and each comparable sale.

Adjustments are typically derived from the reconciliation of market derivation, cost analysis, and the appraiser's own experience in a market sector. Adjustments were applied as follows:

Financing/Motivation: The terms of the sale for the Value Indicators are believed to be at arm's length, with no adjustments deemed warranted. Motivational factors were typical for farming areas where demand for land is good.

Changing Market: Farmland continues to appreciate in most areas of Alberta. Farm Credit Canada (FCC) reports that farmland appreciation in Alberta increased at an average of 10.0% in 2022, 3.6% in 2021, 6.0% in 2020, 3.3% in 2019, 7.4% in 2018, and 7.3% in 2017. FCC has indicated a slowing of appreciation through 2021 and into 2022.

In this area, market values for land in the subject category increased from mid-2019 to 2021, then dipped in 2022. As such, appropriate time adjustments for changing market conditions ("time adjustments") have been applied as required.

Location: Two influences affect location adjustments: (1) General market location relating to proximity to urban centres; and (2) Close to Highway(s) location (gravel access). Generally, land values diminish somewhat as distance to towns, villages, and arterial roadways increases.

Value Indicator 5 is located in a superior location. As such, an appropriate downward location adjustment has been applied. The remaining Indicators were all located in comparable locations relative to the Subject Property and required no adjustments.

Access/Exposure: The Subject Property has direct access via a rural gravelled municipal roadway. Value Indicators 3 to 5 were considered to have superior access and/or exposure via paved municipal highways or roadways. As a result, downward adjustments were required for these Indicators.

Land Area: Land size differences: generally, smaller parcels sell for a higher unit value. As noted in the Highest and Best Use Section, the Subject Property has been compared to larger parcels of farmland on the assumption that it is amalgamated with a larger parcel of adjacent farmland. No adjustments were deemed necessary within the analysis.

Open Acreage: Adjustments were applied to reflect the open acreage on each of the Value Indicators as compared to Subject Property. This adjustment reflects the relationship of the unit value of the various components of a quarter-section and its blended unit value over the entire quarter-section. Market participants in the area assign a substantially lesser value to pasture, bush, and waste acreage than they do to open arable acreage. Adjustments were applied accordingly.

Production Potential: Differences in soil productivities and potential can account for significant variances in value. Appropriate adjustments have been applied accordingly.

Utility/Other: Adjustments may be applied as applicable for differences in the utility of the land, surface leases on comparable sales, and/or for minor improvements that may exist. Downward adjustments were applied to Value Indicators 2 to 5 to reflect superior utility for surface lease revenues and/or other attributes deemed superior.

Analysis and Reconciliation: After adjustments, Value Indicators 1 to 5 provide a unit value range of \$5,850/acre to \$6,175/acre with an average of \$6,025/acre. This is considered a relatively tight range considering the minimal sales data available for similar land parcels within the local marketplace. All Value Indicators were considered relevant to the analysis, as they are all located within the general subject area and best represent the overall attributes of the parcel to which the Subject Property is assumed to be amalgamated.

Of the five comparable sales presented and analysed, no one Value Indicator provides strong unilateral support for value, with all five providing some measure of value and corroborating the final value range. A unit value about the mid-point of the tightened range is considered reasonable for the Subject Property.

As such, a final vacant land unit value of **\$6,000/acre** for the adjoining SE-28-27-28-W4 is deemed to be well supported. As applied to the Subject Property (8.00 acres), based on the ATF valuation method, the unit value, translating into the following value estimate:

Site Size:	8.00 acres
Estimated Unit Value:	\$6,000/acre
Value of the Subject Benchmark via Direct Comparison Approach:	\$48,000

Discount to Market Value for Linear Parcel Shape

Though difficult to track due to simultaneous sale-consolidations, there are several examples of sales of irregularly shaped parcels of land that have transferred from private owners or municipalities to adjacent landowners throughout Alberta that show a negotiated discount to the market value of the baseline property. Given the limited number of known recent sales of linear parcels, the sales search was not included within the analysis and retained on file.

Analysis indicates a wide range of **discounts from approximately 15% to 30%**, which reflects the unique nature of each transaction. It is noted that it is the stated practice of some municipalities and the Alberta Government to not discount 'remnant' parcels if sold to adjacent landowners, whereas other municipalities do 'adjust' values. The private market also tends to exhibit adjustments, although sales are relatively limited.

In estimating an appropriate discount for such a property, initial consideration is given to the function of the land and its location for the specific requirements of the adjacent owner. Presumably some level of negotiation occurs between the two parties to the transaction, the result of which imputes the discount. At minimum, the discount would have to reflect the purchaser's cost to legally acquire and consolidate parcels (legal/survey fees, time value, etc.).

In the context of motivation, the following factors are evident for the Subject Property:

- The Subject Property is a linear and narrow piece of land, therefore diminishing development potential and overall utility in isolation.
- The Subject Property is homogeneous with the adjoining lands with minimal physical limitation.
- There are a limited number of potential purchasers of this site (adjacent landowners), resulting in an impaired market, and likely, limiting the ability of the County to sell this parcel if otherwise desired.

The Subject Property is expected to have utility to an adjacent property owner; however, there would be a limited market for this property besides to adjoining land owners and the shape is irregular. The discount associated with the Subject Property should balance this level of utility with the limited market. In the circumstances, **a discount of 30%** is considered reasonable and has been applied as applicable within the Direct Comparison Approach analysis, resulting in a final value as follows:

Value of the Subject Benchmark via Direct Comparison Approach:	\$48,000
Market Discount Rate of 30.00% for Linear Parcel Shape (rounded):	\$14,000
Subject Property Value by Direct Comparison Approach:	\$34,000
Final Unit Value:	\$4,250/acre

Reconciliation and Final Valuation

The estimated value of the Subject Property was estimated as follows:

Direct Comparison: Final unit value: \$4,250/acre
Estimated Land Value Based on 8.00 Acres: **\$34,000**

Income Approach: Not used

Cost Approach: Not used

Final Value: \$34,000

The estimated value of the Subject Property was estimated solely by the Direct Comparison Approach because the Cost Approach and Income Approach are not typically used to value vacant rural land with no quotas.

The strength of the Direct Comparison Approach lies in the fact that it reflects actual market behaviour of typical purchasers under current market conditions. Its weaknesses include the fact that each Value Indicator can vary widely in terms of development potential, location, uses, etc. Additionally, the motivation behind each market transaction is not always apparent, which can lead to wider value ranges. In the circumstances, the available market data provides good support for the valuation of the Subject Property.

Exposure Time: The appraised value is based on a reasonable Exposure Time of up to 365 days, typical for a property of this type in the local market. The Exposure Time was estimated through analysis of market data and assumes that the property was listed for sale at a reasonable asking price.

Assemblage: Not applicable.

Sales/Listing History: There is no known sales or listing history to have taken place concerning the Subject Property during the past three years (per MLS and land titles).

Based on the research and analyses completed herein, the current Market Value (as of January 8, 2024) of the identified interest in the Subject Property may be fairly stated as:

THIRTY-FOUR THOUSAND (\$34,000) DOLLARS

The valuation is subject to a Hypothetical Condition and Extraordinary Assumption – See Page 41.

Certificate of the Appraiser

Re: Real estate appraisal of a former Road Allowance containing 8.00 acres in Rocky View County, Alberta.
Legally described as: Part of W 27-27-28-W4, excepting thereout all mines and minerals.

I certify that, to the best of my knowledge and belief that:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions, and conclusions.
- I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict of with respect to the parties involved with this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the CUSPAP.
- I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP.
- Except as herein disclosed, no one other than Brandon Greenside, AACI (of HarrisonBowker Valuation Group) has provided significant professional assistance to the person(s) signing this report.
- As of the date of this report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program.
- The undersigned is (are all) members in good standing of the Appraisal Institute of Canada.

Based on the research and analyses completed herein, the current Market Value (as of January 8, 2024) of the identified interest in the Subject Property may be fairly stated as:

THIRTY-FOUR THOUSAND (\$34,000) DOLLARS

The valuation is subject to a Hypothetical Condition and Extraordinary Assumption – See Page 41.



Brandon Greenside, AACI, P. App
Appraiser, AIC Membership No. 907540
Report Date: October 28, 2024
Inspection Date: January 8, 2024
Source of Digital Signature: Foxit

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

Annex A – Definitions

Glossary of Terms

The terms following have been sourced from the current version of CUSPAP, The Appraisal of Real Estate, Third Canadian Edition 2010, the HarrisonBowker library, and/or other sources deemed reliable.

Condominium Estate: A multi-unit structure or property in which persons hold fee simple title to individual units and undivided interest in common areas.

Currency: The final value estimate stated in this report is expressed in terms of Canadian dollars cash.

Effective Date: The date at which the analyses, opinions and conclusions in an assignment apply. The Effective Date may be different from the inspection date and/or the report date.

Exposure Time: The estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at the estimated value on the Effective Date of the appraisal. Exposure time is backward-looking.

Extraordinary Assumption: An assumption, directly related to a specific Assignment, which, if were not assumed to be true, could materially alter the opinions or conclusions.

Extraordinary Assumptions presume uncertain information about or anticipated changes in: the physical, legal or economic characteristics of the subject property; or about: conditions external to the subject property such as market conditions or trends, or the integrity of data used in an analysis to be fact.

Extraordinary Limiting Condition: A necessary modification to, or exclusion of, a Standard Rule which may diminish the reliability of the report.

Fee Simple Estate: An estate of absolute ownership unencumbered by any other interest or estate, subject only to the limitations by the four powers of government: taxation, expropriation, police power, and escheat.

Forced Sale Value: A Forced Sale Value occurs in a situation where:

- the seller is under compulsion to sell (and may be an unwilling seller);
- consummation of the sale is within a short period of time; and
- normal Marketing Time is not possible due to a brief Exposure Time.

A forced sale is a description of the situation under which a sale takes place, resulting in a value that does not fully meet the definition of Market Value.

May also be referred to as: "liquidation value", "distress sale" or "power of sale".

Gross Building Area: Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls; includes both the superstructure floor area and the substructure or basement area.

Gross Leasable Area: Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the centre of joint partitioning to the outside wall surfaces.

Highest and Best Use: The reasonably probable use of real property, that is physically possible, legally permissible, financially feasible, and maximally productive, and that results in the highest value.

Hypothetical Condition: Hypothetical Conditions are a specific type of an Extraordinary Assumption that presumes, as fact, simulated but untrue information about physical, legal or economic characteristics of the Subject Property or external conditions, and are imposed for purposes of reasonable analysis.

Leasehold Interest: The right held by the lessee to use and occupy real estate for a stated term under the conditions specified in the lease.

Leased Fee Estate: The ownership interest held by the lessor, which includes the right to the contract rent specified in the lease plus the reversionary right when the lease expires.

When (if) the lease(s) on the property expires, the property rights revert to a Fee Simple Estate.

Market Value: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in precisely revealed terms, for which the specified property rights should sell under reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, and knowledgeably, and for self-interest, assuming that neither is under duress.

Net Effective Rent: The rental rate net of financial concessions such as period of no rent during the lease term and above- or below-market TIs [tenant improvement allowances, inducements, rent abatements, etc.].

Operating Expenses: The periodic expenditures necessary to maintain the real property and continue production of the effective gross income, assuming prudent and competent management.

Subject Property: Refers to the property (real estate) that has been appraised within this report. The term is intended to be generic and read in appropriate context.

Value Indicator(s): Consummated or pending sales, or active or expired listings, that have been selected and analyzed by the appraiser(s) for comparison to the Subject Property. The Value Indicators are utilized to provide an estimate of Market Value for the Subject Property via the Direct Comparison Approach. Also known as comparables or comparable sales.

Annex B – Assumptions

Assumptions, Limiting Conditions, Disclosures, Limitations of Liability

The report is subject to the following Assumptions, Limiting Conditions, Disclosures, and Limitations of Liability; and any others which may be stated elsewhere in the report. The list to follow contains 'Mandatory Clauses' as defined by the AIC. The certification that appears in this appraisal report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

1. HarrisonBowker Valuation Group is a trade name of HarrisonBowker Real Estate Appraisers Ltd. The opinions expressed in this report are those of the author and not necessarily those of HarrisonBowker Real Estate Appraisers Ltd.
2. This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
3. Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the Effective Date specified in this report unless specifically authorized by the author(s).
4. The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. Unless otherwise noted within the report, no registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
5. Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
6. No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
7. If the Subject Property is a condominium Fee Simple Estate, it is assumed that there are no major costs currently required within the subject common area that cannot be covered by the existing contingency fund; that there are no legal actions outstanding or are contemplated against the subject complex; and, that there is a board of directors managing the affairs of the subject condominium association in a diligent manner. It is further assumed that monthly condominium fees and the balance contained in the capital reserve fund will be adequate to cover all costs

of maintaining the common property and any capital items that will be required. It is assumed that Reserve Fund Studies are completed as per Alberta's Condominium Act. The review of the Reserve Fund Study is beyond the Scope of this report. The appraiser will not be held liable if the balance in the reserve fund is inadequate to pay for required repairs and maintenance.

8. This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
9. Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the Subject Property or of/on a neighbouring property that could affect the value of the Subject Property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
10. The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the Market Value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical legal and biological conditions that may affect the Market Value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the Market Value of the property.
11. The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
12. The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
13. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.

14. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
15. The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
16. This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
17. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
18. Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.
19. If utilized, the Cost Approach has only been developed by the appraiser(s) as an analysis to support their opinion of the property's Market Value. Use of this data, in whole or part, for other purposes is not intended by the appraiser(s). Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the Subject Property. The appraiser(s) assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the Subject Property being fully insured for any loss that may be sustained. Further, the Cost Approach may not be a reliable indication of replacement or reproduction cost for any date other than the Effective Date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.
20. The professional liability insurance of the appraiser(s) is limited to \$2,000,000; therefore, the appraiser(s) is exempt from any responsibility or loss for errors or omissions over and above this amount.

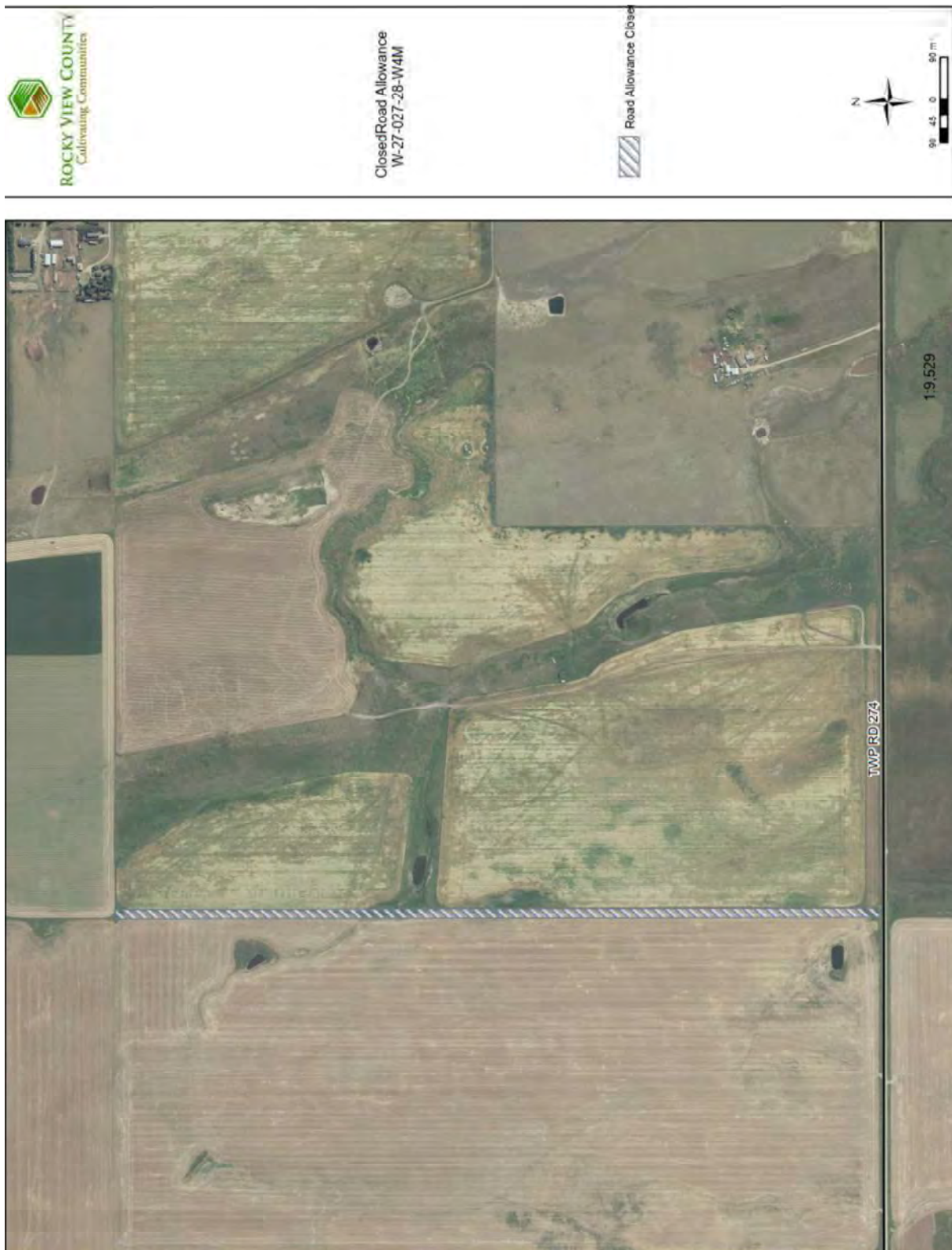
Extraordinary Assumptions, Hypothetical Conditions, Extraordinary Limiting Conditions

The Extraordinary Assumption(s), Hypothetical Condition(s), and/or Extraordinary Limiting Conditions invoked for this assignment, as defined in the preceding Glossary, are presented in full below:

This valuation is not subject to any Extraordinary Assumptions, Hypothetical Conditions, or Extraordinary Limiting Conditions.

Annex C – Legal Documents

Former Road Allowance Sketch Provided by the County



Annex D – Excerpts from Appropriate Planning Documents

Zoning Bylaw

A-GEN Agricultural, General District

303 PURPOSE: To provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.

304 PERMITTED USES:

Accessory Building ≤ 930 m² (10010.40 ft²)
 Accessory Dwelling Unit
 Agriculture (General)
 Beekeeping
 Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building > 930 m² (10010.40 ft²)
 Agriculture (Intensive)
 Agriculture (Processing)
 Animal Health (Inclusive)
 Bed and Breakfast
 Cannabis Cultivation
 Care Facility (Child)
 Care Facility (Clinic)
 Care Facility (Group)
 Communications Facility (Type A)
 Communications Facility (Type B)
 Communications Facility (Type C)
 Dwelling, Manufactured
 Dwelling, Tiny
 Dwelling Unit, accessory to principal use
 Equestrian Centre
 Farm Gate Sales
 Farmers Market
 Film Production
 Home-Based Business (Type II)
 Kennel
 Recreation (Culture & Tourism)
 Riding Arena
 Special Function Business
 Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

305 MINIMUM PARCEL SIZE:

- An un-subdivided Quarter Section
- The portion created and the portion remaining after registration of a First Parcel Out subdivision
- The portion of a parcel remaining after approval of a redesignation and subdivision provided the remainder is a minimum of 20.23 ha (50.00 ac)

306 MAXIMUM DENSITY:

- On parcels less than 32.4 ha (80.0 ac), a maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached
- On parcels greater than or equal to 32.4 ha (80.0 ac), a maximum of four Dwelling Units – two Dwelling, Single Detached and two other Dwelling Units where the other Dwelling Unit is not a Dwelling, Single Detached

307 MAXIMUM BUILDING HEIGHT:

- Dwelling Units: 12.0 m (39.37 ft.)
- All others: None

308 MINIMUM SETBACKS:**Front Yard**

45.0 m (147.64 ft.) from County roads
 60.0 m (196.85 ft.) from Highways
 15.0 m (49.21 ft.) from service roads

Side Yard

45.0 m (147.64 ft.) from County roads
 60.0 m (196.85 ft.) from Highways
 15.0 m (49.21 ft.) from service roads
 6.0 m (19.69 ft.) from other parcels

Rear Yard

30.0 m (98.43 ft.) from any road
 15.0 m (49.21 ft.) from other parcels

309 EXCEPTIONS:

- a) Parcels designated by the letter "o" on the **Land Use Map** shall provide for one (1) additional First Parcel Out subdivision after September 29, 1998,
- b) On parcels less than 4.0 ha (9.88 ac), the uses within the R-RUR District shall apply, and
- c) A Dwelling, Manufactured or Dwelling, Tiny may be an Accessory Dwelling Unit where development conforms with **Sections 122 to 124.**



Annex E – CLI Soil Classification System

Canadian Land Inventory Soil Classification System

Environment Canada, in cooperation with various government agencies, publishes a 1: 250,000 scale map series for Alberta that depicts soil capabilities by classification. While the limitations of scale are evident, the maps provide a good first indicator of local soil conditions and the prevailing soil characteristics across a region. The following description of the classification system was quoted verbatim from the legend of Environment Canada's *Canadian Land Inventory Soil Capability for Agriculture* series of maps.

Description Legend

In this classification the mineral soils are grouped into seven classes on the basis of soil survey information. Soils in classes 1, 2, 3 and 4 are considered capable of sustained use for cultivated field crops, those in classes 5 and 6 only for perennial forage crops and those in class 7 for neither.

Some of the important factors on which the classification is based are:

- The soils will be well managed and cropped, under a largely mechanized system.
- Land requiring improvements, including clearing that can be made economically by the farmer himself is classed according to its limitations or hazards in use after the improvements have been made. Land requiring improvements beyond the means of the farmer himself is classed according to its present condition.
- The following are not considered: distances to market, kind of roads, location, size of farms, type of ownership, cultural patterns, skill or resources of individual operators, and hazard of crop damage by storms.

The classification does not include capability of soils for trees, tree fruits, small fruits, ornamental plants, recreation, or wildlife.

The classifications are based on intensity, rather than kind, of their limitations for agriculture. Each class includes many kinds of soil, and many of the soils in any class require unlike management and treatment.

CLASS 1	SOILS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS IN USE FOR CROPS.
The soils are deep, are well to imperfectly drained, hold moisture well, and in the virgin state were well supplied with plant nutrients. They can be managed and cropped without difficulty. Under good management they are moderately high to high in productivity for a wide range of field crops.	
CLASS 2	SOILS IN THIS CLASS HAVE MODERATE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE MODERATE CONSERVATION PRACTICES.
The soils are deep and hold moisture well. The limitations are moderate, and soils can be managed and cropped with little difficulty. Under good management they are moderately high to high in productivity for a fairly wide range of crops.	
CLASS 3	SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES.
The limitations are more severe than for Class 2 soils. They affect one or more of the following practices: timing and ease of tillage; planting and harvesting; choice of crops; and methods of conservation. Under good management they are fair to moderately high in productivity for a fair range of crops.	
CLASS 4	SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES, OR BOTH.

The limitations seriously affect one or more of the following practices: timing and ease of tillage; planting and harvesting; choice of crops; and methods of conservation. The soils are low to fair in productivity for a fair range of crops, but many have high productivity for a specially adapted crop.	
CLASS 5	SOILS IN THIS CLASS HAVE VERY SEVERE LIMITATIONS THAT RESTRICT THEIR CAPABILITY TO PRODUCING PERENNIAL FORAGE CROPS, AND IMPROVEMENT PRACTICES ARE FEASIBLE.
The limitations are so severe that the soils are not capable of use for sustained production of annual field crops. The soils are capable of producing native or tame species of perennial forage plants and may be improved by use of farm machinery. The improvement practices may include clearing of bush, cultivation, seeding, fertilizing, or water control.	
CLASS 6	SOILS IN THIS CLASS ARE CAPABLE ONLY OF PRODUCING PERENNIAL FORAGE CROPS AND IMPROVEMENT PRACTICES ARE NOT FEASIBLE.
The soils provide some sustained grazing for farm animals, but the limitations are so severe that improvement by use of farm machinery is impractical. The terrain may be unsuitable for use of farm machinery, or the soils may not respond to improvement, or the grazing season may be very short.	
CLASS 7	SOILS IN THIS CLASS HAVE NO CAPABILITY FOR ARABLE CULTURE OR PERMANENT PASTURE.
The soils provide some sustained grazing for farm animals, but the limitations are so severe that improvement by use of farm machinery is impractical. The terrain may be unsuitable for use of farm machinery, or the soils may not respond to improvement, or the grazing season may be very short.	
O	ORGANIC SOILS (Not placed in capability classes).

Subclasses

Excepting Class 1, the classes are divided into subclasses on the basis of kinds of limitation. The subclasses are as follows:

SUBCLASS C	Adverse climate - The main limitation is low temperature or low or poor distribution of rainfall during the cropping season, or a combination of these.
SUBCLASS D	Undesirable soil structure and/or low permeability - The soils are difficult to till, absorb water slowly or the depth of the rooting zone is restricted.
SUBCLASS E	Erosion damage - Past damage from erosion limits agricultural use of the land.
SUBCLASS F	Fertility - Low natural fertility due to lack of available nutrients, high acidity or alkalinity, low exchange capacity, high levels of calcium carbonate or presence of toxic compounds.
SUBCLASS I	Inundation - Flooding by streams or lakes limits agricultural use.
SUBCLASS M	Moisture - A low moisture holding capacity, caused by adverse inherent soil characteristics, limits crop growth. (Not to be confused with climatic drought).
SUBCLASS N	Salinity - The soils are adversely affected by soluble salts.
SUBCLASS P	Stoniness - Stones interfere with tillage, planting, and harvesting.
SUBCLASS R	Shallowness to solid bedrock - Solid bedrock is less than three feet from the surface.

SUBCLASS S	Soils limitations - A combination of two or more subclasses D, F, M and N.
SUBCLASS T	Adverse topography - Either steepness or the pattern of slopes limits agricultural use.
SUBCLASS W	Excess water - Excess water other than from flooding limits use for agriculture. The excess water may be due to poor drainage, a high water table, and seepage of runoff from surrounding areas.
SUBCLASS X	Minor cumulative limitations - Soils having a moderate limitation due to the cumulative effect of two or more adverse characteristics that individually would not affect the class rating. (This subclass is always used alone and only one class below the best possible in a climatic sub region).



COUNCIL REPORT

Stoney Trail and Airport Trail Interchange – Final Agreement

Electoral Division: All

File: 5011-625

Date:	July 8, 2025
Presenter:	Byron Riemann, Chief Operating Officer
Department:	Infrastructure Services Division

REPORT SUMMARY

To support the future growth and development of the OMNI Area Structure Plan (ASP), a new access connection to the Northeast Calgary Ring Road (Stoney Trail) is required. The interchange will serve as a critical component of the County's regional transportation network and long-term economic development strategy.

On November 28, 2023, Council approved a Memorandum of Understanding (MOU) and an Interim Agreement with Genesis Land Development Corp. (the Developer), a Memorandum of Agreement with Transportation and Economic Corridors (the Province), and a budget adjustment of \$30,785,000 to initiate design and establish preliminary funding contributions. This budget included a \$23,785,000 commitment from the Province and an initial \$7,000,000 contribution from the Developer.

Since that time, further project definition and engineering work have refined the overall construction cost to \$36,959,779 based on the value of the construction tender received. The revised cost reflects a more detailed project scope and current market pricing. The Province's funding commitment remains unchanged at \$23,785,000, while the Developer has now formally committed to increasing its contribution from \$7,000,000 to a maximum of \$13,174,779.

The County is not a funding partner but will act as the Administrator on behalf of the Provincial contribution and oversee the flow of funds in accordance with the final agreement.

In accordance with Section 6.2(b) of the Memorandum of Agreement and Interim Agreement, Council endorsement is required to execute the Final Interchange Agreement, which governs construction, funding, and project management.

ADMINISTRATION'S RECOMMENDATION

THAT Council approve the summary of terms of the Final Agreement for the Stoney Trail and Airport Trail Interchange, as per Attachment A and authorize Administration to execute the Final Agreement.

THAT Council approves the budget adjustment for \$6,174,779 for the Stoney Trail and Airport Trail Interchange as per attachment B.

BACKGROUND

The OMNI ASP was adopted by Council on September 26, 2017, under Bylaw C-7700-2017. The planned area is located east of Calgary and bounded by Highway 564 to the north, Township Road 252 to the south, Range Road 285 to the east, and 84th Street to the west. The ASP envisions a comprehensively planned mixed-use business and commercial hub.

Stoney Trail and Airport Trail Interchange – Final Agreement

The proposed OMNI Business Park spans approximately 197 acres and is anticipated to include over 600,000 square feet of commercial space and 500,000 square feet of office and restaurant facilities. The Business Park is expected to be delivered in seven phases, each targeting specific market needs.

To support the build out of the OMNI ASP and regional growth, full access connectivity at Airport Trail and Stoney Trail is required. The existing half interchange currently limits vehicle movements. The proposed upgrade will provide full directional access, creating regional connectivity.

As part of the Province's 2023 budget, a funding commitment of \$23,785,000 was secured. In parallel, the Developer initially committed \$7,000,000, which has now been increased to a maximum of \$13,174,779.

The Final Agreement summarizes:

- The County will administer the \$23,785,000 in Provincial funding.
- The Developer will fund all remaining project costs, up to \$13,174,779.
- GLDC Management Inc. will act as the Project Manager, overseeing design and construction.
- The County will assist in cost recovery from future benefiting landowners over a 20-year term, with recovery including interest.

The project cost is based on the construction tender received. Construction is anticipated to commence in the summer of 2025, with completion of the interchange anticipated by fall 2026.

ANALYSIS

Adoption of the Final Agreement represents a critical milestone in delivering this strategic transportation infrastructure project. It confirms the roles, responsibilities, funding structure and delivery mechanisms for a project that will unlock significant development opportunities and improve regional mobility.

The project directly aligns with key municipal and regional objectives. The interchange is crucial to supporting the development of the OMNI ASP, enhancing access and mobility in the northeast sector, and promoting regional economic growth. It is also a top priority identified in the North Calgary Regional Transportation Study.

COMMUNICATIONS / ENGAGEMENT

No communication or engagement will be required as per the OMNI Conceptual Scheme and Redesignation application process.

IMPLICATIONS

Financial

Total estimated cost of the project is \$36,959,779. The Province has committed \$23,785,000.00 and \$13,174,779.00 is the Developer's contribution. The County is not providing funding to the project but rather a provision for a credit to the Developer's Transportation Offsite Levy and/or Infrastructure Cost Recovery Agreement.

Economic

Advancing with the upgrade offers the promise of enhanced economic growth through reduced congestion and greater residential and business attraction, thereby generating jobs opportunities and fostering infrastructure investments.

Stoney Trail and Airport Trail Interchange – Final Agreement

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Financial Prosperity	FP1: Successfully planning and managing tax revenues between residential and non-residential landowners	FP1.1: Residential/Non-Residential Assessment Split Ratio as set out in the Assessment Diversification Policy	The interchange improvement will increase transportation connectivity to the east side of the County to increase economic growth for businesses.
Thoughtful Growth	TG2: Defined land use policies and objectives are being met and communicated	TG2.2: Growth/approvals within the approved growth areas within the Regional Growth Plan	Supports infrastructure aligned with the approved OMNI ASP.

ALTERNATE DIRECTION

Alternate Direction 1

THAT Council refuse the funding contribution from the Developer towards the Stoney Trail & Airport Trail Interchange.

Disadvantages

Without the funding contribution from the Developer, the project will be stalled, as there will be insufficient funding to complete the required improvements.

ATTACHMENTS

Attachment A: Final Agreement Summary

Attachment B: Budget Adjustment Form

Attachment C: Location Map

APPROVALS

Manager:	Jeannette Lee, Manager
Executive Director/Director:	Byron Riemann, Chief Operating Officer
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer



Stoney Trail and Airport Trail Interchange – Final Agreement Summary

July 8, 2025

This summary outlines the key terms and responsibilities related to the construction and funding of the Stoney Trail and Airport Trail Interchange Project, a critical infrastructure initiative supporting development in the OMNI Area Structure Plan (ASP). The agreement is between Rocky View County, Genesis Land Development Corp., and GLDC Management Inc.

1. PURPOSE

The purpose of the Interchange Project Agreement is to formalize the roles, responsibilities, and funding commitments necessary for the construction of the Stoney Trail and Airport Trail Interchange. This infrastructure is essential to support planned development within the OMNI Area Structure Plan (ASP), alleviate regional traffic pressures, and ensure that transportation improvements align with anticipated growth. The agreement replaces earlier interim arrangements and establishes a clear framework for project delivery, financial contributions, and future cost recovery from benefiting developers. It ensures the project is executed in a coordinated, transparent, and accountable manner, with defined responsibilities for the County, the Developer, and the Project Manager.

2. BACKGROUND

On November 28, 2023, Council approved a Memorandum of Understanding (MOU) and Interim Agreement with Genesis Land Development Corp., along with a Memorandum of Agreement with Alberta Transportation and Economic Corridors (ATEC). These agreements set the foundation for project delivery, preliminary funding, and a path to a final agreement.

Originally budgeted at \$30,785,000, with ATEC contributing \$23,785,000 and Genesis covering \$7,000,000, the total project cost has now increased to \$36,959,779 based on actual tender value. Genesis has since committed up to \$13,174,779. The County will not provide direct financial support but will manage the flow of provincial funds and oversee cost recovery mechanisms.

3. PARTIES

- Rocky View County (the County).
- Genesis Land Development Corp. (the Developer).
- GLDC Management Inc. (the Project Manager).

4. PROJECT SUMMARY

The project is the construction of an interchange upgrade at Stoney Trail & Airport Trail. The Interchange project involves the construction, commissioning, and delivery of transportation infrastructure necessary to facilitate development within the OMNI ASP and the overall regional network. The project includes roadworks, utility coordination, and associated works.

5. ROLES & RESPONSIBILITIES

- **County:** Responsible for administering and disbursing Provincial funding received under the MOU with ATEC. No additional financial contribution is required.
- **Developer:** Funds all project costs beyond ATEC contribution and pays the Project Management Fee.



ROCKY VIEW COUNTY

- **Project Manager (GLDC):** Oversees design, construction, consultant coordination, and contractor management.

6. FUND STRUCTURE

- **Provincial Funding:** \$23,785,000 commitment by ATEC and administered by the County.
- **Developer Contribution:** Increased to a maximum of \$13,174,779 as per the Final Interchange Agreement.
- **County Contribution:** No contribution. The role is limited to fund administration and facilitating cost recovery.
- **Total Project Cost:** \$36,959,779.
- **Change Management:** Any change orders or cost escalations beyond the approved scope must be mutually agreed upon by both the County and the Developer. These will require explicit written agreement before any such changes are implemented. The County has no predetermined commitment to fund or approve cost increases and retains full discretion over whether to support any modifications affecting project cost or scope.

7. PROJECT MANAGEMENT AND FEE

- GLDC Management Inc. is appointed as Project Manager.
- A Project Management Fee of 5% of Hard Costs (i.e. direct construction costs) is payable to the Project Manager (GLDC Management Inc.).

8. COST RECOVERY & LEVY CREDITS

- The Developer is eligible to receive Transportation Off-Site Levy credits toward future development applications within the OMNI ASP Lands.
- These credits shall apply up to the maximum value of the Developer's financial contribution to the Interchange Project, as recognized in the Final Interchange Agreement.
- The application of these credits will be subject to the provisions of the County's applicable Regional Transportation Off-Site Levy Bylaw at the time of development.

9. INSURANCE & LIABILITY

- The Project Manager is responsible for procuring insurance coverage, subject to County approval.
- The County liability under the Agreement is limited to the administration of Provincial funds.

10. DISPUTE RESOLUTION

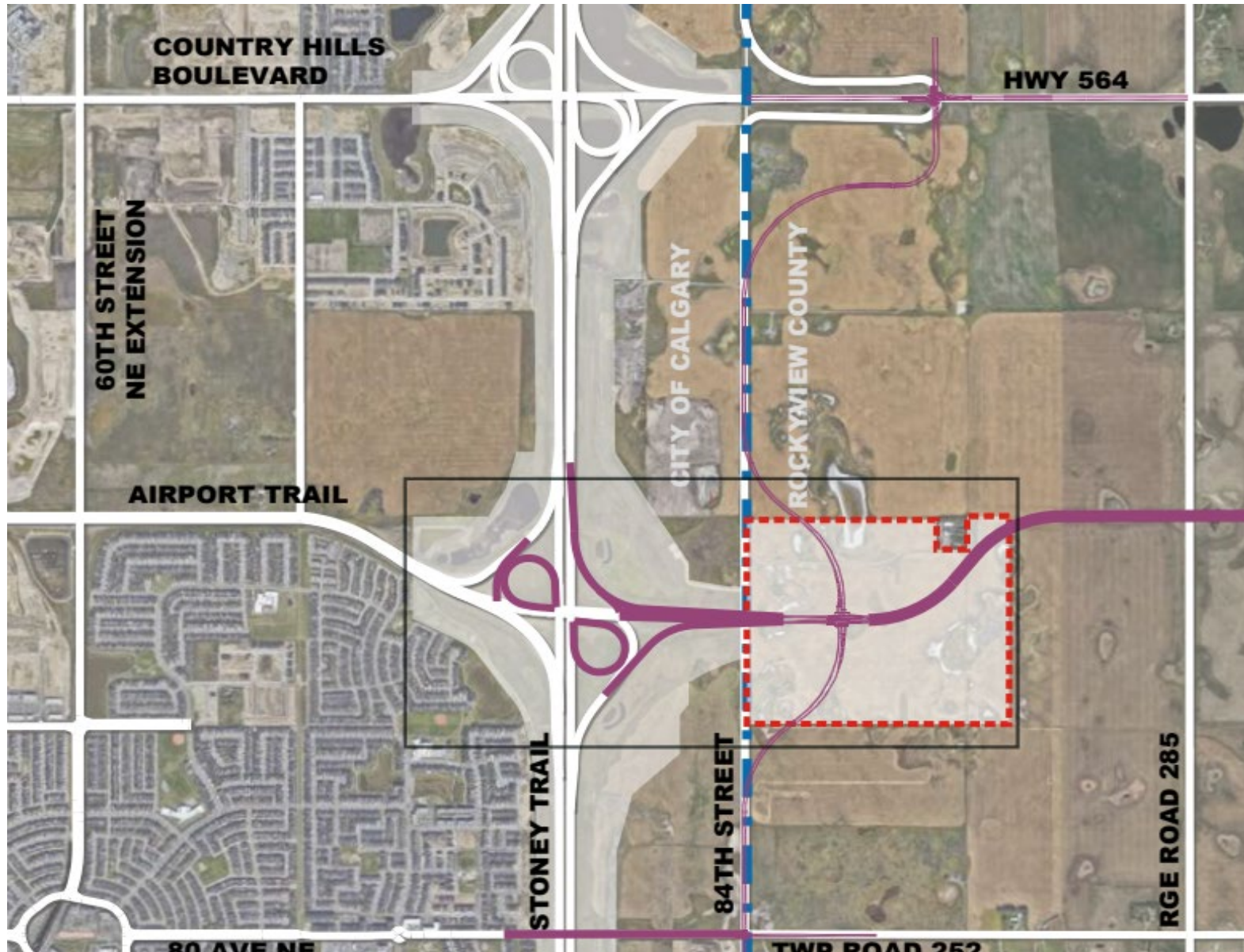
- All disputes must first go through negotiation and mediation, in accordance with the adopted dispute resolution process, before any party may initiate legal proceedings.

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2025

Description	Budget Adjustment
EXPENDITURES: Stoney Trail & Airport Trail Interchange	6,174,779
TOTAL EXPENSE:	6,174,779
REVENUES: Developer's Contribution	 (6,174,779)
TOTAL REVENUE:	(6,174,779)
NET BUDGET REVISION:	0
REASON FOR BUDGET REVISION: Budget Adjustment for the interchange improvement at Stoney Trail and Airport Trail	
AUTHORIZATION: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Chief Administrative Officer: _____ Reegan McCullough</p> <p>Executive Director, Financial & Business: _____ Clint Warkentin</p> <p>Chief Operating Officer: _____ Byron Riemann</p> </div> <div style="width: 45%;"> <p>Council Meeting Date: <u>7/8/2025</u></p> <p>Council Motion Reference: _____</p> <p>Date: _____</p> </div> </div>	

Budget AJE No: _____
 Posting Date: _____

Location Map





COUNCIL REPORT

Joint Use of Facilities Agreement Amendment

Electoral Division: 7

File:

Date:	July 8, 2025
Presenter:	Tanzeela Naji, Community Services Coordinator
Department:	Recreation and Community Support

REPORT SUMMARY

In 2020, Rocky View County entered into a Joint Use of Facilities Agreement with Rocky View Schools to support the reciprocal use of the joint-use site in Langdon, which includes Horseshoe Crossing High School, the Iron Horse Fields baseball diamonds, and a future recreation centre. The Agreement outlines shared responsibilities for coordinating facility access, including after-hours use of school spaces by eligible community groups and school access to County amenities, such as the future recreation centre in Langdon.

As the recreation centre has not yet been built, the Joint Use of Facilities Agreement is being amended through a Memorandum of Understanding, presented in Attachment A, to clarify that Rocky View Schools will manage after-hours booking of school facilities for eligible community groups until the recreation centre becomes operational.

ADMINISTRATION'S RECOMMENDATION

THAT Council approves an amendment to section 1.3.2 of the Joint Use of Facilities Agreement confirming that Rocky View Schools will manage school facility bookings for eligible groups until the future recreation facility in Langdon becomes operational.

BACKGROUND

At the September 22, 2020, meeting, Council directed Administration to enter into the Joint Use of Facilities Agreement for the Langdon High School with Rocky View Schools, and that the County will subsidize community access to the school once opened.

Motion #1: THAT Administration be authorized to enter into the "Joint Use Facilities Agreement for the Langdon High School" with Rocky View Schools.

Motion #2: THAT any funding to support the "Joint Use Facilities Agreement for the Langdon High School" be sourced from the Langdon Special Tax Rate program.

Following this direction, the Joint Use of Facilities Agreement was signed in October 2020. The Agreement governs the shared use of the joint-use site in Langdon, including Horseshoe Crossing High School, Iron Horse Fields baseball diamonds, and a future recreation centre. The Agreement was created to ensure that school and community spaces remain open for reciprocal use.

Clause 1.1 of the Agreement outlines the formation of a Joint Use Committee to oversee facilitation of after-hour access to school facilities for Langdon's non-profit groups. In return, the school is granted access to overflow parking at Iron Horse Fields and will receive booking privileges at the future recreation centre.

Joint Use of Facilities Agreement Amendment

After the opening of Horseshoe Crossing High School in September 2024, the Joint Use Committee was formally established in October 2024, including representatives from the County, Rocky View Schools, and the community.

At its first formal meeting in December 2024, the Committee identified the need to clarify interim facility booking responsibilities, as the recreation centre had not yet been constructed. This clarification was intended to help community groups understand which spaces are currently available for booking and who is managing the process.

Section 1.3.2 of the Joint Use of Facilities Agreement requires an annual schedule granting the school access to the recreation centre. However, since the centre is not yet built, this schedule cannot currently be implemented.

ANALYSIS

To address the implementation gap in section 1.3.2 of the Joint Use of Facilities Agreement — the inability to finalize the school’s annual access to the future recreation centre — the Joint Use Committee proposed a Memorandum of Understanding (MOU) as an interim solution.

The MOU confirms that Rocky View Schools will manage after-hour bookings of school facilities for eligible non-profit community groups until the recreation centre is operational. Designated staff members will oversee the booking requests and will be available onsite during community use to ensure safety and supervision. A facility booking fee is applied to all reservations, and eligible community groups booking the school spaces may apply for funding through the Langdon Recreation Grant Program to help offset booking costs.

The MOU has been reviewed by the County’s legal department, and no concerns were identified regarding its wording or interim implementation. Once the recreation centre is operational, the MOU will no longer be in effect, and the Joint Use of Facilities Agreement will be fully implemented.

This matter is being presented to Council as the original agreement was approved by Council resolution.

COMMUNICATIONS / ENGAGEMENT

N/A

IMPLICATIONS

Financial

N/A

Clarity in Booking Responsibilities

The amendment provides clear direction on interim booking responsibilities.

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency,	SD4.1: Services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements	Clearly identifying responsibilities for booking management would enable efficient coordination with all stakeholders and improve service effectiveness.

Joint Use of Facilities Agreement Amendment

Key Performance Indicators		Strategic Alignment
	effectiveness, and customer experience	

ALTERNATE DIRECTION

Alternate Direction 1

THAT Council maintains the existing Horseshoe Crossing High School Joint Use of Facilities Agreement with Rocky View Schools without amendment.

Benefits

- No immediate administrative action is required

Disadvantages

- Lack of clarity in interim booking responsibilities may lead to inconsistent communication with community groups
- May result in confusion or delays in bookings, potentially impacting local non-profit programming

ATTACHMENTS

Attachment A: Addendum and Amendment to the Joint Use of Facilities Agreement

Attachment B: Joint Use of Facilities Agreement

APPROVALS

Manager:	Sarah Paterson, Manager, Recreation and Community Support
Executive Director/Director:	Amy Zaluski, Director, Intergovernmental and Regional Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

This Agreement made this ____ day of July, 2025.

BETWEEN

**THE BOARD OF TRUSTEES OF
ROCKY VIEW SCHOOL DIVISION**
of Airdrie, Alberta
(hereinafter called "the School Division")

of the first part

-and-

ROCKY VIEW COUNTY
of Rocky View County, Alberta
(hereinafter called the "Municipal Corporation")

of the second part

**ADDENDUM AND AMENDMENT TO THE
AGREEMENT DATED OCTOBER 1, 2020**

WHEREAS the School Division and the Municipal Corporation (the "Parties") are parties to an existing Agreement for the Joint Use of Facilities (the "Agreement") dated October 1, 2020.

AND WHEREAS the Municipal Corporation currently lacks the administrative capacity to manage user group bookings and collect associated fees in the manner that the School Division is able to for user groups;

AND WHEREAS the Parties wish to amend the Agreement to provide for interim booking management by the School Division's booking agent until the Municipal Corporation has completed construction of the facility known as the Langdon Recreation Centre

NOW THEREFORE in consideration of the mutual covenants and agreements contained herein, the Parties agree to amend the Agreement as follows:

1. Defined terms used in this Amendment shall have the same meaning as set out in the Agreement, unless otherwise provided for herein.
2. Until such time as the Municipal Corporation has constructed and opened to the public the facility known as the Langdon Recreation Centre, the School Division's booking agent shall manage all registered community group bookings for School Division Facilities that fall under the scope of the Agreement.
3. The School Division shall process all requests from registered community groups, schedule facility usage accordingly, and collect applicable fees for the use of the School Division Facilities. All such fees collected shall be retained by the School Division.
4. The School Division shall provide the registered community groups with access to facility calendars, updated availability, and any relevant information or changes required for efficient scheduling and communication with registered

community groups. All facility bookings must be directed to the School Division's Community Use department (communityuse@rockyview.ab.ca).

5. The Joint Use Committee shall oversee the implementation of this interim arrangement and address any operational concerns or issues as they arise.
6. Upon completion and opening to the public of the facility known as the Langdon Recreation Centre, the booking procedures outlined in this section shall be re-evaluated. The Parties may agree to modify or terminate this arrangement by mutual consent at that time.
7. Except as expressly modified by this Amendment, all terms and conditions of the original Agreement shall remain in full force and effect.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF the parties have executed this Agreement effective the day and year first above written on the dates set out opposite their signatures.

**THE BOARD OF TRUSTEES OF
ROCKY VIEW SCHOOL DIVISION**



Michel (Mike) Guindon
Associate Superintendent of
Business and Operations

c/s

Signed this 18th day of June, 2025.

ROCKY VIEW COUNTY

Per: _____
Crystal Kissel, Reeve

Signed this _____ day of July, 2025.

WITNESS TO CRYSTAL KISSEL'S SIGNATURE
(required if corporate seal not provided)

Printed Name

Signature

JOINT USE OF FACILITIES AGREEMENT**Langdon High School**

This Agreement made as of the 1 day of October, 2020

Between:

**THE BOARD OF TRUSTEES OF
ROCKY VIEW SCHOOL DIVISION**

a body corporate, incorporated pursuant to the EDUCATION ACT
S.A. 2012 Chapter E-0.3 as amended
2651 Chinook Winds Drive SW, Airdrie
Alberta T4B 0B4
(hereinafter called the "School Division")

of the first part

and

ROCKY VIEW COUNTY

A municipal Corporation under the Municipal Government Act
RSA 2000, c M-26 as amended
262075 Rocky View Point, Rocky View County
Alberta T4A 0X2
(hereinafter referred to as the "Municipal Corporation")

of the second part

WHEREAS it is the purpose of the Municipal Corporation to encourage and assist citizens to organize and participate in leisure and recreational activities and to this end construct, maintain, and operate recreational facilities;

AND WHEREAS the Municipal Corporation has adopted a policy of making such facilities available for school programs when the facilities are not required for community programs;

AND WHEREAS the School Division has adopted a policy of making school facilities available for leisure and recreational activities when such facilities are not required for school purposes;

AND WHEREAS it is the wish of the Municipal Corporation and the School Division, herein referred to as "the Parties", to this Agreement to use these facilities for maximum community benefit;

NOW THEREFORE in consideration of the mutual covenants contained in this Agreement and other good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

I. LANGDON REC CENTER/SCHOOL JOINT USE COMMITTEE

- 1.1. The Parties hereby agree to establish the Langdon Rec Centre/School Joint Use Committee (the Committee). The Chief Administrative Officer of the Municipal Corporation and the Associate Superintendent of Business and Operations of the School Division shall each appoint two members to the Committee.
- 1.2. If needed on an occasional basis, and with agreement of the Committee members, additional members may be invited to join the Committee.
- 1.3. The Committee will be responsible to:
 - 1.3.1. approve community groups to become known as "registered community groups". These groups will be shown in Schedule "G". These registered community groups will fall under the terms and conditions of use outlined herein for registered community groups (including article 7 – Cost of School Division Facility Use)
 - 1.3.2. establish the annual schedule for community access to the school division facility and school access to the municipal corporation facilities. Once established this will be provided to the respective booking agents. The committee will adjust the schedule from time to time, providing the updates to the respective booking agents.
 - 1.3.3. review concerns from/about RVS School use of Municipal Facilities
 - 1.3.4. review concerns from/about registered community groups (as outlined in Schedule "G") use of the School Division facilities.
 - 1.3.5. share information regarding school capacities and constraints, Municipal Corporation capacities and constraints and other information required to carry out the provisions of this Agreement;
 - 1.3.6. monitor the implementation of this Agreement;
 - 1.3.7. create and maintain awareness of the Agreement within their respective organizations; and
 - 1.3.8. evaluate the effectiveness of the Agreement on a regular basis.
- 1.4. The Committee shall meet at least once per year. Additional meetings may be scheduled as required.
- 1.5. The Committee members shall appoint a Chairperson on a yearly basis. Each year the Chairperson of the Committee shall alternate between the School Division's representatives and the Municipal Corporation's representatives on the Committee.
- 1.6. The Municipal Corporation shall provide secretarial support for the Committee.
- 1.7. The Committee shall adopt Roberts Rules of Order unless otherwise agreed upon by its members.

- 1.8. The Committee shall keep minutes for all meetings of the Committee. Copies of the minutes of the meetings shall be provided to the Parties.

II. REVIEW OF AGREEMENT

- 2.1. The Parties shall conduct a formal review of all terms of this Agreement every five (5) years to determine whether changes are necessary or required. In the event of anticipated changes to the *Municipal Government Act* or the *Education Act* that may materially affect any element of this Agreement, the Parties shall conduct a formal review of this Agreement prior to such amendments being enacted to determine what changes to this Agreement may be required.
- 2.2. This Agreement is subject to the provisions of the *Municipal Government Act* and the *Education Act* (collectively referred to as the "Acts") and any requirements regarding the operation of P3 facilities (P3 requirements). Where there is any conflict between the provisions of this Agreement and any P3 requirements, the provisions of the Acts and P3 requirements shall prevail.

III. AMENDMENT OF AGREEMENT

- 3.1. This Agreement shall not be modified, varied or amended except by written agreement of the Parties.
- 3.2. At any time, and from time to time, any one of the Parties to this Agreement may submit to the other for review proposed amendments which it believes are necessary to ensure a proper framework for carrying out this Agreement. Any proposed amendments shall be reviewed by the Parties and their recommendations shall be considered along with the original submission by the Committee within six (6) months of such amendments or recommendation being proposed.
- 3.3. In the event that any of the Parties to this Agreement do not agree to the proposed amendments then this Agreement shall not be amended, and the Dispute Resolution provisions shall not apply.

IV. PROCESS FOR DISPUTE RESOLUTION WITH RESPECT TO THE AGREEMENT

- 4.1. The Committee agrees to utilize all reasonable efforts to resolve any disputes arising with respect to this Agreement in a prompt and amicable manner by direct negotiation between the Parties. Conflicts should be resolved by the Committee members if such individuals have the actual authority to implement such resolution. Any resolution that results in a financial commitment will need to be approved by the Parties.
- 4.2. The Parties shall continue to perform their respective obligations during the resolution of any dispute or disagreement, including during any period of mediation, unless and until this Agreement is terminated.
- 4.3. If a dispute cannot be resolved by the Committee members within thirty (30) days from the date it is first raised at the Committee, a Party may refer the dispute to the Municipal

Corporation's Chief Administrative Officer and the School Division's Associate Superintendent of Business and Operations. The Municipal Corporation's Chief Administrative Officer and the School Division's Associate Superintendent of Business and Operations shall meet as soon as is reasonably possible after the dispute is referred to them, giving due regard to the nature and the impact of the issue under consideration.

- 4.4. If a dispute cannot be resolved by the Municipal Corporation's Chief Administrative Officer and the School Division's Associate Superintendent of Business and Operations by mutual agreement within thirty (30) days of referral to them, either Party may submit the dispute for mediation. Any Party may, on notice to the other Party, request that mediation take place and the Parties shall select a mediator whose qualifications are appropriate to the matter to be mediated. The mediator shall designate a place for a meeting of the mediator with representatives of the Parties.

4.4.1. The cost of the mediator will be equally shared by the Parties.

4.4.2. Any mediation which takes place will be strictly confidential. No proposal or concession made by either Party in the course of mediation may be used by any Party in any subsequent proceedings. The mediator may not be called by any Party as a witness in any subsequent proceedings or be required to produce any documents.

- 4.5. Failing mediation, the matter shall be referred to the elected officials of each of the Parties for the purpose of determining whether there continues to be commitment to this Agreement. Should there no longer be commitment to this Agreement, then the Parties may terminate this Agreement as provided for in this Agreement.

V. AVAILABILITY OF SCHOOL DIVISION FACILITIES

- 5.1. Subject to the school facilities being available the School Division shall make available to the Municipal Corporation for leisure and recreational activities, all those designated portions of present and future school facilities as outlined in Schedule "E". Municipal Corporation activities under this agreement shall be exempt from Board Policy 22 attached as Schedule "A", Administrative Procedure AP5025 (Community Use of School Facilities and Equipment) attached as Schedule "B", and Administrative Procedure AP5014 (Community Use Of Outdoor Spaces) attached as Schedule "C". The School Division shall also make available to the Municipal Corporation for use by Municipal Corporation, the non-expendable recreational equipment at the costs outlined in the schedule "E". The Municipal Corporation acknowledges and agrees that the attached Schedules "A", "B" and "C" are the current Policy and Administrative Procedures of the School Division and are subject to change at the School Division's sole discretion, without the agreement of the Municipal Corporation being required. The attached Schedule(s) shall be replaced as necessary, from time to time.
- 5.2. The Municipal Corporation may access the School Facilities spaces in Schedule "E" on non-instructional days, provided permission to use the school facilities on non-instructional days is granted by the School Division.

VI. AVAILABILITY OF MUNICIPAL CORPORATION FACILITIES

- 6.1. The Municipal Corporation shall make available to the School Division, for school programs,

all present and future recreational facilities that the Municipal Corporation owns or operates as listed in Schedule "F". The recreational facilities and hours of use presently available are listed in Schedule "F" to this Agreement. Schedule "F" shall be amended from time to time by adding references to reflect hours of use as negotiated between the parties to this Agreement that are available to the School Division. The Municipal Corporation shall make available to the School Division, for school programs, all non-expendable recreational equipment in the facilities outlined on Schedule "F".

- 6.2. Future Municipal Corporation recreational facilities shall be made available to school groups for school programs during the designated times that will be negotiated between the Parties in an amended Schedule "F" to this Agreement.

VII. COST OF SCHOOL DIVISION FACILITY USAGE

- 7.1. The Municipal Corporation agrees to pay the fees as outlined in schedule "E" annually upon receipt of an invoice from the School Division. The fees will be based on actual use as scheduled annually and adjusted from time to time by the Joint Use Committee.

VIII. COST OF MUNICIPAL CORPORATION FACILITY USAGE

- 8.1. The School Division agrees to pay the fees as outlined in schedule "F" annually upon receipt of an invoice from the Municipal Corporation. The fees will be based on actual use as scheduled annually and adjusted from time to time by the Joint Use Committee.
- 8.2. School groups shall pay for instructors provided by, or through, the Municipal Corporation at the normal rates charged for such instructors.

IX. INSURANCE

- 9.1. Each Party shall at all times carry, and continue to carry, adequate and proper Comprehensive General Liability Insurance, so as to provide protection against claims from personal injury, death or property damage which may arise in connection with the use of the facilities under this Agreement. It is agreed that each Party shall supply copies of their respective insurance policies to each other in a form satisfactory to the other party. Such insurance policies shall provide, at a minimum, coverage against a liability claim or settlement of Five Million (\$5,000,000.00) Dollars for any one claimant with no aggregate limit. Both Parties shall have their insurers confirm in writing by endorsement to their policies, or otherwise, as is satisfactory to the other Party's insurers, confirmation that there is no co-insurance provision

X. INDEMNIFICATION

- 10.1. Each Party does hereby indemnify the other Party, to the extent of the insurance that its insurers agree to provide to the indemnified Party, from and against all actions, suits, claims demands, losses, fees, costs, charges, damages and expenses of every kind incurred, sustained or claimed, arising out of, or depending in any way on the acts, or omissions, whether negligent or not, of the indemnifying Party, or its servants, agents, employees, or others under its control or direction.

XI. COST OF PROPERTY DAMAGE

11.1. The Parties to this Agreement agree that the cost of repairing property damage, other than normal wear and tear, arising out of the use of the facilities, as outlined in Schedules "E" and "F", of this Agreement, as either is amended from time to time, will be assessed to and paid for by the respective user of the facility that caused the damage. If any costs of damage are not paid within thirty (30) days of being invoiced, the Party who has not been paid may refuse use of its facilities to the offending Party, notwithstanding any provision of this Agreement.

XII. OPERATING AND MAINTENANCE

12.1. Operation and maintenance of the respective facilities shall be the responsibility of the Party owning or operating of each facility.

XIII. RULES AND REGULATIONS

13.1. It is further agreed that the following general rules and regulations shall apply:

- 13.1.1. In School Division facilities priority will be given to school sponsored programs first and Municipal Corporation programs under this agreement second.
- 13.1.2. In Municipal Corporation facilities priority will be given to the Municipal Corporation's activities first and School division access second.
- 13.1.3. The supervision and discipline of the School Division's students using the Municipal Corporation's facilities during school programs is the responsibility of the School Division.
- 13.1.4. The supervision of Municipal Corporation programs using school facilities is the responsibility of the Municipal Corporation.
- 13.1.5. Where Government regulations require specialized supervision, for example, lifeguards at swimming pools, it is the responsibility of the Municipal Corporation to provide such specialized supervision without charge to the School Division, provided that if such supervisors provide instruction to school groups, the school group shall be responsible for the cost of that instruction, as provided in this Agreement.
- 13.1.6. Both the Municipal Corporation and the School Division shall maintain their facilities and equipment in a safe condition providing evidence of such upon request of the Committee.

XIV. TERMINATION

14.1. The Agreement may be terminated by either Party giving notice to the other Party before June 1st in any year, and upon such notice being given this Agreement ceases to have effect on September 1st in the year following the school year in which the notice is given. Notice shall be provided in writing to the School Division at its central office to the attention of the

Associate Superintendent of Business and Operations and to the Municipal Corporation at its address as known to the School Division to the attention of the Chief Administrative Officer.

- 14.2. The Agreement may be terminated by either Party giving notice to the other Party prior to September 1, 2024. Notice shall be provided in writing to the School Division at its central office to the attention of the Associate Superintendent of Business and Operations and to the Municipal Corporation at its address as known to the School Division to the attention of the Chief Administrative Officer.

XV. TERM

- 15.1. This Agreement shall come into effect on September 01, 2024 and shall continue to be in effect for 5 (five) years unless terminated or amended as previously outlined. This agreement can be extended upon the mutual agreement of the Parties. Amendment of any Schedule to this Agreement shall not be a termination and creation of a new agreement but merely a modification of this Agreement.

XVI. ARBITRATION

- 16.1. In the event of a dispute arising between the Parties regarding the interpretation, application operation or alleged violation of this Agreement, such dispute shall be determined by arbitration in accordance with this Agreement.
- 16.2. The Party alleging a dispute (the "First Party") shall notify the other Party (the "Opposite Party") in writing of the details of the nature and extent of the dispute.
- 16.3. Within ten (10) working days from receipt of notice, the Opposite Party shall in writing notify the First Party of the matters referred to in the initial notice for which it accepts responsibility, if any, and what remedial action it proposes to take.
- 16.4. The terms of reference for arbitration shall be those areas of dispute referred to in the initial notice with respect to which the Opposite Party has not admitted responsibility, or the proposed remedial action is not to the satisfaction of the first party.
- 16.5. The First Party shall, within fifteen (15) working days of the establishment of the terms of reference, submit in writing to the Opposite Party, the name, or a list of names, of the person, or persons, that it accepts as an arbitrator.
- 16.6. The Opposite Party shall respond in writing to the First Party within ten (10) working days of receipt of the list of names of the proposed arbitrator(s) provided by the First Party, by way of providing the name, or list of names, of the proposed person, or persons, that it accepts as an arbitrator or, agreeing to the First Party's proposed person, or one of the proposed persons to serve as arbitrator. If the Parties cannot agree on an arbitrator within thirty (30) working days, either Party may apply to the Court of Queen's Bench for the appointment of an arbitrator.
- 16.7. Within thirty (30) working days of the appointment of the arbitrator, or such further period as may be agreed upon by the Parties, the arbitrator shall resolve the matters in dispute

referred to in the terms of reference.

16.8. The decision of the arbitrator shall be final, conclusive and binding upon both Parties subject to being questioned, or reviewed, in the Court of Queen's Bench by an application for judicial review.

16.9. The costs of the arbitrator shall be borne equally by the Parties.

16.10. Each of the Parties to this Agreement shall bear all of their own legal costs and disbursements incurred in retaining, if necessary, legal counsel to represent their respective interests at the arbitration

XVII. SUCCESSORSHIP

17.1. This Agreement shall enure to the benefit of, and be binding upon, the Parties and their respective successors and assigns.

XVIII. PRIOR AGREEMENTS

18.1. On the effective date of this Agreement, any previous agreements or any portions of such Agreements dealing with joint use of facilities executed by the School Division and Municipal Corporation, shall be terminated and be of no effect.


XIX. EXECUTION IN COUNTERPART

19.1. The Parties shall be entitled to execute this Agreement, and any future amendments to this Agreement, in counterpart, not under seal, and to rely on delivery of facsimile or scanned and e-mailed copy of this Agreement once executed, and facsimile or e-mail transmissions by the parties of any such facsimile or scanned copy shall be legally effective to create a valid and binding agreement between the parties in accordance with the terms of this Agreement.

{Remainder of page intentionally left blank. Signature page to follow}

IN WITNESS WHEREOF the parties have executed this Agreement under the hands and seals of their proper officers on the day, and year, first above written.


**THE BOARD OF TRUSTEES OF
ROCKY VIEW SCHOOL DIVISION**

Per:  (c/s)
Larry Paul
Associate Superintendent of Business and Operations

Signed this 1 day of October, 2020



Rocky View County

Per:  (c/s)
(Greg Boehlke, Reeve)

Signed this 29 day of September, 2020

SCHEDULE "A"
BOARD POLICY 22 – Community Use of Schools

https://www.rockyview.ab.ca/board_policies/board-policies/board-policy-22-community-use-of-school-facilities-and-equipment-effective-september-1-2019/view

SCHEDULE "B"

AP5025 - Community Use of School Facilities and Equipment

https://www.rockyview.ab.ca/staff/admin_procedures/500-business-administration/business-and-operations/ap5025-community-use-of-schools-and-facilities/view

SCHEDULE "C"
AP5014 - Community Use of Outdoor Spaces

https://www.rockyview.ab.ca/staff/admin_procedures/500-business-administration/business-and-operations/ap5014-community-use-of-outdoor-spaces/view

SCHEDULE "D"
Municipal Equipment and Booking process

N/A

SCHEDULE "E"
School Facilities and Cost Sharing

USE OF SCHOOL FACILITIES

School Gymnasium

- Monday 6:00PM to 9:00PM
- Tuesday 6:00PM to 9:00PM
- Saturday 9:00 AM to 5:00 PM

School Area(s) (other)

- Monday 6:00PM to 9:00PM
- Tuesday 6:00PM to 9:00PM
- Saturday 9:00 AM to 5:00 PM

School Fields

- TBD

School Parking Lot

- Monday 6:00PM to 9:00PM
- Tuesday 6:00PM to 9:00PM
- Saturday 9:00 AM to 1:00 PM

Non-Instructional Day Costs

- \$225 per hour (minimum three hours)

Instructional Day Costs

- \$112 per hour

Caretaking Costs

- Included in rates above.

Access schedule to be developed annually.
Hourly rates to be reviewed annually.

SCHEDULE "F"
Municipal Corporation Recreational Facilities and cost sharing

USE OF MUNICIPAL CORPORATION FACILITIES

Municipal Corporation Recreation Centre

- N/A

Municipal Corporation Arena

- N/A

Municipal Corporation Fields

- Quad Diamond

Municipal Corporation Parking Lot

- Quad Diamond Parking lot for Instructional days overflow parking

Operating Costs

- To be determined

Caretaking Costs

- N/A

Access schedule to be developed annually.
Hourly rates to be reviewed annually.

SCHEDULE "G"
Registered Community Groups



Request for Direction: Business Redesignation

Electoral Division: 5

File: PL20210103 / 06513005

Date:	July 8, 2025
Presenter:	Logan Cox, Supervisor (Planning & Development)
Department:	Planning

REPORT SUMMARY

The purpose of this report is to seek direction on an inactive redesignation application that has not progressed since Council referred the application back to Administration in June 2022.

Following the Public Hearing for Bylaw C-8204-2021 on June 14, 2022, Council carried the following motion:

THAT Bylaw C-8204-2021 be referred back to Administration for the Applicant to prepare a conceptual scheme covering items listed under Policy 6.4.5 of the Balzac West Area Structure Plan with the addition of transportation, stormwater management, phasing, and servicing impacts and connections.

Following this motion and over the subsequent years, Administration has repeatedly reached out to the Applicant and their agent seeking direction on the application and their timing to proceed. No responses were received until January 2025 when the Applicant's agent asked for a further two weeks to confirm direction with their client. No response was subsequently received.

Administration further reached out in March of 2025 giving a final deadline for direction on the application or the application would be closed due to inactivity. The landowner has since asked for the application to remain on hold as they are starting the process of obtaining a consultant to start a conceptual scheme. The Applicant's letter requesting the application remain open is included in Attachment A.

Administration is seeking Council direction on keeping the application on-hold pending submission of a conceptual scheme as nearly three years have passed since Council's original motion. Should the application remain on hold, no further application fees would be anticipated for the Applicant; however, Administration would not be able to meet Council's service delivery timeline. Further, as Bylaw C-8204-2021 was originally provided first reading on September 7, 2021, the Bylaw has been rescinded, in accordance with s. 188(a) of the *Municipal Government Act*, as third reading was not received within two years after first; therefore, a new public hearing and Bylaw would be required to permit the redesignation proposed in this application.

Administration recommends the application be refused at this time as no meaningful progress has been made since Council's decision on June 14, 2022, a new public hearing and bylaw will need to be drafted, and the process to review and evaluate the application will need to be restarted with the conceptual scheme submission. When the Applicant is ready to proceed with a conceptual scheme and redesignation of their lands, they can submit those applications to the County for review and processing.

Should Council wish to provide additional time for the Applicant to provide a conceptual scheme application they may wish to consider the motion in the Alternate Direction section of this report.

ADMINISTRATION'S RECOMMENDATION

THAT application PL20210103 be refused.

Request for Direction: Business Redesignation

BACKGROUND

Location (Attachment A)

Located approximately 1.00 kilometres (0.62 miles) north of the city of Calgary, 0.81 kilometres (0.5 miles) north of Highway 566, and on the west side of Highway 2, along Balzac Boulevard.



Site History (Attachment B)

On September 23, 2011, Council approved a redesignation of a portion of the subject lands from Recreation Business District to Direct Control District (DC 150) in order to create one \pm 1.62 hectare (\pm 4.00) acre lot.

On February 7, 2018, Council referred an application to redesignate portions of the subject lands from Direct Control District 150 (DC150) to Business-Highway Frontage (B-HF) and from Recreation Business District (B-4) to Business-Highway Frontage District (B-HF) back to Administration to allow for submission of a conceptual scheme. The Applicant did not progress with an application and the Bylaw rescinded in accordance with s. 188(a) of the *Municipal Government Act*, the application was closed due to inactivity.

On June 3, 2021, the subject application was submitted to the County. On June 14, 2022, Council heard the Public Hearing for the subject application, upon closure of the hearing Council referred the application back to Administration until such time as a conceptual scheme was submitted with the following motion:

THAT Bylaw C-8204-2021 be referred back to Administration for the Applicant to prepare a conceptual scheme covering items listed under Policy 6.4.5 of the Balzac West Area Structure Plan with the addition of transportation, stormwater management, phasing, and servicing impacts and connections.

ANALYSIS

The County's Closing Inactive Planning Applications Administrative Policy A-300 determines an application to be inactive when the Applicant fails to demonstrate reasonable effort to move an application forward or when failure to respond to correspondence from the County for a period of 6 months or longer occurs. Administration is seeking Council's direction on whether the lack of progress on

Request for Direction: Business Redesignation

submission of a conceptual scheme application for the past several years warrants the refusal of the application for being inactive. Administration recommends Council refuse the application as meaningful progress on the application has not occurred.

Section 5 of Policy A-300 further highlights that “The County considers re-application as the best way to address inactive planning applications”. By refusing the application, this does not remove the ability for the applicant to re-submit their application when they are ready in the future. It will require submission of appropriate application submittals and the associated application fee, in accordance with the *Master Rates Bylaw* at the time of submission.

Should the application remain active, there is an associated administrative requirement to seek updates to the application and to maintain updated correspondence and information on the County’s project management software. Having applications on hold also creates uncertainty in proposals for the lands for surrounding landowners and the County.

In accordance with the *Master Rates Bylaw*, there is no refund applicable for this application should the landowner withdraw or be refused as the application was brought to Council for a decision on June 14, 2022. Partial refunds are available for applications processed but that have not proceeded to a stage where the Council report has been drafted.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327 as part of the original Public Hearing notice prior to June 14, 2022.

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

This report is an update to Council following past direction on the application.

ALTERNATE DIRECTION

THAT application PL20210103 be referred to Administration to continue to work with the Applicant on the application and for the Applicant to prepare a conceptual scheme covering items listed under Policy 6.4.5 of the Balzac West Area Structure Plan with the addition of transportation, stormwater management, phasing, and servicing impacts and connections.

ATTACHMENTS

Attachment A: Landowner Letter, dated April 24, 2025

Attachment B: June 14, 2022 Public Hearing Report

APPROVALS

Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

Junaid Hussain

Balzac Campground
[REDACTED]

April 24, 2025

Planning and Development Services

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Subject: PL20210103 Request to Keep Redesignation Application Active

Dear Rocky View Council

I would like to begin by sincerely apologizing for the delay in initiating the conceptual scheme for the *Balzac Campground* redesignation application. While there were unforeseen delays on our end, we are now actively working to move this forward. We have engaged multiple engineering firms to begin preparing the required materials and are consulting with local stakeholders to ensure the conceptual scheme meets all expectations and criteria.

I respectfully request that my redesignation application for the *Balzac Campground* lands within the Hamlet of Balzac remain active.

According to the Balzac Area Structure Plan (ASP), lands within the Hamlet do not necessarily require a conceptual scheme in the same manner as areas outside the Hamlet. Our application remains unchanged and consistent with the original intent. Additionally, no definitive deadline was communicated regarding the submission of a conceptual scheme; however, we are making every effort to meet the outlined requirements in a timely and responsible manner.

Keeping the application active is in the best interest of both the County and ourselves. It ensures continuity, avoids redundant processes, and respects the time of future Council meetings. Moreover, the proposed re-zoning is aligned with the ASP and supports the planned infrastructure and future development of the area. It also represents a shift to a land use that would result in higher tax revenues and long-term benefits for the County.

If, despite our continued progress and commitment, the County decides to cancel the application, I would respectfully request a refund of the application fees, or a portion thereof, in accordance with County policy.

Thank you for your time and consideration. I remain available to provide any additional information or clarification and look forward to working collaboratively with Rocky View County on this initiative.

Sincerely,

Junaid Hussain



ROCKY VIEW COUNTY

PLANNING

TO: Council
DATE: June 14, 2022
TIME: Morning Appointment
FILE: 06513005
SUBJECT: Redesignation Item: Commercial

DIVISION: 5
APPLICATION: PL20210103

APPLICATION: To redesignate the subject lands from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) to accommodate commercial uses.

GENERAL LOCATION: Located approximately 1.00 kilometre (0.62 miles) north of the city of Calgary, 0.81 kilometre (0.5 mile) north of Highway 566, and on the west side of Highway 2, along Balzac Boulevard.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8204-2021 on September 7, 2021.

The site is currently developed as the Balzac Campground and RV Park, which offers recreational vehicle (RV) storage, and seasonal RV and camping sites. The Applicant has indicated that they intend to incrementally transition the site to other commercial uses but have not specifically identified the future uses.

The application was assessed against the Interim Growth Plan (IGP), City of Calgary/ Rocky View County Intermunicipal Development Plan (IDP), County Plan, and the Balzac West Area Structure Plan (ASP).

Policy 6.4.5 of the ASP states that applications for redesignation may be considered without a conceptual scheme provided that the proposal is compatible with the intended uses of the ASP, and that it integrates with the surrounding area in relation to parks and pathway connections, enhancing the visual appeal of the Highway corridor and efficient vehicular access.

The application also does not adequately address matters such as phasing, servicing, stormwater management or transportation. A conceptual scheme is required in accordance with policy 5.3.4, so as to guide and coordinate future land use redesignation, subdivision, utility services, access patterns, and open space.

The Applicant has not provided sufficient information to demonstrate that their proposal meets the noted policies within the ASP. As no conceptual scheme has been submitted, the land use amendment lacks the necessary detailed policy framework to guide any future subdivision and development permit applications and ensure that the overall development meets the intent of all applicable statutory plans.

Taking into account the lack of information demonstrating compliance with ASP policies, Administration recommends that this land use amendment be referred back to direct the Applicant to prepare a conceptual scheme in accordance with the requirements of the ASP.

ADMINISTRATION RECOMMENDATION: Administration recommends referral back for preparation of a conceptual scheme in accordance with Option #2.

Administration Resources

Reynold Caskey, Planning & Development Services



ROCKY VIEW COUNTY

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8204-2021 be given second reading.
 Motion #2 THAT Bylaw C-8204-2021 be given third and final reading.
- Option #2: THAT Bylaw C-8204-2021 be referred back to Administration for the Applicant to prepare a conceptual scheme in accordance with the Balzac West Area Structure Plan.
- Option #3: That application PL20210103 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:

- *Municipal Government Act*;
- Interim Growth Plan (IGP);
- City of Calgary/ Rocky View County Intermunicipal Development Plan;
- Municipal Development Plan (County Plan);
- Balzac West Area Structure Plan;
- Land Use Bylaw; and
- County Servicing Standards.

TECHNICAL REPORTS SUBMITTED:

- None



POLICY ANALYSIS

Interim Growth Plan (IGP)

With no outline of specific anticipated uses provided, the commercial designation indicates new, employment-generating businesses would be located on the subject lands. While new business uses are proposed, the application is not expected to be impacted by the IGP as it is not of sufficient size to generate a new employment centre.

City of Calgary/ Rocky View County Intermunicipal Development Plan

The application was referred to the City of Calgary as required by the Intermunicipal Development Plan. The City noted that it would be beneficial to plan the area through a conceptual scheme in conjunction with the Rocky Creek Conceptual Scheme lands to the west to allow for a holistic approach to planning.

Balzac West Area Structure Plan

The subject lands are located within the Balzac West Area Structure Plan area, on the west side of the Queen Elizabeth II Highway, facing Balzac Boulevard. Figure 7 (Generalized Land Use Policy Areas) identifies the subject lands as falling within the Existing Hamlet of Balzac policy area and Section 6.4 of the ASP sets out policies relating to the area.

Policy 5.3.4 notes that conceptual schemes are required in order to guide and coordinate future land use redesignation, subdivision, utility services, access patterns, and open space on at least a quarter-section of land.

Policy 6.4.5 states the applications for redesignation may be considered without a conceptual scheme provided:

- i. *that development proposals integrate with adjacent development;*
- ii. *that the proposed uses are consistent with the purpose of the Queen Elizabeth II Highway Corridor policy area and are compatible and appropriate within the context of that policy area;*
- iii. *that the proposed development and access patterns address relationships and linkages with lands beyond the Existing Hamlet of Balzac policy area in order to promote integrated connections with other policy areas, particularly the Queen Elizabeth II Highway Corridor policy area;*
- iv. *that development proposals coordinate Municipal Reserve, parks, pathways, bicycle trails, and private development in a safe, efficient, and logical manner; and*
- v. *that the landscaping and architectural elements of the proposed development enhance the visual appeal of the Queen Elizabeth II Highway.*

The Applicant declined to provide a conceptual scheme for the site and has provided justification for the policies above, as shown in Attachment 'F'. The application proposes to redesignate the entire site; however, servicing, transportation impacts, and other technical considerations have not been addressed to determine what future impacts the site would have or whether capacity exists to support it. From a technical perspective, phasing of a site requires the detailed information about how development would function. The proposal identifies the southern five acres of the subject lands to be the first phase of development while offering no additional information on the remainder of the subject lands.

Policy 6.4.5(iii) indicates integrated connections, specifically between the Hamlet policy area and the Queen Elizabeth II Highway Corridor policy area. The policies under section 6.2 of the ASP relating to this area clearly indicate future development is required to be of consistent commercial and/or industrial use, and to comprehensively plan for development through the preparation of a conceptual scheme. Given the similar nature of supported business types in each area, a conceptual scheme to provide the comprehensive planning framework over the site would provide the details as to how the sites would interact internally and externally and would address integrated servicing.



ROCKY VIEW COUNTY

Future potential uses for the site could include high volumes of traffic. Policy 6.4.2 notes that commercial and industrial densities should be determined by the capacity of the regional road network. Similar to servicing, the Applicant has not provided transportation analysis; as such, it cannot be determined whether the site can support high traffic uses, nor what the nature of possible future upgrades are that may be required.

The application proposes to connect to Rocky View Water Co-op and extend the wastewater connections to the site when available; however, there is no confirmation of capacity regarding potable water from the co-op. As noted in Engineering Services' comments, a more detailed servicing strategy would be required to confirm the water demands on site.

Section 6.10 of the ASP states that conceptual schemes shall require development to connect to full municipal sewer and water services. The application anticipates connection to piped water and sanitary services pending completion of servicing studies. Until connection to the piped water services, the current wells and septic holding tanks currently on site will be used and maintained until servicing comes online.

ASP Policy 6.10.16 stating that a stormwater management plan is required to be included with any conceptual scheme indicating the need to address such matters early on in the planning approval process. No stormwater management plan has been provided.

The Applicant has indicated in the application that the use proposed is for industrial/commercial; however, the proposed land use district does not include industrial uses. The applicant is aware that this is the case and proposes commercial development in line with the uses listed in the proposed land use district.

In conclusion, the lack of a conceptual scheme providing a comprehensively planned site, including the relevant studies for traffic and water/wastewater and future connections to servicing does not provide sufficient information to evaluate the proposed development from a technical perspective.

As well, it does not meet the intent of the ASP Policy 6.4.5, which notes that a conceptual scheme may not be required for land use redesignation with the Hamlet of Balzac policy area provided the application demonstrates how the development integrates with adjacent development; that the uses are consistent with the purpose of the Queen Elizabeth II Highway Corridor policy area; that access patterns address linkages beyond the hamlet area; that proposals coordinate parks, municipal reserves, pathways; and that landscaping and architectural elements enhance development. As no evidence supporting how this policy has been addressed has been provided, the application is inconsistent.

The piecemeal approach to development and future subdivision poses challenges to properly assess the application and the future of the site accurately. Administration recommends referral of the application back to Administration in accordance with Option #2, to prepare a conceptual scheme that addresses all technical and policy matters of concern.

Land Use Bylaw

The applicant has proposed redesignation from DC-150 and Business, Recreation District (B-REC) to the Commercial, Highway District (C-HWY) land use. The purpose of the district is to provide for commercial development along primary and secondary highways and major transportation links, including services to the traveling public and tourists, requiring high standard of visual quality and ease of access. This land use district would suit the location, being adjacent to the highway. The minimum parcel size is 1.0 hectare (2.47 acres) and any future subdivision proposal (phase 1 being five acres) would meet that minimum. Future development would be required to comply with the ASP requirements for use, visual and nuisance factors.



ROCKY VIEW COUNTY

Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

Concurrence,

“Dorian Wandzura”

Chief Administrative Officer

RC/rp

ATTACHMENTS:

ATTACHMENT ‘A’: Application Information
ATTACHMENT ‘B’: Application Referrals
ATTACHMENT ‘C’: Bylaw C-8204-2021 and Schedule A
ATTACHMENT ‘D’: Map Set
ATTACHMENT ‘E’: Public Submissions
ATTACHMENT ‘F’: Applicant Cover letter with Rationale



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT / OWNERS: Terradigm Development Consultants Inc. (Michael Ulmer)/ Highland Properties Inc. (Suleman, Kadim & Janaed Hussain)	DATE APPLICATION RECEIVED: June 3, 2021
GROSS AREA: ± 9.72 hectares (± 24.02 acres)	LEGAL DESCRIPTION: Block:2 Plan:9310884 within NE-13-26-01-W05M
SOILS (C.L.I. from A.R.C.): 3S P3: Soils with moderate limitations due to high solidity and excessive surface stoniness	
HISTORY: <p>February 7, 2018: To redesignate ±1.63 hectares (±4.03 acres) of the subject lands from Direct Control District 150 (DC150) to Business-Highway Frontage (B-HF) and ±0.49 hectares (±1.22 acres) from Recreation Business District (B-4) to Business-Highway Frontage District (B-HF), totaling 2.12 hectares (5.25 acres), of a total ±9.72 hectare (±24.02 acre) parcel to accommodate future subdivision and commercial development. Application was tabled to allow for submission of a conceptual scheme but was never progressed by the Applicant. The Bylaw has since expired.</p> <p>November 7, 2012 To redesignate a portion of the subject lands from Recreation Business District to Direct Control District in order to facilitate the construction of a Data Centre. Closed – expired.</p> <p>September 23, 2011: Redesignation of a portion of the subject lands from Recreation Business District to Direct Control District (DC 150) in order to create a ± 1.62 hectare (± 4.00) acre lot. Approved.</p> <p>June 21, 2005: Redesignation of the subject lands from Business Recreation District to Direct Control District in order to facilitate additional uses. Closed – expired.</p> <p>June 20, 2003: Parcels west and to the south surrounding subject site subdivided.</p> <p>August 3, 2001: Parcels to the south of subject site subdivided into multiple blocks.</p> <p>April 28, 1993: Plan of subdivision parceling two blocks from broader quarter section into subject parcel and adjacent parcel to the north.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to twenty-five (25) adjacent landowners. One response in opposition was received and has been included in Attachment 'E.'</p> <p>The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments, if applicable, are addressed within 'Additional Considerations' above.</p>	



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>Alberta Transportation has no concerns with the proposed redesignation. However, the proposed future subdivision must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 2 & 566. The department is currently protecting Highway 2 to a Freeway standard at this location.</p> <p>The proposed future subdivision proposal does not meet Section 14 or 15. The department anticipates an impact on the highway from this proposal. A Traffic Impact Assessment (TIA), or revised TIA will be required. The proposed future subdivision will be accessed via the local road network, satisfying Section 15 of the Regulation. Therefore, Pursuant to Section 16 of the Regulation, the department is prepared to grant approval for the subdivision authority to grant a variance of Section 14 if they choose to do so at the proposed future subdivision stage.</p> <p>Alberta Transportation will review and comment further when a TIA is received and at the time of subdivision and development.</p>
<i>Adjacent Municipality</i>	
The City of Calgary	<ul style="list-style-type: none"> • It would be beneficial to plan this area through a conceptual scheme to understand the area from a wider lens. • This could be achieved by adding to the existing conceptual scheme under review to the west or create an additional one for these lands. • This would allow for the sufficient studies to be completed and take a holistic approach to the impacts of changes.
<i>Internal Departments</i>	
Capital Projects - Engineering	<p>General</p> <ul style="list-style-type: none"> • Future subdivision or development on the subject lands will require preparation of a Construction Management Plan, including a weed management plan, in accordance with County standards. <p>Development Agreement</p> <ul style="list-style-type: none"> • Future subdivision or development on the subject lands will require the signing of a development agreement to facilitate offsite and onsite infrastructure, including but not limited to roads and intersection improvements, stormwater improvements, sanitary and potable water servicing, and fire suppression infrastructure, in accordance with County policy and servicing standards.



AGENCY	COMMENTS
	<p>Geotechnical</p> <ul style="list-style-type: none"> • Prior to going to Council, the applicant should provide a preliminary Geotechnical Investigation Report to verify the suitability of the site for the proposed land use, in accordance with the County's Servicing Standards. • Detailed site grading plans will be reviewed at future subdivision or development permitting stages and may require the submission of Deep Fill Reporting (>1.2m fill) or more detailed geotechnical reporting to support future development agreement(s). The above request is simply intended to meet Section 300's requirement for minimum test hole spacing, geotechnical information and confirmation of development suitability of the site prior to Council considering the requested redesignation to a commercial/business zoning for this +/-24ac site. <p>Transportation</p> <ul style="list-style-type: none"> • The development is within proximity to a Provincial Highway (HWY2) and therefore requires referral to Alberta Transportation (AT). It is expected that AT will be engaged by the applicant's engineer to confirm the scope of any Traffic Impact Assessment (TIA) submittal required for their support, which should be included under the condition below. • Prior to going to Council, the applicant should provide a Traffic Impact Assessment, in accordance with the County Servicing Standards 2013. The applicant should contact the planning engineering team to confirm the scope of offsite network review and this should be coordinated with AT as mentioned above. • Future subdivision or development on the subject lands will require improvements to the offsite road network in accordance with the final TIA accepted by the County and AT. • Future subdivision or development on the subject lands will require payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020, as amended. <p>Water Supply and Sanitary/Waste Water Servicing</p> <ul style="list-style-type: none"> • The applicant will be required to provide a servicing strategy that will confirm sewage and potable water demands expected for the development of the +/- 24ac site. This is required to evaluate the ability of the County's Balzac Regional Water & Wastewater System to service the proposed development, including the provision of fire flow. We acknowledge the applicant's cover letter indicating that future development may need to be based on septic tanks and hauling away. With this understanding, there are no significant concerns with deferring servicing feasibility / evaluations to the development stage, but the applicant should be made aware of proximity to servicing challenges, which may require coordination/oversizing with the developer of the Rocky Creek lands. The County's West Balzac Servicing Extensions are being planned to service lands west of the CPR tracks.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> Sanitary servicing would require connection to a sanitary lift station that will be constructed west of the CPR tracks in the Rocky Creek parcel. This may or may not be feasible for lands east of the tracks, and so a servicing strategy should be prepared to evaluate that in more detail. No gravity sewer, which could be tied into, is currently planned for by the County east of the CPR tracks. The County's West Balzac waterworks extension has constructed potable watermain south of this site, at Balzac Way, which can supply potable water to future development on the east side of the CPR tracks, including the provision of fire flow. Future subdivision or development may require payment of the Water & Wastewater Offsite Levy in accordance with the applicable bylaw. We note additional levy schedules will be created to recover costs for servicing extensions to the West Balzac area, and so rates will change during that process. This assumes connection to County Infrastructure is determined by the developer to be feasible. <p>Storm Water Management</p> <ul style="list-style-type: none"> Prior to going to Council, the applicant should provide a conceptual level Stormwater Management Report to confirm how stormwater will be managed on the parcel post development. We note the site is within the Nose Creek Watershed Management Plan area and site development will need to comply with the management plan requirements in place at time of development. Future subdivision or development will require detailed site-specific stormwater management reports, detailed stormwater servicing design and confirmation of regulatory approvals in accordance with the County's Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none"> The applicant is responsible for securing any approvals related to Provincial and Federal environmental regulations or legislation to develop the site, and the County will require copies of wetland approvals prior to any disturbances (i.e.: site grading, subdivision, etc.), should any be found on the site. Erosion and Sediment Control Plans will be required to support future development on the subject parcel, in accordance with County standards.

Circulation Period: July 7, 2021, to July 28, 2021.

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



BYLAW C-8204-2021

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-8204-2021*.

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 Block 2, Plan 9310884 within NE-13-26-01-W05M from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT Block 2, Plan 9310884 within NE-13-26-01-W05M is hereby redesignated to Commercial, Highway District (C-HWY) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 5 THAT Bylaw C-7265-2013 and all amendments thereto are repealed upon this bylaw passing and coming into full force and effect.

Effective Date

- 6 Bylaw C-8204-2021 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 7th day of September, 2021

PUBLIC HEARING HELD this _____ day of _____, 2022

READ A SECOND TIME this _____ day of _____, 2022

READ A THIRD AND FINAL TIME this _____ day of _____, 2022

Mayor_____
Chief Administrative Officer_____
Date Bylaw Signed

Schedule 'A'

Bylaw
C-8204-2021

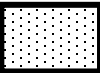
Amendment

FROM

Business,
Recreation District
(B-REC)

TO

Commercial,
Highway District
(C-HWY)

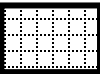


FROM

Direct Control
District 150
(DC 150)

TO

Commercial,
Highway District
(C-HWY)



Division: 5

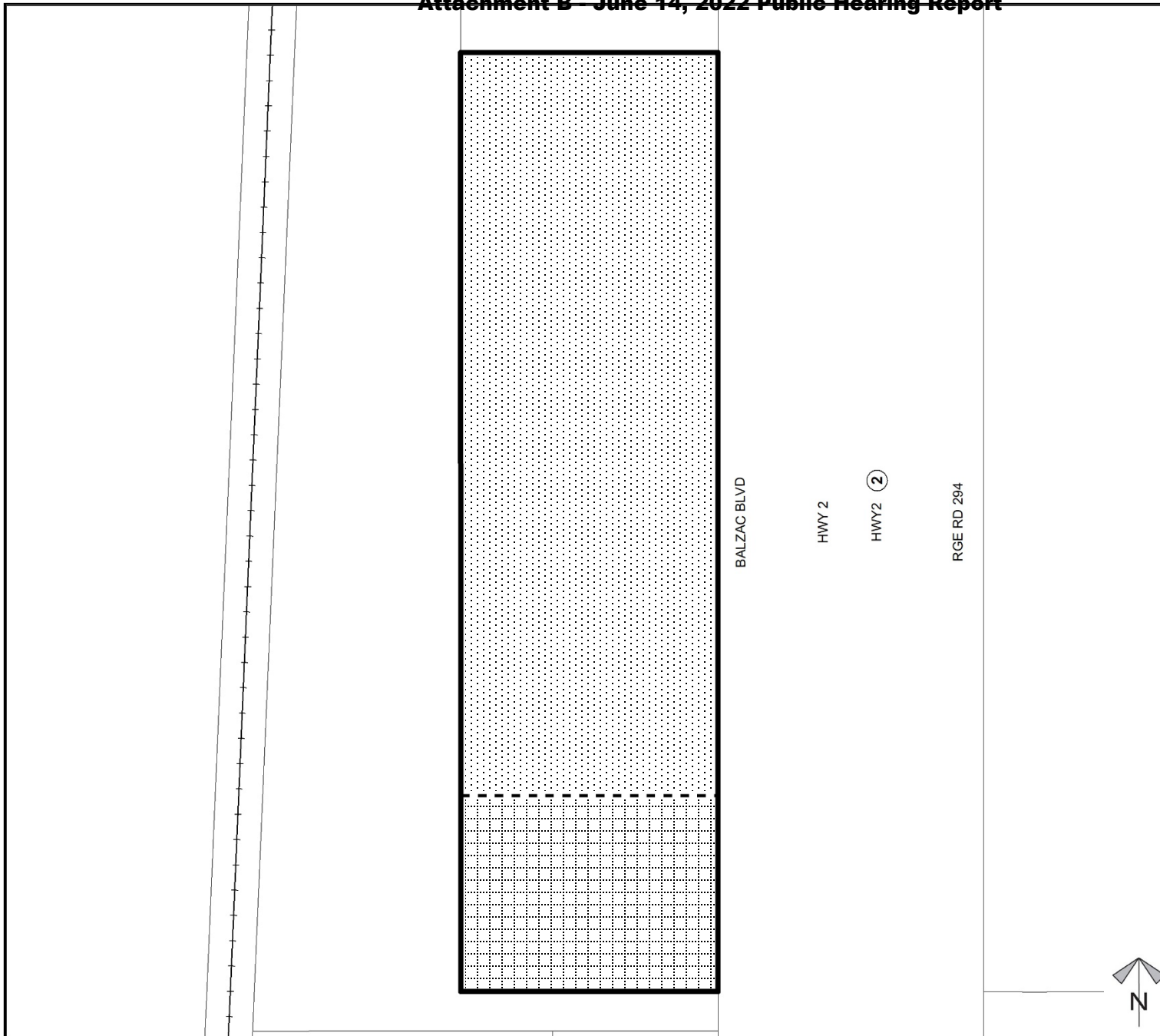
Roll: 06513005

File: PL20210103

Printed: June 3, 2021

Legal: Block:2 Plan:9310884

Page 463 of 605M

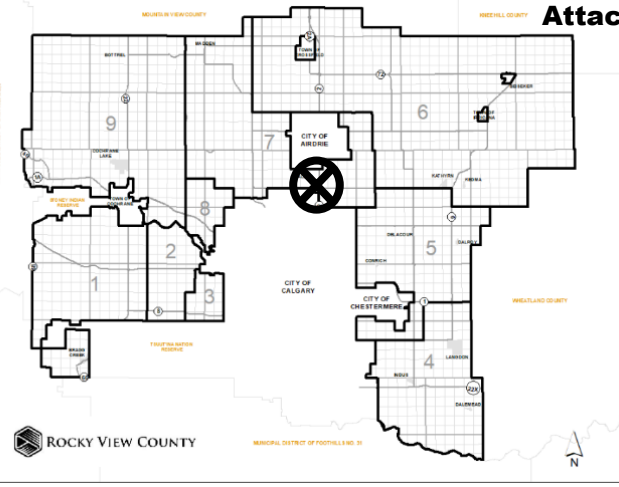


Location & Context

Redesignation Proposal

To redesignate the subject lands from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) to accommodate light industrial or commercial uses.

Division: 5
 Roll: 06513005
 File: PL20210103
 Printed: June 3, 2021
 Legal: Block:2 Plan:9310884
 Page 463201605M



Development Proposal

Redesignation Proposal

To redesignate the subject lands from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) to accommodate light industrial or commercial uses.

Existing parcel
 ± 9.72 ha
 (± 24.02 ac)

B-REC \rightarrow C-HWY
 ± 7.69 ha (± 19.02 ac)

DC 150 \rightarrow C-HWY
 ± 2.02 ha (± 5.00 ac)

BALZAC

BALZAC BLVD

HWY 2

HWY2 ②

RGE RD 294



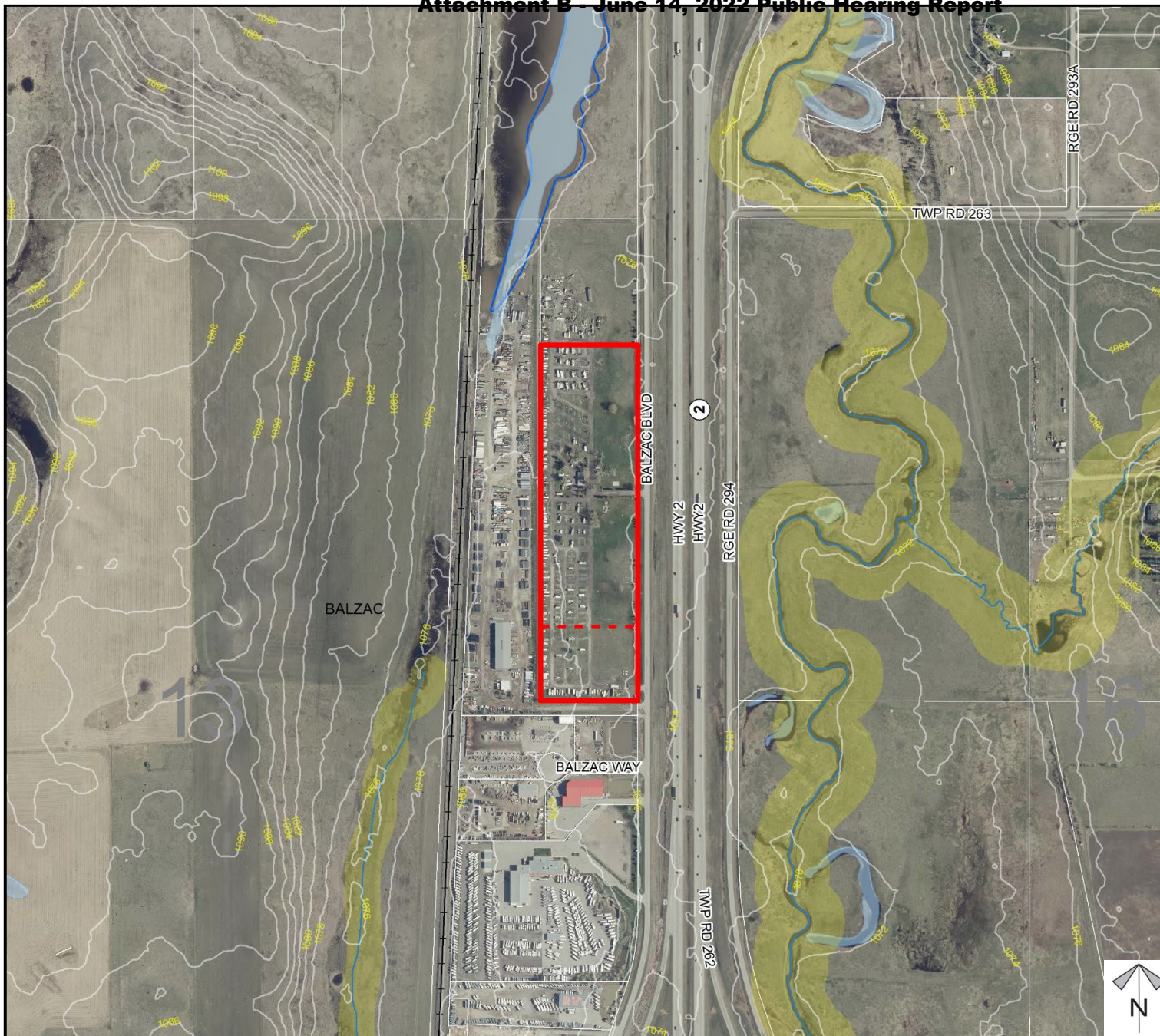
Environmental

Redesignation Proposal

To redesignate the subject lands from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) to accommodate light industrial or commercial uses.

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

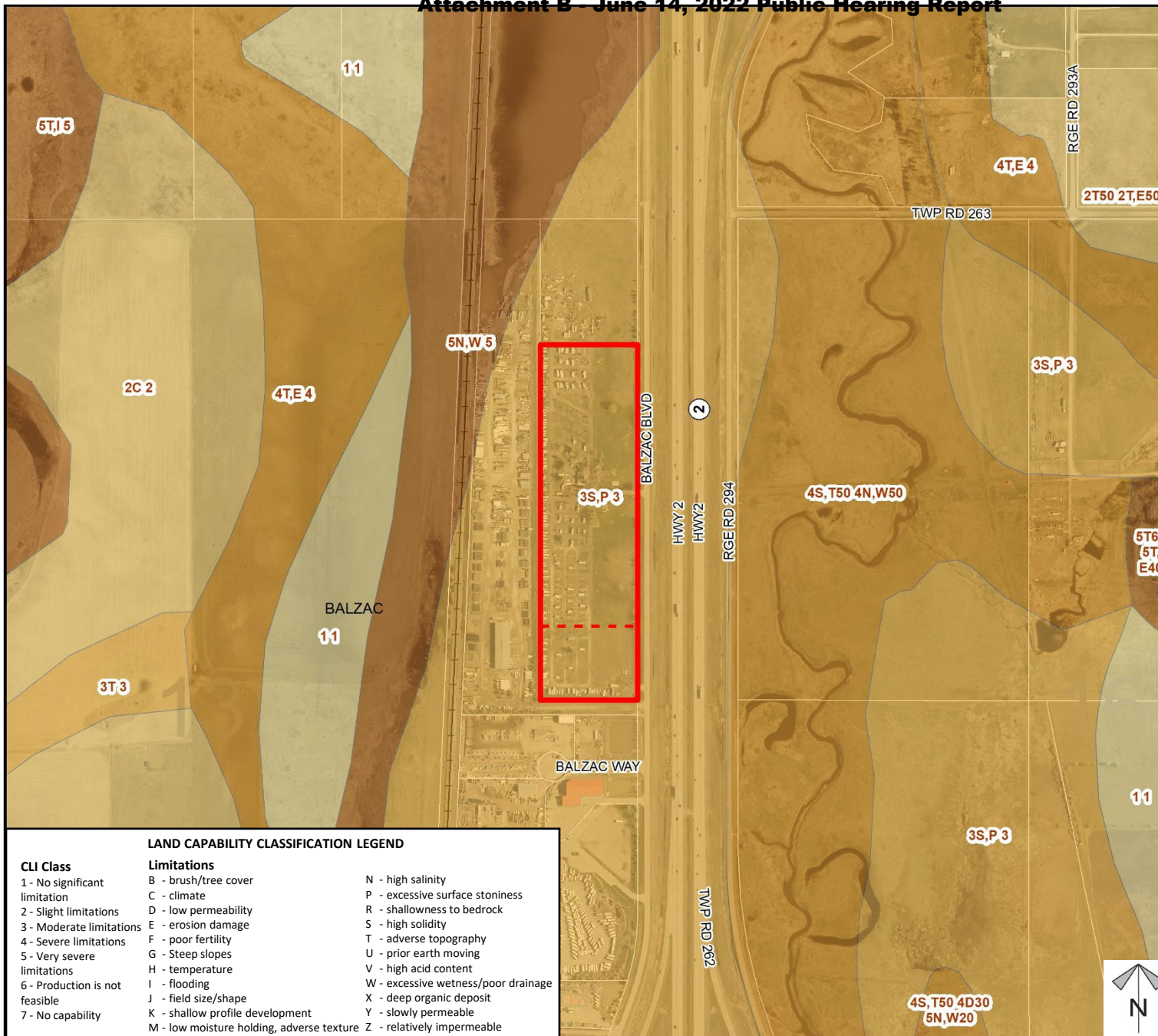
Division: 5
 Roll: 06513005
 File: PL20210103
 Printed: June 3, 2021
 Legal: Block:2 Plan:9310884
 Page: 469 of 605



Soil Classifications

Redesignation Proposal

To redesignate the subject lands from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) to accommodate light industrial or commercial uses.



Division: 5
 Roll: 06513005
 File: PL20210103
 Printed: June 3, 2021
 Legal: Block: 2 Plan: 9310884
 Page: 473 of 605M

Landowner Circulation Area

Redesignation Proposal

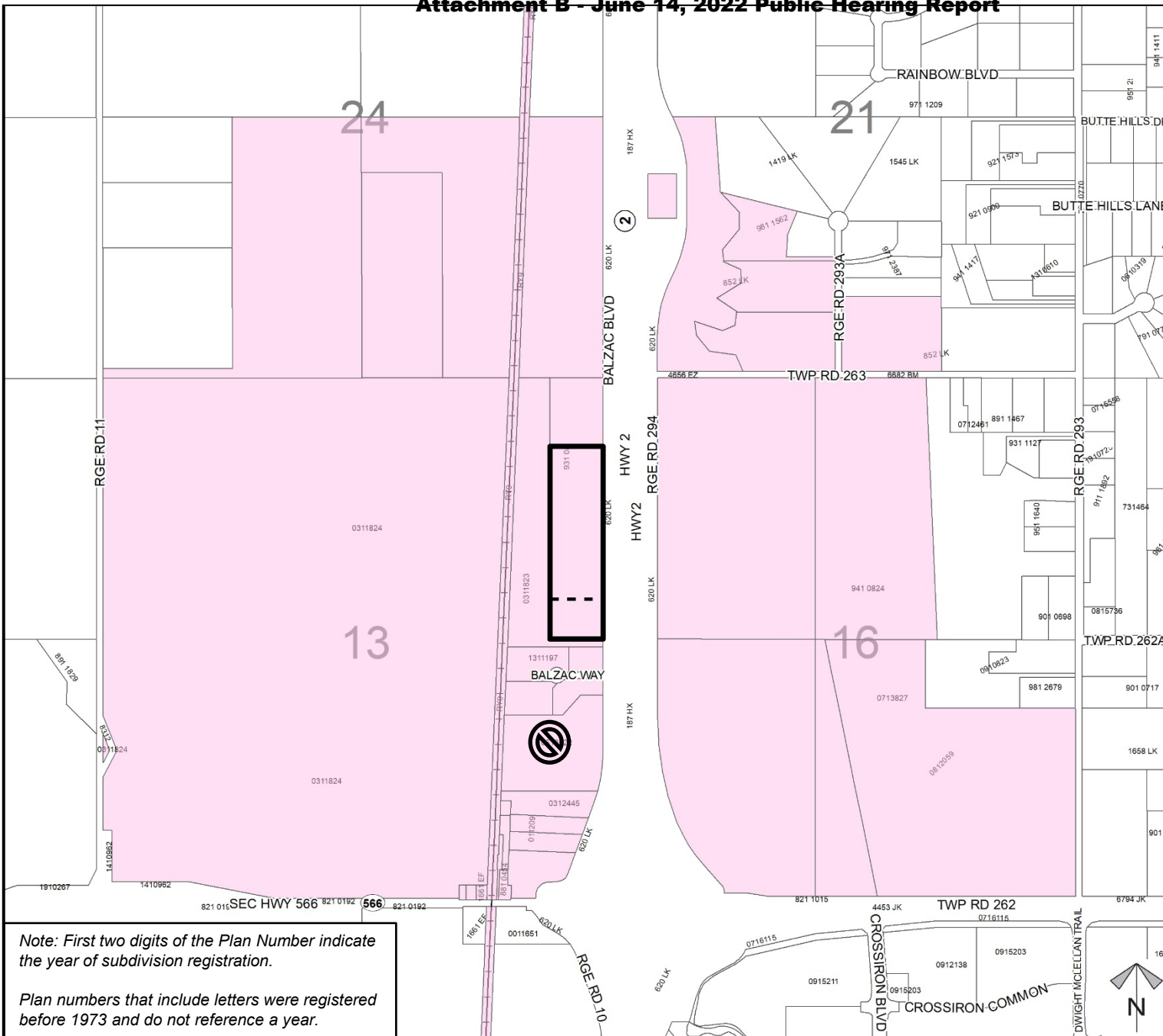
To redesignate the subject lands from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) to accommodate light industrial or commercial uses.

Legend

Support



Not Support



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

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

Division: 5
 Roll: 06513005
 File: PL20210103
 Printed: June 3, 2021
 Legal: Block: 2 Plan: 9310884
 Page 473 of 605M



August 17, 2021

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

sdab@rockyview.ca
clombardo@rockyview.ca

File Number **06513005**
Application Number **PL20210103**

To whom it May Concern,

Bucars RV Centre strongly opposes the Redesignation Proposal of 262195 Balzac Blvd from Business, Recreation District to Commercial, Highway District.

Due to our proximity to the property/business, Bucars has experienced many negative scenarios. On many occasions shoplifting and theft from our RV Parts and Accessories store has been traced back to the property.

Secondly, safety is of great concern. It has been shown that the tenants at the property do not utilize their RV's as intended and instead use makeshift heating solutions including, but not limited to, wood stoves in their RV units. This can obviously be a hazard to their property but also to everyone in the community.

Thirdly, staff at our dealership has had to deal with harassment from those residing at the property. They have called our business intoxicated and belligerent to staff.

And finally, as time continues, the property has become more of an 'eyesore' in our neighborhood. Makeshift shanty style dwellings. This is not a campground, and it is not acceptable.

Thank you for your time regarding this situation.

Sincerely,

Kyle and Jeff Redmond
Owners/General Managers

[Redacted signature line]

[Redacted signature line]



April 13, 2021

Terradigm makes the attached application for a change of land use for its clients, **Highland Properties Inc.** (the "Owners"), on the land (the "Property") legally described as

PLAN 9310884
BLOCK 2
EXCEPTING THEREOUT ALL MINES AND
MINERALS AREA: 9.72 HECTARES (24.02 ACRES)
MORE OR LESS

This application is hereby made to change the parcel from its current combination of B-REC and DC150 to C-HWY.

Proposed Use

The Property is currently being used as a campground. The Owners would like to begin to transition out of this use and into a use that is more suitable for its location adjacent to the QE2 Highway and is consistent with the planning policies currently in place.

Once the land use designation has been changed, the Owners will begin to work on the development of light industrial/commercial buildings, beginning on the south end of the parcel. Once these units are complete and are occupied, the Owners will continue to phase out more of the campground by constructing more buildings. Finally, once the operation of the campground is no longer feasible due to its small size, the campground will close.

It is expected that the development will occur in phases of approximately 5 acres each. While a final decision on development has not yet been reached, it is possible that the whole parcel will be subdivided under a bareland condominium structure in order to be able to sell the units to multiple owners while maintaining common property for parking and signage.

The Property is located on Balzac Blvd., which is paved from its point of access on Highway 566. We understand and anticipate that a TIA may be required at the time of submission of a Development Permit for the construction of commercial buildings.

At this time, the property is serviced by well and septic. On February 23, 2021 Rocky View Council gave first reading to the Rocky Creek Conceptual Scheme. In that plan, the owners propose to extend both water and wastewater services from East Balzac to West Balzac. The plan proposes extending both services approximately 200m north and south of the Property.

At the time of submission of a Development Permit application, the Owners will work with the County to determine whether the East Balzac connections will be ready, with holding tanks for water and waste water as a temporary solution. In any case, it is expected that the nature of businesses to be located in this development will not be heavy water users.

At this time, no building plans have been prepared, but we fully anticipate that any construction in this location will need to meet the County's design guidelines.

Policy Analysis

The Property is located within the Balzac West Area Structure Plan and its proposed future development is governed by the policies within the Plan, particularly, the ***Queen Elizabeth II Highway Corridor*** and ***Existing Hamlet of Balzac*** Policy Areas.

Specifically, the proposed redesignation and future development

- anticipates full municipal services, connecting where possible to the East Balzac connection, and anticipating future connections where not currently possible; and
- will improve the appearance of the Property by transitioning to a high quality of development along Queen Elizabeth II Highway .

According to Policy 6.4.5, *land use redesignation, subdivision, and redevelopment of any non-residential uses within the Existing Hamlet of Balzac policy area may be considered without the preparation or prior approval of a Conceptual Scheme* under certain provisions. This proposal

- is consistent with development to the south and therefore integrates with adjacent development;
- is an improved use and will be consistent with the purpose of the Queen Elizabeth II Highway Corridor policy area;
- is limited by the railway in creating linkages to the rest of the Hamlet;
- is limited in its ability to tie into pathways, due to the existence of the railway; and
- will have landscaping and architectural elements that enhance the visual appeal of the Queen Elizabeth II Highway.

As noted above, it is the intention of the Owners to phase out the campground. Until such time, however, we note that Campground is a discretionary use in this District.

The development of higher use commercial businesses in this location is also fully consistent with

Principle 1: Growth and Fiscal Sustainability and Policy 14.0 of the County Plan.

In summary, we are excited about the possibilities on this Property. We believe that this redesignation will improve the highway appearance, the taxation income for the County, and the profitability for the Owners.

From: [Michael Ulmer](#)
To: [Reynold Caskey](#)
Subject: [EXTERNAL] - Re: PL20210103 Comments and next steps
Date: March 1, 2022 8:22:49 AM
Attachments: [image001.png](#)

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

Good morning Reynold,

Thank you for this update. We've made note of the of the engineering comments and would like to address those items only if Redesignation is approved, as these studies and reports will be specific to the actual development plans and not strictly to land use.

We understand that a Conceptual Scheme is being required for the agriculture land to the north in the QEII Highway Corridor area. Our application is in the Existing Hamlet of Balzac area and is not agricultural land. Section 6.4.5 of the ASP does allow for redesignation without the preparation of a Conceptual Scheme.

We would like to proceed with our application as submitted. Do you have an idea when you would anticipate a public hearing on this?

Please let me know if you have any further questions or concerns.

Michael Ulmer
DRE Consultant
Municipal Applications
587-441-4901



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

--



Wild Rose Power Hub Area Structure Plan: Terms of Reference

Electoral Division: 6

File: N/A

Date:	July 8, 2025
Presenter:	Althea Panaguiton, Senior Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is to present a Terms of Reference (TOR) to prepare an area structure plan (ASP) to guide development of the Wild Rose Power Hub for Council's consideration.

On April 22, 2025, Council directed Administration to work with the proponents for the Wild Rose Power Hub to draft a developer-led and developer-funded ASP TOR. The objective of the ASP is to outline the land use and servicing policies for the site, which would be primarily developed as a data centre, located southwest of the Hamlet of Langdon. Land use redesignation to the County's new Special, Data Centre (S-DAT) district is also proposed within the TOR to be approved concurrent to ASP adoption.

County staff resources would be required to support the progress of the ASP project, with the estimated costs of \$50,000 to be covered by the proponent. A budget adjustment would be required to initiate the transfer of funds.

ADMINISTRATION'S RECOMMENDATION

THAT Council approves the Wild Rose Power Hub Area Structure Plan Terms of Reference as presented in Attachment A.

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

BACKGROUND

Location

The site is located approximately 10 kilometres (6.21 miles) east of the city of Calgary limits, and approximately 2 kilometres (1.24 miles) southwest of the Hamlet of Langdon. The subject site is along Township Road 232 and 1.6 kilometres (1 mile) east of Highway 797. The extent of the area covers three quarter sections, measuring approximately 194 hectares (479 acres) in area and legally described as:

1. SW-09-23-27W04;
2. SE-09-23-27W04; and
3. NE-09-23-27W04.

The site is currently zoned Agricultural General (A-GEN) district and remains undeveloped with no existing buildings or any previous development permits. The site was chosen due to its proximity to an electrical substation located directly north of the site, to which the data centre facility would connect. Adjacent lands beyond the substation are similar to the subject site, which are predominantly undeveloped agricultural quarter sections.

Wild Rose Power Hub Area Structure Plan: Terms of Reference

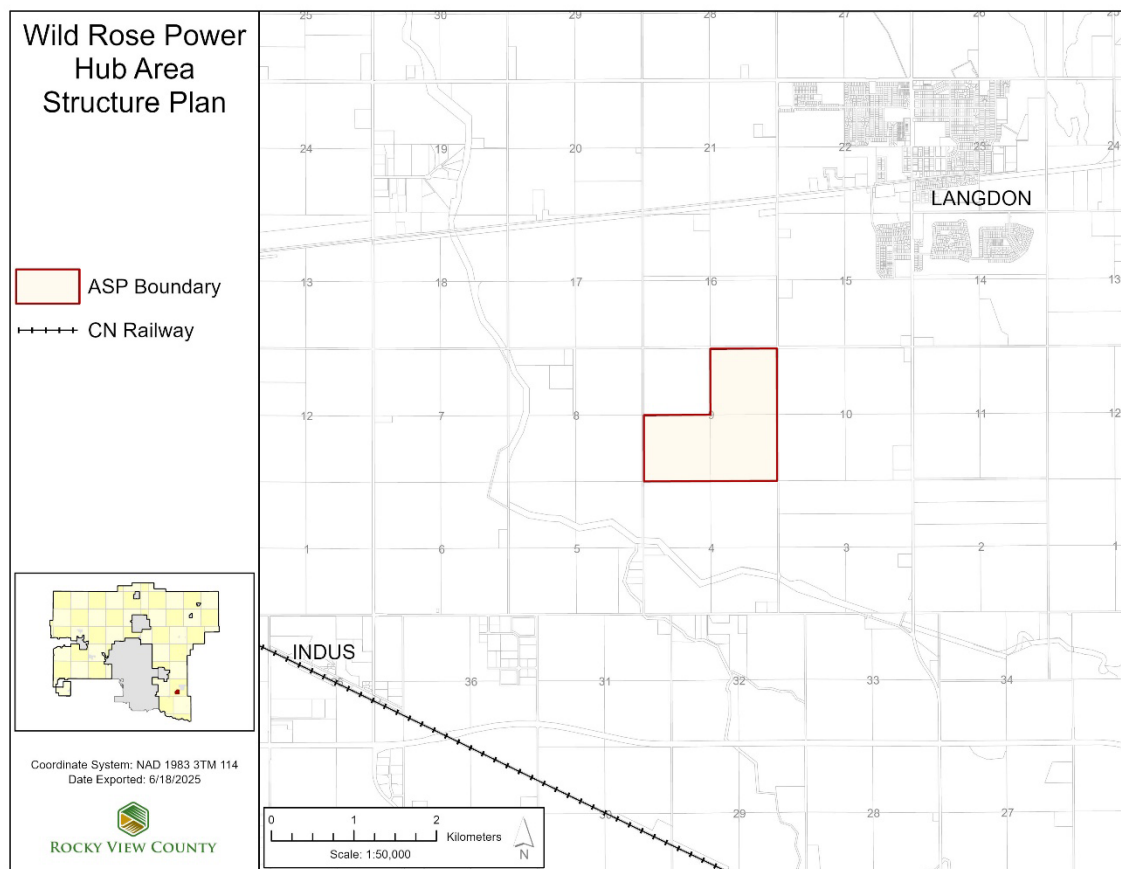


Figure 1 –ASP Site

Project Context

On April 16, 2025, representatives from Wild Rose Power Hub presented to the County's Public Presentation Committee information on a proposed new data centre hub.

On April 22, 2025, Council directed Administration to work with the proponents from the Wild Rose Power Hub to draft a terms of reference for a developer-led and funded area structure plan. Administration has since been coordinating with the proponent to develop the ASP TOR.

ANALYSIS

Municipal Development Plan

Per the Municipal Development Plan (MDP), a new business area requires the creation of a new ASP. The proposed location was selected due to the opportunity to be adjacent to a transmission substation for power generating. The development is considered a business area and is subject to the relevant requirements outlined in Section 14 of the MDP, as well as other County policies, standards and regulations.

Wild Rose Power Hub Area Structure Plan: Terms of Reference

The project is proposed to be undertaken in four phases:

- **Phase 1 – Project Initiation**
 - Workplan and engagement strategy would be prepared.
 - Technical studies would commence these typically include a transportation network analysis, water and wastewater servicing strategy, stormwater management strategy, and environmental screening report.
 - The proponent would submit a land use redesignation application to amend the current zoning of Agricultural General (A-GEN) to Special, Data Centre (S-DAT) district.
- **Phase 2 – ASP Drafting**
 - Initial draft of the ASP would be completed with the findings from the technical studies informing the preparation of the Plan.
- **Phase 3 – Public and Stakeholder Engagement**
 - The draft ASP would be released and formal circulation to agencies and adjacent landowners would be initiated.
 - Technical studies would be finalized.
 - Public engagement event would conducted in accordance with the engagement strategy.
- **Phase 4 – Finalization**
 - Revisions to the draft Plan would be completed to address feedback received from circulation and public engagement events.
 - The ASP and land use amendment would be presented to Council at a scheduled public hearing.

The TOR for the ASP reflects the phases introduced above and further outlines the project scope and deliverables. As a developer led project, the proponent would be responsible for drafting the ASP, initiating the technical studies, implementing engagement endeavors, with the County providing oversight and approval of the content and activities carried out. The County would also lead the formal circulation of the documents to internal departments and external agencies.

COMMUNICATIONS / ENGAGEMENT

As part of Phase 1 of the project, the proponent would prepare an engagement strategy identifying all relevant interest groups within the County and other stakeholders affected by the proposed project. The strategy would detail the objectives, methodology, and deliverables, including dates and timeline of the events. An engagement summary would be published outlining results of the events and the activities that were implemented.

IMPLICATIONS

Financial

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

The developer would contribute a lump sum deposit of \$50,000 at the commencement of the project, to be drawn upon by the County throughout the project. In the event of the deposited balance decreasing to \$10,000, the developer would replenish the funds with a further \$50,000. Any remaining funds at the conclusion of the project would be refunded back to the developer.

Wild Rose Power Hub Area Structure Plan: Terms of Reference

A budget adjustment is set out in Attachment B to reflect the anticipated revenue from the project proponent.

STRATEGIC ALIGNMENT

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

ALTERNATE DIRECTION

THAT Council directs amendments to the proposed Wild Rose Power Hub Area Structure Plan Terms of Reference.

ATTACHMENTS

Attachment A: Wild Rose Power Hub Area Structure Plan Terms of Reference
Attachment B: Budget Adjustment Request Form

APPROVALS

Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer



Terms of Reference

TOR # XXXX

Executive Summary

Direction

On April 22, 2025 Council directed the development of terms of reference for the Wild Rose Power Hub Area Structure Plan (ASP).

Schedule and Deliverables**Phase 1 – Project Initiation****Q3 2025**

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

Phase 2 – ASP Draft Preparation**Q3 and Q4 2025**

- Preliminary Land Use Concept (Proponent)
- Complete Draft ASP (Proponent)
- Technical Studies (Proponent)
- Initial circulation of Technical Studies (County)
- Initial Review of Draft ASP (County)

Phase 3 – Public Engagement**Q4 2025 and Q1 2026**

- Full circulation of ASP (County)
- Implementation of Public Engagement Strategy (Proponent)
- Engagement Summary (Proponent)

Phase 4 – Refinement and Approval**Q2 2026**

- Resolution of outstanding issues
- Preparation of Final ASP
- Council public hearing
- Council adoption

Project Focus

The ASP will outline a land use strategy and servicing plan for the Wild Rose Power Hub Data Center project. Key considerations are:

- Development of a data centre south west of the Hamlet of Langdon.
- Development of a water, wastewater and stormwater management servicing strategy.
- Demonstrating the economic benefits to the County and wider Calgary region.
- Demonstrating the unique locational requirements for the development's location and alignment with regional and County policies.

Project Budget

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

Principal Risks

- There may be unforeseen delays in completing technical studies, leading to project deadlines not being met.



Direction

- 1 Council directed Administration on April 22, 2025 to work with proponents from Wild Rose Power Hub on the drafting of a developer-led, and wholly developer-funded area structure plan terms of reference.
- 2 Alberta's *Municipal Government Act (MGA)* Section 633 provides that a council may adopt an area structure plan (ASP) for the purpose of providing a framework for subsequent subdivision and development of an area of land.
- 3 There is currently no area structure plan in place for the subject area. The Wild Rose Power Hub ASP will outline a plan for the land use and servicing provisions for the subject site.
- 4 Under the *MGA* s.633(2)(a), an ASP must describe:
 - (1) The sequence of development proposed for the area;
 - (2) The land uses proposed for the area, either generally or with respect to specific parts of the area;
 - (3) The proposed density or intensity for the subject area either generally or with respect to specific parts of the area, and
 - (4) The general location of major transportation routes and public utilities
 - (5) Any other matters that Council considers necessary.
- 5 In undertaking the Wild Rose Power Hub ASP, considerations will include (but may not be limited to):
 - (1) The statutory planning framework – to ensure the ASP aligns with higher-order plans;
 - (2) Alignment with Council's Strategic Plan objectives.
 - (3) Community input – to ensure the planning framework aligns with residents' input and potential for off-site impacts are reasonably mitigated;
 - (4) Intergovernmental input – to ensure external agencies' interests are reflected where applicable and appropriate;
 - (5) Servicing – to ensure that development is serviced sufficiently and efficiently;
 - (6) Natural Environmental features – to ensure the inherent and intrinsic value of natural features are preserved;
 - (7) Fiscal impacts on the County's services and tax assessment ratio.



Wild Rose Power Hub Area Structure Plan

Wild Rose Power Hub ASP Area

- 6 The site is located approximately 10 km east of the City of Calgary limits, and approximately 2 km southwest of the Hamlet of Langdon. The subject site is along Township Road 232 and 1.6 km east of Highway 797. The extent of the area to be covered by the ASP is shown below in Figures 1 and 2.
- 7 The subject site measures approximately 194 hectares (479 acres) in area and legally described as:
- SW-09-23-27-W4M
 - SE-09-23-27-W4M
 - NE-09-23-27-W4M

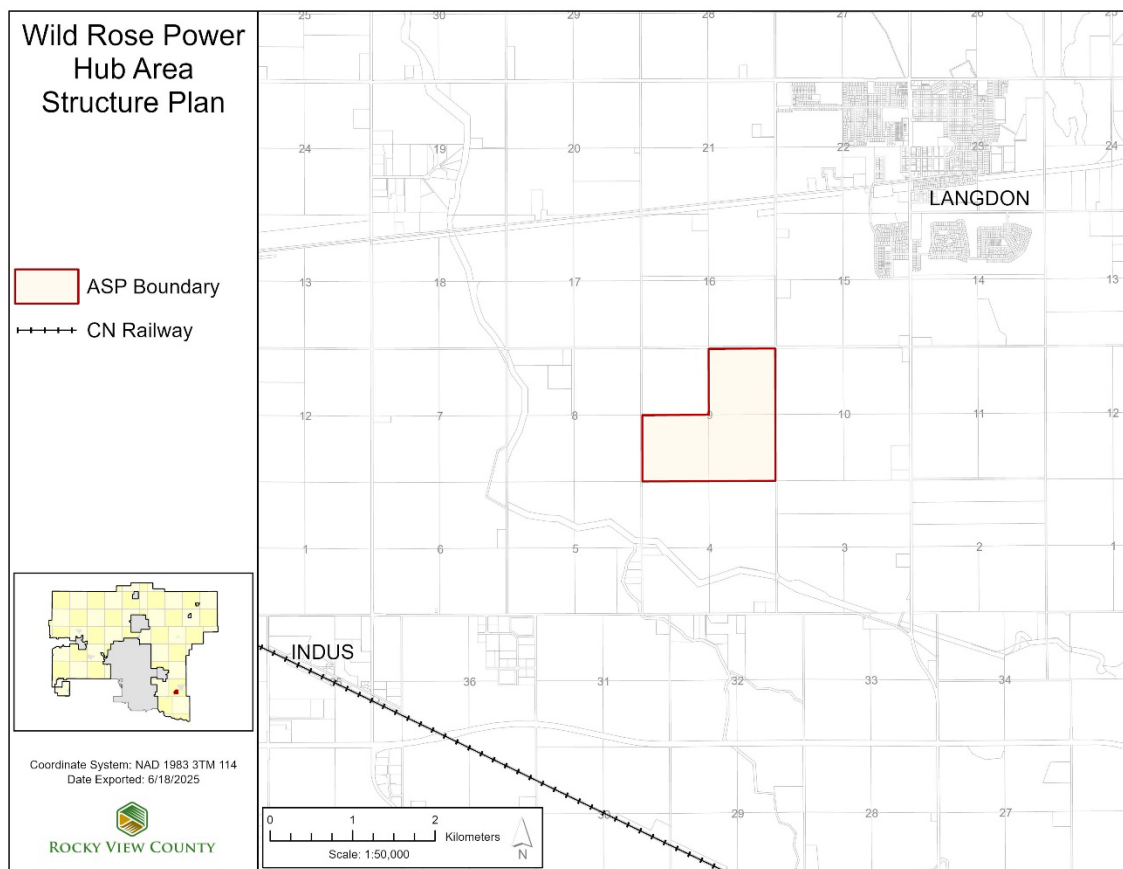


Figure 1: Wild Rose Power Hub Area Structure Plan – Subject Site



ROCKY VIEW COUNTY

Wild Rose Power Hub Area Structure Plan

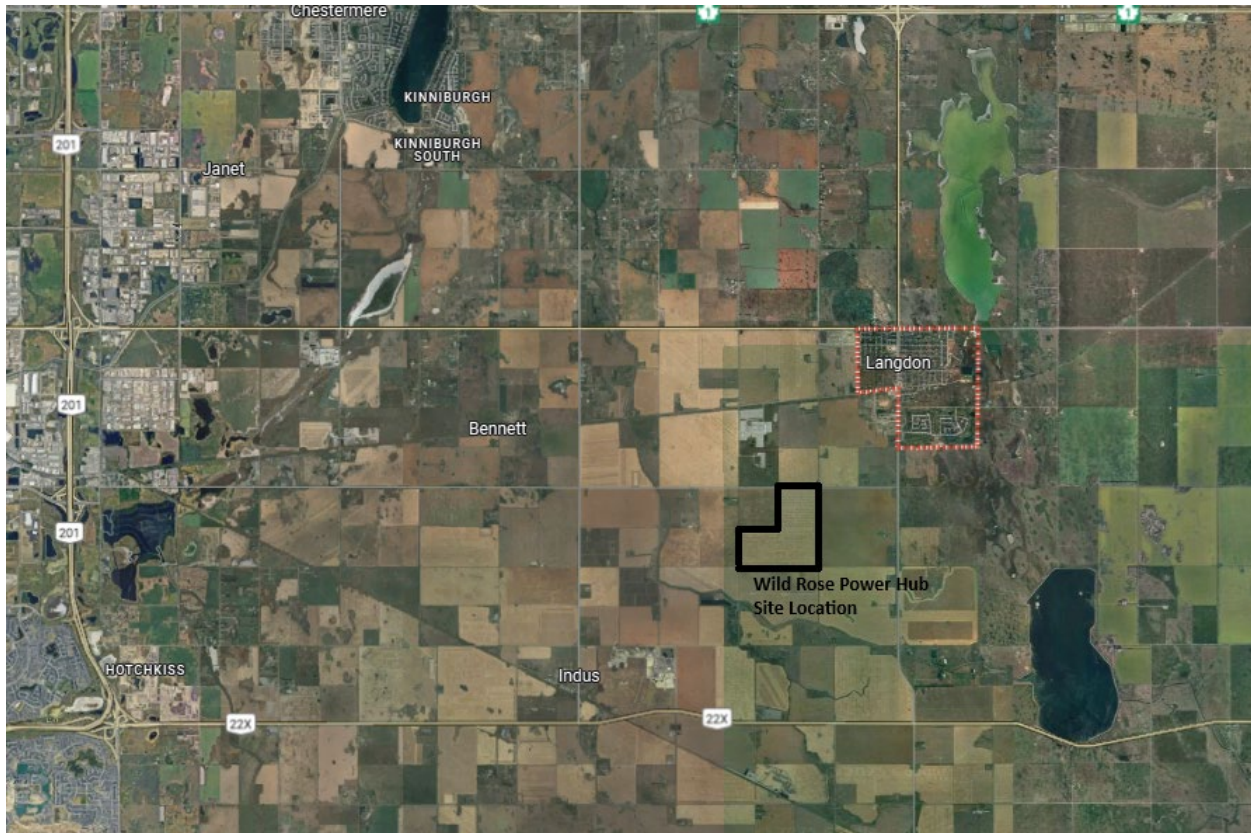


Figure 2: Wild Rose Power Hub Area Structure Plan and Surrounding Area

Background

- 8 The Wild Rose Power Hub ASP project is intended as a data centre as the primary use for the subject site.
- 9 The subject lands are current zoned Agricultural, General (A-GEN) and is currently cultivated for agricultural use.
- 10 The project proposes the potential to deliver both local and regional benefits by stimulating economic growth through job creation, generating tax revenue, and facilitating the construction of essential infrastructure to support future development in the area. Additionally, the AI Hub component of the project may serve as a catalyst for attracting other technology firms and investment to the County and region.
- 11 Currently, there is no ASP in place that encapsulates the subject site. While the geographical scope of the project is considerably smaller than areas typically covered by ASPs, the creation of a new ASP is required in this instance due to the requirements of the *Municipal Development Plan*.



ROCKY VIEW COUNTY

Wild Rose Power Hub Area Structure Plan

Municipal Development Plan

- 12 The County is currently updating its Municipal Development Plan (MDP), with an estimated completion date of August 2025. The existing County Plan (C-7280-2013 as amended) is in force and therefore the applicable Municipal Development Plan.
- 13 Notwithstanding any forthcoming update to the MDP, Section 14.0 of the County Plan guides business development in the County. The adoption of the proposed ASP is not contingent on the update to the Municipal Development Plan being completed.

Project Vision

- 14 This project will create a new ASP for the subject site and obtain a land use redesignation in order to facilitate the development of the Wild Rose Power Hub, a hyper-scale level data center, with particular regard for the planning of servicing, stormwater, and transportation infrastructure.

Project Objectives

- 15 The ASP and land use redesignation will aim to achieve the following objectives:

Land Use

- (1) To create a development framework to facilitate orderly and efficient development of the area, specifically with regard to the proposed Wild Rose Power Hub data centre development.

Servicing

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

Phasing

- (6) To facilitate orderly and efficient development of the Wild Rose Power Hub through appropriate phasing.

Fiscal Considerations

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

Natural Environment



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

Baseline Technical Studies

- (9) Technical studies shall be prepared to guide the land use strategy and identify requirements for subsequent planning phases. Studies will include:
- (a) Fiscal Impact Study to determine how development in the Plan Area and proposed land use scenario will impact the County's services, infrastructure and tax base at full-build out.
 - (b) Transportation Network Analysis update to determine future transportation needs and connection.
 - (c) Stormwater, Wastewater, & Potable Water Servicing Analysis to determine servicing options and capacity; and
 - (d) Environmental Screening Report to determine environmentally significant areas.

Statutory Plan Alignment

- 16 The Wild Rose Power Hub ASP will be drafted to align with the following statutory plans as guided by the Municipal Government Act:
- (1) South Saskatchewan Regional Plan
 - (2) Rocky View County Municipal Development Plan

Schedule and Deliverables

- 17 The project is anticipated to occur in four phases, described in Table 1.

Table 1 – Project Schedule

Phase	Deliverables	Timing
1. Project Initiation	<ul style="list-style-type: none"> Background Summary Report Public Engagement Strategy Project Workplan Commencement of technical studies 	July – Sept 2025
Draft the Background Summary Report		
Prepare the Public Engagement Strategy		
Draft the Project Workplan		
2. Creation of Draft ASP	<ul style="list-style-type: none"> Draft ASP Land Use Concept Initial review of technical studies Initial review of draft ASP 	Sept – Nov 2025
Draft the ASP document		
Land Use Concept		
Initial Reviews		
3. Public Engagement	<ul style="list-style-type: none"> Full circulation of application 	Dec 2025 –Feb 2026



ROCKY VIEW COUNTY

Wild Rose Power Hub
Area Structure Plan

Circulation of application	<ul style="list-style-type: none"> Public Engagement events Engagement summary Completion of technical studies 	
Conduct public engagement according to the Engagement Plan		
Complete technical studies as applicable		
4. Refinement and Approval	<ul style="list-style-type: none"> Final ASP document Public Hearing (Land Use Redesignation and ASP) Report 	Feb – Apr 2026
Finalize Draft for Public Hearing and ASP adoption		

Roles and Responsibilities

- 18** The principal project tasks shall generally be divided between the County and Proponent as follows. Specific task responsibilities will be determined in the workplan that is prepared in Phase 1 of the project.

County-led	County and Proponent	Proponent-led
Intergovernmental collaboration	Communication and Engagement	Technical Studies
	Plan Drafting	Background Report

Costs

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

Communication and Engagement

- 21** A detailed communication and engagement strategy will identify all relevant interest groups within the County, intermunicipal partners, and external stakeholders affected by the planning process outcomes. The strategy will outline how the process will proceed through several phases, and how various tools/techniques will be used in each phase to meaningfully engage a range of participants.
- 22** The developer group is responsible for the development and implementation of an engagement strategy. The County will be responsible for oversight and executing the internal and external circulation of the formal application.
- 23** An engagement summary outlining the results of all engagement activities will be prepared and submitted to the County. This summary will illustrate how feedback received has been considered and incorporated into the Wild Rose Power Hub ASP.

Communication and Engagement Principles

- 24** The project will be underpinned by a thorough engagement process with the communities, identified stakeholder groups, and intergovernmental organizations that:
- (1)** Raises the awareness of the planning process and encourages participation;



ROCKY VIEW COUNTY

Wild Rose Power Hub
Area Structure Plan

- (2) Shapes the content of the Plan through a blend of research and stakeholder input;
- (3) Responds constructively to the interests of various audiences; and
- (4) Ensures broad support for the resulting policies.

Intergovernmental Engagement

- 25 Appropriate consultation will be conducted with the Alberta Utilities Commission, the Ministry of Transportation and Economic Corridors, and Alberta Environment.

Principal Project Risks

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

Variance

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



Approval Date

- July 8, 2025

Replaces

- n/a

Lead Role

- Chief Administrative Officer

Committee Classification

- County Council

Last Review Date

- n/a

Next Review Date

- n/a

Reegan McCullough, CAO

Approval Date

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2025

Description	Budget Adjustment
EXPENDITURES:	
Transfer to the Tax Stabilization Reserve	50,000
TOTAL EXPENSE:	50,000
REVENUES:	
Developer Funded ASP Revenue	(50,000)
TOTAL REVENUE:	(50,000)
NET BUDGET REVISION:	0
REASON FOR BUDGET REVISION:	
Wild Rose Power Hub Area Structure Plan	
AUTHORIZATION:	
Chief Administrative Officer: _____ Reegan McCullough	Council Meeting Date: _____ July 8, 2025
Executive Director, Financial & Business Services: _____ Clint Warkentin	Council Motion Reference: _____
Executive Directorm Community Services: _____ Dominic Kazmierczak	Date: _____

Budget AJE No: _____

Posting Date:



COUNCIL REPORT

Langdon Technical Review Committee Member Appointment

Electoral Division: 6 & 7

Project: N/A

Date:	July 8, 2025
Presenter:	Jan Sotocinal, Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is to present a list of members for appointment by Council to the Technical Review Committee that is Phase 1 of the Langdon Area Structure Plan (ASP) review project. At the May 20, 2025 Council Meeting, Council approved a terms of reference (TOR) for the Langdon Technical Studies & Review Committee.

Phase 1 of this project will establish a Technical Review Committee (TRC) whose role is to review and make recommendations to support the expansion of the servicing infrastructure. An Infrastructure Assessment Report will be produced and will be presented to Council before the conclusion of this phase.

The Committee will include two members who represent the interests of the general public in Langdon. A call for members was advertised online, and applications were submitted by anyone interested. Council is requested to review the general public applications, and to appoint two applicants to sit on the Technical Review Committee.

ADMINISTRATION'S RECOMMENDATION

THAT Council appoint Alan Boucher, Peter Loats, Madison Martens, Jeff Gibeau, Peter Sontrop, Jan Sotocinal, _____ and _____ to be members of the Langdon Technical Review Committee.

BACKGROUND

Council approved the TOR for the Langdon ASP review on May 20, 2025. The first phase of the project entails the establishment of a Technical Review Committee, who will oversee the preparation of technical studies necessary to inform a servicing strategy for the study area as per Figure 1 of the TOR. The Technical Review Committee will be composed of 2 representatives from Langdon Waterworks, 1 representative from Ducks Unlimited, 1 representative from Western Irrigation District (WID), 2 representatives from Rocky View County, and 2 representatives from the general public.

The TRC will be chaired by a consultant retained by Langdon Waterworks, and committee members will include representatives of various organizations with interest in the project. The organizations have provided the following individuals to serve as their representatives on the committee and the composition is set out below.

- Langdon Waterworks – Alan Boucher and Peter Loats
- Ducks Unlimited – Madison Martens
- Western Irrigation District – Jeff Gibeau
- Rocky View County – Jan Sotocinal (Planning) and Peter Sontrop (Engineering)
- Two general public members

Langdon Technical Review Committee Member Appointment

Administration advertised the call for general public committee members from June 2, 2025, to June 25, 2025, and received 8 applications. As these are volunteer positions, they were not sought through the RFP process, and Administration has not evaluated the applications or provided a membership recommendation to Council.

The committee member applications contain personal information and were therefore provided to Council under separate cover. To safeguard personal information, evaluate eligibility, and assess candidate suitability, Council may evaluate the applications in closed session in accordance with the following sections of the *Access to Information Act*:

- Section 20 – Disclosure harmful to personal privacy;
- Section 22 – Confidential evaluations; and
- Section 28 – Local body confidences.

ANALYSIS

Committee Members

The submission period for volunteer member applications ran from June 2 to June 25, 2025. As Administration will have an administrative role in the Committee's proceedings as per the TOR, Administration has not conducted an evaluation of these applications to maintain impartiality towards members during Committee proceedings.

COMMUNICATIONS / ENGAGEMENT

Call for Committee Members

Administration posted the call for volunteer Committee members on the County website on June 2, 2025. The call for members was advertised as follows:

- Langdon-specific social media posts were published on June 13, 2025.
- A final reminder was sent out via social media and Safe & Sound on June 23, 2025.

IMPLICATIONS

Financial

All costs associated with the Technical Review Committee, included all technical studies prepared, will be the responsibility of Langdon Waterworks. Rocky View County staff's time devoted to membership on the Committee is accounted for in each department's operating budget. No budget adjustment is required for Phase 1 of the project.

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD3: Citizens are satisfied with Public Engagement opportunities and availability of information	SD3.2: Percent of citizens satisfied with the public engagement opportunities provided by the County	Public input is critical to the success of planning projects. The TOR sets out a public engagement strategy for the project, and the Technical Review Committee is an important part of the early stages of the project.

Langdon Technical Review Committee Member Appointment

Thoughtful Growth	TG2: Defined land use policies and objectives are being met and communicated	TG2.1: Percent of land use approvals that are supported/aligned with the Regional Growth Plan & MDP	The Visioning Committee will help to outline the initial land use strategy and high-level policy directions for the final ASP document, which will need to align with the Regional Growth Plan & MDP.
-------------------	--	---	---

ALTERNATE DIRECTION

THAT Council direct Administration to readvertise the call for public members on the Langdon Technical Review Committee, and present an updated list of candidates to Council no later than the end of Q3, 2025.

ATTACHMENTS

Attachment A: Langdon ASP Review Project Terms of Reference

APPROVALS

Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer



Executive Summary

Direction

- On February 11, 2025, the Governance Committee of Rocky View County directed that Administration and Langdon Water Works collaborate to prepare a terms of reference to re-establish the Langdon Technical Servicing Studies & Review Committee.

Schedule and Deliverables

Phase 1 – Project Initiation

- Establish the Langdon Servicing Technical Review Committee
- Technical Servicing Studies
- Implement engagement with landowners in the study area.
- Infrastructure Report and Committee recommendations to Council

Phase 2 – Community Visioning

- Establish Visioning Committee
- Public Engagement
- Committee Report and recommendations to Council

Phase 3 – Draft ASP Amendment

- Draft policy/map amendments based on Infrastructure Report
- Engagement Materials and Summary Reports
- Land Use Strategy

Phase 4 – Adoption of the Bylaw amendment

- Final draft ASP and bylaws
- Public Hearing

Project Phasing

The initial phase of the project will assess infrastructure needs and opportunities for the potential expansion of the existing Langdon Area Structure Plan (ASP) boundary through a Technical Review Committee.

A Visioning Committee will then be established to explore ASP land use concepts and boundaries, based on the recommendations of the Technical Review Committee.

Following recommendations to Council from the two Committees, County Administration could be directed to draft amendments to the Langdon ASP through revisions to these terms of reference.

Technical Review Committee Objectives

The Technical Review Committee will provide oversight, feedback, and recommendations on the updated Infrastructure Report. The Infrastructure Report will include recommendations on water, wastewater, stormwater and transportation matters.

Costs

Costs relating to the completion of technical studies and the Infrastructure Report will be the responsibility of Langdon Waterworks.

Principal Risks

- Possible unforeseen delays in completing technical studies, leading to a change in project timeline.



ROCKY VIEW COUNTY

Langdon Technical Servicing Studies & Review Committee

Direction

1. As per the Franchise Utility Agreement Section 8.2 Prioritizing Capital Works, Langdon Waterworks together with Rocky View County, shall establish criteria designed to enable the parties to prioritize the capital improvement and expenditures which are required to be completed having regard to safety, regulatory, environmental, and operating requirements.
2. On February 11, 2025, The Governance Committee of Rocky View County directed that the Langdon Servicing Technical Review Committee (TRC) be re-established for the continuation of Phase 2 of the Langdon Technical Review Committee Recommendations to Rocky View County Council for the lands identified in the study area to guide future growth in the area.
3. The Terms of Reference will guide the roles and responsibilities of the Committee and the completion of technical studies to update the Infrastructure Report.
4. The Infrastructure Report will inform the review and drafting of an amendment for the Langdon ASP, which will be undertaken by Rocky View County administration.

Study Area

5. The boundary of the existing Langdon ASP and the extent of the study area are shown in Figure 1. The scope of the study includes approximately 81 quarter sections (~13,000 acres), surrounding the Hamlet of Langdon boundary as depicted on Figure 1.



ROCKY VIEW COUNTY

Langdon Technical Servicing Studies & Review Committee

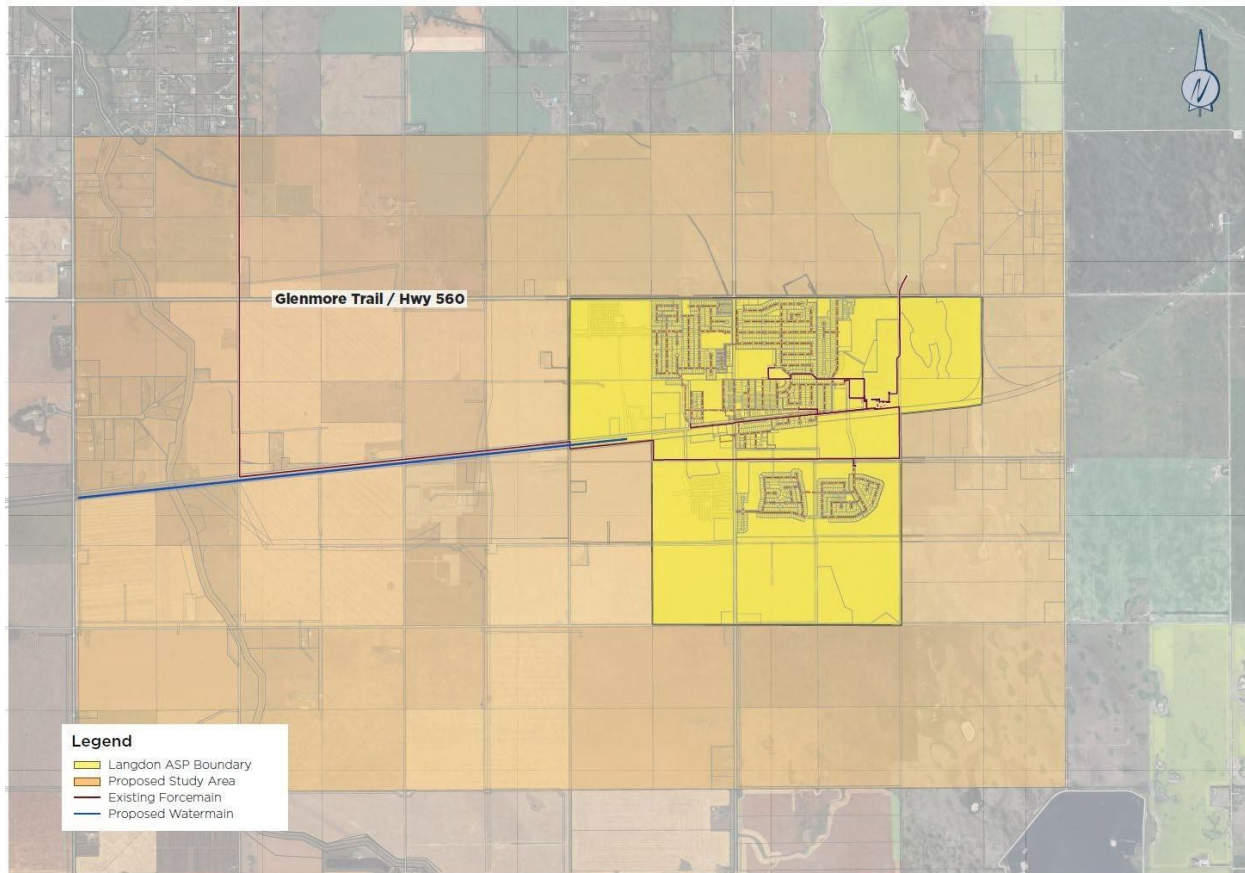


Figure 1: Study Area for Phase 2 of the Langdon Infrastructure Report.



Background

6. The County adopted the first Area Structure Plan (ASP) for Langdon in April 1999 to respond to the growth pressures facing the community. The ASP was amended in 2003 and again in 2005.
7. In 2013, Council of Rocky View County approved a Terms of Reference for a Langdon Servicing Strategy Technical Committee. The Committee was responsible for the review of potable water, sanitary sewer, storm water, and waste management technical studies to determine infrastructure constraints and provide improvement triggers.
8. In 2014, Rocky View County Administration completed a new Area Structure Plan that included the recommendations and findings of the completed technical studies. As a result, approximately 950 acres of land was added to the Langdon ASP boundary and included a future expansion area. The ASP was adopted in 2016.
9. In 2023, Council of Rocky View County approved a Terms of Reference for a developer led and funded ASP amendment to include an additional four quarter sections into the Hamlet area.
10. The 2023 Terms of Reference for the Langdon ASP Amendment limits the ability for surrounding landowners to be included in the expansion and does not include a large study area to predict future servicing opportunities or constraints for the Hamlet.

Technical Review Committee (TRC) Objectives

11. The Technical Review Committee will focus on the growth and associated infrastructure needs of the Hamlet of Langdon. The Committee will be responsible for the following objectives:
 - a) Review the existing servicing infrastructure and provide recommendations to Langdon Waterworks that focus on system efficiency for maximum growth,
 - b) Provide actions that facilitate equitable expansion of infrastructure for sustainable growth, and
 - c) Create servicing policies that can be implemented through the future Area Structure Plan Amendment process.
12. The following studies will be reviewed and updated for the study area:
 - a) Potable Water Systems
 - b) Sanitary Sewer Systems



ROCKY VIEW COUNTY

Langdon Technical Servicing Studies & Review Committee

- c) Storm Water Systems
- d) Transportation Systems

Technical Review Committee Membership

13. The re-establishment of the technical committee will include 8 members from the following entities:

- Langdon Waterworks – 2 representatives
- Ducks Unlimited – 1 representative
- Western Irrigation District (WID) – 1 representative
- Rocky View County – 2 representatives
- General Public – 2 members

14. The members of the Committee shall be appointed by Council prior to first meeting of the Committee.

15. Langdon Waterworks will be responsible for coordinating contracted work to consultants to complete each technical study. It will also be responsible for keeping each representative up to date on any progress or findings of the studies.

16. The technical review committee will have regular meetings to discuss the findings of the studies and make recommendations to support the expansion of the Hamlet boundary. Rocky View County Administration will review each study to ensure they align with the County Servicing Standards. The TRC may also consult with County Administration, boards, or other committees when creating policies.

17. Membership of the TRC is voluntary and may proceed without participation from some entities should they opt out of the Committee. County Administration shall designate a representative from the Engineering and/or Planning department to act as a liaison between the Committee and Administration.

Roles and Responsibilities

Technical Review Committee Role

18. The role of the Technical Review Committee is as follows:

- To review and provide feedback on all technical studies,
- To review the progress of data collection and provide feedback or direction to consultants where further information is needed,



ROCKY VIEW COUNTY

Langdon Technical Servicing Studies & Review Committee

- To develop recommendations based on the collected data for areas of inclusion within the Hamlet of Langdon Servicing Area, which may include the expansion of the Hamlet boundary,
- To gather input from prospective developers and landowners operating in and surrounding the Hamlet of Langdon with respect to the servicing strategy; and
- To present and recommend the proposed servicing strategy to Council and the public.
- To review the engagement strategy and summary to be included in the Infrastructure Report.

19. The Technical Review Committee will be dissolved once the Infrastructure Report is presented to Council and a decision is made.

Langdon Waterworks Role

20. Langdon Waterworks will be responsible for the retention and funding of contractors or consultants required to complete the technical studies outlined in this document to complete the infrastructure assessment for the Hamlet of Langdon.

21. Langdon Waterworks will coordinate the preparation of the strategy reports to be completed by contractors or consultants, provide support to the TRC, and assume the roles outlined below.

22. Langdon Waterworks will be responsible for providing the TRC with technical information and to facilitate stakeholder engagement through the following actions:

- To create and provide a project work plan with timelines to complete the Infrastructure Report and any related servicing studies,
- To provide and present data from the contractors or consultants to the TRC,
- To provide guidance on planning and development matter as requested by the TRC,
- To create an engagement strategy to received feedback from key stakeholders, including landowners, and ensure the feedback in reflected in the proposal,
- To act as a liaison between the TRC and developers, if required, and
- To create an implementation strategy to ensure findings of the Infrastructure Report can be included in future plan and policy updates.

Rocky View County Administration Role:

23. Rocky View County will be responsible for the following:



ROCKY VIEW COUNTY

Langdon Technical Servicing Studies & Review Committee

- To participate in the TRC and an advisor to ensure all studies align with County Servicing Standards and Requirements prior to presentation to Council,
 - To provide any requested information, studies, reports, or plans to the TRC or consultant that are relevant to completing the Infrastructure Report,
 - To provide feedback to the TRC or consultant as an identified stakeholder in the project.
24. Rocky View County will review and draft amendments to the Langdon ASP based on the findings and recommendations of the TRC and the Visioning Committee. The draft amendments will incorporate the outcome of the public engagement proposed to be undertaken in Phase 2 of the project, in addition to the findings and recommendations of the TRC and Visioning Committee.

Schedule and Deliverables

25. The project is anticipated to include five studies/reports as outlined below in Table 1.
26. This Term of Reference (TOR) outlines Phase 1 in detail. Subsequent phases of this project will require an amendment to this TOR in consideration of the results of the findings/recommendations of the Technical Review Committee.

Table 1 – Project Schedule

Phasing	Deliverable	Timing
1. Project Initiation	<ul style="list-style-type: none"> • Establish the Langdon Servicing Technical Review Committee • Initiate Technical Servicing Studies • Implement engagement with landowners in study area. • Infrastructure Report and Committee recommendations to Council 	Q2, 2025
2. Community Visioning	<ul style="list-style-type: none"> • Establishment of Visioning Committee • Public Engagement • Committee report and recommendations to Council 	Q3, 2025
3. Draft ASP Amendment	<ul style="list-style-type: none"> • Draft policy/map amendments based on Infrastructure Report • Land Use Strategy • Circulation/Public Review 	Q4, 2025

**ROCKY VIEW COUNTY****Langdon Technical Servicing
Studies & Review Committee**

4. Bylaw Adoption	• Public Hearing	Q1, 2026
-------------------	------------------	----------

Cost

27. Costs relating to the completion of the listed technical studies and the review and update of the existing Hamlet of Langdon Infrastructure Report will be borne entirely by Langdon Waterworks.
28. Each TRC member will be responsible for the time and resources associated with their involvement in the TRC.
29. Budget for Phases 2-4 of the project, as outlined on Table 1, will be requested prior to the initiation of those Phases.
30. The developer will enter into an agreement with the County to cover the costs to the County for any staff time and resources contributed to the project.

Communication and Engagement

31. Langdon Waterworks shall prepare an engagement strategy that outlines the stakeholders they will be consulting through the preparation of the Infrastructure Report.
 - a) The engagement strategy shall include thorough engagement with the proponents who are in the process of preparing an amendment to expand the Langdon ASP under the terms of reference originally approved by Council on November 28, 2023.
32. Langdon Waterworks shall communicate and engage with all landowners who are part of the Study Area as per the engagement strategy, and contributing in the funding of the Technical Servicing Studies to support the Langdon Infrastructure Report. This includes the landowners who are proponents under the separate Terms of Reference originally approved by Council on November 28, 2023.
33. Findings of the engagement outlined in clauses 31 and 32 shall be presented in the Infrastructure Report.
34. Community engagement will occur during the Langdon Area Structure Plan Amendment process and be addressed through amendments to these terms of



ROCKY VIEW COUNTY

Langdon Technical Servicing Studies & Review Committee

reference that guide Phases 2-4 of this project.

35. Rocky View County will endeavor to include landowners and stakeholders within the study area and employ different methods of engagement, which may include an open house, surveys and information sessions.

Council Communication

36. Council will be updated throughout the project through Council briefings, Governance Committee reports, regular memorandums, and other means that Council sees fit.
37. At the end of each project phase, Council will receive a project update with a refined scope for the upcoming project phase that includes the work completed to date, timelines, and recommendations.

Principal Project Risks

Risk	Mitigation Strategy
Unforeseen delays in completing technical studies may lead to a variation of the timeline for key deliverables.	Engage to complete technical studies and deliverables early on and confirm timelines.

Variance

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



Approval Date	
Replaces	n/a
Lead Role	Chief Administrative Officer
Committee Classification	n/a
Last Review Date	
Next Review Date	n/a



ROCKY VIEW COUNTY

Langdon Technical Servicing Studies & Review Committee

Reeve

Approval Date

NOTICE OF MOTION

Submitted in accordance with *Procedure Bylaw C-8555-2024*

Presented By: Reeve Kissel, Division 3
Seconded By: Councillor Wright, Division 4

This notice of motion is read into the Council record on **June 17, 2025**. The motion as read into the record will be debated on **July 8, 2025**.

TITLE: **Potential Amendments to Subdivision Authority Bylaw C-8275-2022**

WHEREAS section 623 of the *Municipal Government Act* requires that Council establish a subdivision authority to exercise subdivision powers and duties on behalf of the municipality, including making decisions on subdivision applications;

AND WHEREAS pursuant to *Subdivision Authority Bylaw C-8275-2022*, Administration is designated as the subdivision authority except in certain circumstances when subdivision applications are referred to Council for a decision, specifically when:

1. the applicant requests that Council consider their subdivision application;
2. a landowner within the circulation area, a provincial agency, an adjacent municipality, or a school board objects to the application;
3. approval would require relaxation of any applicable non-statutory plan, policy, or Council-adopted standard;
4. the application does not meet the approval criteria under section 654(1) of the *Municipal Government Act*; or
5. Council passes a resolution or bylaw designating itself as the subdivision authority for applications related to a specific Land Use Bylaw amendment;

AND WHEREAS when acting as the subdivision authority, Council's discretion is limited by the *Municipal Government Act*, the *Subdivision Authority Bylaw*, and subdivision policies;

AND WHEREAS removing Council as a Subdivision Authority would allow Council to maintain its focus on strategic matters and policy development rather than on administrative decision-making;

AND WHEREAS delegating subdivision decisions to Administration would streamline the subdivision approval process, reduce application turnaround times, and support efficiency and responsiveness;

THEREFORE BE IT RESOLVED THAT Council direct Administration to prepare a report with information, analysis, and options regarding potential amendments to *Subdivision Authority Bylaw C-8275-2022* that would consider removing Council as the subdivision authority except in instances when applications are referred to Council by Administration;

AND THAT Administration report back to Council with recommendations and a draft amending bylaw for consideration by the end of Q3 2025.



COUNCIL REPORT

Subdivision Item: Residential

Electoral Division: 2

File: PL20220041 / 04725006

Date:	July 8, 2025
Presenter:	Christine Berger, Senior Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is for the Subdivision Authority to assess a proposed subdivision of the subject lands (Attachment A) to create eight ± 0.737 hectare (± 1.82 acre) parcels with a ± 0.737 hectare (± 1.82 acre) remainder, ± 0.615 hectares (± 1.52 acres) of internal road, and ± 0.322 hectares (± 0.80 acres) of Municipal Reserve.

The application was evaluated pursuant to the Municipal Development Plan (County Plan), the Springbank Area Structure Plan (ASP), the Partridge View Conceptual Scheme (CS), and the *Land Use Bylaw*.

The application is largely consistent with the Springbank ASP; the subject lands are located within an infill residential area, and the proposed subdivision largely meets the criteria set out in the ASP. Although the proposed lots sizes of ± 0.737 hectare (± 1.82 acres) are smaller than the 0.80 hectares (1.98 acres) outlined in the ASP, this land falls within "Cell G" of the Partridge View Conceptual Scheme, which allows for a minimum lot size of 1.82 acres.

The proposed lot size is slightly smaller than the allowable 1.98 acres as per the *Land Use Bylaw*; however, as per Section 654 (2) of the Municipal Government Act (MGA), the Subdivision Authority may approve the proposal if they believe the proposal would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and that the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

Council is the Subdivision Authority for the subject application due to letters of objection received from landowners within the application circulation area and the inconsistency with the *Land Use Bylaw* in accordance with Section 5(2) and 5(3), respectively, of the *Subdivision Authority Bylaw* (C-8275-2022).

ADMINISTRATION'S RECOMMENDATION

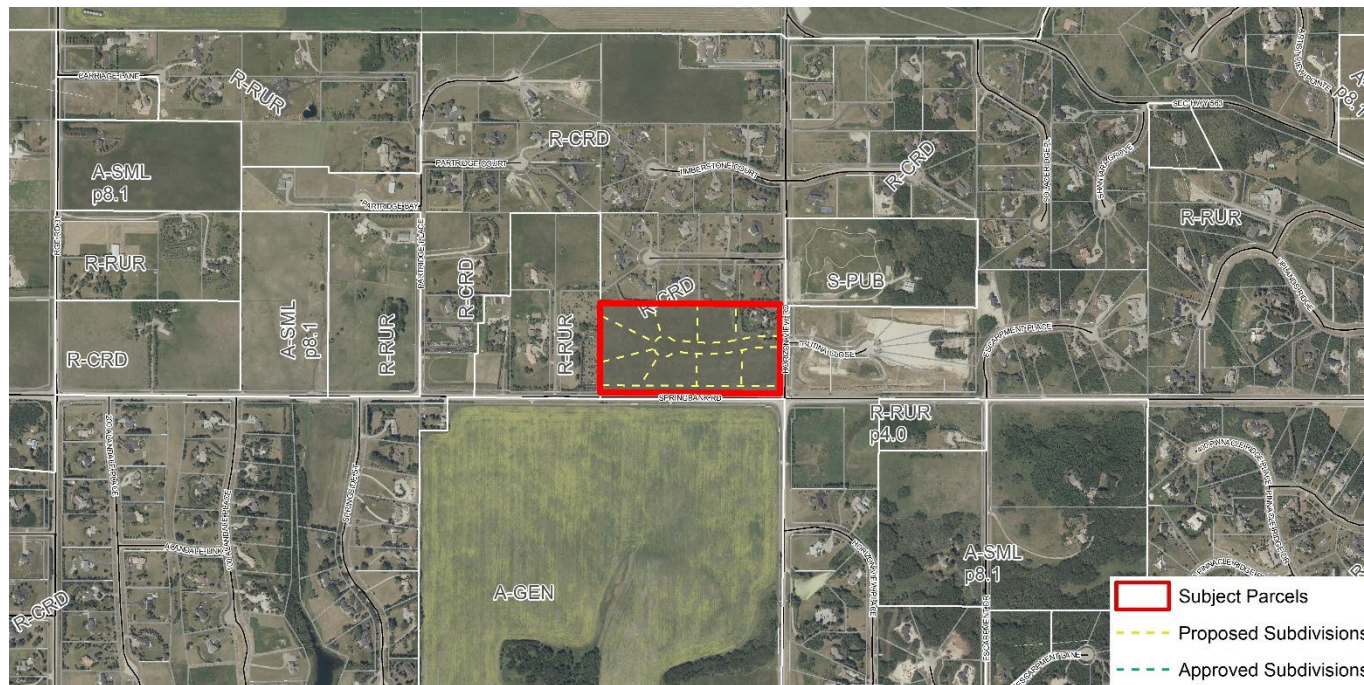
THAT the Subdivision Authority approves application PL20220041 with the conditions noted in Attachment F.

Subdivision Item: Residential

BACKGROUND

Location (Attachment A)

Located northwest of the intersection of Horizon View Road and Springbank Road, approximately 3.25 kilometers (2.02 miles) west of the city of Calgary.



Site History (Attachment B)

The Partridge View Conceptual Scheme was amended to include “Cell G” (the subject lands) and the land was redesignated to allow for country residential development on April 12, 2016.

Intermunicipal and Agency Circulation (Attachment C)

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

This application was circulated to The City of Calgary in accordance with the Rocky View County / City of Calgary Intermunicipal Development Plan; The City has no concerns with the proposal.

Furthermore, Alberta Transportation & Economic Corridors had no concerns with the application.

Landowner Circulation (Attachment D)

The application was circulated to 631 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); five letters in opposition and six letters of concern were received.

ANALYSIS

Policy Review (Attachment E)

The application was evaluated in accordance with the Municipal Development Plan (County Plan), the Springbank Area Structure Plan (ASP), the Partridge View Conceptual Scheme (CS), and the *Land Use Bylaw*.

The application is mainly consistent with the Springbank ASP. The subject lands are located within an infill residential area as per Map 6 (Land Use Strategy), which allows for subdivision of more than four lots as long as a conceptual scheme has been adopted as per Policy 8.13. The Partridge View CS is in place to guide subdivision and development of the subject lands. The proposed subdivision meets the

Subdivision Item: Residential

criteria set out in the ASP, with the exception of the proposed lots sizes of 1.82 acres; the ASP specifies 1.98 acres as the minimum parcel size. However, this land falls within “Cell G” of the Partridge View CS, which allows for a minimum lot size of 1.82 acres as per Policy 4.4.1. The Partridge View CS states the required road widening as well as the Municipal Reserve dedication are the main reasons for the reduction in lot size. The subdivision configuration is consistent with Figure 6 (Proposed Subdivision Plan) of the CS, and the site is to be serviced in accordance with the CS policies; recommended conditions of subdivision are included in Attachment F.

Additionally, the parcel size would not meet the minimum parcel size set out in the *Land Use Bylaw* for the Residential, County Residential District (R-CRD). However, Section 654 (2) of the MGA allows for the Subdivision Authority to approve a proposal that is not consistent with the *Land Use Bylaw* if they believe the proposal would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and that the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

Lastly, it should be noted that due to the deviation in lot size, the proposal is not able to fully meet the County Fire Hydrant Water Suppression Bylaw (C-7259-2013) and County Servicing Standards Fire Flow requirements; fire suppression systems are not required for lots that meet Country Residential standards, which define a qualifying lot as 1.98 acres or greater with a nominal building separation of more than 100 feet. Since Westridge Utilities Inc. is unable to make representations with respect to fire flows or fire protection, proposals are to meet this size and building separation requirement. Although the minimum lot size is not met, Attachment F includes the nominal building separation of more than 100 feet as a condition of subdivision.

COMMUNICATIONS / ENGAGEMENT

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

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

As per Section 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022), Council is the decision-making authority due to letter of objection received from the circulation to adjacent landowners.

ALTERNATE DIRECTION.

That Application PL20220041 be refused.

ATTACHMENTS

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

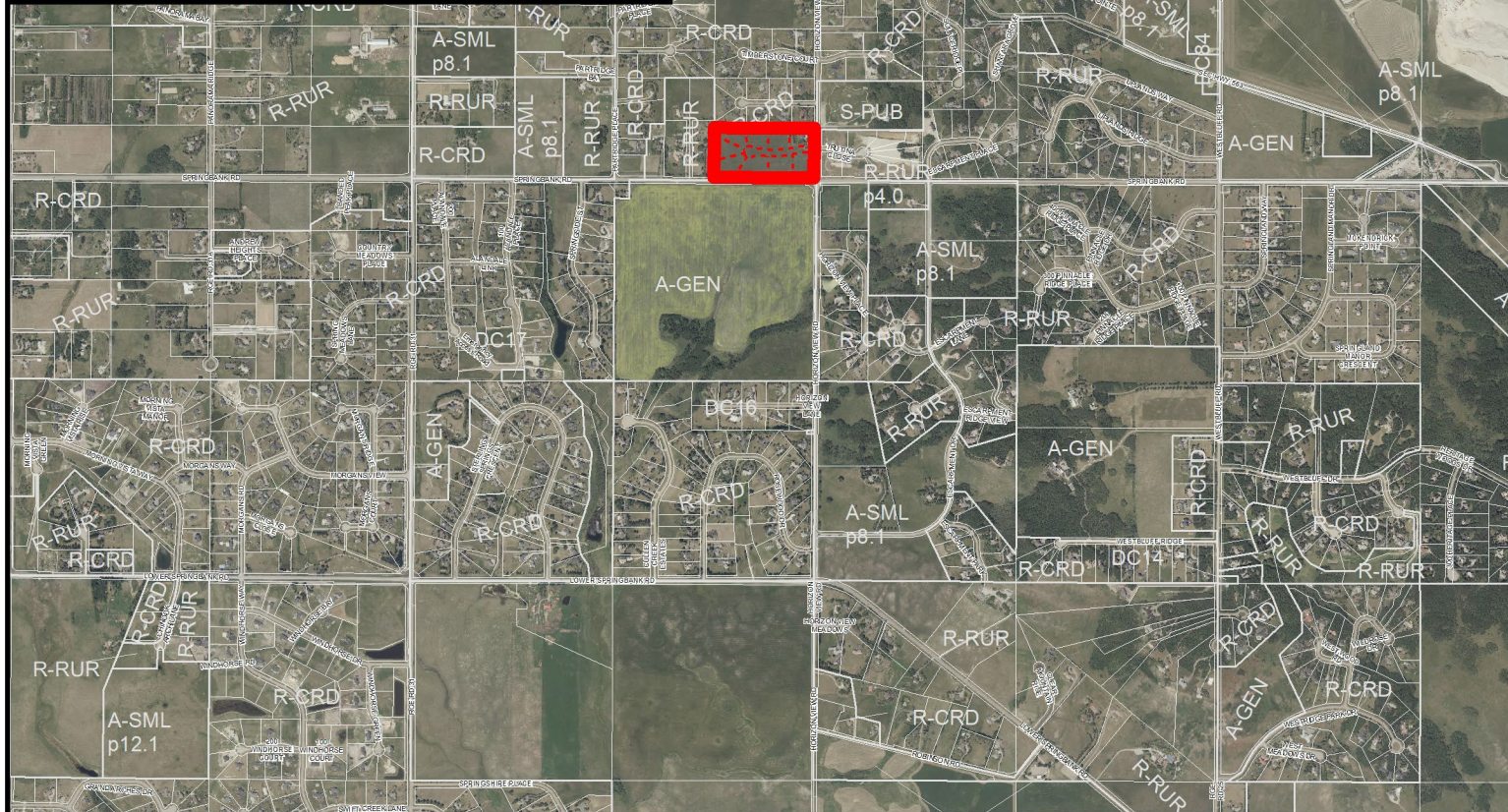
Subdivision Item: Residential

APPROVALS

Manager:	Justin Rebello, A/Manager, Planning
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

To create eight ± 0.737 hectare (± 1.82 acre) parcels with a ± 0.737 hectare (± 1.82 acre) remainder, ± 0.615 hectares (± 1.52 acres) of internal road, and ± 0.322 hectares (± 0.80 acres) of Municipal Reserve.

Division: 2
Roll: 04725006
File: PL20220041
Printed: 5/8/2024
Legal: A portion of
SF 25-5408-10050
Page 509 of 605





Development Proposal

To create eight ± 0.737 hectare (± 1.82 acre) parcels with a ± 0.737 hectare (± 1.82 acre) remainder, ± 0.615 hectares (± 1.52 acres) of internal road, and ± 0.322 hectares (± 0.80 acres) of Municipal Reserve.





Environmental

To create eight ± 0.737 hectare (± 1.82 acre) parcels with a ± 0.737 hectare (± 1.82 acre) remainder, ± 0.615 hectares (± 1.52 acres) of internal road, and ± 0.322 hectares (± 0.80 acres) of Municipal Reserve.

Legend

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

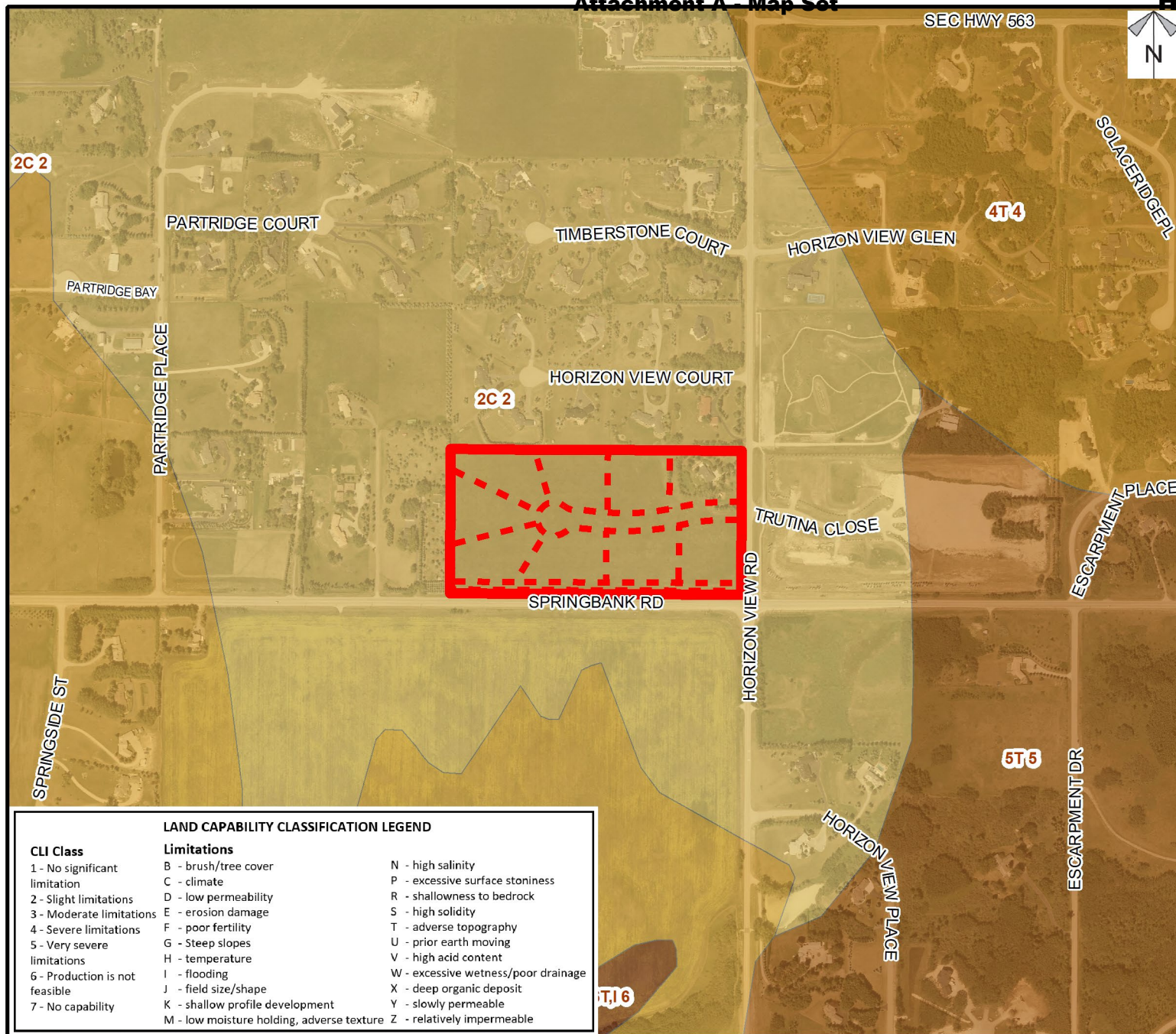
Division: 2
 Roll: 04725006
 File: PL20220041
 Printed: 5/8/2024
 Legal: A portion of
 S5, 25, 54, 03, W0600
 Page 511 of 605





Soil Classifications

To create eight ± 0.737 hectare (± 1.82 acre) parcels with a ± 0.737 hectare (± 1.82 acre) remainder, ± 0.615 hectares (± 1.52 acres) of internal road, and ± 0.322 hectares (± 0.80 acres) of Municipal Reserve.





Landowner Circulation Area

To create eight ± 0.737 hectare (± 1.82 acre) parcels with a ± 0.737 hectare (± 1.82 acre) remainder, ± 0.615 hectares (± 1.52 acres) of internal road, and ± 0.322 hectares (± 0.80 acres) of Municipal Reserve.

1 concern unknown address, 1 concern from developer of Trutina Close lots (adjacent to east)



Legend

Support



Not Support



Concerns



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: 2
Roll: 04725006
File: PL20220041
Printed: 5/8/2024
Legal: A portion of
SS-25-54-03-W-001
Page 513 of 605

ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: Cam Naghshineh / Lookmanjee, Taher R & Parviz R	DATE APPLICATION RECEIVED: March 22, 2022 DATE APPLICATION COMPLETE: March 27, 2024
GROSS AREA: ±8.09 hectares (±20.00 acres)	LEGAL DESCRIPTION: SE-25-24-03-W05M
Pre-Application Meeting Held: <input type="checkbox"/>	Meeting Date: N/A
SOILS (C.L.I. from A.R.C.): Slight limitations; climate.	
HISTORY: April 12, 2016: Redesignation to R-CRD and Amendment to add "Cell G" to the Partridge View Conceptual Scheme Approved by Council.	
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • PSTS memo, Almor Testing Services Ltd, February 2025 • Level 4 Assessment, Almor Testing Services Ltd., May 2015 • Geotechnical Site Investigation report, Almor Testing Services Ltd., May 2015 • Traffic Impact Assessment (TIA), Scheffer Andrew Ltd., February 2015 • Westridge Water Utilities Capacity Confirmation Letter, April 2015 • Stormwater Management report (SWMP), Scheffer Andrew Ltd., February 2015 	
APPEAL BOARD: Subdivision and Development Appeal Board	

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response received.
Calgary Catholic School District	As noted Municipal Reserves are outstanding and comprise 10% of the parent parcel.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<i>Province of Alberta</i>	
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Alberta Transportation & Economic Corridors	<p>Transportation and Economic Corridors offers the following comments with respect to this application:</p> <p>The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.</p> <p>The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.</p> <p>Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:</p> <ol style="list-style-type: none"> 1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act 2. The applicant is advised that any development within the highway right-of-way or within 300 metres beyond the limit of a controlled highway or within 800 metres from the center point of an intersection of the highway and another highway would require a permit from Transportation and Economic Corridors. This requirement is outlined in the Highways Development and Protection Regulation. The subject property is within the noted permit area and, as such, any development would require the said permit. To ensure that any future highway expansion plans are not unduly compromised, minimum setbacks would be identified and stipulated as a condition of approval such that an adequate buffer would be maintained alongside the highway and any other highway related issues could be appropriately addressed. Please note that the

AGENCY	COMMENTS
Alberta Health Services	<p>Alberta Transportation and Economic corridors exempts all residential uses that otherwise comply with the municipality's Land Use Bylaw for all proposed parcels within this subdivision from the requirement to obtain a Roadside Development Permit.</p> <p>Any non-residential applications or further subdivision voids this exemption and a roadside development would be required in these scenarios. Please contact TEC for clarity regarding any questions regarding permitting requirements.</p> <p>3. Transportation and Economic Corridors expects that the municipality will mitigate the cumulative impacts of traffic generated by developments approved on the local road connection to the highway system, pursuant to the South Saskatchewan Regional Plan and Section 648(2)(c.2) of the Municipal Government Act.</p> <p>4. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof. The subdivision design should include adequate physical features to ensure that the proposed use of land is compatible with the adjacent provincial highway system. Some of these features might, for example, include landscaping and/or berming, to provide noise attenuation and visual screening from the highway. Implementation of these features is the responsibility of the owner/municipality.</p> <p>5. Any yard lights, area lighting or other lights that are considered distracting to the motoring public, or create a traffic hazard, are not permitted.</p> <p>Alberta Health Services-Environmental Public Health (AHS-EPH) thanks you for the opportunity to comment on the above noted land use application from a public health perspective.</p> <p>It is understood that this application proposes to create eight ± 0.737 hectare (± 1.82 acre) parcels with a ± 0.737 hectare (± 1.82 acre) remainder, ± 0.615 hectares (± 1.52 acres) of internal road, and ± 0.322 hectares (± 0.80 acres) of Municipal Reserve.</p> <p>Documents submitted for this application, in addition to internal files and publicly available databases have been reviewed.</p> <p>Overall, AHS-EPH has no concerns with this subdivision application at this time, from a public health perspective.</p> <p>Although no specific information was provided regarding drinking water source, based on location and that septic separation tanks and drainage field/mounds will be used, it is assumed that each property will have its own private well. Please note that any water wells on the subject lands should be completely contained within the proposed property boundaries. A drinking water source 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> <p>a) 10 metres of any watertight septic tank, pump out tank or other watertight compartment of a sewage or wastewater system,</p>

AGENCY	COMMENTS
	<p>b) 15 metres of a weeping tile field, an evaporative treatment mound or an outdoor toilet facility with a pit,</p> <p>c) 30 metres of a leaching cesspool,</p> <p>d) 50 metres of sewage effluent on the ground surface,</p> <p>e) 100 metres of a sewage lagoon, or</p> <p>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).</p> <p>Future private sewage disposal systems must be completely contained within the property boundaries and must comply with the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer.</p> <p>If any evidence of contamination of soil or groundwater, or other issues of public health concern are identified at any phase of future development, AHS wishes to be notified.</p>
Public Utility	
ATCO Gas	No response received.
ATCO Pipelines	<p>The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named revised plan and withdraws its objection dated MAY 21, 2024 subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work. <ul style="list-style-type: none"> • Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter. • Contact ATCO Transmission Land Department at 1-888-420-3464 or landadmin@atco.com for more information. 3. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way. 4. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way. 5. ATCO Transmission requires a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings. 6. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities. <ul style="list-style-type: none"> • If alterations are required, the cost will be borne by the developer/owner. 7. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmission for further review.

AGENCY	COMMENTS
FortisAlberta	No concerns.
TELUS Communications	Further to the above-noted circulation, TELUS Communications Inc. will require a utility right of way in order to provide service to this new development.
Westridge Utilities Inc.	No response received.

Adjacent Municipality

The City of Calgary	<p>Thank you for the circulation of the above noted application and for the opportunity to provide comments. The City of Calgary has reviewed the application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies. City of Calgary Administration offers the following comments for your consideration.</p> <ul style="list-style-type: none"> Rocky View should ensure that the composition and ROW width for Springbank Road along the south edge of the subdivision are appropriately addressed, including any ROW widening and implementation/construction opportunities. With respect to Springbank Road, the City notes the following: <ul style="list-style-type: none"> The existing ASP identifies the corridor as “Major Collector” Draft ASP tentatively identifies the corridor as an Industrial Commercial Collector (I/CC: 36m ROW, 4 lanes, per County Standards) Figure 6 of Appendix D of the Partridge View CS (Section B-B) appears to show 35m ROW – existing 27m, plus 5m widening, plus 3m “future” widening; it’s not clear how the ROW shown aligns with the 36m I/CC standard nor what the alignment of a 4-lane road would be along the site boundary. <p>In light of recent discussions between Rocky View, the City, and Alberta Transportation and Economic corridors regarding potential changes to Highway 563, Rocky View should ensure that the segment of Springbank Road bounding this subdivision is appropriately established (at a minimum in terms of ROW width). Springbank Road should be established such that it can adapt to any network changes that will be put in place alongside the changes to Highway 563 (for example, if a discontinuity is introduced in Highway 563, then subsequent improvements to the segments of Range Road 31 and Springbank Road that connect between Highway 1 and Highway 201 may be identified to address the overall network connectivity).</p>
---------------------	--

Other External Agencies

Canada Post	This development will be serviced by community mailbox. Please have the developer reach out to me to arrange a location for the address when development starts.
-------------	--

AGENCY	COMMENTS
Internal Departments	
Recreation, Parks, and Community Support	Recreation is in support of the dedicated MR as it promotes future opportunity for linear pathway connectivity.
GIS Services	Developer to submit a road naming application as a condition of subdivision.
Building Services	No concerns.
Capital and Engineering Services	<p data-bbox="488 508 607 537">General:</p> <ul data-bbox="488 558 1503 688" style="list-style-type: none"> <li data-bbox="488 558 1503 688">• The application is proposing to create eight ± 0.737 hectare (± 1.82 acre) parcels with a ± 0.737 hectare (± 1.82 acre) remainder, ± 0.615 hectares (± 1.52 acres) of internal road, and ± 0.322 hectares (± 0.80 acres) of Municipal Reserve. <p data-bbox="488 709 841 739">Development Agreement:</p> <ul data-bbox="488 760 1503 1612" style="list-style-type: none"> <li data-bbox="488 760 1503 890">• As a condition of subdivision, the owner shall enter into and comply with a Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved tentative plan and shall include the following: <ul data-bbox="537 898 1471 1092" style="list-style-type: none"> <li data-bbox="537 898 1414 963">• Design and construction of a public road system with associated infrastructure which includes the following: <ul data-bbox="630 963 1471 1092" style="list-style-type: none"> <li data-bbox="630 963 1305 993">○ Construction of internal roadway and cul-de-sac; <li data-bbox="630 993 1455 1022">○ Intersection treatment in accordance with the approved TIA; <li data-bbox="630 1022 1471 1092">○ Offsite network improvements, if required, in accordance with the approved TIA; <li data-bbox="537 1100 1471 1165">• Design, construction and implementation of the recommendations of the approved Stormwater Management Plan; <li data-bbox="537 1165 1446 1230">• Dedication of necessary easements and right of ways for utility line assignments; <li data-bbox="537 1230 1382 1260">• Mailboxes are to be located in consultation with Canada Post; <li data-bbox="537 1260 1273 1289">• Installation of power, natural gas and telephone lines; <li data-bbox="537 1289 1357 1354">• Implementation of the recommendations of the Construction Management Plan; <li data-bbox="537 1354 1471 1383">• Implementation of the recommendations of the Geotechnical Report; <li data-bbox="537 1383 1479 1449">• Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement; <li data-bbox="537 1449 1503 1514">• Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services; <li data-bbox="537 1514 1414 1612">• Obtaining approval for a road name by way of application to and consultation with the County. <p data-bbox="488 1633 683 1663">Geotechnical:</p> <ul data-bbox="488 1684 1503 1812" style="list-style-type: none"> <li data-bbox="488 1684 1503 1812">• The applicant provided a Geotechnical Site Investigation report prepared by Almor Testing Services Ltd., dated May 2015 at Partridge View Conceptual Scheme (CS) Amendment & Redesignation stage and engineering has no further comments.

AGENCY	COMMENTS
	<p>Transportation (Road Widening and Site Plan):</p> <ul style="list-style-type: none"> Springbank Road is part of the Long Range Transportation 4 Lane Arterial Road, requiring 40 m Road Right of Way (ROW). The current right of way is 27 m. As a condition of subdivision, the Owner shall be required to dedicate, by Plan of Survey, a +/- 5.0 m and by Caveat, a +/- 3.0 m, strip of land as road ROW along entire southern boundary of subject lands. Horizon View Road is part of the Long Range Transportation Network A Road, requiring 36 m Road Right of Way (ROW). The current right of way is 20 m. As a condition of subdivision, the Owner shall be required to dedicate, by Plan of Survey a +/- 5.0 m and by Caveat, a +/- 3.0 m strip of land as road ROW along entire eastern boundary of subject lands. The intersection of Springbank Road and Horizon View Road is a four leg intersection with stop control posted on its north and south legs. Currently there are acceleration lanes, 70m and 80m long on west and east leg, respectively and deceleration lane (80m long) on west leg. According to the Springbank Functional Study, this intersection is planned to be modified to a signalized and channelized intersection with two traffic lanes and channelized right turn lanes in the westbound and eastbound directions. It is proposed to keep the existing lane configurations on the minor approaches (north and south). As a condition of subdivision, the Owner shall be required to implement improvement plans at the Springbank Road / Horizon View Road intersection in accordance with the Greater Springbank Functional Study. <p>Transportation (Access and Road Network):</p> <ul style="list-style-type: none"> The existing lot gains access off Horizon View Road from a single approach. The Applicant proposes to construct an internal subdivision road to provide access to the development. The County has received an application for a similar subdivision immediately east of the subject application. The access road alignment must be consistent with that of the adjacent proposal in order to establish a proper intersection alignment (avoid an offset intersection). The Owner provided a Traffic Impact Assessment (TIA) prepared by Scheffer Andrew Ltd., dated February 2015 at Partridge View CS Amendment & Redesignation stage. As a condition of subdivision, the applicant will be required to enter into a Development Agreement with the County to design and construct the internal subdivision road (County Residential Road), cul-de-sacs, intersections, and other related infrastructure in accordance with the County Servicing Standards and any other offsite upgrades required as outlined in the TIA. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> As per the application, the proposed eight new lots will be serviced with individual private Sewage Treatment System (PSTS) for sanitary/wastewater disposal. In accordance with Policy 449, the County does not support the use of any type PSTS for lot sizes less than 1.98 acres. However, the Amendment of Partridge View Conceptual Scheme (Bylaw C-7526-2015) approved lot size of 1.82 acres for this subdivision and indicated that the proposed nine lots of development is to be provided by advanced Packaged Sewage Treatment Plants involving a septic tank, secondary treatment unit and

AGENCY	COMMENTS
	<p>dispersal field. The amendment policy states that a PSTS Level 4 Assessment is required to be submitted to the County to verify the suitability of the soil to accommodate "Package Sewage Treatment Plants".</p> <ul style="list-style-type: none"> • The Owner provided a Level 4 Assessment prepared by Almor Testing Servies Ltd., dated May 7, 2015 and a PSTS memo prepared by Almor, dated February 3, 2025 in accordance with the Model Process Reference Document for subject lots. The memo confirmed that each of the areas tested is suitable for a Packaged Sewage Treatment System, based on the Level 4 Assessment. • As a condition of subdivision, The Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed new lot and shall include the following: <ul style="list-style-type: none"> ○ Accordance with the Level 4 PSTS Assessment prepared by Almor Testing Servies Ltd., dated May 7, 2015. ○ The installation of a Packaged Sewage Treatment System (or any other specialized PSTS) complying with NSF 40 and/or BNQ standards and any other recommendations. • As a condition of subdivision, the Owner is to enter into a Deferred Services Agreement with the County to be registered on title the proposed Lots, indicating: <ul style="list-style-type: none"> ○ Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available; ○ Requirements for the decommissioning and reclamation of the onsite water, wastewater and stormwater systems once County servicing becomes available.

Water Supply and Waterworks:

- As per the application, the proposed eight new lots will be serviced for potable water with piped water distribution system provided by Westridge Water Utilities Inc. The applicant provided a confirmation of Application to contract for potable water service with Westridge Water Utilities Inc.
- The Westridge Water Utilities confirmed that they have the capacity to supply the proposed subdivision. However, Westridge does not make representations with respect to fire flows or fire protection.
- As per County Fire Hydrant Water Suppression Bylaw (C-7259-2013) and County Servicing Standards Fire Flow requirements, the fire suppression systems are required to service the development because the lot sizes of the development do not comply with Country Residential standards, which define a qualifying lot as 1.98 acres or greater with a nominal building separation of more than 100 feet.
 - As this condition cannot be met, Council must waive the requirement. As a condition of subdivision, a 100 foot nominal building separation must be maintained.
- As a condition of subdivision, the Owner is to provide confirmation of the tie-in for connection to Westridge Water Utilities Inc., an Alberta Environment licensed piped water supplier, as shown on the Approved Tentative Plan. This includes providing the following information:
 - The completion of all paperwork for water supply allocation e.g. Water Service Agreement;

AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision; ○ The allocation and reservation of the necessary capacity; ○ The obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.). • As a condition of subdivision, the Owner is to enter into a Deferred Services Agreement with the County to be registered on title the proposed Lots, indicating: • Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available; • Requirements for the decommissioning and reclamation of the onsite water, wastewater and stormwater systems once County servicing becomes available <p>Storm Water Management:</p> <ul style="list-style-type: none"> • The applicant provided a conceptual Stormwater Management report (SWMP) prepared by Scheffer Andrew Ltd., dated February 25, 2015 at Partridge View CS Amendment & Redesignation stage. The detailed comments regarding the conceptual SWMP was provided on August 17, 2015. • As a condition of subdivision, the Owner shall provide a Site-Specific Stormwater Management Plan, in accordance with Springbank Master Drainage Plan (MDP) and County Servicing Standards. Implementation of the Stormwater Management Plan shall address County's detailed comments dated August 17, 2015 and include the following: <ul style="list-style-type: none"> ○ If the recommendations of the Site-Specific Stormwater Management Plan require improvements, then the Owner shall enter into a Site Improvements Service Agreement with the County; ○ Registration of any required easements and / or utility rights-of-way; ○ Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and ○ Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system. <p>Site Management:</p> <ul style="list-style-type: none"> • As a condition of subdivision, the Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include: <ul style="list-style-type: none"> ○ Weed management during the construction phases of the project. ○ Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.

AGENCY

COMMENTS

Payments & Levies:

- As a condition of subdivision, the applicant will be required to pay the transportation offsite levy as per the applicable TOL Bylaw C-8007-2020 for the total gross acreage of the lands proposed to be developed or subdivided. The TOL will be applied to each proposed new lot.

Circulation Period: May 16, 2024, to June 17, 2024.

3 June 2024

ATTN: Christine Berger, MPlan – Planner 2

RE: 244027 Horizon View Road, 20.00 acres
R-CRD, SE 25-24-03 W5M
Lookmanjee, Tahar & Parviz

Objection to Subdivision to create 8 x 1.82 acre parcels and a 1.82 acre remainder.

Dear Ms. Berger,

We are writing to object to this subdivision for the same reasons we objected to the conceptual scheme amendment, this application does not comply with the minimum parcel sizes in the land use bylaw. When Truman Development Corporation developed the property to the direct east of this one, we were forced to comply with the 1.98 acre parcel minimums in the R-CRD District. We were given no relaxations, despite our request, and we additionally provided road widening and met these minimums.

This application does not comply with section **326 Minimum Parcel Size** of the R-CRD District which requires 1.98 acre minimums. There is no compelling reason provided to justify the smaller parcel sizes. As we understood it, we were not permitted to go below the minimum 1.98 acres due to the code of practice for private septic treatment systems requiring a 1.98 acre minimum for lots serviced by piped water and NOT piped wastewater. We were required to undertake a level 4 PSTS test and required to keep our lots to 1.98 acres.

The MR strip identified on the site plan is useless and doesn't connect to anything. There is road widening taking to the west, but no linear pathway and we believe if the MR pathway was eliminated the lots could achieve the minimums. We do not support this site plan, with linear MR *(implies maintenance costs to the county with no connections to anywhere else)* as presented.

There is no corner cut dedication to allow for the expansion of the intersection at Springbank Road and Horizon View Road. We provided a corner cut on our road dedication to ensure that the intersection could be upgraded properly at the appropriate time. If no corner cut is provided, the intersection will be forced to be offset should it ever need to expand acceleration/deceleration lanes, turning lanes, or be signalized.

We are suggesting that approval of the 1.82 acre parcels is unduly justified and if approved would cause a negative impact on our existing project as we were not permitted the same consideration. The 1.98 acre minimum needs to be adhered to by all developers.

Sincerely,



ANA Management
Brenda Thibault

From: [Lisa Lewis](#)
To: [Christine Berger](#)
Subject: File # 04725006/application # PL20220041
Date: Tuesday, May 28, 2024 3:33:25 PM

Dear Ms Berger,

I am writing to give input into the future development of land that is adjacent to my property. For reference , the application # is PL20220041.

My husband and I, are the owners of 27 Horizon View Court.

As the current proposal to develop the adjacent land into 1.87acre lots for residential development, I am in support of the future development only of the current topographical landscape remains the same.

As you may be aware , the land currently on the NE intersection of Horizon View Road and Springbank Road, is under development into a similar density. This is a Truman development (Trutina Close) which has been in the works for more than 4 years. Prior to development, this was a natural storm water pond which collected waters that naturally flowed down the embankment to the east.

Over the past 4 years, I have watched dump trucks haul “fill” into that development directly from the current Truman projects being developed off of 85th Street in Calgary. Thousands of metric tonnes of fill, including clay, and large boulders, have been dumped into the these newly created lots, and excavated to raise the topography to keep them high enough above the natural water table of the storm ponds.

This creates a twofold problem. First of all, the land (and the artificial fill) under these future homes, will undoubtedly shift over time, potentially causing structural problems within the buildings. Secondly, the now raised topography will alter the natural water run off and force it further downward towards the proposed current application area.


My concern as a neighbouring property, is the current developer may indeed, try to elevate the current topography, just as the other developer did, to protect these future properties from the risk of flooding. This, in turn, could affect the overland water drainage to my property, putting us at risk of flooding/water damage. In addition, water could easily cover the road if the topographical landscape is elevated/altered.

While I understand the proposed development of this property may go forward, I really do want to be a welcoming neighbour. However, I am concerned for my own properties potential risk for future water damage, if the developers are allowed to haul in truckloads of clay and boulders to elevate the current landscape.

This proposal should only be approved if the natural topography of the land will remain the same, and not be elevated to accommodate future water run off from the east side of Horizon View Road.

Thank you for your consideration of my feedback

Kindest Regards,

Lisa and Victor Lewis
27 Horizon View Court


~ lisa

Sent from my iPhone

From: [Bo Wasilewski](#)
To: [Christine Berger](#)
Subject: File 04725006
Date: Thursday, May 30, 2024 4:06:25 PM

Hi Christine,

Please be advised that I object to Application No PL20220041 for the following reasons:

1. Municipal Reserve should be at a minimum of 10% of 20 acres or 2.0 acres if no cash in lieu is negotiated.
2. Minimum parcel size should be 1.98 acres instead of the proposed 1.82 acres. The 2 acre minimum lot size is the standard for Springbank.
3. Given the allocation of 1.82 acres for the existing property at the NE corner, a MR of 2 acres, 1.52 acres of internal road, results in 14.66 acres available for residential parcels. Therefore a maximum of 7 parcels should be permitted.
4. Any previous council decision permitting a smaller parcel size than 1.98 acres or a reduced MR % without a cash in lieu should be overturned.

Thank you,

Bo Wasilewski
63 Springside St



From: [Leah Gibson](#)
To: [Christine Berger](#)
Cc: [Cache Doolaege](#)
Subject: PL20220041 Development Application
Date: Tuesday, June 11, 2024 10:22:49 AM

Hello Christine,

We received notice for the application # PL20220041 development in Springbank, located northwest of the intersection of Horizon View Rd and Springbank Rd, to create eight 1.82 acre parcels. As a nearby land and home owner, this is concerning to our family as we view this as setting a precedent for future developments and this property is zoned as R-CRD, country residential, which requires a minimum 1.98 acre lot size and a 10% Municipal Reserve. It appears they are trying to squeeze in an extra lot. There is a 152 acre development across Springbank road from the development in question that could then be increased from 77 lots to 83 lots. With 7 extra possible lots in those 2 developments alone that adds further strain to all 6 concerning below points.

1. ROAD TRAFFIC - We have concerns regarding the additional road traffic this, and other future developments will bring to our already busy roads. We have already experienced a collision and many near misses with drivers not slowing down to allow us to safely turn into our property.
2. WATER & SEPTIC - Impact of water and septic for all the additional homes especially given the drought like conditions we are experiencing in the greater Calgary area.
3. ENVIRONMENT & WILDLIFE - There is a huge wildlife corridor here. With the Springbank dam and other developments, there is less and less space for these animals to go.
4. CALGARY BLANKET REZONING - Since this has been approved, is this not further incentive to keep the rural areas around the city from growing in density as well? This ties into points 2 & 3 above, to keep our wildlife corridors intact, saving on expanding services and building our city up, not out.
5. SETTING PRECEDENCE - We have an area structure plan for a reason, we should be holding our developers to this.
6. NOISE & VISUAL IMPACTS - This will be very disruptive for years once development is approved.

Thank you for the time and attention to this.

Regards,

Concerned Residents

From: [Sopher, Mark](#)
To: [Christine Berger](#)
Cc: [REDACTED]
Subject: PL20220041, File 04725006, Horizon View Road and Springbank Road
Date: Thursday, June 6, 2024 4:03:46 PM
Attachments: [image001.png](#)

Hi Christine,

We are resident owners at 244100 Horizon View Road and are in receipt of your letter dated May 16, 2024.

We are completely in favor of this subdivision application at the end of our street, if approved with properly sized parcels.

We strongly oppose the creation of any lot under 2 acres. These parcels should be redrawn so they meet the proper size minimum requirements set forth by Rocky View. Nearly 10% below the minimum size is far too great an exception and an approval would set a dangerous precedent for sizing future developments. Across the road from this application site is Timberstone Ridge with sizing of 1.98 acres, which should be a bare minimum for Springbank.

Laurel Sopher (owner) is copied as well, please feel free to reach out if you require further comments.

Sincerely,

Mark Sopher BA. BComm. CIM

Portfolio Manager

BMO Nesbitt Burns™®

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. Unless otherwise stated, opinions expressed in this e-mail are those of the author and are not endorsed by the author's employer. Please be advised we cannot accept trading instructions via Email.

Le présent message, ainsi que tout fichier qui y est joint, est envoyé à l'intention exclusive de son ou de ses destinataires; il est de nature confidentielle et peut constituer une information privilégiée. Nous avertissons toute personne autre que le destinataire prévu que tout examen, réacheminement, impression, copie, distribution ou autre utilisation de ce message et de tout fichier qui y est joint est strictement interdit. Si vous n'êtes pas le destinataire prévu, veuillez en aviser immédiatement l'expéditeur par retour de courriel et supprimer ce message et tout document joint de votre système. Sauf indication contraire, les opinions exprimées dans le présent message sont celles de l'auteur et ne sont pas avalisées par l'employeur de l'auteur. Veuillez prendre note que nous ne pouvons accepter aucune instruction de négociation par courriel.

Ivan Price
51 Springside Street
Calgary
Alberta
Canada
T3Z 3M1

2024-05-22

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

Re : File Number 04725006
Application Number PL20220041
Division 2

I wish to object to the application on the grounds that minimum parcel size is 2 acres according to ASP and past subdivisions.

Land area:	20 acres	=20 acres
Municipal Reserve (10%):	2 acres	=2 acres
Parcel Size:	2.06 acres	
Number of parcels	8	= 16.5 acres

Therefore there can be no "remainder" or the number of parcel can be 7 only.

It is obvious that they are trying to squeeze one extra parcel in. This should not be allowed as it would set a precedent and puts the minimum lot size on a slippery slope toward smaller lots.

Yours Sincerely

Ivan Price

From: [Christine Berger](#)
To: [Anna M Stys](#)
Subject: RE: Application number PL20220041, file 04725006
Date: Wednesday, June 5, 2024 3:47:00 PM

Hi Anna and Peter,

Rocky View County circulates each planning application to adjacent neighbors as per Council Policy C-327. If any input is received, it will be sent to the applicant for review and included in the report package for Council to consider when making a decision on an application.

Administration has circulated the proposal as submitted; if there were any changes to the number of parcels, the application would need to be re-circulated. The proposal is currently for 8 new parcels and 1 remainder.

Hope this information helps.

Sincerely,

CHRISTINE BERGER, MPLAN
Planner 2 | Planning

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Office Phone: 403-520-3904
cberger@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: Anna M Stys
Sent: Wednesday, June 5, 2024 10:05 AM
To: Christine Berger <CBerger@rockyview.ca>
Subject: Re: Application number PL20220041, file 04725006

Thanks for your quick reply, Ms. Berger.

If this new zoning concept has been approved in other areas, then why ask for public input? Is this just a rubber-stamping procedure that we are engaged in?

As well, on the sign posted on the lot (see below), there appears to be an application for 9, not EIGHT, parcels of land. Looking at the development proposal, one of those parcels seems to be some sort of a community area. IF this proposal does move ahead (and hopefully it will not), will Rockyview guarantee that there will be only EIGHT homes, NOT nine, going into that area?

Anna & Peter Stys
43 Springside St



On Jun 3, 2024, at 4:30 PM, Christine Berger <CBerger@rockyview.ca> wrote:

Good afternoon Anna and Peter,

Administration has received your comments regarding Application PL20220041. They will be sent to the applicant for review and included in the subdivision report for Council to consider. There is a previously-approved conceptual scheme in place for these lands if you wish to review: <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-Partridge-View.pdf>. This parcel is identified as Cell "G" in the Partridge View Conceptual Scheme.

Sincerely,

Christine Berger, MPlan
Planner 2 | Planning

Rocky View County
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Office Phone: 403-520-3904
cberger@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: Anna M Stys [REDACTED]
Sent: Monday, June 3, 2024 3:41 PM
To: Christine Berger <C.Berger@rockyview.ca>
Subject: Application number PL20220041, file 04725006

Dear Ms Berger,

We would like to file an objection to the proposed application for development of the land intersecting Horizon View Road and Springbank Road in Rockyview (see enclosed)

This property is zoned as R-CRD, country residential, requiring a minimum of 1.98 acres and a 10% municipal reserve. Why now has this requirement for a 1.98 lot been decreased to 1.82 acres? The zoning requirements were established for a reason-to maintain the unique character of Springbank. We see absolutely no reason why the rules should be arbitrarily suspended to accommodate any particular developer.

Our property will be impacted by this development and we strongly object to the developer squeezing in an extra lot by discarding the zone requirements. Doing so will set a precedent for future developers to ignore established zoning rules for country residential properties in Rockyview.

We look forward to hearing your comments on this matter.

Sincerely,

Anna & Peter Stys
43 Springside Street
[REDACTED]

<image001.jpg>

From: [Christine Berger](#)
To: [Jaskarn Jaswal](#)
Cc: [Mohinder Jaswal](#)
Subject: RE: File No. 04725006 Inquiry
Date: Thursday, May 30, 2024 11:56:00 AM
Attachments: [PL20220041_Mapset.pdf](#)
[image001.png](#)

Good morning Jas,

I have attached the adjacent owner mapset with the tentative plan of subdivision included. I'll also link the Partridge View Conceptual Scheme [here](#), as this parcel is identified as Cell "G" in the approved Conceptual Scheme.

To be clear, the lot labelled "TH16" on this plan is currently a proposed lot located within the parcel subject to this application; it is not currently an individually-owned parcel. I've included another image below that may be helpful.



Please let me know if you have any other questions.

Thank you,

CHRISTINE BERGER, MPLAN
Planner 2 | Planning

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Office Phone: 403-520-3904

cberger@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: Jaskarn Jaswal [REDACTED]

Sent: Wednesday, May 29, 2024 2:25 PM

To: Christine Berger <CBerger@rockyview.ca>

Cc: Mohinder Jaswa [REDACTED]

Subject: File No. 04725006 Inquiry

Hi Christine,

It is nice to e-meet you! I recently received a notice concerning a land application (File Number: 04725006, Application Number: PL20220041). My lot is located on the map labelled "TH16".

I am writing to inquire about the details of this application as I am unsure of exactly what is happening and how it may affect my property. Could you please provide more information or clarify the purpose and implications of this application? Thank you for your assistance.

Best regards,

Jas

From: Robin Somji
To: Christine Berger
Subject: Re: File: 04725006
Date: Friday, June 7, 2024 10:58:36 AM

Thanks for the detailed response Christine. I appreciate it.

Robin Somji
 C.O.O. / Logistics Coordinator
 The Somji 6.0

> On Jun 4, 2024, at 1:26 PM, Christine Berger <CBerger@rockyview.ca> wrote:

>

> Good morning Robin,

>

> Administration has received your comments regarding Application PL20220041. They will be sent to the applicant for review and included in the subdivision report for Council to consider. There is a previously-approved conceptual scheme in place for these lands if you wish to review: <https://protect2.fireeye.com/v1/url?k=31323334-501cfaeb-313531c6-454455535732-2130234f4bcd0c79&q=1&e=409ea8e4-5e63-4d03-a03e-5a8417506056&u=https%3A%2F%2Fwww.rockyview.ca%2FPortals%2F0%2FFiles%2FBuildingPlanning%2FPlanning%2FCS%2FApproved%2FCSPartridge-View.pdf>. This parcel is identified as Cell "G" in the Partridge View Conceptual Scheme.

>

> Section 5.0 (page 74) of the conceptual scheme speaks to parcel size/layout, and 5.2 speaks to municipal reserves (page 76). Proposed municipal reserve is an 8 m wide strip running east-west on the south side of the subject lands to allow for a future pathway. The County takes 10% of the land or cash in lieu of land (or a combination) as per the Municipal Government Act; any remaining reserves not dedicated as land would be taken as cash-in-lieu (to be included as a recommended condition of subdivision).

>

> Sincerely,

>

> CHRISTINE BERGER, MPLAN

> Planner 2 | Planning

>

> ROCKY VIEW COUNTY

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

> Office Phone: 403-520-3904

> cberger@rockyview.ca | <https://protect2.fireeye.com/v1/url?k=31323334-501cfaeb-313531c6-454455535732-2130234f4bcd0c79&q=1&e=409ea8e4-5e63-4d03-a03e-5a8417506056&u=http%3A%2F%2Fwww.rockyview.ca%2FPortals%2F0%2FFiles%2FBuildingPlanning%2FPlanning%2FCS%2FApproved%2FCSPartridge-View.pdf>

>

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

>

> -----Original Message-----

> From: Robin Somji

> Sent: Tuesday, June 4, 2024 9:13 AM

> To: Christine Berger <CBerger@rockyview.ca>

> Subject: File: 04725006

>

> Ms. Berger,

>

> I am emailing regarding file 04725006, Application # PL20220041.

>

> I would like to draw attention to the size of the lots. I understand the lots in Springbank are to be 2 acre lots. I am concerned about how much below 2 acres these lots are. What is the allowance the County gives on lot size?

>

> I also am curious about the municipal reserve land. It is not very big at all and I wonder where it is located as I do not see it on the map. Again what are the parameters for allocating municipal land in new developments?

>

> And finally, I don't see a path in the plans. Will there be a path on the exteriors against the roadways?

>

> Thanks so much for your time to address my questions and concerns.

>

> Regards,

>

> Robin Somji

> 35 Pinnacle Ridge Drive.

From: [M. Hunter](#)
To: [Christine Berger](#)
Subject: Re: RE Development Proposal file # 04725006
Date: Thursday, May 23, 2024 2:18:07 PM

Ms. Berger,

Thank you for your very rapid and informative reply.

We have lived within the Westridge “service area” for many years. In fact a line runs adjacent to our east border on Escarpment Drive.

We have heard (not direct from Westridge) that as a result of recent extensions of their device, they are now at full capacity. Perhaps that is a false rumour.

Thank you for your help and I guess we just wait and see how the application proceeds.

Michael Hunter

On May 23, 2024, at 11:35 AM, Christine Berger <CBerger@rockyview.ca> wrote:

Good morning Mr. Hunter,

The proposed lots are to be serviced through Westridge Utilities; the line currently runs along the east side of the subject site. Connection to the water line would be included as a recommended condition of subdivision.

Although the subdivision application is not available online, the application follows the previously-approved Partridge View Conceptual Scheme which can be found here:

<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-Partridge-View.pdf>. Note this site falls into Development Cell G. The Conceptual Scheme specifies water servicing is to be provided through a distribution system (Policy 6.1.1).

Please let me know if you have any other questions regarding the application.

Thank you,

CHRISTINE BERGER , MPLAN
Planner 2 | Planning

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Office Phone: 403-520-3904
cberger@rockyview.ca | www.rockyview.ca

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

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

From: M. Hunter [REDACTED]
Sent: Thursday, May 23, 2024 10:48 AM
To: Christine Berger <CBerger@rockyview.ca>
Subject: RE Development Proposal file # 04725006

Ms. Berger,

We recently received the notice of the noted development proposal. (See attached).

I have concerns re water provision as we are water-well dependant on our property.

I have tried to get more info about the proposal by searching the website using both the file # and the application number but I have had no luck.

How can I access more detailed info about the proposal?

Thanks for your help.

K. Michael Hunter MD FRCSC

ATTACHMENT E: POLICY REVIEW

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

Municipal Development Plan (County Plan)	
Country Residential Development	
10.1	<i>Development within Greater Bragg Creek, Bearspaw, North and Central Springbank, Elbow Valley, Balzac East (Sharp Hills/Butte Hills), Cochrane North, and Glenbow Ranch shall conform to their relevant area structure plan.</i>
Consistent	The proposal is located within the Springbank Area Structure Plan.
10.4	<i>Country residential development shall address the development review criteria identified in Section 29.</i>
Consistent	A conceptual scheme was previously adopted to address the requirements listed in Section 29.

Springbank Area Structure Plan (ASP)	
Residential	
8.03	<i>Lands suitable for residential development are classified into two categories: Infill residential and New residential with defined boundaries as shown on Map 6. a) in accordance with Policies 26.19 and 26.20, the County will review the defined boundaries of the above residential categories and amend the areas as necessary.</i>
Consistent	The subject lands are identified as infill residential development.
8.05	<i>Single-detached dwellings shall be the only form of residential development. a) notwithstanding Policy 8.05, accessory dwelling units may be permitted at the discretion of the Development Authority.</i>
Consistent	The proposed residential lots are all in single-detached dwelling form; architectural controls would be required as a condition of subdivision.
8.09	<i>No new residential buildings shall be permitted within the floodway or flood fringe identified on Map 9: Environmental.</i>
Consistent	The proposed development is not located in the floodway or flood fringe area.
8.11	<i>All conceptual schemes adopted by Council shall be appended, by bylaw, to this Area Structure Plan, with Table 6 (Appendix D) and Map 3 of this Plan updated accordingly.</i>
Consistent	The proposed conceptual scheme has been appended to the Springbank ASP, and is therefore statutory in nature.
8.13	<i>A conceptual scheme shall be required for residential development within the Infill Residential Area as identified on Map 6: Land Use Strategy unless the following conditions are met: a) no more than four (4) new residential lots are being created;</i>

	<p><i>b) there is limited potential for further subdivision both within and adjoining the subject lands;</i></p> <p><i>c) there are no subdivision matters that would benefit from being directed by conceptual scheme policies, including, but not limited to:</i></p> <p><i>i. homeowners' association requirements;</i></p> <p><i>ii. landscape and architectural controls;</i></p> <p><i>iii. environmental and or municipal reserve requirements;</i></p> <p><i>iv. water, wastewater, stormwater infrastructure;</i></p> <p><i>v. lot layout, emergency access and road layout..</i></p>
Consistent	A conceptual scheme was previously prepared to support the proposed residential development.
8.16	<i>Conceptual schemes shall contain or address all the requirements identified in Appendix B.</i>
Consistent	The proposed conceptual scheme has addressed all the requirements listed in Appendix.
8.19	<i>Future residential lots in the Infill Residential area, as defined on Map 6, shall be a minimum of 0.8 ha (± 1.98 acres) in size. Where residential lot sizes less than 1.6 ha (± 3.95 acres) are proposed within an Infill Residential area principally occupied by larger lots, the proposal's compatibility with the immediate area should be assessed, including its impact on further subdivision potential.</i>
Generally Consistent	The proposed 1.82 acre residential lots fall slightly under the 1.98 acres minimum; this size variation was approved under the Partridge View Conceptual Scheme.
Natural and Historic Environment	
14.01	<i>At the time of conceptual scheme preparation, a Biophysical Impact Assessment (BIA) to evaluate impact on wetlands, wildlife, vegetation, and historical resources shall be submitted in accordance with the County Servicing Standards.</i>
Consistent	There are no wetlands on site.
14.25	<i>In preparation of a local plan, applicants shall consult the Alberta Government's Listing of Historic Resources to identify the potential for historic resources within the development area.</i>
Consistent	No response from the province was received on this application, however, Attachment F includes an Advisory condition outlining the Applicant's responsibility to ensure this step is complete.
Active Transportation, Parks, and Open Space	
17.03	<p><i>Open space shall be provided through such means as:</i></p> <p><i>a) the dedication of reserve lands and Public Utility Lots;</i></p> <p><i>b) the provision for environmental reserve easements, conservation easements, or other easements and rights-of-way;</i></p> <p><i>c) government lands for public use;</i></p> <p><i>d) privately owned land that is accessible to the public;</i></p> <p><i>e) publicly owned storm water conveyance systems; and/or</i></p> <p><i>f) other mechanisms as approved by the County.</i></p>
Consistent	Municipal Reserve is being provided on the south side of the site.

17.08	<p><i>Conceptual scheme preparation shall provide for an active transportation network connection that generally aligns with the primary network shown on Map 11, and should:</i></p> <p><i>a) provide connections within, and external to, the conceptual scheme area;</i></p> <p><i>b) address and accommodate inclusion within identified parks and open spaces during all stages of development;</i></p> <p><i>c) wherever possible, be located within or align with a park or natural area, or align with a wetland, storm water conveyance system, natural water course, or riparian area;</i></p> <p><i>d) incorporate 'Crime Prevention Through Environmental Design' (CPTED) features;</i></p> <p><i>e) provide for secondary and tertiary network alignments in accordance with bicycle facility design guidelines as identified in the Active Transportation Plan: South County; and</i></p> <p><i>f) contribute to the overall regional active transportation network.</i></p>
Consistent	A trail will be included in the Municipal Reserve Land.

Utility Services

20.14	<i>Water co-operatives operating in the County are encouraged to provide accessible water points in their distribution systems to provide water for the suppression of fire.</i>
Consistent	A capacity confirmation letter from Westridge Utilities Inc. was submitted.
20.18	<i>Provided the site conditions are suitable and only allowed by other policies of this Plan, a ± 0.8 ha (± 1.98 acres) in size or greater may employ a PSTS if it has at least one (1) contiguous developable acre available in accordance with the County Servicing Standards.</i>
Generally Consistent	The Partridge View Conceptual Scheme allows for 1.82 acre lots using PSTS; the Applicant has submitted the appropriate studies showing suitability of the site for this type of system.

Stormwater

21.05	<i>As part of a local plan preparation process, the proponent shall submit a sub-catchment Master Drainage Plan or a Storm Water Management Report that is consistent with the approved Springbank Master Drainage Plan, any existing Sub-catchment Master Drainage Plans for the area, and the policies of this Plan, and adheres to Provincial legislation and regulation.</i>
Consistent	The Applicant submitted a stormwater management report that aligns with the applicable documents.
21.16	<i>Storm water ponds servicing more than one lot should be located on Public Utility Lots.</i>
Generally Consistent	Although the proposed storm pond is not located on A PUL, it is consistent with the Partridge View CS. Appropriate easements and maintenance agreements would be required as conditions of subdivision and are included in Attachment F.

Partridge View Conceptual Scheme**Site Assessment**

4.4.1	<i>DEVELOPMENT CELL "G" SHALL BE DEVELOPED INTO MINIMUM 1.82 ACRE (0.735 HECTARE) PARCELS, WITH EACH LOT BEING SERVICED BY AN INTERNAL SUBDIVISION ROAD.</i>
Consistent	Proposed lots are 1.82 acres in size.

Subdivision and Development Concept	
5.0.1	<i>AT THE SUBDIVISION STAGE, THE SUBDIVISION OF CELL 'G' SHALL BE DONE IN ACCORDANCE WITH THE LAYOUT PROVIDED IN FIGURE 5-DEVELOPMENT CELL "G" SUBDIVISION AND DEVELOPMENT CONCEPT</i>
Consistent	The tentative plan follows the approved plan in the CS.
5.1.1	<i>AT THE TIME OF SUBDIVISION, THE OWNER OF DEVELOPMENT CELL "G" SHALL DEVELOP ARCHITECTURAL STANDARDS, WHICH SHALL BE REGISTERED AS A RESTRICTIVE COVENANT AGAINST THE TITLE OF EACH LOT. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO IMPLEMENT THESE STANDARDS.</i>
Consistent	Condition included in Attachment F.
5.2.1	<i>'THE PROVISION OF MUNICIPAL RESERVE IN THE AMOUNT OF 8 METERS ALONG DEVELOPMENT CELL "G", IS TO BE PROVIDED'</i>
Consistent	Included in tentative plan.
Utility Servicing	
6.1.1	<i>POTABLE WATER IS TO BE PROVIDED TO THE PLAN AREA VIA A LICENSED SURFACE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH ROCKY VIEW COUNTY SERVICING STANDARDS AND TO THE SATISFACTION OF ROCKY VIEW COUNTY</i>
Consistent	Capacity confirmation received from Westridge Utilities.
6.2.1	<i>A PSTS LEVEL 4 ASSESSMENT IS REQUIRED TO BE SUBMITTED TO THE COUNTY TO VERIFY THE SUITABILITY OF THE SOIL TO ACCOMMODATE "PACKAGE SEWAGE TREATMENT PLANTS". THE COUNTY REQUIRES THIS TESTING PRIOR TO SUBDIVISION APPROVAL.</i>
Consistent	Applicant has submitted the required studies.
6.2.2	<i>THE OWNER SHALL ENTER INTO A SITE IMPROVEMENTS/SERVICES AGREEMENT TO BE REGISTERED ON EACH NEW LOT TO ENSURE THAT AN ADVANCED "PACKAGE SEWAGE TREATMENT PLANT" IS CONSTRUCTED IN ACCORDANCE WITH ROCKY VIEW COUNTY SERVICING STANDARDS.</i>
Consistent	Included as a condition of subdivision in Attachment F.
6.2.3	<i>THE OWNER SHALL REGISTER A CAVEAT ON EACH NEW LOT REGARDING A DEFERRED SERVICES AGREEMENT AND NOTIFYING EACH FUTURE LOT OWNER OF THE REQUIREMENT TO CONNECT TO COUNTY PIPED WASTEWATER SYSTEMS AT THEIR COST WHEN SUCH SERVICES BECOMES AVAILABLE.</i>
Consistent	Included as a condition of subdivision in Attachment F.
6.3.1	<i>THE DEVELOPER IS TO PROVIDE A STORM WATER MANAGEMENT PLAN FOR DEVELOPMENT CELL "G", PREPARED BY A QUALIFIED PROFESSIONAL LICENSED TO PRACTICE IN THE PROVINCE OF ALBERTA, AS A CONDITION OF SUBDIVISION APPROVAL TO THE SATISFACTION OF THE COUNTY.</i>
Consistent	Included as a condition of subdivision in Attachment F.

Land Use Bylaw C-8000-2020	
Residential, Country Residential	
326, Minimum Parcel Size	<p>a) 0.8 ha (1.98 ac)</p> <p>b) The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</p> <p>c) Notwithstanding b), the number following the “p” shall not be less than 0.4 ha (0.98 ac).</p>
Inconsistent	Although inconsistent, the MGA allows for the Subdivision Authority to approve a proposal that is not consistent with the Land Use Bylaw if they believe the proposal would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and that the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL

- A. THAT the application to subdivide eight ± 0.737 hectare (± 1.82 acre) parcels with a ± 0.737 hectare (± 1.82 acre) remainder, ± 0.615 hectares (± 1.52 acres) of internal road, and ± 0.322 hectares (± 0.80 acres) of Municipal Reserve within SE-25-24-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9, 18, and 19 of the *Matters Related to Subdivision and Development Regulation*, and the *Municipal Development Plan (County Plan)*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. In accordance with Section 20(1) of the *Matters Related to Subdivision and Development Regulation*, the Subdivision Authority, with authorization from Alberta Transportation and Economic Development on behalf of the Minister of Transportation, varies the requirements of Sections 18 and 19 with regards to subdivision approvals within the prescribed distance from a highway right of way and the requirement for providing service roads.
- D. In accordance with Section 654(2) the Subdivision Authority is of the opinion that the proposed subdivision would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring parcel of land; and the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.
- E. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
 - a) A Plan of Survey, including the Application number (PL20220041) and Roll number (04725006) of the parcel; and
 - b) Landowner's Consent to Register Plan of Survey.
 - c) The Owner shall dedicate, by Plan of Survey, a ± 5 m wide strip of land for road widening along the southern and eastern boundaries of the subject lands.

Development Agreement

- 2) As a condition of subdivision, the owner shall enter into and comply with a Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved tentative plan and shall include the following:
 - a) Design and construction of a public road system with associated infrastructure which includes the following:
 - i) Construction of internal roadway and cul-de-sac;
 - ii) Intersection treatment in accordance with the approved TIA;
 - iii) Offsite network improvements, if required, in accordance with the approved TIA;
 - b) Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;
 - c) Dedication of necessary easements and right of ways for utility line assignments;
 - d) Mailboxes are to be located in consultation with Canada Post;
 - e) Installation of power, natural gas and telephone lines;
 - f) Implementation of the recommendations of the Construction Management Plan;
 - g) Implementation of the recommendations of the Geotechnical Report;
 - h) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement;
 - i) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
 - j) Obtaining approval for a road name by way of application to and consultation with the County.

Transportation

- 3) The Owner shall be required to implement improvement plans at the Springbank Road / Horizon View Road intersection in accordance with the Greater Springbank Functional Study.
- 4) The Owner is to enter into a Road Widening Agreement, to be registered by caveat, respecting the future acquisition of lands for road widening, and shall include:
 - a) The provision of 3 m road widening along the southern and eastern boundaries of the subject lands;
 - b) Land is to be purchased for fair market value by the County.
- 5) The Owner shall obtain approval for a road name by way of application to and consultation with the County.

Site Servicing

- 6) The Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed new lot and shall include the following:
 - a) Accordance with the Level 4 PSTS Assessment prepared by Almor Testing Services Ltd., dated May 7, 2015 and the subsequent memo prepared by Almor Testing Services Ltd., dated February 3, 2025.
 - b) The installation of a Packaged Sewage Treatment System (or any other specialized PSTS) complying with NSF 40 and/or BNQ standards and any other recommendations.
- 7) The Owner is to provide confirmation of the tie-in for connection to Westridge Water Utilities Inc., an Alberta Environment licensed piped water supplier, as shown on the Approved Tentative Plan. This includes providing the following information:
 - a) The completion of all paperwork for water supply allocation e.g. Water Service Agreement;

- b) The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;
 - c) The allocation and reservation of the necessary capacity;
 - d) The obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.).
- 8) The Owner shall Provide a Site-Specific Stormwater Implementation Plan (SSIP) in accordance with Springbank Master Drainage Plan (MDP) and County Servicing Standards. The SSIP shall address County's detailed comments dated August 17, 2015 (attached) and including the following:
- a) If the recommendations of the Site-Specific Stormwater Management Plan require improvements, then the Owner shall enter into a Site Improvements Service Agreement with the County;
 - b) Registration of any required easements and / or utility rights-of-way;
 - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
 - d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.
- 9) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title the proposed Lots, indicating:
- a) Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
 - b) Requirements for the decommissioning and reclamation of the onsite water, wastewater and stormwater systems once County servicing becomes available.
- 10) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of TELUS and Rocky View County.

Developability

- 11) The Owner shall legally establish a Homeowners' Association (HOA), and an encumbrance or instrument shall be concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the Home Owners' Association.
- a) The HOA agreement shall specify the future maintenance obligations of the Homeowners' Association for all stormwater facilities located on private lands, as well as Municipal Reserve lands.
- 12) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Guidelines in accordance with the Partridge View Conceptual Scheme.
- a) The Restrictive Covenant must specify a minimum separation distance of 30.48 metres (100 feet) between each country residential building.
 - b) The Restrictive Covenant must specify that the lot sizes of ± 0.737 hectare (± 1.82 acres) do not meet Section 326 of the Land Use Bylaw relating to minimum parcel size requirements for the R-CRD District or Section 604.1.3 of the County

Servicing Standards relating to Fire Flow Requirements, to the County's satisfaction.

- 13) The Owner shall provide a Landscaping Plan for the municipal reserves as shown on the Tentative Plan.
 - a) Implementation of the approved Landscaping Plan shall be included within the requirements of the Development Agreement
- 14) The Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include:
 - a) Weed management during the construction phases of the project.
 - b) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.

Municipal Reserves

- 15) The provision of Municipal Reserve is to be provided by the dedication of ± 0.322 hectares (± 0.80 acres) of land, as indicated on the Tentative Plan.
 - a) The remaining ± 0.486 hectares (± 1.20 acres) of Municipal Reserve owing is to be provided by payment of cash-in-lieu, in accordance with the appraisal report provided by Wernick Omura Singh, dated April 8, 2022, pursuant to Section 667(1) of the *Municipal Government Act*.

Payments and Levies

- 16) As a condition of subdivision, the applicant will be required to pay the transportation offsite levy as per the applicable TOL Bylaw C-8007-2020 for the total gross acreage of the lands proposed to be developed or subdivided. The TOL will be applied to each proposed new lot.
- 17) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of eight (8) new lots.

Taxes

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

Advisory

- 1) The Owner shall obtain Historical Resources Act approval for subject land, to the satisfaction of Alberta Culture and Status of Women and the County.
 - a) If Alberta Culture and Status of Women determines a Historical Resources Impact Assessment (HRIA) is required and that HRIA identifies that any portion of the subject lands require mitigation or excavation, the recommendations of the HRIA shall be implemented prior to the stripping and grading of any portion of the site to the satisfaction of Alberta Culture and Status of Women and the County.

F. SUBDIVISION AUTHORITY DIRECTION:

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

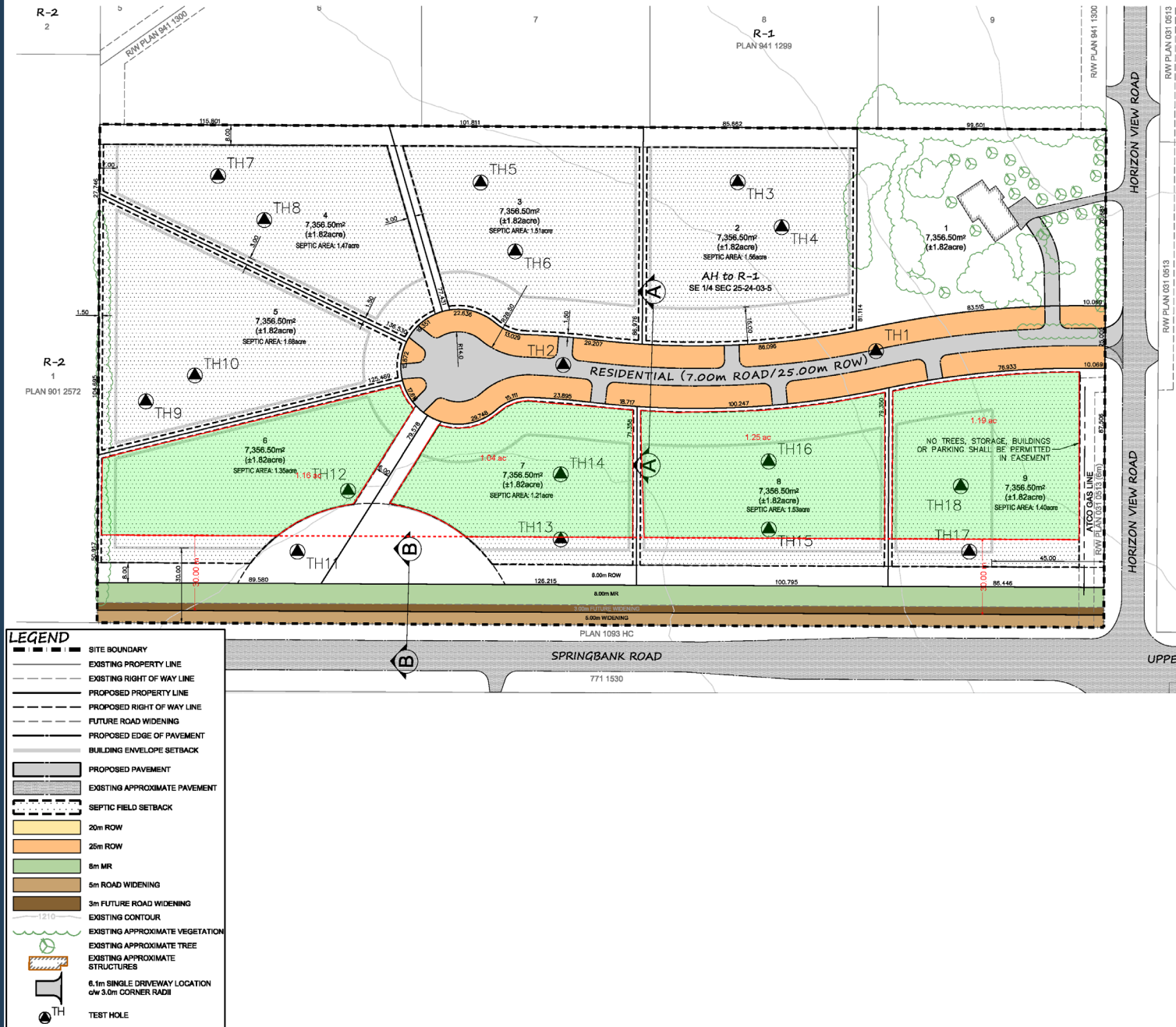


ROCKY VIEW COUNTY

Tentative Plan

Subdivision Proposal

To create eight ± 0.737 hectare (± 1.82 acre) parcels with a ± 0.737 hectare (± 1.82 acre) remainder, ± 0.615 hectares (± 1.52 acres) of internal road, and ± 0.322 hectares (± 0.80 acres) of Municipal Reserve.



Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 2
 Roll: 04725006
 File: PL20220041
 Printed: 5/8/2024
 Legal: A portion of
 SE 25-54-03-W-005



COUNCIL REPORT

Subdivision Item: Residential

Electoral Division: 7

File: PL20240100 / 03215004 & 03215005

Date:	July 8, 2025
Presenter:	Xin Deng, Senior Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is for the Subdivision Authority to assess the proposed Bridges of Langdon Phase 3B subdivision (Attachment A), to create 81 residential lots on \pm 4.474 hectares (\pm 11.055 acres) of land within the Bridges of Langdon community.

On February 27, 2024, Council approved the Bridges of Langdon Phase 3B redesignation application (PL20230095) to facilitate the future creation future residential lots. The application was evaluated pursuant to applicable regulations and policies. The proposal is consistent with Section 5.0 (Managing Residential Growth Areas) and Section 9.0 (Hamlets) of the County Plan, Langdon Area Structure Plan (ASP), Bridges of Langdon Conceptual Scheme, and *Land Use Bylaw*.

Council is the Subdivision Authority for the subject application due to the letter of objection received from a landowner within the application circulation area, as per Section 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022).

ADMINISTRATION'S RECOMMENDATION

THAT the Subdivision Authority approves application PL20240100 with the conditions noted in Attachment F.

Location (Attachment A)

Legend:

- ▭ Subject Parcels
- Proposed Subdivision
- Approved Subdivision

Site History (Attachment B)

The Bridges of Langdon Conceptual Scheme was adopted in 2016 to guide mixed-use residential development over two quarter sections within the Hamlet of Langdon.

On February 27, 2024, Council approved the Bridges of Langdon Phase 3B redesignation application (PL20230095) to facilitate the future creation future residential lots.

Intermunicipal and Agency Circulation (Attachment C)

The land is not located within an intermunicipal development plan area or near a provincial highway. Comments from regular departments and agencies are included in Attachment C.

Landowner Circulation (Attachment D)

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

ANALYSIS

Policy Review (Attachment E)

The application was reviewed pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), Bridges of Langdon Conceptual Scheme (CS), and the *Land Use Bylaw*.

The proposal meets Section 5 and Section 9 of the County Plan, which supports the development of Langdon as full-service rural communities providing a range of land uses, housing types, and rural services. The land is identified for residential uses within the Langdon ASP and falls within the Bridges of Langdon Conceptual Scheme. The proposed residential development complies with the residential policies of the Langdon ASP and is consistent with the conceptual scheme.

The Bridges of Langdon CS allows for a maximum density of 4.29 units per acre (upa) across the entire plan area; the proposed subdivision would result in 81 units over approximately 11.055 acres resulting in

Subdivision Item: Residential

a density of 7.33 upa. The proposed number of lots is still consistent with the overall maximum number of lots developed within the plan area, as shown below.

Bridges of Langdon Residential Lots Tracking Table

Anticipated Total Residential Lots within the Bridges of Langdon CS	1,307 lots
- Approved Bridges of Langdon Phase 1 (Developer Pollyco)	87 lots
- Approved Bridges of Langdon Phase 2 (Developer Pollyco)	86 lots
- Approved Bridges of Langdon Phase 3 (Developer Pollyco) (45 single detached dwellings and 28 semi-detached dwellings)	73 lots
- * Proposed Bridges of Langdon Phase 3B (Builder Planet Home)	81 lots
- Approved Bridges of Langdon Phase 4 (Developer Pollyco)	99 lots
- Approved Bridges of Langdon Phase 5 (Developer Pollyco) (45 single detached dwellings + 56 semi-detached dwellings)	101 lots
Pending the approval of Phase 3B subdivision, remaining number of lots to be developed within the Bridges of Langdon CS	780 lots

The Residential, Mid-Density Urban District (R-MID) is intended to accommodate a diverse range of low-to medium-density housing types within hamlets and comprehensively planned areas. The proposed lot sizes meet the minimum parcel size requirements of R-MID.

The proposed development would be accessed via internal roads. The Applicant has provided a letter from Langdon Waterworks confirming adequate water servicing capacity. A Wastewater Analysis concluded that the existing sanitary lift station and pipelines have sufficient capacity to accommodate the proposed development.

The submitted Stormwater Management Memo indicates that stormwater will be directed to the Bridges of Langdon Phase 3 stormwater pond, which has the capacity to manage runoff from the proposed development.

COMMUNICATIONS / ENGAGEMENT

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

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

Council is the Subdivision Authority for the subject application due to a letter of objection received from a landowner within the application circulation area, as per Section 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022).

ALTERNATE DIRECTION

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

Subdivision Item: Residential

ATTACHMENTS

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

APPROVALS

Manager:	Justin Rebello, A/Manager, Planning
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer



Location & Context

Subdivision Proposal

Bridges of Langdon Phase 3B Subdivision: to create 81 residential lots on \pm 4.47 hectare (\pm 11.05 acres) of land within the Bridges of Langdon community.

Legend

Support



Not Support (1)



Division: 7

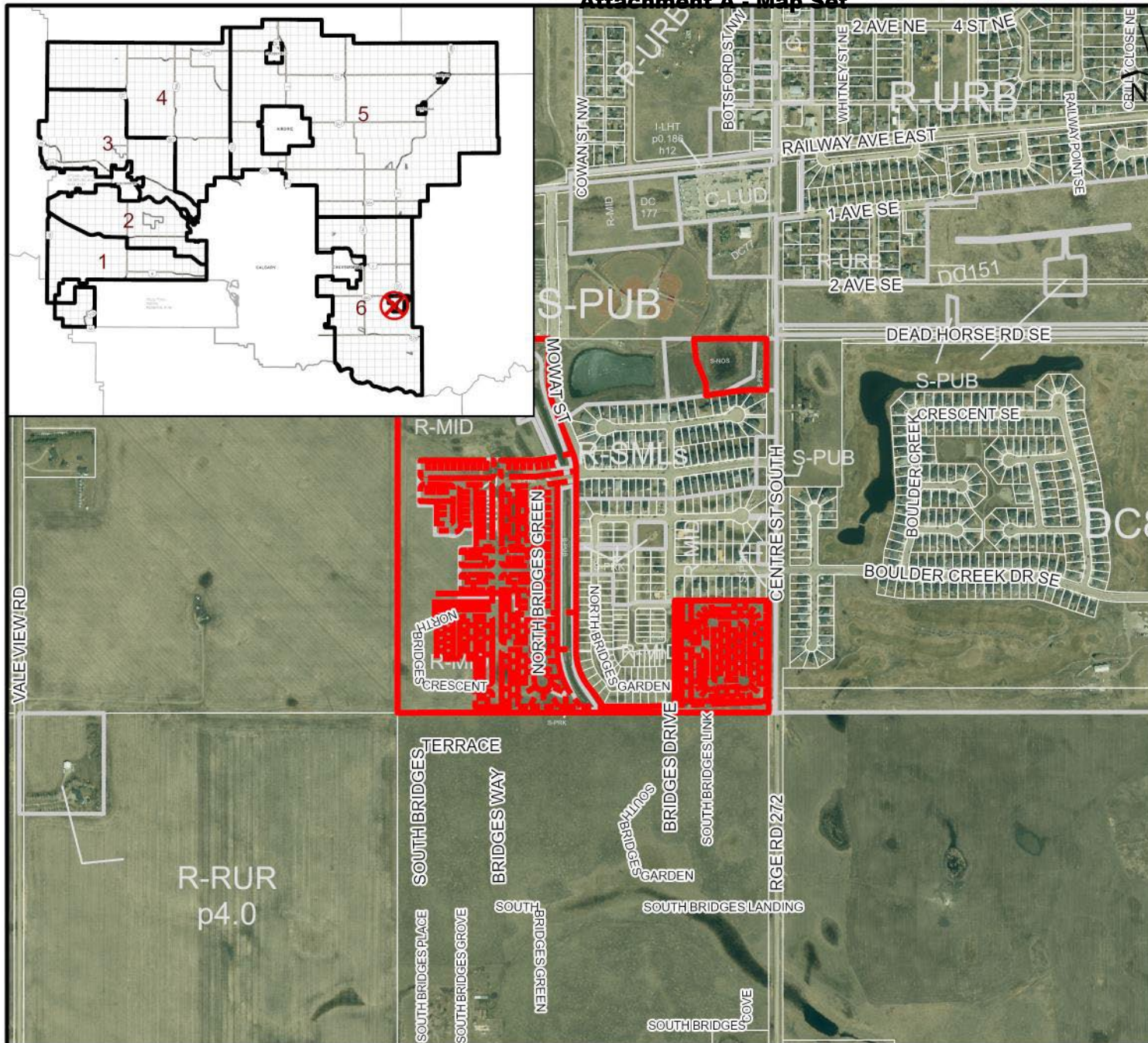
Roll:

03215005, 03215004

File: PL20240100

Printed: 6/10/2025

Page 554 of 605



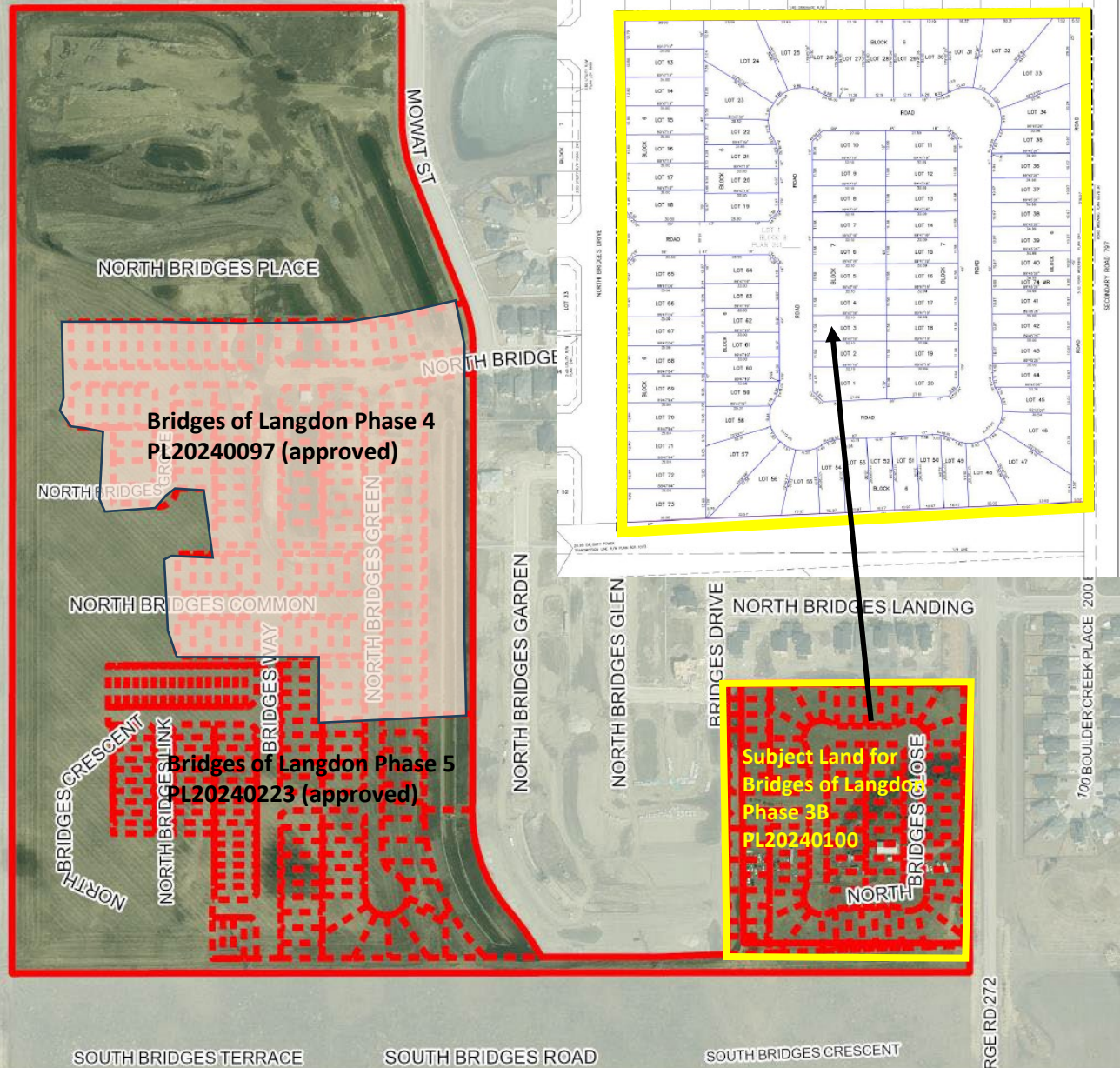


ROCKY VIEW COUNTY

Proposal

Subdivision Proposal

Bridges of Langdon Phase 3B Subdivision: to create 81 residential lots on \pm 4.47 hectare (\pm 11.05 acres) of land within the Bridges of Langdon community.



Division: 7
 Roll:
 03215005,03215004
 File: PL20240100
 Printed: 6/10/2025
 Page 555 of 605

Subdivision Proposal

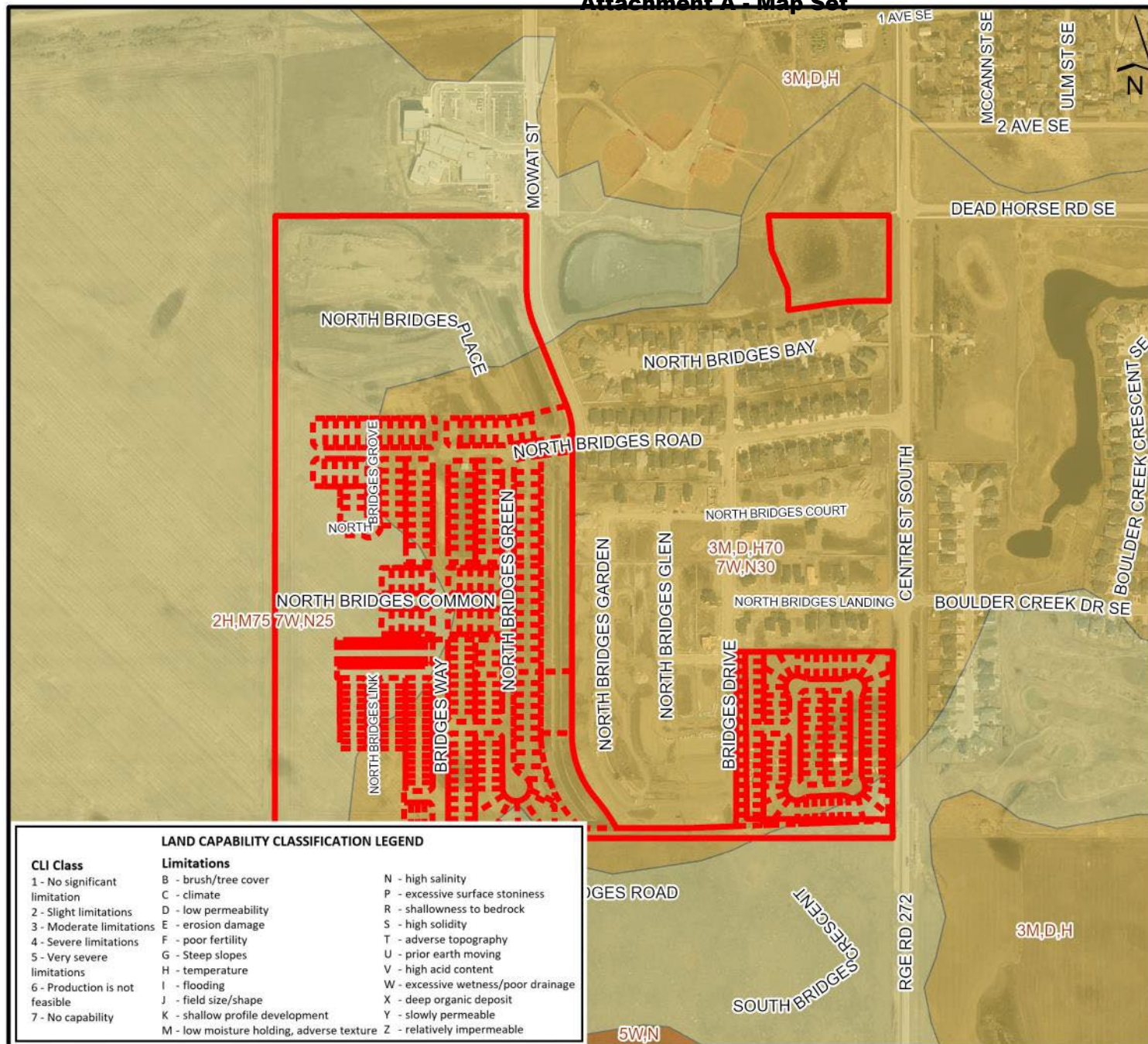
Legend

- Division: 7
Roll:
03215005,03215004
File: PL20240100
Printed: 6/10/2025
Legal Page 556 of 605

Soil Classifications

Subdivision Proposal

Bridges of Langdon Phase 3B Subdivision: to create 81 residential lots on \pm 4.47 hectare (\pm 11.05 acres) of land within the Bridges of Langdon community.



Division: 7
 Roll: 03215005,03215004
 File: PL20240100
 Printed: 6/10/2025
 Page 557 of 605



ROCKY VIEW COUNTY

Landowner Circulation Area

Subdivision Proposal

Bridges of Langdon Phase 3B Subdivision: to create 81 residential lots on \pm 4.47 hectare (\pm 11.05 acres) of land within the Bridges of Langdon community.

Legend

Support



Not Support (1)



Division: 7

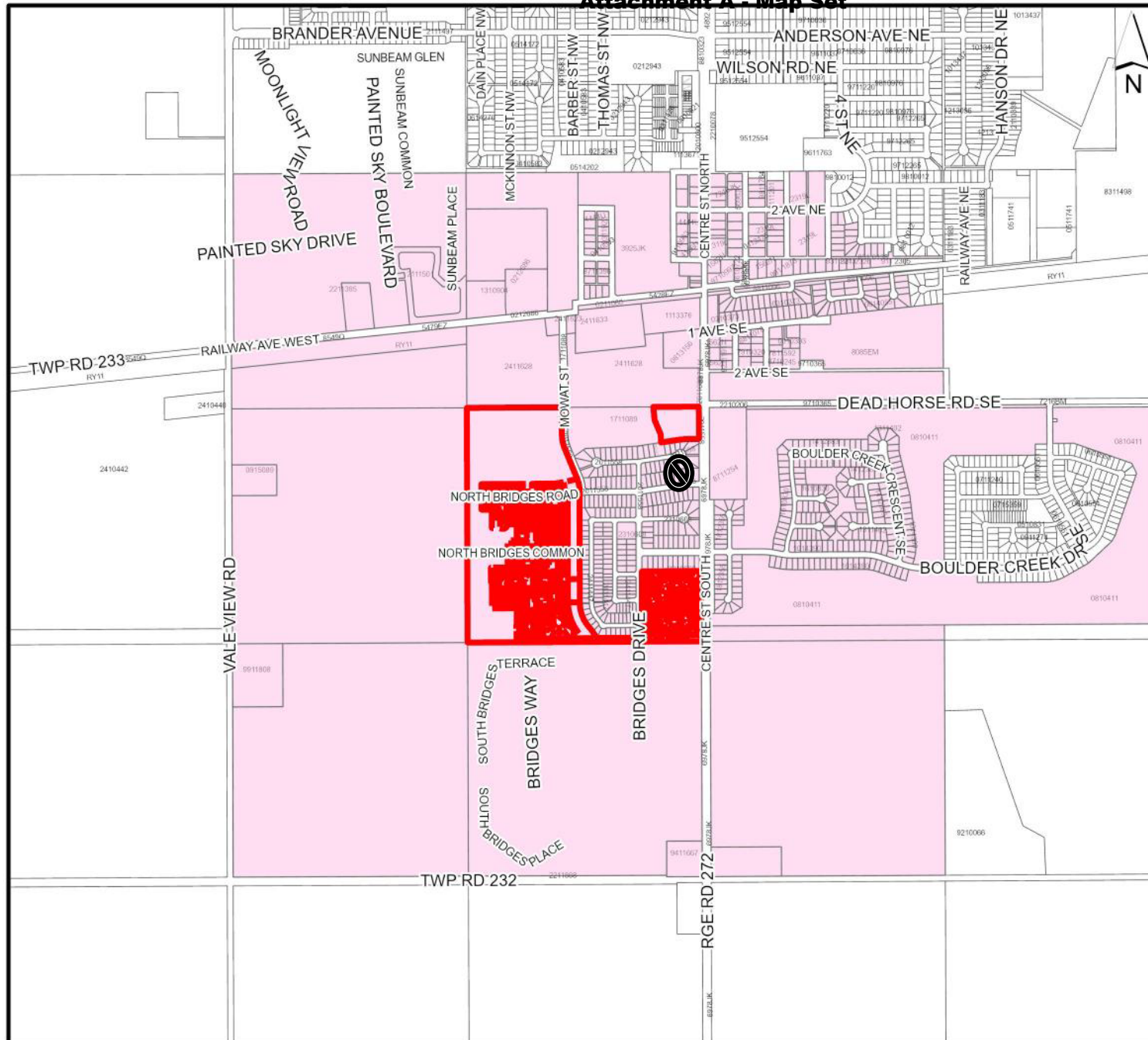
Roll:

03215005,03215004

File: PL20240100

Printed: 6/10/2025

Page 5 of 6





ROCKY VIEW COUNTY

Tentative Plan

Bridges of Langdon Phase 3B
Subdivision:

To create 81 residential lots on ± 4.47 hectare (± 11.05 acres) of land within the Bridges of Langdon community.

Legend

Road Widening 
Municipal Reserve 

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 7

Roll:

03215005,03215004

File: PL20240100

Printed: 6/10/2025

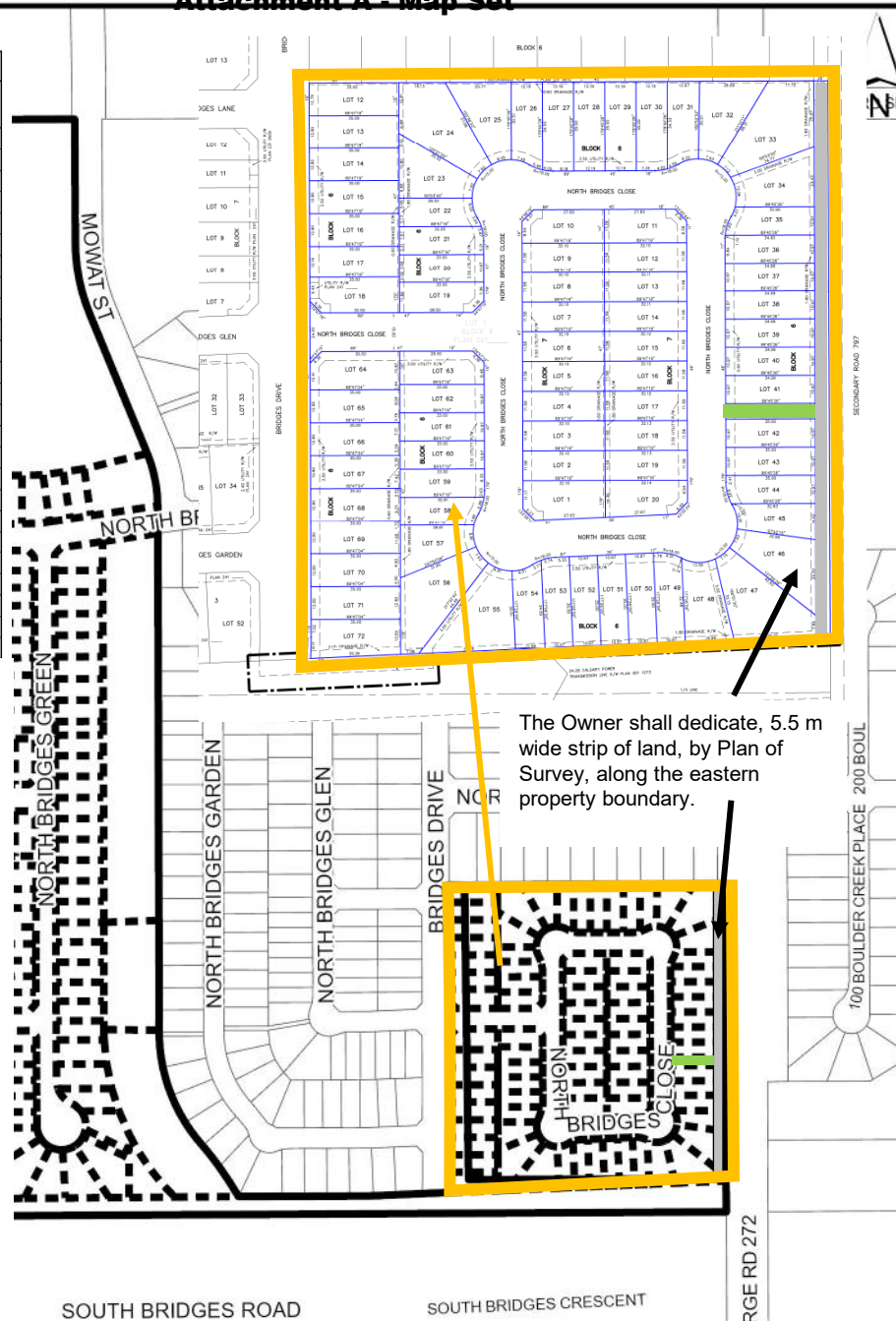
Page 550 of 605

LOT	BLOCK	Area (m ²)
12	6	447.93
13	6	448.07
14	6	448.07
15	6	448.07
16	6	448.07
17	6	426.72
18	6	478.12
19	6	381.35
20	6	362.11
21	6	360.31
22	6	328.35
23	6	494.73
24	6	783.47
25	6	532.47
26	6	393.03
27	6	426.11
28	6	426.71
29	6	426.70
30	6	425.62
31	6	395.21
32	6	552.31
33	6	886.19
34	6	553.58
35	6	364.39
36	6	383.81

LOT	BLOCK	Area (m ²)
37	6	383.87
38	6	383.90
39	6	383.93
40	6	383.95
41	6	383.98
42	6	384.02
43	6	384.05
44	6	378.04
45	6	381.21
46	6	611.81
47	6	807.90
48	6	499.35
49	6	376.57
50	6	384.07
51	6	384.07
52	6	384.07
53	6	382.38
54	6	368.20
55	6	775.26
56	6	749.57
57	6	425.37
58	6	339.44
59	6	361.93
60	6	362.08
61	6	362.08

LOT	BLOCK	Area (m ²)
62	6	362.08
63	6	417.96
64	6	511.71
65	6	448.07
66	6	448.07
67	6	448.07
68	6	448.07
69	6	448.07
70	6	448.07
71	6	448.07
72	6	504.72
73 MR	6	209.97
1	7	472.00
2	7	371.78
3	7	371.78
4	7	371.78
5	7	371.78
6	7	371.78
7	7	371.78
8	7	371.78
9	7	371.78
10	7	408.90
11	7	409.57
12	7	371.86

LOT	BLOCK	Area (m ²)
13	7	371.90
14	7	371.95
15	7	371.99
16	7	372.03
17	7	372.08
18	7	372.12
19	7	372.17
20	7	430.20



The Owner shall dedicate, 5.5 m wide strip of land, by Plan of Survey, along the eastern property boundary.

ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: Planet Homes Ltd. (Raghvir Singh Bhullar) Previous Owner: Alida White Current Owner: Planet Homes Ltd.	DATE APPLICATION RECEIVED: May 21, 2024 June 2, 2025 (Technical study received, application is considered completed)
GROSS AREA: ± 45.83 hectares (± 113.25 acres)	LEGAL DESCRIPTION: A portion of NE-15-23-27-W04M
Pre-Application Meeting Held: <input type="checkbox"/>	Meeting Date: N/A
SOILS (C.L.I. from A.R.C.): <p>Class 3M,D,H70 7W,N30 – 70% of land in the quarter section to the north contains soil with moderate limitations for crop production due to low moisture holding, adverse texture, low permeability, and temperature. The remaining 30% of the land has no capability for crop production due to excessive wetness/poor drainage and high salinity.</p> <p>Class 2H,M75 7W,N25 – The south east corner of the land contains soil with slight limitation for crop production due to temperature, low moisture holding, adverse texture, excessive wetness/poor drainage, and high salinity.</p>	
HISTORY: <p>June 12, 2025: Bridges of Langdon Phases 5 Subdivision application (PL20240223) was approved.</p> <p>May 20, 2025: Bridges of Langdon Phases 5-8 Redesignation application (PL20240109) was approved.</p> <p>December 3, 2024: Bridges of Langdon Phase 4 Subdivision application (PL20240097) was approved, but was appealed by the Applicant on a condition. The appeal application was then approved by LPRT by April 10, 2025.</p> <p>November 12, 2024: Bridges of Langdon Phase 4 Redesignation application (PL20240091) was approved.</p> <p>February 27, 2024: Bridges of Langdon Phase 3B Redesignation application (PL20230095) for the subject land was approved.</p> <p>April 12, 2023: Bridges of Langdon Phase 3 Subdivision application (PL20220213) was approved.</p> <p>November 1, 2022: Bridges of Langdon Phase 3 Redesignation application (PL20220124) and Site-Specific Amendment to the Land Use Bylaw (PL20220125) were approved.</p> <p>June 22, 2022: Bridges of Langdon Phase 2 Subdivision application (PL20220044) was approved.</p> <p>May 17, 2022: Bridges of Langdon Phase 2 Redesignation application (PL20210185) and Amendments to the Bridges of Langdon Conceptual Scheme application (PL20220005) were approved to facilitate the future intensive development.</p> <p>June 22, 2020: Bridges of Langdon Phase 1 Subdivision application (PL20200048) was approved.</p> <p>July 25, 2017: Bridges of Langdon Phase 1 Redesignation application (PL20170054) was approved.</p> <p>December 13, 2016: Bridges of Langdon Conceptual Scheme application (PL20160028) was approved to provides guidelines for future redesignation, subdivision, and development permit applications for mixed-use residential development within the hamlet of Langdon.</p>	

TECHNICAL REPORTS SUBMITTED:

- Geotechnical Investigation Report (Beairsto & Associates Engineering Ltd., March 2024)
- Trip Generation and Impact Memo (bunt & associates, April 18, 2024)
- Phase 1 Environmental Site Assessment (Vertex Professional Services Ltd., June 2023)
- Letter of Confirmation from Langdon Water Works (April 30, 2024)
- Wastewater Generation Analysis (Lee Maher Engineering, August 28, 2024)
- Wetland Assessment and Impact Report (Base Land & Environmental Services Ltd. August 28, 2024, and updated on May 26, 2025)

APPEAL BOARD:

Land and Property Rights Tribunal

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response.
Calgary Catholic School District	No comment.
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	No response.
Alberta Transportation and Economic Corridors	No response.
Alberta Sustainable Development (Public Lands)	No response.
Alberta Culture and Community Spirit (Historical Resources)	No response.
Energy Resources Conservation Board	No response.
Alberta Health Services	No response.
<i>Public Utility</i>	
ATCO Gas	No response.
ATCO Pipelines	No objection.
AltaLink Management	<p>All residential (house, duplex, quadplex, condo, apartment), commercial (condo, apartment), and outbuildings (garages, sheds, play structures, etc.) must be built outside the AltaLink right of way and cannot be located beneath AltaLink transmission facilities.</p> <p>Please note that AltaLink transmission lines produce induced electric and magnetic fields (EMF) that may extend slightly beyond the right of way of the transmission line. Based off the clearance in the area, we strongly recommend that structures exceeding 2.0 meters are not placed within 15.0 meters of an AltaLink line.</p> <p>Also, we require that you have the appropriate grounding measures in place to ensure safety, once again due to EMF.</p>

AGENCY	COMMENTS
	These would be our initial guidelines regarding the construction of the residential lots. Once a more detailed design has been completed, we would appreciate more information about the exact location of the lots, heights of buildings, any road, and grading changes, etc. to provide a more detailed plan. Please let me know if you have any questions or concerns. Please direct all responses to Oe.Lines@AltaLink.ca (cc'd above).
FortisAlberta	No easement is required.
TELUS Communications	TELUS Communications Inc will require a utility right of way in order to provide service to this new development. Please have TELUS' requirement added as a condition of approval and have the applicant contact rightofwayAB@telus.com to initiate a TELUS Utility Right of Way Agreement. (Please include the original circulation package and this response).
TransAlta Utilities Ltd.	No concerns.
Rockyview Gas Co-op Ltd.	No response.
Internal Departments	
Recreation, Parks, and Community Support	No comment.
GIS Services	No response.
Building Services	For all residential applications, all applicants must submit a complete application as per the requirements of the Building Permit Checklist for a New Single Family Dwelling. Applications missing some documentation may be delayed. All applications must be made on the MyBuild portal. Single-Family-Dwellings_Checklist.pdf (rockyview.ca)
Fire Services & Emergency Management	Fire Services would recommend the following: Road Ways: <ul style="list-style-type: none"> a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory b) have a centre-line radius not less than 12 m c) have an overhead clearance not less than 5 m d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and g) be connected with a public thoroughfare

AGENCY	COMMENTS
Capital and Engineering Services	<p><u>C-7259-2013 Fire Hydrant Water Suppression Bylaw</u></p> <p>4.0 INSTALLATION OF NEW PRIVATE HYDRANTS AND PRIVATE WATER SYSTEMS</p> <p>4.1 At the time of Development of lands, the Land Owner is responsible to ensure that the appropriate number of Fire Hydrants as well as the Private Water System with the necessary level of Fire Flow are installed on the lands in accordance with the requirements of the current Alberta Fire Code, Alberta Building Code, the County's Servicing Standards National Fire Code and National Building Code, the County's Land Use Bylaw and this Bylaw, all as such exist at the time that Development commences on the lands.</p> <p>Ensure engineering capacity certificate for the new development and hydrant placement. Hydrants should be in operation prior to commencing construction (utilities and foundations maybe completed prior to hydrant commissioning).</p> <p>All other requirements of the NBC apply. Quote the RVC Fire Service Level Policy C-704. RVC Fire Hydrant Bylaw for hydrant spec and min flow rates.</p>
	<p>General:</p> <ul style="list-style-type: none"> • As per the application, the proposal is to create 81 residential lots on \pm 4.474 hectares (\pm 11.055 acres) of land within the Bridges of Langdon Conceptual Scheme (Bridges of Langdon Phase 3B). • As a condition of subdivision, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following: <ul style="list-style-type: none"> a) Design and construction of the public internal road system to an Urban Residential standard (400.1), including sidewalks on both sides, curbs and gutters, cul-de-sacs, signage and pavement markings, dark sky street lighting, and any necessary easement agreements. b) Design and construction of the paved pathway connection to Centre Street including signage and any necessary easement agreements. c) Design and construction of the piped stormwater collection system, in accordance with the recommendations of the approved stormwater management report and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan. d) Design and construction of the piped wastewater collection system, including the service stubs to each proposed lot and tying into the existing wastewater collection system for Phase 3, in accordance with requirements of the County Servicing Standards. e) Construction of a piped water distribution and fire suppression system, designed to meet minimum fire flows as per County Standards and Bylaws. f) Design and construction of Landscaping features for all public pathways, public roadways and municipal reserves, in accordance with the approved Landscaping Plan.

AGENCY	COMMENTS
	<p>g) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County.</p> <p>h) All necessary site grading including a building grade plan as per County Standards and Bylaws.</p> <p>i) Implementation of the recommendations and findings of the approved geotechnical reports prepared in support of the proposed development phase.</p> <p>j) Implementation of the recommendations of the construction management plan.</p> <p>k) Implementation of the recommendations of ESC plan.</p> <p>l) Installation of power, natural gas, and telecommunication lines.</p> <p>m) Obtaining all necessary approvals from AEP.</p> <p>n) Dedicating all easements and ROWs for utility line assignments and enter into all agreements/contracts for the installation of all underground shallow utilities and street lighting with utility providers to the satisfaction of the County.</p> <p>o) Dedicating all easements and ROWs and enter into all agreements/contracts for the installation of all underground deep utilities (water, wastewater, stormwater) to the satisfaction of the County.</p> <p>p) Payment of any applicable off-site levies, at the applicable rates, as of the date of the Development Agreement.</p> <p>q) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure.</p> <p>r) Obtaining approval for a road name by way of application to and consultation with the County.</p> <ul style="list-style-type: none"> As a condition of subdivision, the applicant will be required to provide a detailed landscaping plan for all open space, municipal reserve areas, and the north pond associated with the proposed phase of development to the satisfaction of the County's Municipal Lands department. As a condition of subdivision, the applicant will be required to submit a construction management plan in accordance with the County Servicing Standards. As a condition of subdivision, the applicant will be required to submit an erosion and sediment control plan, prepared by a qualified professional, to outline ESC measures in accordance with section 1200 of the County Servicing Standards. <p>Geotechnical:</p> <ul style="list-style-type: none"> As part of the application, the applicant provided a geotechnical report, prepared by Beairsto & Associates Engineering Ltd. dated March 8, 2024. The report is deficient in groundwater monitor as it only includes three (3) readings taken about 1 week apart. As a condition of subdivision, the applicant shall submit an updated geotechnical report to include adequate groundwater monitoring in

AGENCY	COMMENTS
	<p>accordance with the procedures and duration indicated in the County's Servicing Standards, to the satisfaction of the County. Special attention shall be given to groundwater readings on completion of drilling, 1 day after drilling, 7 days after drilling, 14 days after drilling, 1 month after drilling, and once a month thereafter for 5 consecutive months in accordance with the County's Servicing Standards.</p> <ul style="list-style-type: none"> ○ Alternatively, since Phase 3B appears to be in relatively close proximity to Phase 2, the applicant may submit a geotechnical memo, prepared and authenticated by a professional geotechnical engineer, confirming that the conclusions and recommendations of the previous geotechnical report for Phase 2, including the groundwater conditions, are applicable to the Phase 3B development. <ul style="list-style-type: none"> • As a condition of subdivision, the applicant shall submit a grading plan, prepared by a qualified professional engineer, that illustrates the original ground profile; proposed cut and fill; and the total amount of soil to be imported/exported from the site. <ul style="list-style-type: none"> ○ A Deep Fills Report, prepared by a professional geotechnical engineer, will be required for all areas of fill greater than 1.2 m in depth. <p>Transportation:</p> <ul style="list-style-type: none"> • The applicant submitted an updated Traffic Memo prepared by Bunt and Associates, dated December 5, 2024. The report was prepared for the previous Bridges of Langdon Phase 4 (BOL 4) subdivision, however, it includes current proposed subdivision in the analysis. The report indicates offsite improvements are required to support the Phase 4 development with the inclusion of Phase 3B. The developer of Phase 4 is required to construct as a condition of their subdivision. These offsite improvements include: <ul style="list-style-type: none"> ○ Implement centerline painting along Railway Avenue, between Mowat Street and Centre Street, to the satisfaction of the County. ○ Upgrade Railway Avenue to a 9 m paved standard acceptable to the County, between Mowat Street and Vale View Road. ○ Upgrade the intersection at Mowat Street and Railway Avenue to a 3-way stop. • As a condition of subdivision, the applicant will be required to pay cost recoveries to other developers who implemented offsite upgrades which provide benefit to the proposed development, including the above noted improvements. • As a condition of subdivision, the applicant will be required to dedicate the necessary width of additional ROW along the frontage of the development with Centre Street (approximately 5 m), in accordance with the Langdon Transportation Network Analysis. • As a condition of subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at time of subdivision approval, for the total gross acreage of the lands proposed to be subdivided and developed.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> It is to be noted that the applicant shall be responsible for any offsite ROW acquisitions (if required by the TIA) to support the proposed phase of development <p>Sanitary/Wastewater:</p> <ul style="list-style-type: none"> The sanitary collection system within the proposed development will tie into the piped sanitary collection system to be constructed with Bridges of Langdon (BOL) Phase 3. Wastewater will be conveyed to the sanitary lift station which was constructed with BOL Phase 1 and ultimately discharged through the East Rocky View Wastewater Transmission Line to the Langdon Wastewater Treatment Plant. The applicant provided a wastewater demand analysis, prepared by Lee Maher Engineering Associates Ltd. dated August 28, 2024, which included a projected average daily wastewater flow 69.3 m³/day for the proposed development, based on the proposed 81 lots. As a condition of subdivision, the applicant will be required to provide payment of the Wastewater Off-Site Levy based on the submitted wastewater demand flow and in accordance with the applicable Wastewater Off-Site Levy bylaw at the time of subdivision approval. As a condition of subdivision, the applicant may be required to enter into a Cost Contribution and Capacity Allocation Agreement with the County for the required wastewater capacity to be reserved at the treatment plant. It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed wastewater infrastructure. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> The applicant provided updated written confirmation from Langdon Waterworks, dated April 30, 2024, indicating their ability to service the Phase 3B development for residential water flows and fire flows and pressures. As a condition of subdivision, the applicant will be required to enter into a Development Service Agreement with Langdon Waterworks for the construction of all water-related improvements required to support the proposed phase of the development. It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed potable water infrastructure. <p>Stormwater Management:</p> <ul style="list-style-type: none"> As part of the previous redesignation application, the applicant provided a stormwater management report, prepared by LGN Consulting Engineering Ltd. dated December 4, 2023. With the subdivision application, the applicant provided an updated stormwater memo prepared by LGN Consulting Engineering Ltd. dated April 2, 2024. The reports confirm that

AGENCY	COMMENTS
	<p>the existing downstream stormwater system, including the pond and canal, that was constructed in previous phases of Bridges of Langdon has capacity for the development of Phase 3B without any upgrades required.</p> <ul style="list-style-type: none"> As a condition of subdivision, the applicant may be required to pay cost recoveries to Others for oversized infrastructure that benefits the proposed development. As a condition of subdivision, the applicant will be required to provide payment of the Offsite Stormwater Levy, in accordance with the applicable levy bylaw at time of Subdivision approval, for the improvements to the local (Hamlet) and regional (CSMI) drainage network. As a condition of subdivision, the applicant will be required to provide verification of AEP approvals and EPEA registration for the stormwater system. As a condition of subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices. It is to be noted that the applicant shall be responsible for any ROW acquisitions and drainage easements required to service the proposed development (ex. overland drainage courses). As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed stormwater ponds, escape routes and all other related infrastructure. <p>Environmental:</p> <ul style="list-style-type: none"> With the previous Phase 3 subdivision, the developer submitted a Biophysical Impact Assessment prepared by Tannas Consulting Services Ltd. and dated December 2022. The assessment covered the entire quarter-section (NE 15-023-27-W4M), which include the current proposed development boundary, and provided a summary of the potential environmental concerns associated with the proposed development based on published information and field investigation. The assessment took into consideration the significance of the onsite soils, vegetation, wildlife, historical resources, and wetlands and provided several recommendations for during and after construction to mitigate the impact of development on the environment. The environmental impacts identified in the BIA include: <ul style="list-style-type: none"> permanent impacts to native vegetation within onsite wetlands to be removed; two (2) rare plant species, also found in other wetlands in the local area, to be maintained through cultivation; some removal of sensitive wildlife species habitat to be done outside of critical breeding windows; and minor impacts to onsite hydrology from wetland removals, mitigated through ESC plan implementation and other BMPs.

AGENCY	COMMENTS
Agriculture & Environment Services	<ul style="list-style-type: none">• With this proposed development, the applicant provided a Desktop Wetland Assessment for the development prepared by Base Land & Environmental, dated April 16, 2024. The applicant subsequently submitted a Wetland Assessment and Impact Report (WAIR), dated May 26, 2025. The report builds upon the desktop analysis and includes a filed assessment of the site to identify and delineate all wetlands and environmentally sensitive features and provides recommendations for impact mitigation.• As a condition of subdivision, the applicant/owner will be required to submit an Environmental Protection Plan conducted by a qualified professional in accordance with the County Servicing Standards to the satisfaction of the County that provides recommendations on protecting the environmental features identified in the WAIR during the construction of the proposed development.• As a condition of subdivision, the applicant will be required to prepare or update all necessary Wetland Identification, Wetland Assessment and Impact and Replacement Reports and obtain Water Act approvals from EPA for the disturbance and loss to the onsite wetland areas prior to entering into any Development Agreement with the County.

Circulation Period: May 28, 2024, to June 18, 2024.

From: Milo Christie
To: Xin Deng; Peter Sontrop
Cc: Milan Patel; Brenda Mulrooney; Division 7, Al Schule
Subject: Re: Application Numbers: PL20240100, PL20240091, PL20240097
Date: Thursday, June 20, 2024 5:48:29 PM
Attachments: image001.png

The original email has been resent with the below file and application numbers removed.

File Number - 03215004, 03215005
Application Number - PL20240100

The document shows that Pollyco & Alida White are joint owners. An assumption is then made that Pollyco is directly involved and somehow linked to Planet Homes Ltd. Just like many other corporations working within this area, no results appear when researching via web. No phone numbers, no one answering the numbers that are available, no addresses (specifically Pollyco and 3D Developments). Lots are then sold to unqualified builders. We have been trying to remedy issues with our purchase, worth thousands of dollars, with our builder for 1.5 years with no success.

What qualifies Planet Homes Ltd as a competent developer?

It is a shame to see what is going on here, it is nothing short of criminal. Business is allowed to carry on while residents live in utter filth, among those reaping the wealth of the housing demand.

Milo

From: Xin Deng <XDeng@rockyview.ca>
Sent: June 20, 2024 2:15 PM
To: Milo Christie [REDACTED]; Peter Sontrop <PSontrop@rockyview.ca>
Cc: Milan Patel <MPatel@rockyview.ca>; Brenda Mulrooney <BMulrooney@rockyview.ca>
Subject: RE: Application Numbers: PL20240100, PL20240091, PL20240097

Good afternoon Milo,

Thanks for your email. Your comment is important to us and you have valid points. We will look into it. For your information, even though the subdivision application PL20240100 falls within the Bridges of Langdon plan area, that piece of land is owned by an individual landowner (Alida White) and will be built by Planet Homes Ltd.(Raghvir Singh Bhullar). Can you remove file number PL20240100 and provide me with an updated comment? Then, we will focus on the Pollyco's development (PL20240091& PL20240097). Thank you.

Hi Peter,

Please see the adjacent landowner's complaint about the Pollyco's development in the Bridges of Langdon. Let's discuss about it in the next few days to see what we can do to ensure the developer's work complies with the county's requirements. Thank you.

Xin Deng MPlan, RPP, MCIP
(She/Her) Senior Planner | Planning and Development Services

Rocky View County
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-3911
xdeng@rockyview.ca | www.rockyview.ca

From: Milo Christie [REDACTED]
Sent: Thursday, June 20, 2024 1:38 PM
To: Xin Deng <XDeng@rockyview.ca>
Cc: Division 7, Al Schule <ASchule@rockyview.ca>
Subject: Application Numbers: PL20240100, PL20240091, PL20240097

File Number - 03215004, 03215005
Application Number - PL20240100

File Number - 03215004
Application Number - PL20240091, PL20240097

Attention Planning and Services Department,

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

Areas of concern

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

Questions

- Why is nothing being done to hold Pollyco accountable in the above areas?
- What is being done to prevent this going forward?
- Why will Rockyview tax dollars eventually pay for Pollyco incompetencies?
- What is Pollyco's tender process?
- Why are lots never listed and only end up sold to builders?



Sincerely,
Milo Christie

[Redacted signature]

ATTACHMENT E: POLICY REVIEW

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

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

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

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

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

Land Use Bylaw (LUB)	
Residential, Mid-Density Urban District (R-MID)	
349 <i>Purpose</i>	To accommodate a diverse range of low to medium density fee simple residential housing types in an urban setting, such as Hamlets and comprehensively planned area.
Consistent	The proposal meets the purpose and intent of the district.

ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL**Bridges of Langdon Phase 3B Subdivision**

- A. THAT the application to create 81 residential lots on ± 4.474 hectare (± 11.055 acres) of land, within a portion of NE-15-23-27-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9 of the *Matters Related to Subdivision and Development Regulation*, and the *Municipal Development Plan (County Plan)*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
 - a) A Plan of Survey, including the Application number (PL20240100) and Roll number (03215004 / 03215005) of the parcel;
 - b) The Owner shall dedicate, the necessary width of additional right of way, by plan of survey, along the frontage of the development with Centre Street (approximately 5.5 m), in accordance with the Langdon Transportation Network Analysis.

Development Agreement

- 2) The Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act*, in accordance with the approved Tentative Plan, and shall include the following:
 - a) Design and construction of the public internal road system to an Urban Residential standard (400.1), including sidewalks on both sides, curbs and gutters, cul-de-sacs, signage and pavement markings, dark sky street lighting, and any necessary easement agreements.

- b) Design and construction of the paved pathway connection to Centre Street including signage and any necessary easement agreements.
- c) Design and construction of the piped stormwater collection system, in accordance with the recommendations of the approved stormwater management report and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan.
- d) Design and construction of the piped wastewater collection system, including the service stubs to each proposed lot and tying into the existing wastewater collection system for Phase 3B, in accordance with requirements of the County Servicing Standards.
- e) Construction of a piped water distribution and fire suppression system, designed to meet minimum fire flows as per County Standards and Bylaws.
- f) Design and construction of Landscaping features for all public pathways, public roadways and municipal reserves, in accordance with the approved Landscaping Plan.
- g) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County.
- h) All necessary site grading including a building grade plan as per County Standards and Bylaws.
- i) Implementation of the recommendations and findings of the approved geotechnical reports prepared in support of the proposed development phase.
- j) Implementation of the recommendations of the construction management plan.
- k) Implementation of the recommendations of ESC plan.
- l) Installation of power, natural gas, and telecommunication lines.
- m) Obtaining all necessary approvals from AEP.
- n) Dedicating all easements and ROWs for utility line assignments and enter into all agreements/contracts for the installation of all underground shallow utilities and street lighting with utility providers to the satisfaction of the County.
- o) Dedicating all easements and ROWs and enter into all agreements/contracts for the installation of all underground deep utilities (water, wastewater, stormwater) to the satisfaction of the County.
- p) Payment of any applicable off-site levies, at the applicable rates, as of the date of the Development Agreement.
- q) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure.
- r) Obtaining approval for a road name by way of application to and consultation with the County.

Geotechnical

- 3) The Owner shall submit an updated geotechnical report to include adequate groundwater monitoring in accordance with the procedures and duration indicated in the County's Servicing Standards, to the satisfaction of the County. Special attention shall be given to groundwater readings on completion of drilling, 1 day after drilling, 7 days after drilling, 14 days after drilling, 1 month after drilling, and once a month thereafter for 5 consecutive months in accordance with the County's Servicing Standards.

- a) Alternatively, since Phase 3B appears to be in relatively close proximity to Phase 2, the applicant may submit a geotechnical memo, prepared and authenticated by 77 of 605

professional geotechnical engineer, confirming that the conclusions and recommendations of the previous geotechnical report for Phase 2, including the groundwater conditions, are applicable to the Phase 3B development.

- 4) The Owner shall submit a grading plan, prepared by a qualified professional engineer, that illustrates the original ground profile; proposed cut and fill; and the total amount of soil to be imported/exported from the site.
 - a) A Deep Fills Report, prepared by a professional geotechnical engineer, will be required for all areas of fill greater than 1.2 m in depth.

Transportation

- 5) The Owner shall pay cost recoveries to other developers who implemented offsite upgrades which provide benefit to the proposed development, including the above noted improvements.

Site Servicing

- 6) The Owner shall provide confirmation from Langdon Water Works Ltd. ensuring:
 - a) the completion of all paperwork for water supply allocation;
 - b) the payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;
 - c) the allocation and reservation of the necessary capacity;
 - d) the obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.).
 - e) entering into a Development Service Agreement with Langdon Waterworks for the construction of all water-related improvements required to support the proposed phase of the development.
- 7) The Owner shall enter into a Cost Contribution and Capacity Allocation Agreement with the County for the required wastewater capacity to be reserved at the treatment plant.
- 8) The Owner shall secure all necessary easements and ROWs for all proposed water and wastewater infrastructure.

Stormwater

- 9) The Owner shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.
- 10) The Owner shall provide verification of EPA approvals and EPEA registration for the stormwater system.
- 11) The Owner is required to pay cost recoveries to Others for oversized infrastructure that benefits the proposed development.
- 12) The Owner shall secure all necessary easements and ROWs for all proposed stormwater ponds, escape routes and all other related infrastructure.

Municipal Reserve

- 13) The provision of Municipal Reserve is to be provided by the dedication of ± 0.021 hectares (± 0.052 acres) of land within Phase 3B, to be determined by a Plan of Survey, as indicated on the Approved Tentative Plan.

Landscaping

- 14) The Owner shall provide a Landscaping Plan for the municipal reserves/public pathway and public roadways, as shown on the Tentative Plan.
 - a) Implementation of the approved Landscaping Plan shall be included within the requirements of the Development Agreement.

Architectural Controls

- 15) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Controls, which require exterior building criteria, water conservation strategies, and landscaping provisions.

Site Management

- 16) Utility Easements, Agreements, and Plans are to be provided and registered to the utility provider and Rocky View County.
- 17) The Owner shall prepare a Solid Waste Management Plan that will outline the responsibility of the Developer and/or Homeowners' Association for management of solid waste.
- 18) The Owner shall submit or update all necessary Wetland Identification, Wetland Assessment and Impact and Replacement Reports and obtain Water Act approvals from EPA for the disturbance and loss to the onsite wetland areas.
- 19) The Owner shall submit an Environmental Protection Plan prepared by a qualified professional, as recommended by the BIA and in accordance with the County Servicing Standards to the satisfaction of the County that provides recommendations on protecting the environmental features identified in the BIA during the construction of the proposed development.
- 20) The Owner shall provide a Construction Management Plan that is to include, but not be limited to, sedimentation and erosion control, construction waste management, fire fighting procedures, evacuation plan, hazardous material containment, construction and management details. Other specific requirements include:
 - a) Weed management during the construction phases of the project.
 - b) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.

Payments and Levies

- 21) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Phase 3B as shown on the Plan of Survey.
- 22) The Owner shall pay the Stormwater Off-Site Levy in accordance with Bylaw C-8547-2024 prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Phase 3B as shown on the Plan of Survey.
- 23) The Owner shall pay the Water and Waste Off-Site Levy in accordance with Bylaw C-8548-2024 prior to endorsement of the subdivision, based on the submitted wastewater demand flow.
- 24) The Owner shall pay applicable cost recovery payments to the County or third parties for oversized or excess capacity infrastructure.
- 25) The Owner shall pay the County subdivision endorsement fee for creating 81 new residential lots, in accordance with the Master Rates Bylaw.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



COUNCIL REPORT

Subdivision Item: Residential

Electoral Division: 5

File: PL20240109 / 06507028

Date:	July 8, 2025
Presenter:	Oksana Newmen, Senior Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is to assess a proposed subdivision of Lot 2, Block 1, Plan 9310353 within SW-07-26-01-W05M to create a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder.

The application was evaluated in accordance with the *Municipal Government Act, Matters Related to Subdivision and Development Regulation*, Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), Municipal Development Plan (County Plan) and the *Land Use Bylaw*, and was found to align with the relevant policies and regulations.

Council is the Subdivision Authority for the subject application due to opposition to the application from a landowner in the application circulation area, and the application does not comply with Section 408.1 (Emergency and Secondary Access - Rural) of the County Servicing Standards, in accordance with Section 5(2) and (3), of the *Subdivision Authority Bylaw* (C-8275-2022). The proposed increase of one new lot to the subject area is not considered a significant concern and Administration has determined that secondary access is not possible and recommends relaxation of the emergency access requirements.

ADMINISTRATION'S RECOMMENDATION

THAT the Subdivision Authority approves application PL20240109 with the conditions noted in Attachment F.

Subdivision Item: Residential

BACKGROUND

Location (Attachment A)

Located approximately 0.81 kilometres (0.50 miles) south of Highway 566 and 1.61 kilometres (1 mile) east of Highway 722, approximately 0.33 kilometres (0.21 miles) north of the city of Calgary.



Site History (Attachment B)

The subject quarter section was subdivided between 1973 and 1975 to create Blocks 1-3, Block R-4 (Public Reserve), and Blocks 5-9. Further fragmentation of the subject quarter section occurred between 1988 and 2017. On February 23, 1993, Blocks 7 & 8, Plan 7510179 were further subdivided into four ± 1.62 hectare (± 4.00 acre) parcels and two ± 3.24 hectare (± 8.01 acre) parcels (Lots 1-6, Plan 9310353). On May 28, 2024, Council approved Bylaw C-8527-2024 to redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate future subdivision of one new lot.

The subject land is approximately 6.29 hectares (4.00 acres) and does not presently contain any buildings. An existing approach located on Mountain View Close currently provides access to the subject land.

Intermunicipal and Agency Circulation (Attachment C)

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

This application was circulated to The City of Calgary in accordance with the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). The City of Calgary does not support subdivision within their identified growth areas.

Alberta Transportation and Economic Corridors has provided no concerns on the proposed application.

Landowner Circulation (Attachment D)

The application was circulated to 170 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); one (1) letter in opposition was received.

Subdivision Item: Residential

ANALYSIS

Policy Review (Attachment E)

The application was found to align with Section 8.0 (Growth Corridors/Areas and Annexation) of the IDP, Section 5.0 (Managing Residential Growth), Section 10.0 (Country Residential Development), and Section 27.0 (Intergovernmental Relationships) of the County Plan.

The subject land is located within an identified City of Calgary Residential Growth Area and as per Policy 27.17 of the County Plan, the application shall be evaluated in consultation with The City of Calgary and in accordance with the IDP. The application was referred to The City of Calgary and The City provided comments in opposition to the application. In accordance with Policies 8.1.3 and 8.1.4 of the IDP, the application should be reviewed pursuant to the IDP, the County Plan, and the *Land Use Bylaw*. Although an objective of Section 8.0 of the IDP is to recognize growth corridors/areas for both municipalities, the subject quarter section is already fragmented, and the application was found to align with the existing Rocky View County policy documents, and therefore complies with the IDP.

Residential development in the agricultural area is guided by the goals and policies of the County Plan. The subject land is within a Fragmented Quarter Section and the proposal was found to align with Policy 10.13; as such, subdivision of residential lots may be supported. All lots within the subject quarter section have a residential land use designation and range from approximately ± 0.81 hectares (± 2.00 acres) to ± 6.48 hectares (± 16.01 acres) in size. Administration found that a lot and road plan would provide limited benefit at this time, as the area can support increased country residential development and further subdivision to the minimum parcel size of (± 0.81 hectares) ± 1.95 acres in the R-CRD District through the existing road layout, which meets the intent of a lot and road plan.

Park Lane is a dead-end road, and there are currently 30 lots that gain access off this road. Section 408.1 (Emergency and Secondary Access - Rural) of the County Servicing Standards requires two separate access points to an existing through road for any rural development that will result in 30 lots or greater. Administration has reviewed the matter and determined that no feasible secondary access is available. As such, Administration proposes this requirement be relaxed.

The proposed parcel sizes are consistent with the Residential, Country Residential District (R-CRD) requirements within the *Land Use Bylaw*.

COMMUNICATIONS / ENGAGEMENT

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

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

As per Section 5(2) and (3) of the *Subdivision Authority Bylaw* (C-8275-2022), Council is the decision-making authority due to opposition to the application from a landowner in the application circulation areas and non-compliance with the emergency access requirements of the County Servicing Standards.

ALTERNATE DIRECTION

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

Subdivision Item: Residential

ATTACHMENTS

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

APPROVALS

Manager:	Justin Rebello, A/Manager, Planning
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer



Development Proposal

Subdivision Proposal

To create a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder.

Proposed Lot 1
 ± 0.81 hectare
(± 2.00 acre)

Proposed Lot 2
 ± 0.81 hectare
(± 2.00 acre)

MOUNTAIN VIEW CLOSE



Environmental

Subdivision Proposal

To create a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder.

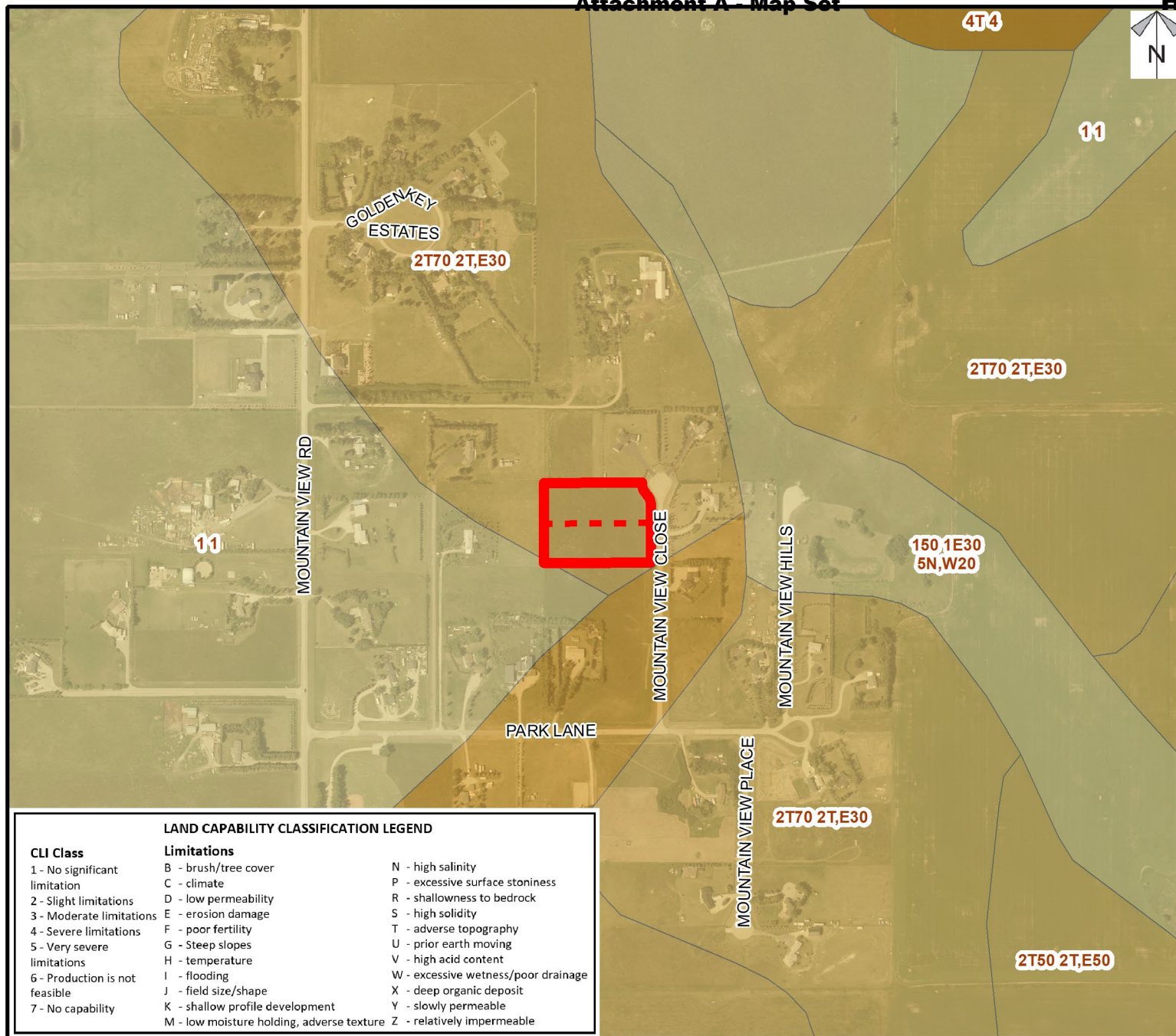




Soil Classifications

Subdivision Proposal

To create a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder.



LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class

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

Limitations

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

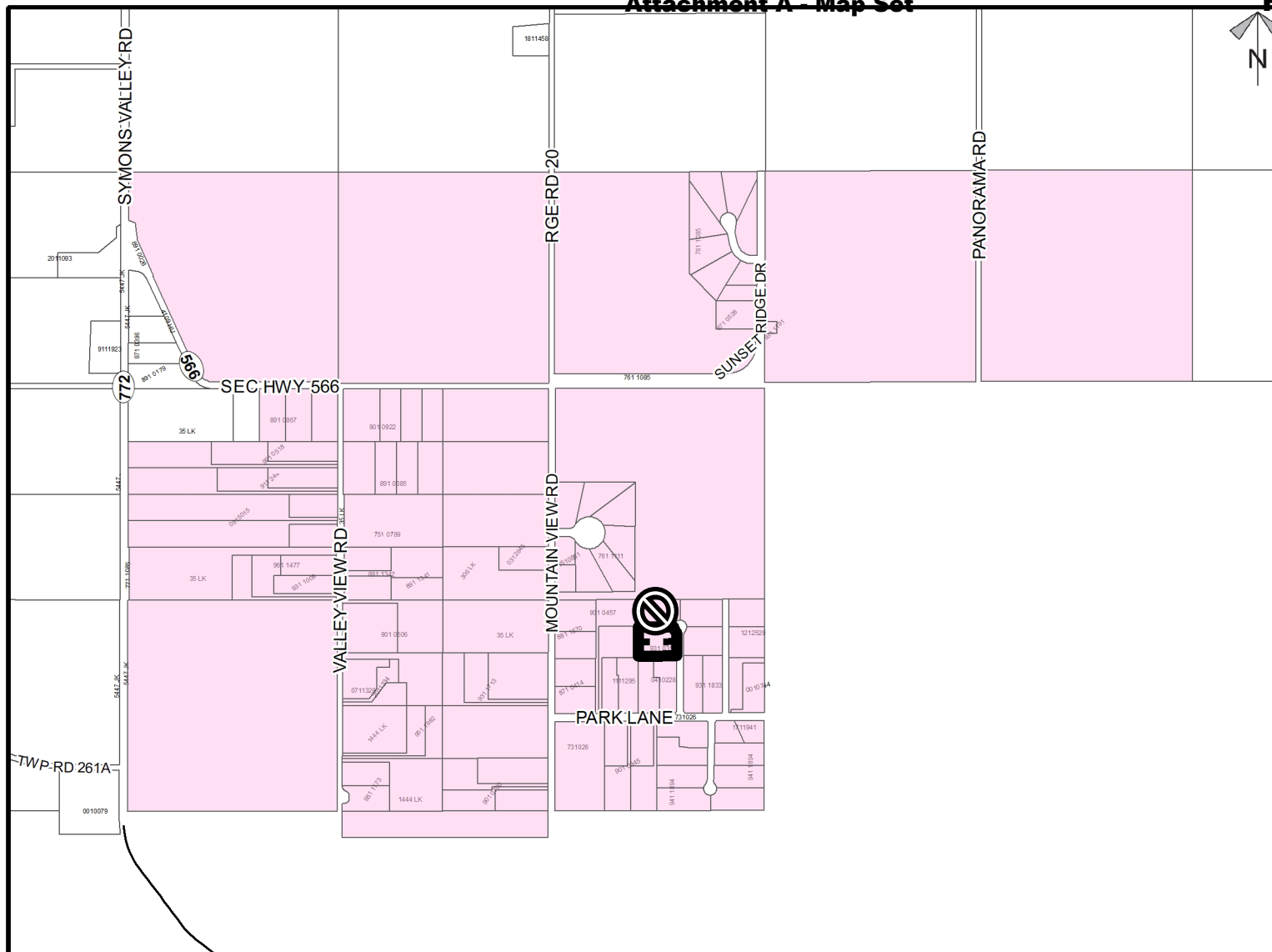
Division: 5
 Roll: 06507028
 File: PL20240109
 Printed: 6/17/2024
 Legal: A portion of
 SW 1/4 of Sec 10, T4N, R10E, S10



Landowner Circulation Area

Subdivision Proposal

To create a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder.



Legend

Support



Not Support



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

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

Division: 5
 Roll: 06507028
 File: PL20240109
 Printed: 6/17/2024
 Legal: A portion of
 SW 1/4 of Sec 34, T14N, R10W, S10
 Page 389 of 605

ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: Harmeet Pannu and Satnam Pannu / Harmeet Pannu	DATE APPLICATION RECEIVED: May 30, 2024
GROSS AREA: ± 1.62 hectares (± 4.00 acres)	LEGAL DESCRIPTION: Lot 2, Block 1, Plan 9310353, SW-07-26-01-W05M
Pre-Application Meeting Held: <input checked="" type="checkbox"/>	Meeting Date: 2023-09-14
SOILS (C.L.I. from A.R.C.): 2T70 2T,E30 – Slight limitations to crop production due to adverse topography and erosion damage.	
HISTORY: <p>April 10, 1973: Part of SW-07-26-01-W05M was subdivided to create Block R-4 (Public Reserve) and Blocks 5 & 6 (Plan 731026).</p> <p>December 18, 1973: Part of SW-07-26-01-W05M was subdivided to create Blocks 2 & 3 (Plan 731688).</p> <p>June 20, 1974: Part of SW-07-26-01-W05M was subdivided to create Block 1 (Plan 7410512).</p> <p>March 6, 1975: Part of SW-07-26-01-W05M was subdivided to create Blocks 7, 8, & 9 (Plan 7510179).</p> <p>February 23, 1993: Blocks 7 & 8, Plan 7510179 were further subdivided to create Lots 1-6, Block 1 (Plan 9310353).</p> <p>May 28, 2024: The subject land was redesignated from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate future subdivision of 1 new lot (PL20230143).</p>	
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Geotechnical Investigation for Level 3 Private Sewer Treatment System (PSTS) Assessment 	
APPEAL BOARD: Subdivision and Development Appeal Board	

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response received.
Calgary Catholic School District	No concerns.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<i>Province of Alberta</i>	
Alberta Transportation and Economic Corridors	<p>The requirements of Section 18 of the <i>Matters Related to Subdivision and Development Regulation</i> (the Regulation) are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.</p> <p>The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.</p> <p>The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the <i>Municipal Government Act</i>.</p>
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Alberta Energy Regulator	No response received.
Alberta Health Services	Based on the information reviewed, AHS-EPH has no concerns with the application at this time.
<i>Public Utility</i>	
ATCO Gas	No objection
ATCO Pipelines	No objection
AltaLink Management	No response received.

AGENCY	COMMENTS
FortisAlberta	No response received.
TELUS Communications	No concerns.
TransAlta Utilities Ltd.	No response received.
Adjacent Municipality	
The City of Calgary	<p data-bbox="488 541 1503 705">The City of Calgary has reviewed the above noted application in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies. The City of Calgary Administration has the following comments, which echo our previous comments provided on PL20230143, for your consideration.</p> <p data-bbox="488 722 1503 823">While The City acknowledges that the subject lands are already fragmented, it is our opinion that this application is not in line with the objectives and intent of the <i>Rocky View/Calgary Intermunicipal Development Plan</i>.</p> <p data-bbox="488 840 1503 1075">The subject parcel is located within an Identified City of Calgary Residential Growth Area as per "Map 4: Growth Corridors/Areas" of the <i>Rocky View/Calgary IDP</i>. This map identifies, with the intent to provide a level of protection, each municipality's future growth aspirations; Calgary's via the future growth corridors and Rocky View County's via the directional red arrows. Generally, The City of Calgary is not supportive of subdivision applications within the growth areas.</p> <p data-bbox="488 1092 1503 1423">Objectives of "Section 8.0 Growth Corridors/Areas and Annexation" of the <i>Rocky View/Calgary IDP</i> recognizes growth corridors/areas for both municipalities and identifies lands for possible future annexation from Rocky View County to The City of Calgary. The mandate of the Identified City of Calgary Growth Areas is a vital part to strategically governing regional planning. "Section 27.0 Intergovernmental Relationships" of the <i>County Plan</i> echoes support of the importance of Calgary's identified urban growth corridors. It reaffirms the necessity to evaluate redesignation, subdivision and development permit applications within these corridors in consultation with the City of Calgary.</p> <p data-bbox="488 1440 1503 1642">If approved, the proposal sets a precedent for future subdivision within the Calgary future urban growth corridor. The challenge faced is one dealing with highly subdivided (fragmented) lands that become annexed into Calgary. Fragmented rural lands can be very challenging to transform into a functioning urban land use pattern. The challenges of transforming fragmented rural lands into an urban form include (but are not limited to):</p> <ul data-bbox="586 1659 1503 1860" style="list-style-type: none"> <li data-bbox="586 1659 1503 1759">• The increased impact imposed by fragmented ownership, roads, structures, and location of on-site services, as well as topography, drainage, etc. <li data-bbox="586 1764 1503 1860">• The practical effectiveness of structure planning approaches in controlling future forms of development and achieving desired urban community outcomes.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> The acquisition, collaboration and uncertainty involved in securing multiple parcels of sufficient size to undertake a master planned development. The liability of existing on-site servicing for small parcels. <p>Fragmented ownership is disadvantageous to future comprehensive development of Calgary's Growth Area. It is our preference and general understanding that future urban growth corridors will be maintained as unfragmented as possible. While we understand this area has already experienced fragmentation, each new application to subdivide further perpetuates the issue and The City of Calgary continues to not support subdivision within our identified growth areas.</p>
Other External Agencies	
EnCana Corporation	No response received.
Internal Departments	
Recreation, Parks, and Community Support	As municipal reserves were previously dedicated, recreation has no comment at this time.
GIS Services	No response received.
Building Services	<p>No comments.</p> <p>Relevant Building Services Forms, Guidelines and Checklists can be found on our website: https://www.rockyview.ca/building-forms-documents</p>
Fire Services & Emergency Management	<p>Fire Services would recommend the following for circulation PL20240109.</p> <p>Road Ways:</p> <ul style="list-style-type: none"> a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory, b) have a centre-line radius not less than 12 m, c) have an overhead clearance not less than 5 m, d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m, e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions, f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and g) be connected with a public thoroughfare <p>C-7259-2013 Fire Hydrant Water Suppression Bylaw</p> <p>4.0 INSTALLATION OF NEW PRIVATE HYDRANTS AND PRIVATE WATER SYSTEMS</p> <p>4.1 At the time of Development of lands, the Land Owner is responsible to ensure that the appropriate number of Fire Hydrants as well as the Private</p>

AGENCY	COMMENTS
Capital and Engineering Services	<p>Water System with the necessary level of Fire Flow are installed on the lands in accordance with the requirements of the current Alberta Fire Code, Alberta Building Code, the County's Servicing Standards National Fire Code and National Building Code, the County's Land Use Bylaw and this Bylaw, all as such exist at the time that Development commences on the lands.</p> <p>Ensure engineering capacity certificate for the new development and hydrant placement. Hydrants should be in operation prior to commencing construction (utilities and foundations maybe completed prior to hydrant commissioning).</p> <p>All other requirements of the NBC apply. Quote the RVC Fire Service Level Policy C-704. RVC Fire Hydrant Bylaw for hydrant spec and min flow rates.</p>
	<p>General:</p> <ul style="list-style-type: none"> As per the application, the applicant is proposing to create a ± 0.81 hectare (± 2.00 acre) parcel (Lot 1) with a ± 0.81 hectare (± 2.00 acre) remainder (Lot 2). As the parcel is within 1.6 km setback of Highway No. 566, the application shall be circulated to Alberta Transportation and Economic Corridors for review and comment. No development agreement required as part of the proposed subdivision. No road or serviced connection upgrades are being proposed. <p>Geotechnical:</p> <ul style="list-style-type: none"> Based on a desktop GIS review, slopes steeper than 15% were not identified on the subject lands. Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> Mountain View Close is not part of the long-range transportation network. Park lane is a dead end road and there are 30 lots that gain access off of Park Lane. However, an emergency access has been determined to be infeasible, and therefore not required. There is an existing road approach off Mountain View Close providing access to Lot 1. As a condition of subdivision, the applicant will be required to repair/upgrade the existing paved approach in accordance with County Servicing Standards. As per the tentative plan provided with the application, the applicant intends on constructing a new road approach off Mountain View Close to provide access to Lot 2. As a condition of subdivision, the applicant shall construct a new paved approach on Mountain View Close, in accordance with County Servicing Standards, to provide access to Lot 2. <ul style="list-style-type: none"> The applicant must contact Engineering for a pre and post construction inspection for final acceptance.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> The Transportation off-site levy has not yet been collected on the subject lands. As a condition of subdivision, the applicant will be required to pay the transportation offsite levy in accordance with Bylaw C-8007-2020. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The applicant has indicated that Lot 1 and Lot 2 will be serviced by individual septic systems. The applicant has submitted a Level 3 PSTS Assessment to evaluate the suitability of the proposed two lots for the use of PSTS, which was found to be sufficient. As the proposed two lots are less than 4 acres in size and in accordance with County Policy 449, as a condition of subdivision, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of both new lots and shall include the following: <ul style="list-style-type: none"> For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards. The system to be in accordance with the required Level 3 PSTS Assessment. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> The applicant has indicated that Lot 1 and Lot 2 will be serviced by connecting to Rocky View Water Co-op and has provided a letter of confirmation with the application. As a condition of subdivision, the applicant shall provide the following: <ul style="list-style-type: none"> The completion of all paperwork for water supply allocation e.g. Water Service Agreement; The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision; The allocation and reservation of the necessary capacity; The obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.). <p>Storm Water Management:</p> <ul style="list-style-type: none"> As a condition of subdivision, the Applicant is required to provide a site-specific stormwater implementation plan (SSIP), prepared by a qualified professional, providing the onsite stormwater management strategy for the proposed subdivision in accordance with the Nose Creek Watershed Water Management Plan and County Servicing Standards. Should any lot-specific improvements be recommended in the site-specific Storm Water Implementation Plan, as a condition of subdivision, the applicant/Owner will be required to enter into a Site Improvement/Servicing Agreement for the construction of such improvements.

AGENCY	COMMENTS
Agriculture & Environment Services	Environmental:
	<ul style="list-style-type: none">• Based on a desktop review, there appears to be no wetlands and/or environmentally sensitive features within the subject lands.• The applicant submitted a site plan which shows it meets the requirement of having at least 1 acre of contiguous geotechnical developable area.• Engineering has no requirements at this time.
	No response received.

Circulation Period: July 19, 2024, to August 21, 2024.

Maureen Nolan

From: Dennis Ellis [REDACTED]
Sent: July 24, 2024 8:12 PM
To: Maureen Nolan
Subject: file # 06507028 Application # PL202401095

Hello Maureen,

I should just copy and paste my responses since this application request for subdivision happens every 4 months. I am 100 percent against this happening not just because it is next to my property but for the welfare of this entire community. If you want high density living please move to the city and allow us country folk our peace and quiet that Rocky View bylaws have provided for us and myself for over 22 years.

Please refer to my previous denial letters from January 2024 and April 2024 for further reasons as to NOT allow this subdivision request.

Thanks again Maureen and I'm sure I will be chatting with you in another 4 months. lol

Dennis Ellis
20 Mountain View Close

ATTACHMENT E: POLICY REVIEW

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

Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)	
Growth Corridors/Areas and Annexation	
8.1.3	<i>Identified City of Calgary Growth Areas should continue to be governed in accordance with existing Rocky View County policy documents, which may be updated. Should the lands be annexed by The City of Calgary, planning will be conducted as directed by its Municipal Council at that time.</i>
Consistent	The application was evaluated in accordance with existing Rocky View County policy documents and was found to be consistent overall with the relevant policies and regulations.
8.1.4	<i>Rocky View County Council and Administration should evaluate applications within identified City of Calgary Growth Areas against this Plan, the Rocky View County Municipal Development Plan and the Rocky View County Land Use Bylaw.</i>
Consistent	The application was found to be consistent overall with the IDP, County Plan, and the Land Use Bylaw. An objective of Section 8.0 (Growth Corridors/Areas and Annexation) of the IDP is to recognize growth corridors/areas for both municipalities. Administration acknowledges that the subject land is within an identified City of Calgary residential growth area, however, the subject quarter section is already fragmented, and the application is consistent overall with the goals and policies of the County Plan.

Municipal Development Plan (County Plan)	
Managing Residential Growth – Agricultural Area	
5.10	<i>Residential development in the agricultural area shall be guided by the goals and policies of this Plan.</i>
Consistent	The application is consistent overall with the goals and policies of the County Plan.
Financial Sustainability – Development	
6.1	<i>Direct new development to areas of existing infrastructure.</i>
Consistent	The subject land has direct access to a paved public road and potable water capacity is available for the proposed future subdivision.
6.2	<i>On-site and off-site hard infrastructure costs related to new development are the developer's responsibility.</i>
Consistent	The developer will be responsible for infrastructure costs related to the new development at the future subdivision stage.
Environment – Water	
7.5	<i>Use relevant watershed management plans as guiding documents and planning tools.</i>

Consistent	A condition of approval will require that the Applicant/Owner will be required to provide a Site-Specific Stormwater Implementation Plan (SSIP) to provide an onsite stormwater management strategy for the proposed subdivision in accordance with the Nose Creek Watershed Water Management Plan.
Environment – Stormwater and Wastewater	
7.6	<i>Require environmentally sustainable wastewater disposal practices to protect watersheds and surface/ground water quality. Wastewater treatment systems should not exceed the land's carrying capacity.</i>
Consistent	The subdivision is to be serviced by private sewage treatment systems. The Applicant/Owner provided a Level 3 PSTS Assessment.
7.7	<i>Effectively treat stormwater to protect surface water, riparian areas, and wetlands.</i>
Consistent	As a condition of approval the Applicant/Owner will required to provide a Site-Specific Stormwater Implementation Plan (SSIP). The Owner will be required to enter into a Site Improvement/Servicing Agreement for the construction any lot-specific improvements recommended by the SSIP.
Environment – Land and Environmental Stewardship	
7.12	<i>Encourage the efficient use of rural land and infrastructure by directing residential, commercial, and industrial development to the defined growth areas and by encouraging infill development within those areas.</i>
Generally Consistent	The subject land is outside of a defined growth area; however, the proposal is consistent with the County Plan policies relating to country residential development in the agricultural area.
Country Residential Development – Country Residential Communities	
10.2	<i>Country residential development in the agriculture area shall be guided by the goals and policies of this Plan.</i>
Consistent	The application is consistent overall with the goals and policies of the County Plan.
10.4	<i>Country residential development shall address the development review criteria identified in section 29.</i>
Consistent	The proposal is consistent with the technical requirements and supporting information required for the redesignation application. Additional technical requirements have been addressed.
Country Residential Development – Fragmented Country Residential Areas	
10.11	<p><i>Within a fragmented quarter section, the redesignation of residential lots or agricultural parcels less than or equal to 10 hectares (24.7 acres) in size to a new residential land use may be supported if the following criteria are met:</i></p> <ul style="list-style-type: none"> <i>a. A lot and road plan is provided that;</i> <ul style="list-style-type: none"> <i>i. plans for an area determined by the County at the time of redesignation application. The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the application;</i> <i>ii. includes design measures to minimize adverse impacts on existing agriculture operations; and</i> <i>iii. demonstrates potential connectivity to residential or small agricultural acreages outside of the lot and road plan area.</i> <i>b. A technical assessment of the proposed design is provided, to demonstrate that the lot and road plan area is capable of supporting increased residential development. The assessment shall address:</i> <ul style="list-style-type: none"> <i>i. the internal road network, water supply, sewage treatment, and stormwater management; and</i>

	<p><i>ii. any other assessment required by unique area conditions.</i></p> <p><i>c. A technical assessment of the impact on off-site infrastructure, roads, and stormwater systems is be provided;</i></p> <p><i>d. A report is provided that documents the consultation process undertaken to involve affected landowners within the plan area in the preparation and/or review of the lot and road plan.</i></p>
Generally Consistent	Although a Lot and Road Plan was not submitted with this application, the existing public roads are sufficient to support further subdivision of the subject land and adjacent parcels, which meets the intent of a lot and road plan. The proposed future subdivision is to be serviced by potable water and private sewage treatment systems. The application provided a letter from the Rocky View Water Co-op confirming that they have capacity to service the proposed future subdivision. The Level 3 PSTS Assessment and a Site-Specific Stormwater Implementation Plan at the future are required as conditions of approval.
Transportation – Road Access	
16.13	<p><i>Residential redesignation and subdivision applications should provide for development that:</i></p> <p><i>a. provides direct access to a road, while avoiding the use of panhandles;</i></p> <p><i>b. minimizes driveway length to highways/roads;</i></p> <p><i>c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i></p> <p><i>d. limits the number and type of access onto roads in accordance with County Policy.</i></p>
Consistent	The subject land has direct access to a paved public road and the tentative future subdivision plan does not propose panhandles.
Utility Services – General	
17.1	<p><i>New development shall, in accordance with master plans:</i></p> <p><i>a. make use of, extend, and enhance existing utility infrastructure where feasible;</i></p> <p><i>b. provide water, wastewater, and shallow utility services; and</i></p> <p><i>c. provide stormwater systems where necessary.</i></p>
Consistent	The Applicant/Owner will be responsible for providing potable water, private sewage treatment systems, and shallow utility services to each proposed lot. Stormwater management will be addressed through conditions of approval.
17.2	<i>Allow a variety of water, wastewater, and stormwater treatment systems, in accordance with provincial/federal regulations and County Policy.</i>
Consistent	The subdivision is to be serviced by potable water and private sewage treatment systems. Stormwater management will be addressed.
Utility Services – Wastewater Management	
17.9	<p><i>New residential development shall provide wastewater treatment, in accordance with County Policy, by:</i></p> <p><i>a. connecting to, or constructing, regional or decentralized wastewater services; or</i></p> <p><i>b. confirming the lot(s) is capable of private wastewater treatment.</i></p>
Consistent	The subdivision is to be serviced by private sewage treatment systems. The Applicant/Owner has provided a Level 3 PSTS Assessment.
17.11	<p><i>Wastewater treatment systems shall not exceed the land's carrying capacity; in developing such systems, consideration shall be given to the following requirements:</i></p> <p><i>a. Development proponents shall assess the land's carrying capacity to determine system requirements in accordance with County Policy. The type of private on-site wastewater treatment system will be dependent on lot density, lot size, and soil capability.</i></p>

	<i>b. Construction and connection to a regional or decentralized wastewater treatment system shall be required when the density of development exceeds thresholds identified in County Policy.</i>
Consistent	The proposed future subdivision is to be serviced by private sewage treatment systems. The Applicant/Owner will be required to provide a Level 3 PSTS Assessment at the future subdivision stage.
17.12	<i>The ownership, operation, and maintenance of private on-site wastewater treatment systems, or wastewater holding tanks shall be the responsibility of the landowner.</i>
Consistent	The landowner will be solely responsible for private sewage treatment systems.
Intergovernmental Relationships – Urban Growth Corridors	
27.17	<i>The County shall evaluate redesignation, subdivision, and development permit applications within the City of Calgary's identified growth areas, as shown on Map 1 and Appendix A, in consultation with the City of Calgary and in accordance with the Rocky View County/City of Calgary Intermunicipal Development Plan.</i>
Consistent	The application was referred to the City of Calgary and they provided comments in opposition to the application. However, the application was found to be consistent with the IDP.

Land Use Bylaw C-8000-2020	
R-CRD Residential, Country Residential District	
326	<p>MINIMUM PARCEL SIZE:</p> <p>a) 0.8 ha (1.98 ac)</p> <p>b) The minimum size of parcels designated with the letter "p" is the number indicated on the Land Use Map</p> <p>c) Notwithstanding b), the number following the "p" shall not be less than 0.4 ha (0.98 ac).</p>
Consistent	The proposed parcel size for each future lot is ± 0.81 hectare (± 2.00 acre) which meets the minimum parcel size requirement.

ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL

- A. THAT the application to subdivide a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder from Lot 2, Block 1, Plan 9310353 within SW-07-26-01-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9, 18, and 19 of the *Matters Related to Subdivision and Development Regulation*, and the *Municipal Development Plan (County Plan)*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. In accordance with Section 20(1) of the *Matters Related to Subdivision and Development Regulation*, the Subdivision Authority, with authorization from Alberta Transportation and Economic Development on behalf of the Minister of Transportation, varies the requirements of Sections 18 and 19 with regards to subdivision approvals within the prescribed distance from a highway right of way.
- D. In accordance with Section 654(2) the Subdivision Authority is of the opinion that the proposed subdivision would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring parcel of land; and the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.
- E. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
 - a) A Plan of Survey, including the Application number (PL20240109) and Roll number (06507028) of the parcel; and
 - b) Landowner's Consent to Register Plan of Survey.

Site Servicing

- 2) The Owner shall provide confirmation of the tie-in for connection to Rocky View Water Coop, an Alberta Environment licensed piped water supplier, ensuring:
 - a) The completion of all paperwork for water supply allocation e.g. Water Service Agreement;
 - b) The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;
 - c) The allocation and reservation of the necessary capacity;
 - d) The obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.).
- 3) The Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County for both of the new lots and shall include the following:
 - a) Accordance with the Level 3 PSTS Assessment, prepared by AR Geotechnical Engineering Ltd (March 2025).
 - b) The installation of a Packaged Sewage Treatment System complying with NSF 40 and/or BNQ standards and any other recommendations
 - c) Accordance with the Site-Specific Stormwater Implementation Plan (SSIP)
- 4) The Owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer that provides recommendations on managing stormwater flows that is in accordance with the Nose Creek Watershed Water Management Plan to demonstrate no adverse impact to neighboring properties.

Transportation

- 5) The Owner shall construct a new paved approach on Mountain View Close, in accordance with the County Servicing Standards, in order to provide access to Lot 2.
 - a) Contact County Engineering for a pre-construction and a post-construction inspection for final acceptance.
- 6) The Owner shall repair/upgrade the existing paved approach on Lot 1 in accordance with the County Servicing Standards. In addition, the Owner shall also:
 - a) Contact County Engineering for a pre-construction inspection and a post-construction inspection for final acceptance;

Payments and Levies

- 7) The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8007-2020. The County shall calculate the total owing for the gross development area, as shown in the staff report and the Plan of Survey.
- 8) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Taxes

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

F. SUBDIVISION AUTHORITY DIRECTION:

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



Tentative Plan

Subdivision Proposal

To create a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder.

Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Widening	
Road Acquisition	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 5
 Roll: 06507028
 File: PL20240109
 Printed: 6/17/2024
 Legal: A portion of
 SW 67 00 51 00 05
 Page 605 of 605

