



COUNCIL MEETING AGENDA

Date: Tuesday, September 22, 2020
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. September 1, 2020 Council Meeting Minutes

3

D. FINANCIAL REPORTS

E. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on August 25, 2020 and September 1, 2020 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 4 - Bylaw C-7969-2019 - Redesignation Item - Agricultural, Small Parcel District to Business, Live-Work District

13

File: PL20190162 (03323005)

2. Division 4 - Bylaw C-7970-2019 - Redesignation Item - Agricultural, Small Parcel District to Business, Live-Work District

38

File: PL20190161 (03323014)

AFTERNOON PUBLIC HEARINGS / APPOINTMENTS 1:00 PM

3. Division 9 - Bylaw C-8023-2020 - Redesignation Item - Agricultural, General District to Agricultural, Small Parcel District

62

File: PL20190188 (08903001)

4. Division 5 - Bylaw C-7977-2020 - Conceptual Scheme Item - Canna Park Conceptual Scheme

77

File: PL20190131 (03332014/03332017)

F. GENERAL BUSINESS

1. All Divisions - Proposed RMA Resolution: Creation of Municipal Affairs Process to Resolve Disputes regarding Councillor Sanctions and Disqualifications

133

File: N/A

2. **Division 5 - Property Tax Cancellation Request – Dalroy Gymkhana Club** 138
File: 05214014 & 05214030
3. **All Divisions - Area Structure Plan Cost Recovery Policy and Procedure** 145
File: N/A
4. **All Divisions - Pavement Preservation Budget Adjustment for 2020** 154
File: 4050-100
5. **All Divisions - Response to Notice of Motion: Pedestrian Bridge Addition to Proposed Road Bridge** 158

Note: This Notice of Motion was read into the record on September 1, 2020 response to be given and debated September 22, 2020

G. BYLAWS

1. **All Divisions - Prince of Peace Village - Water Upgrades – Local Improvement Plan and First Reading of Borrowing Bylaw C-8083-2020** 162

File: 0650

H. UNFINISHED BUSINESS

I. COUNCILLOR REPORTS

J. MANAGEMENT REPORTS

1. **2020 Council Priorities and Significant Issues List** 172

K. NOTICES OF MOTION

L. PUBLIC PRESENTATIONS

M. CLOSED SESSION

1. **RVC2020-32 - Langdon Joint Use Agreement**

THAT Council move into closed session to consider the confidential item “Langdon Joint Use Agreement” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

Section 21 – Disclosure harmful to intergovernmental relations
Section 23 – Local public body confidences
Section 24 – Advice from officials

N. ADJOURN THE MEETING



COUNCIL MEETING MINUTES

Tuesday, September 1, 2020
9:00 AM

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

Present: Reeve G. Boehlke
Deputy Reeve A. Schule
Councillor M. Kamachi (participated electronically)
Councillor K. McKylor
Councillor K. Hanson
Councillor J. Gautreau (participated electronically)
Councillor D. Henn
Councillor S. Wright
Councillor C. Kissel

Also Present: A. Hoggan, Chief Administrative Officer
B. Riemann, Executive Director
G. Kaiser, Executive Director
K. Robinson, Executive Director
T. Cochran, Executive Director
B. Woods, Manager, Financial Services
C. Satink, Municipal Clerk
T. Andreasen, Deputy Municipal Clerk
J. Anderson, A/Policy Planning Supervisor
J. Kwan, Senior Planner
X. Deng, Planner
K. Tuff, Appeals Coordinator
B. Manshanden, Intergovernmental Affairs Analyst
S. Seroya, Strategy and Customer Service Analyst

A Call Meeting to Order

The Chair called the meeting to order at 9:00 a.m. with all members present and with Councillor Kamachi and Councillor Gautreau participating electronically by video conference.

B Updates/Approval of Agenda

MOVED by Deputy Reeve Schule that the September 1, 2020 Council meeting agenda be amended as follows:

- Remove item E-5 - Road Closure Item - Bragg Creek
- Add emergent item F-7 - Support for Wheatland County RMA Resolution on Alberta Farmland Trust
- Remove F-5 – Budget Adjustment – Langdon Off Leash Dog Park

Carried

MOVED by Deputy Reeve Schule that the September 1, 2020 Council meeting agenda be approved as amended.

Carried

C-1 July 28, 2020 Council Meeting Minutes

MOVED by Deputy Reeve Schule that the July 28, 2020 Council meeting minutes be approved as presented.

Carried

F-7 All Divisions - Support for Wheatland County RMA Resolution on Alberta Farmland Trust
File: N/A

MOVED by Councillor Hanson that Wheatland County's proposed Rural Municipalities of Alberta (RMA) resolution titled "Support for Alberta Farmland Trust" be seconded by Rocky View County Council at the upcoming RMA District 2 meeting.

Carried

E-1 Division 5 - Bylaw C-8039-2020 - Redesignation Item - Direct Control Bylaw Site Specific Amendments
File: PL20180106 (04319010/9048/9071/9090/9091/9137/9112/9199)

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

Carried

Person(s) who presented: Alan Grouse, Prince of Peace Condo Corp
(Applicant)

Rick Johnson, Prince of Peace Condo Corp
(Applicant)

Person(s) who presented in favour: None

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Gautreau that the public hearing for item E-1 be closed at 9:22 a.m.

Carried

MOVED by Councillor Gautreau that Bylaw C-8039-2020 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-8039-2020 be given third and final reading.

Carried

E-2 Division 1 - Bylaw C-8061-2020 - Redesignation Item - Agricultural, General District to Agricultural, Small Parcel District
File: PL20200064 (03927001)

MOVED by Councillor Kamachi that the public hearing for item E-2 be opened at 9:24 a.m.

Carried

Person(s) who presented: Jaro Wardwell (Applicant)

Person(s) who presented in favour: None

Person(s) who presented in opposition: Walter Verkleij

Person(s) who presented rebuttal: Jill Perras

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

Carried

MOVED by Councillor Kamachi that Bylaw C-8061-2020 be amended in accordance with Appendix 'B'.

Carried

MOVED by Councillor Kamachi that Bylaw C-8061-2020 as amended be given second reading.

Carried

MOVED by Councillor Kamachi that Bylaw C-8061-2020 as amended be given third and final reading.

Carried

The Chair called for a recess at 10:11 a.m. and called the meeting back to order at 10:23 a.m. with all previously mentioned members present.

F-1 Division 5 - General Item - Amendment to the existing Prince of Peace Master Site Development Plan
File: PL20200026 (04319004/9009/9202)

MOVED by Councillor Gautreau that the Prince of Peace MSDP be approved with the amendments noted in Appendix 'B'.

Carried

F-2 Division 6 - Development Permit Application: Solar Farm
File: PRDP20200545 (08103010)

MOVED by Deputy Reeve Schule that Development Permit No. PRD20200545 be approved with the conditions noted in Attachment 'A'.

Carried

F-3 All Divisions - 2020 Tax Recovery Sale Properties - Reserve Bids & Tax Sale Conditions
File: 2020-250

MOVED by Councillor Hanson that the reserve bids for the 2020 tax sale, as presented in Attachment 'A', and the tax sale conditions be approved as follows:

TERMS: Cash or certified cheque.

DEPOSIT: 10% of bid at the time of the sale on December 4, 2020.

BALANCE: 90% of the bid within 30 days of receipt by Rocky View County; Goods and Services Tax (GST) applicable as per federal statutes.

Carried

F-4 All Divisions - Municipal Stimulus Program
File: N/A

MOVED by Deputy Reeve Schule that the budget adjustment presented in Attachment 'A' be approved;

AND THAT Administration be directed to make application to the Municipal Stimulus Program for the projects identified in this report.

Carried

F-6 Division 7 - Consideration of Motion – Amendments to the Balzac East Area Structure Plan
File: N/A

MOVED by Councillor Henn that the applicant be allowed to speak if they wish and if Council wishes.

Defeated

MOVED by Councillor Henn that the Council of Rocky View County direct the staff at Rocky View County to prepare the terms of reference to initiate an amendment to the BEASP.

Carried

G-1 All Divisions - Appointments to the Assessment Review Boards and Bylaw Amendments
File: N/A

MOVED by Councillor Gautreau that section 3 of Bylaw C-8076-2020 be amended as follows:

"At its Annual Organizational Meeting, Council appoints up to ~~five~~ **nine** ~~fifteen~~ Members for a term up to three years and in a manner that the expiry dates of their appointments are staggered. **Council may make appointments outside of the Annual Organizational Meeting as deemed necessary.**"

Carried

MOVED by Councillor McKylor that Bylaw C-8076-2020 as amended be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-8076-2020 as amended be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8076-2020 as amended be considered for third reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8076-2020 as amended be given third and final reading.

Carried

MOVED by Deputy Reeve Schule that item G-1 be tabled until the afternoon.

Carried

G-2 Division 2 - Bylaw C-8015-2020 - Calalta Waterworks Ltd. Water Services Bylaw and Franchise Agreement
File: 5050-450

MOVED by Councillor McKylor that the CAO or designate be authorized to execute the Water Utility Franchise Agreement between Rocky View County and Calalta Waterworks Ltd.

Carried

MOVED by Councillor McKylor that Bylaw C-8015-2020 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-8015-2020 be given third and final reading.

Carried

G-3 Division 9 - Bylaw C-8073-2020 - First Reading Bylaw - Special - Natural Resources Redesignation
File: PL20200066 (06818002, 06818003, 06818004, 06913001, 06913003, 06914001, 06914002, 06915001)

MOVED by Councillor Kissel that Bylaw C-8073-2020 be given first reading.

Carried

G-4 Division 9 - Bylaw C-8075-2020 - First Reading Bylaw - Residential Redesignation
File: PL20200089 (06826039)

G-5 Division 2 - Bylaw C-8079-2020 - First Reading Bylaw - Direct Control Bylaw Site-Specific Amendments
File: PL20200078 (05707130/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67)

G-6 Division 2 - Bylaw C-8080-2020 - First Reading Bylaw - Direct Control Bylaw Site-Specific Amendments
File: PL20200079 (05707001/7002)

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

- Bylaw C-8075-2020
- Bylaw C-8079-2020
- Bylaw C-8080-2020

Carried

G-7 Division 7 - Bylaw C-8081-2020 - First Reading Bylaw - Institutional Redesignation
File: PL20190177 (06507009)

MOVED by Councillor Henn that application PL20190177 be denied.

Defeated

MOVED by Councillor McKylor that Bylaw C-8081-2020 be given first reading.

Carried

K-1 Division 1 - Councillor Kamachi and Reeve Boehlke – Pedestrian Bridge Addition to Proposed Road Bridge Replacement in West Bragg Creek
File: N/A

Read into the record on September 1, 2020 and will be debated on September 22, 2020.

Title: Pedestrian Bridge Addition to Proposed Road Bridge Replacement in West Bragg Creek

Presented By: Councillor Mark Kamachi, Division 1

Seconded By: Reeve Boehlke, Division 6

WHEREAS The road bridge replacement in West Bragg Creek on West Bragg Road near Wild Rose Close (BF72994) is planned for the 2021 Rocky View County budget;

AND WHEREAS An additional pedestrian component can be included on the road bridge replacement, rather than the stand alone pedestrian bridge planned by the Greater Bragg Creek Trails Association (GBCTA);

AND WHEREAS On July 27, 2020 the Recreation and Governance Committee approved \$100,000 from the 2020 Recreation Tax Levy to the GBCTA for the construction of a stand alone pedestrian bridge;

AND WHEREAS If Council approves the addition of the pedestrian component to the planned road bridge replacement, GBCTA would not require the approved \$100,000 as they have sufficient funds to enter into a cost-sharing agreement with the County;

AND WHEREAS The estimated cost for a pedestrian component on the road bridge replacement is approximately \$100,000;

AND WHEREAS The GBCTA will enter into a cost sharing agreement with Rocky View County for any incremental costs required to include a pedestrian component to the road bridge replacement;

AND WHEREAS The project is currently planned for the 2021 budget;

THEREFORE BE IT RESOLVED THAT the Council of Rocky View County direct Administration to prepare a budget adjustment to include the addition of the pedestrian component with the road bridge replacement (BF72994) project into the current 2020 budget.

AND THAT the Council of Rocky View County direct Administration to enter into a cost contributing agreement with the Greater Bragg Creek Trails Association (GBCTA) for their costs related to the pedestrian component of the road bridge replacement BF72994.

MOVED by Councillor Kamachi that Administration be directed to bring back a report in response to the notice of motion for the September 22, 2020 Council meeting.

Carried

M-1 Legal Matter – Subdivision Application PL20190089
File: RVC2020-29

M-2 Horse Creek Water & Sewer Update
File: RVC2020-30

M-3 Legal Matter – Opinion re: Public Hearings
File: RVC2020-31

MOVED by Deputy Reeve Schule that Council move into closed session at 11:47 a.m. to consider the following items under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Legal Matter – Subdivision Application PL20190089

- Section 23 – Local public body confidences
- Section 24 – Advice from officials
- Section 27 – Privileged information

M-2 – Horse Creek Water & Sewer Update

- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to the economic or other interests of a public body

M-3 – Legal Matter – Opinion re: Public Hearings

- Section 24 – Advice from officials
- Section 27 – Privileged information

Carried

Councillor Kamachi and Councillor Gautreau did not participate in the closed session as per *Procedure Bylaw C-7907-2019* and left the meeting at 11:47 a.m.

Council, with the exception of Councillor Kamachi and Councillor Gautreau, held the closed session for confidential items M-1 with the following additional people in attendance:

Rocky View County: A. Hoggan, Chief Administrative Officer
K. Robinson, Executive Director, Corporate Services
G. Kaiser, Executive Director, Community and Business
T. Cochran, Executive Director, Community Development Services

Council, with the exception of Councillor Kamachi and Councillor Gautreau, held the closed session for confidential items M-2 with the following additional people in attendance:

Rocky View County: A. Hoggan, Chief Administrative Officer
K. Robinson, Executive Director, Corporate Services
G. Kaiser, Executive Director, Community and Business
T. Cochran, Executive Director, Community Development Services
S. Seroya, Manager, Utility Services

Council, with the exception of Councillor Kamachi and Councillor Gautreau, held the closed session for confidential items M-3 with the following additional people in attendance:

Rocky View County: A. Hoggan, Chief Administrative Officer
K. Robinson, Executive Director, Corporate Services
G. Kaiser, Executive Director, Community and Business
T. Cochran, Executive Director, Community Development Services

Councillor Kamachi and Councillor Gautreau returned to the meeting at 1:08 p.m. following the closed session.

MOVED by Deputy Reeve Schule that Council move into open session at 1:08 p.m.

Carried

E-3 Division 2 - Bylaw C-8036-2020 - Conceptual Scheme Item – Residential
File: PL20200004 (04723003/198)

E-4 Division 2 - Bylaw C-8035-2020 - Redesignation Item - Residential Redesignation
File: PL20200003 (04723003/198)

MOVED by Councillor McKylor that the public hearing for items E-3 and E-4 be opened concurrently at 1:10 p.m.

Carried

Person(s) who presented: Ryan & Sharon Buckley (Applicant)

Person(s) who presented in favour: None

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor McKylor that the public hearing for items E-3 and E-4 be closed at 1:34 p.m.

Carried

MOVED by Councillor McKylor that Bylaw C-8036-2020 be amended in accordance with Appendix 'B'.

Carried

MOVED by Councillor McKylor that the proposed Buckley Conceptual Scheme be amended to insert the following policy on page 14:

The proposed layout shall be revised as required to ensure each proposed parcel has adequate frontage onto a developed County road in accordance with the County Servicing Standards. Final subdivision design and access provisions shall be determined at subdivision stage.

Carried

MOVED by Councillor McKylor that Bylaw C-8036-2020 be given second reading as amended.

Carried

MOVED by Councillor McKylor that Bylaw C-8036-2020 be given third and final reading as amended.

Carried

MOVED by Councillor McKylor that Bylaw C-8035-2020 be amended in accordance with Appendix 'B'.

Carried

MOVED by Councillor McKylor that Bylaw C-8035-2020 as amended be given second reading.
Carried

MOVED by Councillor McKylor that Bylaw C-8035-2020 as amended be given third and final reading.
Carried

M-2 Horse Creek Water & Sewer Update
File: RVC2020-30

Councillor Kamachi and Councillor Gautreau abstained from voting on the following motion as they were not permitted to attend the closed session as per *Procedure Bylaw C-7907-2019*.

MOVED by Councillor Kissel that Administration be directed to continue its negotiations with Horse Creek Water & Waste Services Inc. under the terms outlined in the report.

Carried
Abstained: Councillor Gautreau
Councillor Kamachi

G-1 All Divisions - Appointments to the Assessment Review Boards and Bylaw Amendments
File: N/A

MOVED by Councillor Wright that item G-1 be lifted from the table.
Carried

MOVED by Councillor Gautreau that Ian Galbraith be appointed to the Assessment Review Boards for a term expiring December 31, 2023;

AND THAT Jay Anderson be appointed to the Assessment Review Boards for a term expiring December 31, 2023;

AND THAT Lisa Skelton be appointed to the Assessment Review Boards for a term expiring December 31, 2023;

AND THAT Pat Rozitis be appointed to the Assessment Review Boards for a term expiring December 31, 2022;

AND THAT Sarita Barrett be appointed to the Assessment Review Boards for a term expiring December 31, 2022;

AND THAT Brent Fermaniuk be appointed to the Assessment Review Boards for a term expiring December 31, 2022.

Carried

B Updates/Approval of Agenda

MOVED by Deputy Reeve Schule that the September 1, 2020 Council meeting agenda be further amended as follows:

- Add item F-8 – Electoral Boundaries and Council Composition Bylaw

Carried

F-8 All Divisions - Electoral Boundaries and Council Composition Bylaw
File: N/A

MOVED by Councillor Wright that Administration be directed to release the electoral boundary report by ISL to the public effective September 4, 2020.

Carried

J-1 2020 Council Priorities and Significant Issues List
File: N/A

The 2020 Council Priorities and Significant Issues List for September 1, 2020 was provided as information.

N Adjourn the Meeting

MOVED by Councillor McKylor that the September 1, 2020 Council meeting be adjourned at 2:05 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	September 22, 2020	DIVISION: 4
TIME:	Morning Appointment	
FILE:	03323005	APPLICATION: PL20190162
SUBJECT:	Redesignation Item – Agricultural, Small Parcel District to Business, Live-Work District	

POLICY DIRECTION:

The County Plan and Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK), in order to facilitate a business for garbage bins and fencing materials storage.

Council gave first reading to Bylaw C-7969-2019 on December 10, 2019.

On July 28, 2020 Council approved a new Land Use Bylaw (C-8000-2020) which comes into effect on September 8, 2020. Administration has reviewed the district conversions and confirmed that the proposed Live-Work District (L-W) under the old Land Use Bylaw (C-4841-97) now converts to Business, Live-Work District (B-LWK) in the new Land Use Bylaw (C-8000-2020).

The application was circulated to 41 landowners in the area; in response, four letters in opposition and one letter in support were received (see Appendix D). The application was also circulated to a number of internal and external agencies, and responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The proposal is consistent with Business Development policies within the County Plan.
- The subject land is located in the area that is transitioning to a Live-Work area. Therefore, the proposal would meet the purpose and intent of Business, Live-Work District of the Land Use Bylaw.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	October 31, 2019
DATE DEEMED COMPLETE:	July 28, 2020

PROPOSAL:	To redesignate the subject land from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK), in order to facilitate a business for garbage bins and fencing materials storage.
------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

LEGAL DESCRIPTION:	Block 3, Plan 1195 LK, NW-23-23-28-W04M
---------------------------	-----------------------------------------

GENERAL LOCATION:	Located approximately 0.40 km (1/4 mile) south of Highway 560 and immediately east of Range Road 282.
--------------------------	-------------------------------------------------------------------------------------------------------

Administration Resources

Xin Deng, Planning and Development Services



APPLICANT:	Terradigm Development Consultants Inc.(Steve Grande)
OWNERS:	Levantski Holding Inc.
EXISTING LAND USE DESIGNATION:	Agricultural, Small Parcel District (A-SML p8.1)
PROPOSED LAND USE DESIGNATION:	Business, Live-Work District (B-LWK)
GROSS AREA:	± 19.32 acres
SOILS (C.L.I. from A.R.C.):	<p>1 1 – The western portion of the land contains soil with no significant limitations for crop production.</p> <p>2T40 2D30 5N, W30 – The north portion of the land contains soil with slight limitations to very severe limitations for cereal crop production due to adverse topography, low permeability, high salinity, excessive wetness/poor drainage.</p> <p>5N, W5 – The eastern portion of the land contains soil with slight limitations to very severe limitations for cereal crop production due to high salinity, excessive wetness/poor drainage.</p>

HISTORY:

June 25, 1996 Application 1995-RV-188 to redesignate the subject land from Agricultural (8) District to Small Holding District in order to facilitate the creation of two ± 6 acre parcels with a ± 7 acre remainder was refused.

BACKGROUND:

The property contains a dwelling, a garage, and a shop. The dwelling is serviced by a water well and a private sewage treatment system. The property is accessed by the existing approach from Range Road 282.

The property had Development Permits for a Home-Based Business, Type II for a roll-off truck storage business from 2015 to 2020, and for custom cabinet building business from 2017 to 2018.

This application was originally scheduled for a Council meeting on January 28, 2020. However, the Applicant requested that it be removed from the agenda, as they might change the proposal, and request that the application is placed on hold until further notice. On July 28, 2020, the Applicant submitted a revised proposal and requested that this application be scheduled for consideration. The proposed business will be storage of garbage bins and fencing materials.

A stormwater pond would be constructed on the east portion of the land.

The subject land is located in an area with a mix of country residential and small agricultural parcels. The lands to the north and west of the subject land fall within the Janet Area Structure Plan.

POLICY ANALYSIS:County Plan

Section 14 Business Development provides policies for evaluation of proposals ranging from regional business to highway business and other business development. This section encourages new business to locate within the existing business area as identified on Map 1, but also provides flexibility for considering development that is located outside of the business area if the proposal can justify their need and location. "Other Business Development" provides policies to evaluate a proposal that is not located in the identified business areas.



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

The proposed development is considered limited on size, the land has direct access Range Road 282 and the Applicant provided a Stormwater Management Plan that covers both the subject land and the adjacent land to the north. The Plan concluded that stormwater could be managed on-site and will not have adverse impact on adjacent lands. A traffic assessment will be required at future Development Permit stage.

Land Use Bylaw

The purpose and intent of the Business, Live-Work District is to provide for a combination of residential and light industrial or commercial activities on a single parcel, with residential as the primary use. The parcel must be located in the Central East Rocky View Region in a location where adjacent development activity is industrial or commercial in nature.

A property located four lots to the south was recently redesignated to Live-Work District. The lands immediately to the north applied for the same Business, Live-Work District (PL20190161) to facilitate the operation of a trucking business, and is also being considered on September 22, 2020. Therefore, the subject land is located in the area that is in transition to business development and the proposal would meet the purpose and intent of the Business, Live-Work District.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7969-2019 be amended in accordance with Appendix B.
 Motion #2 THAT Bylaw C-7969-2019 be given second reading, as amended.
 Motion #3 THAT Bylaw C-7969-2019 be given third and final reading, as amended.
- Option #2: THAT application PL20190162 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

APPENDICES:

- APPENDIX ‘A’: Application Referrals
 APPENDIX ‘B’: Bylaw C-7969-2019 and Schedule A
 APPENDIX ‘C’: Map Set
 APPENDIX ‘D’: Adjacent Landowner Letters



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
Alberta Transportation	<p>In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation, and will require a roadside development permit from Alberta Transportation.</p> <p>The application form and instructions can be obtained from the department's website at https://www.alberta.ca/roadside-development-permits.aspx.</p>
Internal Departments	
Agricultural Services	If approved, the application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the Live-Work parcel from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.
Planning & Development Services - Development Compliance	No issues regarding this redesignation to Live-Work district at this time. There are no open enforcement files.
Planning & Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. <p>Geotechnical:</p> <ul style="list-style-type: none"> Engineering have no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> As the traffic generated by the proposed Porta-Potty business is unknown, Engineering recommends that prior to issuance, the applicant provide a trip generation memo, which details the amount of traffic that will be generated by the proposed development. The application will need to be circulated to Alberta Transportation for review and comment since the development is located within 1.6 Km of Highway 560. As a condition of future subdivision or DP, the applicant will be required to upgrade the existing access to an Industrial/Commercial Standard in accordance with the County Servicing Standard. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The applicant proposes using an existing PSTS system on the subject site. The proposed development will not be a large user of water therefore the existing system appears to be sufficient to



AGENCY	COMMENTS
	<p>support the proposal. At the time of future DP, the applicant is required to submit a Level I Assessment Variation for the subject parcel describing the existing system type, maintenance requirements and include a sketch showing its location and size. The assessment shall also provide measurements to pertinent features (wetlands, surface water, wells, property lines, home, etc.) and comment on the general suitability of the existing system based on visual inspection.</p> <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • The Intention of the Live Work District is that applicant can utilize onsite services, should the proposal move forward the applicant will need to demonstrate the adequacy of the onsite services for the proposed development. • As a condition of future DP, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • The applicant provided a conceptual stormwater management plan for a previously proposed RV Park on the lands and the lands to the north prepared by Simflo Consulting dated October 2015. The report analyzes the post development conditions and provides a conceptual stormwater management strategy for the RV Park, which consist of two evaporation ponds although it appears that a single pond can support the current development. Engineering has reviewed the concept and has no further concerns at this time. • At future DP stage, the applicant may be required to update the existing stormwater management plan to incorporate the new development proposed on the subject lands and must meet the requirements of the Shepard Regional Drainage Plan and County Servicing Standard. The applicant will also be responsible to construct improvements as necessary in accordance with the approved site-specific stormwater management plan. • As a condition of future DP, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none"> • The County Wetland inventory shows that active wetlands exist on this property. At the DP stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.



AGENCY	COMMENTS
Transportation	<p data-bbox="542 312 1468 407">Proposed storm water pond not to negatively impact existing surface drainage or direct additional surface drainage into adjacent County road allowance.</p> <p data-bbox="542 430 1490 525">Site plan provided in PL Application shows construction of proposed stormwater pond. Applicant to confirm AEP requirement for any approved permits.</p> <p data-bbox="542 548 1479 611">Applicant to be reminded staff and clientele parking is restricted to onsite only.</p> <p data-bbox="542 634 1458 697">Applicant to be reminded no business signage to be installed within the County Road Allowance.</p> <p data-bbox="542 720 1474 783">Applicant to be reminded to adhere to the conditions identified within the County Noise Bylaw.</p> <p data-bbox="542 806 1484 900">Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network and existing approach onto site.</p> <p data-bbox="542 924 1458 987">Please note that the above comments could be addressed at the future Development Permit stage.</p>

Circulation date: November 8, 2019 – December 2, 2019

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



BYLAW C-7969-2019

A Bylaw of Rocky View County to amend Land Use Bylaw ~~C-4841-97~~ C-8000-2020

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as *Bylaw C-7969-2019*.

PART 2 – DEFINITIONS

In this Bylaw the definitions and terms shall have the meanings given to them in Land Use Bylaw ~~C-4841-97~~ C-8000-2020 and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No.33 & No.33 NE of Bylaw ~~C-4841-97~~ C-8000-2020 be amended by redesignating Block 3, Plan 1195 LK within NW-23-23-28-W04M from ~~Agricultural Holdings-District Agricultural, Small Parcel District (A-SML p8.1)~~ to ~~Live-Work District Business, Live-Work District (B-LWK)~~, as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Block 3, Plan 1195 LK within NW-23-23-28-W04M is hereby redesignated to ~~Live-Work-District Business, Live-Work District (B-LWK)~~ as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7969-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 4
File: 03323005 / PL20190162

READ A FIRST TIME IN COUNCIL this	10 th	day of	December , 2019
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>		<i>day of</i>	<i>, 2020</i>
READ A SECOND TIME IN COUNCIL this		day of	, 2020
READ A THIRD TIME IN COUNCIL this		day of	, 2020

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

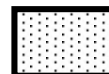
BYLAW: C-7969-2019

RGE RD-282

± 7.82 ha
(± 19.32 ac)

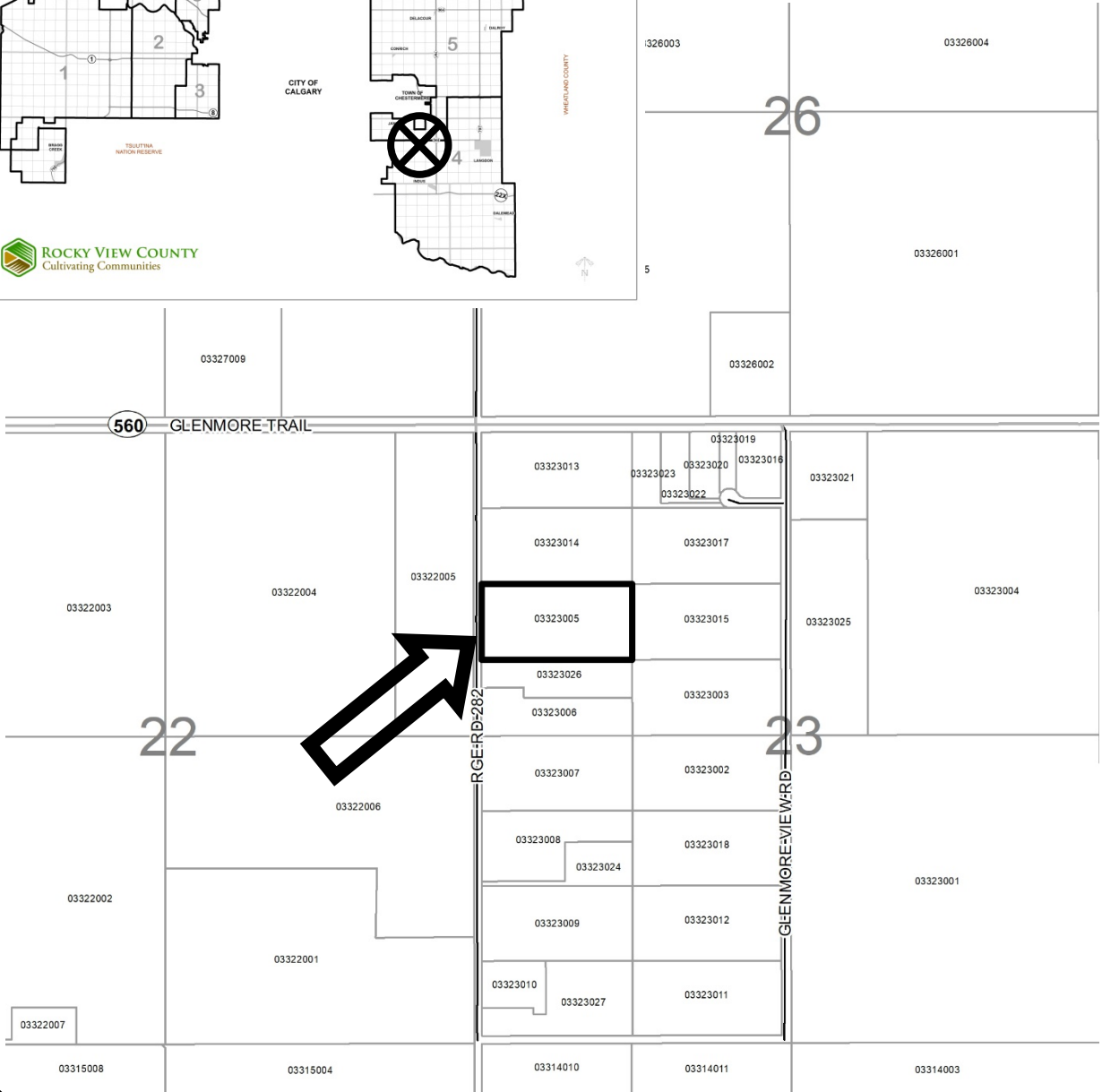
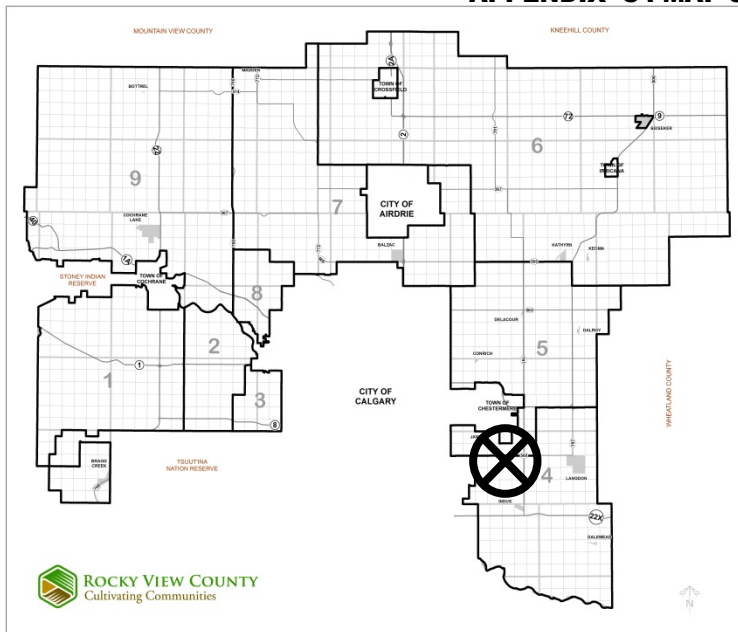
AMENDMENT

FROM Agricultural Holdings District
Agricultural, Small Parcel District **TO** Live-Work District
Business, Live-Work District



Subject Land _____

LEGAL DESCRIPTION: Block 3, Plan 1195 LK, NW-23-23-28-W4MFILE: PL20190162 - 03323005



LOCATION PLAN



Block 3, Plan 1195 LK, NW-23-23-28-W04M

Redesignation Proposal: To redesignate the subject land from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK), in order to support a business for garbage bin and fencing storage.

RGE-RD-282

A-SML → B-LWK
(19.32 acres)

DEVELOPMENT PROPOSAL



Block 3, Plan 1195 LK, NW-23-23-28-W04M

Date: August 10, 2020

Application: PL20190162

File: 03023005 Page 22 of 175



SITE PLAN



Block 3, Plan 1195 LK, NW-23-23-28-W04M

RCERD282



Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018

Block 3, Plan 1195 LK, NW-23-23-28-W04M

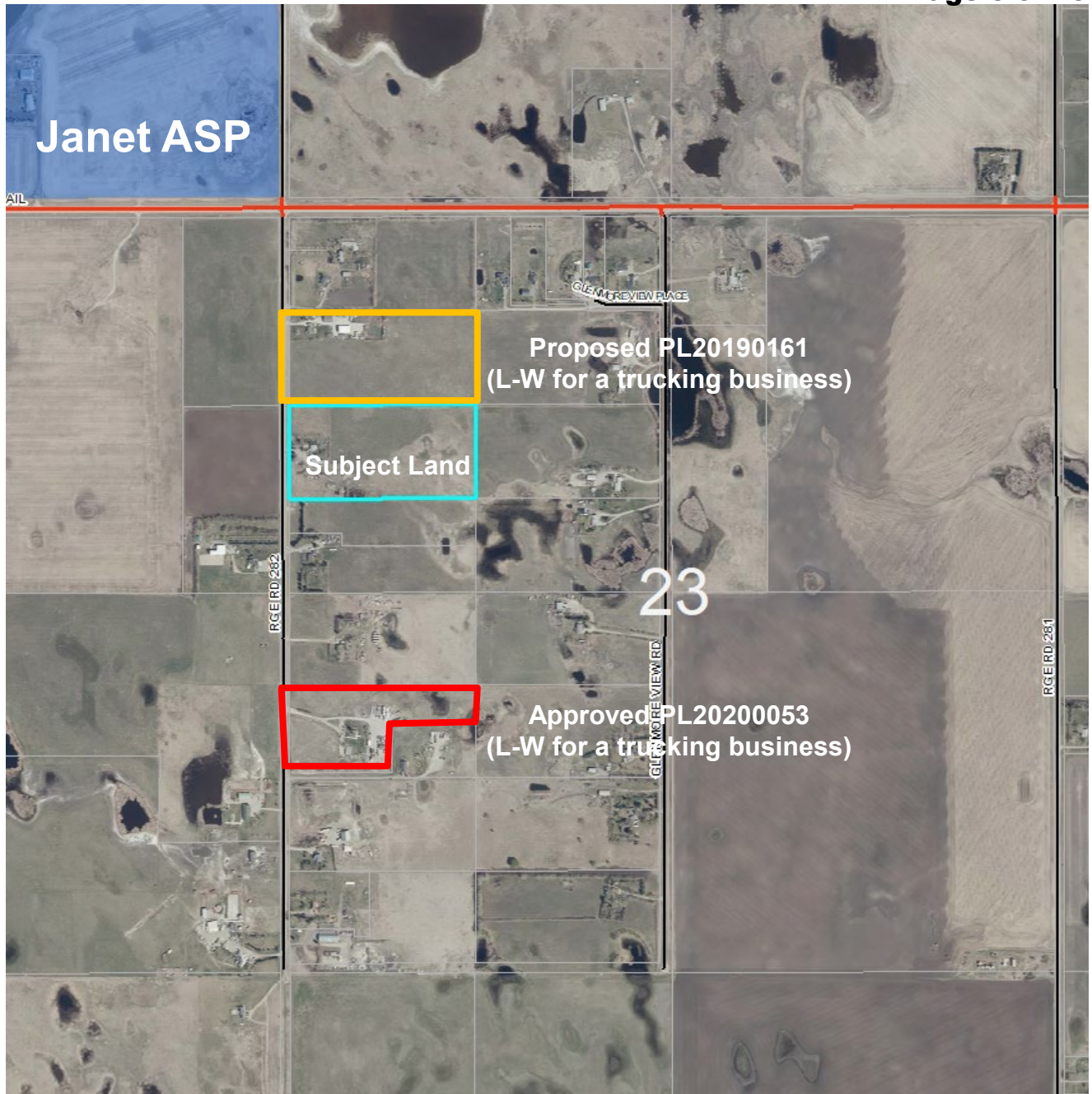
Date: August 10, 2020

Application: PL20190162

File: 03023005

Page 24 of 175





CONTEXT



Block 3, Plan 1195 LK, NW-23-23-28-W04M

Date: August 10, 2020

Application: PL20190162

File: 03023005 Page 25 of 175



Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

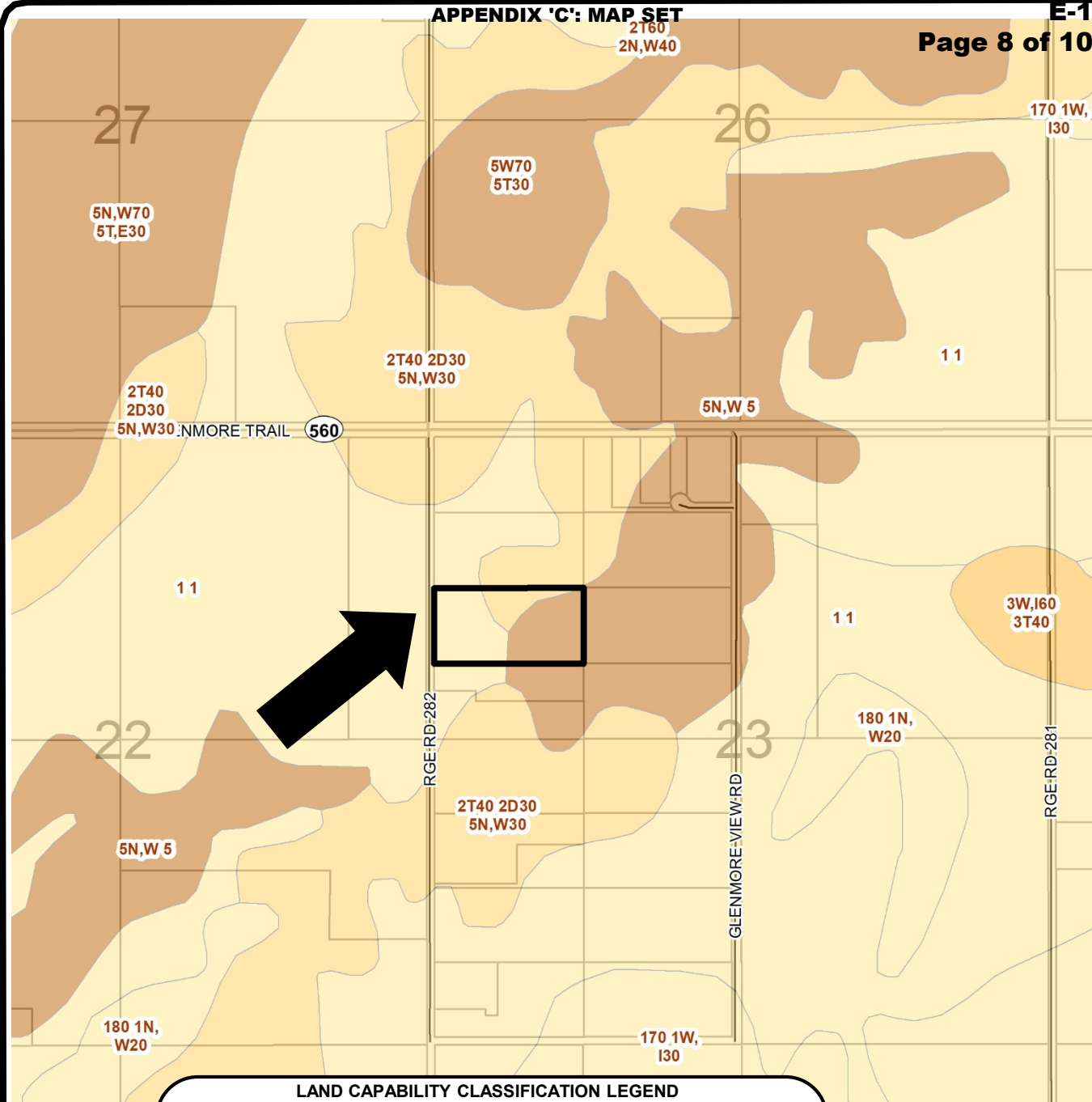


Block 3, Plan 1195 LK, NW-23-23-28-W04M

Date: August 10, 2020

Application: PL20190162

File: 03823005 Page 27 of 175



LAND CAPABILITY CLASSIFICATION LEGEND
Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

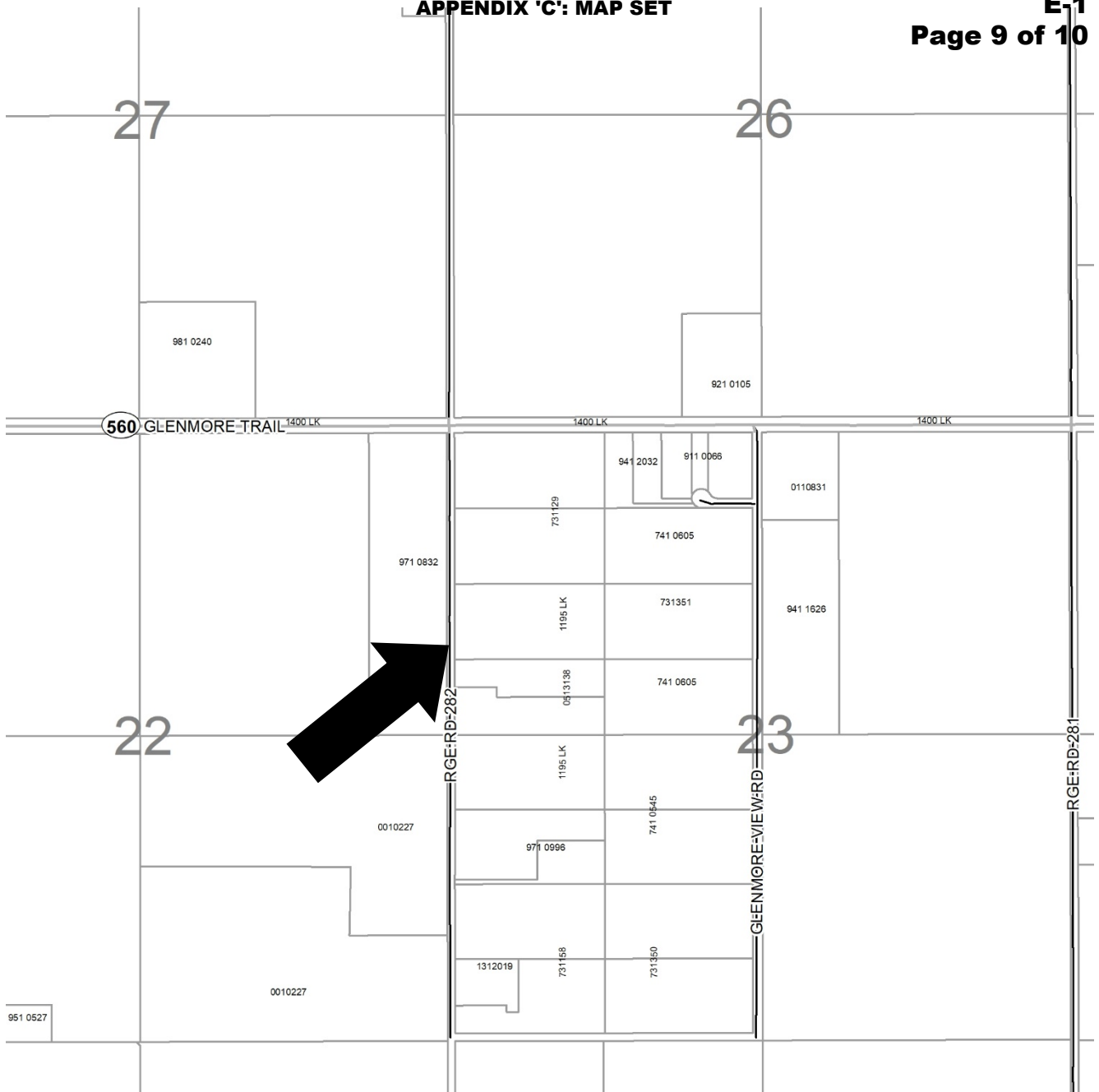
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

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 sodicity
- 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

SOIL MAP

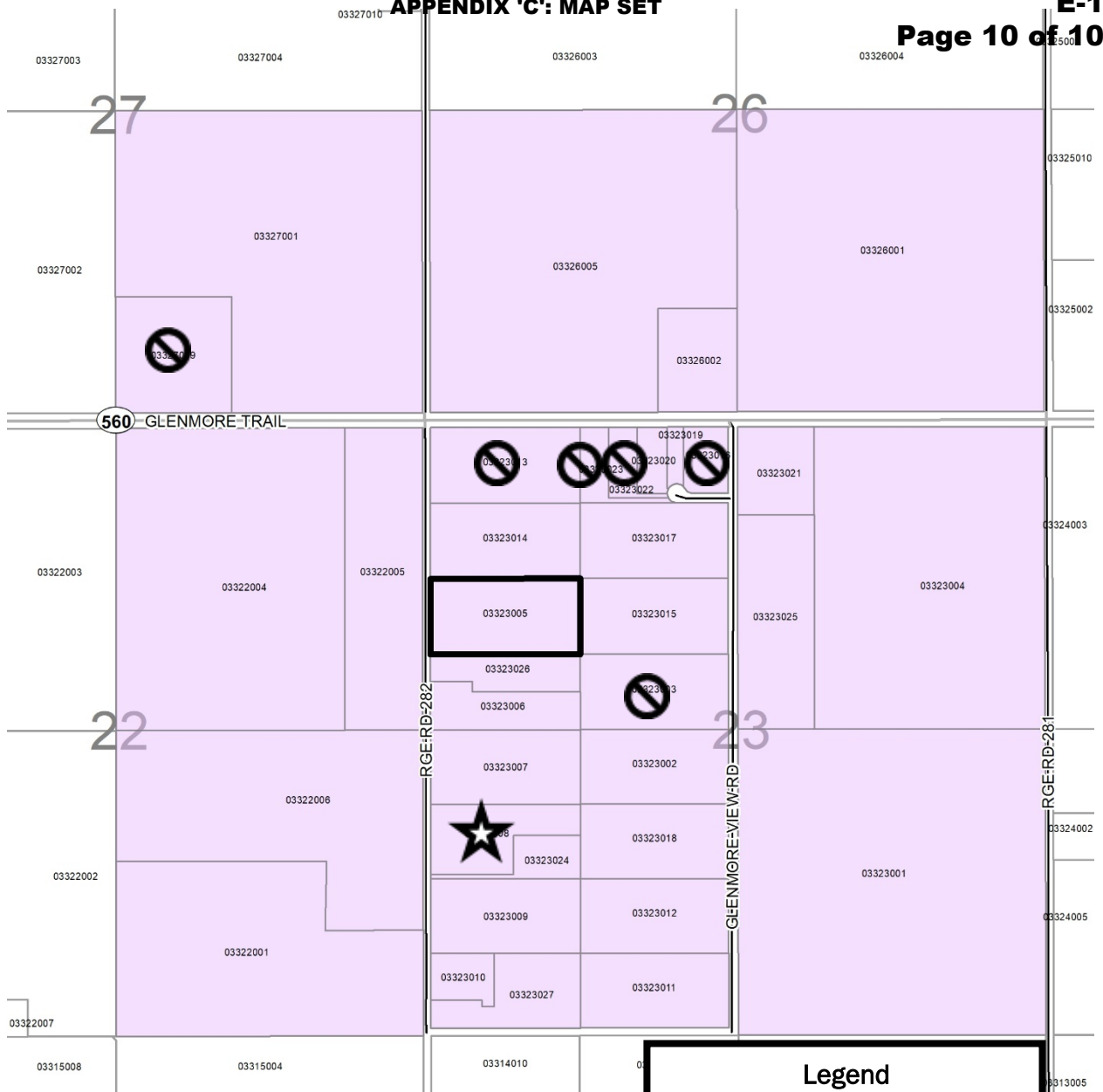
Block 3, Plan 1195 LK, NW-23-23-28-W04M



**Legend – Plan numbers**



- First two numbers 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

HISTORIC SUBDIVISION MAP

Block 3, Plan 1195 LK, NW-23-23-28-W04M



 Letters in Opposition
 Letters in Support

Legend	
	Circulation Area
	Subject Lands

LANDOWNER CIRCULATION AREA

Block 3, Plan 1195 LK, NW-23-23-28-W04M

Peter Wiebe
282116 Glenmore Trail SE
Rocky View County, AB T1X 0H2
August 27, 2020

Rocky View County Council
Bylaw C-7969-2019 (Re: Application PL20190162)
Municipal Clerk's Office of Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2



Dear Rocky View County Council:

I oppose the proposed bylaw.

The proposed redesignation of Block 3, Plan 1195 LK within LSD NW-23-23-28-W04M from AH to LW in order to support a storage business for garbage bins, fencing material and associated equipment is not in the best interest of the surrounding community. This application is suspected to be connected with Bylaw 7970-2019 as the affected land is adjacent to each other and is being made by a common Applicant. Concerns with this application include, but are not limited to, the following:

- 1) Road infrastructure is currently inadequate to support increased trucking in and out of this area
 - a. Increased truck traffic on Range Road 282 is a safety concern when entering or exiting Glenmore trail as there are no merge lanes or lights
 - b. Increase wear on roads; range road 282 may not be designed for a significant increase in heavy truck traffic
- 2) Resignation is for a LW (Live-Work) District which is not appropriate for the listed owner and intent.
 - a. As per the Rocky View Bylaw Section 81.1, the Live-Work district "is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use." It is unlikely residential will be the primary use where the land owner is a corporation operating a storage business.
- 3) Increased noise and light pollution from operations for surrounding residence including early morning and potentially through the night.
 - a. Agriculture noise and light pollution is seasonal, trucking operation operates year round

Rocky View County Council

August 27, 2020

Page 2

- b. A porta-potty business has been run on this parcel without proper zoning recently and the smell was off putting for surrounding residents. A garbage bin storage business where bins are being brought in and out runs the same risk as they will be contaminated and may also be cleaned on site.
- 4) Given the recent history of the current Owners' action on this land, there is little reason to believe these future operations will be executed in good faith:
 - a. The current Owners have been operating a porta-potty operation from this property without proper zoning or applications
 - b. The current Owners did not cease and desist operations until Rocky View County forced them to shut down
 - c. The above referenced application was submitted earlier this year to rezone this land to run a porta-potty repair business and has now been amended after the previous rezoning attempt was postponed by applicant. Given the history, there is a legitimate concern that Levantski Holding Inc is attempting to rezone this land for a somewhat more palatable business now and will attempt to amend the land use to include porta-potty repair once it has been rezoned to Live-Work.

I appreciate your consideration of this letter and the concerns stated within it.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Wiebe', with a stylized, sweeping flourish at the end.

Peter Wiebe

Peter and Louise Beermann
233244 Range Road 282
Rocky View, AB T1X0H2
Block 1, Plan 731129 in LSD NW-23-23-28-WO4M
January 11 2020

Rocky View County Council
Municipal Clerks Office, Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A0X2

RE: Bylaw C-7970-2019 Application PL20190162

Dear Council,

We oppose the proposed bylaw.

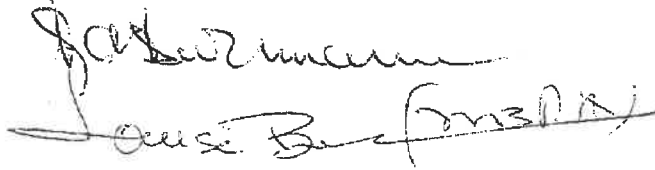
The proposed rezoning of Block 3, Plan 1195 LK within LSD NW-23-23-28-WO4M from Agricultural Holding (AH) to Live-Work district (LW) will alter the fundamental nature of Glenmore Views. This development, of twenty acre parcels, was intended as residential. It has retained that nature for many years and home owners bought their homes with the assumption it would remain residential. To allow two adjacent twenty acre parcels within the development to be rezoned for light industry will change the nature of the development and cause our property values to drop.

We also have a number of specific concerns with this application in particular including, but not limited to, the following:

1. The proposed rezoning of Block 3, Plan 1195 LK from AH to LW in order to support a business to repair porta-potties and associated equipment is not something that most homeowners in Glenmore Views want. Only a few years ago the community rejected a porta-potty business that Mr. Gautreau was running on the adjoining parcel Block 2. At that time the community rejected the idea of our development becoming a light industrial district
2. The owners of the property, Gerald and Dawn Gautreau have never lived on this property and apparently purchased it to operate businesses. In the past they ran a porta-potti business from Block 2 and the neighbors objected strongly. Council ordered the business be removed. We are suspicious that this application for rezoning is an attempt to restart a variation of that business. As per Rocky View Bylaw Section 81.1 ,the Live-Work designation " is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use." At this time Mr. Gautreau has submitted another request to rezone the adjoining parcel, Block 2, from AH to LW. We suspect that these two adjoining parcels will be used to run the same business, a porta- potty business. This community has

3. We are not sure why Mr. Gautreau is trying to turn Glenmore Views into a light industrial park when a number of these exist in the county already. There would be no issues there with water and sewerage and there would be road infrastructure to accommodate heavy truck traffic. Most residents here are on ground water and we do not have unlimited amounts. Water containing cleaning chemicals that is returned to the ground water system can impact the safety of our water. Range Road 282 is a gravel road not intended for heavy use by large trucks. There is not a turn lane at the intersection with Glenmore Trail making it a dangerous intersection when trucks are slowing down to turn in.

We thank you for your consideration of our concerns,

The image shows two handwritten signatures in black ink. The top signature is 'Peter Beermann' and the bottom signature is 'Louise Beermann'. Both signatures are written in a cursive, flowing style.

Peter and Louise Beermann

Rocky View County Council
Municipal Clerks Office, Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A0X2
Email: xdeng@rockyview.ca

Re: Bylaw C-7970-2019 Application PL201901162

We the undersigned, oppose this Bylaw.

The proposed rezoning of Block 3, Plan 1195LK within LSD NW-23-23-28-WO4M from Agricultural Holding (AH) to Live-Work district (LW) will alter the fundamental nature of Glenmore Views. This development, of twenty acre parcels, was intended as residential. It has retained that nature for many years and home owners bought their homes with the assumption it would remain residential. To allow two adjacent twenty acre parcels within the development to be rezoned for light industry will change the nature of the development and cause our property values to drop.

We also have specific concerns with this application in particular, including, but not limited to, the following:

1. The application is for a business to repair and service porta-potties. This same kind of business was operated on Block 2 a few years ago and the neighbors objected strongly to it. The main concerns were around overuse of water and contamination of ground water. As well the noise and smells from the business were objectionable. I am sure the County still has the records from the various hearings.
2. The owners of the property, Gerald and Dawn Gautreau have never lived on this property and apparently purchased it to operate businesses. We are suspicious that this application for rezoning is an attempt to restart a variation of that business. As per Rocky View Bylaw Section 81.1, the Live-Work designation "is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use." At this time Mr. Gautreau has submitted another request to rezone the adjoining parcel, Block 2, from AH to LW. We suspect that these two adjoining parcels Block 2 and 3 will be used to run the same business, a porta- pottie business. This community has rejected that type of business before.

NAME

Jack Symes
Johanna

ADDRESS

233159 Glenmore View Rd (NW 23-23-28W4)
" " "

Rocky View County Council
Municipal Clerks Office, Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A0X2
Email: xdeng@rockyview.ca

Re: Bylaw C-7970-2019 Application PL201901162

We the undersigned, oppose this Bylaw.

The proposed rezoning of Block 3, Plan 1195LK within LSD NW-23-23-28-W04M from Agricultural Holding (AH) to Live-Work district (LW) will alter the fundamental nature of Glenmore Views. This development, of twenty acre parcels, was intended as residential. It has retained that nature for many years and home owners bought their homes with the assumption it would remain residential. To allow two adjacent twenty acre parcels within the development to be rezoned for light industry will change the nature of the development and cause our property values to drop.

We also have specific concerns with this application in particular, including, but not limited to, the following:

1. The application is for a business to repair and service porta-potties. This same kind of business was operated on Block 2 a few years ago and the neighbors objected strongly to it. The main concerns were around overuse of water and contamination of ground water. As well the noise and smells from the business were objectionable. I am sure the County still has the records from the various hearings.
2. The owners of the property, Gerald and Dawn Gautreau have never lived on this property and apparently purchased it to operate businesses. We are suspicious that this application for rezoning is an attempt to restart a variation of that business. As per Rocky View Bylaw Section 81.1, the Live-Work designation "is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use." At this time Mr. Gautreau has submitted another request to rezone the adjoining parcel, Block 2, from AH to LW. We suspect that these two adjoining parcels Block 2 and 3 will be used to run the same business, a porta- pottie business. This community has rejected that type of business before.

NAME

ADDRESS

Leanne J Mculloch	15 Glenmore View Place, Rocky View, AB
WAYNE GIBBEL	15 Glenmore View Place Rocky View, AB
LOYD WHEATING	19 GLENMORE VIEW PLACE, ROCKY VIEW, AB
Craig Morrison	233239 Glenmore View Rd Rocky View AB.
Joan Morrison	233239 Glenmore View Rd Rocky View AB
Janet Wheatling	19 Glenmore View Place Rocky View

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

April 27, 2020

To Whom It May Concern:

I am the owner of the property at 233090 Range Road 282, four lots south of Brian Levant's property at 233176 Range Road 282. I give my support to his application for a Live/Work land use on his parcel.

Yours truly,


Aman Bhullar



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	September 22, 2020	DIVISION: 4
TIME:	Morning Appointment	
FILE:	03323014	APPLICATION: PL20190161
SUBJECT:	Redesignation Item – Agricultural, Small Parcel District to Business, Live-Work District	

POLICY DIRECTION:

The County Plan and Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK), in order to facilitate a trucking business.

Council gave first reading to Bylaw C-7970-2019 on December 10, 2019.

On July 28, 2020 Council approved a new Land Use Bylaw (C-8000-2020) which comes into effect on September 8, 2020. Administration has reviewed the district conversions and confirmed that the proposed Live-Work District (L-W) under the old Land Use Bylaw (C-4841-97) now converts to Business, Live-Work District (B-LWK) in the new Land Use Bylaw (C-8000-2020).

The application was circulated to 41 landowners in the area; in response, four letters in opposition were received (see Appendix D). The application was also circulated to a number of internal and external agencies, and responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The proposal is consistent with Business Development policies within the County Plan.
- The subject land is located in the area that is transitioning to a Live-Work area. Therefore, the proposal would meet the purpose and intent of Business, Live-Work District of the Land Use Bylaw.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	October 31, 2019
DATE DEEMED COMPLETE:	July 28, 2020

PROPOSAL:	To redesignate the subject land from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK) in order to facilitate a trucking business.
LEGAL DESCRIPTION:	Block 2, Plan 731129, NW-23-23-28-W04M
GENERAL LOCATION:	Located approximately 0.40 km (1/4 mile) south of Highway 560 and immediately east of Range Road 282.
APPLICANT:	Terradigm Development Consultants Inc. (Steve Grande)

Administration Resources
Xin Deng, Planning and Development Services



OWNERS:	Gerald & Dawn Gautreau
EXISTING LAND USE DESIGNATION:	Agricultural, Small Parcel District (A-SML p8.1)
PROPOSED LAND USE DESIGNATION:	Business, Live-Work District (B-LWK)
GROSS AREA:	± 19.33 acres
SOILS (C.L.I. from A.R.C.):	<p>1 1 – Western portion of the land contains soil with no significant limitations for crop production.</p> <p>2T40 2D30 5N, W30 – Eastern portion of the land contains soil with slight limitations to very severe limitations for cereal crop production due to adverse topography, low permeability, high salinity, excessive wetness/poor drainage.</p>

HISTORY:

September 8, 2009 Application 2009-RV-201 to redesignate the subject land from Agricultural Holdings District to Direct Control District in order to accommodate a portable toilet supply and service business was withdrawn and the file was closed.

BACKGROUND:

The property contains a dwelling and two large shops. The dwelling is serviced by a water well and a private sewage treatment system. The property is accessed by the existing approach off Range Road 282.

The property had Development Permits for a Home-Based Business, Type II for water hauling business from 2011 to 2019, and for a porta-potti business from 2007 to 2011. The Applicant proposes to redesignate the subject land to Business, Live-Work District in order to facilitate a trucking business. A proposed stormwater pond would be located on the east portion of the land.

This application was originally scheduled for a Council meeting on January 28, 2020. However, the Applicant requested that it be removed from the agenda due to objections from the neighbors, and placed on hold until further notice. On July 28, 2020, the Applicant requested that this application be scheduled for consideration.

The subject land is located in an area with a mix of country residential and small agricultural parcels. The lands to the north and west of the subject land fall within the Janet Area Structure Plan.

POLICY ANALYSIS:

County Plan

Section 14 Business Development provides policies for evaluation of proposals ranging from regional business to highway business and other business development. This Section encourages new business to locate within the existing business area as identified on Map 1, but also provides flexibility for considering development that is located outside of the business area if the proposal can justify their need and location. "Other Business Development" provides policies to evaluate a proposal that is not located in the identified business areas.

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



The proposed development is considered limited on size, the land has direct access Range Road 282 and, the Applicant provided a Stormwater Management Plan that covers both the subject land and the adjacent land to the south. The Plan concluded that stormwater could be managed on-site and will not have adverse impact on adjacent lands. A traffic assessment will be required at future Development Permit stage.

Land Use Bylaw

The purpose and intent of the Business, Live-Work District is to provide for a combination of residential and light industrial or commercial activities on a single parcel, with residential as the primary use. The parcel must be located in the Central East Rocky View Region in locations where adjacent development activity is industrial or commercial in nature.

The property located in the adjacent quarter section, which is five lots to the south, was redesignated to Live-Work District on July 28, 2020 (PL20200053). The land immediately to the south has applied for the same Business, Live-Work District (PL20190162) and is also being considered on September 22, 2020. Therefore, the subject land is located in the area that is in transition to business development and the proposal would meet the purpose and intent of the Business, Live-Work District.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7970-2019 be amended in accordance with Appendix B.
 Motion #2 THAT Bylaw C-7970-2019 be given second reading, as amended.
 Motion #3 THAT Bylaw C-7970-2019 be given third and final reading, as amended.
- Option #2: THAT application PL20190161 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

APPENDICES:

- APPENDIX ‘A’: Application Referrals
 APPENDIX ‘B’: Bylaw C-7970-2019 and Schedule A
 APPENDIX ‘C’: Map Set
 APPENDIX ‘D’: Adjacent Landowner Letters



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
Alberta Transportation	<p>In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation, and will require a roadside development permit from Alberta Transportation.</p> <p>The application form and instructions can be obtained from the department's website at https://www.alberta.ca/roadside-development-permits.aspx.</p>
Internal Departments	
Agricultural Services	<p>If approved, the application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the Live-Work parcel from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.</p>
Planning & Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. <p>Geotechnical:</p> <ul style="list-style-type: none"> Engineering have no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> As the proposed truck business is to generate an insignificant amount of traffic (5 trucks a day), a TIA is not warranted for this proposal. The application will need to be circulated to Alberta Transportation for review and comment since the development is located within 1.6 Km of Highway 560. The applicant has proposed the construction of a second access to the South of the existing access for use in the proposed development. As the proposed truck business is to generate an insignificant amount of traffic, Engineering has no concerns at this time. Should a second access be constructed as a condition of future subdivision or DP, the applicant will be required to construct the access to an Industrial/Commercial Standard in accordance with the County Servicing Standard. If the existing access is used to service the proposed development as a condition of future subdivision or DP, the applicant will be required to upgrade the existing access to an Industrial/Commercial Standard in accordance with the County Servicing Standard.



AGENCY	COMMENTS
	<p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The applicant proposes using an existing PSTS system on the subject site. The proposed development will not be a large user of water therefore the existing system appears to be sufficient to support the proposal. At the time of future DP, the applicant is required to submit a Level I Assessment Variation for the subject parcel describing the existing system type, maintenance requirements and include a sketch showing its location and size. The assessment shall also provide measurements to pertinent features (wetlands, surface water, wells, property lines, home, etc.) and comment on the general suitability of the existing system based on visual inspection. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The Applicant proposes using an existing well on the subject site. As the proposed development will not be a large user of water, the existing well appears to be sufficient to support the proposed development. <p>Storm Water Management:</p> <ul style="list-style-type: none"> The applicant provided a conceptual stormwater management plan for a previously proposed RV Park on the lands and the lands to the south prepared by Simflo Consulting dated October 2015. The report analyzes the post development conditions and provides a conceptual stormwater management strategy for the RV Park, which consist of two evaporation ponds although it appears that a single pond can support the current development. Engineering has reviewed the concept and has no further concerns at this time. At future Development Permit stage, the applicant may be required to update the existing stormwater management plan to incorporate the new development proposed on the subject lands and must meet the requirements of the Shepard Regional Drainage Plan and County Servicing Standard. The applicant will also be responsible to construct improvements as necessary in accordance with the approved site-specific stormwater management plan. As a condition of future DP, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none"> The County Wetland inventory shows that active wetlands exist on this property. At the DP stage, the Applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.



AGENCY	COMMENTS
Transportation	<p>Applicant to be reminded staff and clientele parking is restricted to onsite only.</p> <p>Applicant to be reminded no business signage to be installed within the County Road Allowance.</p> <p>Applicant to be reminded to adhere to the conditions identified within the County Noise Bylaw.</p> <p>Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network and existing approach onto site.</p> <p>Please note that the above comments could be addressed at future Development Permit stage.</p>

Circulation date: November 13, 2019 – December 4, 2019

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



BYLAW C-7970-2019

A Bylaw of Rocky View County to amend Land Use Bylaw C-4841-97 ~~C-8000-2020~~

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as *Bylaw C-7970-2019*.

PART 2 – DEFINITIONS

In this Bylaw the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97 ~~C-8000-2020~~ and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

- THAT** Part 5, Land Use Map No.33 & No.33 NE of Bylaw C-4841-97 ~~C-8000-2020~~ be amended by redesignating Block 2, Plan 731129 within NW-23-23-28-W04M from Agricultural Holdings District ~~Agricultural, Small Parcel District (A-SML p8.1)~~ to Live-Work District ~~Business, Live-Work District (B-LWK)~~, as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** Block 2, Plan 731129 within NW-23-23-28-W04M is hereby redesignated to Live-Work District ~~Business, Live-Work District (B-LWK)~~ as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7970-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 4
File: 03323014 / PL20190161

READ A FIRST TIME IN COUNCIL this	10 th	day of	December , 2019
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>		<i>day of</i>	<i>, 2020</i>
READ A SECOND TIME IN COUNCIL this		day of	, 2020
READ A THIRD TIME IN COUNCIL this		day of	, 2020

Reeve

CAO or Designate

Date Bylaw Signed

APPENDIX 'B': BYLAW C-7970-2019 AND SCHEDULE A
SCHEDULE "A"

E-2
Page 2 of 2

BYLAW: C-7970-2019

RGE RD-282

± 7.82 ha
(± 19.33 ac)

AMENDMENT

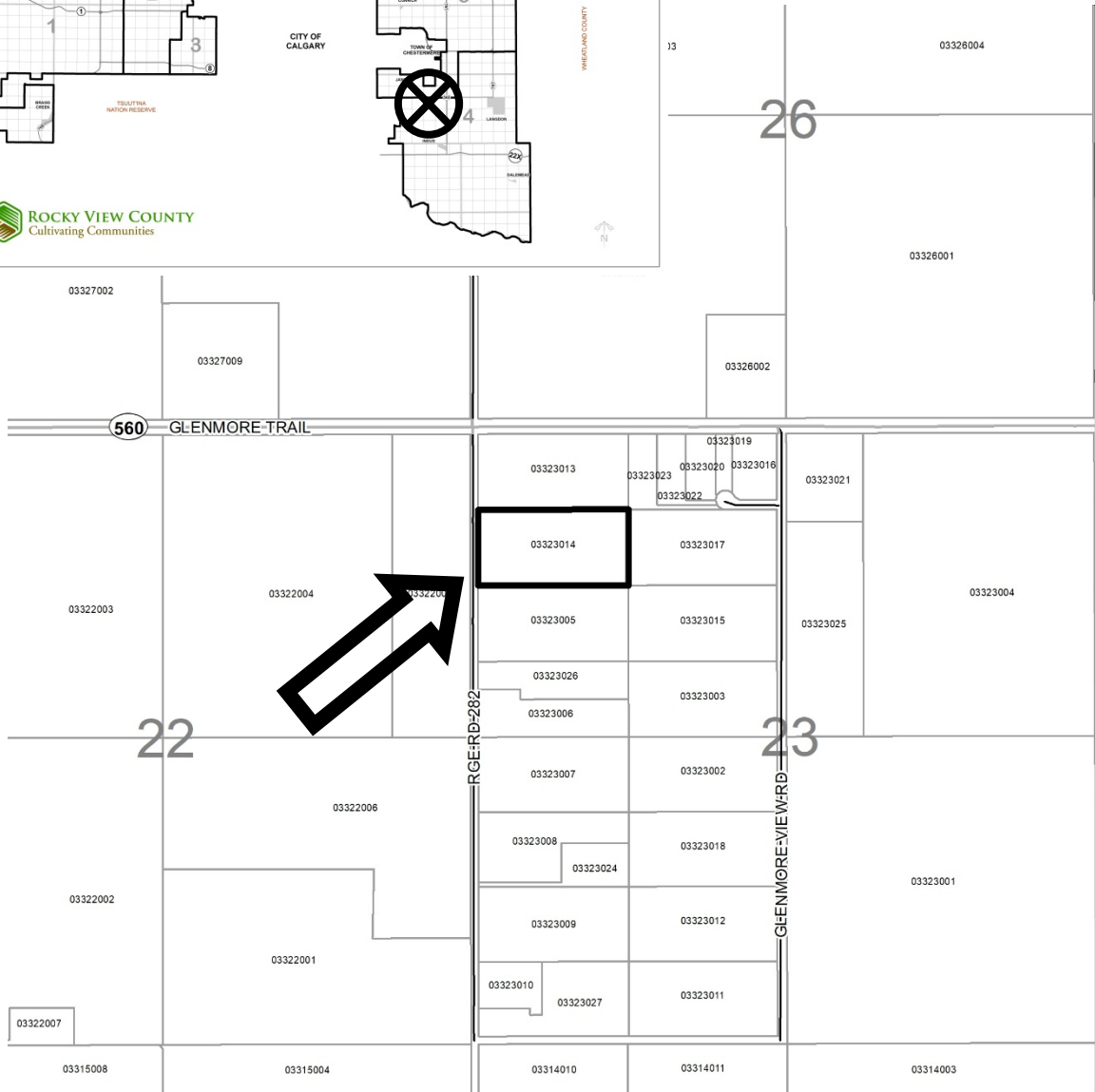
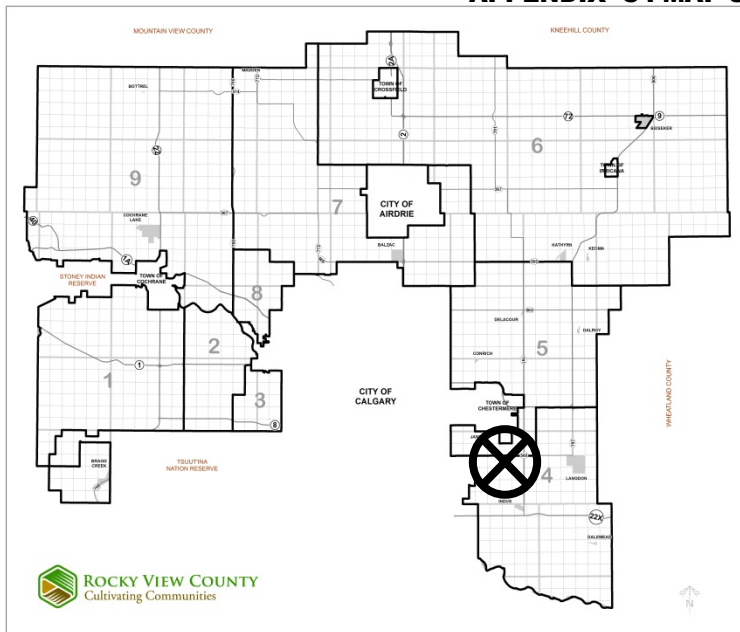
FROM ~~Agricultural Holdings District~~
Agricultural, Small Parcel District **TO** ~~Live-Work District~~
Business, Live-Work District



Subject Land _____

LEGAL DESCRIPTION: Block 2, Plan 731129, NW-23-23-28-W4M

FILE: PL20190161 - 03323014



LOCATION PLAN



Block 2, Plan 731129, NW-23-23-28-W04M

Date: August 10, 2020

Division: 4

File: PL201901614603323014

Redesignation Proposal: To redesignate the subject lands from Agricultural, Page 2 of 10
District (A-SML p8.1) to Business, Live-Work District (B-LWK) in order to facilitate the
operations of a trucking business.

RGE-RD-282

A-SML → B-LWK
± 7.82 ha
(± 19.33 ac)

DEVELOPMENT PROPOSAL

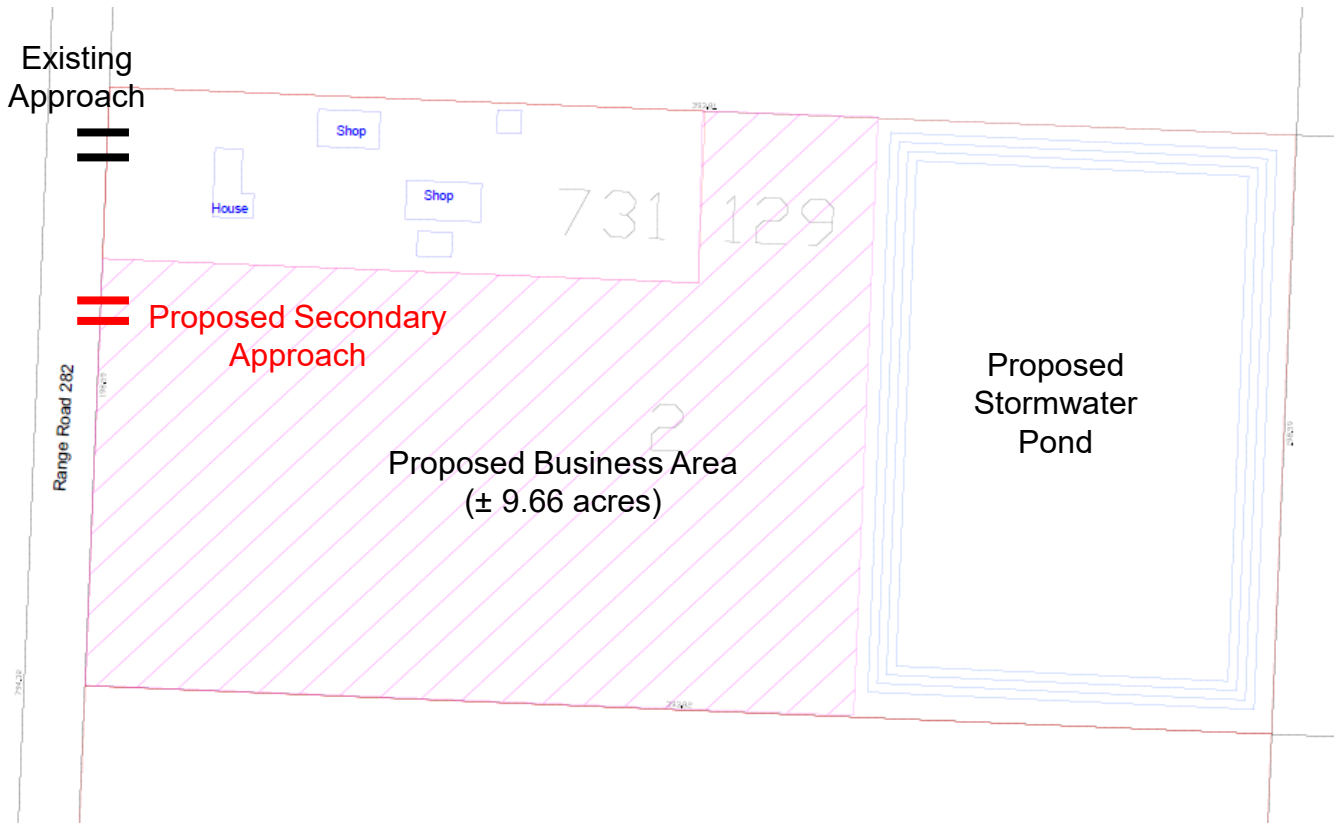


Block 2, Plan 731129, NW-23-23-28-W04M

Date: August 10, 2020

Division: _4_

File: PL20190161470323014



PROPOSED SITE PLAN



Block 2, Plan 731129, NW-23-23-28-W04M

Date: August 10, 2020

Division: _4_

File: PL20190161480323014



Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018

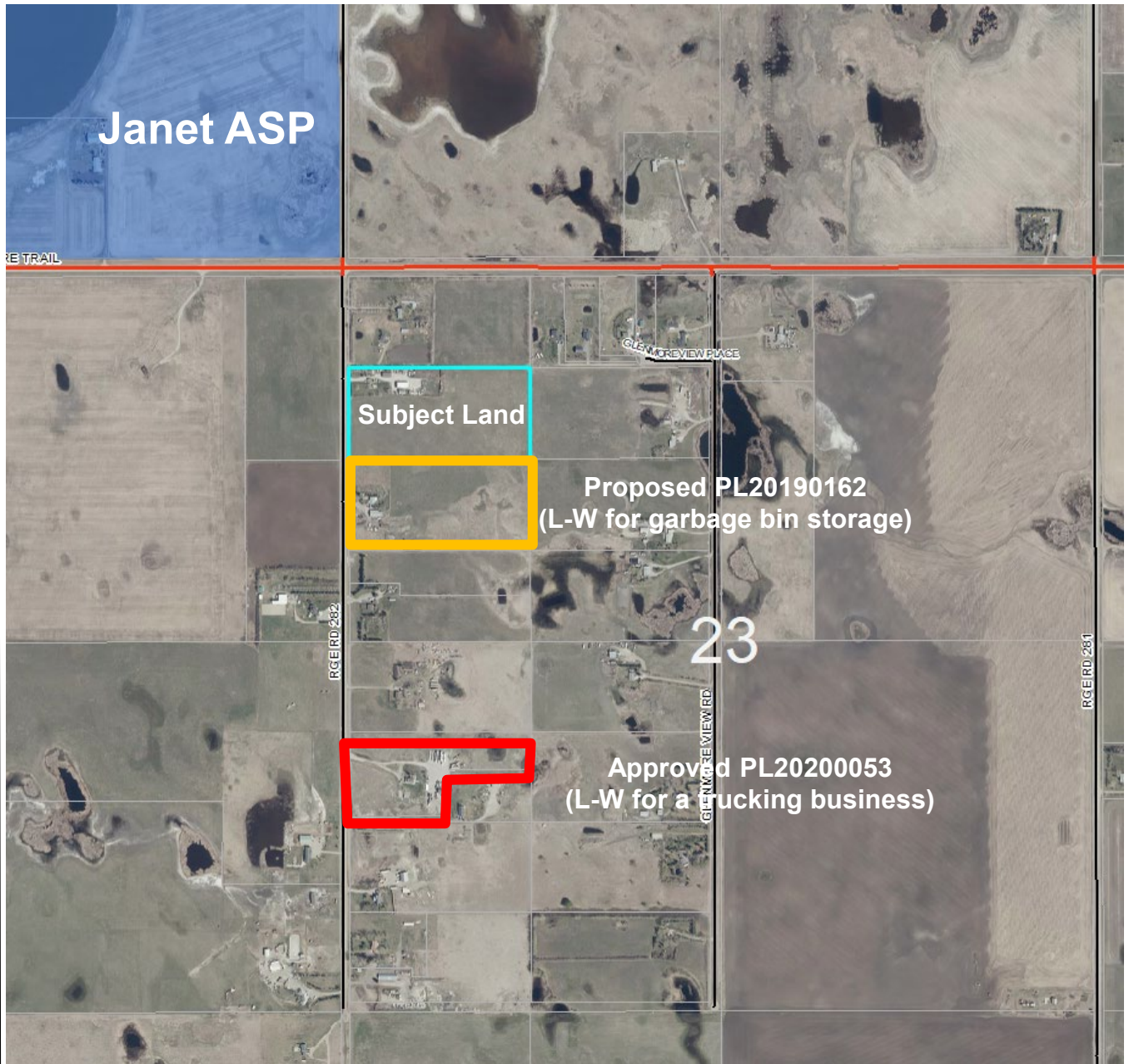


Block 2, Plan 731129, NW-23-23-28-W04M

Date: August 10, 2020

Division: _4_

File: PL20190101490323014



CONTEXT



Block 2, Plan 731129, NW-23-23-28-W04M

Date: August 10, 2020

Division: _4_

File: PL20190162 00323014



A-GEN	Agricultural, General	C-HWY	Commercial, Highway
A-SML	Agricultural, Small Parcel	C-LRD	Commercial, Local Rural
R-RUR	Residential, Rural	C-LUD	Commercial, Local Urban
R-CRD	Residential, Country Residential	C-MIX	Commercial, Mixed Urban
R-URB	Residential, Urban	C-REG	Commercial, Regional
R-SML	Residential, Small Lot Urban	I-LHT	Industrial, Light
R-MID	Residential, Mid-Density Urban	I-HVY	Industrial, Heavy
R-MRU	Residential, Multi-Residential Urban	S-PUB	Special, Public Service
B-AGR	Business, Agricultural	S-FUD	Special, Future Urban Development
B-REC	Business, Recreation	S-PRK	Special, Parks and Recreation
B-REG	Business, Regional Campus	S-NOS	Special, Natural Open Space
B-LOC	Business, Local Campus	S-NAT	Special, Natural Resource
B-LWK	Business, Live-Work		



Block 2, Plan 731129, NW-23-23-28-W04M



Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

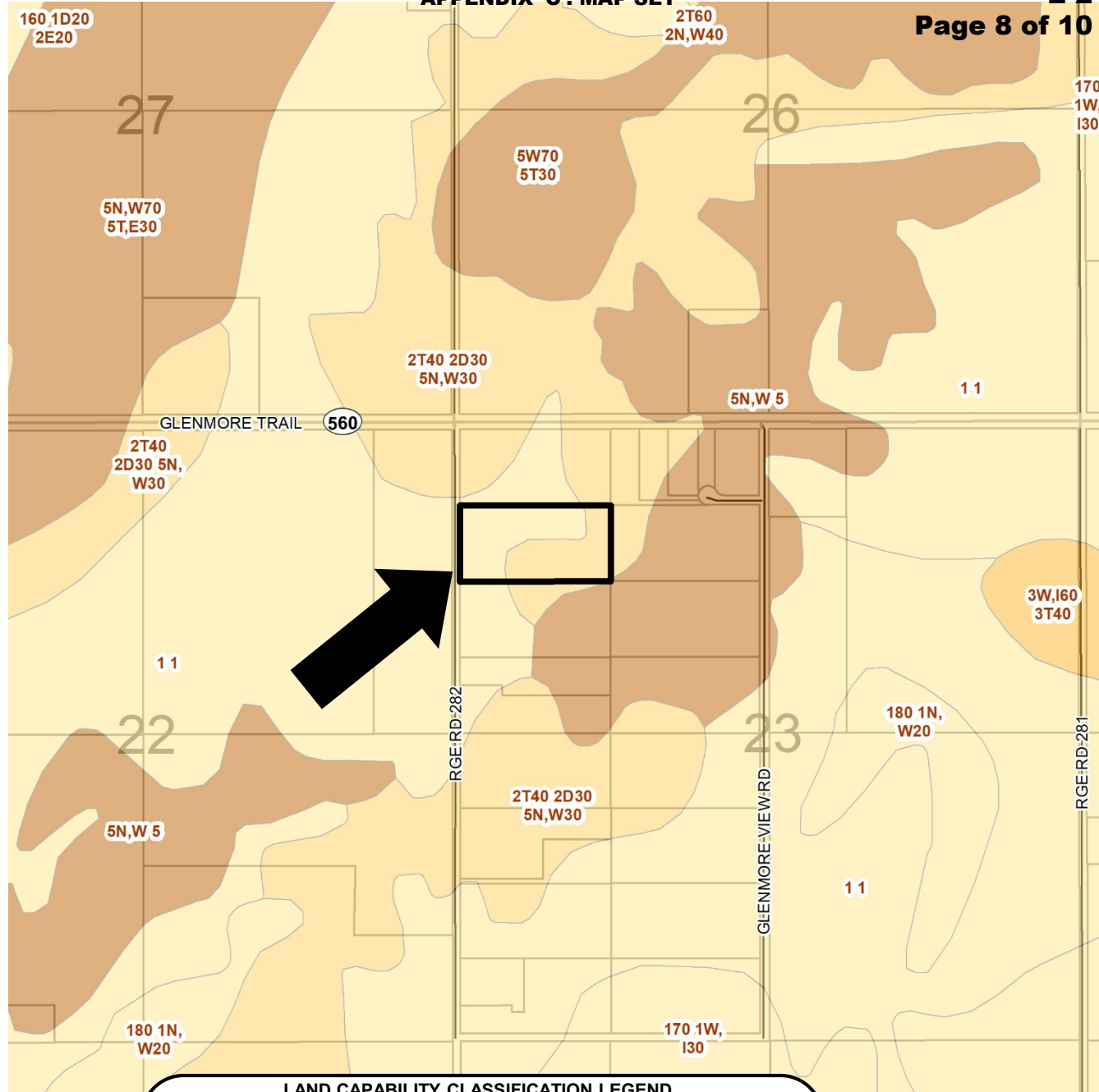


Block 2, Plan 731129, NW-23-23-28-W04M

Date: August 10, 2020

Division: 4

File: PL20190161520323014

**LAND CAPABILITY CLASSIFICATION LEGEND***Limitations refer to cereal, oilseeds and tame hay crops***CLI Class**

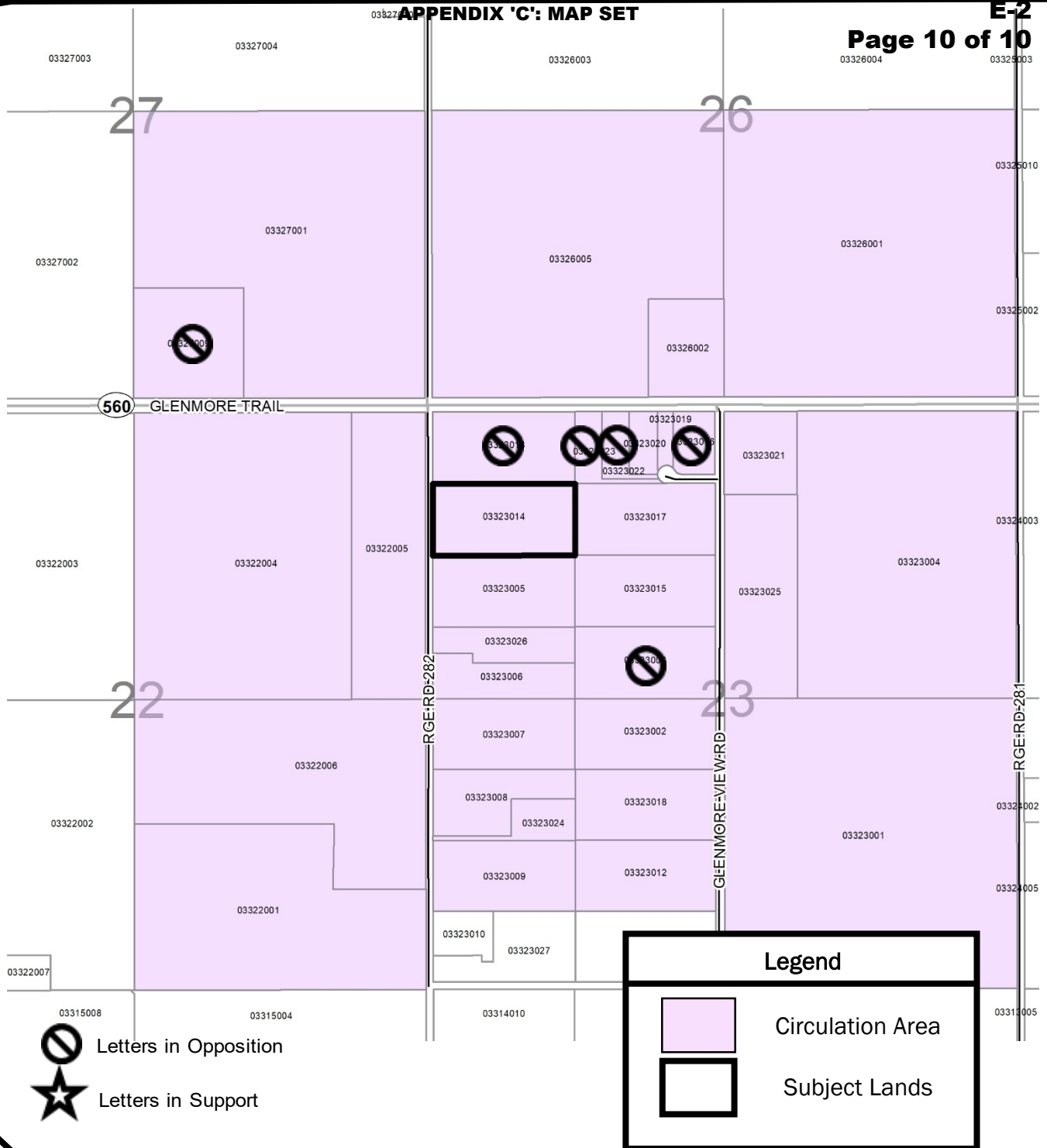
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

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 sodicity
- 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

SOIL MAP**Block 2, Plan 731129, NW-23-23-28-W04M****Date: August 10, 2020****Division: 4****File: PL20190161730323014**

File: PL201901615403323014 Page: 154 of 230



LANDOWNER CIRCULATION AREA

Block 2, Plan 731129, NW-23-23-28-W04M

Date: August 10, 2020

Division: 4

File: PL201901615508-03323014

Peter Wiebe
282116 Glenmore Trail SE
Rocky View County, AB T1X 0H2
August 27, 2020



Council
Bylaw C-7970-2019 (Re: Application PL20190161)
Municipal Clerk's Office of Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Dear Council:

I oppose the proposed bylaw.

The proposed re-designation of Block 2, Plan 731129 within LSD NW-23-23-28-W04M from AH to LW to facilitate the operation of a trucking business is not in the best interest of the surrounding community. This application is suspected to be connected with Bylaw 7969-2019 as the affected land is adjacent to each other and is being made by a common Applicant. Concerns with this application include, but are not limited to, the following:

- 1) Road infrastructure is currently inadequate to support increased trucking in and out of this area
 - a. Increased truck traffic on Range Road 282 is a safety concern when entering or exiting Glenmore trail as there are no merge lanes or lights
 - b. Increase wear on roads; range road 282 may not be designed for a significant increase in heavy truck traffic
 - c. No indication in the application that Alberta Transport has been consulted on the changes to the traffic type and volume at this intersection due to the operation of the trucking business.
- 2) Re-designation is for a LW (Live-Work) District but the current owners Gerald & Dawn Gautreau do not live on this land and have their principal residence elsewhere
 - a. As per the Rocky View Bylaw Section 81.1, the Live-Work district "is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use."
- 3) Increased noise and light pollution from trucking operation for surrounding residence including early morning and potentially through the night.
 - a. Agriculture noise and light pollution is seasonal, trucking operation operates year round

Council


August 27, 2020

Page 2

- 4) Given the recent history of the current Owners' action on this land, there is little reason to believe these future operations will be executed in good faith:
- a. The current Owners have been operating a trucking industry from this property without proper zoning or applications
 - b. The current owner sits on the Rocky View Council and is expected to understand the applications required within Rocky View to operate a business leading me to believe that their actions were intentional
 - c. The current Owners did not cease and desist operations until Rocky View County forced them to shut down

I appreciate your consideration of this letter and the concerns stated within it.

Sincerely,



Peter Wiebe

CC Jerry Lau (Alberta Transportation)

Pamela Frank (Alberta Transportation)

Peter and Louise Beermann
233244 Range Road 282
Rocky View, AB T1X0H2
Block 1, Plan 731129 in LSD NW-23-23-28-WO4M
January 11 2020

Rocky View County Council
Municipal Clerks Office, Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A0X2

RE: Bylaw C-7970-2019 Application PL20190161

Dear Council,

We oppose the proposed bylaw.

The proposed rezoning of Block 2, Plan 731129 within LSD NW-23-23-28-WO4M from Agricultural Holding (AH) to Live-Work district (LW) will alter the fundamental nature of Glenmore Views. This development, of twenty acre parcels, was intended as residential. It has retained that nature for many years and home owners bought their homes with the assumption it would remain residential. To allow two adjacent twenty acre parcels within the development to be rezoned for light industry will change the nature of the development and cause our property values to drop.

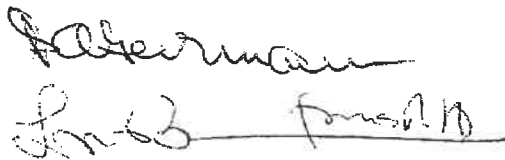
We also have a number of specific concerns with this application in particular ,including but not limited to, the following:

1. The application for the trucking business is vague. It states a minimum of five trucks. What is the maximum? What kind of trucks are they, semis, dump trucks, or porta-potti trucks? Why is it necessary to build another large building for servicing these trucks when two such buildings exit on the property? Why is it necessary to have screened in storage? What is being stored?
2. The owners of the property, Gerald and Dawn Gautreau have never lived on the property and apparently purchased it to operate businesses. In the past they ran a porta-potti business from this location and the neighbors objected strongly. Council ordered the business be removed. We are suspicious that this application for rezoning is an attempt to restart a variation of that business. As per Rocky View Bylaw Section 81.1 ,the Live-Work designation " is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use." At this time Mr. Gautreau has submitted another request to rezone the adjoining parcel , Block 3, Plan 731129, from AH to LW. We suspect that these two adjoining parcels will be used to run the same business, a porta- potti business. This community has rejected that type of business here for a number of reasons, including issues of water and sewerage.

rejected that type of business before for a number of reasons, including issues of water and sewerage.

3. We are not sure why Mr. Gautreau is trying to turn Glenmore Views into a light industrial park when a number of these exist in the county already. There would be no issues in an industrial park with water and sewerage and there would be road infrastructure to accommodate heavy truck traffic. Most residents here are on ground water and we do not have unlimited amounts. Water containing cleaning chemicals that is returned to the ground water system can impact the safety of our water. Range Road 282 is a gravel road not intended for heavy use by large trucks. There is not a turn lane at the intersection with Glenmore Trail making it a dangerous intersection when trucks are slowing down to turn in.

We thank you for your consideration of our concerns,

The image shows two handwritten signatures in black ink. The first signature is 'P. Beermann' and the second is 'Louise Beermann'. Both are written in a cursive, flowing style.

Peter and Louise Beermann

Rocky View County Council
Municipal Clerks Office, Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A0X2
Email: xdeng@rockyview.ca

Re: Bylaw C-7970-2019 Application PL20190161 *W*.

We the undersigned, oppose this Bylaw.

The proposed rezoning of Block 2, Plan 731129 and ~~Block 3~~, within LSD NW-23-23-28-WO4M from Agricultural Holding (AH) to Live-Work district (LW) will alter the fundamental nature of Glenmore Views. This development, of twenty acre parcels, was intended as residential. It has retained that nature for many years and home owners bought their homes with the assumption it would remain residential. To allow two adjacent twenty acre parcels within the development to be rezoned for light industry will change the nature of the development and cause our property values to drop.

We also have specific concerns with this application in particular, including, but not limited to, the following:

1. The application for a trucking business is vague. It states a minimum of five trucks. What is the maximum? What kinds of trucks are they, semis, dump trucks, porta-pottie trucks? Why is it necessary to build another oversized building to service these? What is being stored?
2. The owners of the property, Gerald and Dawn Gautreau have never lived on this property and apparently purchased it to operate businesses. In the past they ran a porta-pottie business from Block 2 and the neighbors objected strongly. Council ordered the business be removed. We are suspicious that this application for rezoning is an attempt to restart a variation of that business. As per Rocky View Bylaw Section 81.1, the Live-Work designation "is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use." At this time Mr. Gautreau has submitted another request to rezone the adjoining parcel, Block 2, from AH to LW. We suspect that these two adjoining parcels Block 2 and 3 will be used to run the same business, a porta-potty business. This community has rejected that type of business before for a number of reasons, including issues of water and sewerage.

NAME

✓ Ack Symes
Johanna

ADDRESS

233159 Glenmore View Rd. (NW-23-23-28W4)
" " " "

Rocky View County Council
Municipal Clerks Office, Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A0X2
Email: xdeng@rockyview.ca

Re: Bylaw C-7970-2019 Application PL20190161

We the undersigned, oppose this Bylaw.

The proposed rezoning of Block 2, Plan 731129 and Block 3, Plan 1195 LK within LSD NW-23-23-28-WO4M from Agricultural Holding (AH) to Live-Work district (LW) will alter the fundamental nature of Glenmore Views. This development, of twenty acre parcels, was intended as residential. It has retained that nature for many years and home owners bought their homes with the assumption it would remain residential. To allow two adjacent twenty acre parcels within the development to be rezoned for light industry will change the nature of the development and cause our property values to drop.

We also have specific concerns with this application in particular, including, but not limited to, the following:

1. The application for a trucking business is vague. It states a minimum of five trucks. What is the maximum? What kinds of trucks are they, semis, dump trucks, porta-pottie trucks? Why is it necessary to build another oversized building to service these? What is being stored?
2. The owners of the property, Gerald and Dawn Gautreau have never lived on this property and apparently purchased it to operate businesses. In the past they ran a porta-pottie business from Block 2 and the neighbors objected strongly. Council ordered the business be removed. We are suspicious that this application for rezoning is an attempt to restart a variation of that business. As per Rocky View Bylaw Section 81.1, the Live-Work designation "is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use." At this time Mr. Gautreau has submitted another request to rezone the adjoining parcel, Block 2, from AH to LW. We suspect that these two adjoining parcels Block 2 and 3 will be used to run the same business, a porta-potty business. This community has rejected that type of business before for a number of reasons, including issues of water and sewerage.

NAME

ADDRESS

Leanne J. McCulloch
WAYNE SIEGEL
LOYD WHEATING
Joan Morrison
Craig Morrison
Janet Wheatings

15 Glenmore View Place, Rocky View AB
15 Glenmore View Place Rocky View AB
19 GLENMORE VIEW PLACE ROCKYVIEW, AB
233239 Glenmore View Pl Rocky View AB
233239 Glenmore View Pl Rocky View AB
19 Glenmore View Place Rocky View.

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 22, 2020 **DIVISION:** 9
TIME: Afternoon Appointment
FILE: 08903001 **APPLICATION:** PL20190188
SUBJECT: Redesignation Item – Agricultural, General District to Agricultural, Small Parcel District

POLICY DIRECTION:

The County Plan and the Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate a portion of the subject lands from Agricultural, General District to Agricultural, Small Parcel District to accommodate the creation of one new 20 acre parcel.

Council gave first reading to Bylaw C-8023-2020 on April 28, 2020.

On July 28, 2020, Council approved a new Land Use Bylaw (C-8000-2020) which comes into effect on September 8, 2020. Administration has reviewed the district conversions and confirmed that the originally proposed Agricultural Holdings District (AH) under Land Use Bylaw (C-4841-97) converts to Agricultural, Small Parcel District (A-SML) in Land Use Bylaw (C-8000-2020).

The application was circulated to 18 adjacent landowners; no letters were received in response. The application was also circulated to a number of internal and external agencies; responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The proposal is not consistent with Agricultural policies within the County Plan;
- All technical matters required at this stage of the application process are satisfactory.

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

DATE APPLICATION RECEIVED: November 26, 2019
DATE APPLICATION DEEMED COMPLETE: November 26, 2019

PROPOSAL: The purpose of this application is to redesignate a portion of the subject lands from Agricultural, General District to Agricultural, Small Parcel District to accommodate the creation of one new 20 acre lot.

LEGAL DESCRIPTION: NE-03-28-05-W05M

GENERAL LOCATION: Located at the southeast junction of Grand Valley Road and Range Road 52.

APPLICANT: Mark S. Bartlett

OWNERS: Mark S. Bartlett

Administration Resources

Jessica Anderson, Planning and Development Services

EXISTING LAND USE DESIGNATION: Agricultural, General District
PROPOSED LAND USE DESIGNATION: Agricultural, Small Parcel District
GROSS AREA: ± 137.79 acres
SOILS (C.L.I. from A.R.C.): **Class 5H** – Very severe limitations to cereal crop production due to temperature limiting factors.

HISTORY:

April 26, 2013 Plan 1311144 was registered separating a 20.02 acre (8.10 hectare) parcel with the subject parcel as the remainder.

BACKGROUND:

The property is currently undeveloped with an existing approach from Grand Valley Rd. The topography is undulating with drainage generally to the northwest and east. There are seven small wetlands on the property, none of which inhibits development potential. Lands in the vicinity are generally agriculturally with some residential infilling to the north. The lands are currently un-serviced.

POLICY ANALYSIS:County Plan

A goal of the County Plan is to direct growth to identified areas and limit fragmentation of agricultural lands. Section 8 of the County Plan provides policies for evaluation of proposals in agricultural areas and provides support for certain types of development such as a first parcel out or for a new or distinct agricultural use. In this case, the proposed redesignation and subdivision are intended to accommodate creation of an acreage for sale. Estate planning or personal financial considerations do not constitute a planning rationale for changing a parcel's land use; therefore, the proposal is not recommended for approval.

Land Use Bylaw

The purpose and intent of Agricultural, Small Parcel District is to provide for a range of parcel sizes for agricultural uses. This district provides for traditional agricultural pursuits on large parcels of land. It also recognizes the emerging trends towards new agricultural uses which may be successfully developed on smaller parcels of land. The range of uses available in the district are generally consistent with those available under the current Agriculture, General District. Due to the minimum parcel size requirements for the Agricultural, General District (remainder lands). Should the application be approved, the remainder lands would be redesignated to Agricultural, Small Parcel District with a modifier to accommodate the remaining parcel size.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8023-2020 be amended in accordance with Appendix 'B'.
 Motion #2 THAT Bylaw C-8023-2020 be given second reading, as amended.
 Motion #3 THAT Bylaw C-8023-2020 be given third and final reading, as amended.
- Option #2: THAT application PL20190188 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

APPENDICES:

APPENDIX ‘A’: Application Referrals

APPENDIX ‘B’: Bylaw C-8023-2020 and Schedule A

APPENDIX ‘C’: Map Set

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Public Utility</i>	
ATCO Gas	ATCO Gas has no objection to the proposed Redesignation.
ATCO Pipelines	ATCO Transmission high pressure pipelines has no objections.
Telus Communications	TELUS COMMUNICATIONS INC. has no objection to the above circulation.
<i>Province of Alberta</i>	
Alberta Health Services	I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time we do not have any concerns with the information as provided. Feel free to contact me if the application is changed in any way, or you have any questions or concerns.
<i>Internal Departments</i>	
Agricultural Services	The two components of the proposal appear to be acceptable operations as the land will continue to be used for agricultural purposes. The proposed new and distinct agricultural operation, could also be carried out under the current land use designation
Recreation, Parks and Community Support	<p>The Recreation, Parks and Community Support department has no concerns with this land use redesignation application.</p> <p>Comments pertaining to reserve dedication will be provided at any future subdivision stage.</p>
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p>Geotechnical:</p> <ul style="list-style-type: none"> Engineering has no comments at this time. <p>Transportation:</p> <ul style="list-style-type: none"> At the current time, the traffic generated by the proposed development is unknown. At future Subdivision or DP stage, the applicant may be required to submit a TIA in accordance with the County Servicing Standard. The applicant indicated an approach off Grand Valley Road to access the proposed +/-20 acre parcel currently exist. Engineering is unable to verify whether the current access is for the subject parcel or the parcel



AGENCY	COMMENTS
Utility Services	<p>to the west. As a condition of future Subdivision or DP, the applicant will be required to contact County Road Operations to verify that the an access exists to the proposed parcel. If it is determined that the proposed parcel does not have an existing access from Grand Valley Road, the applicant will be required to construct an new access in accordance with the County Servicing Standard.</p>
	<ul style="list-style-type: none"> • The remainder parcel has an existing approach from Grand Valley Road. • As a condition of future Subdivision or DP, the applicant may be required to provide payment of the Transportation Offsite Levy in accordance with the applicable by-law at time of approval. • Grand Valley Road is part of the Long Range Transportation Study Network 'B' requiring 30 m Road Right of Way (ROW). The current right of way is approximately 30m, thus there is no requirement for ROW dedication.
	<p>Sanitary/Waste Water:</p>
	<ul style="list-style-type: none"> • At future Subdivision or DP stage, the applicant is to submit a Level I PSTS assessment for the +/- 20 acre parcel to ensure suitability for future PSTS installation. • As the proposed remainder parcel is greater than 30 acres in size and in the Ranch and Farm district, the applicant is not required to demonstrate servicing in accordance with Policy #411.
	<p>Water Supply And Waterworks:</p>
Fire Services	<ul style="list-style-type: none"> • As a condition of future Subdivision or DP, the applicant will be required to drill a new well within the boundaries of proposed parcel and provide a well drillers report indicating a minimal flow rate of one igpm in accordance with the County Servicing Standard.
	<ul style="list-style-type: none"> • As the proposed remainder parcel is greater than 30 acres in size and in the Ranch and Farm district, the applicant is not required to demonstrate servicing in accordance with Policy #411.
Police Services	<p>Storm Water Management:</p>
	<ul style="list-style-type: none"> • As a condition of future Subdivision or DP, the applicant may be required to provide a Stormwater Management Report in accordance with the County Servicing Standard. • As the proposed remainder parcel is greater than 30 acres in size, a stormwater management plan is not warranted.
Public Works	<p>Environmental:</p>
	<ul style="list-style-type: none"> • Engineering has no comment at this time.
Utility Services	No Concerns.

Circulation Period: December 20, 2019 to January 16, 2020

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



ROCKY VIEW COUNTY

BYLAW C-8023-2020

A Bylaw of Rocky View County to amend Land Use Bylaw ~~C-4841-97~~ **C-8000-2020**.

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8023-2020.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw ~~C-4841-97~~ **C-8000-2020** and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 89 of Bylaw ~~C-4841-97~~ **C-8000-2020** be amended by redesignating a portion of NE-03-28-05-W05M from ~~Ranch and Farm District to Agricultural Holdings District~~ **Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.09)** as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of NE-03-28-05-W05M is hereby redesignated to ~~Agricultural Holdings District~~ **Agricultural, Small Parcel District (A-SML p8.09)** as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8023-2020 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 9

File: 08903001/ PL20190188

READ A FIRST TIME IN COUNCIL this	28 th	day of	April,	2020
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>		<i>day of</i>		, 2020
READ A SECOND TIME IN COUNCIL this		day of		, 2020
READ A THIRD TIME IN COUNCIL this		day of		, 2020

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8023-2020

GRAND-VALLEY-RD

RCE RD 52

≥ 8.09 ha
 $(\geq 20.00$
 ac)

± 47.66 ha
 $(\pm 117.78$ ac)

AMENDMENT

FROM Agricultural, General District TO Agricultural, Small Holdings District (p8.09)
~~Ranch and Farm District~~ ~~Agricultural Holdings District~~
 FROM Agricultural, General District TO Agricultural, Small Holdings District (p47.66)
~~Ranch and Farm District~~ ~~Agricultural Holdings District~~

Subject Land

LEGAL DESCRIPTION: NE-03-28-05-W05M

ROCKY VIEW COUNTY

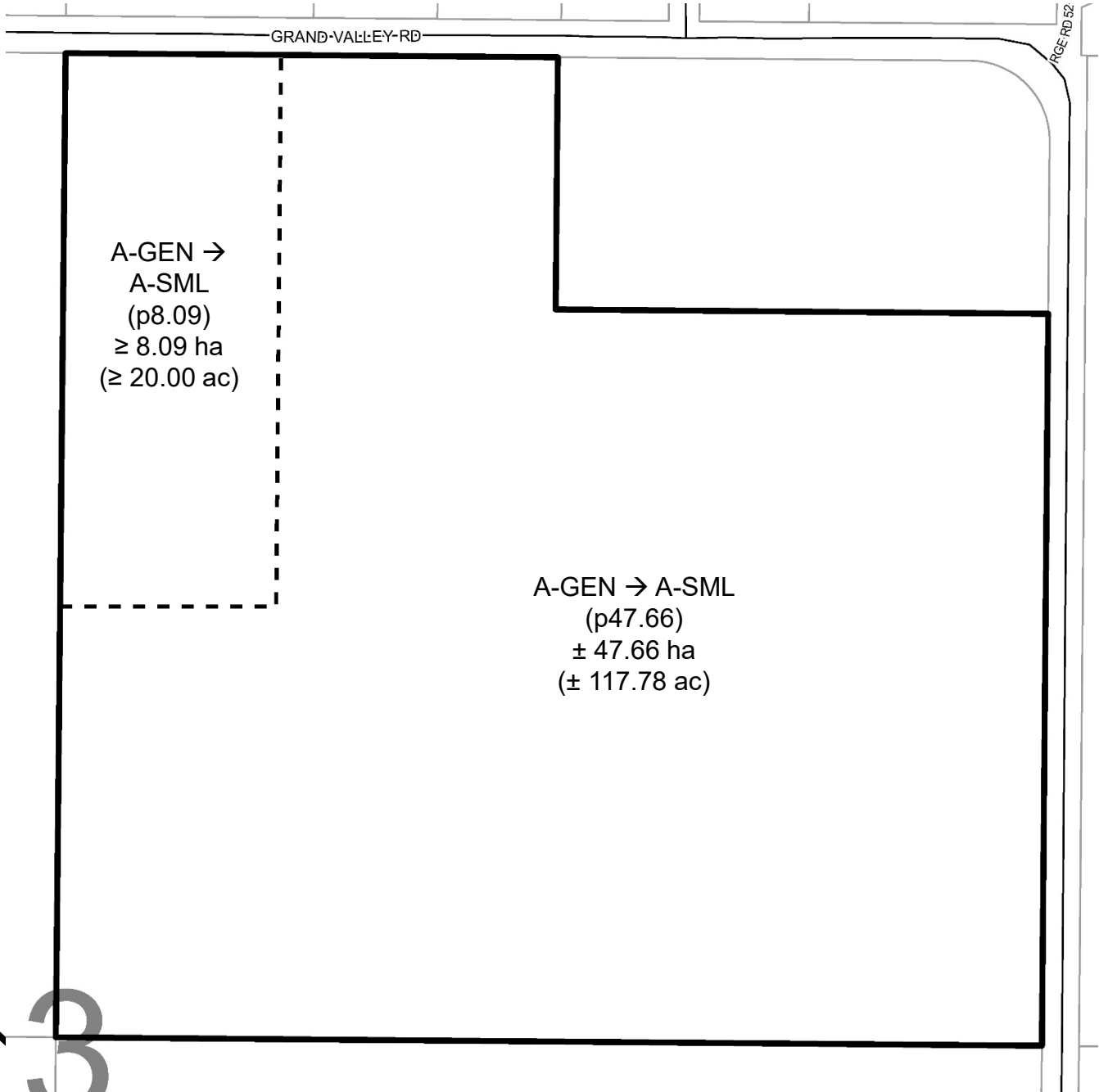
FILE: 08903001

DIVISION: 9

Page 68 of 175

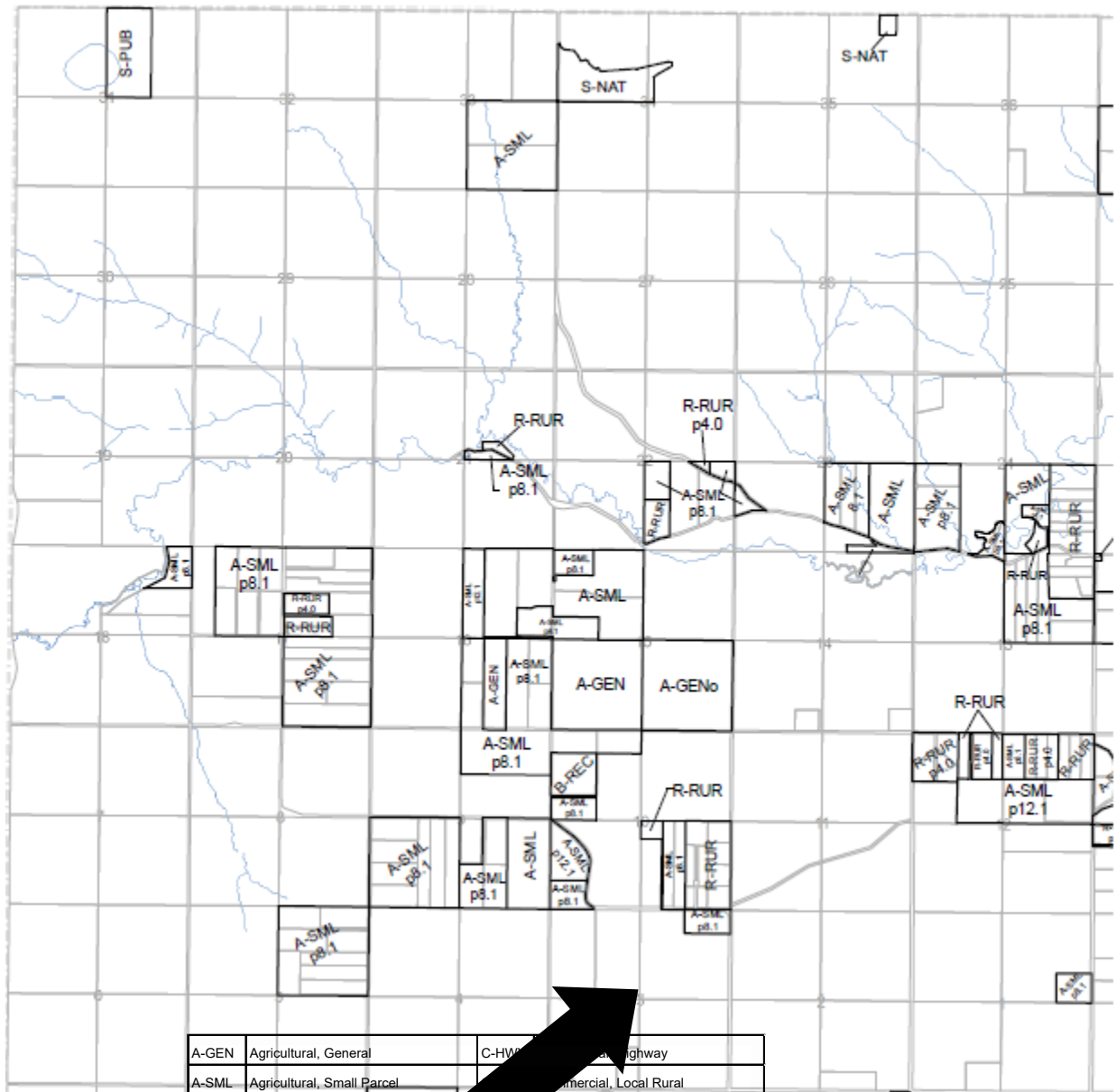


Development Proposal: To redesignate the subject lands from Agricultural, Small Parcel District to Agricultural, Small Parcel District to accommodate creation of one new lot.



DEVELOPMENT PROPOSAL

NE-03-28-05-W05M



A-GEN	Agricultural, General	C-HWY	Commercial, Highway
A-SML	Agricultural, Small Parcel	C-MIX	Commercial, Mixed Urban
R-RUR	Residential, Rural	C-REG	Commercial, Regional
R-CRD	Residential, Country Residential	I-LHT	Industrial, Light
R-URB	Residential, Urban	I-HVY	Industrial, Heavy
R-SML	Residential, Small Lot Urban	S-PUB	Special, Public Service
R-MID	Residential, Mid-Density Urban	S-FUD	Special, Future Urban Development
R-MRU	Residential, Multi-Residential Urban	S-PRK	Special, Parks and Recreation
B-AGR	Business, Agricultural	S-NOS	Special, Natural Open Space
B-REC	Business, Recreation	S-NAT	Special, Natural Resource
B-REG	Business, Regional Campus		
B-LOC	Business, Local Campus		
B-LWK	Business, Live-Work		

LAND USE MAP

NE-03-28-05-W05M



Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

NE-03-28-05-W05M



Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018

NE-03-28-05-W05M

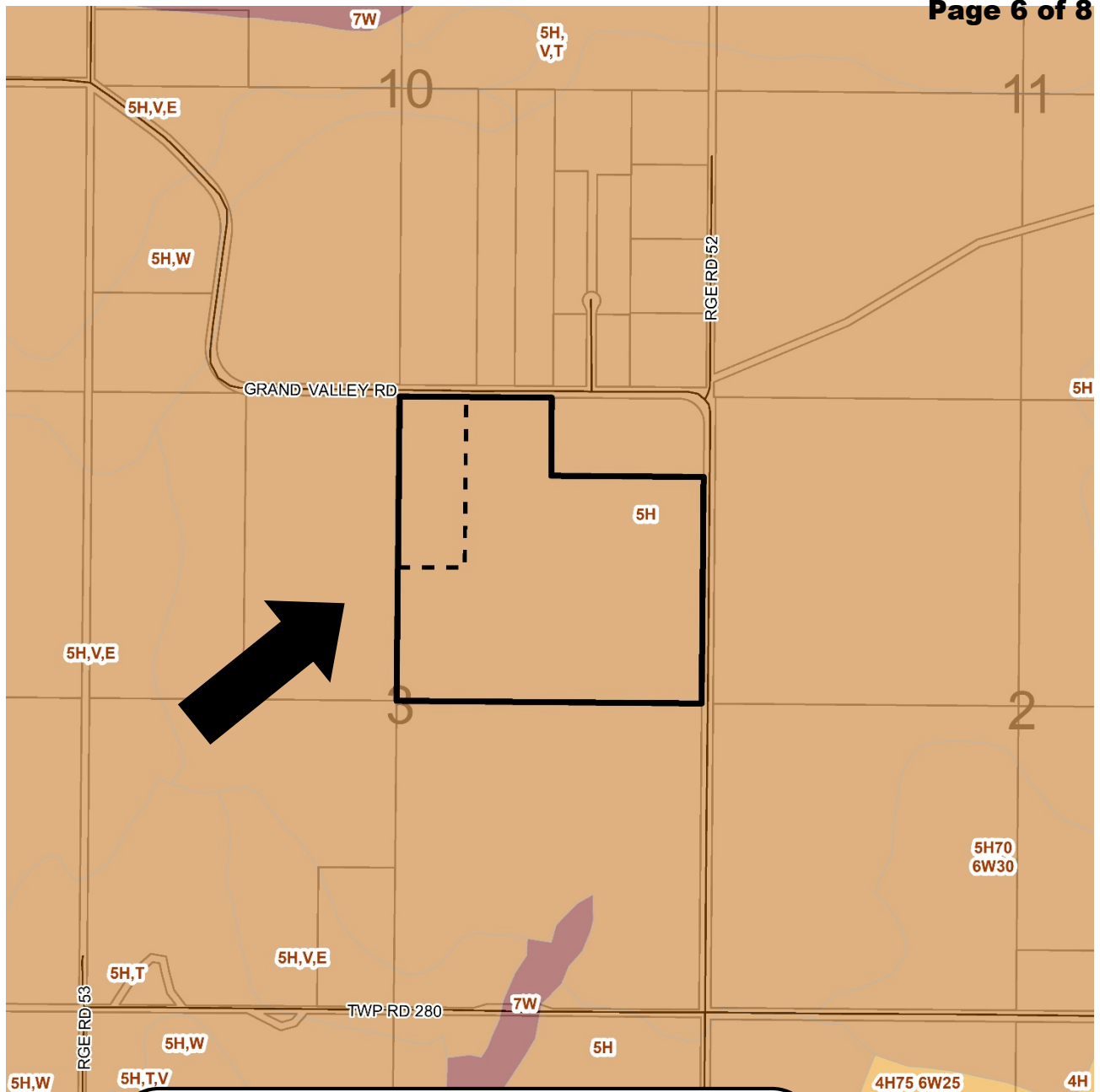
Date: Dec 12, 2019

Division # 9

File: 08903001

Page 73 of 175





LAND CAPABILITY CLASSIFICATION LEGEND
Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

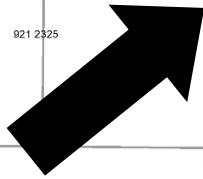
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

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 sodicity
- 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

SOIL MAP

NE-03-28-05-W05M



- First two numbers 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

NE-03-28-05-W05M





Page 76 of 175





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 22, 2020 **DIVISION:** 5
TIME: Afternoon Appointment
FILE: 03332014/03332017 **APPLICATION:** PL20190131
SUBJECT: Conceptual Scheme Item – Canna Park Conceptual Scheme

POLICY DIRECTION:

The Rocky View County/City of Calgary Intermunicipal Development Plan and Janet Area Structure Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the Canna Park Conceptual Scheme, which would provide a policy framework to evaluate future industrial development. The subject lands hold the appropriate land use designation to support business development.

Council gave first reading to Bylaw C-7977-2020 on January 14, 2020.

The application was circulated to 189 adjacent landowners to which two letters of opposition were received (see Appendix 'D'). The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The application is inconsistent with the policies of the Janet Area Structure Plan;
- The conceptual scheme has not addressed the requirements of a Local Plan, nor has it provided sufficient information to guide future development proposals.

ADMINISTRATION RECOMMENDATION:

Administration recommends tabling of the application in accordance with Option #2.

DATE APPLICATION RECEIVED:	September 18, 2019
DATE DEEMED COMPLETE:	Deemed incomplete

PROPOSAL:	To adopt the Canna Park Conceptual Scheme to provide a policy framework to evaluate future industrial development within SE 1/4 32-23-28 W4M and Lot 1, Plan 0111882 including Appendix 1 of the Conceptual Scheme to guide the future development within Lot 3, Block 2, Plan 9210992 and Block 3, Plan 7410673
------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

LEGAL DESCRIPTION:	Lot 3, Block 2, Plan 9210992 and Block 3, Plan 7410673 within SE-32-23-28-W4M
---------------------------	-------------------------------------------------------------------------------

GENERAL LOCATION:	Located approximately 1 mile north of Highway 560 (Glenmore Trail) and on the west side of Range Road 284.
--------------------------	------------------------------------------------------------------------------------------------------------

APPLICANT:	ARJ Consulting
-------------------	----------------

OWNERS:	Rocco Terrigno, Jaroc Holdings
----------------	--------------------------------

Administration Resources

Andrea Bryden, Planning and Development Services



EXISTING LAND USE DESIGNATION: Industrial, Heavy District

GROSS AREA: ± 10.18 ha (± 25.15 acres)

SOILS (C.L.I. from A.R.C.): **Class 2,H,A & 5N, W5** - Slight limitations to cereal crop production due to temperature limiting factors and very severe limitations due to high salinity and excessive wetness/poor drainage.

HISTORY:

April 30, 2019 Council approved Bylaw C-7866-2019 redesignating the subject property from Residential Two District to Industrial – Industrial Activity District (Industrial, Heavy District).

POLICY ANALYSIS:

On April 30, 2019, Council approved an application to redesignate the subject land from Residential, Rural District to Industrial, Heavy District. The Janet Area Structure Plan requires redesignation, subdivision and/or development permit applications to be preceded by the approval of a conceptual scheme. Council granted the redesignation, directing the Applicant to prepare a conceptual scheme.

Janet Area Structure Plan

The application was reviewed in accordance with the Janet Area Structure Plan. The proposal does not meet the policies of the area structure plan including the requirements of a local plan and does not provide sufficient information to guide future development proposals.

Conceptual Scheme requirements

The Janet Area Structure Plan sets out the following conceptual scheme requirements. The proposal has not addressed, or has inadequately addressed, the following:

- 1) A strategy to mitigate offsite impacts;
- 2) Agricultural Interface policies;
- 3) Address the County's Commercial and Industrial Design Guidelines;
- 4) Provide a high quality development through landscaping, lot, and building design'
- 5) Open space details;
- 6) Classification of wetlands in the Plan area boundary;
- 7) A reserve analysis;
- 8) Fire and protective services;
- 9) Local transportation network design and details;
- 10) Utility servicing details;
- 11) Sub-catchment master drainage plan;
- 12) Solid waste management details;
- 13) Oil and gas details;
- 14) Rationale detailing consistency with the vision and policies of the Janet Area Structure Plan;



Plan Layout and Details

The overall structure of the proposed conceptual scheme is not conducive to clear interpretation at future subdivision and development permit stages. Where there are multiple landowners within a conceptual scheme boundary, typically a conceptual scheme will have overarching policies to guide development within the plan boundary, and then appendices for individual development cells, which would provide specific policies to guide development proposals. The subject proposal appears to blend cell-specific policies with general policies. Furthermore, the conceptual scheme does not provide comprehensive pre-ambls to support or guide the plan policies, and in most cases does not provide a clear policy framework for future development applications.

The plans and accompanying annotations within the conceptual scheme also do not offer sufficient clarity and may cause interpretation issues with respect to the division of cells and lands in the plan area. Finally, the document includes incorrect references to supporting documents, inclusion of incorrect information, spelling, and grammatical errors.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7977-2020 be amended in accordance with Appendix B.
- Motion #2 THAT Bylaw C-7977-2020 be given second reading, as amended.
- Motion #3 THAT Bylaw C-7977-2020 be given third and final reading, as amended.
- Option #2: That consideration of application PL20190131 be tabled *Sine Die* to allow the Canna Park Conceptual Scheme to be revised in accordance with the requirements of the Janet Area Structure Plan and County Plan.
- Option #3: That application PL20190131 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

AB/ltt

APPENDICES:

- APPENDIX 'A': Application Referrals
- APPENDIX 'B': Bylaw C-7977-2020 and Schedule A
- APPENDIX 'C': Map Set
- APPENDIX 'D': Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	<p>CCSD does note that the Janet ASP does not currently indicate any potential residential population growth. However if the residential transition area covered by this Conceptual Scheme (PL20190131) were to see residential development CCSD would look forward to further discussions with the county and/or municipality on how best to support the educational needs of these residents, as well as public open space planning, through municipal reserve (MR) dedication.</p> <p>Further, please note that Calgary Catholic School District (CCSD) has no objections specific to the re-designation application or conceptual scheme (PL20190131).</p>
<i>Province of Alberta</i>	
Alberta Transportation	<p>This property is outside of the Alberta Transportation's control limits as set out in the Subdivision and Development Regulation as it is located greater than 1600 metres from Highway 560.</p> <p>Any proposed future development does not fall within the control distance of a provincial highway as outlined in the Highways Development and Protection Act/Regulation, and will not require a roadside development permit from Alberta Transportation.</p> <p>However, the department does expect that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connection to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the <i>Municipal Government Act</i>.</p>
Alberta Health Services	<p>The application indicates potable water will be supplied via water well/cistern and that a storage tank or septic field will be employed to handle sewage. AHS-EPH supports connection to existing Alberta Environment and Parks approved municipal or regional water and wastewater systems wherever possible. AHS-EPH would appreciate being notified if changes are made to this plan during future development states.</p> <p>AHS-EPH understands that currently there are existing residential land uses in proximity to the proposed industrial area. We would welcome the opportunity to review and comment on building permit applications for businesses which may be storing hazardous chemicals onsite and/or which might partake in activities that create emissions, odors, noise, or other conditions that could impact adjacent properties and/or which otherwise constitute a public health nuisance.</p> <p>If there are plans to construct any public facilities on the subject lands in the future, AHS-EPH would like an opportunity to review and comment on</p>



AGENCY	COMMENTS
<i>Adjacent Municipality</i>	<p>these development and building permit applications (e.g. food establishments, swimming facilities, daycares, child or adult care facilities, personal service establishments, etc.). Forwarding applications and building plans for these facilities to our department for review before the building permit is granted helps to ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations.</p>
The City of Calgary	<p>The images attached to the application are of low quality and make it difficult to evaluate. Could new images be submitted and circulated for review. (Exhibit 13.3)</p> <p>The circulation indicates that a stormwater management plan has been provided as a part of the application. The circulation does not seem to include the document. Could the master drainage plan, stormwater management plan and attendant grading plan be circulated to the City of Calgary.</p> <p>Servicing of the area, with the exception of Cell B, is unclear. Is there contemplation of comprehensive servicing?</p>
<i>Internal Departments</i>	<p>General:</p> <p>All documents exhibits – maps and figures are difficult to read due to poor print quality.</p> <p>All exhibits are difficult to discern what information is being presented due to a lack of titles, legends and descriptions.</p> <p>Overall document is not on par with other Conceptual Schemes submitted in terms of general format, layout, inclusion of figures and overall readability.</p> <p>Document would benefit from inclusion of comprehensive supporting information to support stated policies.</p> <p>Inclusion of detailed site maps supporting Development Cells A-D is recommended.</p> <p>Application is urged to review the Parks and Opens Space Master Plan and the Active Transportation Plan: South County to help inform development of the Conceptual Scheme.</p> <p>Policy 3.3.1:</p> <ul style="list-style-type: none"> • Please note, the proper name of the municipality is 'Rocky View County'. Suggest the document is revised reflective of use of the proper name.



AGENCY	COMMENTS
Planning and Development Services - Engineering	Policy 6.0.5 Municipal Reserve:
	<ul style="list-style-type: none"> Although the policy indicates reserve dedication will be in accordance with the terms of the MGA; it is recommended that a preamble be added to the policy which describes in greater detail the intended assignment of MR lands for each development cell.
	Policy 6.0.6 Pedestrian Pathways
	<ul style="list-style-type: none"> Recommend use of "Active Transportation Network" instead of Pathways as this term includes provision for pathways, trail, walkway, sidewalks.
	Policy 7.0.5
	<ul style="list-style-type: none"> More explanation regarding why accommodation for pathways located within the road right of way is required. The County has many successful examples of pathways being integrated into the road right of way. Please review the Active Transportation Plan: South County for examples of acceptable facilities to be considered to provide connectivity throughout the regional active transportation network.
	Page 26 – Phase 1, Development Cell – Municipal Reserve
	<ul style="list-style-type: none"> Statement is vague. Request whether proponent is considering dedication of reserves, provision for cash in lieu of reserve dedication or a combination of reserve dedication and cash in lieu.
	General:
	<ul style="list-style-type: none"> The review of this file is based upon the application submitted.
	Geotechnical:
	<ul style="list-style-type: none"> Engineering does not have any concerns at this time. The applicant will be required to submit a geotechnical evaluation at time of DP in accordance with the County Servicing Standards.
	Transportation:
	<ul style="list-style-type: none"> The applicant provided an updated Traffic Impact Assessment (TIA) for cell B of the conceptual scheme prepared by JCB Engineering dated October 25, 2019. The TIA considered offsite impacts to the road network and key intersections and determined that no upgrades to the offsite networks will be required at this time. The TIA suggest that two accesses will be built into cell B of the conceptual scheme, while the existing north access will be used for future phases of the development. The north access will not be required until phase 2 or 3 of cell B and will only be used to access the west residential property at the moment. The middle access is proposed to be all movements while the south access is proposed to be right in/right out only. Engineering has reviewed the access



AGENCY	COMMENTS
	<p>plan and has no further comments at this time. The TIA recommends that a new TIA will be required when the second phase of cell B is built.</p> <ul style="list-style-type: none"> • The TIA did not address access to the other cells within the conceptual scheme. Future updates to the conceptual scheme should address this. • 61st Avenue is part of the Janet Area Structure Plan where it is to be extended south of the subject lands of the conceptual scheme and have a future connection to Range Road 284. As 61st Avenue is not adjacent to cell B, future updates to the conceptual scheme should address this. • As a condition of future subdivision or DP, the applicant will be required to construct the middle and south accesses to an Industrial Standard in accordance with the County Servicing Standard. No upgrade to the north access will be required for phase 1 of cell B. • As a permanent condition, the north access must only provide access to the west residential property as indicated in the TIA. • As a condition of future subdivision or DP, the applicant is required to dedicate 8m along the entire east boundary of the subject site for future road widening in accordance with the requirements of the SE Industrial Growth Study. Five (5) meters shall be dedicated by Plan of Survey with the remaining three (3) meters to be dedicated by caveat. • As a condition of future subdivision or DP, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with the applicable by-law at time of approval. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • The applicant proposes using a PSTS system on the subject site. The Janet ASP policy 22.8 states that new business development should provide wastewater treatment by the use of pump out tanks or other acceptable methods, in accordance with County Policy and Provincial regulation. County Standards only support PSTS systems for normal domestic sewage and requires sewage holding tanks for all industrial and commercial uses. Engineering does not support the use of a PSTS for this development. • As a permanent condition of future DP, sanitary sewage shall be contained in pump out tanks and transported off-site to an approved wastewater receiving facility for disposal. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • The applicant has proposed to use a water well to fill a potable water tank and to use cisterns to service the proposed development, which does not align with the policies of the Janet



AGENCY	COMMENTS
	<p>ASP. As per Policies 22.5 of the Janet ASP, water cisterns or alternative systems consistent with County policy should service all new development. Water wells located on individual subdivision lots should not be supported.</p> <ul style="list-style-type: none"> Engineering recommends the use of potable water cisterns to service the proposed development in accordance with County Policy and the Janet ASP. <p>Storm Water Management:</p> <ul style="list-style-type: none"> The applicant provided a conceptual stormwater management plan for cell B of the conceptual scheme prepared by Storm Water Solutions Inc. dated July 2018 which proposes the use of an onsite evaporation pond to service the proposed development. The stormwater management plan did not address the other cells within the conceptual scheme. Future updates to the conceptual scheme should address this. As a condition of future subdivision or DP, the applicant will be required to submit a site-specific stormwater management plan, prepared by a qualified professional, assessing the post development site stormwater management to identify any stormwater management measures that are required to be implemented to service cell B. The proposed subdivision is within the Janet Master Drainage Plan. Any stormwater management plan submitted will have to align with the recommendations in this plan. As a condition of future subdivision or DP, the applicant will be required by dedication by caveat a 12m right of way along the entire southern boundary of cell B to allow for a future regional conveyance for the CSMI system. This dedication is consistent with dedication provided by the CARMEK Business Park immediately west of the subject lands. As a condition of future subdivision or DP, the applicant will be required to provide verification of AEP approvals and registration (EPEA) for the stormwater system. As a condition of future subdivision or DP, the applicant will be required to provide payment of the Stormwater Offsite Levy in accordance with the applicable bylaw at time of approval. <p>Environmental:</p> <ul style="list-style-type: none"> The applicant provided a Desktop Environmental Assessment for cell B of the conceptual scheme prepared by Ghostpine Environmental Services Ltd. dated June 22, 2018. The assessment provided a summary of the potential environmental concerns associated with the proposed development based on published information. The assessment took into consideration the



ROCKY VIEW COUNTY

AGENCY	COMMENTS
Agricultural & Environmental Services	<p>significance of the onsite soils, vegetation, wildlife, historical resources and wetlands and concludes that further field study is needed to verify the findings of the assessment.</p>
	<ul style="list-style-type: none"> • The applicant provided a Wetland Impact Assessment for cell B of the conceptual scheme prepared by Omnia Ecological Services dated July 19, 2019. The assessment provided a Historical Precipitation and Aerial Photography review to determine if any of the three wetlands within cell B are permanent and fall under the Water Act. • The Environmental Assessment/Wetland Impact Assessment plan did not address the other cells within the conceptual scheme. Future updates to the conceptual scheme should address this. • The Assessment determined that one of the three wetlands one is semi-permanent and will require approval under the Water Act for any proposed modifications. • As a condition of future subdivision or DP, the applicant will be required to obtain all necessary approvals under the Water Act for impacts to identified wetlands due to the proposed development.
	<p>Because this parcel falls within the Janet Area Structure Plan Agricultural Services has no concerns. The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the residential land use from the agricultural land. The guidelines would help mitigate areas of concern including trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.</p>

Circulation Period: Adjacency: September 27, 2019 – October 21, 2020

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



ROCKY VIEW COUNTY

BYLAW C-7977-2020

A Bylaw of Rocky View County known as the, in the Province of Alberta, to adopt the Canna Park Conceptual Scheme.

The Council of Rocky View County enacts as follows:

PART 1— Title

- 1 This Bylaw may be cited as *Bylaw C-7977-2020*.

PART 2— Definitions

- 2 ~~Words in this Bylaw the definitions and terms shall have the same meanings given to them in the Land Use Bylaw C-4841-97, as those set out in and the Municipal Government Act except for the definitions provided below:-~~
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

PART 3— Effect

- 3 THAT Bylaw C-7977-2020, being the “Canna Park Conceptual Scheme,” affecting SE-32-23-28-W04M and Lot 1, Plan 0111882, be adopted as defined in Schedule ‘A’, which is attached to, and forms part of this Bylaw.

PART 4— Transitional

- 4 Bylaw C-7977-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

Division: 5

File: 03332014/03332017 / PL20190131



ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this 14th day of January, 2020

PUBLIC HEARING HELD this _____ day of _____, 2020

READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



ROCKY VIEW COUNTY

SCHEDULE 'A'

FORMING PART OF BYLAW C-7977-2020

A Conceptual Scheme affecting SE-32-23-28-W04M and Lot 1, Plan 0111882, herein referred to as the Canna Park Conceptual Scheme.

Conceptual Scheme

Part of SE 1/4 Sec. 32-23-28-W4M

Canna Park Development

Prepared at the request and as a requirement of:

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

Sept.13 , 2019

Submitted to Rocky View County by:

ARJ Consulting
124 Maitland Pl. NE
Calgary, Ab. T2A 5V5

on behalf of

Jaroc Holdings Ltd
213-10a Street NW
Calgary, AB T2N 1W6

Part One
Conceptual Scheme - Part of SE 1/4 Sec. 32-23-28-W4M

Table of Contents	Page
1.0 Introduction	5
2.0 Conceptual Scheme Purpose and Objectives	5
3.0 Conceptual Scheme Planning Area	5
3.1 Municipal Location	5
3.2 Planning Area	5
3.3 Planning Area - Development Cells	6
3.4 Planning Area - Community Context and Land Use	6
3.5 Planning Area - Physical Characteristics	7
4.0 Conformity to the Janet Area Structure Plan	9
5.0 Future Land Use	9
6.0 Subdivision and Development Concept	9
7.0 Road System	12
8.0 Utility Servicing Strategy	13
9.0 Development Concept	14
9.1 Suitability of the Concept to Accommodate Development	14
9.2 Architectural and Site Development Standards	14
10.0 Community Considerations	15
11.0 Subdivision and Development Phasing	15
12.0 Conceptual Scheme Implementation	16

13.0 Exhibits

- 13.1** Planning Area
- 13.2** Development Cells
- 13.3** Subdivision and Development Concept
- 13.4** Proposed ingress/egress Plan

List of Tables

Table 1 – Development Cells within the Planning Area

Table 2 – Land Use Designations within the Planning Area by Development Cell

Part Two - Development Cells**Development Cell B (Phase 1) - Portion of the SE ¼ Sec. 32-23-28-W4M**

Detailed planning for subsequent phases of Development in Cell B and Development of Cells A,C and D Portion of the SE ¼ Sec. 32-23-28-W4M to be completed and appended to this Conceptual Scheme at a future date:

Development Cell A-

Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit

Development Cell C -

Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit

Development Cell D -

Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit

1.0 Introduction

This Conceptual Scheme was prepared at the request and as a requirement of Rocky View County. This Conceptual Scheme is characterized by the Municipality as a “Limited-Scope Conceptual Scheme” and applies to lands within a portion of the SE 1/4 Sec. 32-23-28-W4M. These lands are collectively referred to in this Conceptual Scheme as the Planning Area in Cell B.

2.0 Conceptual Scheme Purpose and Objectives

This Conceptual Scheme provides:

- ☐ A description of all lands contained within the Conceptual Scheme Area;
- ☐ A description of the existing and future road network within the entire Conceptual Scheme boundary; including its relation to main transportation routes.
- ☐ Proposed development and Phasing Plan

3.0 Conceptual Scheme Planning Area

3.1 Municipal Location

The Conceptual Scheme Planning Area is located within Division 5 of Rocky View County, approximately two (2) kilometers north of Glenmore Trail, adjacent and west of Range Road 284 and approximately one (1) kilometer South of TWP RD 240

3.2 Planning Area

The Planning Area for this Conceptual Scheme is defined as Residential Transition within the Janet Area Structure Plan Approved November 11, 2014. The Planning Area is 25 acres contained within the 160 acre area (SE ¼ Sec.). This ¼ Sec. is comprised of eleven (11) titled parcels under separate and individual land ownership.

Exhibit 13.1 - Conceptual Scheme Planning Area describes the Planning Area.

Conceptual Scheme Policy: Conceptual Scheme Planning Area

Policy 3.2.1 Policies contained in this Conceptual Scheme shall apply to lands identified in Exhibit 13.1 – Conceptual Scheme Planning Area.

3.3 Planning Area - Development Cells

In order to recognize individual landowner expectations respecting the future subdivision and development of their lands, the Planning Area is divided into four (4) Development Cells. Exhibit 13.2 - Development Cells and Table 1 - Development Cells within the Planning Area provide a description of this Conceptual Scheme's Development Cells.

Table 1 – Development Cells within the Planning Area

Development Cell	Land Description	Area (acres)	Area (Hectares)	Percentage of Planning Area
Development Cell B	Portion of the SE ¼ Sec. 32-23-28-W4M	40	16.19	24.4
Development Cell A	Portion of the SE ¼ Sec. 32-23-28- W4M	44	17.81	26.8
Development Cell C	Portion of the SE ¼ Sec. 32-23-28- W4M	40	16.19	24.4
Development Cell D	Portion of the SE ¼ Sec. 32-23-28- W4M	40	16.19	24.4
	Planning Area Total	164	66.4	100.00

Table Notes:

1. Table information current as per Rocky View County Map
2. Totals may not equal due to rounding and metric conversion.
3. All areas should be considered more or less.

Conceptual Scheme Policy: Development Cells

Policy 3.3.1 Detailed planning which responds to the common planning issues and those specific to the individual Development Cells will follow independently and be appended to this Conceptual Scheme as required by the M.D. of Rocky View.

3.4 Planning Area - Community Context and Land Use

Country Residential and Industrial land uses characterize the community in which the Planning Area is located. Land use districts within the Planning Area by Development Cell are provided in Table 2 – Land Use Designation within the Planning Area by Development Cell

Table 2 – Land Use Designations within the Planning Area by Development Cell

Development Cell	Land Use Designation
Development Cell A	Residential Two District (R-2)
Development Cell B	Residential Two District (R-2) and Industrial (I-IA)
Development Cell C	Residential Two District (R-2)
Development Cell D	Residential Two District (R-2)

Table Notes:

1. Table information current as per

This Conceptual Scheme concludes:

- ☐ Industrial land uses exist on lands within and adjacent to the Planning Area.
- ☐ Existing Industrial land supply is limiting development opportunities
- ☐ Residential land uses within the planning area will be transitioning to Industrial land uses in the very near future do to increased demand and landowner expectations.
- ☐ The adjacent Industrial development is of a quality and character consistent with the Industrial development throughout the Janet Area Structure Plan area.
- ☐ the Planning Area should establish appropriate subdivision design principles, site development standards and architectural controls consistent with adjacent Industrial Development
- ☐ Site Specific Stormwater Plan conclusions and executive summary provided by Stormwater Solutions

Site Specific Stormwater Plan – 235077 Range Road 284

The proposed project includes the development of 25 acres (10.1 hectares) of land in Rocky View County on the west side of Range Road 284, and 1.1 km south of TWP Rd 240.

The attached report by Stormwater Solutions provides a proposed stormwater management system for this parcel.

This report was designed according to the “Janet Master Drainage Plan, by MPE Engineering Ltd., June 2016”, which states that post-development runoff volume must be equal to pre-development to preserve the integrity of the existing wetland.

From the **Wetland Assessment and Impact Report (WAIR) from Omnia, July 2019, (see attached)** the Site contains two wetlands; one semi-permanent wetland and one seasonal wetland. A third possible wetland has been confirmed as a man-made dugout. The semi-permanent wetlands straddles the

south property line. One of the goals of the stormwater management plan is to allow the wetlands to attain approximately the same amount of runoff volumes and peak flows to preserve them. If the portion of this wetland on the property is removed, the on-site stormwater management system will ensure there is no impact on the remaining portion.

All design items in the attached report from **Stormwater Solutions**, conform to the current City of Calgary Stormwater Management Design Manual, dated September 2011 and the Alberta Environment and Sustainable Resource Development (AESRD) - Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems - Stormwater Management Guidelines 2013.

(Note: The above are Conceptual Scheme conclusions not policies.)

3.5 Planning Area - Physical Characteristics

Physical Characteristics of Cell B in this Concept Scheme have been a

Conceptual Scheme Policy: Terrain

Policy 3.5.1 All future land use scenarios, subdivision and development concepts prepared for individual Development Cells within the Planning Area should be prepared in response to the existing terrain.

Policy 3.5.2 Alterations in the existing terrain of the Planning Area should proceed in accordance with a "Master Drainage Plan", a detailed "Storm Water Management Plan" and an attendant "Grading Plan".

Conceptual Scheme Policy: Predevelopment Drainage Pattern

Policy 3.5.3 Alterations in the existing drainage pattern of the Planning Area to accommodate subdivision and development should proceed in accordance with the requirements of the Rocky View County.

Conceptual Scheme Policy: Subsurface Conditions

Policy 3.5.4 The Municipality at its discretion may require the Developer of Development Cells within the Planning Area to undertake a geotechnical assessment prepared by a qualified professional engineer in support of a proposal for subdivision and/or development, solely as approved by Rocky View County.

Conceptual Scheme Policy: Environmental Assessment

Policy 3.5.5 The Municipality at its discretion may require the Developer of Development Cells within the Planning Area to undertake an “Environmental Assessment or Overview” for individual Development Cells within the Planning Area prior to their development to the satisfaction of the Municipality.

Policy 3.5.6 Where an “Environmental Assessment or Overview” is required by the Municipality it shall be at a minimum a Phase 1 Environmental Assessment or Overview.

Conceptual Scheme Policy: Vegetation

Policy 3.5.7 Future subdivision and development of the Planning Area should maintain native vegetation where possible.

Existing Development

The Planning Area contains 10 existing residences and accessory buildings as follows:

- ☐ Development Cell A contains 3 single family residences and accessory buildings.
- ☐ Development Cell B contains four (4) single family residences and accessory buildings. The house on the South East corner of the Cell will be removed to allow phase one of the proposed development to proceed.
- ☐ Development Cell C is undeveloped farm land .
- ☐ Development Cell D contains four single family residences and accessory buildings.

4.0 Conformity to the Janet Area Structure Plan

This Conceptual Scheme has been prepared in accordance with the objectives and policies of the Janet Area Structure Plan.

5.0 Future Land Use

Land Use Change

Conceptual Scheme Policy: Land Use Changes and Subsequent Subdivision

Policy 5.0.1

Policy 5.0.2 Proposals for the redesignation of lands within the Planning Area to

Industrial or Commercial districts pursuant to the Land Use Bylaw shall be considered appropriate where such proposals will support subsequent subdivision and development which:

- a) Recognizes and responds to the physical characteristics and attributes of the Planning Area;
 - b) Will result in a sustainable Industrial development area at a scale appropriate and sensitive to the adjacent developments;
 - c) Accommodates the full potential of these lands for Industrial subdivision and development; and
 - d) Conforms to the policies of this Conceptual Scheme, the Janet Area Structure Plan and other relevant policies and regulations of Rocky View County.
- e) Locate storage, service, loading areas and most parking to the side and /or rear of the main building. These areas should have additional screening if adjacent to public roadways and /or residential

6.0 Subdivision and Development Concept

Exhibit 13.3 – Subdivision and Development Concept is a conceptual subdivision design for the Planning Area. The Subdivision and Development Concept is comprised of four Development Cells (Development Cells A to D).

Development Cell A

Development Cell A comprises 44 acres (17.81 ha) contained under three (3) separate titles. Exhibit 13.3 – Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit

Development Cell B

Development Cell B comprises 40 acres (16.19 ha) contained under 3 separate titles. Exhibit 13.3 – Subdivision and Development Concept contemplates no additional subdivision within this Development Cell. This Concept Scheme includes detailed analysis of 25 acres in this Cell and provides direction on the Development within this Cell and guidance in the Residential Transition Area. The remaining 15 acres (6.07 ha) in this Cell will require an amendment to this Concept Scheme prior to Land Use change or Development Permit application.



Eastern portion of Subject lands
(buildings to be removed)



Neighboring property North East section of cell B

Development Cell C

Development Cell C comprises 40 acres (16.19 ha) contained under one title. This parcel is currently being used for agricultural purposes.

Exhibit 13.3–. Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit.

Development Cell D

Development Cell D comprises 40.0 acres (16.19 ha) contained under four (4) separate titles. Exhibit 13.3 – Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit.



View of Cell D looking through Cell C

Conceptual Scheme Policy: General Subdivision Design

- Policy 6.0.1 Proposals for the subdivision of land within the Planning Area should be generally in accordance with subdivision design of Exhibit 13.3 – Subdivision and Development Concept.
- Policy 6.0.2 Lot layouts illustrated in Exhibit 13.3 – Subdivision and Development Concept are conceptual only and may not reflect the final subdivision design, number or sizes of lots that may be proposed in future tentative plans of subdivision. The final size, configuration and design of individual parcels proposed through subdivision shall be determined at the tentative subdivision plan approval stage and conform to the provisions of the Janet Area Structure Plan and other relevant policies and regulations of Rocky View County

Conceptual Scheme Policy: Subdivision Design Principles

- Policy 6.0.3 The following Subdivision Design Principles should be applied to subdivision proposed for the Planning Area:
- a) Commercial and Industrial design which is compatible with land uses adjacent and in proximity to the Planning Area.
 - b) A Business community design which is sustainable, and responsive to the natural characteristics of the Planning Area.
 - c) A Business community design which offers a wide range of lot sizes to provide for a wide range of small and medium sized businesses reflective of market demand.
 - d) A Business community design that when developed will achieve a high standard of architectural and site development that retains the historical character of the surrounding community.
 - e) Integrate stormwater design with landscaping. Use stormwater ponds as amenity as well as a utility
 - f) Security Fencing should be limited to side and rear yards and visually screened with landscaping. Security fencing should be located behind the landscape buffer so that the landscaping is visible from the street or the adjacent parcels. Fencing in front yards should be limited to decorative use unless it can be demonstrated that it is required for security reasons.

Conceptual Scheme Policy: Lot Size

- Policy 6.0.4 Lots provided within the Planning Area should be designed to be a minimum of (1.2) acres or greater in size (more or less) to provide options for a variety of Business types.

Conceptual Scheme Policy: Municipal Reserve

- Policy 6.0.5 Where municipal reserves are owing as a result of subdivision approvals for parcels within the Planning Area, the provision of these reserves shall be in accordance with the provisions of the Municipal Government Act.

Conceptual Scheme Policy: Pedestrian Pathways

Policy 6.0.6 Where appropriate, pedestrian pathways should be developed within each Development Cell of this Conceptual Scheme in order to provide pedestrian linkages to the municipal reserve parcels and the developing regional pathway system.

7.0 Road System

The Planning Area is accessible to Rocky View County municipal road network and the Provincial Highway network via Range Rd 284. This road connects to TWP Rd 240 approximately 1Km to the North and to Glenmore Trail approximately 2 kms to the South.

Conceptual Scheme Policy: Road System Design

- Policy 7.0.1 Access to developments proposed within the planning area shall be in accordance with Rocky View County policies and to the satisfaction of the municipality
- Policy 7.0.2 All public internal roads are proposed as local public roads with development in accordance with Rocky View County policies and standards.
- Policy 7.0.3 Internal roads within individual Development Cells shall be constructed to municipal standards in accordance with the current Rocky View County policies and standards.
- Policy 7.0.4 The Municipality may require road widening agreements or road widening at such time as lands within the individual Development Cells are proposed for subdivision approval.
- Policy 7.0.5 Linear pathways will not be permitted within the road right of way.

Policy 7.0.6 A Transportation Off-Site Levy shall be paid by the Developer to the Municipality in accordance with the Transportation Off-Site Levy Bylaw as amended.

Policy 7.0.7 No Development Permit will be issued for parcels fronting a new or upgraded road until a Development Agreement has been entered into and the required Road System has been constructed and received a Construction Completion Certificate (C.C.C.) from the Municipality.

Policy 7.0.8 This Conceptual Scheme contemplates that future ingress and egress to the development concept which is proposed to be 3 buildings constructed over 2-3 phases and will be industrial agricultural facilities.

The primary access will continue to be from Range Road 284 in approximately the same location as the existing driveway.

This access will not be a public roadway. The site will not be subdivided so the access roadway will be internal to the site and will be constructed to the appropriate industrial standard with its junction with Rge 284 being between a driveway and public roadway, not a full intersection between public roadways.

There are now proposed to be 2 accesses to the site, the primary access will be referred to as the 'middle access'

A new south access is proposed which will be along the south side of the site, as well as a north access on the north side of the site; both are shown on the attached site plan (Exhibit 13.2) along with the middle access.

The north access will provide access to the west residential property that is surrounded by the subject site, similar to how that residential property is currently accessed with a driveway from Rge 284, and emergency only access for the subject site should the primary access be blocked.

The south access is needed to assist trucks with circulating around Building A, it is proposed to be restricted to a right-in/out configuration. The result is that the middle access will be used by almost all of the trips generated by the site on a typical day, the north access will only be used in emergencies and the south access only used for convenience by large trucks and some employees.

Details on trip generation and Road classification requirements are included in the attached TIA completed by JCB Engineering LTD on July 3, 2019

8.0 Utility Servicing Strategy

Shallow Utilities

The Planning Area will be serviced by shallow utilities by the appropriate utility company providing service to the area in accordance with Janet Area Structure Plan.

Conceptual Scheme Policy: Shallow Utilities

Policy 8.0.1 Shallow utilities will be provided by the appropriate utility company providing service to the Planning Area at the sole expense of the Developer.

Policy 8.0.2 The Developer of individual Development Cells will provide easements to any utility company requiring them to provide services to the Planning Area.

Solid Waste Management

Conceptual Scheme Policy: Solid Waste Management

Policy 8.0.3 A “Solid Waste Management Plan” should be considered at the first phase of subdivision approval for all Development Cells within the Planning Area to the satisfaction of the Municipality. Implementation of the Solid Waste Management Plan shall be the responsibility of the Developer.

9.0 Development Concept

Industrial development proposed for the Development Cell will comprise three (3) independent detached structures at full build out.

9.1 Suitability to Accommodate Development

Conceptual Scheme Policy: Building Envelope

Policy 9.1.1 Proposals for subdivision within the Planning Area shall provide a suitable development that compliments the adjacent developments and is consistent with architectural design within the Janet Area Structure Plan.

9.2 Population Densities and Projections

It is anticipated that upon full build out of the Planning Area, the number of jobs per hectare will be consistent with the surrounding area.

9.3 Architectural and Site Development Standards

Architectural standards should be developed at the time of subdivision of the individual Development Cells and registered against individual titles by restrictive covenant. Management and enforcement of the architectural standards will be the responsibility of each

Development Cell Developer and following subdivision and development, subsequent landowners.

Conceptual Scheme Policy: Architectural and Site Development Standards

Policy 9.3.1 Architectural and site development standards proposed for developments within each Development Cell should be considered at the time of subdivision approval and be registered by caveat or restrictive covenant at the time of plan approval.

Policy 9.3.2 Enforcement of the architectural and site development standards shall be the responsibility of the Developer and following subdivision and development, subsequent landowners.

Policy 9.3.3 Architectural and site development standards should identify and encourage the use of high quality finishing materials.

10.0 Community Considerations

Public Consultation

Consultation with affected property owners within the Planning Area and other adjacent affected parties within the Residential Transition area occurred prior to and during the preparation of this Conceptual Scheme. This consultation involved direct communication with affected parties and an open house held Feb 13, 2019 in the board room of Hill Bros Expressways. Seven people attended the open house.

Conceptual Scheme Policies: Historical Context

Policy 10.0.1 All proposals for subdivision within the Planning Area should consider the integration of any features of cultural landscapes into the subdivision design.

Policy 10.0.2 All local road names should incorporate the names of settlement families, historical events or locations.

11.0 Subdivision and Development Phasing

Conceptual Scheme Policies: Phasing

Policy 11.0.1 The potential for future subdivision is limited by the densities and policy provisions of this Conceptual Scheme and the provisions of Rocky View

County Land Use Bylaw as it applies to individual Development Cells within the Planning Area.

Policy 11.0.2 Subdivision and development within the Planning Area should be matched to a logical progression of servicing. Subdivision and development within Development Cell B may proceed in multiple phases without amendment to this Conceptual Scheme provided the required infrastructure or an acceptable alternative to sustain the planned subdivision and development is in place and/or available at the time of approval.

12.0 Conceptual Scheme Implementation

This Conceptual Scheme is in conformity to the Janet Area Structure Plan and no amendment to the ASP is required prior to adoption of this Conceptual Scheme.

Subdivision of the Planning Area is guided by the policies herein and implemented through conditions of subdivision approval by Rocky View County

Conceptual Scheme Policies: Implementation

Policy 12.0.1 Pursuant to the provisions of the Janet Area Structure Plan, this Conceptual Scheme shall be appended to the Area Structure Plan specifically in relation to the Residential Transition Area. The Residential Transition areas are near or adjacent to future industrial development areas. This Plan recognizes that the existing residential areas are ready to transition to Business uses as determined by the existing Industrial land supply in the area and landowners desire to redesignate to Industrial Land Uses. This is further supported by the existing uses on numerous sites within this zone which are mixed use industrial residential. The County Council also concluded at it's meeting on April 30th that the transition to Industrial land uses is deemed appropriate at this time.

. 8.1 Residential uses on lands identified as Residential Transition area (Map 5) will be allowed to continue until such time as a transition to industrial use is deemed appropriate, a local plan has been prepared, and the proposals for new land uses address the policies of this Plan.

8.2 Applications for industrial and commercial uses adjacent to a Residential Transition area shall: a. demonstrate how the proposed land use is compatible with the adjacent residential use by considering the

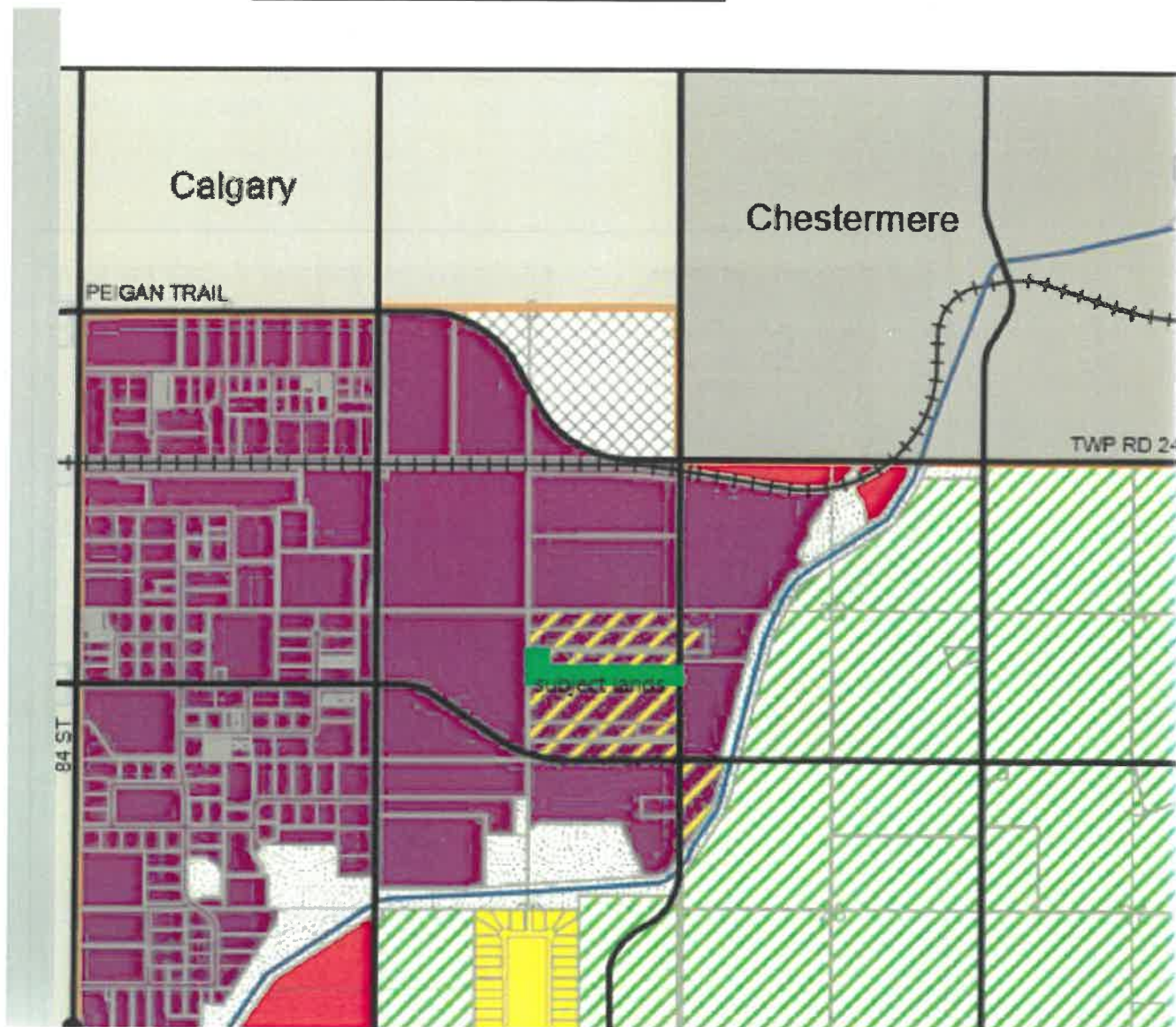
Business-Residential Interface area policies and the requirements of Section 10 of Janet Area Structure Plan; and b. include screening, buffering, and landscaping measures to mitigate the impact on the Residential Transition area.

Policy 12.0.2 Rocky View County shall implement the policies of this Conceptual Scheme through the land use and subdivision approval process.

13.0 Exhibits

- 13.1** Planning Area
- 13.2** Development Cells
- 13.3** Development Concept
- 13.4** Proposed ingress/egress plan

Planning Area exhibit 13.1



-19-

Development Cells [Exhibit 13.2]

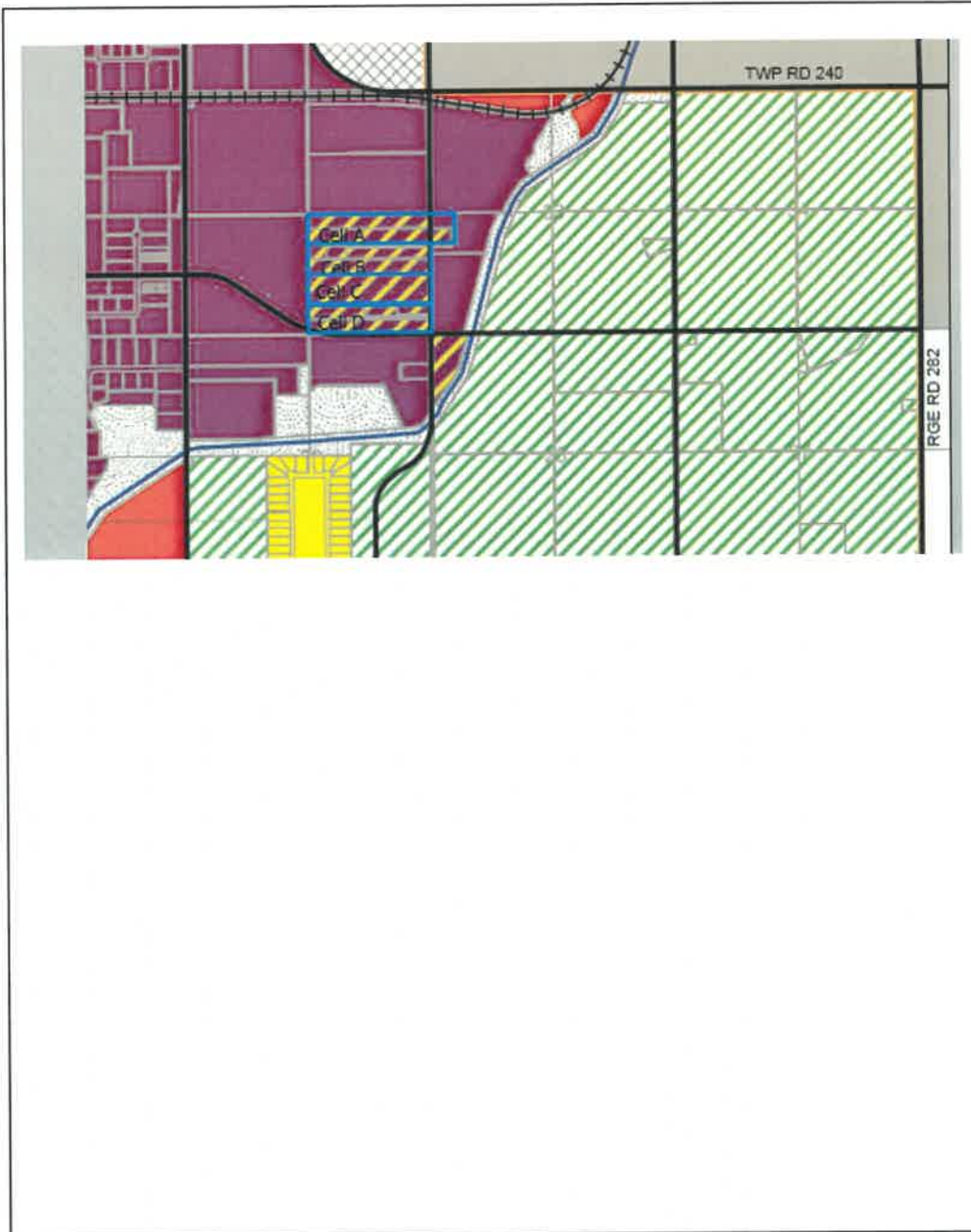


Exhibit 13.3

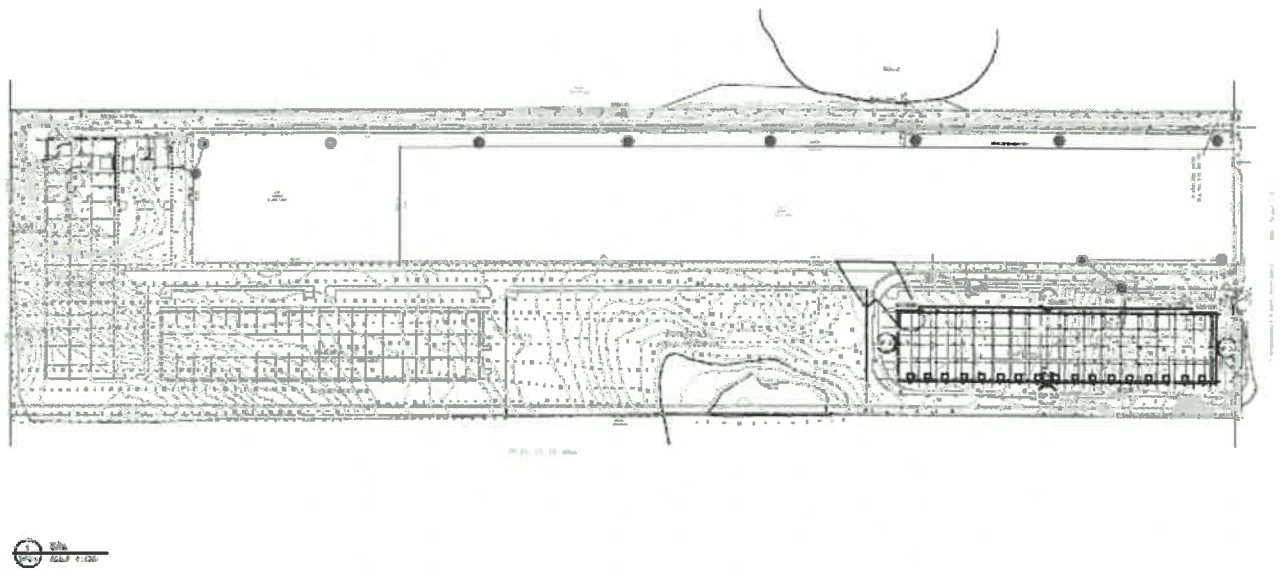


Exhibit 13.4 Proposed ingress/egress to Range Road 284 Plan



Part Two - Development Cells

- Appendix 1 - Development Cell B - Portion of the SE $\frac{1}{4}$ Sec. 32-23-28-W4M
- Appendix 2 - Development Cell A - Portion of the SE $\frac{1}{4}$ Sec. 32-23-28-W4M
- Appendix 3 - Development Cell C - Portion of the SE $\frac{1}{4}$ Sec. 32-23-28-W4M
- Appendix 4 - Development Cell D - Portion of the SE $\frac{1}{4}$ Sec. 32-23-28-W4M

Development Cell labels do not indicate progression of phasing.

Appendix 1

Development Cell B - Portion of the SE ¼ Sec. 32-23-28-W4M

Phase 1 Redesignation and Subdivision of Development Cell B

Phase 1 of Development Cell B proposes to redevelop a portion of the SE 1/4 Sec. 32-23-28-W4M in a 11.93 acre portion of the 25 acres with the balance of the site to be developed as a separate 13.07 acre in one or two phases.

The objective of the Landowner to develop will proceed contiguously in order to accommodate the sharing of an existing access driveway and approach to Range Road 284

Appendix Exhibit 1.0: Phase 1 parcelling out the 11.93 acres is attached and forms part of this appendix. The following table provides the land use statistics for Appendix Exhibit 1.0:

Proposed Lot	Area (Acres)	Area (Hectares)	Percent
Phase 1	11.93	4.83	47.7
Balance Parcel Phase 2	13.07	5.29	52.3
Total	25	10.12	100.00

Table Notes:

1. Areas are approximate and require verification by legal survey.
2. All areas should be considered more or less.
3. Totals may not equal due to rounding or metric conversion.

The subject lands are currently designated Industrial-Industrial Activity (I-IA) by Rocky View County Land Use Bylaw.

Currently, no subdivision of Development Cell B is contemplated by the Landowner. At such time as future phases in Development Cell B are proposed, they will follow the provisions and policies of this Conceptual Scheme.

Physical Characteristics of Development Cell B

Terrain

Development Cell B has an east west aspect. The subject land contains no areas of terrain which would impair its development within Development Cell B.

Vegetation

Development Cell B is believed to contain no environmentally significant areas of vegetation and/or wildlife habitat. Native and domestic grasses comprise the dominant plant communities found on the subject lands.

Existing Development

Development Cell B contains four (4) Residential properties one of which will be removed prior to Phase 1 Development.

Berms and other landscaping measures may be implemented to minimize the Industrial residential interface to the satisfaction of Rocky View County.

Historical Resources

The Planning Area is believed to contain no important historical resources. Notwithstanding, where sites of historical importance are identified during the development of separate phases within Development Cell B, these sites will be identified and removed and or preserved or avoided prior to development to the satisfaction of Rocky View County.

Details about the planning area are provided by an environmental assessment provided by

Hans Skatter, P.Biol. Cand. Scient.

Omnia Ecological Services

722 27 Ave NW

Calgary, AB, T2M 2J3

Omnia Project ID: 1905-03

July 19, 2019

The report is attached to this concept Scheme for information.

Site Development and Architectural Standards

Architectural standards will be developed at the time of development permit application for Phase 1 of Development Cell B and registered against title by restrictive covenant. Management of the architectural standards will be the responsibility of the Developer.

Potable Water

Potable water is supplied to the existing residence by an existing well. Potable water is

proposed to be provided to the proposed Phase 1 development by connection to a tank system combined with the existing well.

- 25 -

Sewage Treatment

Sewage management for development on proposed Phase 1 will be via private sewage systems (septic tank and field) installed in accordance with the Alberta Sewage Systems Standard of Practice and Municipal policies.

Storm water Management

The proposed development will compliment the natural drainage patterns found within Development Cell B. Post development drainage from Development Cell B will continue to flow towards the centre of the site to an existing depression located within Development Cell B. The management of storm water shall be in accordance with best management practices and M.D. of Rocky View policies and standards.

A Stormwater Management Plan has been developed by Stormwater Solutions and is attached to this Plan.

Shallow Utilities

Shallow utilities are currently provided to Development Cell B and additional service connections will be provided by the appropriate service provider in the area. Where required, easements will be provided as required by the utility service provider.

Access Management

Access to proposed Phase 1 and the Balance of the Parcel will be via an all turns approach and existing driveway to Range Rd. 284.

This Conceptual Scheme (pursuant to Policy 7.0.8) contemplates that further phases of Development in Cell B will require ingress and egress to the Municipal Road system to be via an internal road system.

Municipal Reserve

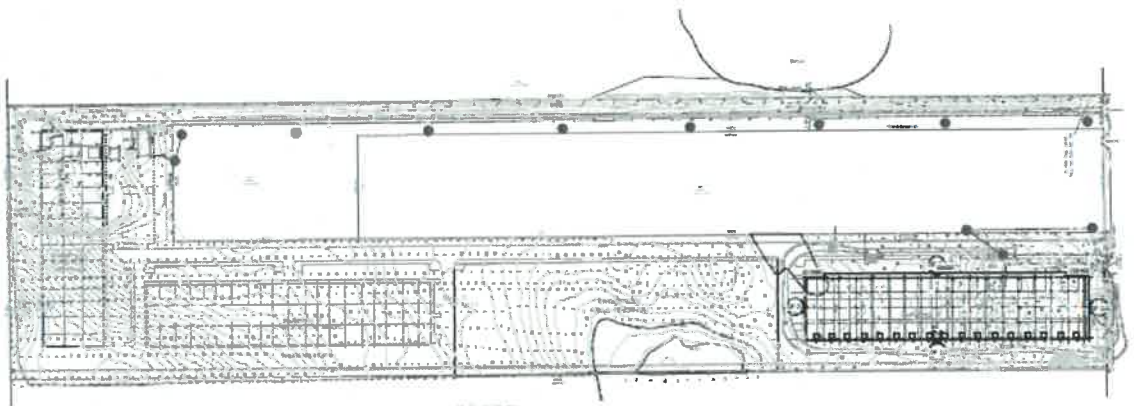
Disposition of Municipal Reserve owed as the result of the subdivision of Development Cell B shall be in accordance with Section 666 of the Municipal Government Act. .

Conceptual Scheme - Pt. SE 1/4 Sec. 32-23-28-W4M
Appendix 1 Exhibit 1.0:
Phases 1-3 of Development in Cell B

Development portion of Cell B comprises 25 acres (10.12 h) and is outlined.

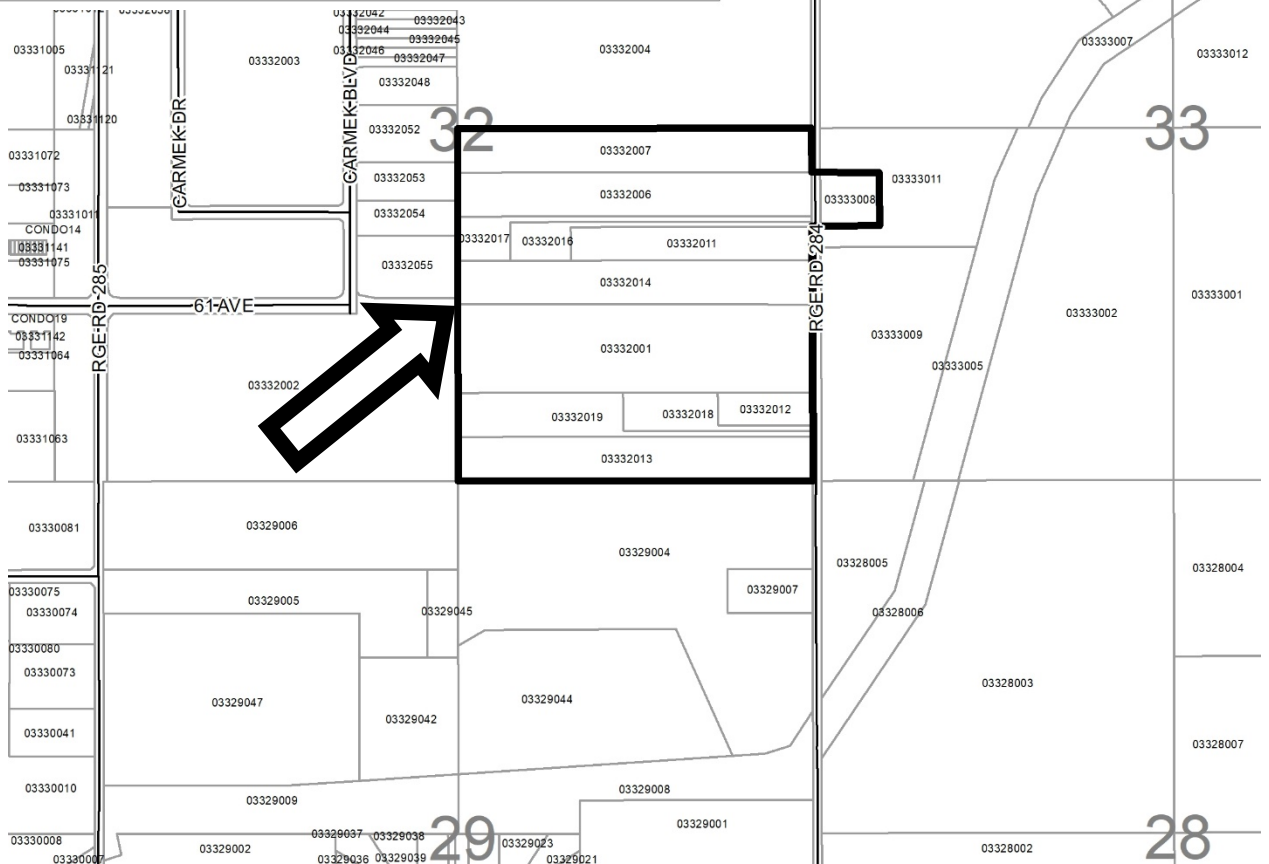
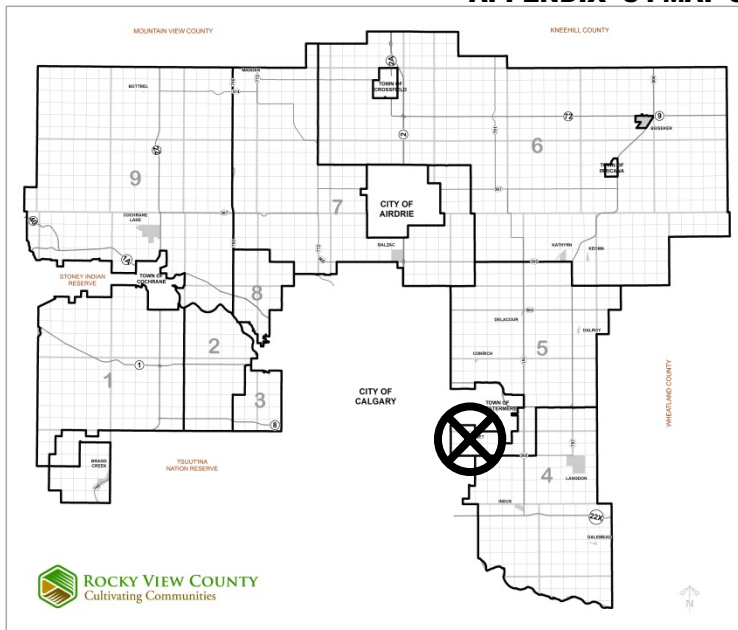


Exhibit is not to scale.
August 2005



Attachment # 1- Omnia report

Attachment # 2 Transportation impact assessment



LOCATION PLAN

SE-32-23-28-W04M

Block:3 Plan:7410673

Lot:3 Block:2 Plan:9210992

Date: August 11, 2020

Division # 5

File: 03332014/03332017

Page 119 of 175

Conceptual Scheme Proposal: To adopt a conceptual scheme that provides a framework to guide future redesignation, subdivision, and development proposals within SE 1/4 32-23-28 W4M and Lot 1, Plan 0111882.

32

RGERD-284

DEVELOPMENT PROPOSAL

SE-32-23-28-W04M

Block:3 Plan:7410673

Lot:3 Block:2 Plan:9210992

Date: August 11, 2020

Division # 5

File: 03332014/03332017



Conceptual Scheme Proposal: To adopt Appendix 1 of the Conceptual Scheme to guide the future development within Lot 3, Block 2, Plan 9210992 and Block 3, Plan 7410673. **Page 3 of 10**

32

RGERD-284

DEVELOPMENT PROPOSAL – CELL B

SE-32-23-28-W04M

Block:3 Plan:7410673

Lot:3 Block:2 Plan:9210992

Date: August 11, 2020

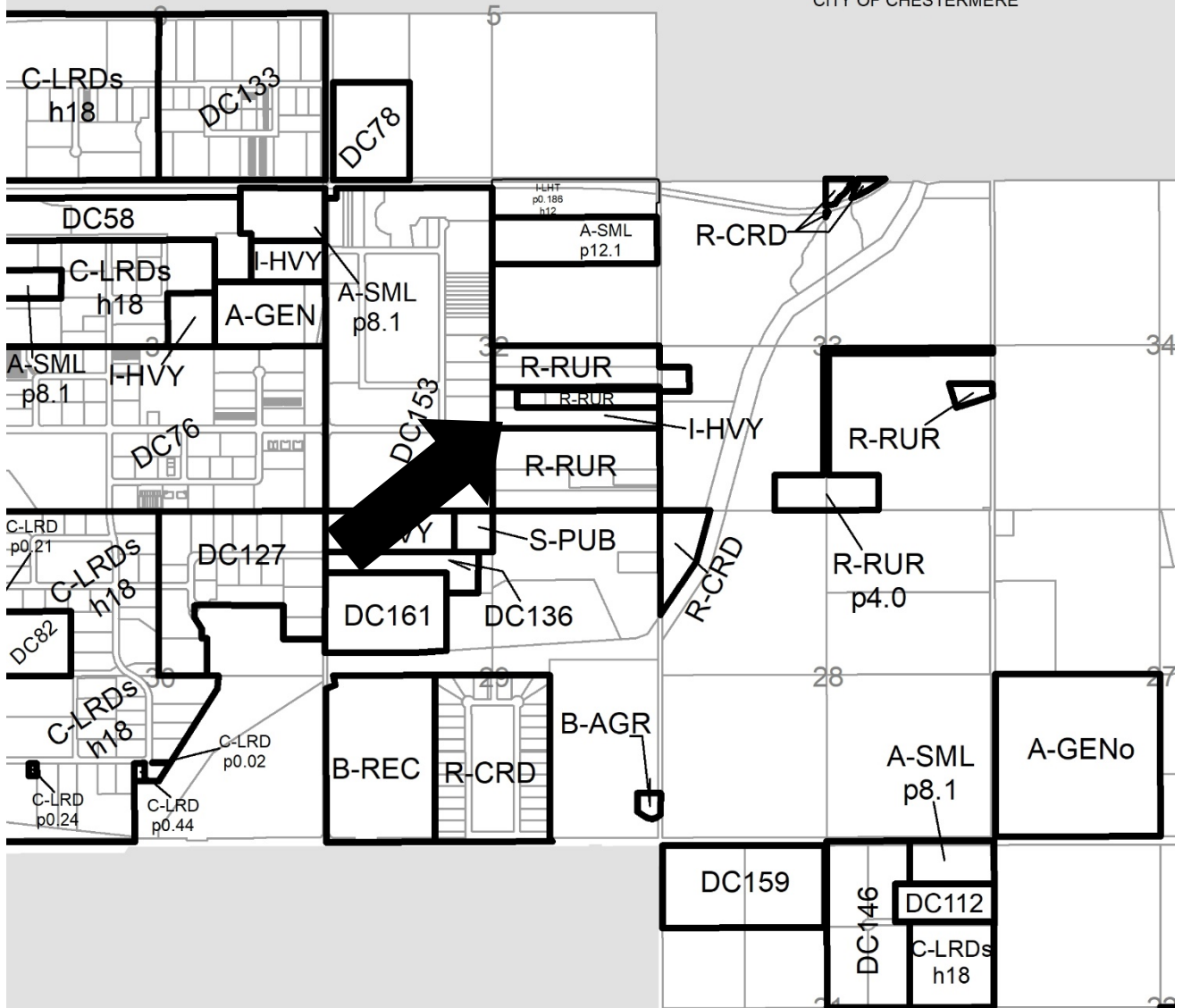
Division # 5

File: 03332014/03332017 Page 421 of 175



CITY OF CALGARY

CITY OF CHESTERMERE



A-GEN	Agricultural, General	C-HWY	Commercial, Highway
A-SML	Agricultural, Small Parcel	C-LRD	Commercial, Local Rural
R-RUR	Residential, Rural	C-LUD	Commercial, Local Urban
R-CRD	Residential, Country Residential	C-MIX	Commercial, Mixed Urban
R-URB	Residential, Urban	C-REG	Commercial, Regional
R-SML	Residential, Small Lot Urban	I-LHT	Industrial, Light
R-MID	Residential, Mid-Density Urban	I-HVY	Industrial, Heavy
R-MRU	Residential, Multi-Residential Urban	S-PUB	Special, Public Service
B-AGR	Business, Agricultural	S-FUD	Special, Future Urban Development
B-REC	Business, Recreation	S-PRK	Special, Parks and Recreation
B-REG	Business, Regional Campus	S-NOS	Special, Natural Open Space
B-LOC	Business, Local Campus	S-NAT	Special, Natural Resource
B-LWK	Business, Live Work		

LAND USE MAP

SE-32-23-28-W04M

Block:3 Plan:7410673

Lot:3 Block:2 Plan:9210992

Date: August 11, 2020

Division # 5

File: 03332014/03332017

Page 422 of 175



Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

SE-32-23-28-W04M

Block:3 Plan:7410673

Lot:3 Block:2 Plan:9210992

Date: August 11, 2020

Division # 5

File: 03332014/03332017

Page 123 of 175





Note: Post processing of raw aerial
photography may cause varying degrees
of visual distortion at the local level.

AIR PHOTO

Spring 2020

SE-32-23-28-W04M

Block:3 Plan:7410673

Lot:3 Block:2 Plan:9210992

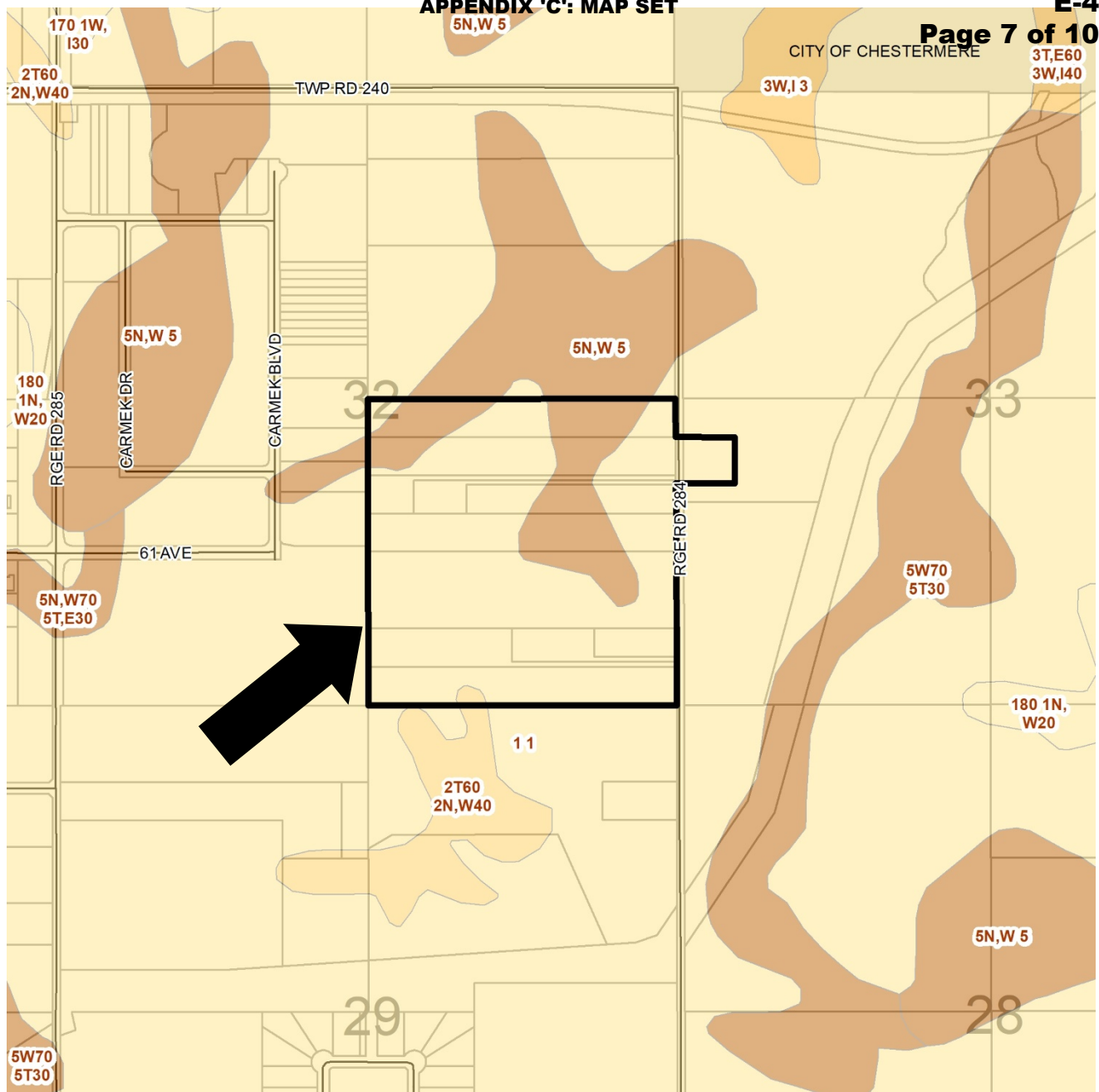
Date: August 11, 2020

Division # 5

File: 03332014/03332017

Page 124 of 175





LAND CAPABILITY CLASSIFICATION LEGEND
Limitations refer to cereal, oilseeds and tame hay crops

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 sodicity
- 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

SOIL MAP

SE-32-23-28-W04M

Block:3 Plan:7410673

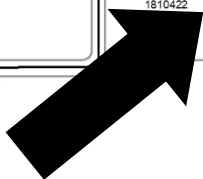
Lot:3 Block:2 Plan:9210992

Date: August 11, 2020

Division # 5

File: 03332014/03332017

Page 125 of 175



- First two numbers 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

SE-32-23-28-W04M

Block:3 Plan:7410673

Lot:3 Block:2 Plan:9210992

Date: August 11, 2020

Division # 5

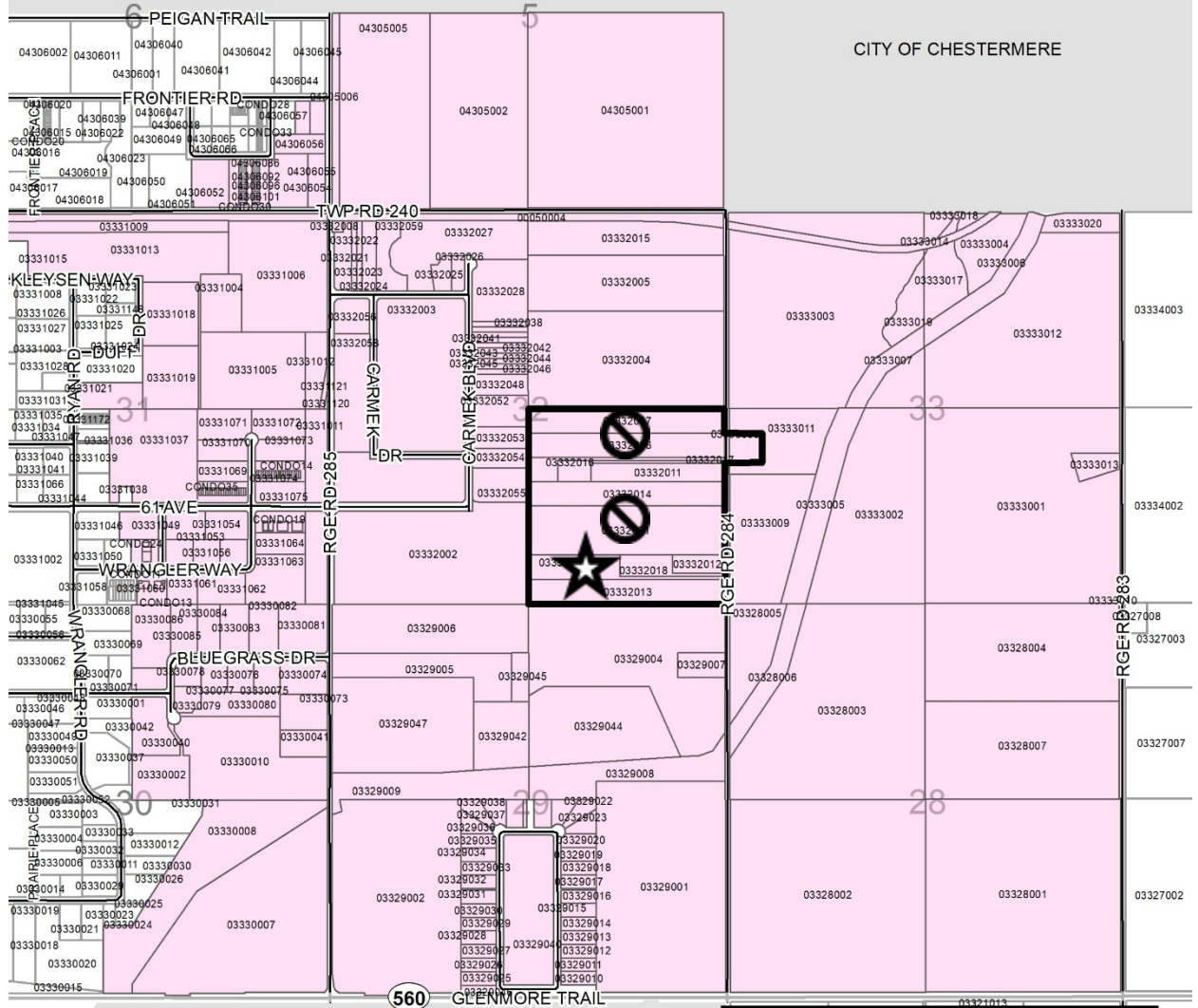
File: 03332014/03332017 Page 126 of 175

Page 126 of 175

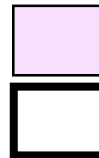


CITY OF CALGARY

CITY OF CHESTERMERE



Legend



Circulation Area



Subject Lands



Letters in Opposition



Letters in Support

LANDOWNER CIRCULATION AREA

SE-32-23-28-W04M

Block:3 Plan:7410673

Lot:3 Block:2 Plan:9210992

Date: August 11, 2020

Division # 5

File: 03332014/03332017 Page: 17

Page 127 of 175



2003



Subject Lands

Page 128 of 175



Lori-Lee Turcotte

From: gerald Ziegler [REDACTED]
Sent: February 5, 2020 11:50 AM
To: Andrea Bryden
Subject: File No. 03332014 / 03332017 Application No. PL20190131 Applicant: ARJ Consulting (Andre Chabot) Owner: Jaroc Holdings Ltd., Rocco Terrigno Size +- 66.37 hectares

Follow Up Flag: Follow up
Flag Status: Completed

In regard to this application - we owning property next to this (03332006) we have concerns regarding what is being developed on this property:

How will the traffic affect the surrounding area - What plans are being made for roads in this development?.
If a cannabis growing facility is being developed, what type of filtration system will it have regarding odour, etc.

Will this development have an effect on our taxes in the future?

Gerald & Margaret Ziegler

590140
Alberta Limited

January 20, 2020

Andrea Bryden
Planner
Planning Services
Rocky View County

RE: Application to obtain approval for a new conceptual scheme that would establish a policy framework to guide future submissions for land re-designation, subdivision, and building development. Rocky View Planning Application No. PL 20190131

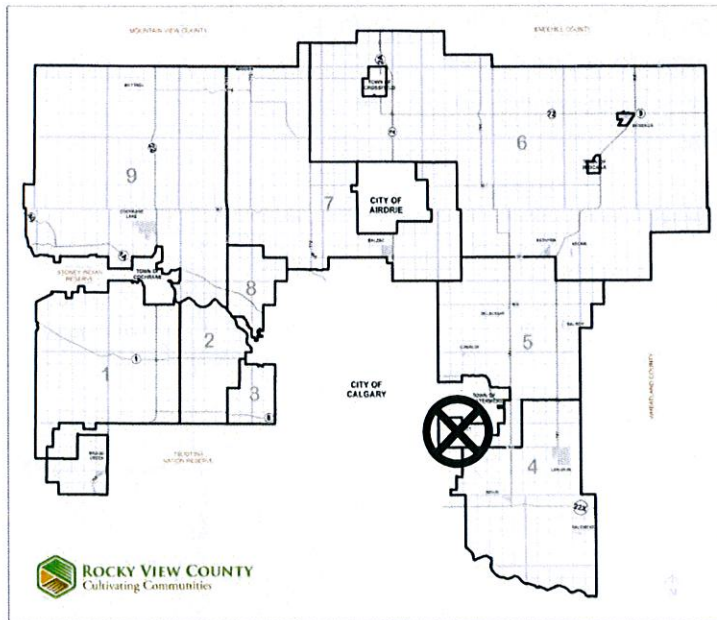
Dear Madam;

We are responding to a notification received from Rocky View County Planning Services regarding the above noted application for a new conceptual scheme that contains a 40 acre parcel of land that the principal owners of 590140 Alberta Limited; are entirely unaware of, were not privy to or consulted with, and did not provide any form of agreement or approval to being part of this application. Please clarify if this application is therefore a concern of planning services and has any grounds to legally being accepted by the County for review and possible consideration.

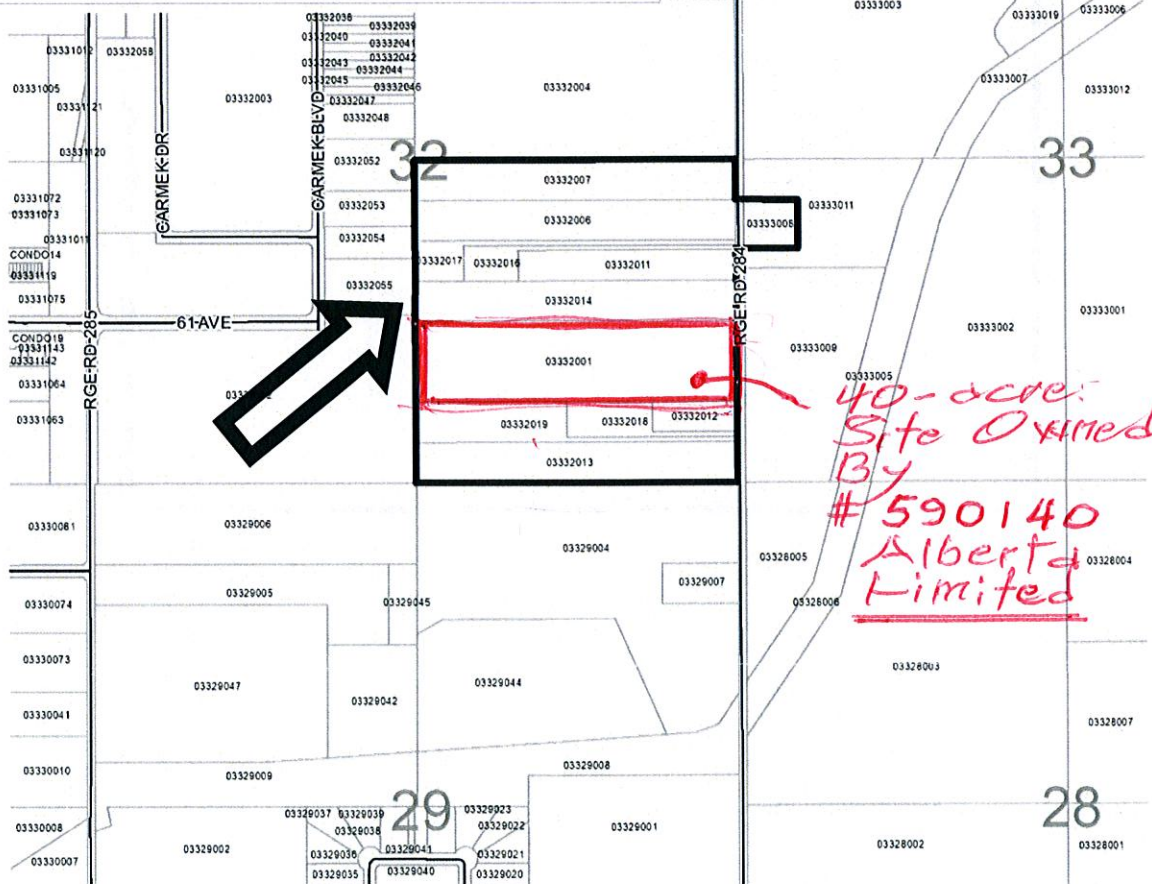
Thank you



Oly Ratzlaff M. Arch.
Project Manager for EMCOR Development Corp. and 590140 Alberta Limited

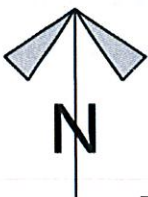


*Received
Jan. 20th,
2020*



*40-acre
Site Owned
By
#590140
Alberta
Limited*

LOCATION PLAN



SE-32-23-28-W04M

Block:3 Plan:7410673

Lot:3 Block:2 Plan:9210992

Date: Sept 23, 2019

Division # 5

File: 03332014/03332017

September 2, 2020

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

Dear Distinguished Members of Council

Re: Conceptual scheme # 2019 0191- 235095 & 235077 Range Road 284, Rockyview, Alberta

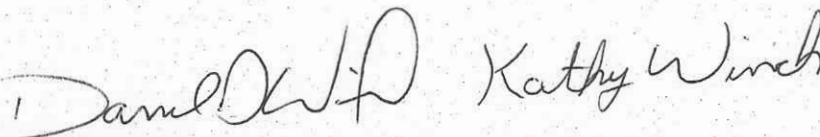
We are the owners and residents of property located at 235017 range road 284 rockyview Alberta that is next to the captioned parcels of land. This has been our home for roughly 15 years.

We have met with the landowner and their consultants regarding the subject Conceptual scheme during a community engagement process whereby they spoke to us about their application and answered our questions. We found the engagement session to be very helpful.

After careful consideration and in speaking with our neighbors, we would like to express our support for the subject conceptual scheme. We see numerous developments around our home and in the general area of range road 284. We understand that the area in which we live is within the residential transition area under the Janet Area Structure Plan and we agree that it is time for this area to transition to commercial and industrial as is indicated in the ASP. We believe that the subject conceptual scheme will be a positive catalyst to bring forward that transition.

We understand that Rockyview development authority wishes that we come together as a group representing the 160 acre parcel regarding a conceptual plan for the entire parcel. However, we are not interested in doing this because it is costly and each neighbor has their own ideas of what they want to do with their own land including when they want to do it. We believe that individual landowner's views should be respected and not affected by other landowners.

Sincerely yours,



Darrel Winch

Kathy Winch

cc: File Manager Andrea Bryden- ABryden@rockyview.ca

235017 range road 284 Rockyview Alberta T1X-0J9

Tel: [REDACTED]

WINCH

**INTERGOVERNMENTAL AFFAIRS**

TO:	Council	
DATE:	September 22, 2020	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Proposed RMA Resolution: Creation of Municipal Affairs Process to Resolve Disputes regarding Councillor Sanctions and Disqualifications	

EXECUTIVE SUMMARY:

Conflict and dispute among elected officials is a common occurrence in many municipalities. In most cases, issues can be worked out through a Council's Code of Conduct Bylaw, which is a requirement of the *Municipal Government Act* (MGA). However, there are times when individual councillors have allegedly violated the Code of Conduct and are sanctioned by the remainder of Council, or a Councillor is deemed disqualified under section 174 of the MGA.

If a Councillor disputes the sanctions or the disqualification, the only recourse for either party is to refer the matter to the Court of Queen's Bench. Legal action is costly, time-consuming, and combative, which further exacerbates internal Council tensions.

This RMA resolution (Attachment A) proposes that a simplified, intermediary process be developed by Municipal Affairs to enable the Minister to adjudicate on Councillor sanctions and disqualifications. The Minister could review submissions by the affected Councillor and by Council, then determine if the Councillor is disqualified, or amend, enforce, or remove sanctions. If either party disagrees with a ruling by the Minister, the option to proceed to Court of Queen's Bench would still be available. This type of process could save significant resources to deal with these specific issues. For additional background and rationale, please refer to the resolution included in Attachment A.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications.

OPTIONS:

- Option #1 THAT the resolution in Attachment A be approved for submittal to the Rural Municipalities of Alberta for the Fall 2020 Convention Resolution Session.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Amy Zaluski"

"Al Hoggan"

Manager
Intergovernmental Affairs

Chief Administrative Officer

Administration Resources

Amy Zaluski and Ben Manshanden, Intergovernmental Affairs

**ATTACHMENTS:**

ATTACHMENT 'A': Rocky View County Resolution for Rural Municipalities of Alberta: Creation of Municipal Affairs Process to Resolve Disputes regarding Council Sanctions and Disqualifications

Resolution ?-

**Creation of Municipal Affairs Process to Resolve Disputes
regarding Council Sanctions and Disqualifications**
Rocky View County

Items noted in red font will
be completed by RMA

WHEREAS Section 146.1 of the *Municipal Government Act* requires municipalities to establish, by bylaw, a Code of Conduct that governs the conduct of Councillors and how violations of municipal Codes of Conduct should be resolved, including the placement of sanctions on Councillors; and

WHEREAS Section 174 of the *Municipal Government Act* states the circumstances in which a Councillor is disqualified from Council; and

WHEREAS Section 175 of the *Municipal Government Act* requires a disqualified Councillor to resign immediately, and if they fail to do so, the only alternative is to refer the matter to the Court of Queen's Bench for resolution; and

WHEREAS there have been a number of cases in Alberta municipalities that have resulted in legal action because a Councillor refutes imposed sanctions or does not resign from Council as the result of a disqualification; and

WHEREAS there is no intermediate step for the resolution of conflict regarding Code of Conduct sanctions or disqualifications between resolving the issue internally at the municipal level and a formal judiciary process; and

WHEREAS legal action is costly, combative, and time-consuming to the municipality and all parties involved; and

WHEREAS the courts do not have the same level of awareness and understanding of the responsibilities, obligations, and internal processes of municipalities as does the Minister of Municipal Affairs; and

WHEREAS municipalities derive their authority, requirements, and responsibility from the Minister of Municipal Affairs; and

WHEREAS the Minister of Municipal Affairs has the authority to adjudicate on municipal matters and could create a process that serves as an intermediate step to adjudicate on disagreements regarding Council sanctions and the removal of disqualified Councillors;

THEREFORE, BE IT RESOLVED that the Rural Municipalities of Alberta advocate to the Government of Alberta for Municipal Affairs to amend the *Municipal Government Act* and create a process whereby the Minister of Municipal Affairs can enforce, amend, or remove sanctions for Code of Conduct violations and enforce the removal of disqualified Councillors, as an alternative to referring matters directly to the Court of Queen's Bench.

Member Background

Conflict and dispute can arise among Councillors in municipalities. The *Municipal Government Act* (MGA) provides mechanisms and requirements for Councils to resolve their problems internally. Section 146.1 enables Councils to create a Code of Conduct Bylaw to define how individual Councillors must conduct themselves as representatives of the municipality. If violations occur, the Code of Conduct Bylaw outline steps to follow and actions that can occur. The MGA allows Councils to place sanctions on Councillors who violate Codes of Conduct. If a Councillor does not agree with the sanctions and the matter cannot be resolved internally, that Councillor's only recourse is to refer the matter to the Court of Queen's Bench.

Section 174 of the MGA describes the circumstances by which a Councillor is disqualified, while Section 175 states that disqualified Councillors must immediately resign from Council. If a Councillor does not resign, Section 175(2) states that the only recourse is to refer the matter to the Court of Queen's Bench. As a result, to ensure that the legislative requirements of the MGA are met, a Council must proceed through a costly and time-consuming judiciary process. This also leaves municipalities in a situation where disqualified Councillors can continue to sit while the process is resolved through the courts.

There are no intermediate steps to resolve Councillor sanctions and disqualifications. The only options are to resolve it internally or to refer it to the courts. Legal action is costly, time-consuming, and combative, which further exacerbates internal Council tensions. Additionally, courts often lack the intimate understanding of municipal affairs possessed by the Minister of Municipal Affairs, which may result in decisions that fail to understand the nuances of local government. There are certain types of quasi-judicial items that could be resolved without a lengthy, expensive court process, specifically disputes about Councillor sanctions and removal of disqualified Councillors. Section 574 of the MGA provides the Minister with the ability to adjudicate on Council conduct after an investigation. Minor amendments to Section 175 of the MGA could allow this process to be used for disqualifications as well.

Municipalities derive their authority from provincial statutes, and are thus bound by the authority of the Minister, who can adjudicate on municipal matters. Minor amendments to the *Municipal Government Act* would clarify the Minister's authority and allow for creation of a streamlined process to adjudicate on Council sanctions and the removal of disqualified Councillors. The process could be used by either the affected Councillor or the Council to oppose or enforce a sanction. For example, if a sanctioned Councillor disagrees with the sanctions that have been imposed, they could make a case to Municipal Affairs to review the circumstances. The Minister would then have the option of upholding, removing, or amending the sanctions. This process could also be used by the Minister to remove a Councillor who has clearly been disqualified under Section 174 of the MGA.

This would provide an alternate option for resolving conflict, rather than having to resort immediately to legal action if the matter cannot be resolved internally through the Code of Conduct Bylaw. These changes would significantly reduce costs for municipalities and provide a mechanism for the swift resolution of these issues. If an adjudication from the Minister is still not agreeable to either parties, the judicial process remains an option.

RMA Background

RMA will provide after resolution is endorsed at district level.



FINANCIAL SERVICES

TO: Council

DATE: September 22, 2020 **DIVISION:** All

FILE: 05214014 & 05214030

SUBJECT: Property Tax Cancellation Request – Dalroy Gymkhana Club

POLICY DIRECTION:

As per Policy C-703, Council may cancel, reduce, refund, or defer tax if it is equitable to do so pursuant to section 347(1) of the *Municipal Government Act*.

EXECUTIVE SUMMARY:

Mary-Anne Cairns, on behalf of Dalroy Gymkhana Club, has requested in writing that the Municipal Tax portion of the 2020 tax levy be cancelled (Attachment 'A'). In order to qualify, a property generally would need to provide a community service and unrestricted community access.

Tax Roll # 05214014 and 05214030 are properties that have been used for community purposes for a number of years for the benefit of Rocky View County residents and have previously had the Municipal taxes cancelled by Rocky View County Council. The properties are leased by the Dalroy Gymkhana Club, a non-profit, community-based organization whose mission is to have family fun on horseback. It is in this regard that Administration recommends that the 2020 Municipal Tax Levy in the amount of \$574.48 be cancelled.

A summary of the tax cancellation request is outlined as follows:

Roll #	Property Owner	Division	Year	Municipal Tax	Gov't&External Requisitions	Total Taxes
05214014	Starosta, Mary Douglas, Carol & Elizabeth	5	2020	\$246.45	\$255.19	\$501.64
Roll #	Property Owner	Division	Year	Municipal Tax	Gov't External Requisitions	Total Taxes
05214030	Cairns, Mary-Anne Huybregts, Elizabeth Starosta, Carol, Douglas & Steven	5	2020	\$328.03	\$339.64	\$667.67
	TOTAL 2020			\$574.48	\$594.83	\$1,169.31

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

Should Council approve the request, there would be a reduction of 2020 municipal property tax revenue in the amount of \$574.48.



OPTIONS:

- Option #1 THAT the 2020 Municipal Tax Levy in the amount of \$574.48 for roll numbers 05214014 and 05214030 be cancelled.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director
Corporate Services

Chief Administrative Officer

BW/aw

ATTACHMENTS:

- ATTACHMENT ‘A’: 2020 Request Letter
ATTACHMENT ‘B’: Policy C-703 – Property Tax Levy Cancellation

August 11, 2020

Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2
Attention: Tax Department



Dear Sir/Madame,

2020 TAX WAIVER REQUEST
TAX NOTICE ROLL # 05214014
TAX NOTICE ROLL # 05214030
DALROY PLAN 2166W

On behalf of the Dalroy Gymkhana Club, we respectfully request the 2020 Municipal taxes for the subject properties be waived. The Dalroy Gymkhana Club is a community-based group whose mission is to have "family fun on horseback" and have leased these properties for the past 26 years.

Thank you for your consideration of this matter. Should you require anything further, I can be reached at [REDACTED] or at [REDACTED]

Sincerely,

A handwritten signature in dark ink, appearing to read "Mary Anne Cairns". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Mary Anne Cairns
(obo all property owners)



Property Tax Levy Cancellation

Council Policy

C-703

Policy Number:	C-703
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2019 October 08
Effective Date:	2019 October 08
Date Last Amended:	N/A
Date Last Reviewed:	N/A

Purpose

- 1 This policy establishes a uniform and consistent approach for Council to consider property tax levy cancellation requests in Rocky View County (the County).



Policy Statement

- 2 Council may cancel, reduce, refund, or defer property tax if it is equitable to do so pursuant section 347(1) of the *Municipal Government Act*.
- 3 Council understands that property tax levy cancellation may be appropriate and equitable:
 - (1) in cases where a property is damaged or destroyed by fire;
 - (2) does not apply to property classified as farm land, machinery and equipment, linear or designated industrial property; or
 - (3) for properties complying with a charitable or benevolent purpose and are not registered as a not for profit organization and do not qualify for tax exemption under the *Community Property Tax Exemption Regulations*, AR 281/98 (COPTER).
- 4 Council only cancels the municipal portions of tax levied. The property owner is responsible for any external requisition portions of the tax bill.





Property Tax Levy Cancellation

Council Policy

C-703

Policy

Property Damage

- 5 Property owners must submit a written request for property tax levy cancellation to the County's Assessment Services with written confirmation from the property owner's insurance company that the property owner is not covered for the loss or damage.
- 6 Council considers the following in determining whether to cancel a property tax levy request made under section 5 of this policy:
 - (1) Fire causing damage to a building or improvements to a building that resulted in:
 - (a) partial or complete destruction of the building or improvement to the building; or
 - (b) the building becoming uninhabitable or unusable.
- 7 When Council grants a property tax levy cancellation request:
 - (1) only the building or improvements to the building portion of the taxes is cancelled; and
 - (2) the municipal portion of taxes is prorated from the time of damage to the end of the current taxation year.

Tax Relief Not Available

- 8 A property owner may not seek tax relief under this policy for:
 - (1) taxes imposed under section 326(1)(a)(vi) of the *Municipal Government Act* relating to designated industrial property;
 - (2) taxes or penalties relating to more than one prior taxation year; or
 - (3) amounts added to the tax roll that do not relate to the annual property assessment and taxation process, including but not limited to:
 - (a) charges arising from the tax recovery process;
 - (b) unpaid violation charges;
 - (c) utility consumption or installation charges; or



Property Tax Levy Cancellation

Council Policy

C-703

- (d) any penalties, interests or other charges related to those amounts.

References

Legal Authorities	<ul style="list-style-type: none"> • <i>Community Organization Property Tax Exemption Regulation</i>, AR 281/98 • <i>Municipal Government Act</i>, RSA 2000, c M-26
Related Plans, Bylaws, Policies, etc.	<ul style="list-style-type: none"> • N/A
Related Procedures	<ul style="list-style-type: none"> • N/A
Other	<ul style="list-style-type: none"> • N/A



Policy History

Amendment Date(s) – Amendment Description	<ul style="list-style-type: none"> • N/A
Review Date(s) – Review Outcome Description	<ul style="list-style-type: none"> • N/A



Definitions

9 In this policy:

- (1) “*Community Organization Property Tax Exemption*” means the Province of Alberta’s *Community Organization Property Tax Exemption Regulation*, AR 281/98, as amended or replaced from time to time;
- (2) “COPTER” means *Community Organization Property Tax Exemption*;
- (3) “Council” means the duly elected Council for Rocky View County;
- (4) “County” means Rocky View County;
- (5) “external requisitions” means tax funds collected by Rocky View County and paid to the external requisition bodies, such as but not limited to schools and the Rocky View Foundation, etc.;



Property Tax Levy Cancellation

Council Policy

C-703

- (6) “*Municipal Government Act*” means the Province of Alberta’s Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time;
- (7) “municipal portion” means the portion of taxation levied by Rocky View County and does not include requisitions levied by outside agencies collected by Rocky View County; and
- (8) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	September 22, 2020	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Area Structure Plan Cost Recovery Policy	

POLICY DIRECTION:

On May 26, 2020, Council directed Administration to look for cost recovery for any additional lands that may be developed in the proposed Glenmore Trail Area Structure Plan.

EXECUTIVE SUMMARY:

The *Municipal Government Act* allows Council to establish and charge fees for matters under Part 17 (Planning and Development). The County has consolidated the fees it charges for providing goods and services into the Master Rates Bylaw (C-7992-2020), which is reviewed and updated annually.

The Master Rates Bylaw (C-7992-2020) determines the fees associated with planning and development proposals, which include Area Structure Plan review and amendment fees (i.e. actual cost). Based on the *Municipal Government Act*'s provision (Section 630.1), the Master Rates Bylaw may be amended to include additional fees for Area Structure Plan cost recovery.

The County adopted the Conceptual Scheme Cost Recovery Policy in 2009, which may be amended to include both County-led and/or developer-led Area Structure Plan projects (see Appendix A).

Administration recommends that the existing Conceptual Scheme Cost Recovery Policy be revised to include Area Structure Plan cost recovery and to bring the revised Policy back to Council for consideration by the end of this year.

ADMINISTRATION RECOMMENDATION:

Administration recommends Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time. Legal review of the Cost Recovery Policy and Procedure would be covered under operational cost.

OPTIONS:

- | | | |
|------------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Option #1: | Motion #1 | THAT Administration be directed to review the existing Conceptual Scheme Cost Recovery Policy (#309) to include cost recovery for County-led and Developer-led Area Structure Plans. |
| | Motion #2 | THAT Administration be directed to report back to Council by December 22, 2020, to present the Area Structure Plan Cost Recovery Policy for Council's consideration. |
| Option #2: | THAT alternative direction be provided. | |

Administration Resources

Johnson Kwan, Planning and Development Services



Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JKwan/llt

APPENDICES:

APPENDIX ‘A’ – Conceptual Scheme Cost Recovery Policy C-309

APPENDIX ‘B’ – Conceptual Scheme Cost Recovery Procedure #309

POLICY

#309



ROCKY VIEW COUNTY
Cultivating Communities

Title:
Conceptual Scheme Cost Recovery

Legal References:
Municipal Government Act

Policy Category:
Planning and Community Services

Cross References:
Policy: 170-1
Procedure: PRO-309

Effective Date: July 28, 2009
Revision Date:

Purpose:

To provide a mechanism for applicants and landowners to recover a proportional amount of monies used in the preparation of a base document of a Conceptual Scheme. The Policy will apply only to the Benefiting Lands contained within the Conceptual Scheme Area.

Definitions:

- "Conceptual Scheme" means planning documents and technical studies/reports which have been prepared to provide policy guidance in the event of future applications for redesignation, subdivision and development for the specific grouping of lands identified within the Conceptual Scheme Plan Area, excluding County owned lands or lands that are under the direction, control and management of the County. The Conceptual Scheme is composed of a Base Document and Appending Documents;
- "Conceptual Scheme Plan Area" means all of the parcels of land which are to be guided by the Conceptual Scheme policies and is set within the Base Document, excluding County owned lands or lands that are under the direction, control and management of the County;
- "Base Document" means Conceptual Schemes that affect all lands within the established Conceptual Scheme Plan Area;
- "Appending Document" means the specific site policies, designs and requirements affecting a portion of the total Conceptual Scheme Plan Area and is adopted as an addendum to the Conceptual Scheme;
- "Originating Lands" means the parcel(s) of lands that initiated the Conceptual Scheme process or were given direction to prepare a Conceptual Scheme in and for the Conceptual Scheme Plan Area. These lands would typically be the first Appendix to the Conceptual Scheme and the owners of these lands are responsible for the preparation of the Base Document;
- "Benefiting Lands" means all parcel(s) of land, excluding County owned lands or lands that are under the direction, control and management of the County, that were included within the Conceptual Scheme Plan Area, but are not Originating Lands and have not contributed to the capital costs associated with the preparation of the Base Document. These lands would typically be the subsequent Appendices to the Conceptual Schemes Base Document;
- "Conceptual Scheme Cost Recovery Fee" means a fee determined by the County, in its discretion, based upon the Recoverable Costs of a Conceptual Scheme, and charged from time to time by the County to the Owners of Benefiting Lands upon an application by such Owner for a Redesignation, Subdivision or Development Permit, or an application to adopt an Appending Document, which is related to or in respect of that Owners' Benefiting Lands.
- "Cost Recovery Agreement" – refers to the agreement that will be signed by the Applicant or Landowner responsible for the costs associated with the drafting of the Base Document identifying the determined Recoverable Costs on a per acre basis to be applied to the Benefiting Lands;
- "Agreement Holder" – refers to the signatory of the Cost Recovery Agreement;
- "Council" – refers to the Council for Rocky View County;
- "County" – refers to the local government known as Rocky View County;
- "Lands" – means the private titled lands in accordance with the Land Title Act, as amended;
- "Subdivision" – means subdivision as defined in the Municipal Government Act;
- "Redesignation" – refers to changing the use of land, as prescribed in the Land Use Bylaw (C-4841-97), as amended by Rocky View County, from the existing land use designation to any other land use

designation.

- “Applicant or Landowner” – Refers to that person or persons acting on behalf of the intended Agreement Holder of the Cost Recovery for Conceptual Scheme Policy. The intended Agreement Holder may be the Applicant or Landowner or an authorized person acting on their behalf.

Policy Statements:

1. Rocky View recognizes the need to promote cost effective planning for future development and orderly growth within the County, through a Conceptual Scheme Cost Recovery process.
2. The Conceptual Scheme Cost Recovery process shall:
 - a. Only apply to the benefiting lands contained within the Conceptual Scheme area
 - b. Apply on a per acre basis and be identified as a Conceptual Scheme Cost Recovery fee
 - c. Apply with an application for redesignation, subdivision, development permit or an application to adopt an appending document (where Rocky View has required an applicant or landowner to prepare planning documents and studies that benefit parcels other than the originating lands) is submitted
 - d. Apply only once to the benefiting lands contained within an identified Conceptual Scheme area.
3. The Conceptual Scheme Cost Recovery process can only be applied to a Conceptual Scheme through a motion by Council:
 - a. After the adoption of the Conceptual Scheme by Council, or;
 - b. Concurrently with a motion of Council for an Applicant to enter into the preparation of a Conceptual Scheme in support of an Application submitted to the County, or;
 - c. Through a motion of Council in response for direction brought forth by Administration seeking Councils recommendation for the Conceptual Scheme Cost Recovery Policy to be applied to a previously adopted Conceptual Scheme that complies with the policies contained herein;
4. The Conceptual Scheme Cost Recovery process shall be applied at Council's discretion;
5. Delineating costs and applying for cost recovery for a Conceptual Scheme under this policy shall be the responsibility of the Applicant or Landowner.

PROCEDURE

#PRO-309



ROCKY VIEW COUNTY
Cultivating Communities

Title:
Conceptual Scheme Cost Recovery

Legal References:
Municipal Government Act

Procedure Category:
Planning and Development

Cross References:
Policy 309

Effective Date: July 28, 2009
Revision Date:

Purpose:

Under Policy 309 on conceptual scheme cost recovery, this procedure outlines steps and decision-making guidelines for implementing the conceptual scheme cost recovery process in Rocky View.

Definitions:

- “Conceptual Scheme” – refers to planning documents and Technical studies/reports which have been prepared to provide policy guidance in the event of future applications for redesignation, subdivision and development for the specific grouping of lands identified within the Conceptual Scheme Plan Area, excluding County owned lands or lands that are under the direction, control and management of the County. The Conceptual Scheme is composed of a Base Document and Appending Documents;
- “Conceptual Scheme Plan Area” – refers to all of the parcels of land which are to be guided by the Conceptual Scheme policies and is set within the Base Document, excluding County owned lands or lands that are under the direction, control and management of the County;
- “Base Document” – refers to the Conceptual Schemes policies that affect all lands within the established Conceptual Scheme Plan Area;
- “Appending Document” – refers to the specific site policies, designs and requirements affecting a portion of the total Conceptual Scheme Plan Area and is adopted as an addendum to the Conceptual Scheme;
- “Originating Lands” – refers to the parcel(s) of lands that initiated the Conceptual Scheme process or were given direction to prepare a Conceptual Scheme in and for the Conceptual Scheme Plan Area. These lands would typically be the first Appendix to the Conceptual Scheme and the owners of these lands are responsible for the preparation of the Base Document;
- “Benefiting Lands” – refers to all other parcel(s) of land, excluding County owned lands or lands that are under the direction, control and management of the County, that were included within the Conceptual Scheme Plan Area, but are not Originating Lands and have not contributed to the capital costs associated with the preparation of the Base Document. These lands would typically be the subsequent Appendices to the Conceptual Schemes Base Document;
- “Recoverable Costs” – refers to that portion of the total expenditure incurred by the Applicant or Landowner of the Originating Lands which are solely related to the preparation of the Base Document as approved by the County in accordance with Table 1, of the Conceptual Scheme Cost Recovery Policy as determined by the County;
- “Conceptual Scheme Cost Recovery Fee” – refers to a fee determined by the County, in its discretion, based upon the Recoverable Costs of a Conceptual Scheme, and charged from time to time by the County to the Owners of Benefiting Lands upon an application by such Owner for a Redesignation, Subdivision or Development Permit, or an application to adopt an Appending Document, which is related to or in respect of that Owners' Benefiting Lands.
- “Cost Recovery Agreement” – refers to the agreement that will be signed by the Applicant or Landowner responsible for the costs associated with the drafting of the Base Document identifying the determined Recoverable Costs on a per acre basis to be applied to the Benefiting Lands;
- “Agreement Holder” – refers to the signatory of the Cost Recovery Agreement;
- “Council” – refers to the Council for Rocky View County;
- “County” – refers to the local government known as Rocky View County4;

- “Lands” – means the private titled lands in accordance with the Land Title Act, as amended;
- “Subdivision” – means subdivision as defined in the Municipal Government Act;
- “Redesignation” – refers to changing the use of land, as prescribed in the Land Use Bylaw (C-4841-97), as amended by Rocky View County, from the existing land use designation to any other land use designation.
- “Excluded Costs” – refers to that portion of total expenditures that will not be accepted or included in determining the Conceptual Scheme Cost Recovery Fee.
- “Personal Costs” – refers to those costs as determined by the County that do not apply to the creation of the Base Document of a Conceptual Scheme.
- “Marketing Expenses” – refers to those costs associated with the selling of a product which has no relation to the creation of the Base Document of a Conceptual Scheme.
- “Kilometers/Travel Expenses” – refers to any travel related expenses/costs associated with the preparation of the Base Document and preparation of any Studies in support of the Base Document of the Conceptual Scheme.
- “Cost Recovery for Conceptual Scheme Summary” – Refers to a summary document prepared by the Applicant/Landowner, summarizing all costs associated with the preparation of the Base Document of a Conceptual Scheme. The Summary shall consist of a table referencing the enclosed original receipts organized by date, company/consultant, associated costs and an explanation/rationale on how the receipt applies to the creation of the Base Document of a Conceptual Scheme.
- “Applicant or Landowner” – Refers to that person or persons acting on behalf of the intended Agreement Holder of the Cost Recovery for Conceptual Scheme Policy. The intended Agreement Holder may be the Applicant or Landowner or an authorized person acting on their behalf.

Statement:

1. Upon receipt of an application by the County from any landowner of benefiting lands for:
 - a. Redesignation of;
 - b. Subdivision of;
 - c. Development Permit for; or
 - d. An application to adopt an Appending Document respecting;
 Administration may charge and collect the appropriate Conceptual Scheme Cost Recovery Fee.
2. The Conceptual Scheme Cost Recovery Fee collected from the Benefiting Lands will not be released to the Agreement Holder until Council approves/adopts the proposed Redesignation, Subdivision or Development Permit, or an application to adopt an Appending Document which the Benefiting Lands applied for or after any appeal of such a decision.
 - a. Where Benefiting Lands have previously approved land use changes, subdivision endorsement and/or adoption of their Appending Document, prior to the adoption of a Conceptual Scheme Cost Recovery Agreement, Administration will not collect fees retro actively and the fees will be determined to be outstanding until such time an application for land use, subdivision, development permit and/or application to adopt an Appending Document for those lands is received by the County.
3. Where a Conceptual Scheme Cost Recovery Agreement applies, Administration will collect the Cost Recovery for Conceptual Scheme Fee identified in the Cost Recovery Agreement, at the time the Applicant or Landowner submits their application to the County.
4. The Conceptual Scheme Cost Recovery Fee collected from the Benefiting Lands will be refunded to the Applicant/Landowner, should the proposed Redesignation, Subdivision or Development Permit, or application to adopt an Appending Document not be approved / adopted by Council. The fee will then be considered outstanding at the time that another application is made to the County to approve/adopt a Redesignation, Subdivision or Development Permit, or an application to adopt an Appending Document for the subject Benefiting Lands and will be collected at that time.
5. Recoverable Costs are contained in Table 1, and are intended to recover only the expenditures solely related to the preparation of the Base Document and are to be paid proportionately by all lands within the Conceptual Scheme Plan Area, on a per acre basis.
 - a. Recoverable Costs are to be submitted and evaluated by the County, which at its sole discretion can approve or refuse a submitted receipt.

6. Should an item be identified but not listed in Table 1, but used in the preparation of the Base Document, Administration in its discretion may accommodate a written request to include the document, as long as it pertains to the preparation of the Base Document.
7. There is no intention that there is a "profit" or cost recovery beyond the actual costs to prepare the Base Document.
8. The Agreement Holder will use their resources to provide all of the information required to ensure a fair and equitable determination of the Recoverable Costs. The Agreement Holder will be responsible for providing original receipts for all costs solely associated with the creation of the Base Document.
9. Where an original receipt shows a cost associated with both the creation of the Base Document and an Appending Document, that portion of total cost which relates solely to the Base Document will be determined by the persons or companies that issued the receipt or provided the service.
 - a. The persons or companies responsible will provide, in writing, to Administration a signed affidavit confirming the said amount as fair and equitable for the work completed on the Base Document. Failing receipt of such documentation, Administration may set the Recoverable Costs based upon the information received pursuant to its discretion provided for herein.
10. The intended Agreement Holder shall provide all applicable original receipts, and other information required by Administration, prior to signing of the Cost Recovery Agreement.
11. Interest shall not be applied or collected.
12. The Cost Recovery Agreement and application of this Policy will be valid for a period of ten (10) years from the date the Conceptual Scheme is adopted by Council and will be considered terminated after this period. The County will not be responsible for any cost recovery that has not materialized due to lack of development.
13. The applicant will be required to submit in writing to Rocky View a request for extension of the Conceptual Scheme Cost Recovery thirty (30) calendar days prior to expiry. Administration will evaluate the request and at its sole discretion grant a maximum of a 10-year extension to apply to those lands for which the preparation of a Base Document of a Conceptual Scheme has been prepared. Administration will notify the applicant in writing of the outcome of their request.
14. Within this policy, the Cost Recovery Agreement will be bound to the Agreement Holder and not to titled lands.
15. Previously adopted Conceptual Schemes will be reviewed by Administration to determine if they meet the following criteria in order to qualify for the Conceptual Scheme Cost Recovery Policy:
 - a. The Conceptual Scheme must have been adopted by Council as Municipal Policy, and;
 - b. The Conceptual Scheme has been adopted by Council within the last 3 years, and;
 - c. The Applicant or Landowner will provide proof of consent from 51% of all current titled landowners, and;
 - d. Any request for review of this policy in relation to adopted Conceptual Schemes shall only be made by the Applicant or Landowner that paid for the preparation of the Base Document of the Conceptual Scheme, and;
 - e. Council must direct Administration through a Motion of Council to apply the Conceptual Scheme Cost Recovery Policy to the previously adopted Conceptual Scheme, and;
 - f. The Applicant or Landowner shall provide and submit to the County all original receipts, accompanied by a Cost Recovery for Conceptual Scheme Summary identifying Recoverable Costs incurred in the preparation of the Base Document in support of the determined Conceptual Scheme Cost Recovery Fee in accordance with this policy, and;
 - g. Final acceptance of a previously adopted Conceptual Scheme, Conceptual Scheme Cost Recovery Fee, under the Conceptual Scheme Cost Recovery Policy shall be subject to the discretion of Council.
16. Notwithstanding 15.c, where the Applicant or Landowner is unable to provide proof of consent from 51%

of all current titled landowners, Council in its discretion may apply Policy/Procedure 309 to all Benefiting Lands contained within the Conceptual Scheme area where Council deems that the Cost Recovery for Conceptual Scheme Policy should apply,

17. Disputes on the policy and its implementation will be resolved by the Director of Planning and Community Services.
18. All Conceptual Plans shall be within the current boundaries of Rocky View County to qualify for implementation of the policy. Land withdrawn from the County boundaries of Rocky View County will no longer be subject to this policy and the applicable Cost Recovery Agreement.
19. Once submitted and accepted by the County, the Conceptual Scheme Cost Recovery Agreement will not be reviewed, re-evaluated or amended to accommodate costs previously unaccounted for.
20. The Applicant or Landowner must provide all receipts within thirty (30) calendar days of;
 - a. The Motion of Council to enter into the Conceptual Scheme Cost Recovery Agreement for previously adopted Conceptual Schemes;
 - b. The adoption of a Conceptual Scheme where the Cost Recovery for Conceptual Scheme Policy Applies;
21. The Applicant or Landowner must sign the Conceptual Scheme Cost Recovery Policy within;
 - a. Ninety (90) calendar days of the Motion of Council for and Applicant or Landowner to enter into the Conceptual Scheme Cost Recovery Policy for previously adopted Conceptual Schemes, or;
 - b. Ninety (90) calendar days of the Adoption of a Conceptual Scheme where the Cost Recovery for Conceptual Scheme Policy Applies;

If the agreement is not signed within this timeline the Conceptual Scheme Cost Recovery Policy will not be applied and thereby, no fees to reimburse the Agreement Holder will be collected by the County and no Recoverable Costs will be reimbursed to the party or parties which prepared the Base Document;

22. Should an Applicant/Landowner choose not to participate in the Conceptual Scheme Cost Recovery Policy but is directed by Council, the Applicant/Landowner shall confirm in writing their request to exempt them from the Conceptual Scheme Cost Recovery Policy.

Implementation

23. The Applicant or Landowner will be required to track and maintain responsibility of all receipts related to the preparation of the Base Document of the Conceptual Scheme.
24. The Applicant or Landowner is responsible for submitting a satisfactorily completed Cost Recovery for Conceptual Scheme Summary to the County for review, identifying all monies spent for the creation of the Base Document identifying an Applicant or Landowner determined Per Acre Recoverable Value, to be reviewed by the County at its sole discretion
25. Upon submission of the Cost Recovery for Conceptual Scheme Summary which identifies a Cost Recovery for Conceptual Scheme Fee determined by the Applicant or Landowner, the County will review and evaluate the Summary for consistency and fairness and provide to the Applicant or Landowner;
 - a. A revised Per Acre Value determined by the County at its discretion through the evaluation of the Cost Recovery for Conceptual Scheme Summary, or;
 - b. The Cost Recovery Agreement confirming the Cost Recover for Conceptual Scheme Fee.
26. If an impasse between the County and the Applicant or Landowner occurs concerning the determination of the Cost Recovery for Conceptual Scheme Fee, the County's Administration has sole discretion in determining the per acre value.
27. The County will collect the Cost Recovery for Conceptual Scheme Fee on behalf of the Applicant or Landowner on lands subject to the Cost Recovery Agreement contained within the identified Conceptual Scheme Plan Area in accordance with the protocols contained within this document, using the agreed Cost Recovery for Conceptual Scheme Fee agreed upon by the County and the Applicant or Landowner.

Submittals

28. The Applicant/Landowner will provide to the County, the Cost Recovery for Conceptual Scheme Summary, signed by the principle responsible party, declaring that all receipts submitted to the County represent "Recoverable Fees" associated with the preparation of the Base Document of the Conceptual Scheme
29. The Applicant/Landowner is to submit to the County a completed Cost Recovery for Conceptual Scheme Summary, identifying the recoverable dollar amount per gross acre, for all lands contained within the conceptual scheme area, accompanied by all original receipts identifying "Recoverable Fees", associated with the preparation of the Base Document of the Conceptual Scheme

Excluded Costs

- GST / PST and other applicable taxes
- Disbursements/Overhead/Bonuses/Commissions
- Kilometers/Travel Expenses
- Marketing Expenses
- Personal Expenses

Table 1:**Applicable Studies**

- Market Analysis (Commercial/Institutional)
- Stormwater Management Plan
- Traffic Impact Assessment
- Biophysical Assessment
- Geotechnical Assessment
- Slope Stability Analysis
- Environmental Overview/Review
- Environmental Site Assessment – Phase One
- Environmental Site Assessment – Phase Two
- Environmental Site Assessment – Phase Three
- Historical Overview
- Hydro Geological Report
- Weed Management Plan
- Construction Management Plan
- Recreation Plan
- Supplementary documentation in accordance with Section 6

Other Recoverable Costs

- Consultant/Principle Fees
- Base Document publishing costs
- Air Photos
- Print/Media Advertisements for the purposes of Advertising Open Houses, not for the purposes of marketing.
- Land Owner notification material
- Rental Hall Fees
- Those costs deemed suitable by Administration, at its discretion, in accordance with Section 6.



TRANSPORTATION SERVICES

TO:	Council		
DATE:	September 22, 2020	DIVISION:	All
FILE:	4050-100	APPLICATION:	N/A
SUBJECT:	Pavement Preservation Budget Adjustment for 2020		

POLICY DIRECTION:

In accordance with the *Municipal Government Act*, Council is the approving authority for the County's budget and for adjustments to the budget. A budget adjustment of \$560,000 is required to repair outstanding hard surface road failures to the end of December 2020.

EXECUTIVE SUMMARY:

As a result of a particularly severe winter/spring season in early 2020, and the removal of spring road bans by the Province in response to COVID-19, the approved 2020 operating budget for pavement preservation was entirely depleted by mid-July. Despite efforts to minimize the impact by reallocating funds within the approved 2020 Operating Budget, an additional \$560,000 will be required to support outstanding repairs to the end of December.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

On March 17, 2020, Alberta Transportation enacted a 90 day Ministerial Order "exempting commercial vehicles from road bans on provincial and municipal roads" in response to COVID-19. This increase in truck weights during the spring ban combined with a severe spring thaw resulted in significant damage to the County's road network. To date, repairs of \$3,483,540 have been completed and accommodated in the 2020 Operating Budget. Approximately \$1M of the total damage can be related to the ban increase. The chart below outlines the remaining unfunded failures which present a risk to public travel.

Road Name	From Road	To Road	Sq.M Total	Priority	Estimate
Service Road - Hwy 2	Petro Canada	Petro Canada	590	2	\$36,000
MacKinnon Flats	TWP-222	Dead End	11,190	3	\$424,000
Beaupre Creek Road	Griffin Ranch	Wildcat Hills	3,822	4	\$100,000
				Total	\$560,000

Effective January 1, 2021, the Province will be implementing the following three changes to the Commercial Regulation for Weights and Dimensions:

- 1) Legal carrying weight allowed for a tridem axle will be increased from 17,000 kg to 24,000 kg. This represents an increase of 7,000 kg or 41 percent and has the potential to damage certain roads within the County in particular during annual spring thaw depending on the existing road structure and surface type. Tridem axles operating at or below 24,000 kg will not require a permit from the County thereby removing the County's opportunity to assess whether or not the increased weight may damage the County's road network.

Administration Resources

Steven Hulsman, Transportation Services



- 2) Trucks and trailers will be permitted to use wider, single tires instead of dual (two) tires on provincial and municipal roads. Currently Rocky View County has not been allowing the use of these tires on the road network due to the potential for road damage caused by the tire during turning movements depending on the existing road structure and surface type.
- 3) The legal carrying weight allowed for the steering axle of a bed, picker or winch truck will be increased from 5-25 percent which has the potential to damage certain roads within the County in particular during annual spring thaw depending on the existing road structure and surface type.

It is the determination of Administration that the increased weights will increase the damage to the County's road network specifically during the spring ban season. Staff will not be able to monitor movements throughout the County due to the requirement not to permit.

COUNCIL STRATEGIC OBJECTIVES:

The Pavement Preservation Budget Adjustment supports Council's Strategic Objectives of *"Create a Culture of Customer Service"* and *"Strengthen our Financial Resiliency"* by:

- Ensuring a safe and efficient transportation system for residents and businesses operating within the County; and
- Reducing future rehabilitation costs and disruptions to traffic by performing preventative maintenance prior to the onset of critical pavement damage to extend the life of the road surfaces.

BUDGET IMPLICATIONS:

The overall pavement preservation budget for 2020 will be increased from \$3,132,000 to \$3,692,000 using a transfer of \$560,000 from the Transportation Levy.

COMMUNICATIONS PLAN:

N/A

OPTIONS:

- Option #1: THAT the budget adjustment of \$560,000 for additional pavement preservation be approved as per Attachment 'A'.
- Option #2: THAT alternative direction be provided.



Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

Executive Director

Chief Administrative Officer

SH/bg

ATTACHMENTS:

ATTACHMENT ‘A’ - Pavement Preservation - Budget Adjustment



TRANSPORTATION SERVICES

TO:	Council	
DATE:	September 22, 2020	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Response to Notice of Motion: Pedestrian Bridge Addition to Proposed Road Bridge	

EXECUTIVE SUMMARY:

At the September 1, 2020, Council meeting, a Notice of Motion was introduced that, if passed, would direct Administration to prepare a budget adjustment to include the addition of the pedestrian component with the road bridge replacement (BF72994) project into the current 2020 budget. Subject to the successful negotiations with the Greater Bragg Creek Trails Association (GBCTA) on a Cost Contributing Agreement, Administration would include the funding from the GBCTA into the 2021 Budget for completion of the BF72994. The remaining funding for BF72994 will still need to be determined as part of the 2021 budget deliberations.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #2.

COUNCIL STRATEGIC OBJECTIVES:

The Pedestrian Bridge Addition to Proposed Road Bridge supports Council's Strategic Objectives of *"Expand Community Service Delivery"* and *"Embrace Partnerships"* by:

- Ensuring a safe and efficient transportation system in the West Bragg Creek area for all regional users, including active modes such as walking and cycling;
- Enhancing the safety and accessibility of recreational opportunities for County residents; and
- Collaborating with a local community association to complete a critical active transportation link between the Hamlet of Bragg Creek and the West Bragg Creek Day Use Area.

BUDGET IMPLICATIONS:

The overall budget for BF72994 will be provided to Council during the 2021 budget discussions.

COMMUNICATIONS PLAN:

N/A

OPTIONS:

- | | | |
|------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Option #1: | MOTION #1 | THAT Administration be directed to prepare a budget adjustment to include the addition of the pedestrian component with the road bridge replacement (BF72994) project into the current 2020 budget and: |
| | MOTION #2 | THAT Administration be directed to enter into a Cost Contributing Agreement with the Greater Bragg Creek Trails Association for their costs related to the pedestrian component of the road bridge replacement BF72994. |

Administration Resources

Steven Hulsman, Transportation Services



- Option #2 THAT subject to Council's approval of the 2021 Rocky View County Budget, Administration be directed to enter into a Cost Contributing Agreement with Greater Bragg Creek Trails Association for the project BF72994.
- Option #3 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

Executive Director

Chief Administrative Officer

SH/bg

ATTACHMENTS:

ATTACHMENT ‘A’ – Notice of Motion



NOTICE OF MOTION

Submitted in accordance with sections 54, 55, 56, 57, and 58 of
Procedure Bylaw C-7907-2019

Presented By: Councillor Mark Kamachi, Division 1

Seconded By: Reeve Boehlke, Division 6

This notice of motion is read into the Council record on **September 1, 2020**. The motion as read into the record will be debated on **September 22, 2020**.

TITLE: Pedestrian Bridge Addition to Proposed Road Bridge
Replacement in West Bragg Creek

WHEREAS The road bridge replacement in West Bragg Creek on West Bragg Road near Wild Rose Close (BF72994) is planned for the 2021 Rocky View County budget;

AND WHEREAS An additional pedestrian component can be included on the road bridge replacement, rather than the stand alone pedestrian bridge planned by the Greater Bragg Creek Trails Association (GBCTA);

AND WHEREAS On July 27, 2020 the Recreation and Governance Committee approved \$100,000 from the 2020 Recreation Tax Levy to the GBCTA for the construction of a stand alone pedestrian bridge;

AND WHEREAS If Council approves the addition of the pedestrian component to the planned road bridge replacement, GBCTA would not require the approved \$100,000 as they have sufficient funds to enter into a cost-sharing agreement with the County;

AND WHEREAS The estimated cost for a pedestrian component on the road bridge replacement is approximately \$100,000;

AND WHEREAS The GBCTA will enter into a cost sharing agreement with Rocky View County for any incremental costs required to include a pedestrian component to the road bridge replacement;

AND WHEREAS The project is currently planned for the 2021 budget;

THEREFORE BE IT RESOLVED THAT: The Council of Rocky View County direct Administration to prepare a budget adjustment to include the addition of the pedestrian component with the road bridge replacement (BF72994) project into the current 2020 budget.

AND THAT: The Council of Rocky View County direct Administration to enter into a cost contributing agreement with the Greater Bragg Creek Trails Association (GBCTA) for their costs related to the pedestrian component of the road bridge replacement BF72994.



FINANCIAL SERVICES

TO:	Council	
DATE:	September 22, 2020	DIVISION: All
FILE:	0650	
SUBJECT:	Prince of Peace Village - Water Upgrades – Local Improvement Plan and First Reading of Borrowing Bylaw C-8083-2020.	

POLICY DIRECTION:

Section 393 of the *Municipal Government Act* (MGA) provides that a group of owners in a municipality may petition the Council for a local improvement.

EXECUTIVE SUMMARY:

On July 28, 2020, Council received a report declaring that the petition presented to the Chief Administrative Officer for water coop upgrades in the Prince of Peace – Village was deemed sufficient as it met the requirements prescribed in section 392(2) of the *MGA*. Administration is requesting first reading of the borrowing bylaw C-8083-2020 to fund the local improvement, and is presenting the local improvement plan for the village.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Administration received a petition from the property owners of Prince of Peace - Village on June 12, 2020, regarding upgrades of the water system. On July 28, 2020, Council received the report declaring that the Chief Administrator Officer deemed the petition valid, received the tax petition for information, and directed Administration to prepare a local improvement plan and a corresponding borrowing bylaw. Administration is presenting the Local Improvement Plan for Council's information, including borrowing bylaw C-8083-2020, and is requesting first reading so that the bylaw can be advertised for two consecutive weeks as per the *MGA* s. 606(1), and the Local Improvement Plan can be sent to all affected owners.

BUDGET IMPLICATIONS:

Should borrowing Bylaw – C-8083-2020 be approved, Rocky View County will incur a debt obligation of \$644,000.

OPTIONS:

- | | | |
|-----------|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Option #1 | Motion 1: | THAT Bylaw C-8083-2020 be given first reading. |
| | Motion 2: | That Administration be directed to send the Local Improvement Plan to all properties included in the plan area. |
| Option #2 | THAT alternative direction be provided. | |



Respectfully submitted,

“Kent Robinson”

Executive Director
Corporate Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

BW/ls

ATTACHMENTS:

ATTACHMENT ‘A’: Borrowing Bylaw C-8083-2020

ATTACHMENT ‘B’: Prince of Peace - Village – Local Improvement Plan



BYLAW C-8083-2020

A Bylaw of Rocky View County, in the Province of Alberta, to authorize the Council of Rocky View County to incur indebtedness by the issuance of debenture(s) in the amount of \$644,010.00 for the purpose of installing water treatment and distribution infrastructure and wastewater collection and treatment infrastructure in Prince of Peace Village.

WHEREAS the Council of Rocky View County has decided to issue a bylaw pursuant to Section 263 of the *Municipal Government Act* to authorize the financing, undertaking, and completion of water and wastewater infrastructure local improvement project as described in the local improvement plan authorized by Council;

AND WHEREAS Plans and specifications have been prepared, the total cost of the project is estimated to be \$644,000.00, and Rocky View County estimates the following contributions will be applied to the project:

Benefitting owners	<u>\$644,000.00</u>
Total Cost	\$644,000.00

AND WHEREAS in order to complete the project it will be necessary for Rocky View County to borrow the sum of \$644,000.00 for a period not to exceed 25 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw;

AND WHEREAS the estimated lifetime of the project financed under this bylaw is equal to, or in excess of, 25 years;

AND WHEREAS the principal amount of the outstanding debt of Rocky View County at December 31, 2019 is \$49,151,103 and no part of the principal or interest is in arrears;

AND WHEREAS All required approvals for the project have been obtained and the project is in compliance with all *Acts* and *Regulations* of the Province of Alberta;

NOW THEREFORE, The Council of Rocky View County, duly assembled, enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8083-2020*.

Definitions

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

- (1) **“Council”** means the duly elected Council of Rocky View County;



ROCKY VIEW COUNTY

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

Effect

- 3 That, for the purpose of completing the Prince of Peace Village water and wastewater infrastructure local improvement project, the sum of six hundred and forty-four thousand dollars (\$644,000.00) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of Rocky View County at large.
- 4 The amount of six hundred and forty-four thousand dollars (644,000.00) is to be collected by way of local improvement tax.
- 5 The proper officers of Rocky View County are hereby authorized to issue debenture(s) on behalf of Rocky View County for the amount and purpose as authorized by this bylaw, namely the Prince of Peace Village water and wastewater infrastructure local improvement project.
- 6 Rocky View County shall repay the indebtedness according to the repayment structure in effect, namely annual or semi-annual equal payments of combined principal and interest instalments not to exceed twenty-five (25) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed eight (8) percent.
- 7 The indebtedness shall be contracted on the credit and security of Rocky View County.
- 8 The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.

Severability

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

Effective Date

- 10 Bylaw C-8083-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

PUBLIC HEARING HELD this _____ day of _____, 2020

READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

LOCAL IMPROVEMENT PLAN

Prince of Peace Village

Residential Properties

NE-16-25-03-W05M

Description: Prince of Peace was historically serviced by groundwater wells. The groundwater supply diminished and became insufficient. Potable water has been trucked to the reservoir and pumped through the existing system. Prince of Peace is requesting a service connection to the Rocky View County Conrich water system to supply the existing and future phases.

Benefitting Lands:

Roll	Legal	Lot	Plan	Estimated Yearly Payment w/Interest
04319049	NE-19-24-28-W04M	Unit 39	9812469	\$190.78
04319011	NE-19-24-28-W04M	Unit 1	9812469	\$190.78
04319012	NE-19-24-28-W04M	Unit 2	9812469	\$190.78
04319013	NE-19-24-28-W04M	Unit 3	9812469	\$190.78
04319014	NE-19-24-28-W04M	Unit 4	9812469	\$190.78
04319015	NE-19-24-28-W04M	Unit 5	9812469	\$190.78
04319016	NE-19-24-28-W04M	Unit 6	9812469	\$190.78
04319017	NE-19-24-28-W04M	Unit 7	9812469	\$190.78
04319018	NE-19-24-28-W04M	Unit 8	9812469	\$190.78
04319019	NE-19-24-28-W04M	Unit 9	9812469	\$190.78
04319020	NE-19-24-28-W04M	Unit 10	9812469	\$190.78
04319021	NE-19-24-28-W04M	Unit 11	9812469	\$190.78
04319022	NE-19-24-28-W04M	Unit 12	9812469	\$190.78
04319023	NE-19-24-28-W04M	Unit 13	9812469	\$190.78
04319024	NE-19-24-28-W04M	Unit 14	9812469	\$190.78
04319025	NE-19-24-28-W04M	Unit 15	9812469	\$190.78
04319026	NE-19-24-28-W04M	Unit 16	9812469	\$190.78
04319027	NE-19-24-28-W04M	Unit 17	9812469	\$190.78
04319028	NE-19-24-28-W04M	Unit 18	9812469	\$190.78
04319029	NE-19-24-28-W04M	Unit 19	9812469	\$190.78
04319030	NE-19-24-28-W04M	Unit 20	9812469	\$190.78
04319031	NE-19-24-28-W04M	Unit 21	9812469	\$190.78
04319032	NE-19-24-28-W04M	Unit 22	9812469	\$190.78
04319033	NE-19-24-28-W04M	Unit 23	9812469	\$190.78
04319034	NE-19-24-28-W04M	Unit 24	9812469	\$190.78
04319035	NE-19-24-28-W04M	Unit 25	9812469	\$190.78
04319036	NE-19-24-28-W04M	Unit 26	9812469	\$190.78
04319037	NE-19-24-28-W04M	Unit 27	9812469	\$190.78
04319038	NE-19-24-28-W04M	Unit 28	9812469	\$190.78
04319039	NE-19-24-28-W04M	Unit 29	9812469	\$190.78
04319040	NE-19-24-28-W04M	Unit 30	9812469	\$190.78
04319041	NE-19-24-28-W04M	Unit 31	9812469	\$190.78

Roll	Legal	Lot	Plan	Estimated Yearly Payment w/Interest
04319042	NE-19-24-28-W04M	Unit 32	9812469	\$190.78
04319043	NE-19-24-28-W04M	Unit 33	9812469	\$190.78
04319044	NE-19-24-28-W04M	Unit 34	9812469	\$190.78
04319045	NE-19-24-28-W04M	Unit 35	9812469	\$190.78
04319046	NE-19-24-28-W04M	Unit 36	9812469	\$190.78
04319050	NE-19-24-28-W04M	Unit 41	0011410	\$190.78
04319051	NE-19-24-28-W04M	Unit 42	0011410	\$190.78
04319052	NE-19-24-28-W04M	Unit 43	0011410	\$190.78
04319053	NE-19-24-28-W04M	Unit 44	0011410	\$190.78
04319054	NE-19-24-28-W04M	Unit 45	0011410	\$190.78
04319055	NE-19-24-28-W04M	Unit 46	0011410	\$190.78
04319056	NE-19-24-28-W04M	Unit 47	0011410	\$190.78
04319057	NE-19-24-28-W04M	Unit 48	0011410	\$190.78
04319058	NE-19-24-28-W04M	Unit 49	0011410	\$190.78
04319059	NE-19-24-28-W04M	Unit 50	0011410	\$190.78
04319060	NE-19-24-28-W04M	Unit 51	0011410	\$190.78
04319061	NE-19-24-28-W04M	Unit 52	0011410	\$190.78
04319062	NE-19-24-28-W04M	Unit 53	0011410	\$190.78
04319063	NE-19-24-28-W04M	Unit 54	0011410	\$190.78
04319064	NE-19-24-28-W04M	Unit 55	0011410	\$190.78
04319065	NE-19-24-28-W04M	Unit 56	0011410	\$190.78
04319066	NE-19-24-28-W04M	Unit 57	0011410	\$190.78
04319067	NE-19-24-28-W04M	Unit 58	0011410	\$190.78
04319068	NE-19-24-28-W04M	Unit 59	0011410	\$190.78
04319069	NE-19-24-28-W04M	Unit 60	0011410	\$190.78
04319072	NE-19-24-28-W04M	Unit 64	0013287	\$190.78
04319073	NE-19-24-28-W04M	Unit 65	0013287	\$190.78
04319074	NE-19-24-28-W04M	Unit 66	0013287	\$190.78
04319075	NE-19-24-28-W04M	Unit 67	0013287	\$190.78
04319076	NE-19-24-28-W04M	Unit 68	0013287	\$190.78
04319077	NE-19-24-28-W04M	Unit 69	0013287	\$190.78
04319078	NE-19-24-28-W04M	Unit 70	0013287	\$190.78
04319079	NE-19-24-28-W04M	Unit 71	0013287	\$190.78
04319080	NE-19-24-28-W04M	Unit 72	0013287	\$190.78
04319081	NE-19-24-28-W04M	Unit 73	0013287	\$190.78
04319082	NE-19-24-28-W04M	Unit 74	0013287	\$190.78
04319083	NE-19-24-28-W04M	Unit 75	0013287	\$190.78
04319084	NE-19-24-28-W04M	Unit 76	0013287	\$190.78
04319085	NE-19-24-28-W04M	Unit 77	0013287	\$190.78
04319086	NE-19-24-28-W04M	Unit 78	0013287	\$190.78
04319087	NE-19-24-28-W04M	Unit 79	0013287	\$190.78
04319088	NE-19-24-28-W04M	Unit 80	0013287	\$190.78
04319089	NE-19-24-28-W04M	Unit 81	0013287	\$190.78
04319094	NE-19-24-28-W04M	Unit 87	0111629	\$190.78
04319095	NE-19-24-28-W04M	Unit 88	0111629	\$190.78
04319096	NE-19-24-28-W04M	Unit 89	0111629	\$190.78

Roll	Legal	Lot	Plan	Estimated Yearly Payment w/Interest
04319097	NE-19-24-28-W04M	Unit 90	0111629	\$190.78
04319098	NE-19-24-28-W04M	Unit 91	0111629	\$190.78
04319099	NE-19-24-28-W04M	Unit 92	0111629	\$190.78
04319100	NE-19-24-28-W04M	Unit 93	0111629	\$190.78
04319101	NE-19-24-28-W04M	Unit 94	0111629	\$190.78
04319102	NE-19-24-28-W04M	Unit 95	0111629	\$190.78
04319103	NE-19-24-28-W04M	Unit 96	0111629	\$190.78
04319104	NE-19-24-28-W04M	Unit 97	0111629	\$190.78
04319105	NE-19-24-28-W04M	Unit 98	0111629	\$190.78
04319106	NE-19-24-28-W04M	Unit 99	0111629	\$190.78
04319107	NE-19-24-28-W04M	Unit 100	0111629	\$190.78
04319108	NE-19-24-28-W04M	Unit 101	0111629	\$190.78
04319109	NE-19-24-28-W04M	Unit 102	0111629	\$190.78
04319110	NE-19-24-28-W04M	Unit 103	0111629	\$190.78
04319111	NE-19-24-28-W04M	Unit 104	0111629	\$190.78
04319114	NE-19-24-28-W04M	Unit 108	0113520	\$190.78
04319115	NE-19-24-28-W04M	Unit 109	0113520	\$190.78
04319116	NE-19-24-28-W04M	Unit 110	0113520	\$190.78
04319117	NE-19-24-28-W04M	Unit 111	0113520	\$190.78
04319118	NE-19-24-28-W04M	Unit 112	0113520	\$190.78
04319119	NE-19-24-28-W04M	Unit 113	0113520	\$190.78
04319120	NE-19-24-28-W04M	Unit 114	0113520	\$190.78
04319121	NE-19-24-28-W04M	Unit 115	0113520	\$190.78
04319122	NE-19-24-28-W04M	Unit 116	0113520	\$190.78
04319123	NE-19-24-28-W04M	Unit 117	0113520	\$190.78
04319124	NE-19-24-28-W04M	Unit 118	0113520	\$190.78
04319125	NE-19-24-28-W04M	Unit 119	0113520	\$190.78
04319126	NE-19-24-28-W04M	Unit 120	0113520	\$190.78
04319127	NE-19-24-28-W04M	Unit 121	0113520	\$190.78
04319128	NE-19-24-28-W04M	Unit 122	0113520	\$190.78
04319129	NE-19-24-28-W04M	Unit 123	0113520	\$190.78
04319130	NE-19-24-28-W04M	Unit 124	0113520	\$190.78
04319131	NE-19-24-28-W04M	Unit 125	0113520	\$190.78
04319132	NE-19-24-28-W04M	Unit 126	0113520	\$190.78
04319133	NE-19-24-28-W04M	Unit 127	0113520	\$190.78
04319134	NE-19-24-28-W04M	Unit 128	0113520	\$190.78
04319135	NE-19-24-28-W04M	Unit 129	0113520	\$190.78
04319138	NE-19-24-28-W04M	Unit 132	0113520	\$190.78
04319139	NE-19-24-28-W04M	Unit 133	0113520	\$190.78
04319140	NE-19-24-28-W04M	Unit 134	0113520	\$190.78
04319141	NE-19-24-28-W04M	Unit 135	0113520	\$190.78
04319142	NE-19-24-28-W04M	Unit 136	0113520	\$190.78
04319143	NE-19-24-28-W04M	Unit 137	0113520	\$190.78
04319144	NE-19-24-28-W04M	Unit 138	0113520	\$190.78
04319145	NE-19-24-28-W04M	Unit 139	0113520	\$190.78
04319146	NE-19-24-28-W04M	Unit 140	0113520	\$190.78

Roll	Legal	Lot	Plan	Estimated Yearly Payment w/Interest
04319147	NE-19-24-28-W04M	Unit 141	0113520	\$190.78
04319148	NE-19-24-28-W04M	Unit 142	0113520	\$190.78
04319149	NE-19-24-28-W04M	Unit 143	0113520	\$190.78
04319150	NE-19-24-28-W04M	Unit 144	0113520	\$190.78
04319151	NE-19-24-28-W04M	Unit 145	0113520	\$190.78
04319152	NE-19-24-28-W04M	Unit 146	0113520	\$190.78
04319153	NE-19-24-28-W04M	Unit 147	0113520	\$190.78
04319154	NE-19-24-28-W04M	Unit 148	0113520	\$190.78
04319155	NE-19-24-28-W04M	Unit 149	0113520	\$190.78
04319156	NE-19-24-28-W04M	Unit 150	0113520	\$190.78
04319157	NE-19-24-28-W04M	Unit 151	0113520	\$190.78
04319158	NE-19-24-28-W04M	Unit 152	0113520	\$190.78
04319159	NE-19-24-28-W04M	Unit 153	0113520	\$190.78
04319161	NE-19-24-28-W04M	Unit 156	0310076	\$190.78
04319162	NE-19-24-28-W04M	Unit 157	0310076	\$190.78
04319163	NE-19-24-28-W04M	Unit 158	0310076	\$190.78
04319164	NE-19-24-28-W04M	Unit 159	0310076	\$190.78
04319165	NE-19-24-28-W04M	Unit 160	0310076	\$190.78
04319166	NE-19-24-28-W04M	Unit 161	0310076	\$190.78
04319167	NE-19-24-28-W04M	Unit 162	0310076	\$190.78
04319168	NE-19-24-28-W04M	Unit 163	0310076	\$190.78
04319169	NE-19-24-28-W04M	Unit 164	0310076	\$190.78
04319170	NE-19-24-28-W04M	Unit 165	0310076	\$190.78
04319171	NE-19-24-28-W04M	Unit 166	0310076	\$190.78
04319172	NE-19-24-28-W04M	Unit 167	0310076	\$190.78
04319173	NE-19-24-28-W04M	Unit 168	0310076	\$190.78
04319174	NE-19-24-28-W04M	Unit 169	0310076	\$190.78
04319175	NE-19-24-28-W04M	Unit 170	0310076	\$190.78
04319176	NE-19-24-28-W04M	Unit 171	0310076	\$190.78
04319177	NE-19-24-28-W04M	Unit 172	0310076	\$190.78
04319178	NE-19-24-28-W04M	Unit 173	0310076	\$190.78
04319179	NE-19-24-28-W04M	Unit 174	0310076	\$190.78
04319180	NE-19-24-28-W04M	Unit 175	0310076	\$190.78
04319181	NE-19-24-28-W04M	Unit 176	0310076	\$190.78
04319182	NE-19-24-28-W04M	Unit 177	0310076	\$190.78
04319183	NE-19-24-28-W04M	Unit 178	0310076	\$190.78
04319184	NE-19-24-28-W04M	Unit 179	0310076	\$190.78
04319185	NE-19-24-28-W04M	Unit 180	0310076	\$190.78
04319186	NE-19-24-28-W04M	Unit 181	0310076	\$190.78
04319187	NE-19-24-28-W04M	Unit 182	0310076	\$190.78
04319188	NE-19-24-28-W04M	Unit 183	0310076	\$190.78
04319189	NE-19-24-28-W04M	Unit 184	0310076	\$190.78
04319190	NE-19-24-28-W04M	Unit 185	0310076	\$190.78
04319191	NE-19-24-28-W04M	Unit 186	0310076	\$190.78
04319192	NE-19-24-28-W04M	Unit 187	0310076	\$190.78
04319193	NE-19-24-28-W04M	Unit 188	0310076	\$190.78

Roll	Legal	Lot	Plan	Estimated Yearly Payment w/Interest
04319194	NE-19-24-28-W04M	Unit 189	0310076	\$190.78
04319195	NE-19-24-28-W04M	Unit 190	0310076	\$190.78
04319196	NE-19-24-28-W04M	Unit 191	0310076	\$190.78
04319197	NE-19-24-28-W04M	Unit 192	0310076	\$190.78
04319198	NE-19-24-28-W04M	Unit 193	0310076	\$190.78

Tax Distribution: As set out in Section 395(1)(c)(ii) of the Municipal Government Act, the Local Improvement Tax Rate will be based on each parcel of benefitting land identified in this Local Improvement Plan.

Estimated Cost: Total cost is estimated to be \$644,000. Based on this estimated cost and an estimated interest rate of 2.137%, each of the One Hundred and Seventy Five (175) lots would pay \$190.78/year for twenty-five (25) years.

Duration of Local Improvement Tax: The Local Improvement Tax will be levied on an annual basis for twenty-five years.

Funding Sources: 100% of the estimated costs will be funded by the Local Improvement Tax.

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
9	Active	High-Speed Internet Servicing for Rocky View County Ratepayers	<p>This Notice of Motion was read into the record at the April 28, 2020 Council meeting, and will be debated at the May 12, 2020 Council meeting.</p> <p>The proposed resolution was tabled until the May 26, 2020 Council meeting at the May 12, 2020 Council meeting.</p> <p>The proposed resolution was referred to Administration to hold a workshop with Council by the end of September, 2020.</p>	28-Apr-20	30-Sep-20	Corporate Services Division
5	Active	Local Improvement Tax Petition for Water System Upgrades – Prince of Peace - Village	Administration was directed at the July 28, 2020 Council meeting to prepare a Local Improvement Plan and corresponding borrowing bylaw for the water system in the Prince of Peace subdivision for Council's consideration.	28-Jul-20	22-Sep-20	Financial Services
All	Active	Explore Offering Payment of Property Taxes through Credit Cards	<p>Administration was directed at the April 28, 2020 Council meeting to explore offering payments through credit card for property taxes and to bring a report back to Council.</p> <p>Administration was further directed at the June 9, 2020 Council meeting to bring an update back to Council by the end of October, 2020.</p>	28-Apr-20	27-Oct-20	Financial Services
All	Active	Electoral Boundaries and Governance Review	<p>Administration was directed at the July 9, 2019 Council meeting to prepare a budget adjustment for an electoral boundary and governance review.</p> <p>Administration was further directed at the September 10, 2019 Council meeting to proceed with an RFP with limited public consultation.</p> <p>Council approved the project terms of reference at the January 28, 2020 Council meeting.</p>	26-Nov-19	2020-27-10	Municipal Clerk's Office
All	Active	Report/Options on a Potential Third Council Meeting	<p>Administration was directed at the March 10, 2020 Council meeting to prepare a proposal/options for a third Council meeting each month.</p> <p>Administration was directed at the June 23, 2020 Council meeting to bring a true cost analysis of evening and afternoon meetings for the October, 2020 organizational meeting.</p>	10-Mar-20	27-Oct-20	Municipal Clerk's Office
All	Active	Enforcement of the Traffic Safety Act on Primary Highways	Administration was directed at the April 28, 2020 Council meeting to hold a workshop on the enforcement of the Highway Traffic Safety Act on primary highways.	28-Apr-20	Fall 2020	Municipal Enforcement
All	Active	Feasibility of Cemetery Services	Administration was directed at the November 4, 2019 Council meeting to look at the feasibility of Cemetery Services and investigate potential options for Council's consideration.	4-Nov-19	Fall 2020	Operational Services

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
5	Active	Creation of Authorized Truck Routes/Truck Haul Agreements	Administration was directed at the November 26, 2019 Council meeting to assess the feasibility of authorized truck haul routes or agreements for Burma Road, Weedon Trail, and Horse Creek Road.	26-Nov-19	Fall 2020	Operations Division
All	Active	Transportation Offsite Levy Bylaw Report on Special Levy Areas	Administration was directed at the June 9, 2020 Council meeting to bring a report back by the end of October, 2020 regarding "12.5% impact and change bylaw for provincial infrastructure on where funds could be allocated for best use."	9-Jun-20	27-Oct-20	Operations Division
All	Active	County Plan Amendments to Accommodate Developer-led ASP	Administration was directed at the February 11, 2020 Council meeting to draft amendments to the County Plan to allow a development proponent to prepare a new ASP or amendment to an ASP subject to a Council-adopted Terms of Reference and that amendments to the County Plan allow a development proponent to prepare a new ASP or amendment to as ASP be included in the current drafting of a new MDP.	11-Feb-20	Fall 2020	Planning and Development Services
1	Active	Bragg Creek Hamlet Expansion Strategy	Council adopted a terms of reference for the Bragg Creek Hamlet Expansion Strategy Project at the January 8, 2019 Council meeting. Administration was directed at the May 12, 2020 Council meeting to continue with the project and to finalize amendments to the Greater Bragg Creek ASP based on higher residential densities.	8-Jan-19	Summer 2020	Planning and Development Services
All	Active	New Municipal Development Plan	Administration was directed at the May 18, 2018 Council meeting to initiate the process of amending the County Plan. Administration was further directed at the March 12, 2019 Council meeting to begin the process of creating a new Municipal Development Plan.	8-May-18	Summer 2020	Planning and Development Services
5	Active	Janet ASP Amendment for an Expanded Study Area	Council approved the project terms of reference at the April 30, 2019 Council meeting, and provided further direction to expand the project area at the May 28, 2019 Council meeting.	30-Apr-19	Summer 2020	Planning and Development Services
All	Active	Recreation and Parks Master Plan	Council approved a new Recreation Governance Model at the July 23, 2020 Council meeting, and directed Administration to begin the implementation process. Council approved the Recreation and Parks Master Plan terms of reference at the January 14, 2020 Council meeting.	23-Jul-20	Fall 2020	Recreation, Parks and Community Support
1	Active	Pedestrian Bridge Addition in West Bragg Creek	Administration was directed to prepare a response to the Notice of Motion which was read into the record at the July 28, 2020 Council meeting.	28-Jul-20	22-Sep-20	Transportation Services

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Hold	Recreation and Parks Foundation	<p>Administration was directed at the September 24, 2019 Council meeting to explore the establishment of a Recreation and Parks Foundation to support the buildout and long-term maintenance of recreation and parks amenities and programs in Rocky View County.</p> <p>Administration was directed at the April 28, 2020 Council meeting to cease exploration of the Foundation and revisit its creation within six months of the approval of the Recreation and Parks Master Plan.</p>	24-Sep-19	Spring 2021	Recreation, Parks and Community Support
9	Ongoing	Sale of the Cochrane Gravel Pit Lands	<p>Administration was directed at the February 25, 2020 Council meeting to negotiate a purchase and sale agreement for the sale of the Cochrane Gravel Pit lands.</p> <p>At the June 9, 2020 Council meeting, Council declined a letter of intent received.</p>	25-Feb-20	Ongoing	Legal and Land Administration
All	Ongoing	Sale of the Chestermere Regional Recreation Center	<p>Administration was directed at the September 24, 2019 Council meeting to explore the sale of the land and remediation of the facility.</p> <p>Administration was further directed at the January 28, 2020 Council meeting to review the letter of intent presented by the City of Chestermere and prepare a report for Council's consideration.</p> <p>At the May 12, 2020 Council meeting, Council declined an offer from the City of Chestermere.</p>	28-Jan-20	Ongoing	Legal and Land Administration

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
1	Ongoing	Garden of Peace Chapel Lease	Administration was directed at the February 25, 2020 Council meeting to negotiate a 5-year lease for the Garden of Peace Chapel and related lands.	25-Feb-20	Ongoing	Legal and Land Administration
All	Ongoing	Sale of the Indus Gravel Pit Lands	Administration was directed at the February 25, 2020 Council meeting to negotiate a purchase and sale agreement for the sale of the Indus Gravel Pit Lands.	25-Feb-20	Ongoing	Legal and Land Administration