



COUNCIL MEETING AGENDA

Date: June 15, 2021
Time: 9:00 AM
Location: <https://www.rockyview.ca/>

Pages

A. CALL MEETING TO ORDER

B. UPDATES/APPROVAL OF AGENDA

C. APPROVAL OF MINUTES

1. June 1, 2021 Council Meeting Minutes 3

D. FINANCIAL REPORTS

E. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on May 18, 2021 and May 25, 2021 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019*.

MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM

1. Division 7 - Bylaw C-8114-2020 - Redesignation Item - Commercial Redesignation 9

File: PL20200154 (06524001/10)

2. Division 4 - Bylaw C-8047-2020 - Redesignation Item – Direct Control Bylaw – Site-Specific Amendment 28

File: PL20200045 (02329001)

F. GENERAL BUSINESS

1. All Divisions - Capital Projects Update 59

File: N/A

2. All Divisions - Closing of Dormant Planning Application Files, Policy C-300 63

File: N/A

G. BYLAWS

1. Division 8 - Further Consideration of Bylaw C-7991-2020 - Residential and Commercial Conceptual Scheme - Ascension 66

File: PL20170153 (05618039/05619004/006/054)

2. Division 5 - Bylaw C-8185-2021 - First Reading Bylaw - Residential Redesignation 156

File: PL20210067 (04324032)

File: PL20210068 (04234003)

H. UNFINISHED BUSINESS

I. COUNCILLOR REPORTS

J. MANAGEMENT REPORTS

K. NOTICES OF MOTION

L. PUBLIC PRESENTATIONS

M. CLOSED SESSION

1. RVC2021-19 - Highway 566 Widening – Alberta Transportation Funding

THAT Council move into closed session to consider the confidential item "Highway 566 Widening – Alberta Transportation Funding" pursuant to the following sections of the Freedom of Information and Protection of Privacy Act:

Section 21 – Disclosure harmful to intergovernmental relations

Section 24 – Advice from officials

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

2. RVC2021-20 - Calgary Mediation Request

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

Section 21 – Disclosure harmful to intergovernmental relations

Section 24 – Advice from officials

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

N. ADJOURN THE MEETING



ROCKY VIEW COUNTY

COUNCIL MEETING MINUTES

Tuesday, June 1, 2021

9:02 AM

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

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

Also Present: K. Robinson, A/Chief Administrative Officer
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
B. Beach, A/Executive Director, Community Development Services
D. Kazmierczak, Manager, Planning Policy
G. Nijjar, Manager, Planning and Development Services
J. Lee, Supervisor Engineering, Planning & Development Services
J. Anderson, Senior Planner, Planning Policy
R. Erhardt, Planner, Planning Policy
K. Tuff, Legislative Officer, Legislative Services
M. Mitton, Legislative Officer, Legislative Services
T. Andreasen, Legislative Officer, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 9:02 a.m. with all members present.

B Updates/Approval of Agenda

MOVED by Deputy Reeve McKylor that the June 1, 2021 Council meeting agenda be accepted as presented.

Carried

E-1 Division 2 - Bylaw C-8143-2021 - Road Closure **File: PL20200110 (04703006)**

MOVED by Deputy Reeve McKylor that the public hearing for item E-1 be opened at 9:08 a.m.

Carried

Person(s) who presented: Jesse Begin (Applicant)
Carolyn Begin (Applicant)



Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 9:35 a.m. The Chair called the meeting back to order at 9:46 a.m. with all previously mentioned members present, with the exception of Councillor Kissel, and declared email submissions closed.

The Chair called for the meeting to stand at ease at 9:47 a.m. and called the meeting back to order at 9:52 a.m. with all previously mentioned members present.

Email submissions in support: None

Email submissions in opposition: Byron Nelson

Person(s) who presented rebuttal: Jesse Begin (Applicant)
Carolyn Begin (Applicant)

Councillor Kissel returned to the meeting at 9:55 a.m.

MOVED by Deputy Reeve McKylor that the public hearing for item E-1 be closed at 10:03 a.m.
Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8143-2021 be given first reading.
Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8143-2021 be forwarded to the Minister of Transportation.
Carried

The Chair called for a recess at 10:09 a.m. and called the meeting back to order at 10:15 a.m. with all previously mentioned members present, with the exception of Councillor Kamachi, Councillor Schule and Councillor Gautreau.

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

E-2 Division 8 - Bylaw C-7991-2020 - Residential and Commercial Conceptual Scheme - Ascension
File: PL20170153 (05618039/05619004/006/054)

MOVED by Councillor Wright that the public hearing for item E-2 be opened at 10:18 a.m.
Carried
Absent: Councillor Kamachi
Councillor Schule

Councillor Schule returned to the meeting at 10:18 a.m.



Councillor Kamachi returned to the meeting at 10:22 a.m.

The Chair called for a recess at 10:44 a.m. and called the meeting back to order at 10:50 a.m. with all previously mentioned members present.

The Chair called for a recess at 11:04 a.m. and called the meeting back to order at 11:06 a.m. with all previously mentioned members present.

Person(s) who presented: Kathy Oberg, B&A Planning (Applicant)
Dennis Inglis, Highfield Investment Group
Jacob Weber, Royop Development Corporation
Jason Dunn, Bundt and Associates

The Chair called for a recess at 11:20 a.m. and called the meeting back to order at 11:23 a.m. with all previously mentioned members present, with the exception of Councillor Hanson, Councillor Wright, and Councillor Kissel.

Councillor Hanson, Councillor Wright, and Councillor Kissel returned to the meeting at 11:24 a.m.

Councillor Boehlke left the meeting at 11:40 a.m. and returned to the meeting at 11:42 a.m.

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

Pre-recorded audio/video presentations in support: None

MOVED by Councillor Wright that the presentation time limit be extended in accordance with section 185(1) and (2) of the Procedure Bylaw to allow for all audio/video submissions to be played in their entirety.

Carried

Councillor Schule left the meeting at 1:10 p.m. and returned to the meeting at 1:11 p.m.

Pre-recorded audio/video submissions in opposition: Benjamin Chan
Margaret Sokolov
Dave Collyer
Tom Deckert, on behalf of Tom and Carmen Deckert, Amerdeep and Simpe Gill, Ralph and Laurie Hildebrandt, Gordon and Cheryl Kerrik and the 12 Mile Coulee Group
Stacy and Kevin Johnson
Wayne Fedun on behalf of his wife and two children
Janet Ballantyne on behalf of Rocky View Forward
Susan and Brian Farrell
Tina Fermaniuk
Amber Pasteur



Martyn Griggs
Lori-ann Esser, on behalf of Lori-ann and Micheal
Esser, Doug and Tobi Steany

The Chair called for a recess at 2:14 p.m. and called the meeting back to order at 2:28 p.m. with all previously mentioned members present, with the exception of Councillor Schule who returned to the meeting at 2:30 p.m.

Murry Brown, on behalf of Murry and Barbara Brown,
Liz and Jamie Elliot, and the family next door
Brent Fermaniuk
Steve Lilly, on behalf of Steve and Stephanie Lilly,
Ray and Eden Wong
Shayna and Brendan Lilly
Ryder Lilly
Allen Vanderputten
Renee Walker
Martyn Griggs
Susanne Meyer
Allen Vanderputten, on behalf of the Bearspaw
Community Association
Hans Hirschmanner, on behalf of Hans and Diana
Hirschmanner, Harbir and Monica Chhina, Mark
and Maria Downey, Jeffery and Julie Brose, John
and Regina Nenniger, Riyaz and Arjumand
Husain, Art and Kathryn Vanden Berg, Neil and
Dawna Wetherell and Janice and Elliot Lu

The Chair called for a recess at 3:38 p.m. and called the meeting back to order at 3:44 p.m. with all previously mentioned members present, with the exception of Councillor Gautreau.

The Chair made the final call for email submissions and called for a recess at 3:45 p.m. The Chair called the meeting back to order at 3:50 p.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for a recess at 3:51 p.m. and called the meeting back to order at 4:16 p.m. with all previously mentioned members present, with the exception of Councillor Hanson who returned to the meeting at 3:17 p.m.

Email submissions in support: Kathleen Hawkwood
Glenda (Hawkwood) Johansen

Email submissions in opposition: Lori-ann Esser
Michael and Petronella Hantzsch
John Byers
Ailsa Le May
Steve Lilly
Margit McGrath
Janet Ballantyne, on behalf of Rocky View Forward
Allen Vanderputten



Person(s) who presented rebuttal: Kathy Oberg, B&A Planning (Applicant)
Dennis Inglis, Highfield Investment Group
Jacob Weber, Royop Development Corporation
Jason Dunn, Bundt and Associates

MOVED by Councillor Wright that the public hearing for item E-2 be closed at 4:34 p.m.

Carried

MOVED by Councillor Wright that application PL20170153 be refused.

Defeated

The Chair called for a recess at 4:56 p.m. and called the meeting back to order at 5:06 p.m. with all previously mentioned members present.

MOVED by Councillor Boehlke that Administration be directed to assess the proposed amendments to Bylaw C-7991-2020 regarding emergency access and transportation routing and return with recommendations for Council's consideration at the June 15, 2021 Council Meeting.

Carried

K-1 All Divisions - Councillor Kissel and Councillor Hanson - Website Reporting of Councillors' Expenses
File: N/A

Read at the June 1, 2021 Council Meeting
To be debated at the June 8, 2021 Council Meeting

Title: Website Reporting of Councillors' Expenses

Presented By: Councillor Crystal Kissel, Division 9
Seconded by: Councillor Kevin Hanson, Division 3

WHEREAS Transparency in Government is fundamental to a democratic society;

AND WHEREAS The MGA states that municipalities are to provide good government 1.3(a), which means transparency and therefore accountability;

AND WHEREAS The MGA states that the salaries of Councillors shall be public 217(3);

AND WHEREAS Rocky View County Council created a Strategic Plan in 2019, and that Plan is published on the County Website, and states the following:

"As Councillors, we believe it is important for residents and business owners to easily access information about the County's governance and day-to-day operations. We will improve how we communicate by using a variety of communication channels that reflect the diversity of resident preferences.

Results we want to achieve:

- People easily find County information when they need it



- Residents trust the County
- Residents know how and where their money is spent”;

AND WHEREAS Rocky View County has been seeing an increasing number of FOIP requests, as per the CAO’s report to Council on February 12, 2019;

AND WHEREAS The County created and funded two new staff positions in 2019 to handle the growing number of FOIP requests;

AND WHEREAS Rocky View County department staff must interrupt their usual work in order to deal with the mandatory information gathering required for fulfilling FOIP request requirements, thus decreasing their focus on their primary roles and increasing their overall workloads;

AND WHEREAS The County keeps electronic records, and the County’s main communication channel is it’s Website;

AND WHEREAS Having information freely available on the County Website increases the public’s confidence in government accountability via transparency, and also reduces the nuisance and expense of FOIP requests;

AND WHEREAS Councillors’ expenses would be considered day-to-day operations in the County as envisioned by the Strategic Plan;

AND WHEREAS Many of Rocky View County’s peer municipalities in Alberta currently post Councillors’ expenses on their websites.

THEREFORE, BE IT RESOLVED THAT Administration be directed to begin quarterly reporting of all Rocky View County Councillor Expenses on a per-Councillor basis, and that this reporting also be made retroactive to the beginning of this term of Council in October 2017, and that this reporting appear accessible to the public on the County Website.

N Adjourn the Meeting

MOVED by Deputy Reeve McKylor that the June 1, 2021 Council Meeting be adjourned at 5:32 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate

PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	June 15, 2021	DIVISION: 7
TIME:	Morning Appointment	
FILE:	06524001/10	APPLICATION: PL20200154
SUBJECT:	Commercial Redesignation	

APPLICATION: To redesignate \pm 69.93 acres of two parcels totalling \pm 143.19 acres from Agricultural General District (A-GEN) to Commercial, Local Rural District (C-LRD) to accommodate future commercial development.

GENERAL LOCATION: Located on the west side of Balzac Boulevard, adjacent to and south of the City of Airdrie, and approximately 1.6 km north of Highway 566.

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

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8114-2020 on February 9, 2021. The application is inconsistent with policies 5.3.1 and 5.3.4 of the Balzac West Area Structure Plan, as a conceptual scheme has not been prepared.

Beyond this requirement, the application is consistent with the policies of the ASP, and any technical requirements can be addressed at future subdivision or development stages. It is to be noted that there is an active application for a Conceptual Scheme adjacent to the subject lands which is expected to come before Council prior to the August break.

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

OPTIONS

- Option #1: Motion #1 THAT Bylaw C-8114-2020 be given second reading.
 Motion #2 THAT Bylaw C-8114-2020 be given third and final reading.
- Option #2: THAT further consideration of Bylaw C-8114-2020 be tabled until the applicant has prepared a new conceptual scheme, or an amendment to an existing conceptual scheme, to include the subject lands.
- Option #3: THAT application PL20200154 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and Development Services

**APPLICATION EVALUATION:**

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • City of Airdrie / MD of Rocky View Intermunicipal Development Plan; • Municipal Development Plan; • Balzac West Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Technical reports were submitted as part of the adjacent Rocky Creek conceptual scheme and redesignation project (PL20200173/0174)
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POLICY ANALYSIS:Interim Growth Plan

The application is not expected to be impacted by the IGP, as it is not of sufficient size to generate a new employment centre, nor is any residential development proposed.

City of Airdrie / MD of Rocky View Intermunicipal Development Plan

The application was referred to the City of Airdrie, as required by the Intermunicipal Development Plan. Comments noted the City did not anticipate a future impact on the City of Airdrie, noting the South Airdrie CASP showing lands closest to the redesignation area as being planned for commercial/mixed business. Further comments suggested consideration of the wetlands and surface water regarding permitting, associated fescue preservation, in addition to drainage and water table impacts.

Balzac West Area Structure Plan*Conceptual Scheme Requirement*

The ASP states that a conceptual scheme shall be prepared for redesignations from Agricultural to any other non-agricultural land use district. The applicant has not provided a conceptual scheme, noting the adjacent lands are undergoing planning or are already developed. However, to address items evaluated in a conceptual scheme, the applicant has provided a summary document with typical conceptual scheme preparation requirements (Attachment 'E'). As such, the proposed redesignation is inconsistent with policies 5.3.1 and 5.3.4.

As noted above, a conceptual scheme covering the lands to the west of the railroad tracks covering the rest of the lands in E-24-26-1-W5M is expected to be considered by Council in the near future.

Should Council approve the application per Option 1, it should be noted that future subdivision would be restricted as Policy 5.3.4 states that "*conceptual schemes are required to guide and coordinate future land use redesignation and subdivisions...*". This stems from section 654(1)(b) of the *Municipal Government Act*, which directs that subdivisions conform to their statutory plan (in this case, the area structure plan). As such, a future subdivision would be inconsistent with the ASP in absence of a conceptual scheme.

Land Use Considerations

The subject lands are located in the QE II Highway corridor, with policies contained within Section 6.2 of the ASP, noting land use shall be commercial, retail, office, and light industrial business park, benefitting from access and visibility from the highway, and regional retail uses are encouraged. The proposed land use is therefore consistent with the ASP subject to the future development falling within these uses.



ROCKY VIEW COUNTY

Section 6.7 of the ASP, speaking to natural areas and regional open space, indicates that development should also require landscaping and architectural elements to enhance visual appeal, with consideration to be given to the screening of outdoor storage, display, or unsightly areas. As well, environmental and nuisance impacts are to be contained on-site. As a Conceptual Scheme has not been provided, future development will be required to address these requirements.

For servicing, Section 6.10 of the ASP states that conceptual schemes require development to connect to full municipal sewer and water services. While no conceptual scheme has been prepared, the application anticipates connection to piped water and sanitary services pending completion of servicing studies. It is to be noted that the County is actively undertaking a project to extend water and wastewater servicing to the West Balzac area which would service the subject lands.

Land Use Bylaw

The applicant has proposed redesignation to the Commercial, Local Regional District, whose stated purpose is accommodating isolated businesses providing for the needs of the local community or specialty service, often found outside of hamlets, conceptual schemes, or area structure plans, and are required to be compatible with surrounding land uses.

The uses in the district include retail, industrial, and commercial uses, and are largely compatible with the ASP land use designation. Any future development will be required to comply with the ASP requirements for use, visual and nuisance factors, and environmental considerations.

ADDITIONAL CONSIDERATIONS:

In terms of servicing, the applicant would be required to provide a master servicing strategy to confirm sewage and potable water demands, in order to evaluate the ability of the County's Regional Water and Wastewater System to service the development. Further, the applicant would be required to prepare a stormwater management strategy to support the proposal and provide an assessment of the transportation related impacts on the surrounding road network.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Interim Chief Administrative Officer

ON/llt

ATTACHMENTS

ATTACHMENT 'A': Application Information
ATTACHMENT 'B': Application Referrals
ATTACHMENT 'C': Bylaw C-8114-2020 and Schedule A
ATTACHMENT 'D': Map Set
ATTACHMENT 'E': "Conceptual Scheme" Content



ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Urban Systems (Mike Coldwell)	OWNERS: Melcor Developments Ltd.
DATE APPLICATION RECEIVED: October 29, 2020	DATE DEEMED COMPLETE: October 29, 2020
GROSS AREA: ± 28.30 hectares (± 29.93 acres)	LEGAL DESCRIPTION: NE/SE-24-26-1-W5M
SOILS (C.L.I. from A.R.C.): 5 N,W 5 – Very severe limitations due to high salinity and excessive wetness/poor drainage 3 S,P 3 – Moderate limitations due to high solidity and excessive surface stoniness	
HISTORY: February 9, 2021: Council granted first reading to the application. March 1961: Northern parcel created.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 47 adjacent landowners in Rockyview County and 5 in the City of Airdrie. No letters received. The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments are addressed within 'Additional Considerations' above.	



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	The Calgary Catholic School District has no objection to the above-noted circulation (PL20200154). As noted, Municipal Reserves are still outstanding and will be considered at the subdivision stage.
<i>Province of Alberta</i>	
Alberta Environment and Parks	<p>Kindly find the following comments from the Department of Environment and Parks; Lands Delivery South.</p> <p>As noted within the application and aerial photography.</p> <p>The lands contain a watercourse/ large waterbody running North / South through the proposed development area. This watercourse would be considered Provincial Crown Lands as per section 3 of the <i>Public Lands Act</i>.</p> <p>As no application to the Crown has been received in regards to any occupation of this wetland. We are unable to provide a determination on the outcomes of any such application.</p> <p>We would ask that the greater development respect the document; "Stepping back from the water" in pursuing this development plan. Any other plans for the occupation of the bed and shore of this watercourse must be applied for use, as per the <i>Public Lands Act</i>.</p> <p>Please find attached a link to the Provincial Wetland Policy.</p> <p>https://www.alberta.ca/alberta-wetland-policy-implementation.aspx</p>
Alberta Transportation	<p>Review and response for this referral are in coordination with the review and response for referral circulation files PL20200173 and PL20200174 (adjacent active conceptual scheme file). In reviewing the Conceptual Scheme, Traffic Impact Assessment, and proposed redesignation, Alberta Transportation provides the following comments.</p> <ul style="list-style-type: none"> (Figure 1.1: Project Location and Development Phasing) in the TIA indicates the area required for right-of-way for the future QE 2/TR 264 interchange does not match the area shown in the proposed redesignation referral PL20200154. The TIA or redesignation referral should be adjusted/revised accordingly. <p>Additional comments in coordination with files PL20200173 & PL20200174:</p> <ul style="list-style-type: none"> Alberta Transportation will allow initial phases (approximately 200 units) until the Highway 2 / Highway 566 interchange is upgraded, or the Highway 2 / 40 Avenue partial interchange is constructed. The department will request an updated TIA to determine if additional capacity becomes available at the



AGENCY	COMMENTS
Alberta Culture, Multiculturalism and Status of Women	<p>Highway 2/566 Interchange after the 40th Avenue partial interchange is constructed and operational.</p> <ul style="list-style-type: none"> The TIA will require revisions or updates prior to subdivision, development and/or future phases of the proposed project, to reflect changes. The department will provide further comments at that time. Alberta Transportation will only permit access via RR11 for the interim condition. The south access "A" not permitted until such time the Hwy 2 / 566 interchange is upgraded, 4 lane twinning is constructed on Highway 566 between Hwy 2 and RR11, and the roundabout at Access "A" has been constructed. This is subject to the completion of the roundabout intersection at Highway 566 and Range Road 11, scheduled for construction later this year. <p>It may not be possible to improve the existing intersection of Hwy 566 / Balzac Blvd to a Type IV intersection due to the proximity of the interchange. Other solutions may need to be identified to address short-term issues. Balzac Blvd. should not be relied on for interim access to the development site. Other options may be considered if Balzac Blvd. is desired to provide access to the proposed development.</p> <p>Alberta Culture, Multiculturalism and Status of Women has no objection to the proposed Redesignation, but the applicant should be informed that Historical Resources Act approval must be obtained prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application through Alberta Culture, Multiculturalism and Status of Women's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca.</p> <p>For more information please refer to our website: https://www.alberta.ca/apply-historical-resources-act-approval-development-project.aspx</p>
Adjacent Municipality	
The City of Airdrie	<ul style="list-style-type: none"> Staff currently does not anticipate future impact on the City of Airdrie land. The South Airdrie CASP shows lands closest to the redesignation area as planned for commercial/mixed business uses. The 40 Avenue interchange cuts through the area. It is suggested that RVC consider the recommendations outlined in the Nose Creek Water Management Master Plan (NCWMMP) with regards to wetland protection. It is advised that all applicable approvals, permits, authorizations, etc. be acquired. In this case, <i>Water Act</i> is likely applicable.



AGENCY	COMMENTS
<i>Internal Departments</i>	<ul style="list-style-type: none"> It is suggested that RVC consider the remaining patches of fescue in southern Alberta and consider fescue preservation where possible. Special review considerations should be placed on drainage planning and water table impacts for this location.
Recreation, Parks and Community Support	Recreation has no comments on this redesignation application. Further comments regarding MR will be reviewed at the subdivision stage.
Planning and Development Services (Engineering)	<p>General</p> <ul style="list-style-type: none"> Future subdivision or development on the subject lands will require the preparation of a Construction Management Plan, including a weed management plan, in accordance with County standards. <p>Development Agreement</p> <ul style="list-style-type: none"> Future subdivision or development on the subject lands will require the signing of a development agreement to facilitate offsite and onsite public infrastructure, including but not limited to roads and intersection improvements, stormwater improvements, sanitary and potable water servicing, and fire suppression infrastructure, in accordance with County policy and servicing standards. <p>Geotechnical:</p> <ul style="list-style-type: none"> The applicant should provide a preliminary Geotechnical Investigation Report to verify the suitability of the site for the proposed land use, in accordance with the County's Servicing Standards. Detailed site grading plans will be reviewed at future subdivision or development permitting stages and may require the submission of Deep Fill Reporting (>1.2m fill) or more detailed geotechnical reporting to support future development agreement(s). <p>Transportation:</p> <ul style="list-style-type: none"> The development is within proximity to a Provincial Highway (HWY2) and therefore requires referral to Alberta Transportation (AT). It is expected that AT will be engaged by the applicant's engineer to confirm the scope of any Traffic Impact Assessment (TIA) submittal required for their support. The applicant should provide a Traffic Impact Assessment, in accordance with the County Servicing Standards 2013. The applicant should contact the planning engineering team to confirm the scope of offsite network review and this should be coordinated with AT as mentioned above.



AGENCY	COMMENTS
Transportation Services	<ul style="list-style-type: none"> • Future subdivision or development on the subject lands will require improvements to the offsite road network in accordance with the final TIA accepted by the County and AT. • Future subdivision or development on the subject lands will require payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020, as amended.
	Water Supply and Sanitary/Waste Water Servicing:
	<ul style="list-style-type: none"> • The applicant should provide a master servicing strategy that will confirm sewage and potable water demands expected for the development of the +/-70ac site. This is required to evaluate the ability of the County's Balzac Regional Water & Wastewater System to service the proposed development, including the provision of fire flow. • Future subdivision or development will require payment of the Water & Wastewater Offsite Levy in accordance with Bylaw C-8009-2020, as amended. This assumes a connection to County Infrastructure is planned.
	Storm Water Management:
Transportation Services	<ul style="list-style-type: none"> • The applicant should provide a conceptual level Stormwater Management Report to confirm how stormwater will be managed on the parcel post-development. We note the site is within the Nose Creek Watershed Management Plan area and site development will need to comply with the management plan requirements in place at the time of development. • Future subdivision or development will require detailed site-specific stormwater management reports, detailed stormwater servicing design, and confirmation of regulatory approvals in accordance with the County's Servicing Standards.
	Environmental:
Transportation Services	<ul style="list-style-type: none"> • The subject lands appear to contain a large wetland feature that the applicant will be responsible for protecting/compensating for in accordance with the Water Act. The applicant is responsible for securing any approvals related to Provincial and Federal environmental regulations or legislation to develop the site and the County will require copies of wetland approvals prior to any disturbances (i.e. site grading, subdivision, etc).
	<p>Existing property accessed by Rge Rd 10 (Gravel Road) Upgrades would be required to support additional traffic volumes. Alberta Transportation should be circulated regarding access to Hwy 566.</p>

Circulation Period: December 1, 2020 to January 4, 2021.

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



BYLAW C-8114-2020

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

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8114-2020*.

Definitions

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

Effect

- 3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating a portion of NE-24-26-1-W5M and SE-24-26-1-W5M from Agricultural, General District (A-GEN) to Commercial, Local Rural District (C-LRD) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT A portion of NE-24-26-1-W5M and SE-24-26-1-W5M are hereby redesignated to Commercial, Local Rural District as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

- 5 Bylaw C-8114-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this

9th day of February, 2021

PUBLIC HEARING HELD this

_____ day of _____, 2021

READ A SECOND TIME this

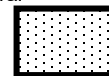
_____ day of _____, 2021

READ A THIRD AND FINAL TIME this

_____ day of _____, 2021

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed

Schedule 'A'

 Bylaw
 C-8114-2020
AmendmentFROMAgricultural, General
DistrictTOCommercial, Local Rural
District

24

± 28.30 ha
 (± 69.93 ac)
 A-GEN → C-LRD

BALZAC BLVD

HWY 2

② HWY2

RGE RD 294

TWP RD 263

BALZAC

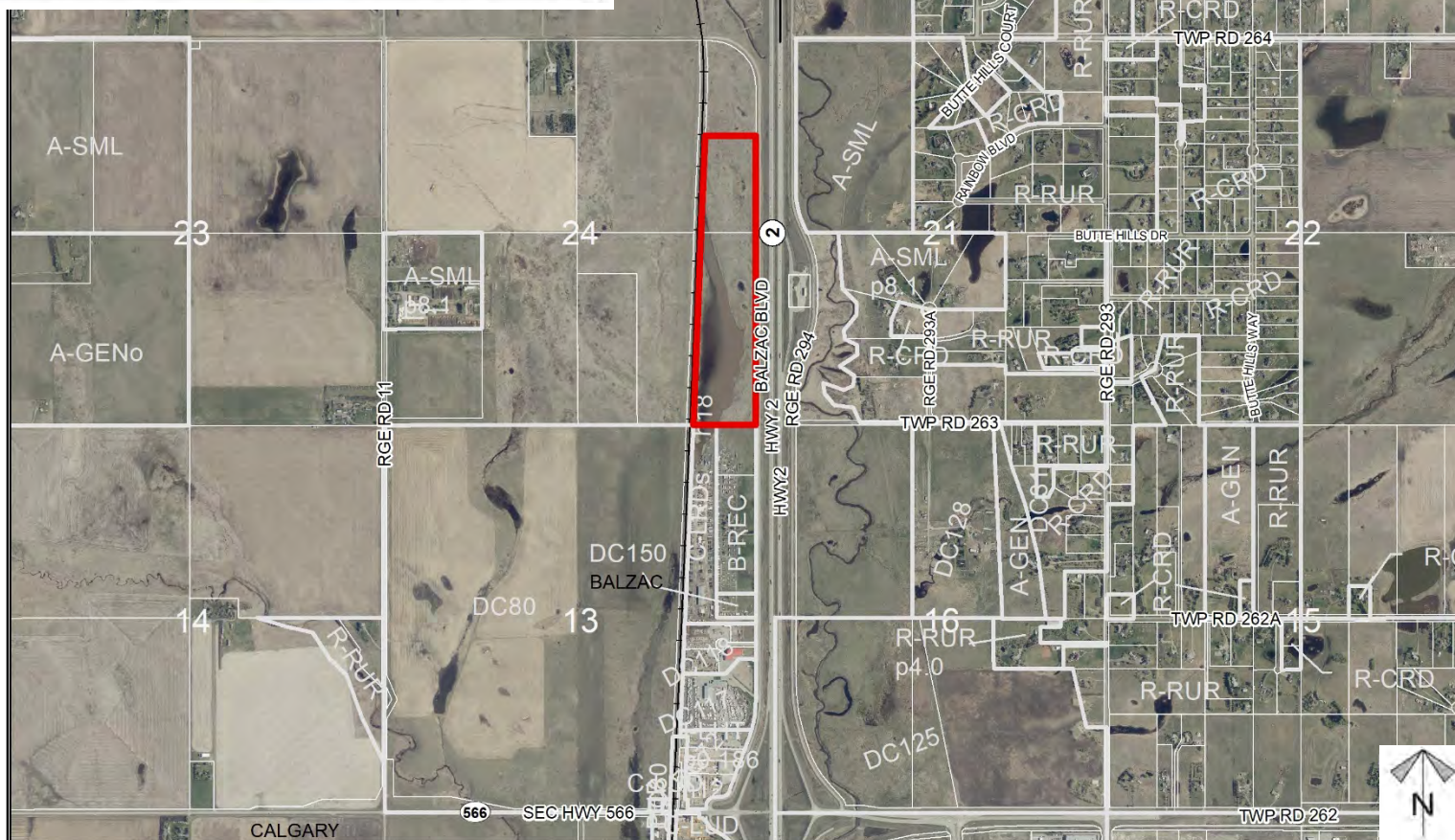
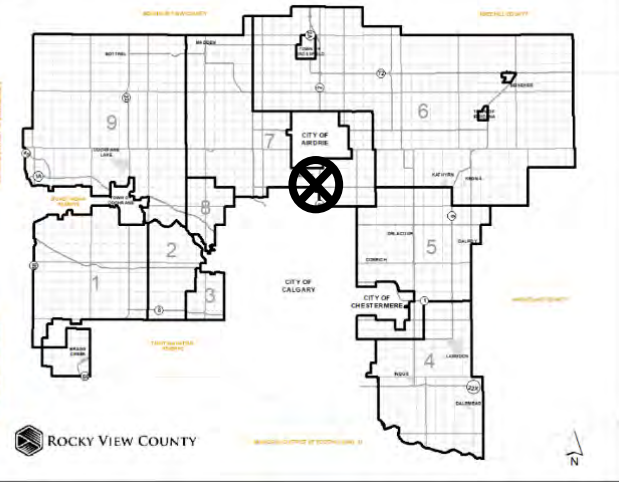


Location & Context

Redesignation Proposal

To redesignate ±28.30 ha (±69.93 ac) of two parcels totaling ±57.95 ha (±143.19 ac) from Agricultural, General District (A-GEN) to Commercial, Local Rural District (C-LRD) to accommodate future commercial development.

Division: 7
Roll: 06524001/010
File: PL20200154
Printed: November 20, 2020
Legal: NE/SE-24-26-01-
WPA



Development Proposal

Redesignation Proposal

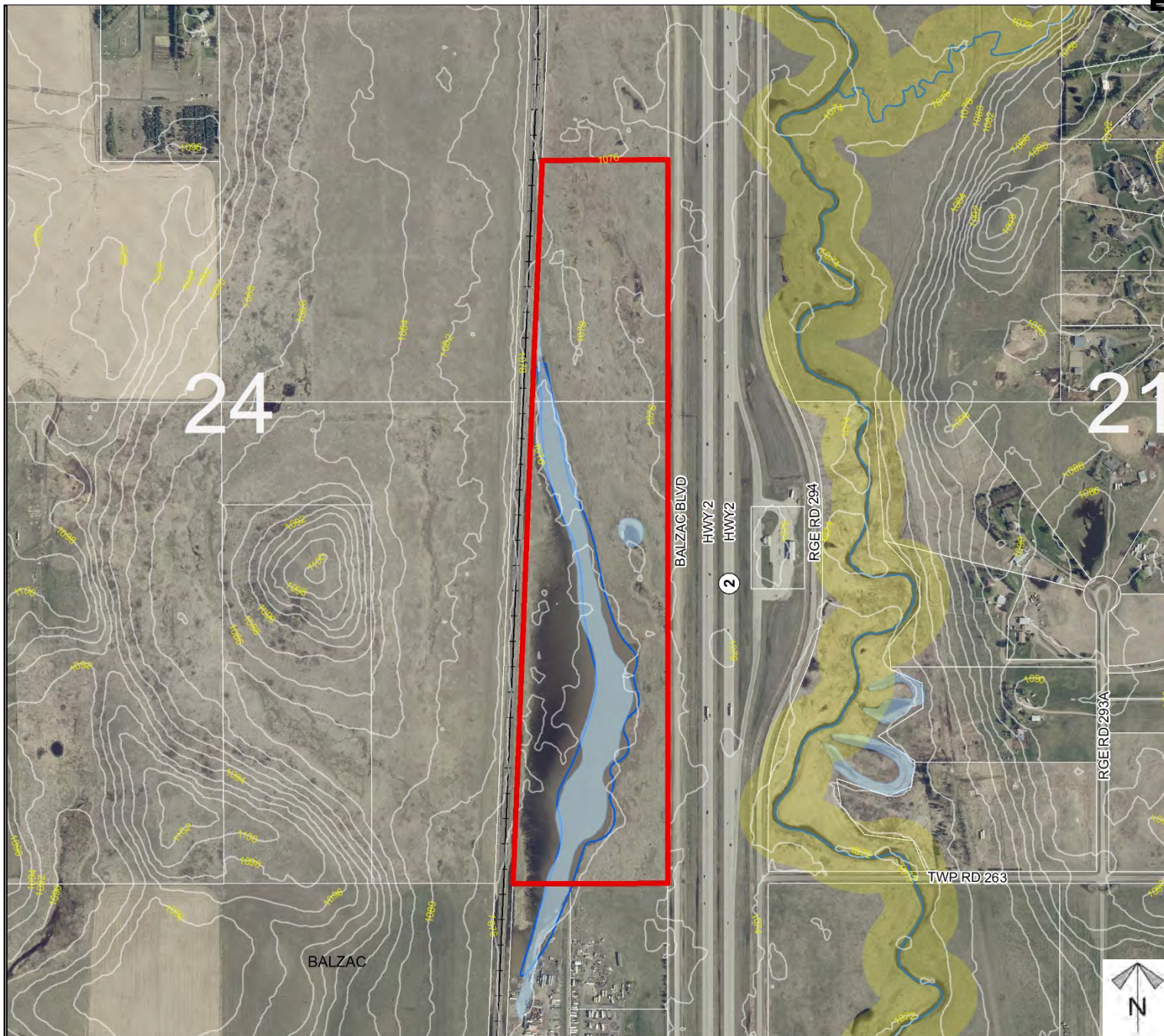
To redesignate ± 28.30 ha (± 69.93 ac) of two parcels totaling ± 57.95 ha (± 143.19 ac) from Agricultural, General District (A-GEN) to Commercial, Local Rural District (C-LRD) to accommodate future commercial development.



Environmental

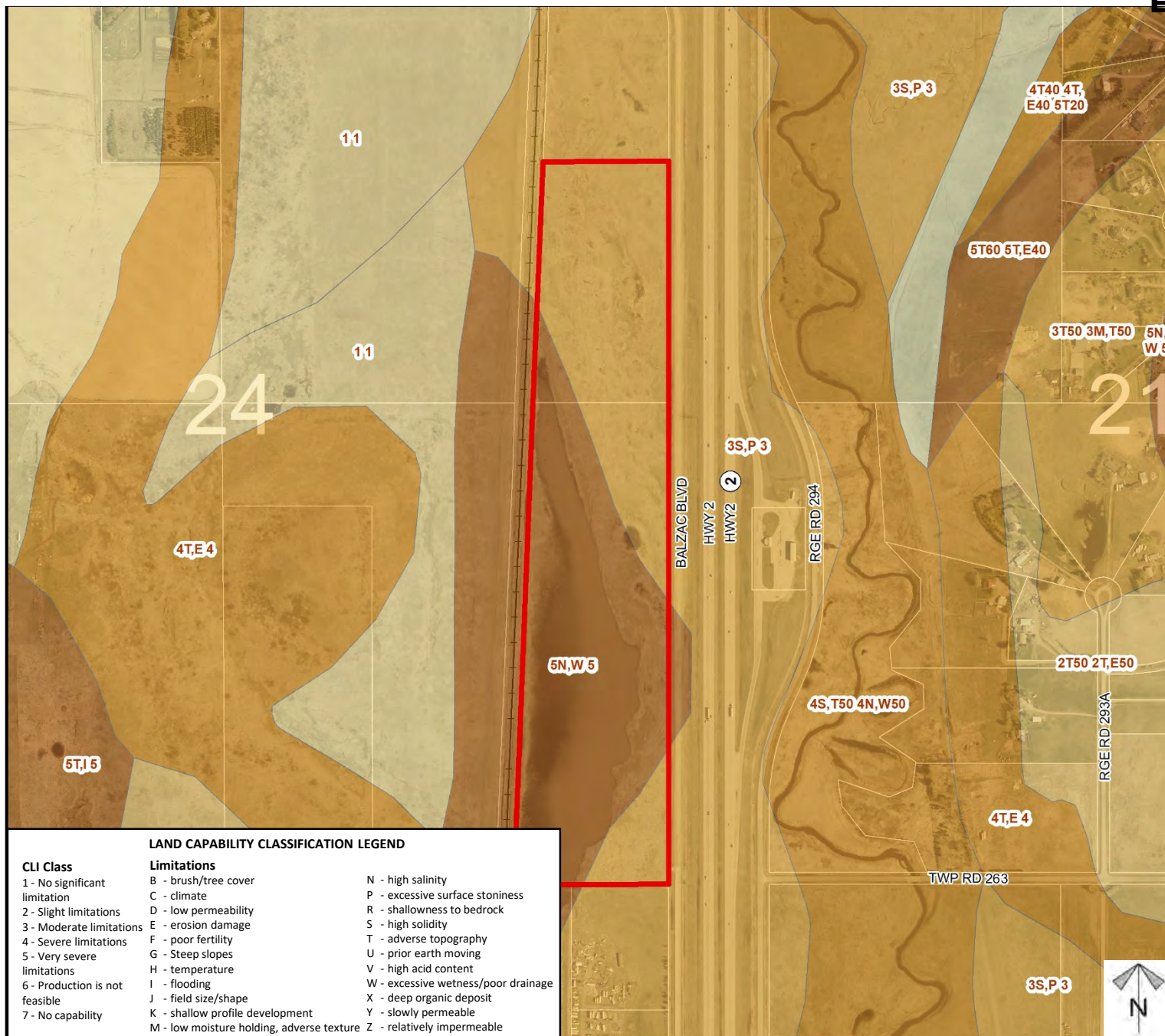
Redesignation Proposal

To redesignate ± 28.30 ha (± 69.93 ac) of two parcels totaling ± 57.95 ha (± 143.19 ac) from Agricultural, General District (A-GEN) to Commercial, Local Rural District (C-LRD) to accommodate future commercial development.



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

Division: 7
 Roll: 06524001/010
 File: PL20200154
 Printed: November 20, 2020
 Legal: NE/SE-24-26-01-
 WPA





Landowner Circulation Area

Redesignation Proposal

To redesignate ± 28.30 ha (± 69.93 ac) of two parcels totaling ± 57.95 ha (± 143.19 ac) from Agricultural, General District (A-GEN) to Commercial, Local Rural District (C-LRD) to accommodate future commercial development.

Legend

Support



Opposition



Division: 7

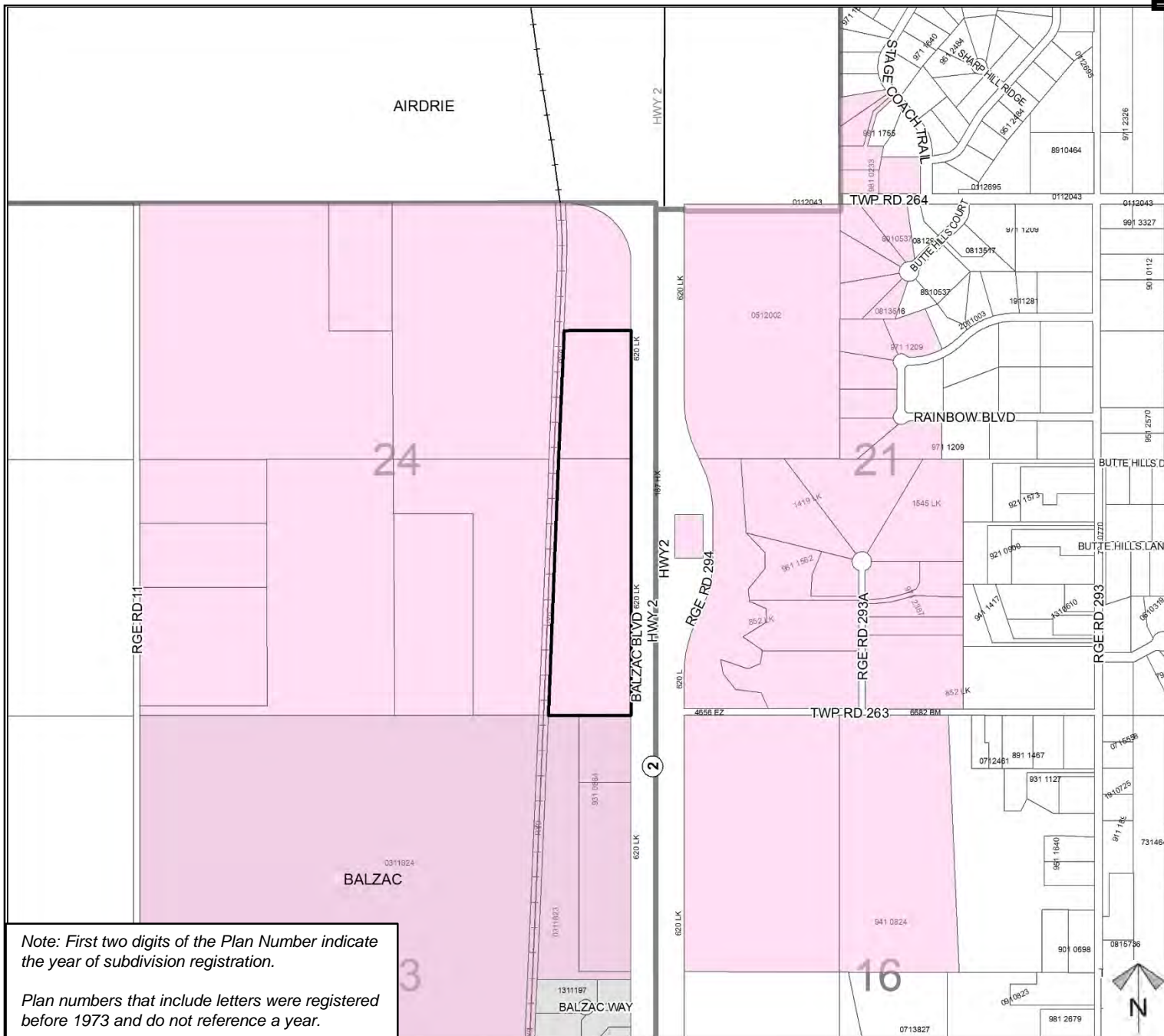
Roll: 06524001/010

File: PL20200154

Printed: November 20, 2020

Legal: NE/SE-24-26-01-

Page 24 of 175



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

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

URBAN MEMORANDUM
SYSTEMS

DATE: May 17, 2021
TO: Oksana Newmen – Rocky View County
CC: Alan Boucher – Melcor
FROM: Mike Coldwell, Urban Systems
FILE: 2176.0014.15
SUBJECT: PL20200154 – “Conceptual Scheme” Content

To supplement our land use amendment application (PL20200154), we have prepared the following information which provides content to address typical Conceptual Scheme preparation requirements. In the case of the subject lands, there is only one logical development pattern, access, and servicing strategy and therefore, a full Conceptual Scheme process is unnecessary.

1.1 SITE CONTEXT

The subject lands are located in West Balzac along Balzac Boulevard, but are highly visible from the Queen Elizabeth II Highway Corridor. A land use application has been submitted for a 28.30 ha (69.93 ac) portion of the lands known as NE 24, 26, 1, W5M and SE24, 26, 1, W5M. The lands are currently designated Agricultural, General District and they are proposed to be redesignated to Commercial, Local Rural District (C-LRD).

1.2 POLICY REVIEW

The subject lands are located within the Queen Elizabeth II Highway Corridor land use policy area within the Balzac West Area Structure Plan. The purpose of the Queen Elizabeth II Highway Corridor is to provide for uses that value direct access and visual exposure to the Queen Elizabeth II Highway. The predominant land uses in the Queen Elizabeth II Highway Corridor policy area shall be commercial, retail, office, and light industrial business park uses that benefit from access to and visibility from the Queen Elizabeth II Highway.

The proposed Commercial, Local Rural District (C-LRD) land use falls directly inline with the description and policy of the Balzac West ASP.

1.3 VISION

The lands directly south of the subject site are designated a combination of C-LRD, B-REC and Direct Control Districts generally for commercial and industrial uses. This application will result in a continuation of compatible land use and additional commercial and industrial users.

The subject lands are intended to develop into one, or several smaller parcels containing commercial and light industrial uses which follow the direction provided in the Balzac West ASP as well as the Commercial, Local Rural District (C-LRD). A specific user has not yet been identified for the subject lands as land use is typically a precursor to having a signed lease/sale of lands of this nature.

1.4 CONCEPT

Development of the subject lands may take place as one large user of the site, or several smaller users depending on market interest. The minimum parcel size in the C-LRD is 0.5 ha (1.24 ac) so several smaller commercial and/or industrial users could be possible; regardless, primary access will be from Balzac Boulevard to the east.

URBANSYSTEMS MEMORANDUM

DATE: May 17, 2021
SUBJECT: PL20200154 – "Conceptual Scheme" Content

FILE: 2176.0014.15

PAGE: 2 of 3

1.4.1 Statistics

A land use application has been submitted for a 28.30 ha (69.93 ac) portion of the lands known as NE 24, 26, 1, W5M and SE24, 26, 1, W5M.

1.5 OPEN SPACE

If subdivided, it is likely that any reserves owing for the subject lands will be dedicated by way of cash-in-lieu, but that will be determined at the subdivision stage.

1.6 INTERFACE DESIGN

The Canada Pacific Railway as well as significant utility rights of way are located directly west of the subject lands. Due to this physical separation, there is limited value in comprehensive planning with any lands to the west, and all lands to the south have already been developed. Therefore, as the purpose of the C-LRD indicates in the Land Use Bylaw, this land use is appropriate due to the site being isolated and located outside of a Hamlet or Conceptual Scheme. As a benefit, the CPR tracks also provide a buffer between the subject site and future development to the west.

1.7 TRANSPORTATION

As submitted with the Rocky Creek Conceptual Scheme, the Rocky Creek TIA (ISL Engineering and Land Services, Feb 2021) analyzed traffic generation for the subject lands. The subject lands are accessible by Balzac Boulevard which connects the subject lands to major transportation routes including Highway 566, Township Road 264 and Highway 2. Access to the subject site will be similar in nature, in form and intensity, to other uses to the south.

1.8 SERVICING

1.8.1 Water

Potable Water servicing to the subject lands will be provided by an extension of the East Balzac water system by Rocky View County. Capacity for the subject lands was accounted for within the Servicing Design Brief (Urban Systems, Dec 2020) submitted with the Rocky Creek Conceptual Scheme. Interim servicing may be contemplated in accordance with Rocky View County's Servicing Standards.

1.8.2 Wastewater

Wastewater servicing for the subject lands will be provided by an extension of the centralized sanitary sewer main system by Rocky View County. Capacity for the subject lands was accounted for within the Servicing Design Brief (Urban Systems, Dec 2020) submitted with the Rocky Creek Conceptual Scheme. Interim servicing may be contemplated in accordance with Rocky View County's Servicing Standards.

1.8.3 Stormwater

As submitted with the Rocky Creek Conceptual Scheme, the Sub-Catchment Master Drainage Plan (Urban Systems, Dec 2020) accounts for the subject lands and an integrated system of stormwater collection and management will be constructed to support, and be supported by, the Rocky Creek development.

URBAN SYSTEMS MEMORANDUM

DATE: May 17, 2021
SUBJECT: PL20200154 – "Conceptual Scheme" Content

FILE: 2176.0014.15

PAGE: 3 of 3

1.9 PHASING

Due to the location of ultimate servicing as well as the contiguous development to the south, development will likely progress from south to north; however, due to the possibility of interim servicing, that may not necessarily be the case. Future subdivision and/or development permit applications will ultimately inform and determine development sequencing.

1.10 IMPLEMENTATION

Following the land use process, subdivision and/or development permit applications may follow which should be consistent with the Balzac West ASP as well as the Commercial, Local Rural District (C-LRD)

We trust that the above information provides sufficient detail as normally required in a Conceptual Scheme. Due to the isolated nature of the parcel, the proposed contiguous land use district and the given servicing network, a traditional approach to Conceptual Scheme preparation is unjustified in this case.

Please do not hesitate to contact the undersigned with any questions.

Sincerely,

URBAN SYSTEMS LTD.



Mike Coldwell, RPP, MCIP
Planner / Principal

/mc

U:\Projects_CAL\2176\0014\15\C-Correspondence\C4-Government-Agencies-Utilities\2021-05-17-Mem- East Industrial - CS Content.docx



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	June 15, 2021	DIVISION: 4
TIME:	Morning Appointment	
FILE:	02329001	APPLICATION: PL20200045
SUBJECT:	Redesignation Item – Direct Control Bylaw – Site-Specific Amendment	

APPLICATION: To amend the uses and regulations within Direct Control District 124, in order to facilitate the development of an agro-tourism operation.

GENERAL LOCATION: Located 0.81 kilometres (1/2 mile) east of the city of Calgary and at the northwest junction of Township Road 224 and Range Road 284.

LAND USE DESIGNATION: Direct Control District (DC 124)

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8047-2020 on June 23, 2020. The Bylaw has been amended to be more consistent with the Land Use Bylaw and increase flexibility within the development of the business on-site along with general amendments to ensure clarity of the Bylaw. The application is consistent with the relevant policies of the County Plan and the proposed changes are consistent with the purpose and intent of the district.

Proposed changes to the DC Bylaw include the following:

- Update uses within all Cells to match the Land Use Bylaw definitions
- Remove Development Regulations related to technical requirements that are reviewed at the Development Permit stage in accordance with Servicing Standards.
- Remove Hours of Operations provision to align with the Rocky View County Noise Control Bylaw (C-5772-2003)
- Updates to definitions to remove redundancies and align with the Land Use Bylaw.

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

OPTIONS

Option #1:	Motion #1	THAT Bylaw C-8047-2020 be amended in accordance with Appendix C.
	Motion #2	THAT Bylaw C-8047-2020 be given second reading, as amended.
	Motion #3	THAT Bylaw C-8047-2020 be given third and final reading, as amended.
Option #2:	THAT application PL20200045 be refused.	

Administration Resources

Christina Lombardo, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

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

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

BACKGROUND:

The subject lands are located 0.81 kilometres (1/2 mile) south of Highway 22X, adjacent to Township Road 224 east of the city of Calgary. The subject lands gain access from Township Road 224 and are comprised of ±160.00 acres that have generally flat topography. The surrounding area primarily consists of large agricultural parcels and some country residential development. The existing servicing, access, and parking will remain with no changes proposed at this time.

There is an existing agricultural tourism use for “Calgary Farmyard” (formerly Calgary Corn Maze) with associated accessory buildings and dwelling in which the Application/Owner occupies. The business, which is contained within the area of DC 124 has been in operation since approximately 2008 and has continued to expand its operations while maintaining the agricultural use on the balance of the parcel.

POLICY ANALYSISCounty Plan

Administration has assessed this proposal according to the policies of the Municipal Development Plan and has determined that this application is consistent with Municipal policy for Business Development and Agriculture. This Application is for agricultural tourism use on a portion of the land while accommodating an ongoing agricultural operation on the remainder of the quarter. The Business policies aim to support and encourage agricultural operations and agricultural-related economic activity. In consideration of these criteria, the application is consistent with the intent of this policy.

Direct Control Bylaw

The Direct Control District Bylaw regulates the type and scale of activity that will occur on the site and includes provisions that will ensure that the development will be feasible with all significant off-site



ROCKY VIEW COUNTY

impacts being mitigated. The types of uses permitted on the site are directly related to agricultural tourism use. The maximum allowable size of the buildings under the proposed Direct Control Bylaw has been amended to stay consistent with other comparable businesses within the County.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

CL/llt

ATTACHMENTS

ATTACHMENT ‘A’: Application Information
 ATTACHMENT ‘B’: Application Referrals
 ATTACHMENT ‘C’: Bylaw C-8047-2020 and Schedule A
 ATTACHMENT ‘D’: Map Set
 ATTACHMENT ‘E’: Public Submissions



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Calgary Farmyard (Mark Muchka)	OWNERS: Muchka, Aloys & Margot, Muchka, Deanna & Mark
DATE APPLICATION RECEIVED: April 6, 2020	DATE DEEMED COMPLETE: April 6, 2020
GROSS AREA: ± 64.75 hectares (± 160.00 acres)	LEGAL DESCRIPTION: SE-29-22-28-W04M
SOILS (C.L.I. from A.R.C.): 2N, W, T, E - Slight limitations with adverse topography, high salinity, past erosion damage, and some excessive wetness and poor drainage.	
HISTORY: June 10, 2008: Council approved Bylaw C-6635-2008 to redesignate a portion of SE-29-22-28-W4M from Ranch and Farm District to Direct Control District	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 17 adjacent landowners. One letter in support and one letter in opposition were received. The responses have been included in Attachment 'E.' The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments are addressed within 'Additional Considerations' above.	



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>In reviewing the application, the proposed development does not fall within the control distance of a provincial highway as outlined in the <i>Highways Development and Protection Act / Regulation</i>, and will not require a roadside development permit from Alberta Transportation.</p> <p>The department has the following additional comments on the referral:</p> <ol style="list-style-type: none"> 1. Alberta Transportation expects that the municipality will mitigate the specific and cumulative impacts of traffic generated by developments approved on the local road connection to the highway system, pursuant to the South Saskatchewan Regional Plan and Section 648(2)(c.2) of the <i>Municipal Government Act</i>. This includes traffic generated from developments that fall outside of the control limits as outlined in the Highways Development and Protection Regulation. 2. A Traffic Impact Assessment (TIA) should be prepared by a qualified transportation professional, and reviewed by Alberta Transportation. The TIA must provide information regarding the traffic that could be generated by the proposed development, and will identify any necessary upgrades to the Highway intersection. Upgrades necessary to support the proposed development will be the responsibility of the developer/municipality.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	Should there be a subdivision application in the future, we recommend taking cash in lieu.
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> • Engineering has no concerns with the approval of the application for the DC Bylaw Amendment as proposed. • At future subdivision and/or Development Permit stages, the Applicant may be required to provide the following: <ul style="list-style-type: none"> ○ A Traffic Impact Analysis to assess the capacity of transportation routes proposed to be utilized and a strategy to implement improvements as required based on the proposed development; ○ An Overall Site Development Plan, which included an illustration of the vehicular and pedestrian movement corridors, parking and loading facilities as well as all other facilities that are to be located on-site;



ROCKY VIEW COUNTY

AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ A Site-Specific Implementation Plan to address the on-site management of stormwater run-off; and ○ A Construction Management Plan to address the onsite activities during construction inclusive of erosion, dust, and noise control measures. ● Twp Rd 224 has been identified on the Long Range Transportation Plan as Network A requiring a future right of way of 36 m.

Circulation Period: April 30, 2020 – May 22, 2020.

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



ROCKY VIEW COUNTY

BYLAW C-8047-2020**A bylaw of Rocky View County to amend Direct Control Bylaw C-6635-2008**

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8047-2020.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-6635-2008 is hereby amended as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8047-2020 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: 04
File: 02329001 / PL20200045

READ A FIRST TIME IN COUNCIL this	23rd	day of	June	, 2020
<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'

FORMING PART OF BYLAW C-8047-2020

Schedule of textual amendments to Direct Control Bylaw C-6635-2008.

Amendment #1: Add and remove the following provisions

2.2.0 List of Uses

ALL DEVELOPMENT CELLS

- 2.2.1 Accessory Building**
- 2.2.2 General Agriculture Agriculture, General**
- ~~2.2.3 Fencing~~
- 2.2.4 Horticultural Development where there is a surface supply of water**
- ~~2.2.5 Landscaping~~
- 2.2.6 Maze Feature**
- 2.2.7 Agricultural Tourism Use Tourism Uses/Facilities, Agricultural**

CELL A

- ~~2.2.5 Accessory Buildings~~
- 2.2.8 Dwelling, single-detached**
- ~~2.2.9 Food and Beverage Services, ancillary to the Agricultural Tourism use~~
- 2.2.10 Market Garden, ancillary to the Agricultural Tourism Use**
- ~~2.2.11 Parking Area~~
- ~~2.2.12 Principal Building~~
- 2.2.13 Retail Store, Local & Market Stand, ancillary to the Agricultural Tourism use**
- 2.2.14 Signage**

CELL B

- ~~2.2.9 Accessory Buildings~~
- ~~2.2.15 Amusement and Entertainment Services, ancillary to the Agricultural Tourism use~~
- 2.2.16 Dwelling, single-detached**
- ~~2.2.17 Food and Beverage Services, ancillary to the Agricultural Tourism use~~
- ~~2.2.12 Landscaping~~
- 2.2.18 Market Garden, ancillary to the Agricultural Tourism Use**
- ~~2.2.19 Parking Area~~
- ~~2.2.20 Principal Buildings~~
- 2.2.21 Retail Store, Local & Market, ancillary to the Agricultural Tourism use**
- 2.2.22 Signage**

CELL C

- 2.2.23 Horticultural Development, where there is a surface supply of water**

2.3.0 Minimum and Maximum Requirements

- 2.3.1 Minimum Parcel Size: 32.3 hectares (80.0 acres)
- ~~2.3.2 Maximum Number of Freestanding Signs: 1~~
- 2.3.3 Maximum Height of Freestanding Signs: 5.5m (18.0 ft)
- 2.3.4 Maximum Area of a Sign is ~~4.6mm² (50 ft²)~~ **9.29 sq. m. (100.0 sq. ft.)**
- 2.3.5 Minimum Setback from any Road for Sign: ~~30 m (98.4 ft.)~~ **15.0 m (49.21 ft)**
- ~~2.3.6 Maximum Number of Principal Buildings: 1~~
- 2.3.7 Maximum Building Height:
 - a) ~~10.0 meters (32.8 feet)~~ **for Principal Buildings 12.0 m (39.37 ft)**
 - b) ~~5.5 meters (18.0 feet)~~ **for Accessory Buildings**
- ~~2.3.8 Maximum Number of Dwelling Units: (not including principal and/or accessory buildings) 1~~



- ~~2.3.9 Maximum combined area of Principal Buildings shall not exceed 232.3 m² (2,500 sq. ft.)~~
~~2.3.10 Maximum combined area of Accessory Buildings associated with Agricultural Tourism Use, Maze Feature and/or Horticultural Development shall not exceed 464.5 m² (5,000 sq. ft.)~~
~~2.3.11 Maximum combined area of Accessory Buildings associated with Dwelling, single detached shall not exceed 185.8 m² (2,000 sq. ft.)~~
 2.3.12 Minimum Front/Side/Rear Yard for all Buildings and Parking area: 30 m (98.4 ft.)
~~2.3.13 Minimum Side Yard for all Buildings and Parking Area: 30 m (98.4 ft.)~~
~~2.3.14 Minimum Rear Yard for Buildings and Parking: 30 m (98.4 ft.)~~
 2.3.15 Minimum Front/Side/Rear Yard for all Parking Areas: 15.0m (49.2 ft.)

Amendment #2: Delete provision 3.3.0

~~3.1.0 No Development Permit for any use or development or building permit for any building shall be issued by the Development Authority and no development shall occur on the lands until:~~

~~3.1.1 The Owner has prepared and submitted an Overall Site Development Plan, which includes an illustration of the vehicular and pedestrian movement corridors, parking and loading facilities as well as all other facilities that are to be located on the site, and a development phasing plan, to the satisfaction of the Development Authority.~~

~~3.1.2 The Owner has submitted a Construction Management Plan satisfactory to the Municipality, which details amongst other items, erosion, dust and noise control measures and stormwater management during construction.~~

~~3.1.3 The Owner has submitted a Traffic Impact Analysis to assess the capacity of transportation routes proposed to be utilized and a strategy to implement improvements to same should additional traffic anticipated by the development warrant road improvements.~~

~~3.1.4 All other requirements of this Bylaw have been completed to the satisfaction of the Development Authority.~~

Amendment #3: Include Cell A in provision 3.4.2

- 3.4.2 A Parking Area shall be provided for within Cell B **and/or A** in accordance with the requirements of the Land Use Bylaw, as amended. The Parking Area shall be screened from adjacent building sites by implementing landscaping treatments required by 3.3.3 of this Bylaw.

Amendment #3: Delete Section 3.5.4 & 3.5.5

~~3.5.4 The seating area associated with Food and Beverage Services shall be limited to a maximum capacity of 150 people.~~

~~3.5.5 Hours of Operation Uses listed in 2.2.1, 2.2.4, 2.2.7, 2.2.8, 2.2.11, 2.2.14 & 2.2.15 of this Bylaw shall operate seasonally between April 15 November 15 and only between the hours of 8:00 am and 9:00 p.m.~~

Amendment #4: Amend Section 4.0.0

4.1.0 Unless otherwise defined in this Bylaw, all words and uses shall be defined as per Section 8 (Definitions) of Bylaw C-4841-97.

~~4.2.0 Agricultural Tourism Use means a business facility that provides for tourism ventures related to agriculture, such as petting zoos, wagon rides and other activities that are similar in character.~~

~~4.2.0 Agriculture, General means the raising of crops or the rearing of livestock, either separately, or in conjunction with one another, and includes buildings and other structures incidental to the operation, except where the operation is intensive.~~

4.3.0 **Food and Beverage Services** – means a facility where food and ~~non-alcoholic~~ beverages are served or offered for sale for consumption within a *Principle or Accessory Building* whose seating area may be contained outside a *Principle or Accessory Building*.

4.3.0 **Maze Feature** – means a development featuring a maze (or labyrinth) that defines movement corridors using plants or other non-permanent material and may include picnic areas and other similar ancillary uses.

~~4.4.0 Market Garden means the use of land for the commercial growing of vegetables or fruit.~~



ROCKY VIEW COUNTY

~~4.5.0 Retail Store means a building or part thereof in which foods, wares, merchandise, substances, articles, or things are offered or kept for sale directly to clientele at retail.~~

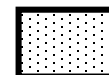
~~4.2.0 Tourism Uses/Facilities, Agricultural means a business facility that provides for tourism ventures related to agriculture. This may include the provision of accommodation, retail establishments, food and beverage services, entertainment, agricultural tours, classes, workshops, retreats, outdoor and wildlife-related recreation, festivals and events, and demonstrations, as described by Alberta Agriculture and Forestry.~~

Amendment #5:

Minor spelling, punctuation, renumbering and formatting amendments throughout.



Schedule 'A'

Bylaw
C-8047-2020AmendmentFROMDirect Control
District (DC 124)TODirect Control
District Amended (DC 124)

DC 124 → DC 124
(Amended)
± 32.99 ha (± 81.53 ac)

TWP RD 224

RGE RD 284



**ROCKY VIEW COUNTY
BYLAW C-6635-2008****OFFICE CONSOLIDATION**

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-6635-2008	Original Bylaw	September 14, 1999
C-8047-2020	Amend Section 2.2.0, 2.3.0, 3.4.2, 4.0.0 and Delete 3.1.0, 3.5.4, 3.5.5	

DC - 124**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44****BYLAW C-6635-2008**

A Bylaw of the Municipal District of Rocky View No. 44 to amend Bylaw C-4841-97.

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

WHEREAS the Council of the Municipal District of Rocky View No. 44 has received an application to amend Part 5; Land Use Map No. 23 of Bylaw C-4841-97 to redesignate a portion of the SE-29-22-28-4 from Ranch and Farm District to Direct Control District, and a portion of the SE-29-22-28-4 from Ranch and Farm District to Ranch and Farm Two District as shown on the attached Schedule "A", attached to and forming part of this Bylaw; and

WHEREAS a notice was published April 29, 2008 and May 6, 2008 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for June 10, 2008; and

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

NOW THEREFORE the Council enacts the following:

1. That Part 5, Land Use Map No. 23 of Bylaw C-4841-97 be amended by redesignating a portion of the SE-29-22-28-4 from Ranch and Farm District to Direct Control District and a portion of the SE-29-22-28-4 from Ranch and Farm District to Ranch and Farm Two District, as shown on Schedule "A" and Schedule "B" attached to and forming a part of this Bylaw; and
2. That a portion of the lands within the SE-29-22-28-4 are hereby redesignated to Direct Control District, as shown on Schedule "A" and Schedule "B" attached to and forming a part of this Bylaw; and
3. That the regulations of this Direct Control District comprise:
 - 1.0.0 General Regulations
 - 2.0.0 Land Use Regulations
 - 3.0.0 Development Regulations
 - 4.0.0 Definitions
 - 5.0.0 Implementation

1.0.0 GENERAL REGULATIONS

- 1.1.0 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" and Schedule "B" attached hereto and forming part hereof.
- 1.2.0 The Operative and Interpretative Clauses (Part One), General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw C-4841-97 are applicable, unless otherwise stated in this Bylaw.
- 1.3.0 The Development Authority shall consider and decide on applications for Development Permits for all uses listed by this Bylaw provided the provisions of Sections 2 and 3 herein are completed in form and substance, satisfactory to the Municipality.

DC - 124

- 1.4.0 That the Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.5.0 Proposals for uses and subdivision beyond that provided by this Bylaw shall require an amendment to this bylaw to be permitted.

2.0.0 LAND USE REGULATIONS**2.1.0 Purpose and Intent**

The purpose and intent of this District is to provide for the development of a corn maze attraction and related agricultural tourism uses on portions of the Lands and general agricultural with a related dwelling on other portions of the lands, while ensuring high quality, attractive and aesthetically pleasing development.

2.2.0 List of Uses**ALL DEVELOPMENT CELLS****2.2.1 Accessory Building****2.2.2 General Agriculture Agriculture, General**~~**2.2.3 Fencing**~~~~**2.2.3 Horticultural Development where there is a surface supply of water**~~**2.2.4 Maze Feature**~~**2.2.5 Agricultural Tourism Use Tourism Uses/Facilities, Agricultural**~~**CELL A****2.2.6 Dwelling, single-detached**~~**2.2.7 Food and Beverage Services, ancillary to the Agricultural Tourism use**~~~~**2.2.8 Retail Store, Local ancillary to the Agricultural Tourism use**~~**2.2.9 Market Garden****2.2.10 Signage****CELL B**~~**2.2.9 Accessory Buildings**~~**2.2.11 Amusement and Entertainment Services****2.2.12 Dwelling, single-detached**~~**2.2.13 Food and Beverage Services, ancillary to the Agricultural Tourism use**~~~~**2.2.12 Landscaping**~~**2.2.14 Market Garden**~~**2.2.19 Parking Area**~~~~**2.2.20 Principal Buildings**~~~~**2.2.15 Retail Store, Local ancillary to the Agricultural Tourism use**~~**2.2.16 Market Garden****2.2.17 Signage****CELL C**~~**2.2.18 Horticultural Development, where there is a surface supply of water**~~**2.3.0 Minimum and Maximum Requirements****2.3.1 Minimum Parcel Size: 32.3 hectares (80.0 acres)**~~**2.3.2 Maximum Number of Freestanding Signs: 1**~~

DC - 124

- 2.3.3 Maximum Height of Freestanding Signs: 5.5m (18.0 ft)
- 2.3.4 Maximum Area of a Sign is ~~4.6mm² (50 ft²)~~ **9.29 sq. m. (100.0 sq. ft.)**
- 2.3.5 Minimum Setback from any Road for Sign: ~~30 m (98.4 ft.)~~ **15.0 m (49.21 ft)**
- ~~2.3.6 Maximum Number of Principal Buildings: 1~~
- 2.3.7 Maximum Building Height:
- a) ~~10.0 meters (32.8 feet) for Principal Buildings~~ **12.0 m (39.37 ft)**
- b) ~~5.5 meters (18.0 feet) for Accessory Buildings~~
- ~~2.3.8 Maximum Number of Dwelling Units: (not including principal and/or accessory buildings) 1~~
- ~~2.3.9 Maximum combined area of Principal Buildings shall not exceed 232.3 m² (2,500 sq. ft.)~~
- ~~2.3.10 Maximum combined area of Accessory Buildings associated with Agricultural Tourism Use, Maze Feature and/or Horticultural Development shall not exceed 464.5 m² (5,000 sq. ft.)~~
- ~~2.3.11 Maximum combined area of Accessory Buildings associated with Dwelling, single detached shall not exceed 185.8 m² (2,000 sq. ft.)~~
- 2.3.12 Minimum Front/**Side/Rear** Yard for all Buildings ~~and Parking area:~~ 30 m (98.4 ft.)
- ~~2.3.13 Minimum Side Yard for all Buildings and Parking Area: 30 m (98.4 ft.)~~
- ~~2.3.14 Minimum Rear Yard for Buildings and Parking: 30 m (98.4 ft.)~~
- 2.3.7 Minimum Front/Side/Rear Yard for all Parking Areas: 15.0m (49.2 ft.)**

3.0.0 DEVELOPMENT REGULATIONS

- ~~3.1.0 No Development Permit for any use or development or building permit for any building shall be issued by the Development Authority and no development shall occur on the lands until:~~
- ~~3.1.1 The Owner has prepared and submitted an Overall Site Development Plan, which includes an illustration of the vehicular and pedestrian movement corridors, parking and loading facilities as well as all other facilities that are to be located on the site, and a development phasing plan, to the satisfaction of the Development Authority.~~
- ~~3.1.2 The Owner has submitted a Construction Management Plan satisfactory to the Municipality, which details amongst other items, erosion, dust and noise control measures and stormwater management during construction.~~
- ~~3.1.3 The Owner has submitted a Traffic Impact Analysis to assess the capacity of transportation routes proposed to be utilized and a strategy to implement improvements to same should additional traffic anticipated by the development warrant road improvements.~~
- ~~3.1.4 All other requirements of this Bylaw have been completed to the satisfaction of the Development Authority.~~

3.2.0 Water Supply and Sewage Treatment Requirements

- 3.2.1 Potable water for all development on the site shall be provided via a well, licensed and approved for use by Alberta Environment, or hauled to the site and stored in cisterns, to the satisfaction of the Calgary Health Region.
- 3.2.2 Certified documentation is provided identifying the location of any existing septic fields/tanks and location of any existing water wells.
- 3.2.3 Disposal of wastewater shall be subject to all requirements of the Safety Codes Act, as

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amended, pursuant to this Bylaw.

3.2.4 Solid waste shall be disposed of on a regular basis at an approved disposal site.

3.3.0 Landscaping Requirements

3.3.1 Landscaping shall be provided in accordance with a Landscape Plan. The Landscape Plan shall be submitted to the Municipality upon application for a Development Permit. The Landscape Plan shall identify the location, type and extent of all hard and soft landscaping proposed for the lands, the plant material proposed, the methods of irrigation and maintenance, and shall require that a minimum of 10% of the lands within the development area shall be landscaped, excluding all areas not associated with permanent structures.

3.3.2 The quality and extent of landscaping established on site shall be the minimum standard to be maintained for the life of the development. Adequate means of irrigating any soft landscaping and maintaining both hard and soft landscaping shall be detailed in the Landscape Plan.

3.3.3 Landscaping treatment within the Plan Area means the modification and enhancement of the surface area of a site through the use of any or all of the following elements:

- i) Soft landscaping consisting of vegetation such as berms, trees, shrubs, hedges, grass and ground cover; and,
- ii) Hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile and wood, excluding monolithic concrete and asphalt.

3.3.4 Any landscaping that dies shall be replaced by June 30 the following year.

3.3.5 All areas of the site not disturbed as part of the Development Permit shall be maintained in a natural state or under cultivation.

3.3.6 All area of the site has a weed control program in accordance with the Weed Control Act of Alberta, and confirmed in a Development Permit

3.4.0 Controlled Appearance

3.4.1 The design, character and appearance of any buildings, structures or signs proposed to be erected or located on the lands must be acceptable to the Development Authority having due regard to the compatibility with and the effect on adjacent properties and the surrounding rural area.

3.4.2 A Parking Area shall be provided for within Cell B **and/or A** in accordance with the requirements of the Land Use Bylaw, as amended. The Parking Area shall be screened from adjacent building sites by implementing landscaping treatments required by 3.3.3 of this Bylaw.

3.4.3 Signage shall be considered concurrently with a Development Permit application and may be integrated into building architecture and shall be consistent with the overall development theme.

3.4.4 There shall be no flashing or animated signs.

DC - 124

- 3.4.5 All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties; interfere with the use and enjoyment of neighbouring lands; or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
- 3.5.0 Performance Standards
- 3.5.1 Garbage Storage - Garbage and waste material shall be stored in weatherproof and animal-proof containers. Such containers shall be located within buildings or adjacent to the side or rear of buildings, and shall be screened from view by all adjacent properties and roadways, all to the satisfaction of the Development Authority.
- 3.5.2 Fire Protection - Fire protection measures shall be provided, as may be required, by the Municipality and included in a Development Permit.
- 3.5.3 The provision of Food and Beverage Services within the site must be approved by all relevant provincial and Municipal authorities.
- ~~3.5.4 The seating area associated with Food and Beverage Services shall be limited to a maximum capacity of 150 people.~~
- ~~3.5.5 Hours of Operation - Uses listed in 2.2.1, 2.2.4, 2.2.7, 2.2.8, 2.2.11, 2.2.14 & 2.2.15 of this Bylaw shall operate seasonally between April 15 - November 15 and only between the hours of 8:00 am and 9:00 p.m.~~

4.0.0 DEFINITIONS

- 4.1.0 Unless otherwise defined in this Bylaw, all words and uses shall be defined as per Section 8 (Definitions) of Bylaw C-4841-97.
- ~~4.2.0 **Agricultural Tourism Use** means a business facility that provides for tourism ventures related to agriculture, such as petting zoos, wagon rides and other activities that are similar in character.~~
- 4.2.0 **Food and Beverage Services** – means a facility where food and ~~non-alcoholic~~ beverages are served or offered for sale for consumption within a *Principle or Accessory Building* whose seating area may be contained outside a *Principle or Accessory Building*.
- 4.3.0 **Maze Feature** – means a development featuring a maze (or labyrinth) that defines movement corridors using plants or other non-permanent material and may include picnic areas and other similar ancillary uses.

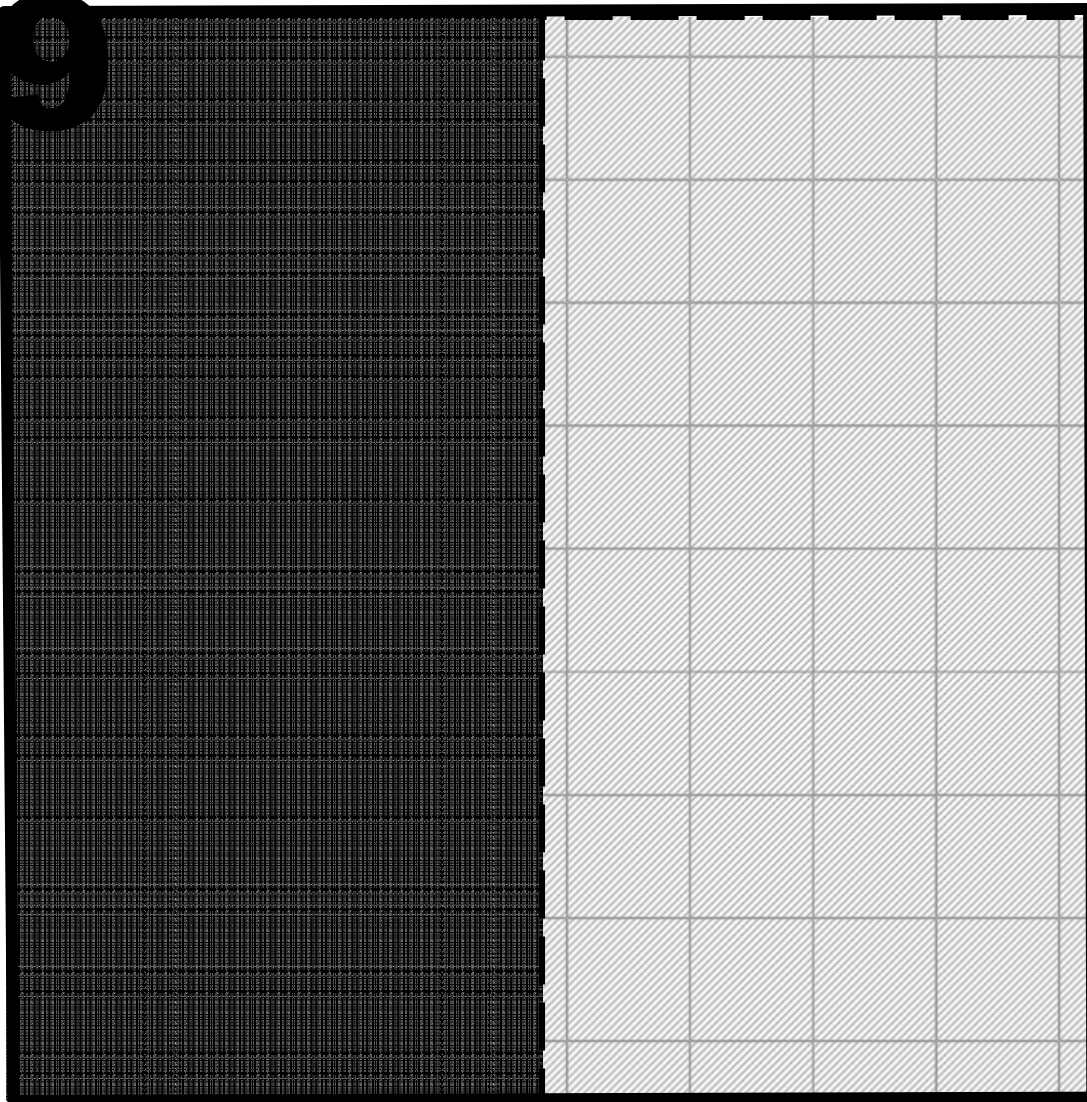
5.0.0 IMPLEMENTATION

- 5.1.0 The bylaw comes into effect upon the date of its third reading.

SCHEDULE "A"

BYLAW: C-6635-2008

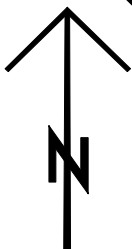
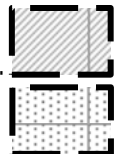
29



TWP. RD. 224

RGE. RD. 284 (Undeveloped)

AMENDMENT

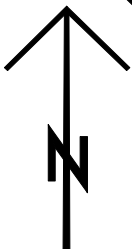
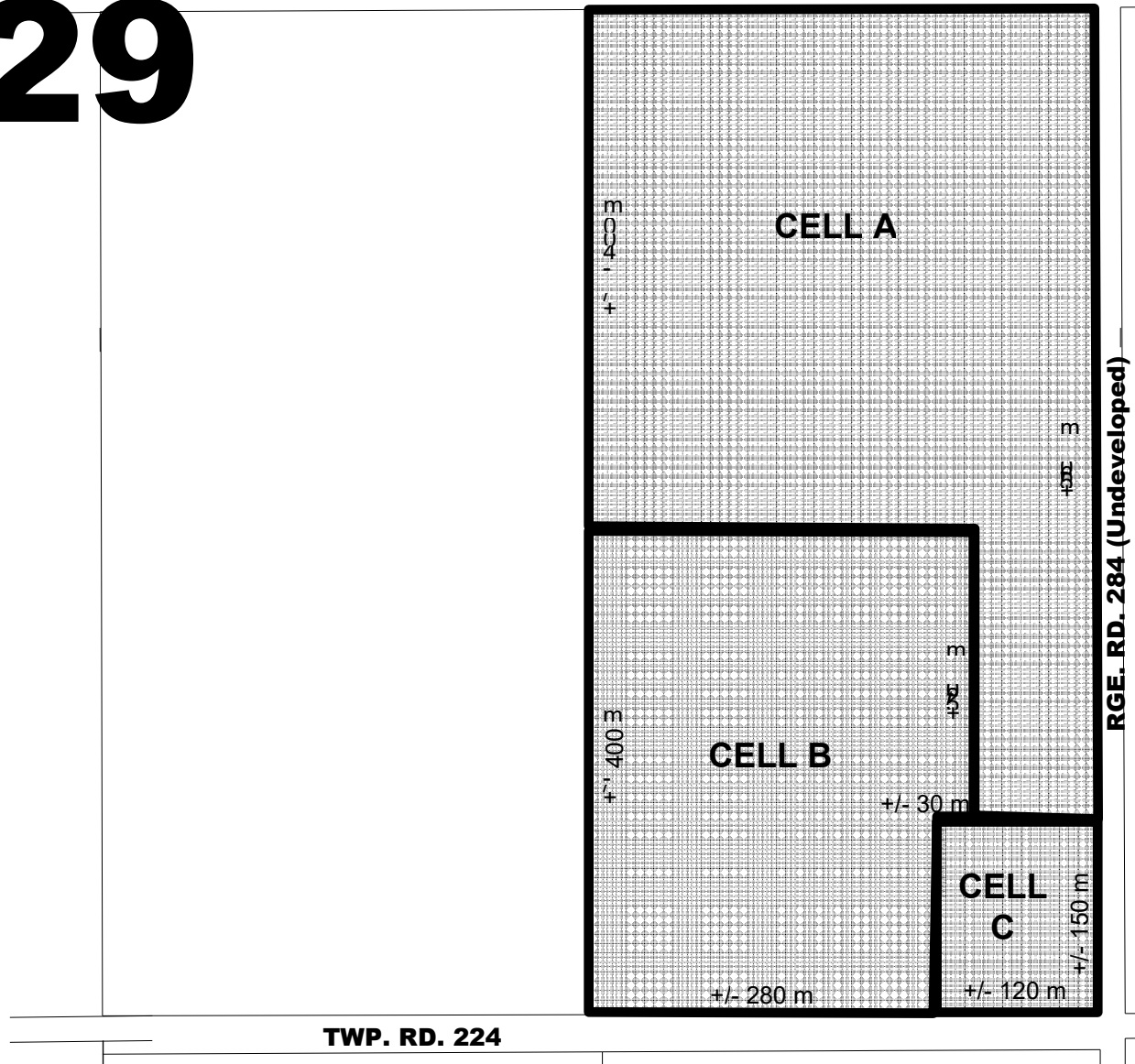
FROM Ranch and Farm District TO Direct Control DistrictFROM Ranch and Farm District TO Ranch and Farm Two District
Subject Land _____LEGAL DESCRIPTION: SE 29-22-28-W4MFILE: 02329001-2007-RV-480

DIVISION: 4



"SCHEDULE B" DEVELOPMENT CELLS

BYLAW: C-6635-2008

29

LEGAL DESCRIPTION: SE 29-22-28-W4M



FILE: 02329001-2007-RV-480

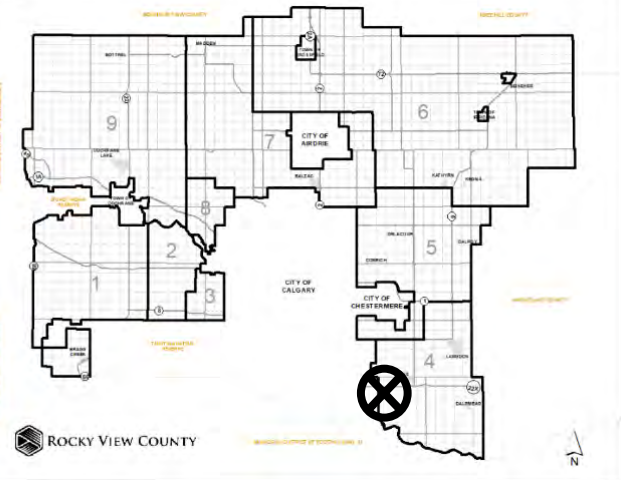
DIVISION: 4



Location & Context

Redesignation Proposal

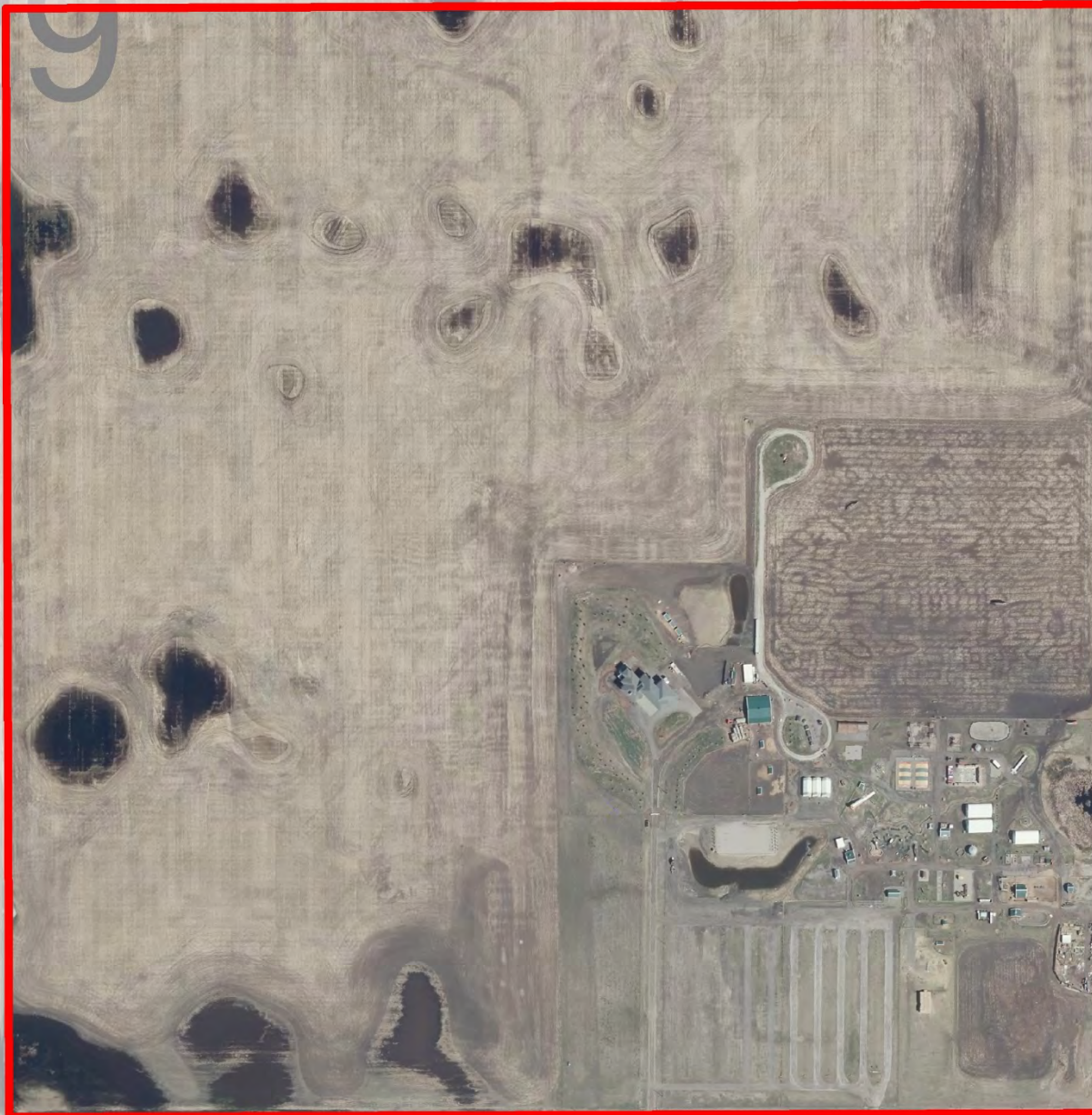
To amend the uses and regulations within Direct Control District 124, in order to facilitate the development of an agro-tourism operation.



Development Proposal

Redesignation Proposal

To amend the uses and regulations within Direct Control District 124, in order to facilitate the development of an agro-tourism operation.



TWP RD 224

RGE RD 284



Division: 04
 Roll: 02329001
 File: PL20200045
 Printed: May 13, 2021
 Legal: A portion of SE-29-22-28
 Page 48 of 175

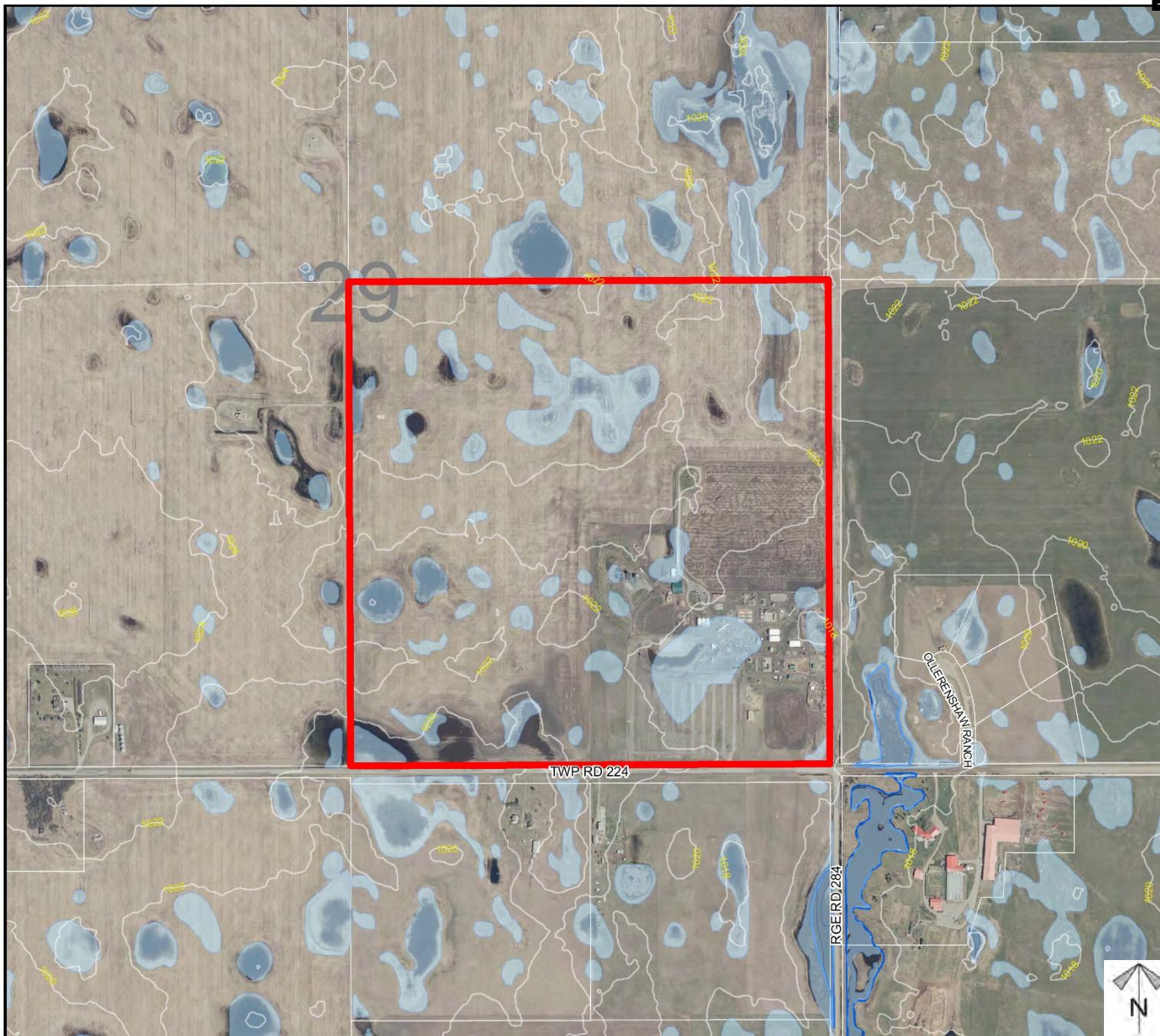


Environmental

Redesignation Proposal

To amend the uses and regulations within Direct Control District 124, in order to facilitate the development of an agro-tourism operation.

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



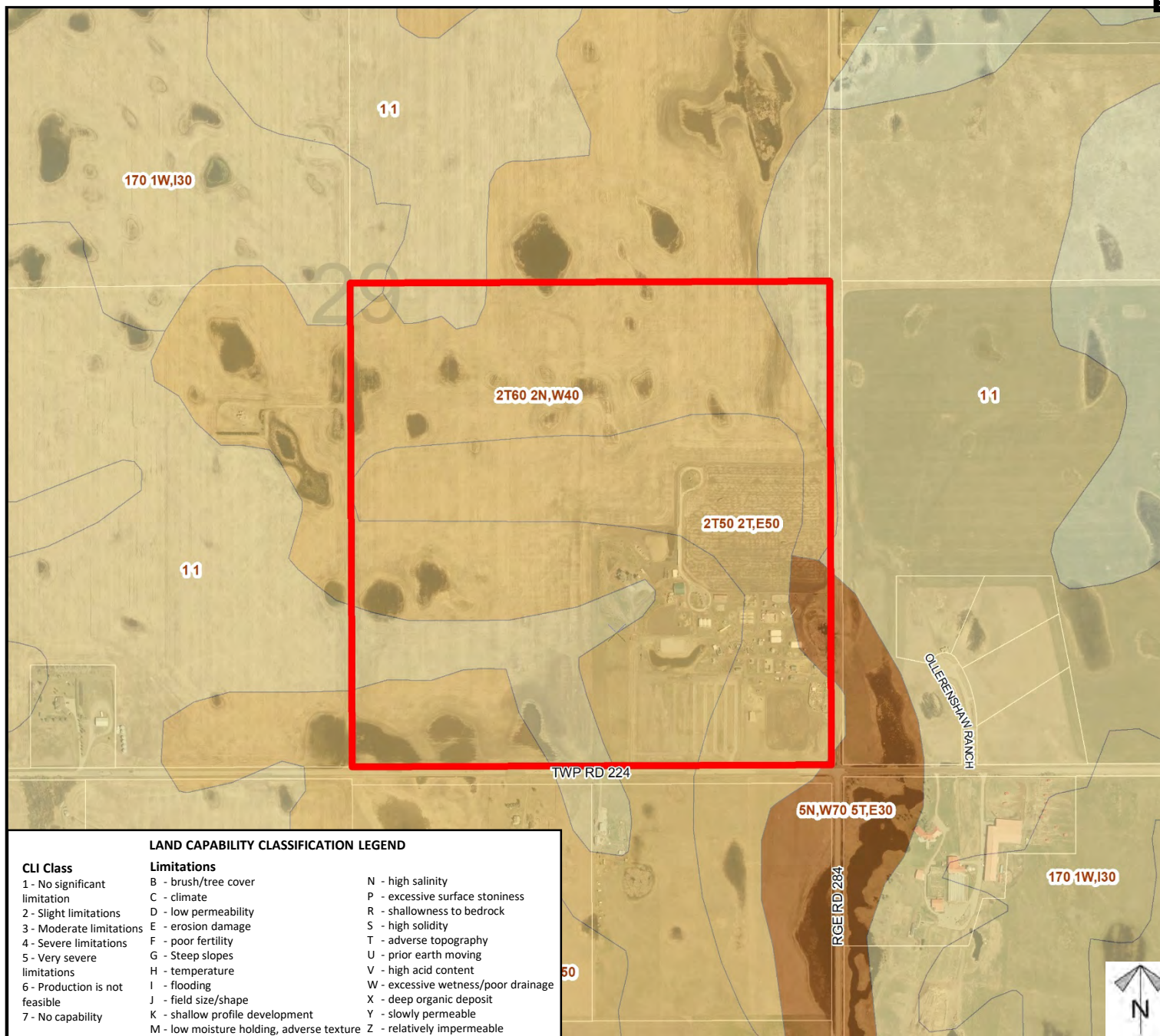
Division: 04
 Roll: 02329001
 File: PL20200045
 Printed: May 13, 2021
 Legal: A portion of SE-29-22-28
 Page 49 of 175



Soil Classifications

Redesignation Proposal

To amend the uses and regulations within Direct Control District 124, in order to facilitate the development of an agro-tourism operation.



LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class

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

Limitations

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

Division: 04
 Roll: 02329001
 File: PL20200045
 Printed: May 13, 2021
 Legal: A portion of SE-29-22-28
 Page 50 of 175



Landowner Circulation Area

Redesignation Proposal

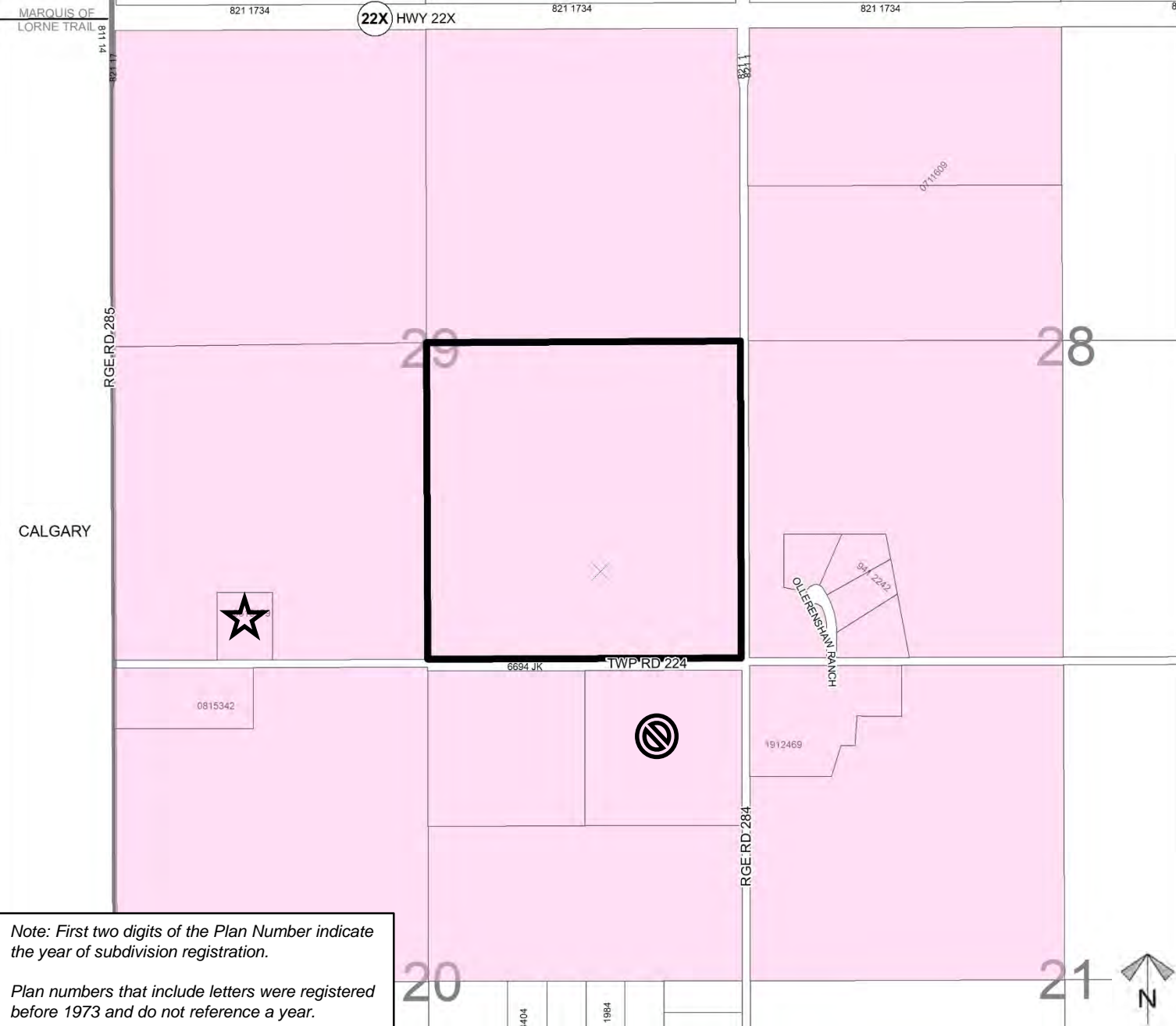
To amend the uses and regulations within Direct Control District 124, in order to facilitate the development of an agro-tourism operation.

Legend

Support



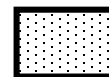
Opposition / Concern



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

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

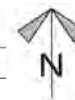
Division: 04
Roll: 02329001
File: PL20200045
Printed: May 13, 2021
Legal: A portion of SE-29-22-28
Page 51 of 175

Schedule 'A'
Bylaw
C-8047-2020
Amendment**FROM**
 Direct Control
 District (DC 124)
**TO**
 Direct Control
 District Amended (DC 124)

DC 124 → DC 124
 (Amended)
 ± 32.99 ha (± 81.53 ac)

TWP RD 224

RGE RD 284



Lori-Lee Turcotte

From: Jacqueline Targett
Sent: November 10, 2020 12:59 PM
To: Christina Lombardo
Subject: FW: [EXTERNAL] - Corn Maze/Fun Farm

Categories: CityView Planning Attachment

FYI – in case you haven't seen this.

JT

JACQUELINE TARGETT

Senior Development Officer | Planning and Development Services

ROCKY VIEW COUNTY

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

Phone: 403-520-8161

jtargett@rockyview.ca | www.rockyview.ca

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

From: [REDACTED]
Sent: November 10, 2020 11:40 AM
To: Division 4, Al Schule <ASchule@rockyview.ca>
Cc: PAA_Development <Development@rockyview.ca>
Subject: Re: [EXTERNAL] - Corn Maze/Fun Farm

Dear Al

First of all thank you so much for getting back to me. I really appreciate it.

I will try and explain our main concern the best I can in this letter.

As we read through all this proposal, it is our understanding that if the Amendment 3 goes through and it is changed to Bylaw (C-5772-2003) then the hours of operation will then extend to 10 pm. We would like the Corn Maze/Fun Farm to have to comply to their current permit to have to close at 9 pm.

I have attached both of the file numbers that I am referencing.
between April 15 – November 15 . BYLAWS

1. Division 4 – File: PL20200045 (02329001) – First Reading Bylaw – Bylaw C- [8047-2020](#) – Direct Control District Amendment
Staff Report Page 858

In your e-mail back to me you state, quote, “ Business should not impact life of near by residents ”. Well the Corn Maze/Fun Farm absolutely has a huge negative impact on life to the near by residents. And this will be a massive impact on the community.

We know first hand that the noise, ie music that is played through the loud speaker system and people screaming and yelling, the air guns firing, and the traffic that exits out their personnel driveway and the headlights flashes directly into our house, totally impacts our lives. The bylaw states, “Noise” means any sound that annoys, aggravates, endangers or disturbs humans or animals, or which detracts from the comfort, peace, or repose of humans, including any loud music or outcry, clamour, shouting, or any other sound that is loud, harsh or otherwise undesirable;

We have suffered through them staying open until 10 pm for three years in the past and had to file many complaints with the county to have them comply to their permit of 9 pm closing.

Regarding the vehicles exiting out their personnel driveway, and the headlights on high beam flashing directly into our house, we complained about it to a county enforcement officer. When the county enquired about the driveway to the Corn Maze/Fun Farm they assured the officer that it was only going to be used by them for their personal residence and that a gate would be going up. Well now the traffic from the park constantly uses it to enter and exit and the gate is way up at the top of the road near their personnel dwelling. We would like to see the traffic for the Corn Maze/Fun Farm bound to using the intended gate for the park only. Not the one for the personnel dwelling.

Please feel free to contact me at anytime if you have any questions.

Again thank you so much for your time.

Pauline Bullard

Sent from my iPad

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Thank you for sending the email
I haven't seen the application or report
Will have a hard look to see why the hours are requested to be changed
Business should not impact life of near by residents
Council doesn't see the reports until a week before the agenda is set
Thanks al
Al Schule
Sent from I phone

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

RE: File # PL20200045 (02329001)

Bylaw C-8047-2020

Site specific amendment to DC-124

To Whom It May Concern

This letter is to ask you to please do not allow the Corn Maze/Fun Farm to extend their hours of operation past 9 pm every day. There has been numerous

complaints filed already in respect with the noise, traffic, flashing head lights and staying open past their permit time of 9 pm. They have created a huge disruption to the community when they are running the flashlight nights, which they now close at 9 pm. but truthfully the lights from the vehicles are flashing right into our house until well after 9:40 pm.

The Enforcement Officers from the county had to come out and enforce the Corn Maze/Fun Farm to comply to their permit, which stated that they had to be closed by 9 pm, and they were in breach of it because they were staying open until 10 pm for four years and creating a huge disturbance in the community. It shows such arrogance that the Corn Maze/Fun Farm would even consider staying open past 9 pm knowing that it causes such disruption to the community. This is such a burden to our community.

I would like to point out that with them staying open later than 9 pm certainly brings a way different clientele to the park. There are no kids out that late at night and the ones coming out are older and have a different agenda. And if they stay open until 10 pm that means that all the cars in the parking lot now have to leave, which takes until well after 10:40 for the cars to clear out of the parking lot. That means that we have to see every car headlight flash into our house, totally disrupting our family, for another hour longer than we do now. Just imagine your kids are trying to sleep because they have school the next day!

The crime rate in the area has gone up in our community since the Corn Maze/Fun Farm has opened and more so since they stay open later.

With their staying open later also has been extended into 4 nights now. It went from only Fri night too Thurs., Fri., Sat., and Sun. now.

So if they are allowed to stay open later that is honestly going to have a huge negative impact on our community. The traffic is horrible on any given day, now it will double and be extended, that is going to cause hardship for the community. Our safety getting into our own driveways is jeopardized. The increased noise will create hardship for our children trying to get to sleep to attend school the next day.

To our knowledge, as we read through this proposal, by changing it to "site specific amendment", to the bylaw that will allow the Corn Maze/Fun Farm to stay open until 10 pm every day instead of closing at 9 pm which their permit has always been.

I plead with you to strongly maintain the permit that states that they have to close by 9 pm every day.

I encourage you to contact me if you have any questions or concerns.

I would appreciate a response from both regarding this e-mail please.

Pauline Bullard.

Sent from my iPad

Lori-Lee Turcotte

From: Henry VanVeen [REDACTED]
Sent: May 27, 2021 7:57 PM
To: Christina Lombardo
Cc: Mark Muchka
Subject: [EXTERNAL] - Application PL20200045

Categories: CityView Planning Attachment

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

Christina,

Myself and my wife Sandy live directly to the west of the Calgary Farmyard and are probably one of the most impacted properties by the traffic it creates. That being said we are in full support of what Mark and Deanna are trying to build.

We believe that any activities such as theirs that get young families out to the country is a great thing and should be supported in every way possible.

Please pass our opinions on to council.

If there is anything else we can do please do not hesitate to contact us

Our home address is 284202 Twp Rd 224

[REDACTED]



CAPITAL PROJECT MANAGEMENT

TO:	Council		
DATE:	June 15, 2021	DIVISION:	All
FILE:	N/A	APPLICATION:	N/A
SUBJECT:	Capital Projects Update		

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with an update on various Capital Projects that are currently underway or recently completed in the County.

The core function of the Capital Project Management team is to deliver projects which result in a new or improved tangible capital asset. This includes the engineering and construction of County infrastructure such as roads, water, wastewater, storm water, buildings and recreation facilities.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Council approves major capital projects annually as part of the budgeting process or throughout the year as necessary. This report provides a status update on the major capital projects currently underway or recently completed under the management of the Capital Projects department.

Projects Approved in Prior Years

Project	Status	Notes
Langdon Quad Diamonds (Iron Horse Fields)	Complete	<ul style="list-style-type: none"> Final site activities completed in May 2021 Project completed and turned over in early June 2021
Langdon Fire Hall	Turnover Activities Ongoing Target Completion July 2021	<ul style="list-style-type: none"> Construction completed in May 2021 Final landscaping and installation of furnishings ongoing Target date for completion – first week of July 2021
Langdon Wastewater Treatment Plant	Construction	<ul style="list-style-type: none"> Building erected in April 2021 Veolia equipment supply completed in May 2021 Commissioning and completion planned for October 2021
West Balzac Servicing	Construction	<ul style="list-style-type: none"> Utility line extensions completed to west side of Highway 2 Lift station design nearing completion

Administration Resources

Angela Yurkowski, Capital Project Management



		<ul style="list-style-type: none"> • Lift station pre-qualification completed • Site activities will re-commence in August 2021 • Target project completion – end of 2021
Bragg Creek Flood Mitigation	Construction	<ul style="list-style-type: none"> • East side (hamlet side) flood barrier completed early June 2021. Landscaping of east side ongoing. • Construction ongoing on the west side of the Elbow River • Yoho Tinda work and bridge replacement planned for August 2021 • Target project completion – end of 2021

Municipal Stimulus Program (MSP) Projects – Council Approved September 2020

Project	Status	Notes
Conrich Prince of Peace Water Line Extension	Tender Awarded early June 2021	<ul style="list-style-type: none"> • Design completed • Constructed tender awarded early June 2021 • Target completion – end of 2021
Cross Iron Drive Twinning (West Mile)	Tender Awarded early June 2021	<ul style="list-style-type: none"> • Design completed • Land acquired • Road program tender awarded June 2021 • Target completion - October 2021
Pathways and Trails Project	Tender Awarded early June 2021	<ul style="list-style-type: none"> • Design completed • 3 pathways included within road program tender (awarded) • Remaining pathways part of standalone package (prequalification complete - tender package preparation ongoing) • Target completion - October 2021

**2021 Major Capital Projects**

Project	Status	Notes
Bridge Program (BF 72994, BF 07715 and BF 13178)	Tender Preparation (target mid-June 2021)	<ul style="list-style-type: none"> Design completed Regulatory submissions underway Target tender by mid-June 2021 Anticipated award - July 2021 and construction commencement in August 2021
Country Lane Estates Phase 2	Tender preparation (target July 2021)	<ul style="list-style-type: none"> Design completed Landowner engagement ongoing Regulatory submissions underway Anticipated Tendering - July 2021 Target completion – October 2021
Bearspaw Meadow Drive Project	Detailed engineering	<ul style="list-style-type: none"> Alignment verification ongoing Landowner engagement ongoing Environmental (wetland) assessments underway Target to commence construction in 2021 (subject to regulatory approvals & landowner agreements)
Dalroy Drainage	Detailed engineering	<ul style="list-style-type: none"> Alignment verification completed Assessment of land requirements ongoing Preparation of regulatory submissions Target to commence construction in 2021 (subject to regulatory approvals & landowner agreements)

BUDGET IMPLICATIONS:

N/A

COMMUNICATIONS PLAN:

N/A

OPTIONS:

Option #1: THAT the Capital Projects Update report be received as information.

Option #2: THAT alternative direction be provided.



Respectfully submitted,

"Byron Riemann"

Executive Director
Operations

AY/bg

Concurrence,

"Kent Robinson"

Acting Chief Administrative Officer



PLANNING POLICY

TO: Council

DATE: June 15, 2021

DIVISION: All

FILE: N/A

SUBJECT: Closing of Dormant Planning Application Files, C-300

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as Closing of Dormant Planning Application Files, C-300 (Policy C-300), to ensure Council's objectives are represented and the needs of the County are addressed, in accordance with Council's responsibilities in the *Municipal Government Act* (MGA).

Section 9(2) of Rocky View County's Policy on Council Policy (A-2018-02) establishes the process for rescinding Council policies whereby Administration provides a recommendation to Council to rescind a policy when it no longer addresses the needs of the County; Administration's recommendation to rescind Policy C-300 aligns with the County's policy.

DISCUSSION:

Administration reviewed Policy C-300 as part of the County's policy review project, and identified that it would be better suited as an administrative policy. The current policy provides direction to County staff on internal processes and is therefore administrative in nature.

The new administrative policy, Closing Inactive Planning Files (Policy A-300), was approved by the Executive Leadership Team (ELT) on May 6, 2021, and would replace Policy C-300 immediately upon approval from Council to rescind the Policy C-300.

The administrative Policy A-300 reflects the same intent as Policy C-300; however, it simplifies the policy language, outlines specific processes, and provides clearer direction to enable Administration to implement the policy consistently for each application.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

STRATEGIC OBJECTIVES:

Rescinding Policy C-300 and replacing it with the policy A-300 provides Administration with clear direction to guide consistent and fair service to each applicant, which aligns with the County's strategic objective of creating a culture of customer service.

OPTIONS:

Option #1: THAT Closing Dormant Planning Application Files, C-300 be rescinded.

Option #2: THAT alternative direction be provided.

Administration Resources

Benazir Valencia , Planning Policy

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting, Executive Director
Community Development Services

Acting, Chief Administrative Officer

BV/sl

ATTACHMENTS:

ATTACHMENT ‘A’: Closing of Dormant Planning Application Files, C-300

POLICY**#300**

ROCKY VIEW COUNTY
Cultivating Communities

Title:
Closing Of Dormant Planning Application Files

Legal References:
Municipal Government Act

Policy Category:
Planning and Community Services

Cross References:
Procedure PRO-300

Effective Date: April 7, 1998
Revision Date: July 28, 2009

Purpose:

To provide a fair and consistent method of handling planning applications which have been inactive for 12 months or greater.

Definitions:

- "The Act" means the Municipal Government Act.

Policy Statements:

1. Rocky View recognizes its responsibility to remain in regular contact with planning applicants to ensure planning applications (land use applications, subdivision applications, conceptual schemes, and development permits) remain active and to identify any potential circumstances that may cause the planning application(s) to become inactive.
2. Planning applications which have been inactive for 12 months or greater may be deemed by Administration to be abandoned and the planning application file may be closed in accordance with Procedure PRO-300.



PLANNING POLICY

TO:	Council	
DATE:	June 15, 2021	DIVISION: 8
FILE:	05618039/05619004/006/054	APPLICATION: PL20170153
SUBJECT:	Residential and Commercial Conceptual Scheme - Ascension	

APPLICATION: To adopt the Ascension Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within SW/SE-19-25-02-W05M.

GENERAL LOCATION: Located immediately west of the city of Calgary at the southwest junction of Highway 1A and 12 Mile Coulee Road.

LAND USE DESIGNATION: Agriculture, General District

EXECUTIVE SUMMARY: On June 1, 2021, Council held a Public Hearing to consider the Ascension proposal. The public hearing was closed and Council began consideration of three Applicant-proposed amendments with respect to transportation routes and emergency access. Administration did not have an opportunity to review the proposed amendments and could not offer Council recommendations on the amendments; therefore, the following motion was passed:

THAT Administration be directed to assess the proposed amendments to Bylaw C-7991-2020 regarding emergency access and transportation routing and return with recommendations for Council's consideration at the June 15, 2021 Council Meeting.

Administration has reviewed the proposed amendment options and provided commentary on each in Attachment 'A'. Administration continues to support the approval of the originally proposed transportation layout as it facilitates emergency access, increased connectivity in the area and is supported by the accepted Transportation Impact Assessment. However, upon review, the proposed Option #1 is also an acceptable solution from a technical perspective. Options #2 and #3 are not supported from a technical perspective. It is noted that the proposed revisions to the Conceptual Scheme would accommodate future technical reviews and detailed assessments for Council's consideration at future land use and subdivision stages. Commentary on the other options are presented below for Council's consideration as well.

ADMINISTRATION RECOMMENDATION:

Administration continues to recommend that Council approve the application in accordance with Option #1, with consideration of Amendment #1 as per Attachment 'A'.

OPTIONS:

Option #1:	Motion #1	THAT Bylaw C-7991-2020 be amended in accordance with Option #1 of Attachment 'A'.
	Motion #2	THAT Bylaw C-7991-2020 be amended in accordance with Attachment 'C'.
	Motion #3	THAT Bylaw C-7991-2020 be given second reading, as amended.

Administration Resources

Jessica Anderson, Planning Policy



Motion #4 THAT Bylaw C-7991-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.

Option #2: Motion #1 THAT application PL20170153 be tabled *sine die* until a new Bearspaw Area Structure Plan is adopted by Council.

Option #3: THAT application PL20170153 be refused.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JA/sI

ATTACHMENTS:

ATTACHMENT ‘A’: Staff Assessment of Proposed Transportation Options

ATTACHMENT ‘B’: Mapping of Applicant’s Proposed Transportation Options

ATTACHMENT ‘C’: Amendment to Bylaw C-7991-2020 & Schedule A



ATTACHMENT 'A': STAFF ASSESSMENT OF PROPOSED TRANSPORTATION OPTIONS

Option #1: Bearspaw Village Road

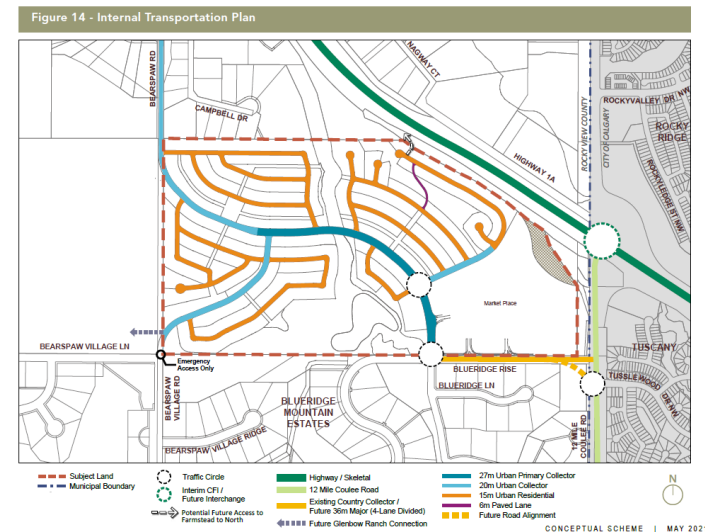
This amendment would require that access from the plan are to Bearspaw Village Road to the south be emergency access only. Possible future connections to Glenbow Ranch Area J would be considered at future subdivision stages.

Administration's Commentary

This amendment would have the following implications:

- Conversion of the Bearspaw Village Road access to a gated emergency access.
- The main access points to the development would be from 12 Mile Coulee Road to the east and Bearspaw Road to the north.
- The proposal complies with the access requirements of NFPA 1141 (fire code) which requires three points of access for a development of this scale of which one can be an emergency access.
- Aligns with the transportation map from the Glenbow Ranch ASP as it provides secondary access to the plan area.
- Creates a secondary emergency access for the south Bearspaw area.

Mapping



Motion to Approve

THAT Bylaw C-7991-2020 be amended as follows:

- 1) Add annotation to Figures 13 & 14 that identifies the connection to Bearspaw Village Road for emergency access only.
- 2) Amend policy 7.2.3 as follows:
Policy 7.2.3
 Roads, pathways, and trails shall connect to adjacent neighbourhoods and open space and accommodate a range of users where suitable opportunities exist and in consultation with adjacent residents and landowners. **Bearspaw Village Road shall only be considered for emergency access and this shall be detailed at the subdivision stage in consultation with adjacent residents and landowners.**
- 3) Amend the second paragraph of section 7.1 as follows:
~~An second-emergency~~ access to the southwest to Bearspaw Village Road ~~will~~ **would also** provide residents of south Bearspaw ~~with an alternative route through the development area to the Bearspaw School and Highway 1A. This route will also provide with a secondary emergency access route for residents of south Bearspaw.~~



Option #2 Bearspaw Road

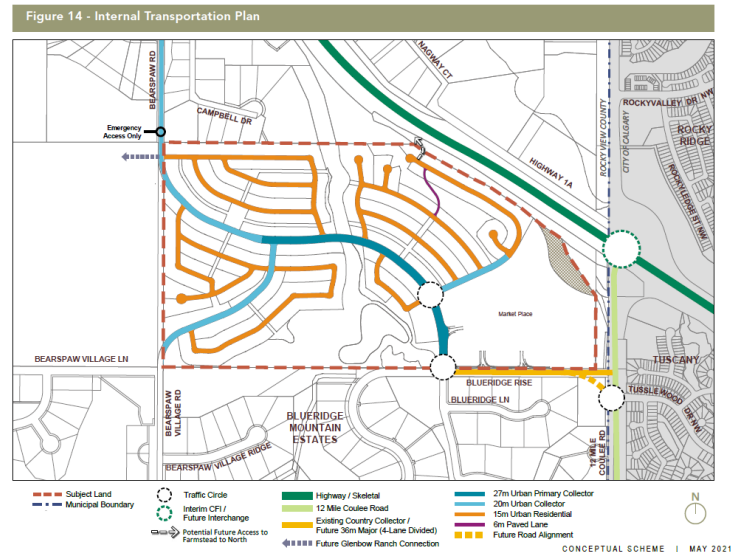
This amendment would require that access from the plan area to Bearspaw Road to the north be emergency access only. Possible future connections to Glenbow Ranch Area J would be considered at future subdivision stages.

Administration's Commentary

This amendment would have the following implications:

- Administration does not recommend Council proceed with this option.
- This would eliminate a permanent access to Bearspaw Road.
- In essence, all traffic accessing this development would be required to use 12 Mile Coulee Road at Blueridge Rise and via TWP RD 252 to Bearspaw Village Road.
- Albeit there are separate access points, the primary access is solely from 12 Mile Coulee Road.
- The proposal complies with the access requirements of NFPA 1141 (fire code) which requires three points of access for a development of this scale.

Map of Change



Motion to Approve

THAT Bylaw C-7991-2020 be amended as follows:

- 1) Add annotation to Figures 13 & 14 that identifies the connection to Bearspaw Road for emergency access only.
- 2) Amend policy 7.2.3 as follows:
Policy 7.2.3
 Roads, pathways, and trails shall connect to adjacent neighbourhoods and open space and accommodate a range of users where suitable opportunities exist and in consultation with adjacent residents and landowners. **Bearspaw Road shall only be considered for emergency access and this shall be detailed at the subdivision stage in consultation with adjacent residents and landowners**
- 3) Amend the first sentence of section 7.1 to read as follows:
 Primary access points to the site are ~~is~~ from 12 Mile Coulee Road via Blueridge Rise in the southeast and Bearspaw Road in the northwest, with secondary and emergency access from the southwest and northwest (see Figure 13 - Regional Transportation Plan and Figure 14 - Internal Transportation Plan). Intersection improvements at



these access points will be developer funded as required.

A second access to the southwest to Bearspaw Village Road will provide residents of south Bearspaw with an alternative route through the development area to the Bearspaw School and Highway 1A. This route will also provide a secondary emergency access route for residents of south Bearspaw.

- 4) Amend the third sentence of section 7.2 to read as follows:

The Grande Boulevard will have two feeder collector roads, one to the north of the market place and one west of the ravine, and transition to a collector towards the Northwest of the plan area and its connection to Bearspaw Road.

Option #3 Bearspaw Village Road & Bearspaw Road

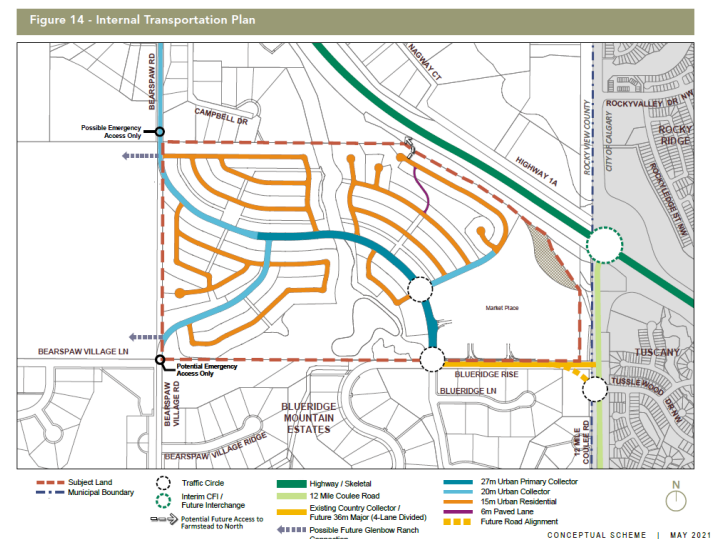
This amendment would require that access from the plan are to Bearspaw Village Road (south) and Bearspaw Road (north) be emergency access only. Possible future connections to Glenbow Ranch Area J would be considered at future subdivision stages.

Administration's Commentary

This amendment would have the following implications:

- Administration does not recommend Council proceed with this option.
- Does not comply with the access requirements of NFPA 1141 (fire code) which requires three points of access for a development of this scale.
- The sole access to the development will be from 12 Mile Coulee Road at Bluebridge Rise .

Map of Change



Motion to Approve

THAT Bylaw C-7991-2020 be amended as follows:

- 1) Add annotation to Figures 13 & 14 that identifies the connection to Bearspaw Road and Bearspaw Village Road for possible emergency access only.
- 2) Amend policy 7.2.3 to read as follows:



- Secondary access would be uncertain as the timing of development on the lands to the west are unknown.

Policy 7.2.3

Roads, pathways, and trails shall connect to adjacent neighbourhoods and open space and accommodate a range of users where suitable opportunities exist and in consultation with adjacent residents and landowners. **Connections to Bearspaw Village Road and Bearspaw Road shall be considered for emergency access only and this shall be detailed at the subdivision stage in consultation with adjacent residents and landowners**

- 3) Amend the first two paragraphs of section 7.1 to read as follows:

Primary access points to the site are ~~is~~ from 12 Mile Coulee Road via Blueridge Rise in the southeast and Bearspaw Road in the northwest, **with secondary and/or emergency access from the southwest and northwest** (see Figure 13 - Regional Transportation Plan and Figure 14 - Internal Transportation Plan). Intersection improvements at these access points will be developer funded as required.

~~A second access to the southwest to Bearspaw Village Road will provide residents of south Bearspaw with an alternative route through the development area to the Bearspaw School and Highway 1A. This route will also provide a secondary emergency access route for residents of south Bearspaw.~~

- 4) Amend the third sentence of the second paragraph of section 7.2 to read as follows:

The Grande Boulevard will have two feeder collector roads, one to the north of the marketplace and one west of the ravine, and transition to a collector towards the Northwest of the plan area and its ~~connection to Bearspaw Road.~~

Figure 13 - Regional Transportation Plan

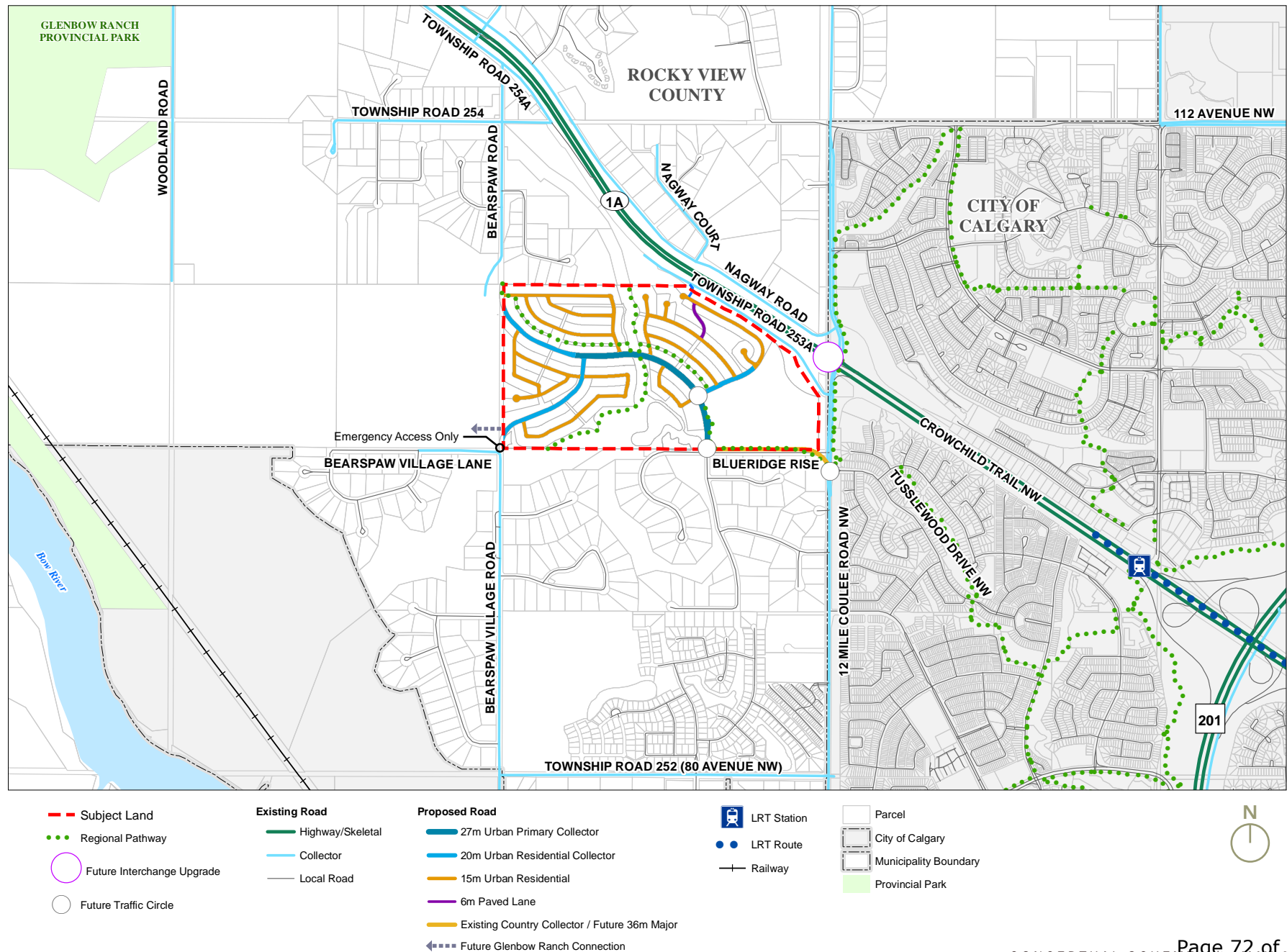
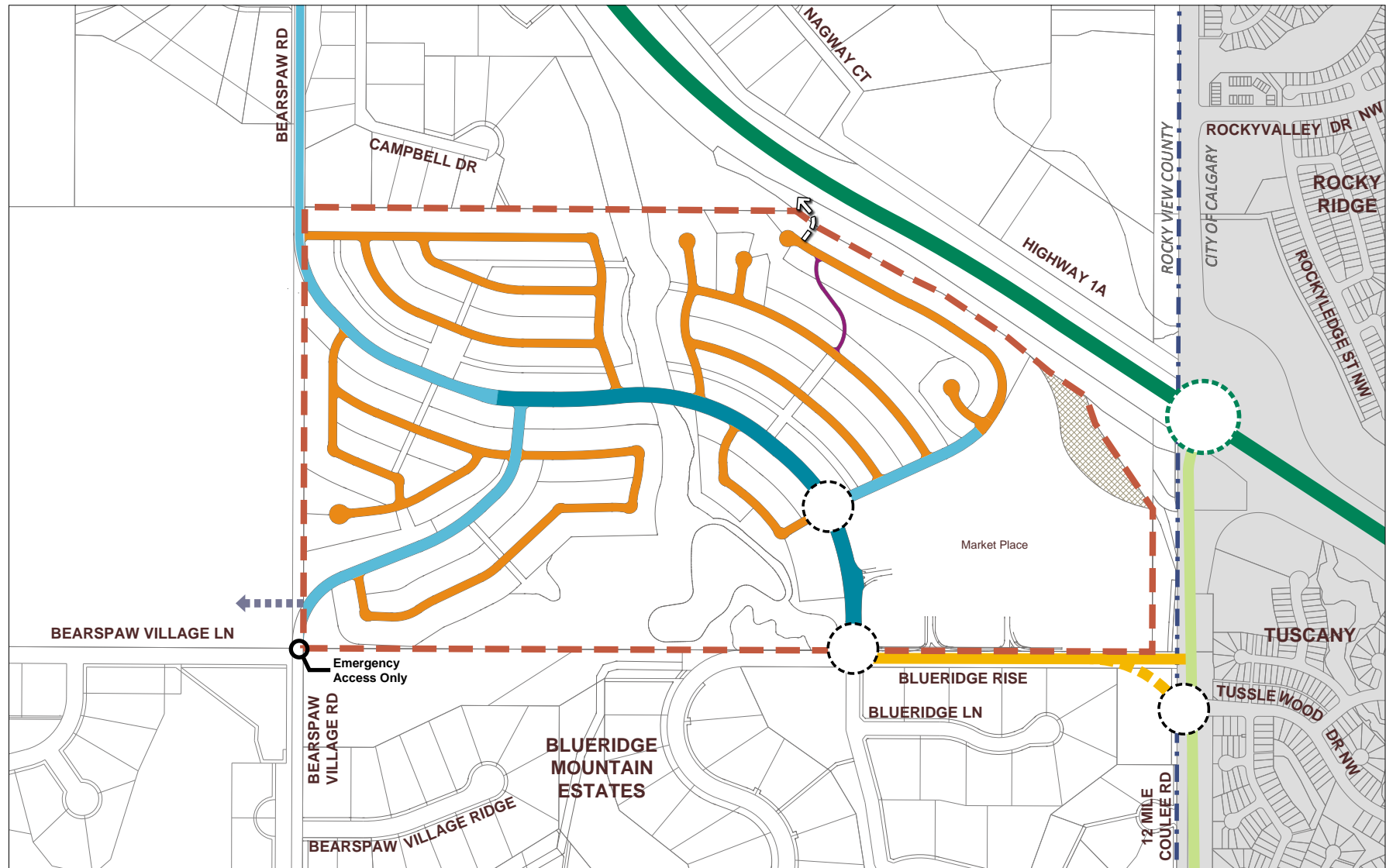


Figure 14 - Internal Transportation Plan



--- Subject Land
--- Municipal Boundary

○ Traffic Circle
○ Interim CFI / Future Interchange

→ Potential Future Access to Farmstead to North

--- Highway / Skeletal
--- 12 Mile Coulee Road
--- Existing Country Collector / Future 36m Major (4-Lane Divided)
--- Future Glenbow Ranch Connection

--- 27m Urban Primary Collector
--- 20m Urban Collector
--- 15m Urban Residential
--- 6m Paved Lane
--- Future Road Alignment



Figure 13 - Regional Transportation Plan

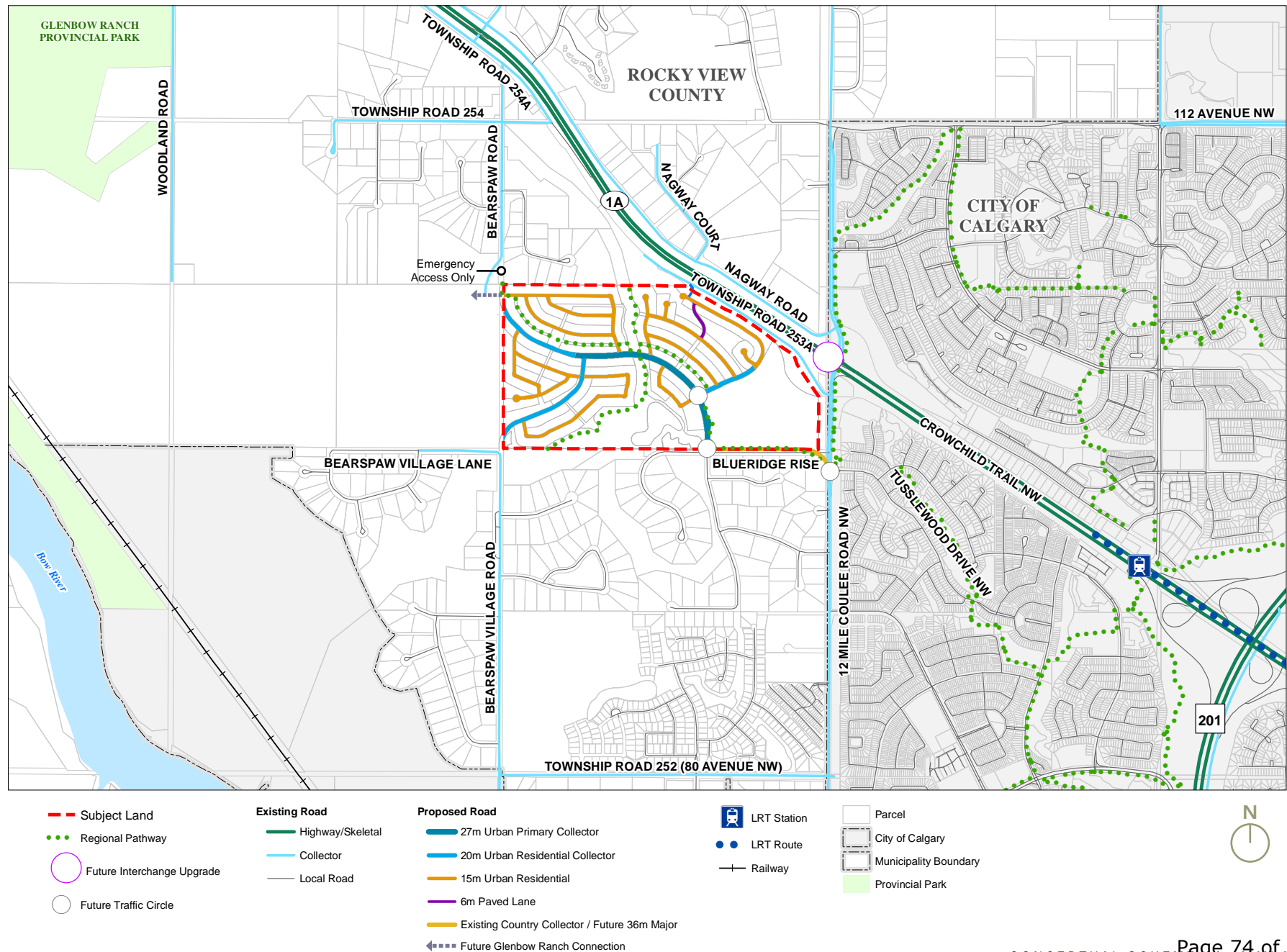
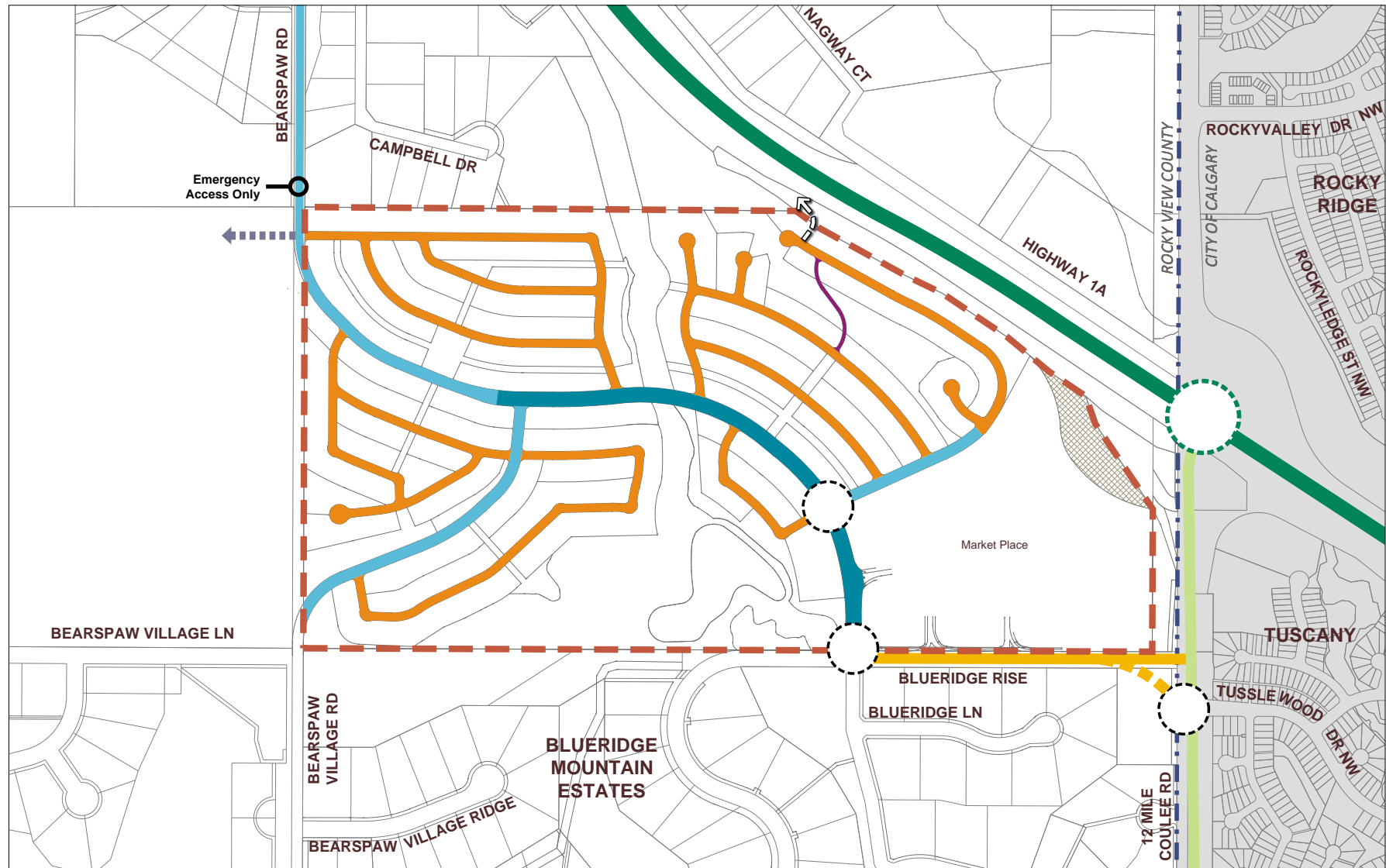


Figure 14 - Internal Transportation Plan



--- Subject Land
--- Municipal Boundary

○ Traffic Circle
○ Interim CFI / Future Interchange

➡ Potential Future Access to Farmstead to North

--- Highway / Skeletal
--- 12 Mile Coulee Road
--- Existing Country Collector / Future 36m Major (4-Lane Divided)
--- Future Glenbow Ranch Connection

--- 27m Urban Primary Collector
--- 20m Urban Collector
--- 15m Urban Residential
--- 6m Paved Lane
--- Future Road Alignment



Figure 13 - Regional Transportation Plan

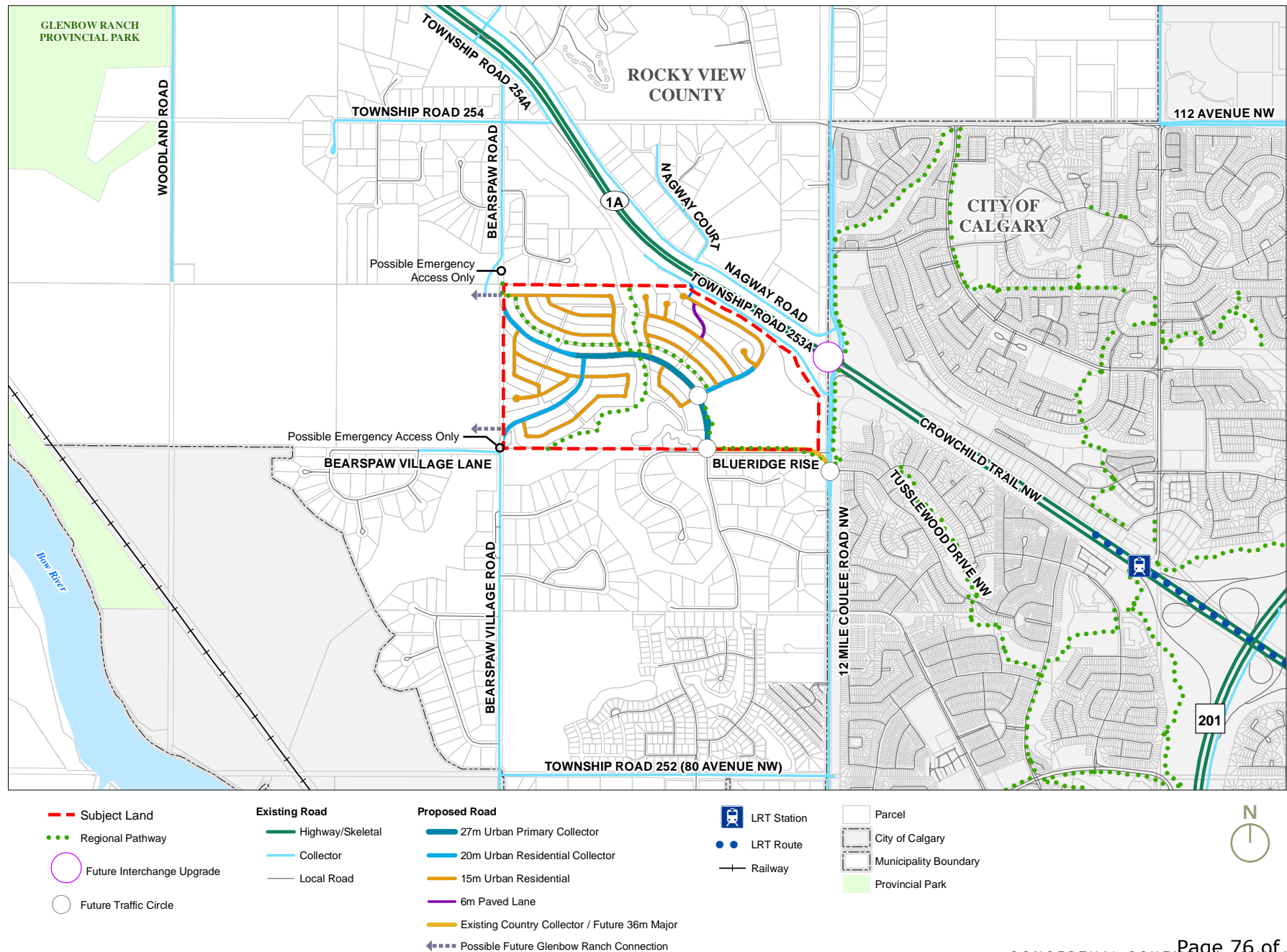
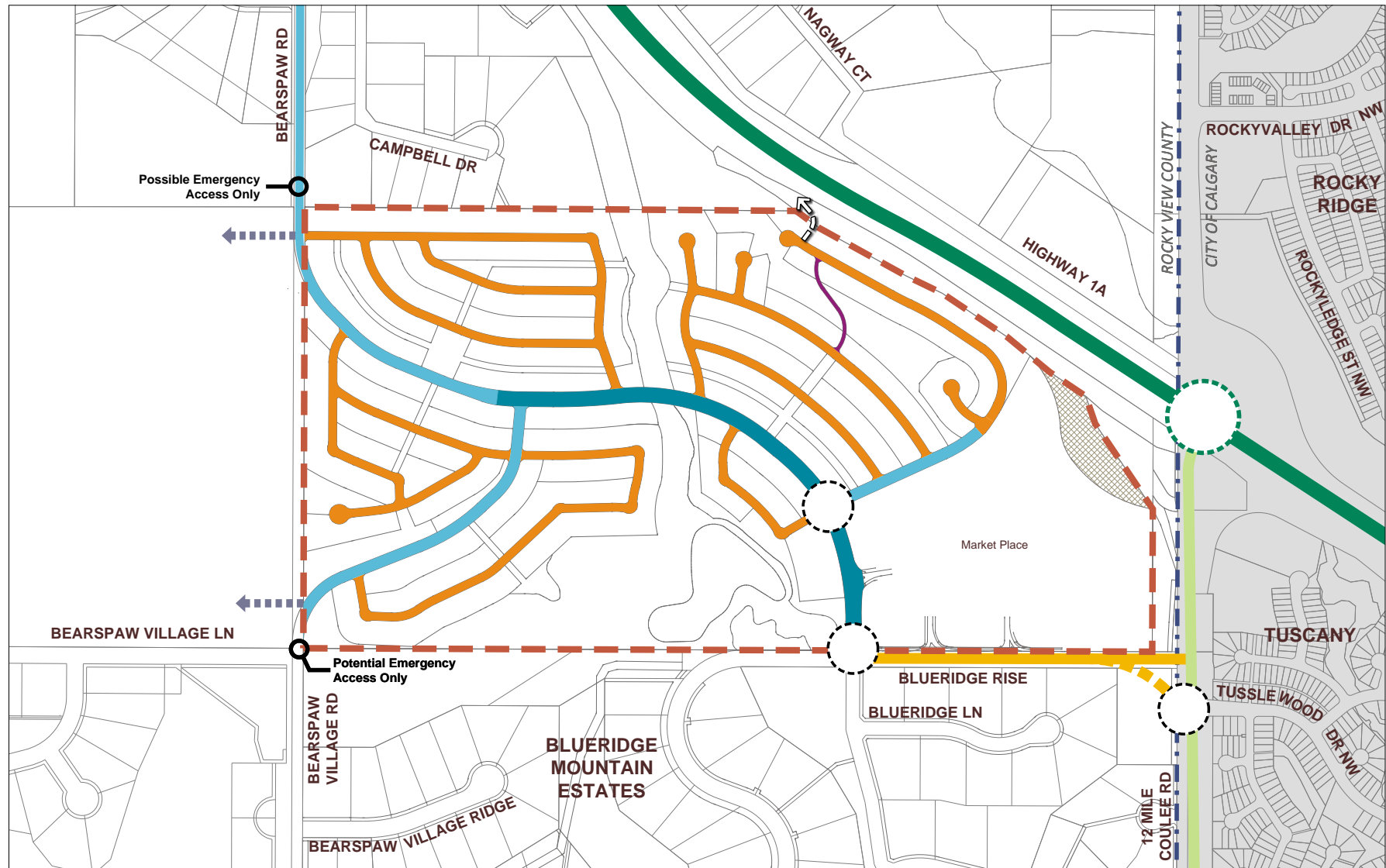


Figure 14 - Internal Transportation Plan



--- Subject Land
--- Municipal Boundary

○ Traffic Circle
○ Interim CFI / Future Interchange
➡ Potential Future Access to Farmstead to North

Highway / Skeletal
12 Mile Coulee Road
Existing Country Collector / Future 36m Major (4-Lane Divided)
Possible Future Glenbow Ranch Connection

27m Urban Primary Collector
20m Urban Collector
15m Urban Residential
6m Paved Lane
Future Road Alignment





ROCKY VIEW COUNTY

BYLAW C-7991-2020**A Bylaw of Rocky View County, in the Province of Alberta, to adopt the Ascension Conceptual Scheme**

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as Bylaw C-7991-2020.

~~PART 2 – DEFINITIONS~~

~~In this Bylaw the definitions and terms shall have the meanings given to them in the Bears paw Area Structure Plan (Bylaw C-4129-93), Land Use Bylaw (C-4841-97), and the Municipal Government Act.~~

Definitions

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

~~PART 3 – EFFECT OF BYLAW~~**Effect**

- 3 THAT Bylaw C-4129-93, known as the “Bears paw Area Structure Plan”, be amended in accordance with amendments contained in Schedule ‘A’, attached to and forming part of the Bylaw; and,
- 4 THAT Bylaw C-7991-2020, being the “Ascension Conceptual Scheme”, affecting Block 6, Plan 8710757, NE-18-25-2-W5M; Block A, Plan 9212196, SE-19-25-2-W5M; a portion of SE-19-25-2-W5M; and SW-19-25-2-W5M be adopted as defined in Schedule ‘B’, which is attached to, and forms part of, this Bylaw.

~~PART 4 – TRANSITIONAL~~**Effective Date**

- 5 Bylaw C-7991-2020 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

~~Bylaw C-7991-2020 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: 8~~

~~File: 05618039/05619004/006/054 - PL20170153~~

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

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2021

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

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

Reeve

CAO or Designate

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-7991-2020

Amendment #1

Add the following to section 10.0 Concept Plans:

Ascension Conceptual Scheme – Adopted (*Month, Day, Year*)

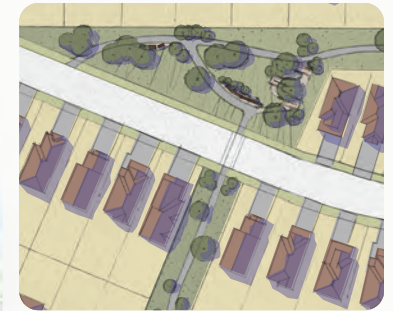


ROCKY VIEW COUNTY

SCHEDULE 'B'**FORMING PART OF BYLAW C-7991-2020**

A Conceptual Scheme affecting Block 6, Plan 8710757, NE-18-25-2-W5M; Block A, Plan 9212196, SE-19-25-2-W5M; a portion of SE-19-25-2-W5M; and SW-19-25-2-W5M, herein referred to as the Ascension Conceptual Scheme.

Layout and Figures Updated



ASCENSION

CONCEPTUAL SCHEME

The order of some sections were rearranged

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All Figures were updated throughout the Conceptual Scheme

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Single Loaded Road Design / Section Was Removed

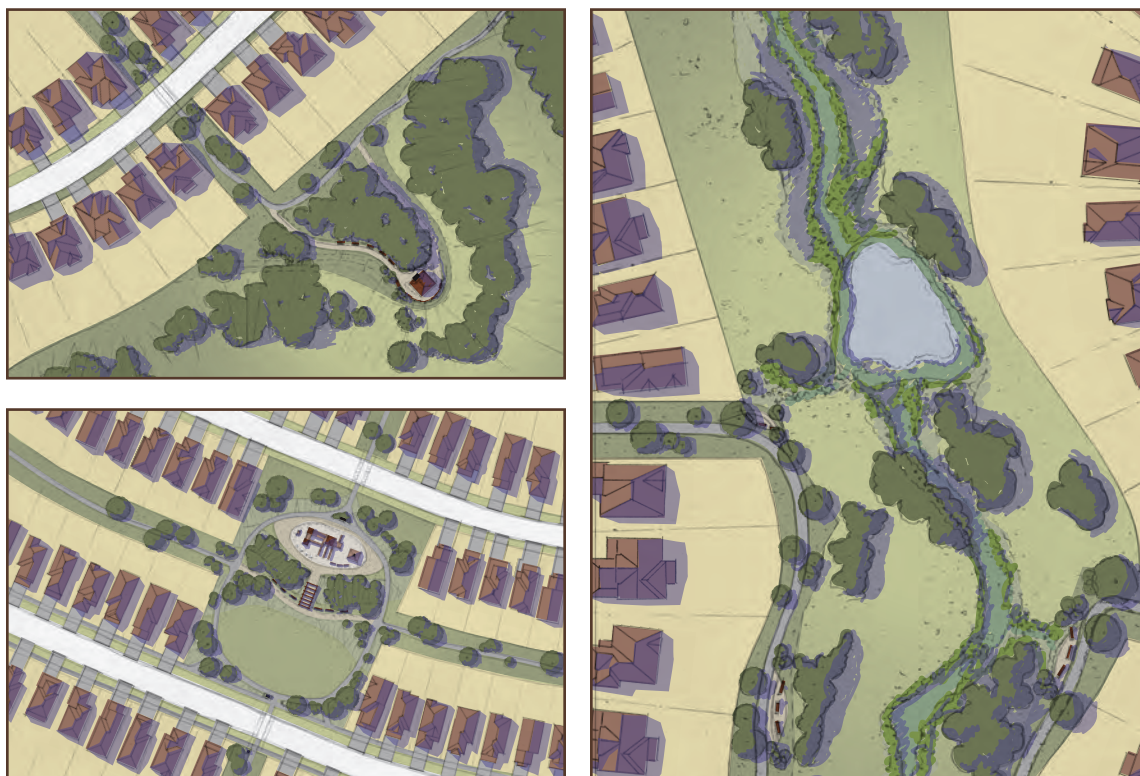
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T7 Fiscal Impact of Ascension Conceptual Scheme Removed

1 Introduction



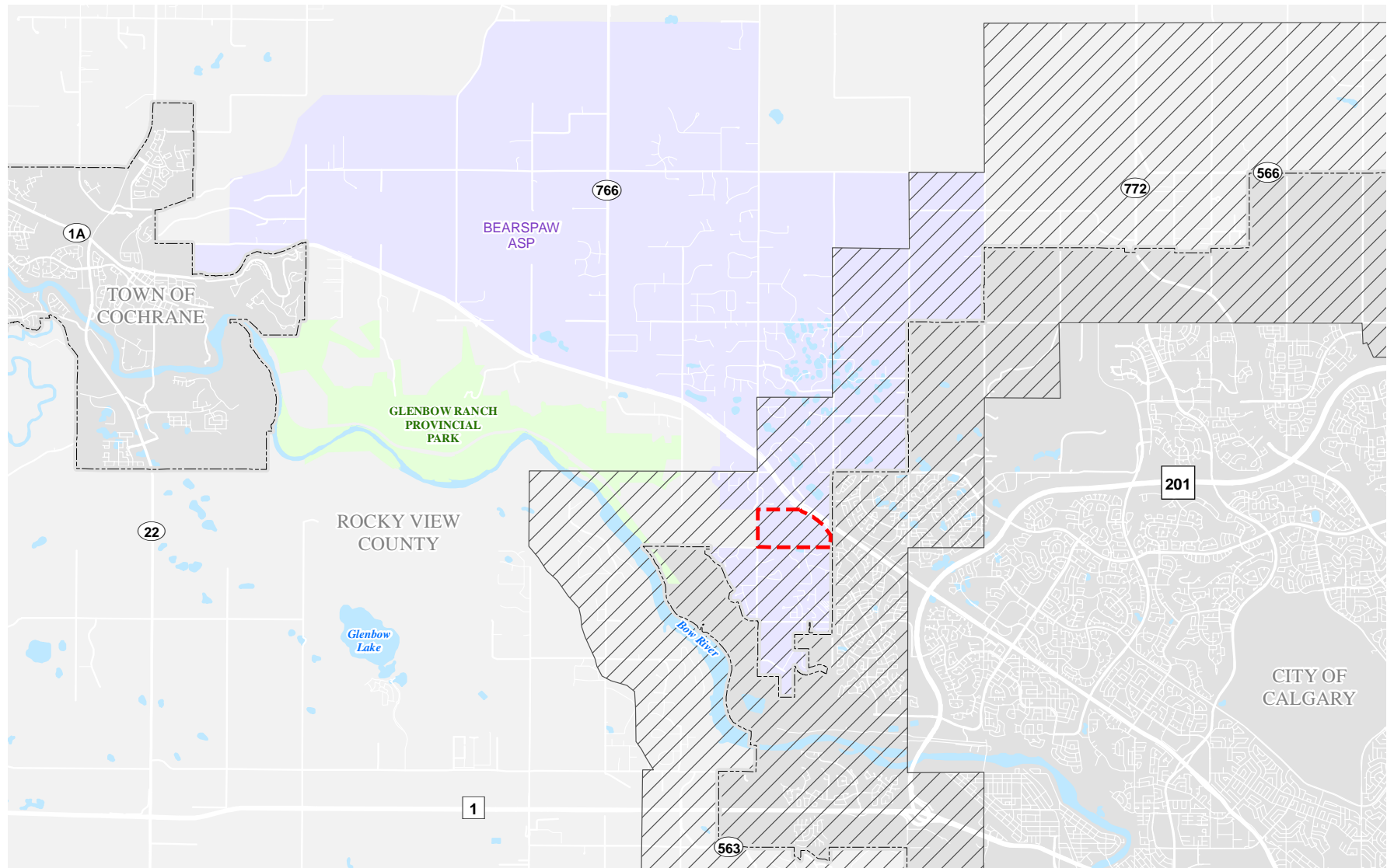
1.1 Purpose of this Conceptual Scheme

The purpose of this Conceptual Scheme is to provide a comprehensive framework for the future subdivision and development of the subject lands ~~in compliance with the~~ guided by policy direction outlined in the Bearspaw Area Structure Plan, Rocky View County Plan, the Rocky View County / City of Calgary Inter-municipal Development Plan and the Calgary Metropolitan Region Board Interim Growth Plan.

This Conceptual Scheme is intended to be added as an appendix to the Bearspaw Area Structure Plan.

Figure Added

Figure 1 - Regional Context



- Subject Land
- Bears paw Area Structure Plan
- Provincial Park
- Calgary Rocky View County Intermunicipal Development Plan Area
- Municipality Boundary
- Waterbody



2

Project Overview

Moved Regional Context Overview
that used to be here to Section 3.1

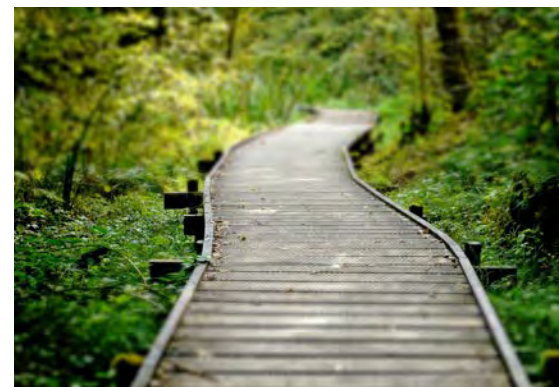
2.1 Project Vision

Nestled on the gateway into Bearspaw and Northwest Calgary, we find a piece of land that effortlessly connects urban amenities with an unrivaled **rural** residential lifestyle. The community is inspired by its breathtaking views and **natural-rolling** topography that makes it a comfortable place to call home.

The community is an exclusive development encapsulated by nature and spectacular views. Inspired by other Bearspaw neighbourhoods, residents will appreciate a range of quality housing types and parcel sizes, many of which back onto community pathways or take advantage of views of the Rocky Mountains. Natural features such as ponds, rolling hills and a creek that gently meanders its way into a stunning ravine and valley, are amenity spaces that will enhance **your resident's** connection with nature.

Celebrating its agricultural and farmstead roots, neighbours are connected via natural pathways that provide a 'walk-in-the-woods' experience. Within the community is a thriving yet intimate Market Place with a mix of boutique and high-quality businesses and services without having to travel to the city. The design is reminiscent of a local gathering spot – where you can shop and settle in for an afternoon.

The community will be a destination unto itself for residents and the broader Bearspaw community. Whether you enjoy casual walks along scenic pathways or enjoy the convenience of retail amenities, the community has it all. It's a place where you can escape from the bustle of everyday life and enjoy nature or relax with family and friends.



2.2 Guiding Principles

In accordance with the Community Vision, Guiding Principles have been identified to set the foundation for subsequent community design and development objectives.



ground³
landscape architects

The Project Guiding Principles are:

1. Residential development that respects the existing topography and takes advantage of spectacular views of the Bow Valley and mountains to the west.
2. Provides a range of housing choices of varying scales, types and densities.
3. Establishes a Market Place of supportive and complementary commercial uses to serve the ~~greater Bears paw area:~~ **plan area, Bears paw area and broader communities.**
4. Preserves natural ravines, watercourses and environmentally significant areas for the benefit of wildlife and passive recreation opportunities ~~of for~~ Bears paw residents.
5. Encourages a comprehensive open space **and active transportation** network linking residents within and outside the neighbourhood.
6. Provides safe and convenient links for residents of south Bears paw to the Bears paw School and Bears paw Lifestyle Centre.
7. Promotes financial sustainability of existing County utilities, through the provision of a substantial non-residential tax base and a variety of housing options.



2.3.1

Sustainable Living with
Plenty of Open Space

Ascension achieves the best of both worlds - serene residential living with retail conveniences and accessibility to the city. Through integrated architectural guidelines, ~~modified thoughtful~~ road design and interconnected pathways, the community pays homage to its Bears paw roots.

- Overall residential densities lower than those mandated through City of Calgary planning policy documents.
- Residential density will be varied throughout the plan area, ~~to provide a variety of housing options and remain sensitive to the surrounding context.~~ Lower densities will be achieved where ~~land-use sensitivities to existing context are warranted.~~ Higher densities will be achieved closer to the Market Place.
- The plan area is designed to effectively transition between the suburban densities in the City of Calgary to the East and the Country Residential densities to the South and West.
- Best practices in responsible stormwater management will be embraced.
- ~~Municipal Reserve dedication will be greater than 10% of the total developable land.~~



2.3.2

Marketplace

Inspired by varying topography and stunning views, the Market Place will be a unique destination where conveniences and social connectedness intersect and enrich Ascension and the Bears paw community. It will create an environment that invites patrons and community members to ‘linger longer’ by creating a multitude of reasons to visit the area. This will be combined with attractive public gathering places, thoughtful circulation and integration of uses and tenant types. The Market Place will be ‘Designed & Built for Bears paw’, and include:

- Retail and convenience goods and services, coupled with unique food and beverage operators and leisure/entertainment experiences to meet the daily needs of residents and the surrounding Bears paw community,
- Office spaces providing employment opportunities to the Bears paw community.
- Interesting streetscapes with a fine grained network of sidewalks and buildings that reflect human scale and embrace the pedestrian experience. Easy safe walkable streets with ample trees and green spaces and carefully crafted amenity spaces.
- Development reflecting ‘best in class’ architectural control standards that are complimentary to the residential and respectful of traditional Bears paw values.
- Creative building and site design strategies that manage the transition of topography
- Mixed-use ~~areas~~ that provide opportunities for strategically located residential to add to vibrancy and viability of the Market Place.

2.3
Project Objectives

The following objectives
have been set to fulfill
the project’s development
principles.



2.3.3

Respect Natural Environment & Features

Ascension's greatest asset is its natural features – forest, natural ravine and wetlands, sloped topography and views. Instead of reshaping the environment, these natural features are highly valued, reminiscent of the larger Bearspaw community and form the basis of the Ascension concept design.

- Respect and maintain the land's greatest assets, natural ravine and overland watercourse as well as all environmentally significant wetlands (identified according to Provincial criteria).
- Minimize the grading of land within the low density residential areas to embrace topography and views. Avoid retaining walls where possible and use the natural landscape as a buffer between parcels on steeper slopes. ~~with the use of single loaded roads where practical.~~
- Alternative lotting features and residential enclaves based on natural features.
- Road design that reflects the natural contours - Curvilinear vs grid road design.
- Preserve key viewsheds ~~to and from~~ the site.



2.3.4

Diverse Housing Styles & Lots

The residential areas ~~are have been~~ strategically designed and located in key areas that can best respect and leverage the land's natural features and topography.

- **Strategic Groupings & Locations** – Hillside residential that leverage views and close-knit residential enclaves – villages within a village that allow for logical connections and linkages with natural pathways and local amenities.
- **Complement of Housing Product** – Range of residential scales ~~and opportunity~~ including acreage estates, single family dwellings, townhomes and medium density stacked or walk-up condominium buildings located within walking distance to the Market Place.
- **Senior Housing** – Provide opportunities for seniors' housing that is sensitively integrated into the community in close proximity to the Market Place and allows Bearspaw residents the opportunity and choice to age-in-place.



2.3.5

Open Space Network

The development has an ~~vast and~~ expansive open space network that encourages a 'walk-in-the-woods' experience within seconds of your doorstep. You will find special open spaces within varying corridor widths that incorporate and compliment the contours of the land.

- An inter-connected open space network that links neighborhoods to one another through a meaningful and diverse pathway system.
- Natural pathways using the contours of the land.
- Connects and links the community to existing regional pathways and trail networks in the Bearspaw area.
- Designated meeting spaces nestled within the open space network. These spaces will be designed to encourage community interaction and socialization.

Combination
of former
Sections 2 & 5

3

Regional Context &
Policy Overview

3.1

Regional Context

Recent changes to provincial planning legislation mandate compliance with a higher level regional planning framework in the Rocky View County – Calgary region, ~~through the Calgary Metropolitan Region Growth Board (CMRB)~~. Growth within the larger region is coordinated through regional land use and transportation plans and policies. The Conceptual Scheme area is ideally positioned within the region to capture growth, being located on the fringe of a rapidly growing urban municipality. The ~~current~~ Bears paw Area Structure Plan, ~~even though~~ written in 1994 ~~and currently under review~~, recognizes the eventual need for growth in this direction by virtue of being located along ~~the major Hwy 1A~~ transportation corridor. The site is recognized as a designated growth corridor by the Rocky View County / City of Calgary Intermunicipal Development Plan. ~~and the Calgary Metropolitan Regional Board Interim Growth Strategy.~~

The subject land is ~~predominantly~~ located within the ~~south~~ eastern portion of the Bears paw community, in an established urban/rural residential transitional area. It is the last remaining significant raw land asset within this transitional area and is wholly

owned and controlled by a local ownership group. The scale of this asset, ~~allows for and policies within the Bears paw Area Structure Plan call for~~ a comprehensively planned project instead of piecemeal development. The lands are also a key gateway between northwestern Calgary and the greater Bears paw area at the intersection of Highway 1A and 12 Mile Coulee Road. This requires careful planning given its strategic location at the entrance to both municipalities.

The site benefits from excellent exposure to traffic on the highway which presents unique opportunities for the complementary market place, which can ~~fulfill~~ the area's need for amenities and services. It is important that the area be developed in a way that is sensitive to the needs of Rocky View County residents and provides a gradual transition from the urban area of northwest Calgary.

Alignment with Regional Growth
Management Principles

This development represents an opportunity for Rocky View County to implement a sustainable community in accordance with the direction of

growth management policy in the County Plan. Elements of the plan have been prepared in consideration of economic, social and environmental principles of a sustainable community.

Transitional Density

The density of the proposed development will transition between the urban densities within the City of Calgary, the existing ~~acerages~~ within the southern communities of Bears paw and the future Glenbow Ranch development. It will thoughtfully integrate a diverse range of housing opportunities with the natural landscape, through preservation of slopes, wetlands and natural corridors throughout the plan area.

Natural Systems

The proposed development concept ~~works with~~ ~~has been designed to flow with~~ the natural topography ~~minimizing extensive grading wherever possible~~ ~~with some site grading where necessary~~. The Conceptual Scheme preserves the natural watercourse, ravine and wetlands through environmental reserve designation and retaining

these features as an integral asset for the residents of Bears paw. ~~including In addition, a separate storm pond that has been will be constructed to accommodate storage of overland drainage. The Conceptual Scheme has been designed as a 'compact residential development' as per policies in the County Plan, to reduce the overall footprint of development.~~

Agriculture

The Conceptual Scheme embraces the agricultural nature of the area and is committed to minimizing impacts to any existing agricultural operations by incorporating tools and best practices into the design guidelines for the Conceptual Scheme area from the County's Agricultural Boundary Design Guidelines.

The addition of supportive retail and office uses to the tax base will lessen reliance on agricultural and residential taxes, allowing Rocky View farms to remain economically viable and less susceptible to disruption and development pressures.

Land Use and Infrastructure

The Conceptual Scheme responds to demand for growth moving beyond the City of Calgary. The Conceptual Scheme area is surrounded to the east, north and south by development. With roads and servicing already in place in the surrounding area, development at this location is a logical extension to existing growth. Moderate density is considered appropriate in this location given its proximity to major transportation infrastructure and existing regional servicing in the existing neighbourhoods of south Bears paw.

The storm water management plan prepared in support of the Conceptual Scheme will integrate best practices in facility design and application of low impact development as required. A comprehensive stormwater management plan and wastewater system that ties into current infrastructure will help maintain reliable drinking water for residents of Rocky View. Potable water will be provided by Blazer Water Systems, which currently services the south Bears paw area.

Community & Housing

The proposed Conceptual Scheme has been consciously designed to respect the undulating topography of the land and incorporates open vistas west of Calgary and to the mountains. The importance of the rural landscape is emphasized through integration of several viewpoints into the pedestrian trails and open spaces to promote place making and social interaction. Design guidelines will create a built environment that is high quality and reflects the existing rural character of the area. Community and sense of place are created through the pedestrian trails and open spaces, while retail opportunities create a gathering place for local Bears paw residents.

A mix of housing mix will provide options for Bears paw residents of all ages including those who wish to age in place. The Conceptual Scheme will guide the creation of a community where people live, work and play, adding vibrancy to Bears paw.

Economic Competitiveness

The developer will bear proportional on-site and off-site improvements necessary to support

the Conceptual Scheme as negotiated through development agreements with the County.

A market demand analysis for the Conceptual Scheme concluded there is demand for commercial development at the intersection of Highway 1A and 12 Mile Coulee Road. Although not located adjacent to commercial areas identified in the ASP and County Plan, the proposed Market Place is not anticipated to detract from other planned commercial areas.

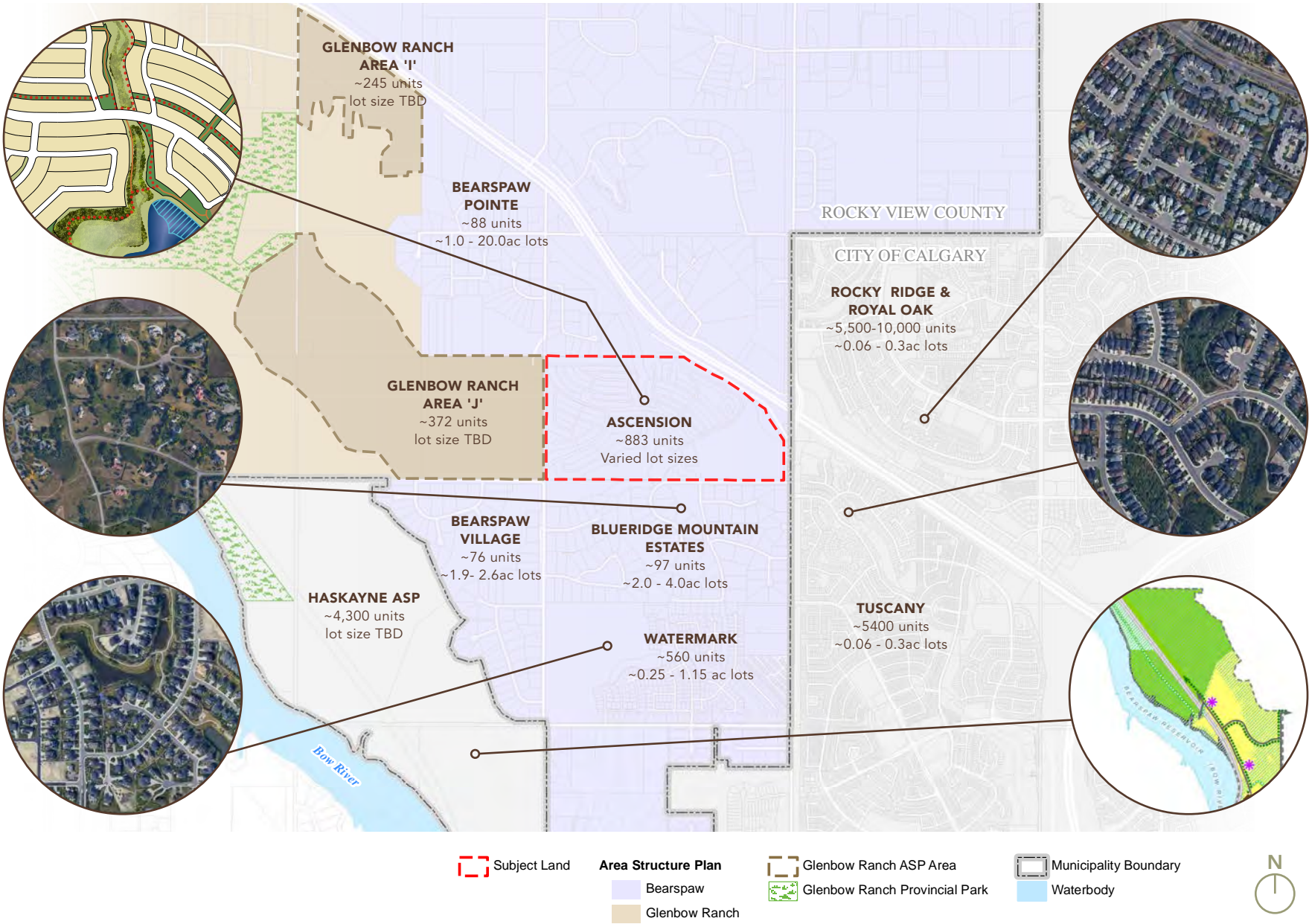
The Plan supports job creation through the addition of retail and office space. These uses will provide rental spaces for start-up businesses and will provide options for Bears paw business owners to relocate their operations out of the City and into the County. Further, the inclusion of retail commercial use will not only provide amenities to the immediate neighbourhood but also to the broader Bears paw community and portions of northwest Calgary. This provision of a non-residential tax base is in accordance with the County Plan's financial sustainability objectives and Council Policy C-197: Assessment Base Diversification Policy.

Transportation Systems

The Bears paw area will benefit from the provision of transportation upgrades to the Highway 1A/12 Mile Coulee Road intersection. The local road network has been designed to accommodate a curvilinear road pattern, reflecting the rural character of the area and connecting to the surrounding community. The plan also incorporates a network of open space, pathways and viewpoints that encourage walking and healthy lifestyles.

New Figure, significantly updated from former Figure 1

Figure 2 - Regional Residential Context



3.2 Calgary Metropolitan Region Board Interim Growth Plan

The Calgary Metropolitan Region Board (CMRB) was formed in January 2018 following an update to the Municipal Government Act. "The CMRB is mandated to promote the long-term sustainability of the Calgary Metropolitan Region, ensure environmentally responsible land-use planning and growth management, coordinate regional infrastructure investment and service delivery, and promote the economic wellbeing and competitiveness of the Region". The Interim Growth Plan was prepared to guide growth and development until a formal plan is adopted (expected by January 2021).

Both the City of Calgary and Rocky View County are members of the CMRB and their statutory plans and amendments to statutory plans are subject to CMRB approval, through the Interim Regional Evaluation Framework (IREF). As the proposed Conceptual Scheme would be approved as an amendment to the Bearspaw Area Structure Plan, the application is subject to CMRB approval.

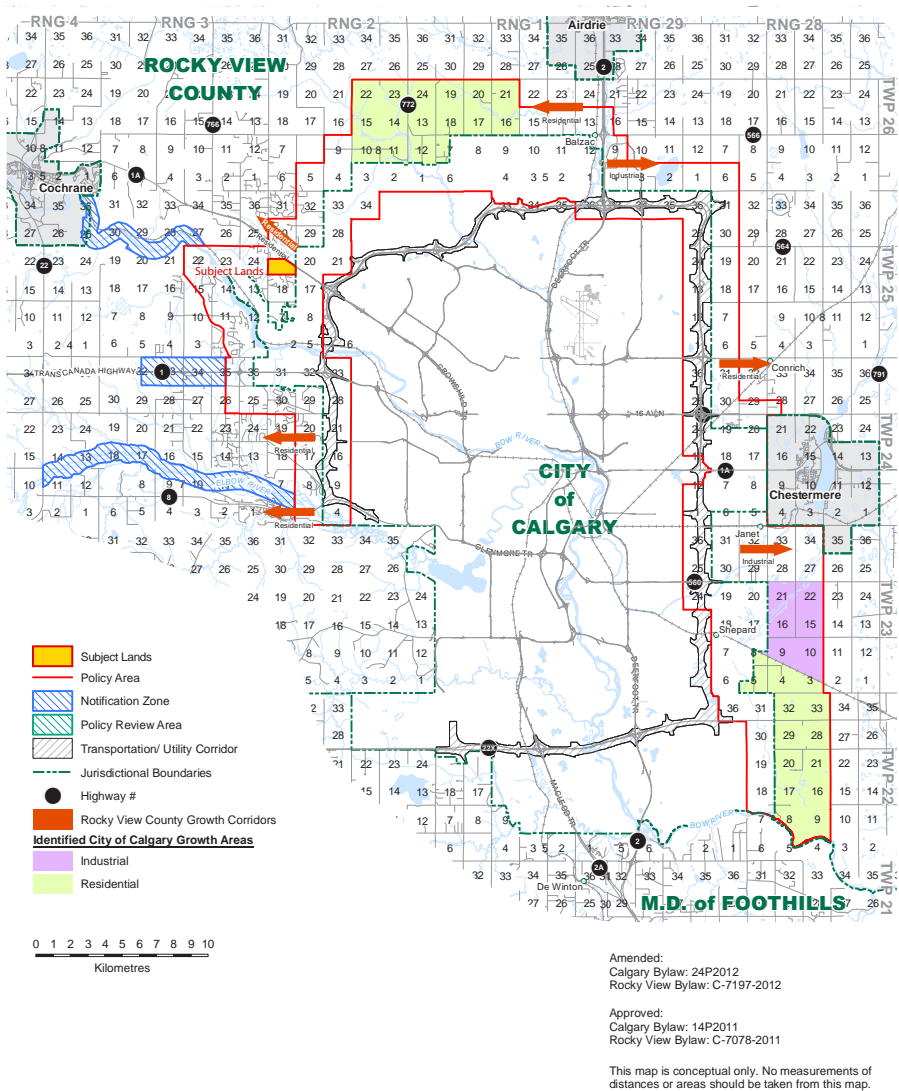
The proposed development is in alignment with many of the principles outlined in the Interim Growth Plan. The strategic location at a major intersection, the integration of the Market Place and the transitional density proposed between typical City of Calgary suburban areas and Rocky View County acreages supports the objectives to "encourage higher densities, greater intensity of use, the provision of community nodes, and the leveraging of transit service where applicable", as well as "ensure settlement areas are planned and designed to encourage higher densities appropriate to the local scale and context". This area does support higher densities than are typical within the Bearspaw area but are warranted due to the location, the proximity to a regionally significant mobility corridor and the transitional nature of the site. In addition, the proximity to existing development encourages the efficient utilization of services and infrastructure, consistent with the objectives to "optimize the use of existing infrastructure when accommodating growth" and "promote the efficient use of land and cost-effective development".

Overall, the Conceptual Scheme represents a development concept ideally suited to it's regional context.



Formerly Figure 5 - no changes to Figure

Figure 3 - Intermunicipal Development Plan
Growth Corridors



3.3

Rocky View County / Calgary Intermunicipal Development Plan

Prepared in accordance with the Municipal Government Act, the Intermunicipal Development Plan (IDP) with the City of Calgary identifies a land use strategy for County land adjacent to the City boundary. (see **Figure 3 - Intermunicipal Development Plan - Growth Corridors**).

The IDP identifies the subject lands within the Highway 1A Growth Corridor as acceptable for development within the County and the City. According to the IDP, growth within the County Growth Corridors should be developed in accordance with the Rocky View 2060 Growth Management Plan and other local area plans (i.e. the BASP).

The IDP open space objectives look to facilitate intermunicipal connections between existing and future parks, coordinate a contiguous open space system and promote coordination of recreational amenities and services.

Coordination for the planning of major transportation links should occur between both municipalities in consultation with Alberta Transportation when located along provincially administrated transportation links. Preliminary discussions regarding the impact on and from regional transportation infrastructure have taken place between the City of Calgary, Rocky View County and Alberta Transportation during development of this Conceptual Scheme.

As for utilities and servicing, both municipalities should collaborate in the development of Master Drainage Plans / Regional Drainage Plans on a drainage basin scale where feasible. Either municipality may extend sanitary, water and stormwater services to the adjacent municipality according to its respective policies.

Watershed Management policies require that both municipalities should manage for the long-term quality and quantity of municipal drinking water supplies including groundwater and surface water sources.

3.4 Rocky View County Plan

The County Plan is a statutory plan that provides high level strategic growth direction as well as guidance for planning and service delivery policy.



The following principles form the basis for County Plan policies:

- ✓ **Growth and Fiscal Sustainability** – direct new growth to designated development areas and in doing so it will remain fiscally responsible.
- ✓ **The Environment** – develop and operate in a manner that maintains or improves the quality of the environment.
- ✓ **Agriculture** – respects, supports, and values agriculture as an important aspect of the County's culture and economy.
- ✓ **Rural Communities** – support the development and retention of well-designed rural communities.
- ✓ **Rural Service** – strive to provide an equitable level of rural service to its residents.
- ✓ **Partnerships** – maintain a strong web of partnerships to help extend the range of services it provides to its residents.

The County Plan’s **Section 5.0 Managing Residential Growth** establishes the municipality’s strategic ‘Growth Management Strategy’ which directs the overall objective to accommodate a moderate increase in residential population within preferred areas over the next 10 – 12 years. The Bearspaw community is recognized in the County Plan as an identified area within which residential development is encouraged in accordance with the provisions of the adopted area structure plan, which will be reviewed in the following section.

The County Plan’s **Section 6.0 Financial Sustainability** directs the County to ensure new growth is planned in accordance with a financial strategy that ensures development costs are primarily the responsibility of the developer and the County’s business assessment base is expanded so as to reduce the reliance on the residential tax base. This Conceptual Scheme includes specific policy direction to ensure **specified** development costs are addressed by the developer. The specific mix of land uses, particularly the opportunity for commercial development, will ensure the project improves the County’s net fiscal position and increases the municipality’s percentage share of non-residential development in accordance with the County Plan’s financial sustainability objectives and Council Policy C-197: Assessment Base Diversification Policy.

The County Plan’s **Section 7.0 Environment** encourages opportunities where private development responsibly manages the quality of the natural environment, provides safe and secure utility servicing (water, wastewater and stormwater), protects environmentally sensitive areas and retains rural landscapes and open vistas. This Conceptual Scheme includes various

policies to direct the preservation of regionally significant environmental features which will preserve existing sensitive habitat areas, and it ensures the new development will be comprehensively serviced by appropriate water, wastewater and stormwater management infrastructure with the overall objective of managing the potential impacts to the watershed. This Conceptual Scheme is consistent with the County Plan’s environmental objectives.

The County Plan’s **Section 10.0 Country Residential Development** encourages the development of new residential communities that provide safe, healthy and attractive communities, and in some instances, accommodate an alternative residential development form that retains rural character and reduces the overall development footprint on the landscape. This Conceptual Scheme proposes higher residential development densities than traditional country residential communities; however, much less dense than what is typical immediately adjacent within the City of Calgary. As such, this form of residential development is considered a ‘made in Rocky View’ approach to balance the expectations of both neighbouring suburban and rural communities. It is a demonstration of a transitional density, appropriate for it’s location and adjacent development.

The County Plan’s **Section 12.0 Parks, Open Space, Pathways and Trails and Section 13.0 Reserves** promotes the opportunity for new development to accommodate a variety of public and private open spaces designed to connect communities and accommodate local recreational and cultural needs. This Conceptual Scheme includes specific policies to ensure a comprehensive public and private open space network is provided within

the project to ensure pedestrian connections within and through the development area to facilitate passive and active recreation opportunities and promote social gathering. This Conceptual Scheme is consistent with the County Plan's parks, open space and reserve land objectives.

The County Plan's **Section 14.0 Business Development** directs new development to accommodate opportunities to provide local and regional employment and services that contribute to the County's non-residential tax base and improve the overall financial viability of the municipality. This Conceptual Scheme includes provisions for a commercial centre which will include a comprehensively planned mix of non-residential development that will service the needs of the ~~needs of the Bearspaw community~~ **development area and wider Bearspaw community**. This Conceptual Scheme is consistent with the County Plan's business development objectives.

The County Plan's **Section 16.0 Transportation and Section 17: Utility Services** directs that new development will accommodate safe, efficient, cost-effective and fiscally sustainable supporting infrastructure. The development proposed by this Conceptual Scheme will utilize and enhance existing water and wastewater infrastructure that services existing adjacent development. As such, the extension of this existing infrastructure into the Conceptual Scheme area is consistent with many smart growth objectives. This Conceptual Scheme includes specific policies that outline how this development will provide transportation and utility services in accordance with the County Plan's parks, transportation and utility servicing objectives.

The County Plan's **Section 20.0 Emergency Services** directs that new development must be provided with efficient fire and protective services in accordance with existing municipal service capacities and in collaboration with neighbouring municipalities. This Conceptual Scheme is located within the service area of the existing Bearspaw Fire Station #103 and within the service reach of the RCMP detachment in Cochrane. As such, this Conceptual Scheme is consistent with the County Plan's emergency services objectives.

The County Plan's **Section 22.0 Solid Waste** encourages new development to be serviced with cost effective and environmentally responsible solid waste management services. The development proposed by this Conceptual Scheme will be serviced with an appropriate solid waste management service in accordance with the County Plan's solid waste objectives.

The County Plan is currently under review and update by Rocky View County and therefore, some policies are subject to change.



3.5

Bearspaw Area Structure Plan

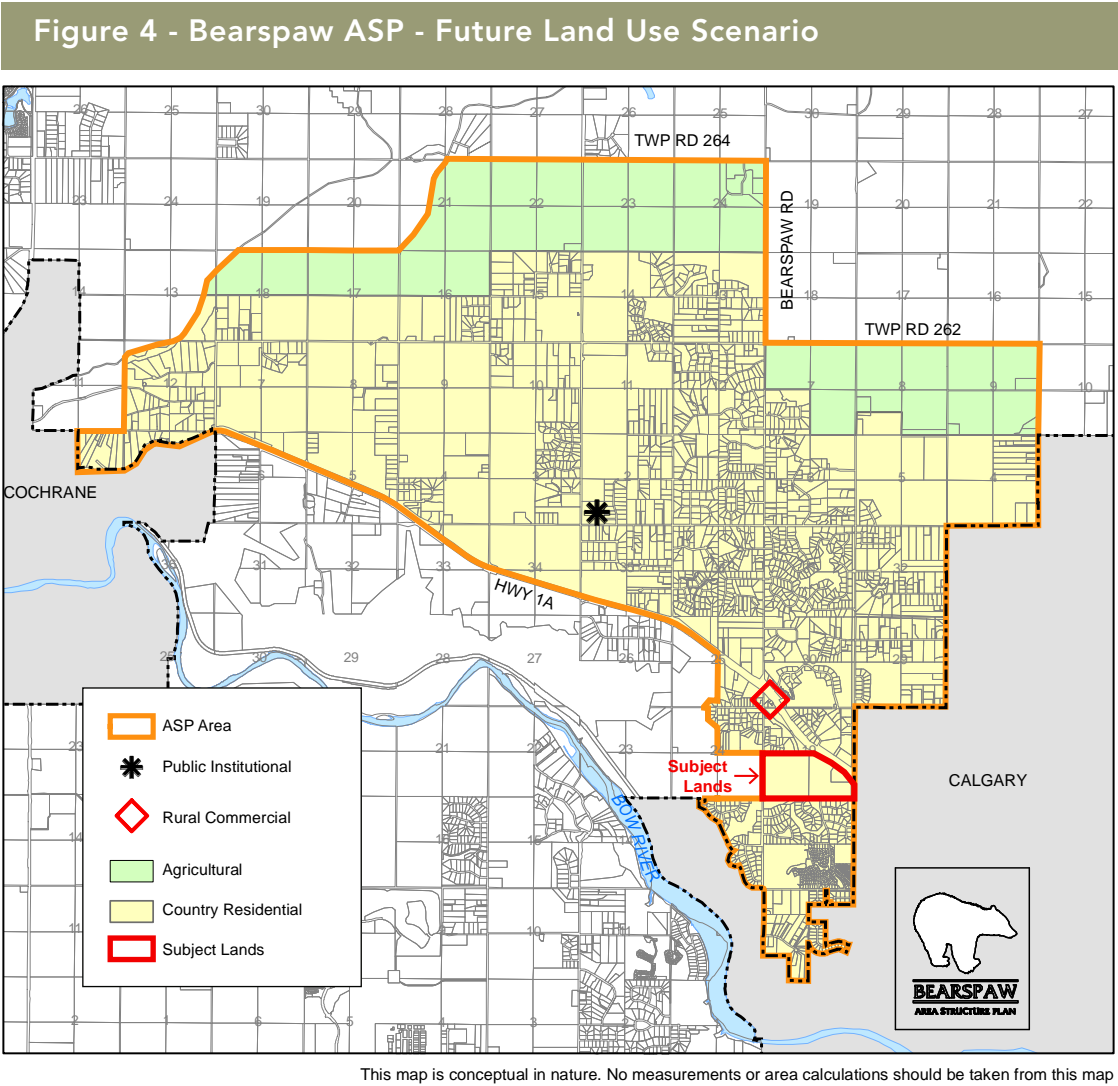
The Conceptual Scheme lands are within the boundaries of the Bearspaw Area Structure Plan (BASP) adopted in 1994, and is currently undergoing review and update by Rocky View County.

Within the current BASP, the plan area is identified on the Future Land Use Scenario (see Figure 4 - Bearspaw ASP - Future Land Use Scenario) as appropriate for country residential. The Bearspaw ASP is currently undergoing review and amendments by Rocky View County.

As demonstrated in Figure 5 - Bearspaw ASP - Concept Plans, the BASP identifies the subject land within development priority area 3 requiring a concept plan submission with a development proposal. According the BASP, Concept Plans are an important component of long range planning generally focused at the quarter section scale. Concept Plans facilitate efficient and comprehensive development by encouraging innovative subdivision design that maximizes lot yields, servicing efficiencies and on-site development opportunities.

According to BASP Policy 8.1.20, the minimum parcel size should not be less than four (4) acres, however, this policy is subject to Policy 8.1.21 which reads:

Formerly Figure 6 - no changes to Figure



"Notwithstanding Policy 8.1.20 and Figure 3, the Municipality may consider Redesignation proposals and/or application for subdivision contemplating parcel sizes of less than four (4) acres in size, provided these proposals are supported by a Concept Plan that is prepared and adopted pursuant to the provisions of this Plan."

Similarly, the Conceptual Scheme includes a rural commercial area at the southwest corner of 12 Mile Coulee Road and Highway 1A intersection. Figure 6 shows a rural commercial area along Highway 1A further west. However, according to Policy 8.2.10, Council may consider an additional area for approval:

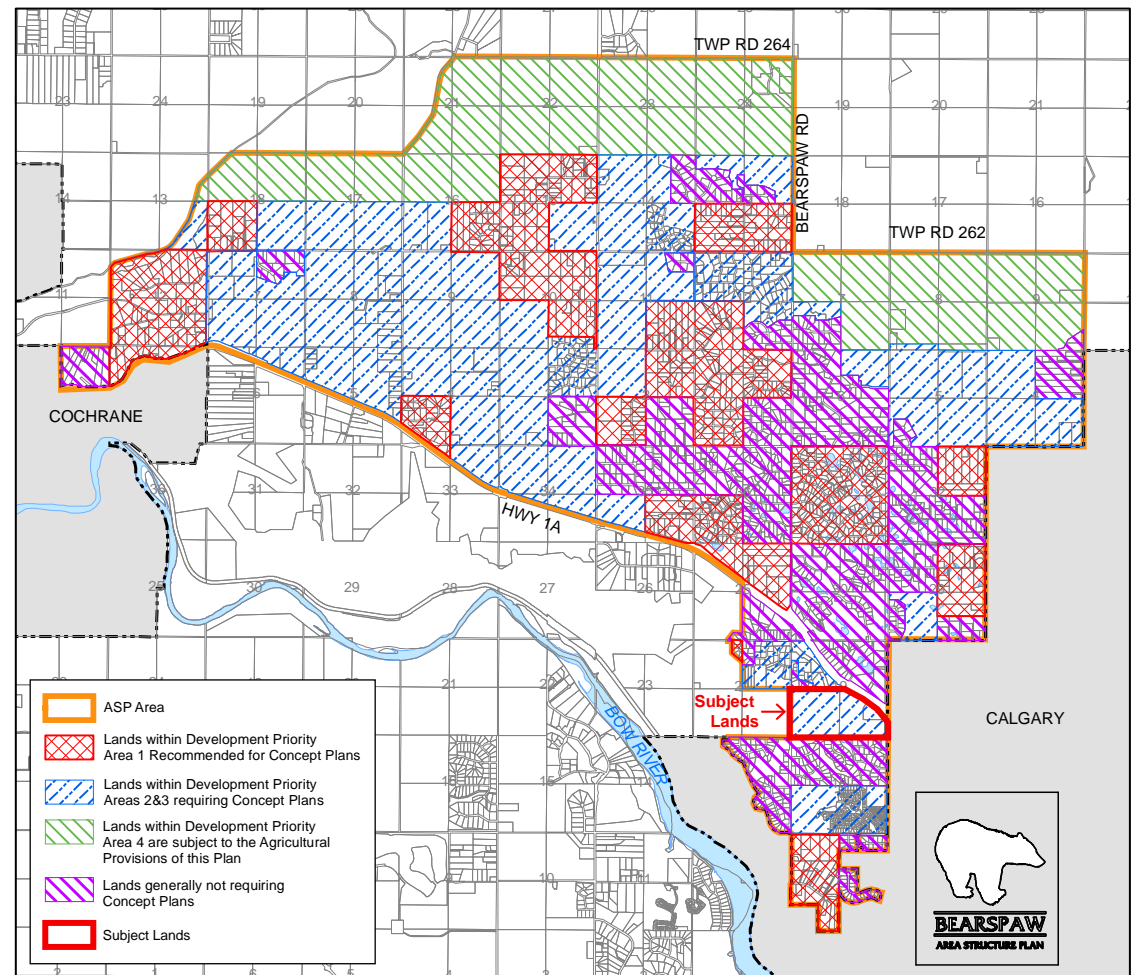
"Notwithstanding policy 8.2.9, where the Municipality at its sole discretion, considers specific lands within the Plan Area that have not been identified for rural commercial land uses, to be appropriate for subdivision to accommodate rural commercial uses, an amendment to this Plan shall be undertaken prior to subdivision approval."

From a transportation point-of-view, Policy 8.5.2 indicates the County favours the long term maintenance of the existing grid network for all Major and Minor Collector Roads. All internal roads must integrate with the County's Transportation Network. This policy is achieved within the Conceptual Scheme.

This Conceptual Scheme is being submitted with the intent of it being approved by Council and added as an appendix to the Bearspaw Area Structure Plan. ~~In addition, as the Bearspaw ASP is currently under review by Rocky View County, there is an opportunity to align additional policies between the two documents.~~

Formerly Figure 7 - no changes to Figure

Figure 5 - Bearspaw ASP - Concept Plans



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

Formerly
Section 3

4

Plan Area Description



4.1 Location

The subject lands are located at the east end of Bears paw, south of Highway 1A and west of 12 Mile Coulee Road. The property extends south to Blueridge Rise and west to Bears paw Road.

The surrounding lands consist of residential subdivisions that have developed over a number of decades and have transitioned the area from agricultural to recreational, country residential and higher density residential uses. North of Highway 1A is the Bears paw Golf Course while the Lynx Ridge Golf Course is located approximately 3 kilometres to the south. Several existing country residential developments **comprising** of two to four acre parcels are within close proximity to the north and south. Also within close proximity are higher density residential developments, including Lynx Ridge, Lynx Meadow and Watermark ~~subdivision~~ to the south. To the east is the City of Calgary community of Tuscany which has been developed to urban densities while a small cattle feedlot, May-Ruben Thermal Solutions Inc. and agricultural lands reside to the west.

The site enjoys spectacular views of the Rocky Mountains, the Bow River Valley, the Glenbow Ranch Provincial Park and the City of Calgary skyline.

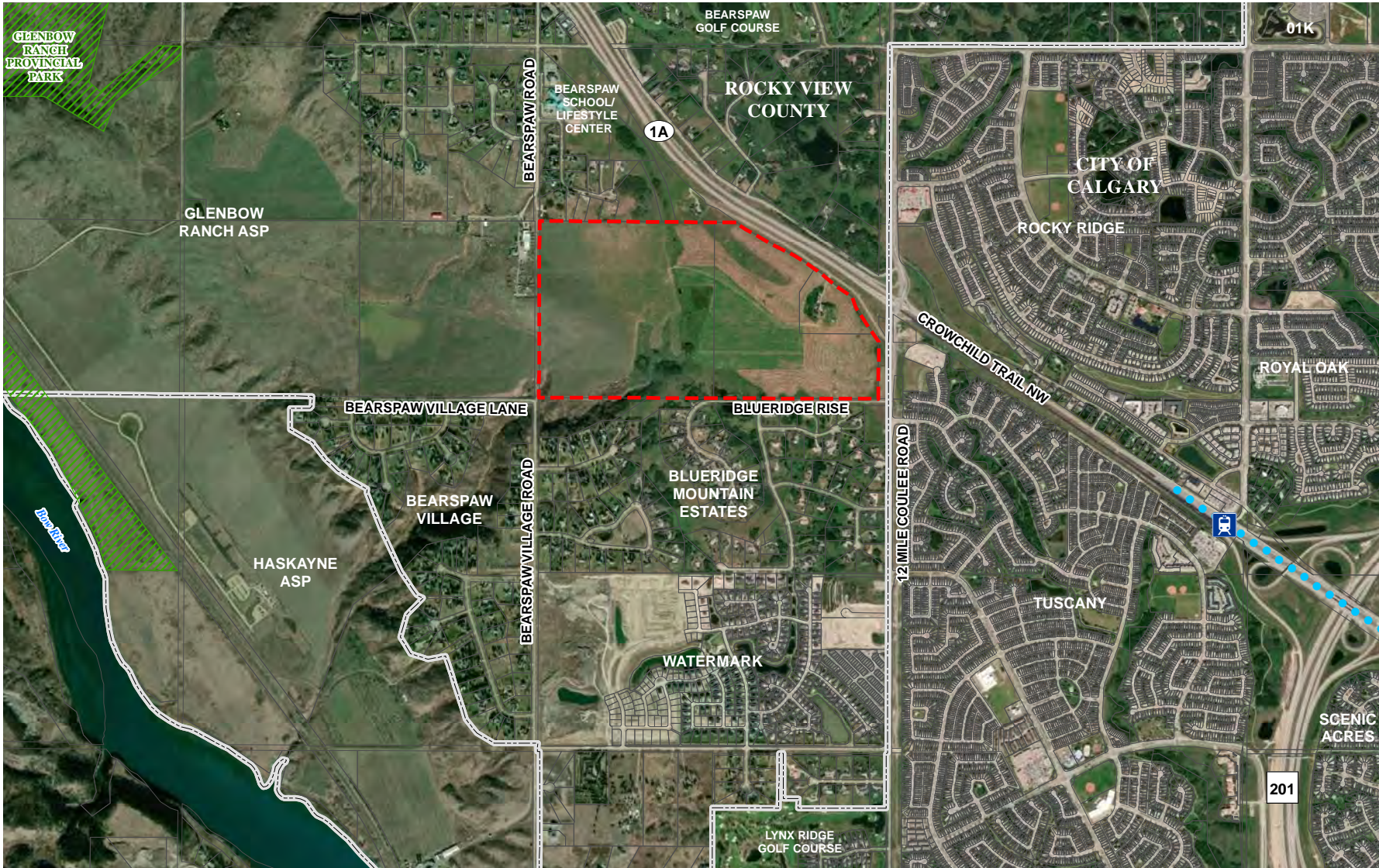
4.2 Legal Descriptions & Ownership

The subject lands contain approximately 112 ha (278 ac) legally described as portions of SE & SW 19-25-2-W5M and Block A, Plan 921 2196. Ownership consists of 1797669 Alberta Ltd. and Maxima Developments Inc. Parcels 4 & 5 **have** been included in the ownership totals in order to accommodate a ~~modified~~ roundabout on 12 Mile Coulee Road but are not assigned a use nor ~~is it~~ included within the conceptual scheme area.

Parcel	Legal Description	Owner	Area	Existing Land Use District
1	SW19;25;2;W5M	1797669 Alberta Ltd.	64.750 ha (160.000 ac)	RF-A-GEN
2	SE19;25;2;W5M excepting thereout: a) Block A; Plan 9212196 b) Road Plan 0711928	1797669 Alberta Ltd.	40.323 ha (99.637 ac)	F A-GEN
3	Block A; Plan 921 2196	Maxima Developments Inc.	6.443 ha (15.920 ac)	RF-A-GEN
4	Block 6; Plan 8710757	1797669 Alberta Ltd.	1.775 ha (4.386 ac)	R-1-R-CRD
5	Block 8; Plan 9011448	1797669 Alberta Ltd.	0.866ha (2.14 ac)	R-CRD

Formerly Figure 2 - Figure was updated

Figure 6 - Location

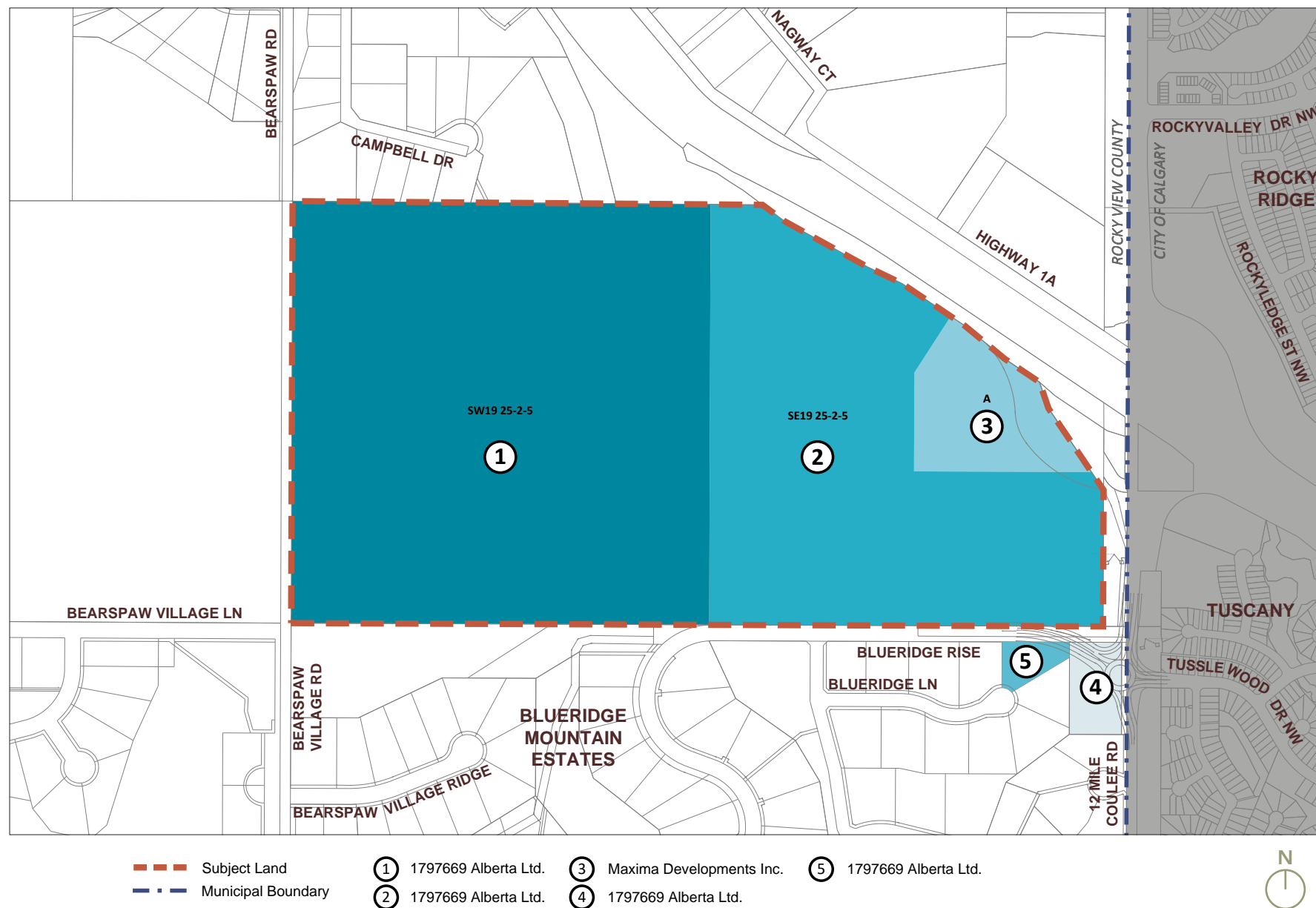


- Subject Land
- LRT Station
- LRT Route
- Parcel Boundary
- Municipality Boundary
- Provincial Park



Formerly Figure 3 - Figure was updated

Figure 7 - Titled Ownership Parcels



4.3
Topography & Drainage

The land is situated on a high slope overlooking the Bow River valley. Terrain conditions are variable with rolling uplands, wetlands and a natural watercourse running north-south through the centre of the site (see Figure 8 - Existing Site Conditions). The watercourse enters the site from the north as a low open swale and then develops into a relatively steep narrow ravine as it drains south and west off the site.

The east half of the site drains toward the centrally located watercourse and a permanent shallow open water wetland that is bisected by Blueridge Rise at the south end of the property. The west portion of the site drains from north to south into the centrally located watercourse.



4.4
Existing Development

The property has been historically operated as farmland and cultivated for hay and barley as well as cattle grazing and dairy production. The farmyard, which has belonged to the Hawkwood family for many years, is located in the eastern portion of the property and has been subdivided out of the quarter section as Lot A, Plan 921 2196. The farmyard consisted of a residence, garage and shed, with the remnants of several barns/sheds, ~~that once stood on the site. Mostly dilapidated structures remain:~~ all of which have since been removed from the site.



4.5
Existing Land Use

The farmyard is designated as Farmstead District (F) while the remainder of the site is designated as Ranch and Farm District (RF).



Formerly Figure 4 - Figure was updated

Figure 8 - Existing Site Conditions



--- Subject Land
- - - Municipal Boundary

— Top of Break
— Slope Crest
- - - Watercourse Setback

■ Existing Wetland
* High Point
* Low Point



Formerly
Section 4

5

Site Assessment

5.1

Environmental Site
Assessment

GHD Limited (GHD) was retained to conduct a Phase I Environmental Site Assessment (ESA). The Phase I ESA identified that the current farmyard consisted of a residence, garage and shed. Various drums containing engine oil, hydraulic oil and gear oil were stored outdoors while other containers of oils, paints, gasoline and solvent were observed in the garage and shed within the farmyard.

The Phase I ESA identified the historical operation of the farmyard, including the historical handling, use and storage of chemicals, and waste management practices, as potential sources of environmental impairment to the property. No concerns were raised about the balance of the land. Based on the results of the Phase I ESA, completion of a Phase II ESA was recommended. Site work for the Phase II ESA will occur at a later date as required prior to stripping and grading. ~~as per policy 12.3.1.~~

5.2

Historical Resource
Overview

A Historical Resource Overview (HRO) has been conducted and submitted to Alberta Culture and Tourism by Bison Historical Services Ltd. The lands have been assigned a Historic Resource Value (HRV) of 5a with LSD 7 of 19-25-2-W5M assigned an HRV value of 4a. The report recommended an Historical Resources Impact Assessment (HRIA) for this project based on the presence of previously recorded historic structures (farm buildings greater than 50 years of age) and a historic resource site (EgPn-406) within the project footprint.

The province has reviewed the HRO and did grant Historical Resources Act approval in relation to the historic structures on site. It also noted that there are no Historical Resources Act requirements associated with either paleontological resources or Aboriginal traditional use sites of a historic resource nature. ~~As well,~~ The HRO did confirm the need for an HRIA involving field work.

HRIA field work was conducted in the spring of 2017 consisting of foot reconnaissance on the upper ridge and subsurface hand shovels tests in areas of deeper sedimentation. The findings of the field work confirmed the possible location of

~~The ACT response will either (a) issue final Historical Resources Act clearance for construction in whole or in part; or (b) issue follow-up requirements for the management of any historical resources that may require mitigation (HRIM), as per policy 12.3.3. Partial or full ACT approval is required prior to approval of site stripping and grading, as per policy 12.3.2. A copy of the Alberta Culture and Tourism clearance letter will be forwarded to the County upon receipt.~~

cairn and stone circle sites on the northern ridge (EgPn-406) and findings of fire broken rock, flakes and multi-directional rocks in close proximity to the wetland at the south end of the site (EgPn-771). The recommendation of the HRIA is for avoidance of these two areas. If these sites cannot be avoided, then a Historical Resource Impact Mitigation (HRIM) is required. The HRIA ~~also~~ recommended that the project be given clearance to proceed for those areas outside EgPn-406 and EgPn-771 site boundaries.

The HRIA report ~~has been was~~ submitted to Alberta Culture and Tourism (ACT) ~~(now known as the Historic Resources Management Branch (HRMB))~~ in 2017 for review and a regulatory response. The August 25, 2017 response stated that Historical Resources approval is granted for the majority of the plan area subject to certain conditions. Avoidance or additional studies are required for the two sites noted above (EgPn-406 and EgPn-771), and the studies are to be carried out prior to the initiation of any land surface disturbance activities. This requirement has been specified in Policies 5.5.3 and 5.5.4. Sites that cannot be avoided will undergo additional study and mitigation. ACT approval for the remaining sites will be obtained prior to stripping and grading.

5.3 Geotechnical Assessment

A geotechnical investigation, comprising of twenty-nine (29) borehole wells, was completed by exp Services Inc. as summarized in a geotechnical report dated November 18, 2016. The report has been included as a supplement to the Conceptual Scheme submission.

Subsurface soil conditions encountered were generally found to consist of topsoil overlying lacustrine clay and/or clay till atop bedrock (depth to bedrock varies across the site). Based on the information obtained during geotechnical explorations, the site soil and groundwater conditions are considered suitable for the proposed development in compliance with the report recommendations.

Permanent groundwater control/drainage should be reviewed and provided as deemed necessary for the proposed development, as a shallow groundwater table may be encountered and pose some construction challenges during excavation at

certain locations. Weeping tile is recommended for all below grade structures.

Conventional strip and spread footings are recommended for residential house structures. High plastic clay soils were identified sporadically within the boreholes; thus, conformance testing of the clay soils in the vicinity of proposed foundation bearing soils or within road sub-grades should be undertaken during construction. Additional geotechnical recommendations may be required if high plastic clay soils are encountered. Further field review and testing is expected during the construction phase.

There are no geotechnical concerns with development on the proposed lands from a slope stability perspective subject to recommendations. Slope stability adjacent to the crest of a slope with gradient greater than 15% requires a minimum setback of 6.0m from the crest of slope to edge of a structure.

A post-grading Slope Stability Report and an erosion and sedimentation control plan will be submitted at a later date for review and approval by Rocky View County, **as per policies 5.5.4 and 5.5.5.**
~~as per policies 12.3.4 and 12.3.5.~~



5.4
Biophysical
Considerations

A Biophysical Impact Assessment (BIA) was conducted in the Fall of 2016 and Spring 2017 by Westhoff Engineering Resources, Inc. The study has been included as a supplemental report to this Conceptual Scheme submission.

The property is located within the Parkland Natural Region and Foothills Parkland Natural Sub-region. The native grassland associated with the Sub-region is no longer represented within the site due to cultivation. Conditions include mainly rolling uplands, wetlands near the south property line and a natural watercourse running north/south through the middle of the site.

A diversity of wildlife species have the potential to occur within the site, including some that have been Provincially-identified and /or Federally-listed as species of conservation concern. Twenty one

(21) incidental observations of wildlife species were recorded during field surveys, all of which are listed provincially as Secure Wildlife. Wildlife are likely to use the central watercourse ravine as a travel route through the site however Highway 1A and 12 Mile Coulee Road represent barriers to wildlife movements beyond the north and east boundaries of the site.

Based on a desktop review, the central watercourse, its associated wetland and riparian zone is considered an Environmentally Significant Area because it is a natural watercourse and because it provides natural habitat conditions for wildlife. Cumulative effects on wetlands and water resources will be managed through the retention of significant wetlands within the site coupled with the application of provincially approved wetland replacement measures.

The proposed development is not expected to contribute to cumulative adverse effects on water resources in the sub-basin as a whole. Rather, the presence of these significant environmental areas on the site provides an excellent opportunity to develop in harmony with the natural amenities of the land and maintain natural ecological functions, as per policy 5.5.6. 12-3-6.



5.5 Implementation of Technical Studies

Environmental Site Assessment

Policy 5.5.1

All remediation recommendations of a Phase 2 Environmental Site Assessment shall be enacted prior to the endorsement of the affected subdivision or release of a development permit impacting the area under application. The release of a phased stripping and grading development permit may be granted subject to applicable site remediation.

Historical Resources

Policy 5.5.2

The requirements of the Statement of Justification as set out by Alberta Culture and Tourism shall be completed prior to stripping and grading of the area under application.

Policy 5.5.3

All sites containing high archaeological potential as identified by the Historical Resources Impact Assessment shall be mitigated to the satisfaction of Alberta Culture and Tourism.

Moved up from Section 12.3
Only policy numbers were edited

Geotechnical

Policy 5.5.4

Prior to subdivision approval, the developer must submit a post-grading Slope Stability Report, prepared by a qualified Geotechnical Engineering Consultant, to the acceptance of Rocky View County.

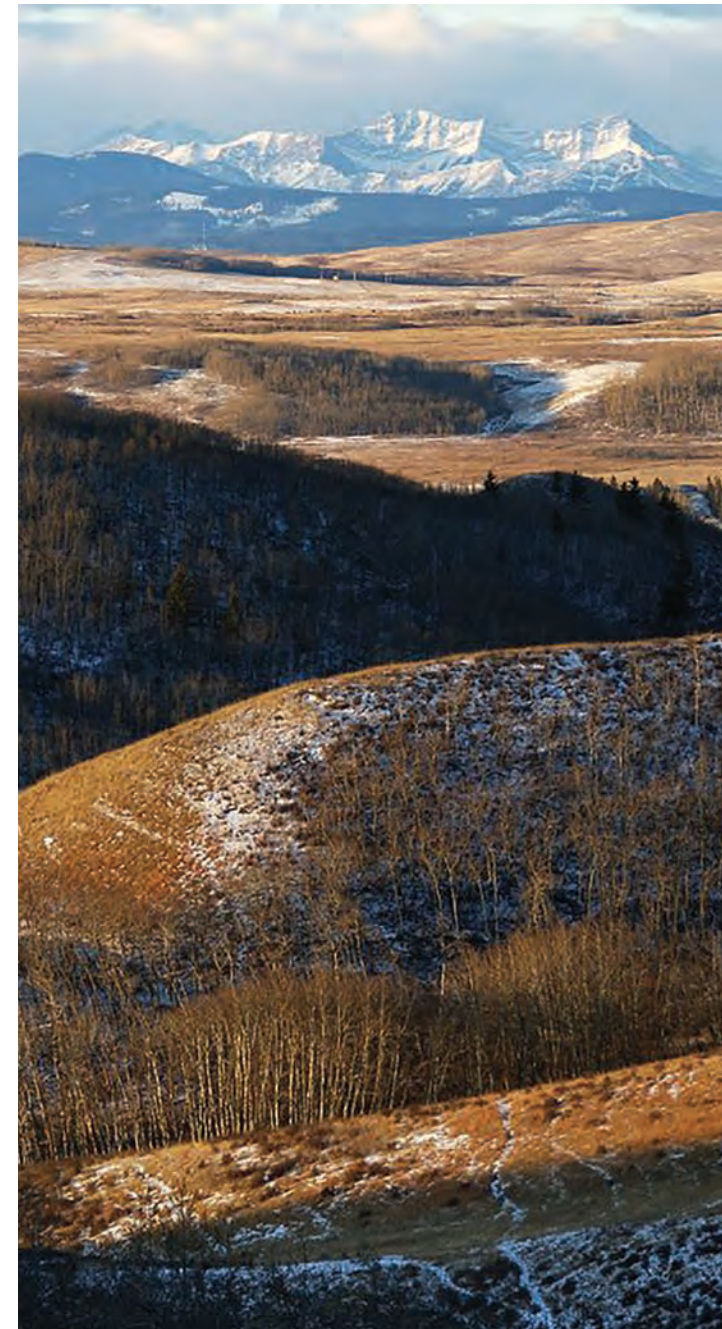
Policy 5.5.5

Prior to approval of stripping and grading, an erosion and sedimentation control plan for the area under application is to be submitted to Rocky View County for review and approval.

Biophysical Impact Assessment

Policy 5.5.6

In compliance with provincial and municipal policies and regulations, strategies shall be implemented to mitigate potential negative impacts of the development identified within the Biophysical Impact Assessment.



6 Development Concept

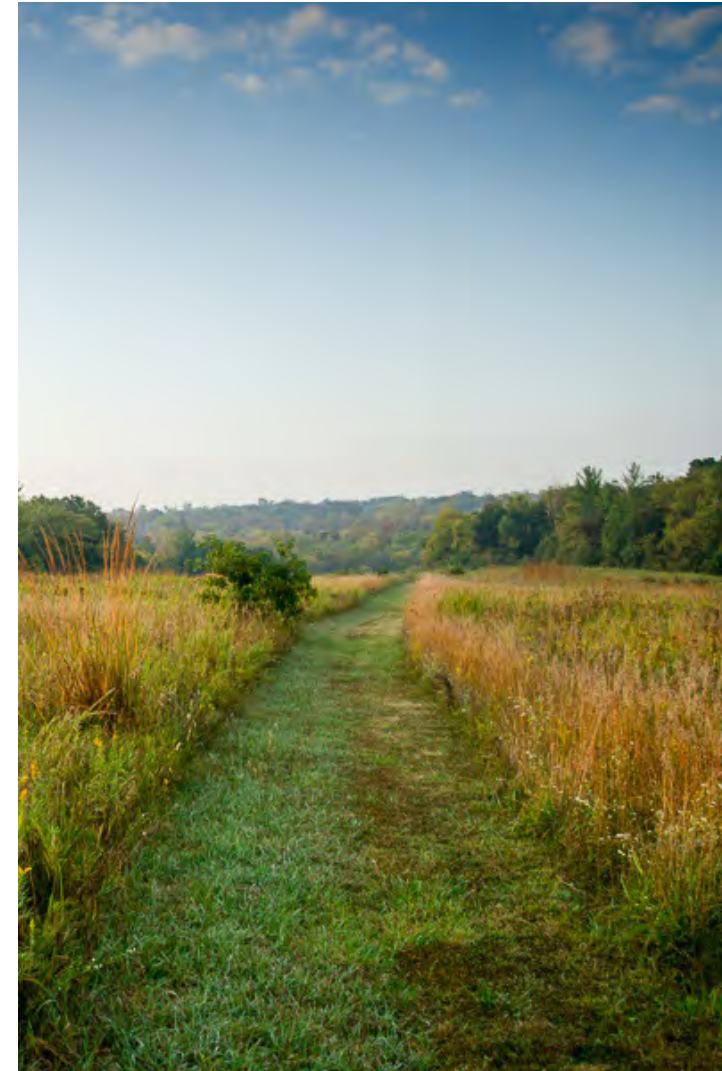
The development concept was created through a comprehensive design process that was guided by conservation principles, defined by environmental methods and will be ensured through community stewardship.



This development will establish a benchmark for the extent to which a holistic community approach can be taken to blend the natural environment with the built environment. Respecting the natural landscape was a key element of the design, as the project conserves more than ~~one-quarter~~ **twenty percent** of the site as open space for trails, parks, storm ponds and environmental reserve. The remaining fully-serviced development area is divided between a mix of single-detached and comprehensive residential units and a commercial Market Place, **which may also contain additional comprehensive residential.**

Residential development on the site has been **strategically shaped into the natural topography through an efficient curvilinear road pattern that creates small residential enclaves and is supported by a large network of trails and pathways: where possible, with some site grading planned. The efficient curvilinear road pattern is also interconnected by a network of trails and pathways.** Opportunity for comprehensive multi-unit residential has been advantageously located in close proximity to both the market place and wetland feature.

The Market Place will be a unique retail and entertainment destination for the Bearspaw area that will provide shopping, pedestrian scale streetscapes, plazas, parkettes and high-quality urban design inspired by the Rocky Mountains and rural character of the surrounding Bearspaw community. **The Market Place may also integrate some additional comprehensive residential.**



Formerly Figure 8 - Figure was updated

Figure 9 - Development Concept



- Subject Land
- - - Municipal Boundary

- Potential Future Access to Farmstead to North
- ... Regional Pathway
- Trail / Pathway

- Market Place
- Comprehensive Residential Area

- Single Residential
- Municipal Reserve
- Environmental Reserve

- Stormpond
- Stormpond Forebay (PUL)

- Dry Pond (PUL)
- Wetland
- Road Widening



6.1
Land Use Concept
and Statistics

Table 1 - Gross Developable Area

	Hectares	Acres	% of land area
Total Area	111.63	275.83	100%
Environmental Reserve (ER)	9.75-15.08	24.09-37.26	8.73 13.51%
Road Widening	1.60	3.95	1.43%
Total Undevelopable Area	11.35-16.68	28.04-41.21	10.17 14.94%
Gross Developable Area	100.28 94.95	247.79 234.62	89.83 85.06%

The Development Concept has been prepared to meet the criteria of the County Plan and the Bears paw ASP. The following **Table 1 - Gross Developable Area** and **Table 2 - Land Distribution** identifies the land use distribution of the Development Concept Plan.

Table 2 - Land Distribution

	Hectares	Acres	% of land area	% of developable area
Internal Roads	19.28-15.22	47.64-37.61	17.27 13.64%	19.23 16.03%
Market Place	19.19-19.34	47.42-47.80	17.19 17.33%	19.14 20.37%
Single-detached Residential	36.24-48.50	89.55-119.85	32.46 43.45%	36.14 51.08%
Comprehensively Planned Residential	4.44-1.15	10.97 2.83	3.98-1.03%	4.43 1.21%
Municipal Reserve / Open Space	17.90-9.60	44.23-23.71	16.04-8.60%	17.85 10.11%
Public Utility Lots / Storm Ponds	3.23-1.14	7.98-2.82	2.89-1.02%	3.22 1.20%
Gross Developable Area	100.28 94.95	247.79 234.62	89.83 85.06%	100.0%

6.2 Residential Policy Area

Table 3 - Residential Unit Calculations

	Average Lot Width	# of units	ha	ac
Single-detached Residential	22 m (72 ft)	485 540	36.24 48.50	89.55 119.85
Comprehensively Planned Residential (CPR) @15 units per acre	N/A	170 43	4.44 1.15	10.98 2.83
Market Place Residential (*Potential 300 unit Seniors Residential)	N/A	50 300	N/A	N/A
Total		705 883	40.68 49.65	100.53 122.68

Residential Density

The residential aspects of the development will be predominately high quality single-detached residential units, mixed with a blend of comprehensively planned residential units within walking distance of the market place.

The overall development density for the entire site is anticipated to be approximately 7.03 9.30 dwelling units per ha (2.85 3.76 UPA). A total of 705 883 residential units are proposed, with an approximate 75/25 60/40 split between single-detached and multi-unit dwellings – with 485 540 single-detached units, 170 43 units within the comprehensively

planned area, and approximately 50-300 seniors residential units within the Market Place residential area. Excluding the Market Place seniors residential from the calculation, development density is anticipated to be approximately 6.14 dwelling units per ha (2.49 UPA).

The residential development density has been designed as an ideal transition between adjacent Calgary developments (e.g. Tuscany & Rocky Ridge) at typical suburban densities and the nearby Bearspaw acreages. This is achieved through a transition of density across the site itself, and



thoughtful transitions with existing acreages. At a density of 7.03 9.30 units per hectare (2.85 3.76 UPA), the development is slightly higher than traditional Bearspaw densities; however this is offset by an abundance of open space and amenities within the development.

The abundance of open space within the site will also assist in creating a compatible development to nearby Bearspaw acreages as well as creating a feeling of spaciousness and connectivity to the natural landscape.

Table 4 - Residential Density and Population Projections

	# of units	Population	ha	ac
Single-detached Residential	485 540	1455 1620 (3 ppl/unit)	36.24 48.50	89.55 119.85
Comprehensively Planned Residential @15 UPA	170 43	374 95 (2.2 ppl/unit)	4.44 1.15	10.98 2.83
Market Place Residential (*Seniors)	50 300	110 660 (2.2 ppl/unit)	N/A	N/A
Totals	705 883	1939 2375	40.68 49.65	100.53 122.68
Gross Developable Area			100.28 94.95	247.79 234.62
Overall Site Density	7.03 9.30 units per hectare / 2.85-3.76 units per acre			

Interpretation: The above table has been included for convenience and purposes of determining expected density and housing type range. Final lot widths, housing type distribution, and lot counts will be determined at the subdivision stage in accordance with the residential policies of this conceptual scheme.

*Excluding the Market Place Seniors Residential from the calculation the density is anticipated to be approximately 6.14 units per hectare / 2.49 units per acre

Policy 6.2.1

The land use, road and block layout should generally conform with **Figure 9 - Development Concept**. Specific subdivision design details may vary without requiring a Conceptual Scheme amendment provided the concept and lot specifications outlined in **Table 4 - Residential Density and Population Projections** are respected.

Policy 6.2.2

Single-detached dwellings shall be the predominant building type with an appropriate range of lot dimensions to meet the overall project density.

Policy 6.2.3

Housing options of varying scales, types and densities shall be allowed to ensure provision of housing for a variety of age and lifestyle needs. ~~in accordance with Table 4 - Residential Density and Population Projections.~~

Policy 6.2.4

Seniors' housing and higher density residential building forms shall be located within the Comprehensive Residential Area or Market Place, in close proximity of the Market Place and open space amenities.

Policy 6.2.6

Architectural guidelines that reflect the foothills-parkland natural region context, compatible massing, style and building materials, shall be registered on title as a condition of subdivision endorsement.

Policy 6.2.7

Lighting shall conform to Rocky View County Dark Sky policies and be designed in a manner that is sensitive to adjacent subdivisions.

6.3 Market Place Policy Area

The Market Place is planned to be a unique multi-purpose, amenity, retail and entertainment destination for the Bearspaw area where people can shop, live and work.

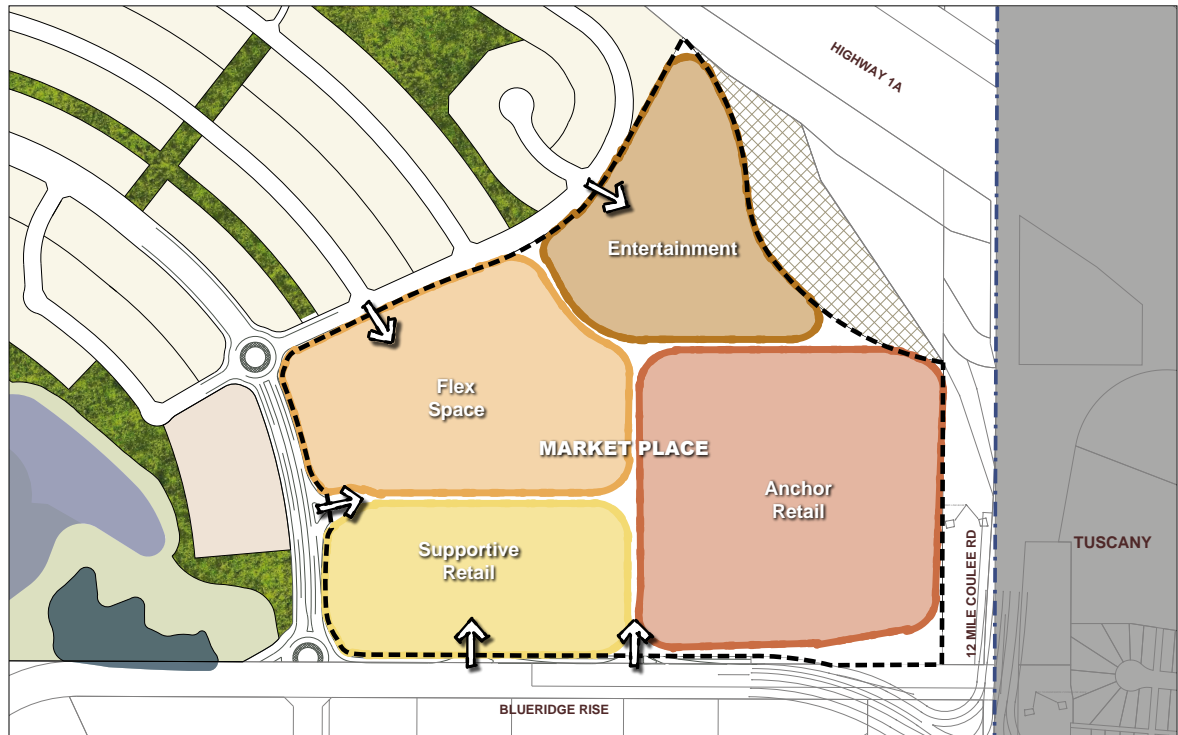
A report prepared by Global Retail Strategies Inc. foresees a mix of residential, retail and office opportunities on the site. The site has the potential to be an exciting destination that appeals to the defined trade area customer seeking convenience goods and ~~more~~ refined merchandise, food and leisure experience. From an office perspective, the report identifies there is a demand for small to medium sized businesses in the professional and personal service fields.

The design of the Market Place will draw inspiration from the surrounding landscape, including the Rocky Mountains, foothills and local ravines. This unique natural sense of place will include a safe, walkable main street, intimate public realm and mews with seating, special lighting, terraces and vegetated boulevards. Special attention will be given to the design of the facades, storefronts, signage and way-finding through a high-quality architectural and urban design theme within the Market Place.

~~Mixed-use buildings will provide opportunities for strategically located residential to add to vibrancy and viability of the Market Place. Opportunities for additional strategically located residential will add to vibrancy and viability of the Market Place.~~ In particular, there is an opportunity to provide age-in-place housing for the Bearspaw community ~~within the Market Place or comprehensively planned~~

Assigned a Figure number, previously unassigned

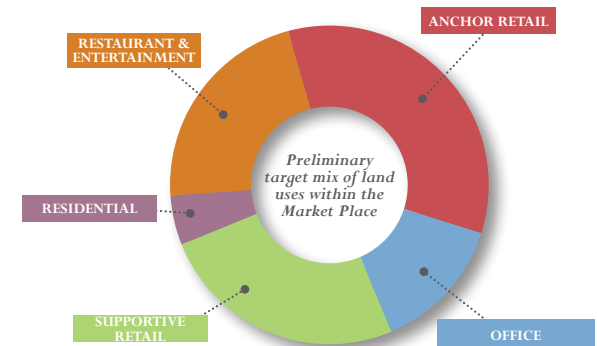
Figure 10 - Market Place Conceptual Site Plan



~~residential area: (currently assumed to contain approximately 300 units).~~

Furthermore, the Market Place will create an enhanced shopping experience that invites patrons and community members to 'linger longer' by creating multiple reasons to visit the area. ~~This will be~~ There will be a mix of anchor and smaller supportive retail, combined with attractive public gathering places, thoughtful circulation and integration of suitable tenant types.

The concept shown in **Figure 10** demonstrates the approximate service mix, and possible pockets of uses while allowing the flexibility to respond to future market conditions.



Policy 6.3.1

The location of the Market Place should generally conform with **Figure 9 - Development Concept**.

Policy 6.3.2

The Market Place should be developed to accommodate ~~residential, office and a variety of retail goods and services, including: food, beverage and entertainment operators to provide neighbourhood-scale amenities to the local area.~~ anchor commercial and a variety of neighbourhood scale retail goods and services, including: food, beverage and entertainment operators to provide amenities to the area residents, in addition to office and professional employment opportunities, and some comprehensive residential, in accordance with the policies of this Plan.

Policy 6.3.3

Opportunities for pedestrian and cycling linkages between residential and commercial blocks shall be identified at the subdivision or development permit approval stage.

Policy 6.3.4

Development of the Market Place shall conform to the Commercial, Office and Industrial Guidelines for Rocky View County.

Policy 6.3.5

Garbage enclosure and loading areas should be appropriately screened from adjacent residential properties.

Policy 6.3.6

Architectural controls to ensure development of high quality and visual compatibility with the surrounding residential development that incorporates screening and landscaping elements shall be registered on title as a condition of subdivision endorsement.

Policy 6.3.7

All maintenance and operational obligations related to the Market Place commercial development shall be assumed by a dedicated property management team.

Policy 6.3.8

Consideration should be given to the lighting details in the development of the Market Place to prevent light spill or waste light, and be dark-sky compliant.

Policy 6.3.9

Principles of Crime Prevention Through Environmental Design (CPTED) shall be incorporated in the design and development of the Market Place.

Figure number removed



Conceptual Renderings of Market Place

Figure number removed



The Market Place will provide:

- A unique shopping experience with a diverse mix of retailers
- Abundantly landscaped streetscapes
- Attractive plazas and parkettes to gather
- High-quality urban design that is reflective of the Bears paw area

6.4 Trails, Parks & Open Space Policy Area

The Trails, Parks and Open Space Network as detailed on **Figure 11 - Trails, Parks and Open Spaces Plan** covers over one quarter of the entire site and builds on the aesthetic of the surrounding landscape through sympathetic landforms, an extensive trail network and the strategic placement of gathering nodes and parks. ~~Almost 20%~~ **Approximately 20%** of the total site is open space – composed of trails/pathways, natural areas and environmental reserve land (**see Table 5 - Open Space Statistics**).

Public feedback informed the design of the open space plan, which includes:

- ✓ ~~Conservation of Respect~~ for the natural landscape and topography;
- ✓ Protection of key vistas;
- ✓ Extensive walking trails and pedestrian connections;
- ✓ Sensitivity to adjacent land uses;
- ✓ Trail connectivity within and outside the site; and
- ✓ Preservation of wildlife corridors and habitat.

The trails and open space system includes an extensive network of pathways, parks, corridors, multi-use trails, and interpretive features that ~~is~~ **are** integrated with the surrounding network of

proposed and existing trails and pathways. The development is designed to provide continuous green spaces that harmonize with nature and support connections throughout the community and to the surrounding areas. Four (4) types of gathering areas and parks will be created. These include: internal corridor parks, ravine corridor green spaces, wetland green spaces and gathering nodes. This open space network will be connected through a wide pedestrian network, which is shaped by three key trail/pathway types: ~~Grand Boulevard Regional Pathway~~, Internal Corridor ~~Pathway~~ / Trail, and Lasso, ~~and~~ Ravine ~~and~~ **Wetland Trails**.

The ~~Grand Boulevard Regional Pathway~~ traverses the length of the development and will be the main pedestrian and ~~vehicular cyclist~~ travel corridor. The Internal Corridor Trails draw connections between the community, the ~~Grand Boulevard Regional Pathway~~, and the natural environment. The Lasso, ~~and~~ Ravine ~~and~~ **Wetland Trails** ~~Loops~~ are well-signed interpretive trails that educate users about natural habitats and the local ecosystem.

County Open Space Standards

The Conceptual Scheme provides an exceptional amount of open space, trails and parks for the enjoyment of residents and to the benefit of natural systems and wildlife. The County's Parks and Open Space Master Plan cites an aspirational standard of 20 acres of open space per 1,000 people.

This Conceptual Scheme ~~greatly exceeds that this~~ standard by providing approximately ~~35~~ **25.67** acres (~~14~~ **10.39** ha) of open space per 1,000 people based on estimated population targets for the development (**Table 5 - Open Space Statistics**).

Table 5 - Open Space Statistics

	Hectares	Acres	% of land area
Total area	111.63	275.83	100%
Environmental Reserve (ER)	9.75 15.08	24.09 37.26	8.7 13.51%
Municipal Reserve / Open Space / Trails	17.90 9.60	44.24 23.71	16.0 8.60%
Total Open Space	27.65 24.68	68.33 60.97	24.8 22.10%
Total Estimated Population		1939 2375	
Open Space Per Capita	35.24 25.67 acres (14.26 10.39 hectares) / 1,000 people*		

*Including the storm pond PUL space within the calculation brings the Open Space Per Capita to 26.86 acres (10.87 hectares) / 1,000 people

*highest standard cited in RVC is 8.09 ha (20 acres) / 1,000 people

Figure was updated

Figure 11 - Trails, Parks & Open Spaces Plan



Subject Land

Municipal Boundary

Municipal Reserve

Environmental Reserve

Stormpond

Stormpond Forebay (PUL)

Dry Pond (PUL)

Wetland

Pathway / Trail Type

Regional Pathway

Internal Corridor Pathway / Trail

Ravine / Wetland Trail

Lasso Trail

Park / Open Space Type

1 Internal Corridor Park

2 Ravine Corridor Green Space

3 Wetland Green Space

4 Gathering Node

ASCENSION | HIGHFIELD LAND DEVELOPMENT MANAGEMENT

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All demonstration figures updated on this page

Policy 6.4.1

The location of trails, pathways and open spaces should generally conform with **Figure 11 - Trails, Parks and Open Spaces Plan**

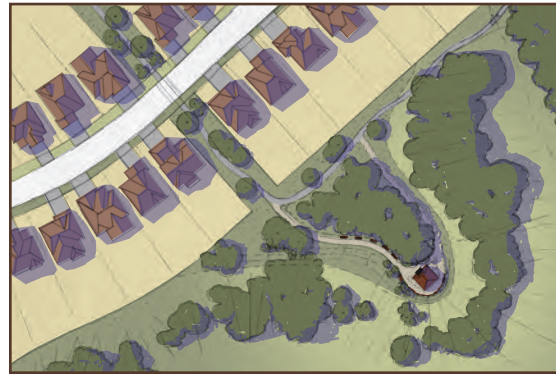
Policy 6.4.2

Internal Corridor Parks shall include **pathways /** trails, way-finding, seating and act as a community gathering node. The design for interior corridor parks will meet County standards for a Greenway, Pocket Park, or Natural Area.

1 Internal Corridor Park



2 Ravine Corridor Green Space



Policy 6.4.3

Ravine Corridor Green Spaces shall include trails and amenity nodes along high ridge lines, way-finding, interpretive signage and native vegetation. The design for this area will meet County standards for a Natural Area.

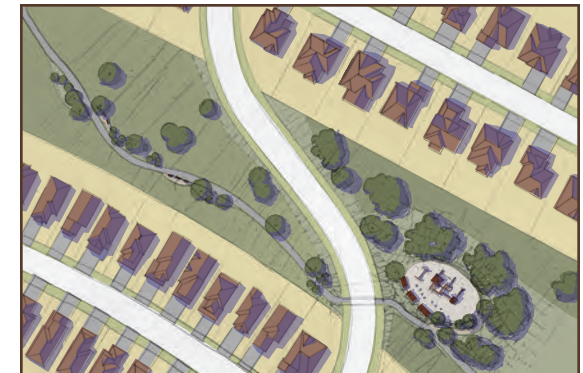
3 Wetland Green Space



Policy 6.4.4

Wetland Green Spaces shall include resting and viewing nodes, transitional landscapes blended with native vegetation and will help maintain the health and viability of the existing ecosystems. The design for this area will meet County standards for a Special Use Area, ~~Wetland Boardwalk~~ and/or a Natural Area.

4 Gathering Node



Policy 6.4.5

Gathering Nodes shall include: **recreational**, resting and viewing nodes, transitional landscapes blended with native vegetation and will help maintain the healthy and viability of the existing ecosystems. The design for this area will meet County standards for a Special Use Area, **Neighbourhood Park** and/or Natural Area.

All demonstration figures updated on this page

4 Regional Pathway



Policy 6.4.6

Parks, open space, pathways and trails will be owned by the County as Municipal Reserve or Environmental Reserve. However, the Homeowners Association shall be responsible for all maintenance, servicing, and liabilities established through formal Agreement with the County, in accordance with Rocky View County Policy 319: Inspection and Maintenance of Pathways and Trails located within County Lands and Policy 320: Inspection and Maintenance of County Lands.

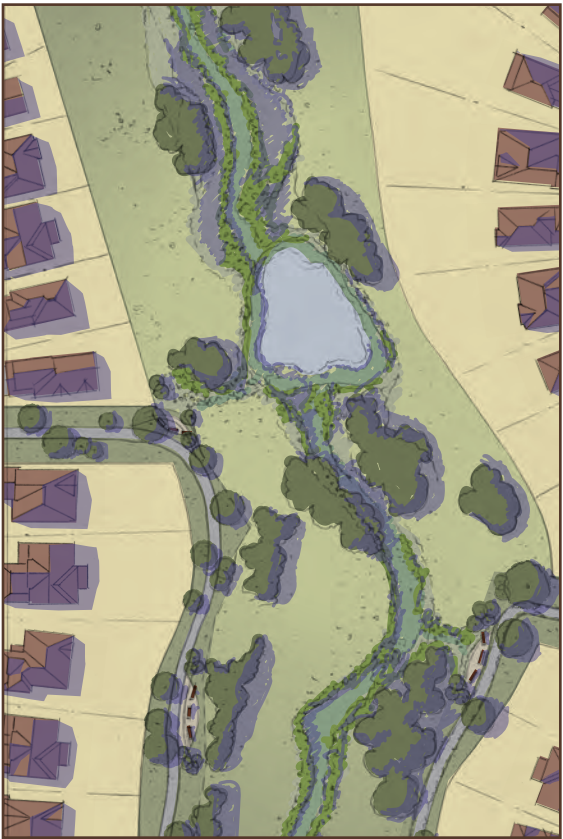
Policy 6.4.7

The ~~Grand Boulevard~~ Regional Pathway will be the main pedestrian and cyclist travel corridor and will include appropriate landscaping and signage to ensure high-quality aesthetics, mobility, and safety. The Pathway design will meet County standards for a Regional Pathway.

Policy 6.4.8

Internal Corridor Pathways / Trails will connect the community with the natural environment. Interior corridor trails will include naturalized clusters, trees and a mix of grassed areas to create flexible, low-maintenance spaces. The trail design will meet County standards for a Local Pathway / Trail.

2 Ravine & Wetland Trail



4 Internal Corridor Pathway / Trail



Policy 6.4.9

The ~~Lasso and~~ Ravine and Wetland Trails Loops will be well-signed with feature interpretive elements that educate users on natural habitats. The trails will include edge treatment for the ravine corridor trail and the wetland area that will reflect the natural landscape. The trail design will meet County standards for a Local Pathway / Trail, Natural Trail or Wetland Boardwalk.

Policy 6.4.10

Trails, pathways, sidewalks and open spaces shall be addressed during stages of development and ensure alignment with the County's Parks and Pathways: Planning, Development and Operational Guidelines and the County's Parks and Open Space Master Plan.

Policy 6.4.11

The proposed open space and trails systems shall be coordinated with wetland and stormwater conveyance and facilities. **Pathways and/or trails located adjacent to engineered stormwater facilities are to be located above the recognized high water line.**

Policy 6.4.12

Principles of Crime Prevention Through Environmental Design (CPTED) shall be incorporated in the design and development of trails and open space.

Policy 6.4.13

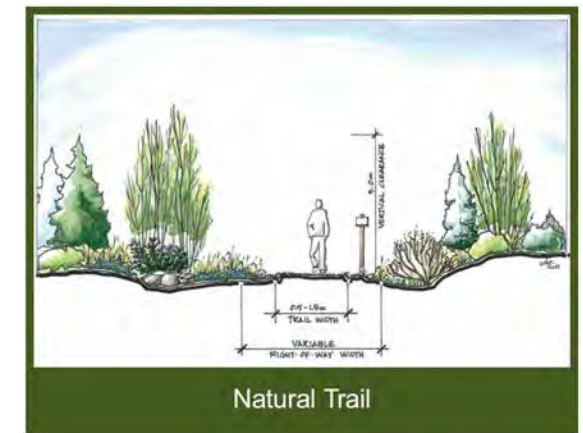
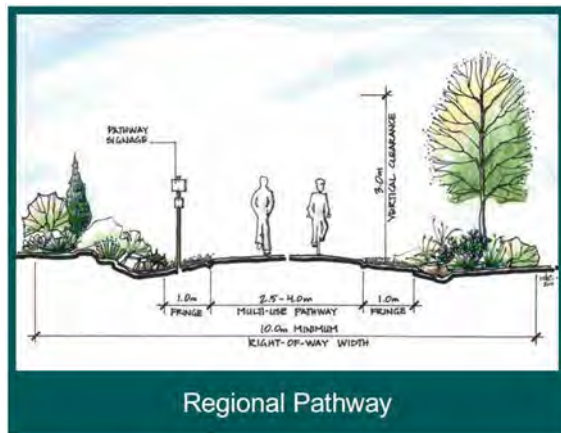
A range of greenways, pathways, and trails will be provided to accommodate walking, cycling and other active transportation modes and recreation and designed to meet Rocky View County standards. Final trail and pathway types, location, and design standards will be established at the subdivision approval stage.

Policy 6.4.14

Pathways throughout the plan area shall be designed and constructed according to the ~~'Local Pathways and Trails'~~ standards **Regional Pathway, Local Pathway and Trail, or Natural Trail standards**, as defined in the County's Parks and Pathways: Planning, Development, and Operational Guidelines.

Policy 6.4.15

Pathways and sidewalks **throughout the plan area** and within the Market Place shall be designed and constructed to provide accessibility for a variety of users, including wheelchairs, strollers and mobility-limited individuals.



Parks and Pathways Planning Development and Operational Guidelines, Rocky View County

The above figures were added from the RVC Parks and Pathways Planning Development and Operational Guidelines

6.5 Schools Assessment

The Conceptual Scheme area is situated within the jurisdiction of the Rocky View Schools Division (RVSD) and Calgary Catholic School District (CCSD). The RVSD has already indicated that a school site is not warranted. The CCSD requires additional time to evaluate the requirements for school sites on a larger context given the approval of the Glenbow Ranch Area Structure Plan. Further consultation with CCSD will be required.

Students within the RVSD will attend the Bearspaw School (K-8) and Cochrane High School (9-12). Students attending school within the CCSD will attend Holy Spirit (K-6), and St. Timothy (7-12) in Cochrane.

Policy 6.5.1

Further consultation with the Rocky View Schools or Calgary Catholic School District shall take place at the land use stage to determine school requirements.

6.6 Reserve Analysis

A reserve analysis has been prepared to determine the amount, type and use of reserves owing within the Conceptual Scheme area. Typically, the amount of land to be dedicated for municipal reserve (MR) shall be 10% of the Gross Developable Area of the titled parcel(s) in accordance with Section 666 of the Municipal Government Act. It is estimated that approximately +/-~~10.03~~ 9.50 hectares (+/- ~~24.78~~ 23.46 acres) is required to meet the 10% dedication.

Ascension Conceptual Scheme proposes to dedicate +/- ~~17.90~~ 9.60 hectares (+/- ~~44.24~~ 23.71 acres) of MR land, equaling ~~17.85~~ 10.11% of the developable land area. The ~~over-dedication reflects a fulfillment to the Bearspaw community to provide extensive open space consisting of trails and naturalized areas while supporting the intent of the County plan.~~

meets provincial and County requirements and has been programmed to meet the needs of the Bearspaw community. The extensive open space network consisting of trails and naturalized areas support the intent of the County plan. In addition, portions of this extensive open space network include +/- 15.08 hectares (+/- 37.26 acres) of Environmental Reserve.

Future maintenance and liabilities associated with the ~~over-dedication~~ Municipal Reserve dedication will not be an operational burden to the County as the Home Owners Association will adopt all obligations of maintaining the MR in perpetuity.

Policy 6.6.1

Municipal and Environmental Reserve shall be provided as per the Reserve Analysis in **Table 6**, and **be** confirmed at the time of subdivision.

Table 6 - Reserve Analysis

	Hectares	Acres	% of total area	% of developable area
Total area	111.63	275.83		
Environmental reserve (ER)	9.75 15.08	24.09 37.26	8.73 13.51%	N/A
Road Widening	1.60	3.95	1.43%	N/A
Gross Developable Area	100.28 94.95	247.8 234.62	89.83 85.06%	100%
Municipal Reserve Owing	10.028 9.50	24.78 23.46	8.98 8.51%	10.00%
Municipal Reserve Dedicated	17.90 9.60	44.24 23.71	16.04 8.60%	17.85 10.11%

6.7 Boundary Interface Considerations

Consideration was given to the varying types of land uses adjacent to the Conceptual Scheme area on all sides. Six different interfaces were identified to ensure appropriate landscaping and boundary treatment in alignment with the specific needs of each interface (see Figure 12 - Boundary Interfaces)

Updated numbering

- 1 Tuscany Interface
- 2 Highway 1A Interface
- 3 West Interface
- 4 Bearspaw Pointe Interface
- 5 Blueridge Mountain Estates Interface (East)
- 6 Blueridge Mountain Estates Interface (West)

Various transitional tools (as outlined in section 6.1.6 of the Calgary Rocky View County IDP) will be utilized to mitigate impacts on existing development. Transitional landscaping plays a vital role in the design of the Conceptual Scheme. Views of the neighbouring developments will be screened by road, right-of-way and grade separation, and replicating and capitalizing on existing local features such as varied topography and vegetated clusters. Of primary consideration is the careful selection of native plant species and how they are organized.

1 Tuscany Interface

The Tuscany interface is located on the east side of the site and is located adjacent to the community of Tuscany in the City of Calgary, which is built out at an urban density. Between the Market Place and the Calgary community of Tuscany are a 30 metre wide 12 Mile Coulee Road right-of-way and a 45.15 metre wide city parcel all within the city boundary. Within Rocky View there is an additional 36.41 metre wide transmission line right-of-way providing further development separation and interface between city and county uses. There is also a significant grade difference between the existing community and proposed Market Place providing additional separation.

A common interest between the Conceptual Scheme area and Tuscany is the level of traffic travelling along 12 Mile Coulee Road. This interface contains the main access into the site along Blueridge Rise. This interface will serve as a transition from urban densities in Calgary to the rural acreage area in Bearspaw.

Policy 6.7.1

The Market Place will be screened appropriately through transitional landscaping and a separation provided by the utility-right-of-ways and 12 Mile Coulee Road.

Policy 6.7.2

Views from the Marketplace of adjacent properties in Tuscany to the east will be respected and screened appropriately through the use of topography and a transitional landscaping inspired by local native plant species.

Policy 6.7.3

Portions of the community in the Tuscany interface that border existing developments will feature berms where appropriate and clustered tree stands to provide a suitable transition.

2 Highway 1A Interface

This interface is located on the northeast boundary of the site, between the subject lands and Highway 1A. Highway 1A is under the jurisdiction of Alberta Transportation and upgrades to the intersection at 12 Mile Coulee Road will be required sometime in the future.

A portion of the subject lands will be required by Alberta Transportation for the future intersection upgrade and the design of this conceptual scheme has accommodated for this need.

Policy 6.7.4

Design consideration should be applied to minimize the impact of road noise on the residential community. Existing and future landforms and tree clusters will act as natural visual and sound barriers.

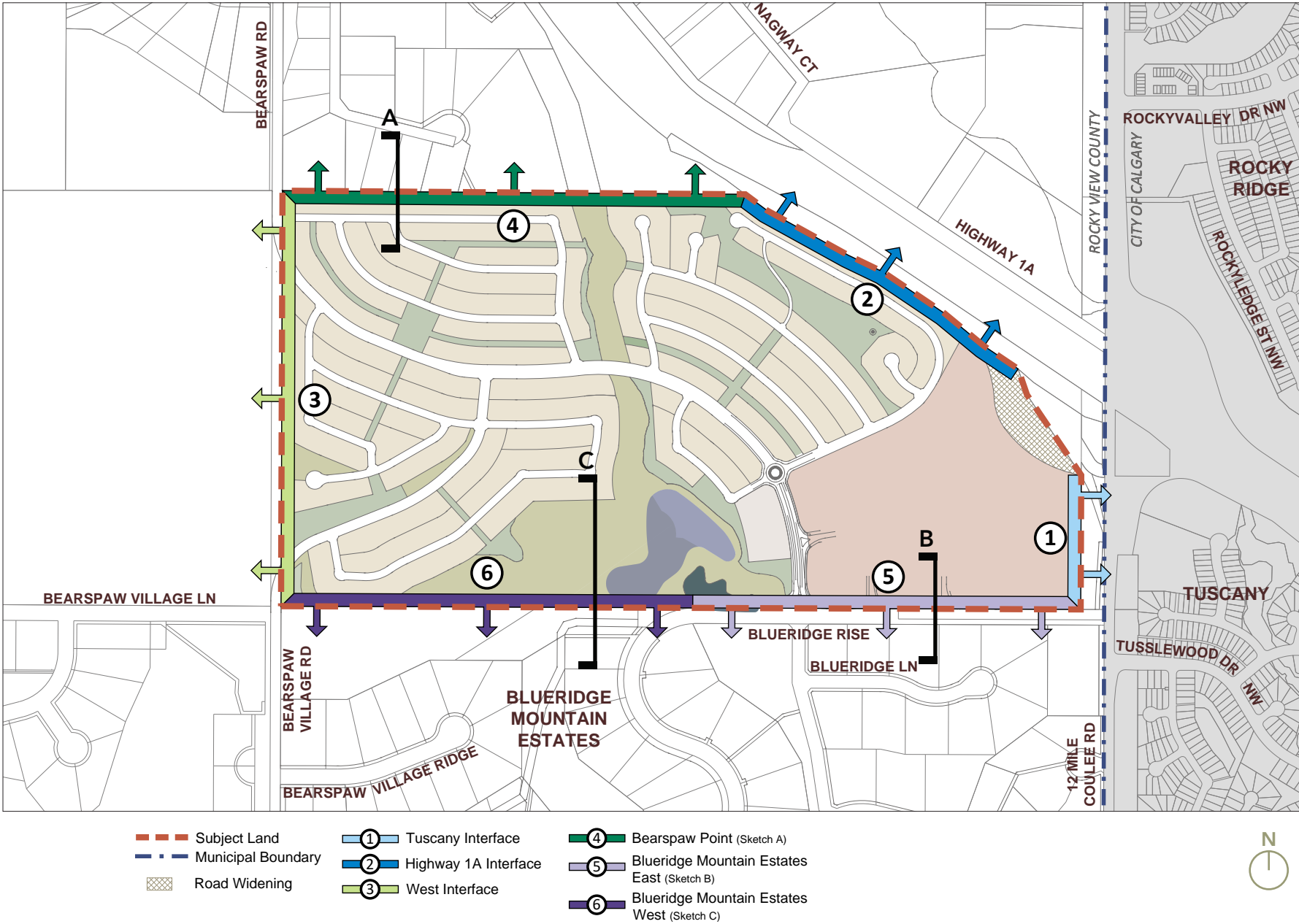
Policy 6.7.5

Sound attenuation along this interface, if deemed required, will be addressed at the subdivision stage.



Figure was updated

Figure 12 - Boundary Interfaces



3 West Interface

The west interface is adjacent to lands that are currently under agricultural use and contain a small cattle feedlot, which is not identified as a Confined Feeding Operation on the Natural Resources Conservation Board online search engine. These lands are identified for future residential use as 'Build Area J' within the proposed Glenbow Ranch Area Structure Plan (ASP). **Area J is proposed to contain approximately 372 units on 1.0 acre lots.**

To address compatibility with this interim agricultural use, this area of the Conceptual Scheme has been identified as a later phase to coincide with the build out of the Glenbow Ranch ASP. Moreover, the residential land use in the Conceptual Scheme is separated by an undeveloped road right-of-way and rolling topography which jointly provides a 20m buffer strip between the properties.

Policy 6.7.6

Where applicable, natural elements like rolling hills, meandering trails and forested stands will maximize natural views and minimize sight lines to residential properties.

Policy 6.7.7

Pedestrian networks will be designed to encourage and respect shared use.

Policy 6.7.8

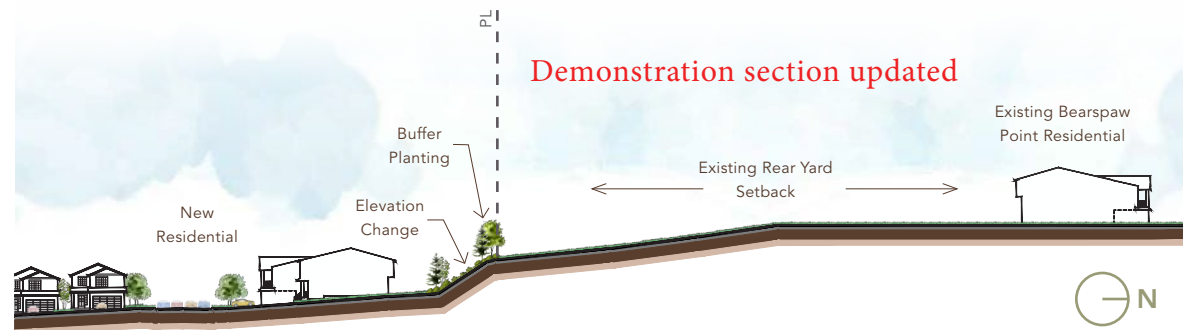
Portions of the community in the West Interface that border existing developments will feature berms where appropriate and clustered tree stands to provide a suitable transition.

4 Bears paw Pointe Interface

The north interface is located between the Conceptual Scheme area and several acreage communities known as Bears paw Pointe, which include the Bears paw School (K-8) and the Bears paw Lifestyle Centre. Approximately five to six acreage lots directly about the north boundary of the Conceptual Scheme and compatibility is a key consideration. Views of the neighbouring developments will be screened by replicating local features such as the varying topography and the dense vegetated clusters.

As such, a residential buffer is proposed as shown in **Interface Sketch A: Bears paw Pointe Interface** containing a buffer with planting. The large elevation drop on the adjacent acreages to the north from the back of the houses to the rear property line creates a suitable distance between existing and proposed houses. ~~To ensure privacy is maintained, a boundary road between existing and proposed parcels is anticipated to be provided.~~

Interface Sketch A: Bears paw Pointe Interface



Policy 6.7.9

Views of adjacent properties to the north will be respected and screened appropriately through the use of topography and a transitional landscape inspired by existing plant species as shown in **Interface Sketch A: Bears paw Pointe Interface.**

Policy 6.7.10

Portions of the community along the Bears paw Pointe Interface that border existing developments will feature berms where appropriate and clustered tree stands to provide a suitable transition.

5 **Blueridge Mountain Estates
Interface (East)**

Two south interfaces have been identified between the Conceptual Scheme area and Blueridge Mountain Estates – a west interface and an east interface (see **Figure 12 – Boundary Interfaces**).

The Blueridge Mountain Estates east interface is adjacent to the Conceptual Scheme area, but and is separated by a roadway (Blueridge Rise). The north-south collector road for this development and an entrance into the Market Place connect from this road. To mitigate potential traffic or land use incompatibility concerns from residents of Blueridge Mountain Estates, a landscape buffer is proposed as shown in **Interface Sketch B: Blueridge Mountain Estates Interface (East)**. A boundary road The road right-of-way along with a landscaped and tiered slope provides screening and a buffer space between the existing residences to the south and the Market Place.

Policy 6.7.11

Views from the Marketplace of adjacent properties in Blueridge Mountain Estates to the south will be respected and screened appropriately through the use of topography and a transitional landscaping inspired by local native plant species, and as generally shown on **Interface Sketch B: Blueridge Mountain Estates Interface (East)**.

Policy 6.7.12

Portions of the community in the Blueridge Mountain Estates interface that border existing developments will feature berms where appropriate and clustered tree stands to provide a suitable transition.

Policy 6.7.13

Sound attenuation along this interface, if deemed required, will be addressed at the subdivision stage.

Interface Sketch B: Blueridge Mountain Estates Interface (East)



6 Blueridge Mountain Estates Interface (West)

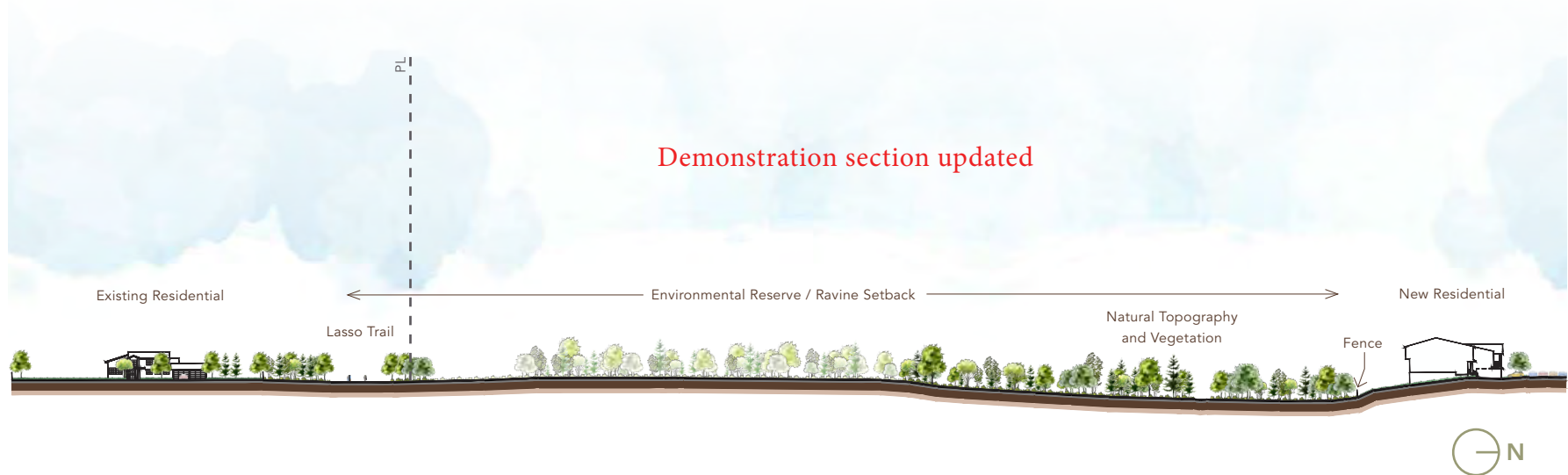
The Blueridge Mountain Estates Interface – West includes the wetland and adjacent natural areas that provide a wide setback to existing residences. The wetland interface treatment is shown on **Interface Sketch C: Blueridge Mountain Estates Interface (West)**. Views of the neighbouring developments will be screened by replicating local features such as varied topography and dense vegetated clusters.

Policy 6.7.14

Portions of the community in the Blueridge Mountain Estates Interface (West) will incorporate the wetland and adjacent natural areas as a setback from existing development.



Interface Sketch C: Blueridge Mountain Estates Interface (West)



6.8

Architectural and
Landscaping
Design Guidelines

Architectural guidelines will be developed to ensure a cohesive and unified design for residential and commercial developments. Architectural guidelines are intended to create a development that is inspired by the unique surrounding landscape and rural heritage of the area. Guidelines will reflect a ‘designed and built for Bearspaw’ theme. The guidelines will ensure that each residence contributes to the overall development vision. Detailed landscaping and water conservation guidelines will be developed to ensure water conservation through best management practices and low maintenance landscaping.

The west interface is expected to contain a similar ~~type~~ **style** of residential development as per the proposed Glenbow Ranch Area Structure Plan.



The following design principles will be considered in the drafting of the Architectural and Landscaping Guidelines:

- ✓ Exterior material finishes and colours should match the palette of natural landscaping;
- ✓ Use high quality material exterior finishes, such as stone, wood siding or composite, and timber (no vinyl siding permitted);
- ✓ Roofing materials should reflect a rustic colour palette;
- ✓ Exterior illumination will be minimized and implemented in accordance with dark sky principles;
- ✓ Areas of extensive ‘manicured’ exterior landscaping should be minimized in favour of natural drought-resistant plantings that require minimal irrigation & maintenance requirements;
- ✓ Crime Prevention Through Environmental Design (CPTED) principles should be included in guidelines for the public use, commercial and multi-unit residential areas.

Policy 6.8.1

As part of the application for the first subdivision, the Developer shall submit for consideration and approval by Rocky View County, a set of Architectural and Landscaping Guidelines to regulate specific residential and commercial building criteria. These guidelines shall address: exterior building finishing and colours, landscaping, water conservation, building size, exterior illumination, and any additional considerations deemed necessary to uphold the commitment to provide high quality, valued built form. All architectural and landscaping guidelines shall be registered by caveat on each lot.

Policy 6.8.2

Lots adjacent to an existing agricultural use should implement proper edge treatment design, **with guidance from the County's Agricultural Boundary Design Guidelines**, such as incorporation of appropriate landscaping and fencing. ~~with guidance from the County's Agricultural Boundary Design Guidelines.~~

Policy 6.8.3

Architectural and Landscaping guidelines will address boundary interface considerations as identified in Section 6.7 Boundary Interface Considerations of this Conceptual Scheme.

6.9 Environmental & Historical

Policy 6.9.1

The wetland identified on **Figure 9 - Development Concept** shall be preserved and incorporated into the design methodology of the proposed development and open space concept.

Policy 6.9.2

Conservation and effective management of riparian areas and wetlands shall be in accordance with Provincial and County policy guidelines.

Policy 6.9.3

Riparian protection areas should be guided by the Province of Alberta's "Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Region."

Policy 6.9.4

All Water Act approvals shall be obtained from AEP for the disturbance of any wetland areas prior to entering into a Development Agreement with the County.

Policy 6.9.5

Impacts on any of the identified wetlands shall be minimized or compensated for in accordance with Alberta Environment and Parks approvals.

Policy 6.9.6

Wetland compensation/mitigation proposal shall be based on the Alberta Wetland Mitigation Directive to the satisfaction of Alberta Environment and Parks.

Policy 6.9.7

Value of the wetlands shall be established based on the Alberta Wetland Rapid Evaluation Tool – Actual (ABWRET-A) Manual to the satisfaction of Alberta Environment and Parks.

Policy 6.9.8

As a condition of subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, identifying ESC measures to be taken to protect on-site wetlands and municipal infrastructure (where applicable).

7

Transportation

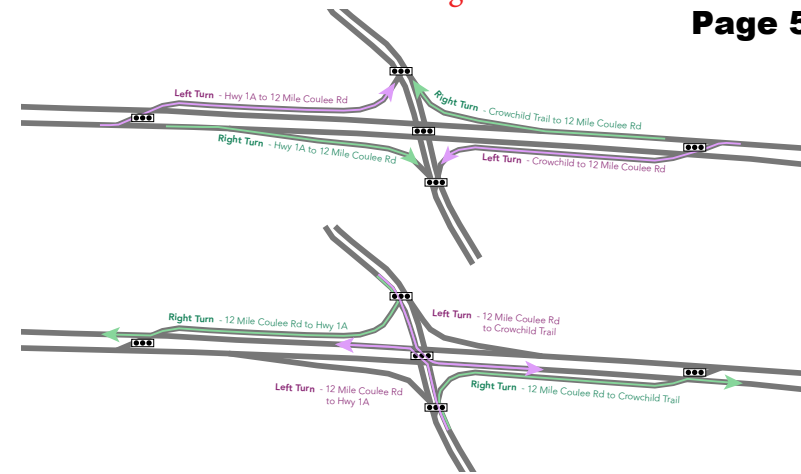
7.1 Regional Transportation Network

Primary access points to the site are from 12 Mile Coulee Road via Bluebridge Rise in the southeast and Bearspaw Road in the northwest (see **Figure 13 - Regional Transportation Plan** and **Figure 14 - Internal Transportation Plan**). Intersection improvements at these access points will be developer funded as required.

A second access to the southwest to Bearspaw Village Road will provide residents of south Bearspaw with an alternative route through the development area to the Bearspaw School and Highway 1A. This route will also provide a secondary emergency access route for residents of south Bearspaw.

A Transportation Impact Assessment (TIA) was prepared by Bunt and Associates in July 2017, and updated in August 2020. The primary objective of the study was to review and assess interim (2028) and long term (2039) road network impacts resulting from the development of the site and to identify mitigation measures necessary for it to be accommodated. The TIA included analysis of the vehicular roads and intersections surrounding the site as well as the pedestrian, cyclist and transit networks. The findings of the TIA include the following design solutions:

The primary findings in the TIA included the following:



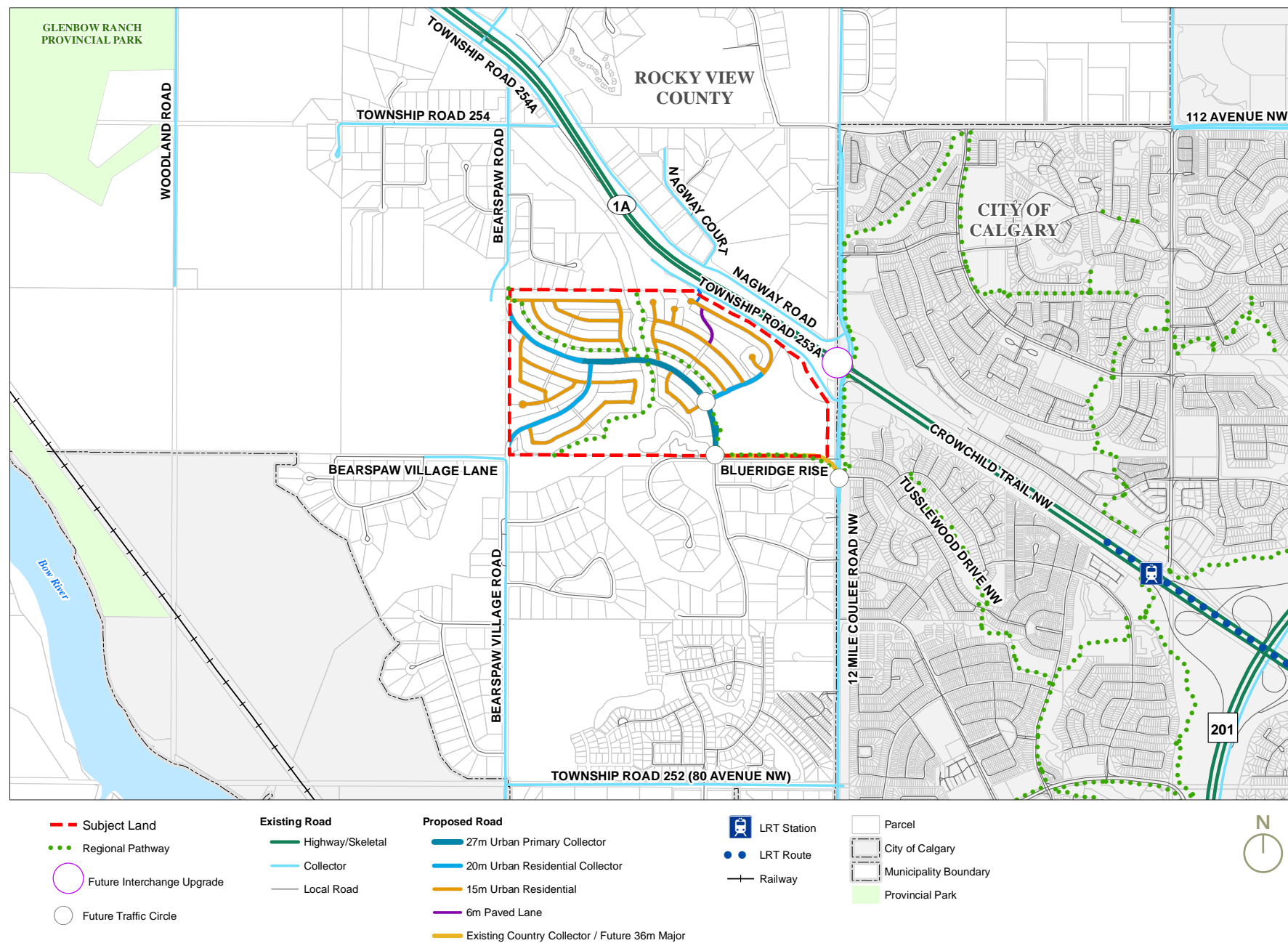
Continuous Flow Intersection (CFI) Turning Movements Diagram

Interim Continuous Flow Intersection (CFI): The ultimately planned interchange at Crowchild Trail and 12 Mile Coulee Road can and should be preceded by the development of a modified at-grade intersection as a Continuous Flow Intersection (CFI). This interim solution will provides additional capacity to the at-grade condition and delays the need for a full grade separated interchange. It is noted that this CFI improvement is warranted to accommodate the development of the Glenbow Ranch ASP with or without consideration of site generated traffic.

12 Mile Coulee Road Roundabout: The operation of Tusslewood Drive and Bluebridge Rise on 12 Mile Coulee Road is challenging given the offset nature of these two intersections. Growth in background traffic results in the need for signalization, but the addition of site traffic on the west leg (Bluebridge Rise) in particular, results in the need for a further upgrade, to a modified roundabout which is proposed to be addressed by a new roundabout. The modified proposed roundabout will accommodate the combined background and site traffic volumes through to 2035 2039. Based on the existing surrounding development and the Conceptual Scheme density proposed, an innovative 'peanut-shaped' roundabout intersection design is proposed to address the off-setting "T" intersections on 12 Mile Coulee Road at Bluebridge Rise and Tusslewood Drive NW. This innovative solution allows for safe and efficient transportation access to and from the subject lands as well as onto Highway 1A / Crowchild Trail, and adequate distance has been provided to accommodate the future interchange improvements (based on a preliminary design). The land required for this design roundabout is owned by the proponents of this Conceptual Scheme and enables a solution to a problematic intersection alignment. The 'peanut-shaped' design has regional benefits beyond the subject lands. It provides a solution to an off-setting intersection problem and improves safety for drivers. The roundabout will be developer funded.

Figure was updated

Figure 13 - Regional Transportation Plan



7.2 Internal Road Network

Policy 7.1.1

The Regional Transportation Network will be upgraded in accordance with the approved TIA when triggered by the development within the Plan Area, to the satisfaction of the City of Calgary, Rocky View County and Alberta Transportation.

Policy 7.1.2

The costs to upgrade all required off-site transportation network deemed necessary by the Rocky View County, City of Calgary and Alberta Transportation to support the proposed development, shall be the responsibility of the developer.

Policy 7.1.3

Cost recovery for Regional Transportation Network upgrades as required by the approved TIA will be negotiated and any benefiting users and/or landowners will be required to share in construction cost.

The internal road network for this Conceptual Scheme shall consist of a Grand Boulevard (27m Urban Primary Collector), ~~two-three~~ collector roads (20m Urban Residential Collector) and local residential roads (single & double-loaded) (15m Urban Residential) (see Figure 14 - Internal Transportation Network). The roads within the Market Place will be specified at the subdivision and development permit stage.

The road network has been designed to follow the rolling topography of the site. The Grand Boulevard is the key spine within the development and has been designed to include a landscaped boulevard and median of ~~varying widths~~ to provide a parkway driving experience. The Grande Boulevard will have two feeder collector roads, one to the north of the market place and one west of the ravine, and transition to a collector towards the Northwest of the plan area and its connection to Bearspaw Road. The remaining roads will consist of either a single- or double-loaded residential designs are primarily double-loaded residential. - Single-loaded roads are proposed to minimize the need for retaining walls in order to better conform to the existing natural topography. All road standards will be modified from County standards in order to provide landscaping aesthetics and to adapt to the natural topography of the site.

~~Alternative approved road standards will be jointly developed between the County and developer to ensure the highest quality transportation design that functions within the rolling topography of the site. Traffic control systems will consist of roundabouts and stop sign controlled intersections.~~

All roads have been designed to Rocky View County Standards, as per the 2013 County Servicing Standards.

Policy 7.2.1

Supplementary updates to the Transportation Impact Assessment may be required as part of the subdivision application for each phase as deemed necessary.

Policy 7.2.2

The internal transportation network shall generally follow Figure 14 – Internal Transportation Network and be designed to support an interconnected road and pedestrian system that allows for a range of travel options.

Policy 7.2.3

Roads, pathways, and trails shall connect to adjacent neighbourhoods and open space and accommodate a range of users where suitable opportunities exist and in consultation with adjacent residents and landowners.

Policy 7.2.4

All applicable transportation off-site levies shall be collected upon endorsement of each phase of subdivision.

Policy 7.2.5

All internal roadways shall be designed and constructed by the Developer to the satisfaction of Rocky View County.

Policy 7.2.6

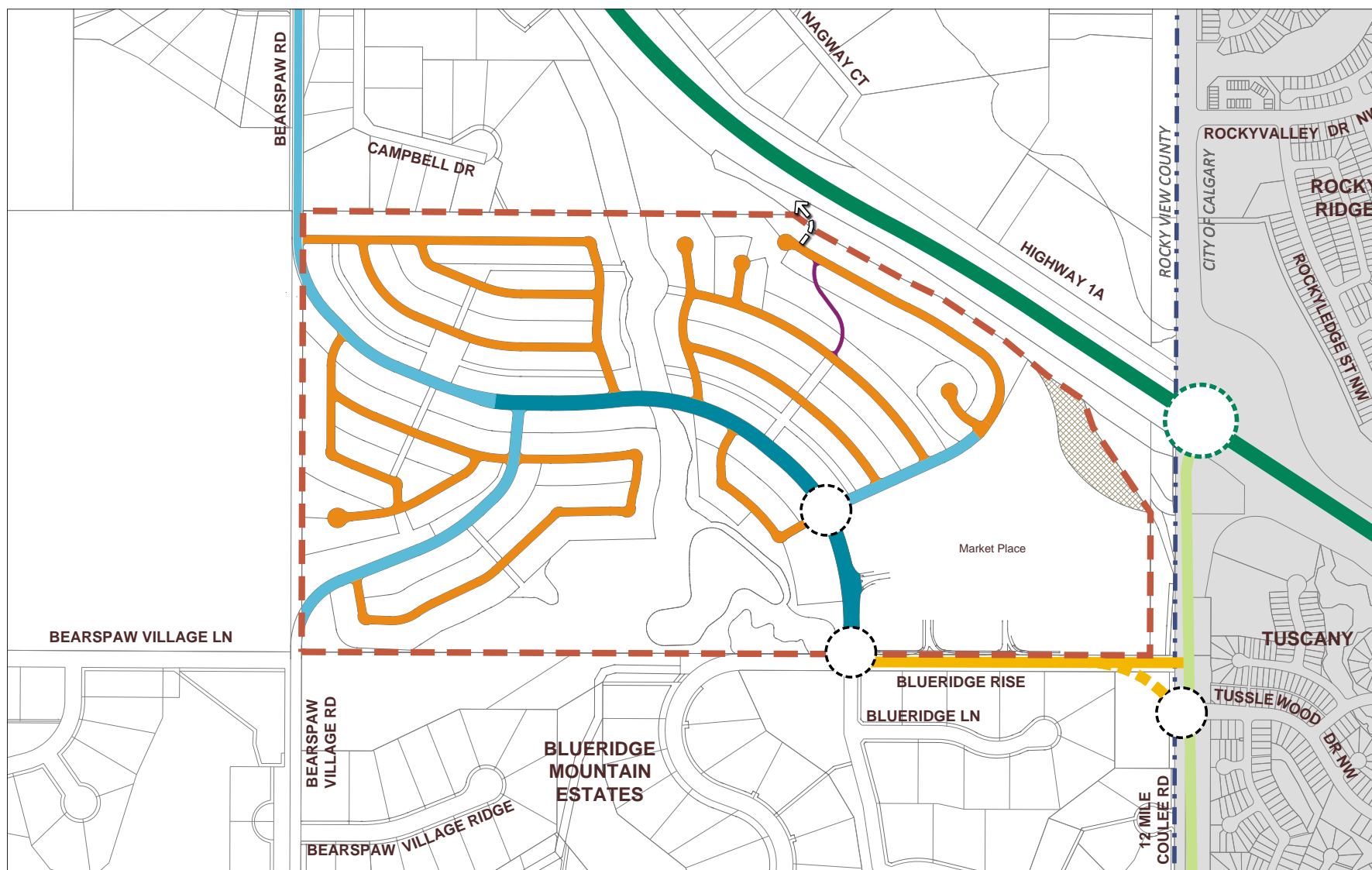
Roadside signage and street lighting shall meet or exceed minimum Rocky View County Servicing Standards and shall be compatible with the character of the community.

Policy 7.2.7

Roads within the CS should be designed to satisfy future transit service through the use of a well connected street collector network with no dead end roads. Transit should have the ability to connect through the site into other portion of Rocky View County either by through extended City service or Rocky View County localized transit.

Figure was updated

Figure 14 - Internal Transportation Plan



--- Subject Land
--- Municipal Boundary

○ Traffic Circle
○ Interim CFI / Future Interchange

➡ Potential Future Access to Farmstead to North

Highway / Skeletal
12 Mile Coulee Road
Existing Country Collector / Future 36m Major (4-Lane Divided)

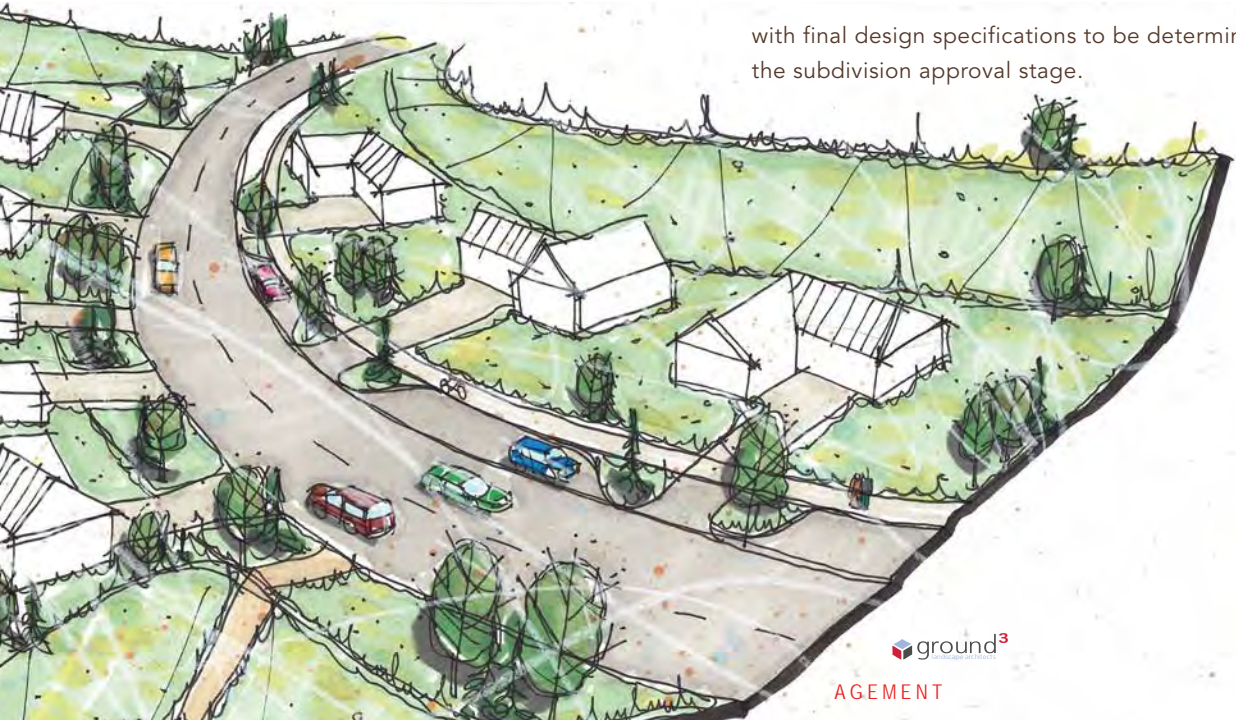
27m Urban Primary Collector
20m Urban Collector
15m Urban Residential
6m Paved Lane
Future Road Alignment



7.3 Internal Road Design

The development contains ~~four~~**three** different road designs as illustrated on **Figure 14 – Internal Transportation Plan**.

These ~~four~~**three** road designs reflect the desire to have a ‘made in Bears paw solution’, including ~~modified Rocky View County~~ road designs that respect the surrounding rural and country residential context and reflect challenges imposed by natural topographic features.



Policy 7.3.1

In accordance with **Figure 14 - Internal Transportation Plan**, the following road right-of-way widths ~~and Rocky View County classifications~~ should be observed:

- 1. Grand Boulevard (~~arterial~~): ~~27m to 44m~~; **27m Urban Primary Collector**
- 2. Collector ~~Road~~ : **20m Urban Residential Collector**
- 3. ~~Single-Loaded Residential Road: 10m to 12m;~~
~~and Double-Loaded Residential Road: 12m to 13m~~ **Residential Road: 15m Urban Residential**

with final design specifications to be determined at the subdivision approval stage.

Policy 7.3.2

The design for the Grand Boulevard should be guided by **Figure 15 - ~~Grand Boulevard Road-Design 27m Urban Residential Collector~~**, in alignment with Rocky View County classifications.

Policy 7.3.3

The cross-section design for Collectors should be guided by **Figure 16 - ~~Collector Road-Design 20m Urban Residential Collector~~**, in alignment with Rocky View County classifications.

Policy 7.3.4

The cross-section design for residential road right-of-ways should be guided by **Figure 17 - **15m Urban Residential****, in alignment with Rocky View County classifications.

The cross-section design for single-loaded residential road right-of-ways should be guided by **Figure 17 - ~~Single-Loaded Residential Road-Design~~**

Policy 7.3.5

The cross-section design for double-loaded residential road right-of-ways should be guided by **Figure 18 - ~~Double-Loaded Residential Road-Design~~**

Figure was updated, Formerly "Grand Boulevard Road Design"

Figure 15 - 27m Urban Primary Collector

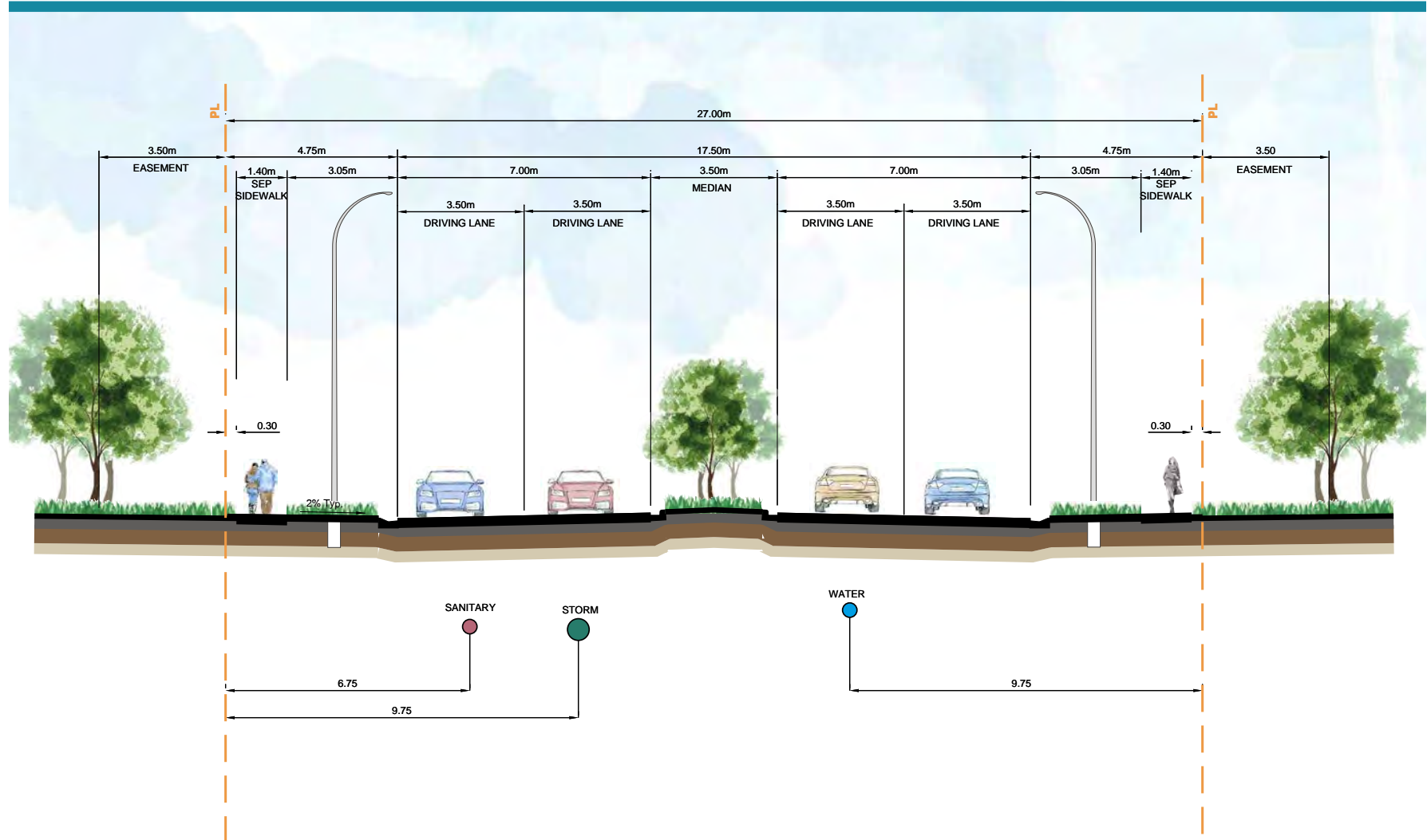


Figure was updated, Formerly "Collector Road Design"

Figure 16 - 20m Urban Residential Collector

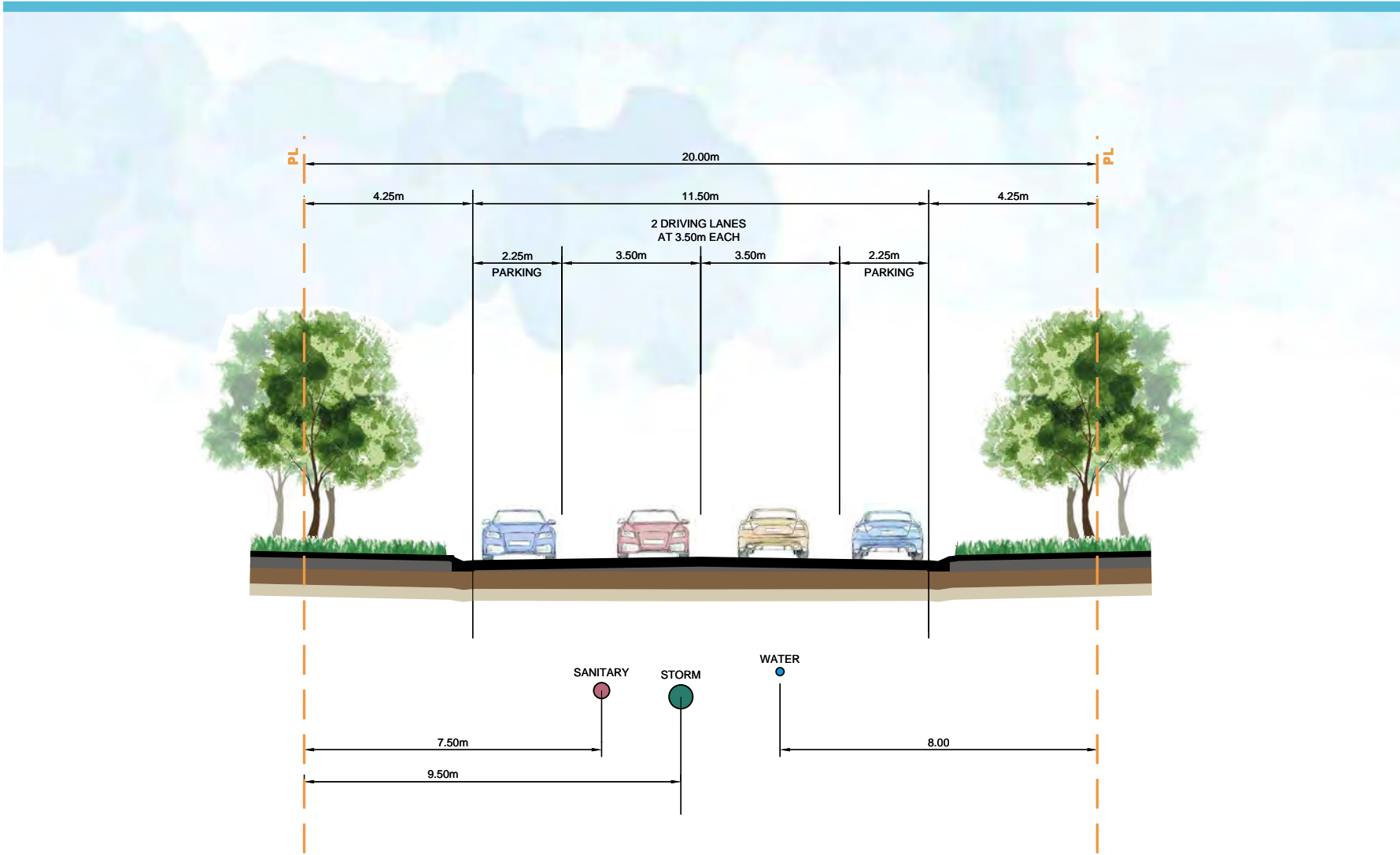
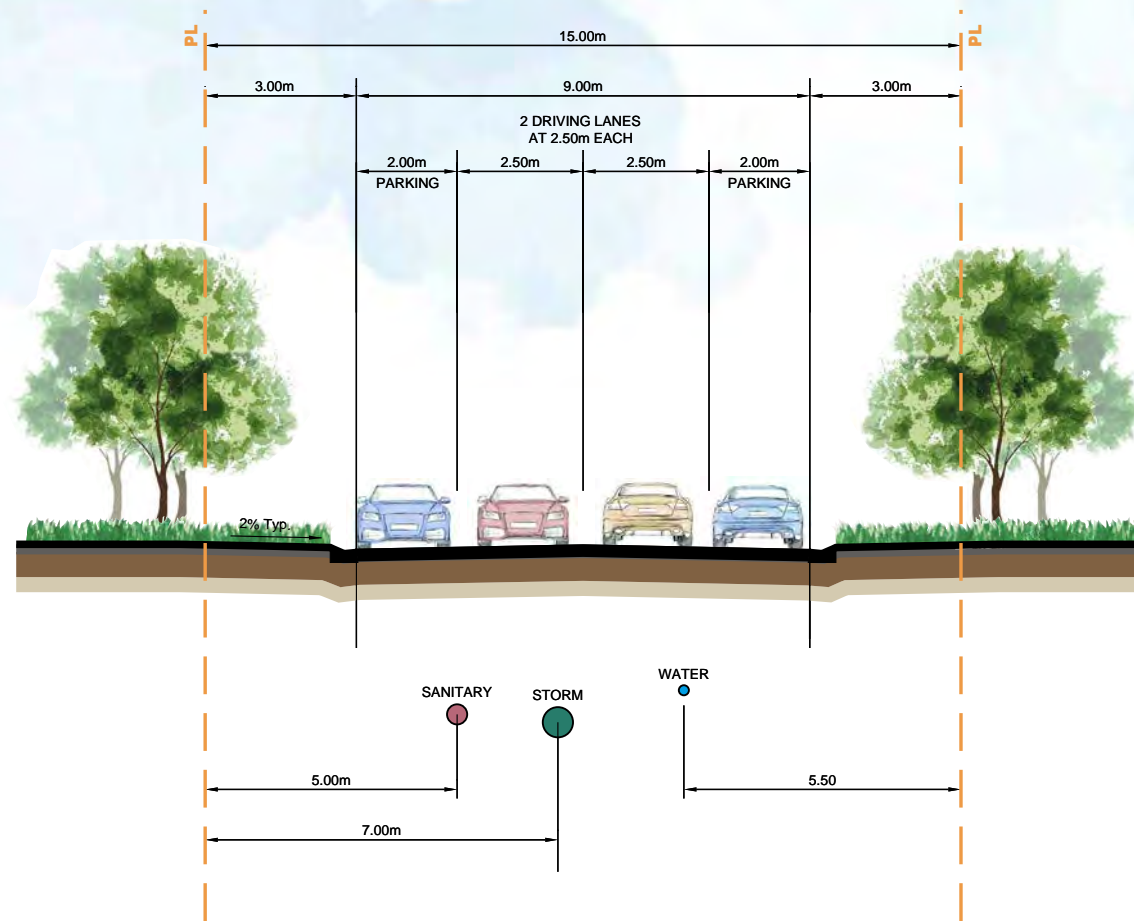


Figure was updated, Formerly two Figures "Single-Loaded Residential Road Design" & "Double-Loaded Residential Road Design"

Figure 17 - 15m Urban Residential



8

Stormwater Management



8.1 Stormwater Management

Storm runoff generated by the development will be conveyed to the proposed stormwater management facilities by a storm dual system composed of overland and underground pipe systems (see **Figure 18 Regional Storm Water Servicing Plan** and **Figure 19 - Internal Storm Water Servicing Plan**). The main proposed stormwater management facility will be designed to look like a natural wetland; this will be accomplished by landscaping the **pond facility** surroundings with local plant species. The stormwater **management** facilities will be sized in a way that controls the discharge to the **pre-development levels established in the Bears paw - Glenbow Master Drainage Plan**. Stormwater discharge from the storm ponds will not exceed pre-development volume and flows rates

Water quality levels specified by Alberta Environment will be achieved by the use of oil grit separators **and forebays**. ~~Water quality levels specified by Alberta Environment will be achieved by the use of oil grit separators. Low Impact Design techniques will be used to match pre and post-~~

~~development site hydrology primarily through infiltration.~~ A hybrid approach will combine best **management** practices ~~related to climate and soils-~~ with conventional site engineering practices **to** meet Alberta Environment water quality targets. The development will endeavor to mirror the most appropriate techniques to create healthy landscapes and the optimal use of resources while maintaining ecological integrity in a predictable, sustainable maintenance regime.

During detailed design and wherever possible and practical, the development will ~~include-~~ **incorporate** Low Impact Design (LID) measures and Best Management Practices (BMP) ~~that could be implemented during detailed design~~ to further reduce the runoff volume and improve the water quality being discharged. Examples of LIDs and BMPs include increased depth of topsoil, water reuse in the form of irrigation, rain gardens, bioswales, **rooftop drainage** and other design features integrated **into-with** storm water management planning.

Policy 8.1.1

All proposed subdivision applications shall be supported by a Stormwater Management Plan in accordance with the approved Master Drainage Plan, County Servicing Standards, County Development Plan and Provincial regulations.

Policy 8.1.2

Stormwater management facilities shall be designed and constructed in accordance with the approved Master Drainage Plan, County Servicing Standards, County Policy and Provincial regulations.

Policy 8.1.3

Wherever possible and practical, Stormwater management ~~shall~~ **should** include conservation methods such as Low Impact Development (LID) and Best Management Practices (BMPs) ~~and should incorporate stormwater reuse principles in~~ subdivision and development designs.

Policy 8.1.4

Stormwater design should provide wetland treatment systems that improve stormwater quality **and meet the guidelines of Alberta Environment.**

Policy 8.1.5

Stormwater shall be conveyed in a manner that protects downstream properties.

Policy 8.1.6

Stormwater conveyance systems must provide a right-of-way of sufficient width to accommodate upstream stormwater flow.

Policy 8.1.7

Existing stormwater drainage facilities should be utilized to their maximum and safe servicing potential, where possible, building on past infrastructure investments within the community or area.

Policy 8.1.8

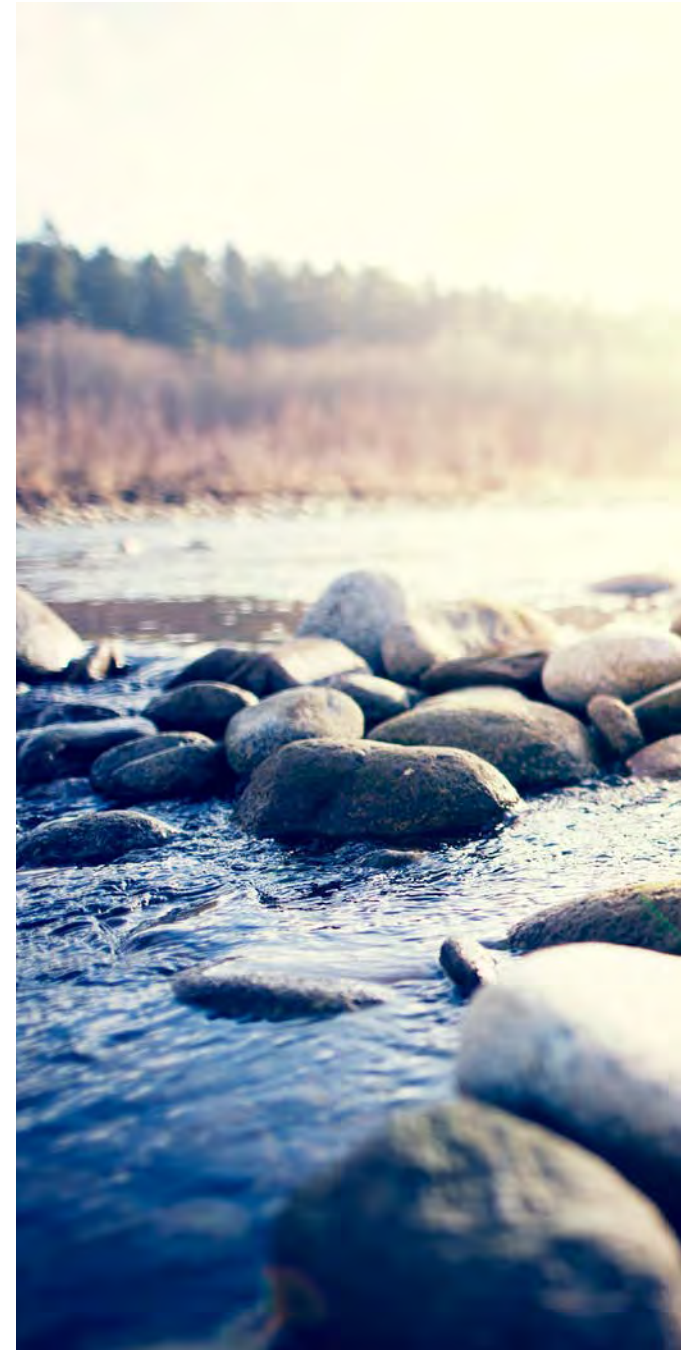
As a condition of subdivision, the applicant must provide verification of municipal, provincial and federal approvals and registration for the stormwater system.

Policy 8.1.9

The stormwater management major/minor systems shall be constructed within utility-rights-of-ways with easement agreements granting access to Rocky View County for emergency and maintenance purposes if required.

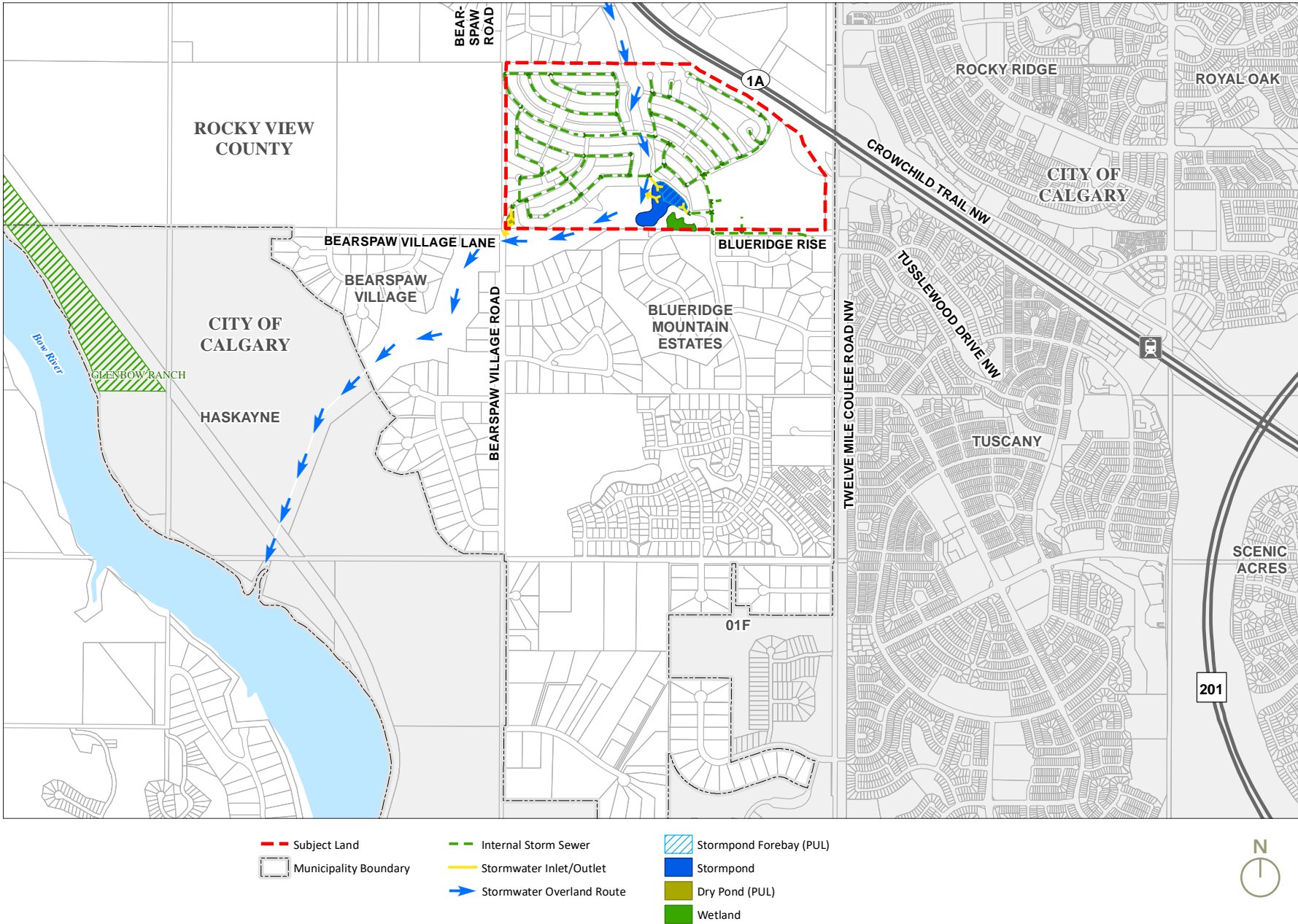
Policy 8.1.10

Due to the direction of drainage and proximity of the area to the Bearspaw Reservoir which is used as a source of drinking water for many regional municipal systems, stormwater planning, design, and management shall occur in accordance to Alberta Environment guidelines.



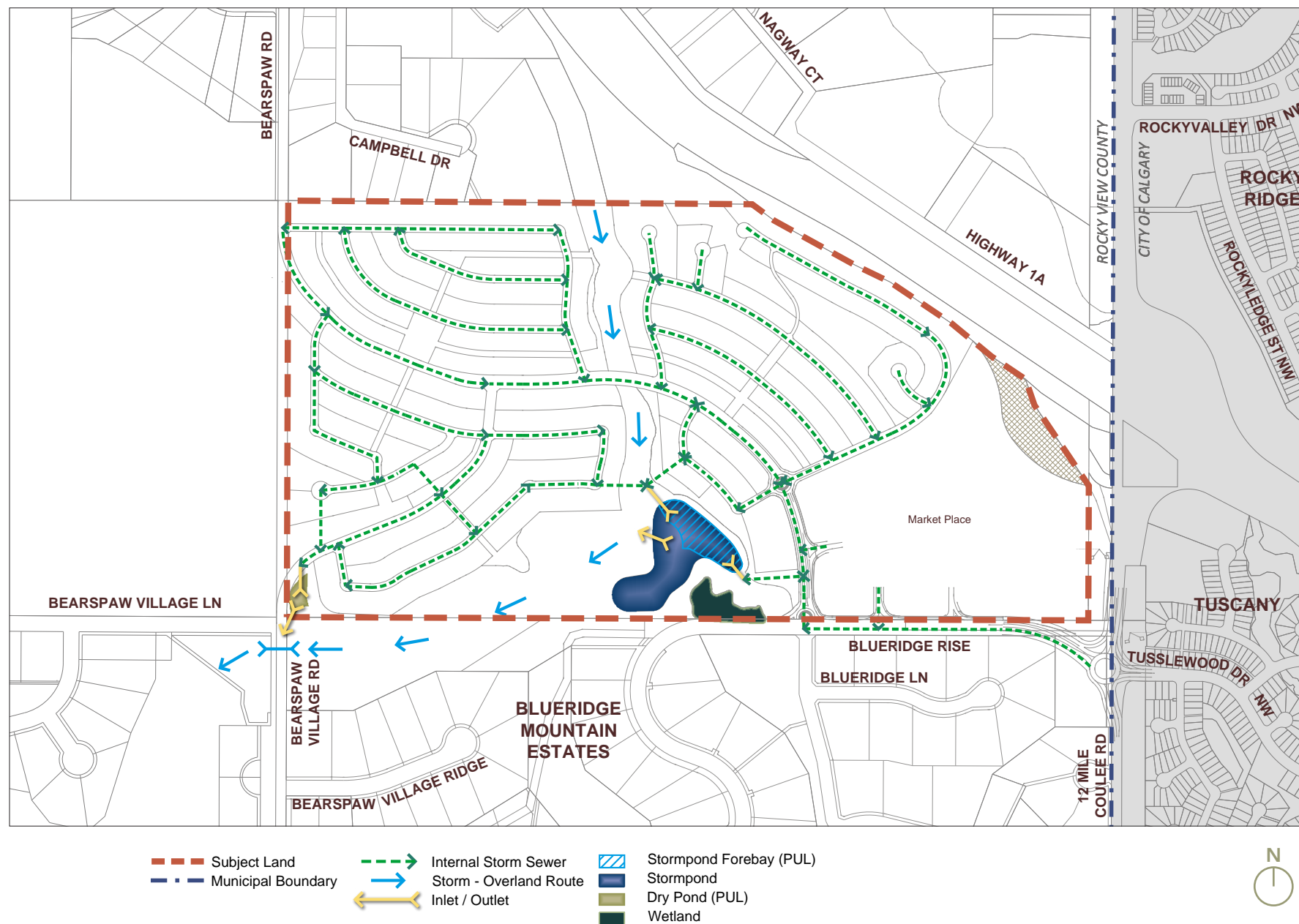
Formerly Figure 19 - Figure was updated

Figure 18 - Regional Storm Water Servicing Plan



Formerly Figure 20 - Figure was updated

Figure 19 - Internal Storm Water Servicing Plan



9 Utility Servicing

9.1 Water Servicing

Water servicing will be provided by Blazer Water Systems, which contains the development area within its franchise service area (**see Figure 20 - Regional Water Servicing Plan**). Blazer's potable water is sourced from the Bow River and is treated at its facility at the corner of Bears paw Meadow Way and Lynx Meadows Drive.

Upgrades will include expansion of the Blazer Water Treatment Plant at its existing location plus the addition of a ~~booster station and~~ Treated water reservoir **and booster station** within the development site, **as demonstrated on Figure 21 - Internal Water Servicing Plan**. There will be no impact on the groundwater levels or on existing wells on adjacent rural properties because the water supply ~~is coming~~ **will come** directly from the Bow River.

~~Capacity is available within the Blazer Water Treatment Plant but upgrades will be required for ultimate development of the plan area. The building has available space for increased treatment capacity and therefore building additions or expansions are not expected.~~ Water demands of the development and associated upgrade requirements to the Blazer Water Treatment Plant will be identified at the subdivision stage.

Policy 9.1.1

Water servicing shall be in general accordance with **Figure 20 - Regional Water Servicing Plan** and **Figure 21 - Internal Water Servicing Plan**.

Policy 9.1.2

Potable water is to be provided by a piped distribution system supplied by the Blazer Water System.

Policy 9.1.3

Utility rights-of-way and easements shall be provided to accommodate County potable water utilities at the subdivision and development permit stage, as deemed necessary.

Policy 9.1.4

~~The All costs to extend all required utility infrastructure as well as offsite costs deemed necessary by the County to serve the proposed development,~~ facilitate extension of required water infrastructure to the Plan Area, including any required upgrades to the Blazer Water Systems Plant shall be the responsibility of the developer **and shall be addressed by the developer via an agreement between the developer and service provider.**

Policy 9.1.5

Cost recovery for utility oversizing or extension of servicing opportunities as required by Rocky View County will be negotiated and any benefiting users and/or landowners will be required to share in construction costs.

Policy 9.1.6

Development and servicing standards may vary in consultation with the County.

Policy 9.1.7

The detailed design for the water distribution system, on a per phase basis, shall be completed in accordance with the current Rocky View County Servicing Standards, and all applicable Provincial guidelines.

Policy 9.1.8

The water distribution system shall provide sufficient fire flow rates to service the development.

Policy 9.1.9

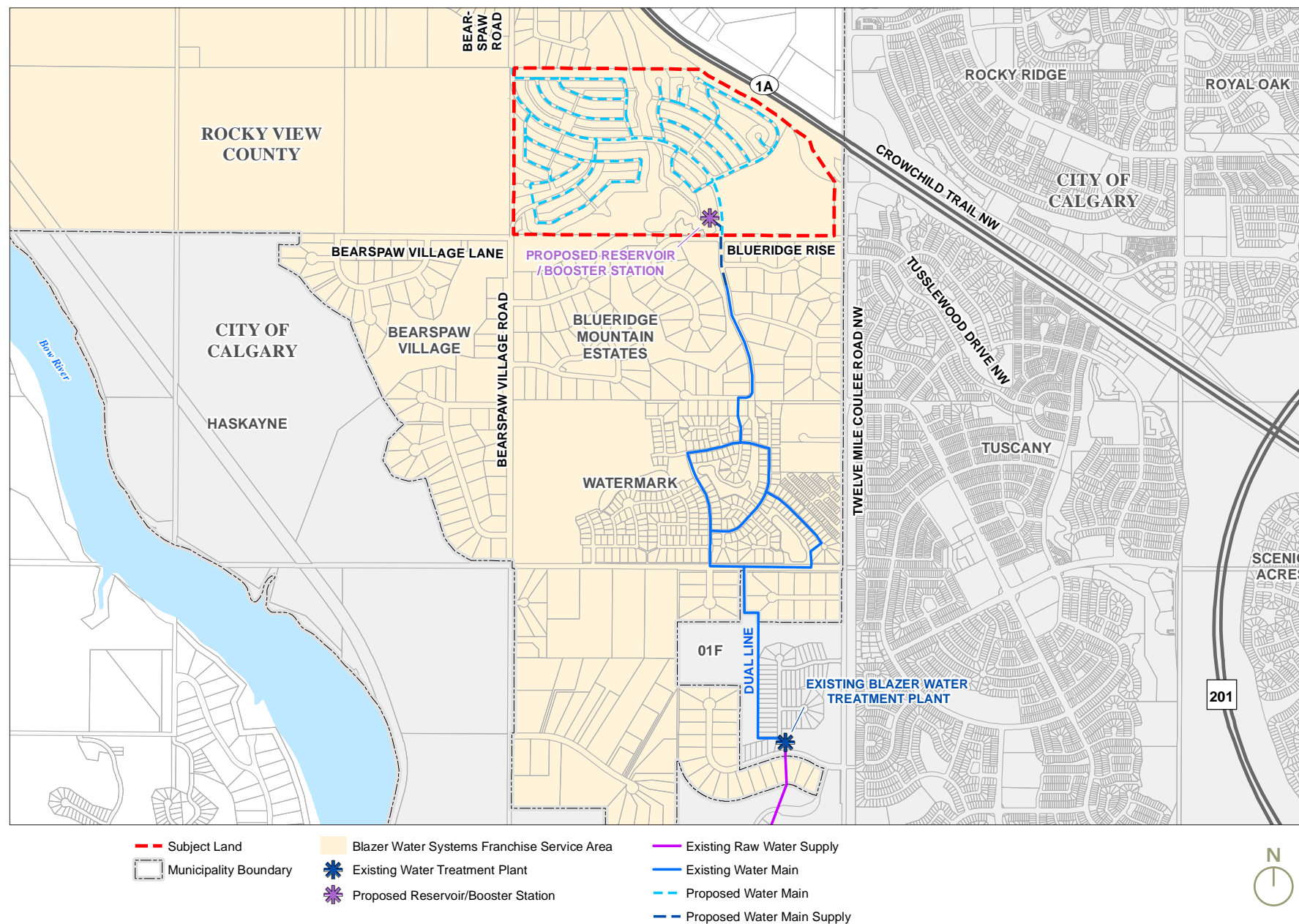
Best management practices shall be integrated in the Architectural and Landscaping Guidelines to reduce water consumption.

Policy 9.1.10

~~City of Calgary land use and development permit approvals~~ **All necessary approvals including any bylaw amendments** shall be obtained for all **potential** upgrades required to the Blazer Water Treatment Plant to service the plan area.

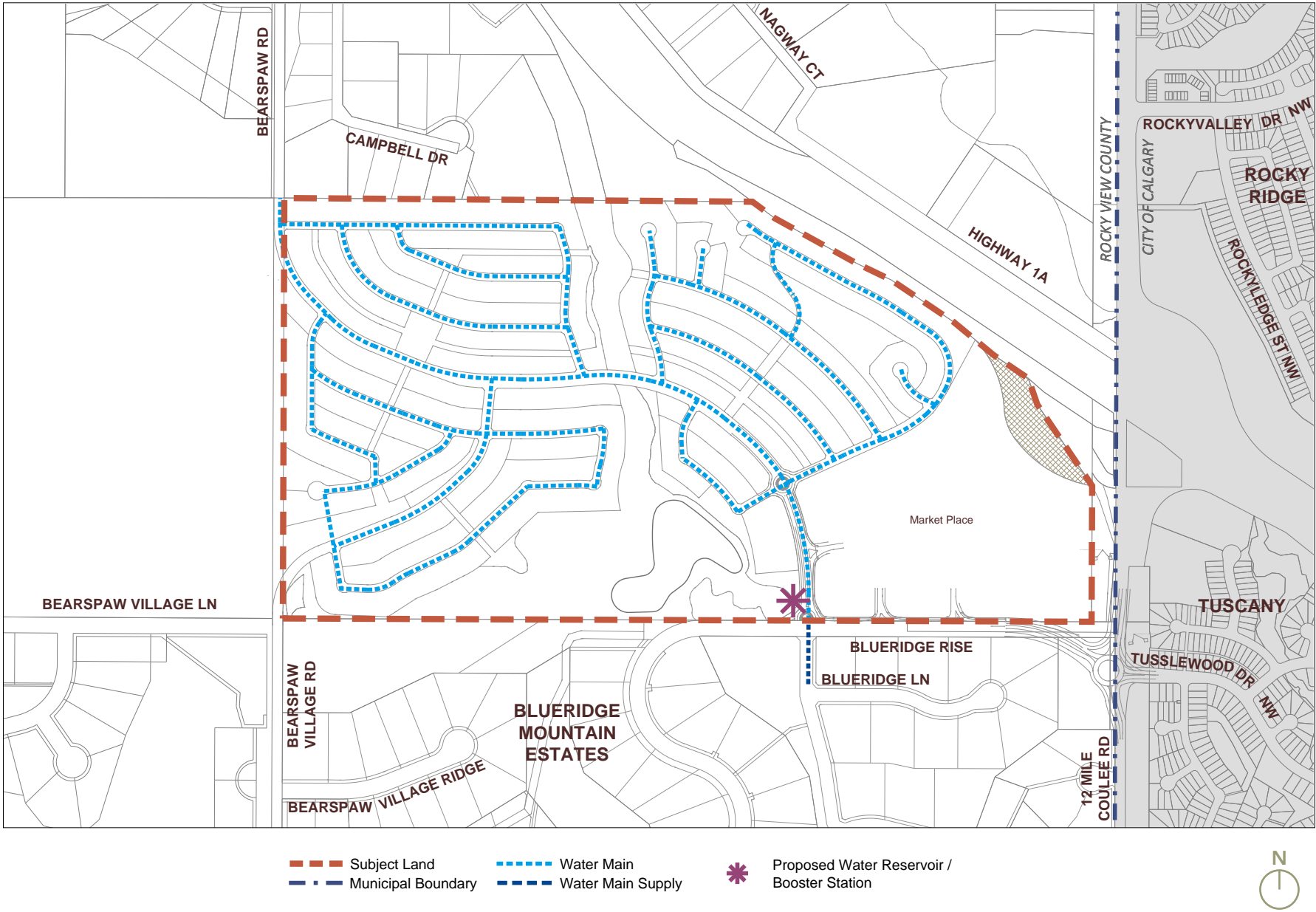
Formerly Figure 21 - Figure was updated

Figure 20 - Regional Water Servicing Plan



Formerly Figure 22 - Figure was updated

Figure 21 - Internal Water Servicing Plan



9.2 Wastewater

Wastewater from the development area will be collected and conveyed in a conventional piped system to Bearspaw Regional Wastewater Treatment Plant, which is operated by Macdonald Watermark Properties under an operating lease (see **Figure 22 - Regional Wastewater Servicing Plan**). Developer funded expansion of the facility will be required to accommodate growth.

~~Two wastewater tie-in options are available. The existing Stage 1, 350 m³/day treatment capacity will not accommodate any flows from the proposed development. Three (3) more future stages are available providing an additional plant capacity of 1050 m³/day. The development will require two (2) to three (3) of these stages to accommodate full buildout, subject to actual site density and sanitary flow generation. Space is available on the treatment site for the plant expansion but it will require an expansion to the building facility.~~

A wastewater lift station for the site will be accommodated at the south west corner of the development site ~~within the Road right-of-way~~ (see **Figure 23 - Internal Wastewater Servicing Plan**). The lift station will be built to provincial standards and incorporate several fail-safe controls within the design.

Discharge of the treated wastewater from the Bearspaw Regional Wastewater Treatment Plant enters through an existing outfall downstream of the City of Calgary's raw water intake to ensure no negative impact on the city's drinking water. ~~The downstream pipe has a capacity of 2600 m³/day and therefore no upgrades are required for the development area.~~

Policy 9.2.1

Wastewater servicing shall be in general accordance with **Figure 22 - Regional Wastewater Servicing Plan** and **Figure 23 - Internal Wastewater Servicing Plan**.

Policy 9.2.2

Wastewater systems are to be provided in a safe, cost-effective, and fiscally sustainable manner.

Policy 9.2.3

Utility rights-of-way and easements shall be provided to accommodate County wastewater utilities at the subdivision and development permit stage, as deemed necessary.

Policy 9.2.4

~~The All costs to extend all required utility infrastructure as well as offsite costs deemed necessary by the County to serve the proposed development required to facilitate extension of the required sanitary infrastructure to the Plan Area, including any required upgrades to the Bearspaw Wastewater Treatment Plant shall be the responsibility of the developer and shall be addressed by the developer via an agreement between the developer and service provider.~~

Policy 9.2.5

Cost recovery for utility oversizing or extension of servicing opportunities as required by Rocky View County will be negotiated and any benefiting users and/or landowners will be required to share in construction costs.

Policy 9.2.6

Development and servicing standards may vary in consultation with the County.

Policy 9.2.7

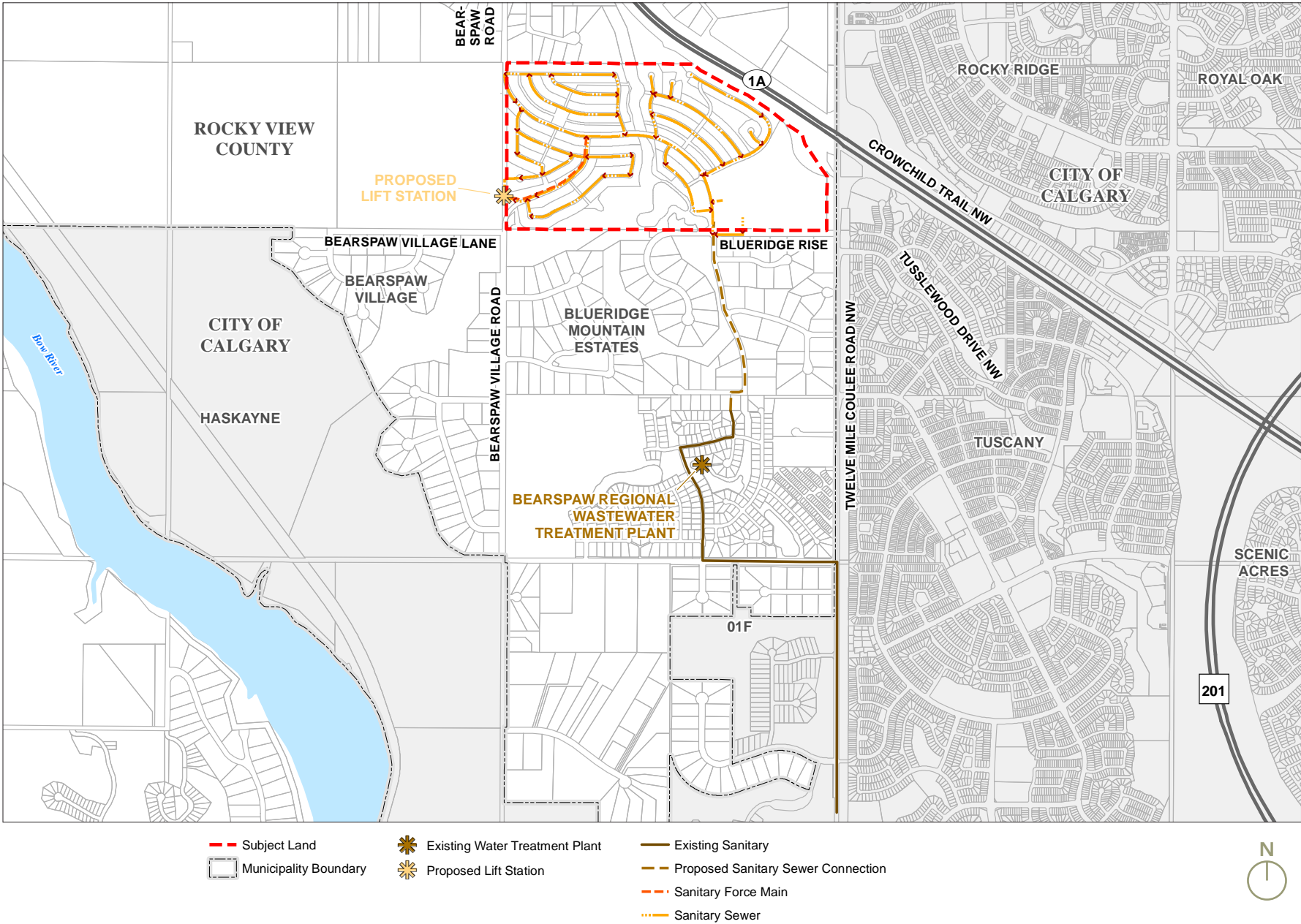
The detailed design for the wastewater servicing strategy, on a per phase basis, shall be completed in accordance with the current Rocky View County Servicing Standards, and all applicable Provincial guidelines. Detailed wastewater generation for each phase of the project shall be identified at the subdivision stage.

Policy 9.2.8

Upgrades required to the Bearspaw Regional Wastewater Treatment plant to service the Conceptual Scheme area shall be confirmed with Rocky View County at the subdivision stage.

Formerly Figure 23 - Figure was updated

Figure 22 - Regional Wastewater Servicing Plan



Formerly Figure 24 - Figure was updated

Figure 23 - Internal Wastewater Servicing Plan



--- Subject Lands
--- City Boundary

→ Sanitary Sewer
--- Sanitary Force Main

★ Proposed Lift Station



9.3
Shallow
Utilities

Policy 9.3.1

The development shall be fully serviced at each phase with shallow utilities (natural gas,electricity and telecommunications) at the developer’s expense.

Policy 9.3.2

Expansion and connection to each utility will be provided by extensions to existing services in the area.

9.4
Solid Waste
Management

Solid waste and recycling management will be undertaken during all stages of development.

Policy 9.4.1

The developer shall be responsible for the management and disposal of solid waste generated through all stages of construction and encourage opportunities to divert material from landfill sites.

Policy 9.4.2

Solid waste management services will be collected through the Homeowners’ Association in conformity with County standards.

9.5
Fire, Police &
Emergency Services

The Bearspaw Project will be serviced by the Bearspaw Fire Station. Police service will be provided by the Cochrane RCMP and Rocky View County Peace Officer.

Policy 9.5.1

Applications for subdivision and development should include design elements that facilitate fire prevention methods and accessibility by emergency response vehicles for the suppression of fire, and the enhancement of police protections, including, but not limited to, adequate site access and property identification.

Policy 9.5.2

Fire suppression infrastructure shall be a charged hydrant system required to meet the requirements of the County Servicing Standards and the Fire Hydrant Water Suppression Bylaw.

Policy 9.5.3

The provision of a fire station within the plan area may be contemplated at the subdivision stage, as per Rocky View County requirements.

10 Fiscal Impact Assessment

A draft Fiscal Impact Analysis was prepared by Applications Management Consulting Ltd. in order to determine the net financial impact of the proposed development on Rocky View County. The draft report has been included as a supplement to the Conceptual Scheme submission. Although the draft report has not been prepared under the explicit approval and direction of the model framework from Rocky View County, the draft report does utilize the consultant's experience in cooperating with Rocky View County on Fiscal Impact Assessments of similar projects. Data on residential and commercial absorptions as well as projected assessment values have been provided by the applicant. Estimates on County operating expenses have been drawn from public sources of information. The Draft FIA represents a snapshot of the fiscal impacts related to the proposed project.

As part of service delivery, the developer is responsible for the following capital investment: \$35 million for As part of it's fiscal analysis the FIA included some preliminary estimates of servicing costs, and specified that as part of service delivery, the developer is responsible for: construction of all on-site infrastructure (internal roads, water, wastewater distribution and collection, storm water management and park areas); \$12.11 million for proportional off-site improvements to existing water and waste water treatment facilities; and proportional costs associated with upgrades to the intersection at 12 Mile Coulee Road and Highway 1A.

At this time, all costs associated with delivery of water and solid waste, as well as Parks operations and maintenance will be the responsibility of the Home Owners Association (HOA) and not the County.

Based on analysis detailed in the Fiscal Impact Assessment, The analysis detailed in the 2017 Fiscal Impact Assessment includes estimates for operating expenditures per capita are projected to decline at full build-out in 2046 from \$1,400 without the Ascension development to \$1,390 with the Ascension development: with and without the Ascension development at anticipated build-out in 2046. During this same period, Municipal operating revenues are anticipated to increase from approximately \$11.7 million without the development to approximately \$11.9 million with the Ascension development: were also estimated for the same period with and without the Ascension development. As such, the municipal tax rate with Ascension will decrease to 2.57 compared to 2.62 without the development. This equals an average annual reduction in municipal tax rates of 1.6% over the 30 year forecast. These findings were then applied to potential impacts on the municipal tax rate. Although broadly estimated based on a preliminary development concept the FIA does indicate overall fiscal benefits as a result of the development.

Upon approval to employ the County's model framework, the applicant may proceed with additional refined financial modeling.

Table 7 - Fiscal Impact of Ascension Conceptual Scheme

Development Scenario	Operating Expenditures Per Capita	Operating Revenues	Municipal Tax Rate
With Ascension	\$1,390	\$11.9 million	2.57
Without Ascension	\$1,400	\$11.7 million	2.62

This table was removed from the Conceptual Scheme

11

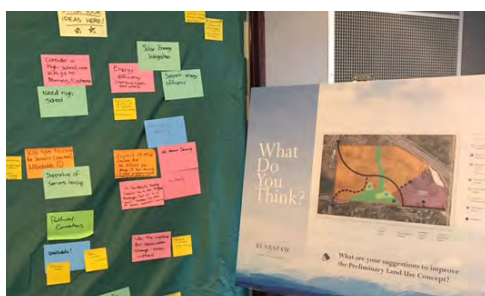
Community Consultation Summary



Community outreach and engagement for preparation of the Conceptual Scheme included two open house meetings along with direct consultation with affected community members (online, by phone and face-to-face). The objective was to gain feedback on guiding principles, project objectives and to receive input that would help shape the conceptual design.



In terms of advertising for the open house, a four-page information flyer was distributed to about 385 stakeholders that are located in communities directly adjacent to the proposed project area. A post card invitation was distributed to about 9,400 landowners that reside in close proximity to the proposed project area. A half page advertisement inviting readers to the open house was published in the Rocky View Weekly for the weeks of April 10 and 17. Other informal networks were used for advertising as well.



The first open house was held on April 26, 2017, at the Lynx Ridge Golf Club. The objective of the open house was to introduce the Project, the generalized land use concept plan and community vision, and collect and respond to initial questions, concerns and feedback from attendees. 107 people attended and comments and questions related mainly to: residential density, walkability, unique businesses, protection of views, and seniors housing and affordable villas and

bungalows. A 'What We Heard Report' was prepared summarizing the feedback.

The second open house was held on June 7, 2017, at the Lynx Ridge Golf Club with 70+ attendees. The objectives ~~was~~ were to share the proposed Conceptual Scheme, ~~and~~ collect and respond to questions, concerns and feedback from attendees, and show how input from the first open house ~~has been~~ was included in the updated Conceptual Scheme. A 'What We Heard Report' was prepared summarizing the feedback.

Overall, positive feedback was received regarding the development of the plan area, with the assurance that the design would be reflective of the existing character of the surrounding Bearspaw community and would provide opportunities for a variety of housing options. For example, residents expressed interest in the opportunity the site provided for the development of age-in-place seniors housing. A detailed community consultation report has been provided under separate cover.

Note: Additional community consultation will be completed as required as the Conceptual Scheme progresses through additional edits and the subsequent development phases proceed.

12 Implementation Framework

Implementation of the Conceptual Scheme will be through the development process including subdivision and development permits.

Servicing constraints and market conditions will determine the lands that are able to develop.



12.1 Development

Policy 12.1.2 1

Details regarding internal road layout, parcel size and distribution shall be finalized at the subdivision stage. As long as the overall intent of the concept is respected, final subdivision design details may vary from those depicted in **Figure 9 - Development Concept** without requiring an amendment to the Conceptual Scheme.

Policy 12.1.2

Prior to subdivision approval, the County, in consultation with The City of Calgary, shall review the impacts to The City of Calgary's infrastructure and services. If material impacts are found, a cost sharing agreement and/or alternative appropriate mechanisms shall be in place prior to subdivision to address those impacts.

12.2 Anticipated Development Phasing

Development of this Conceptual Scheme will be phased in accordance with infrastructure improvements required, market timing and implemented in a logical and efficient order.

Policy 12.2.1

As a condition of subdivision, the Developer will be required to provide a detailed landscaping plan for open space and recreational areas associated to the applicable phase of development to the satisfaction of Rocky View County.

Policy 12.2.2

A Construction Management Plan must be submitted for each phase as a condition of subdivision.

Former Section 12.3 was moved up to Section 5.5

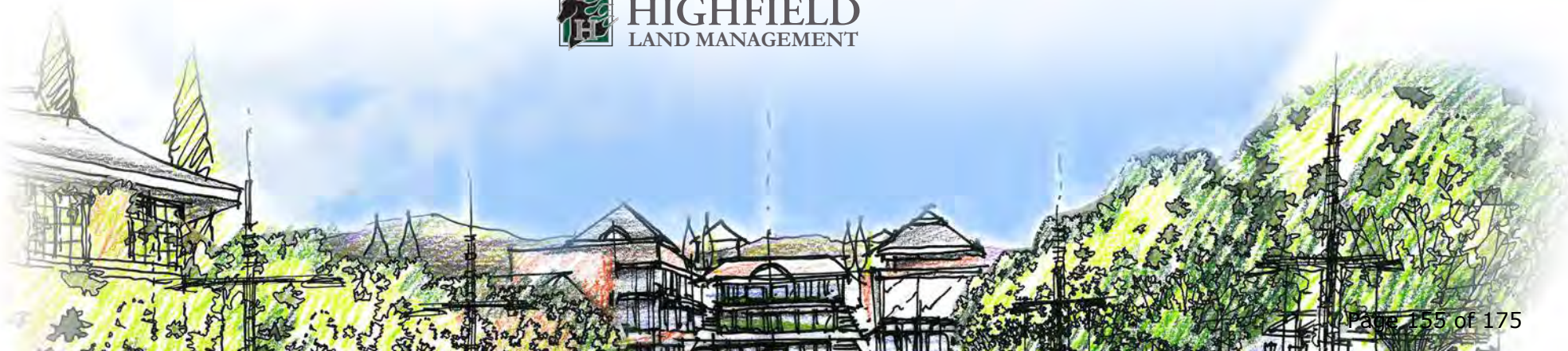
Appendices

The following supporting Technical Reports have been provided under separate cover:

- I. Geotechnical Investigation, completed by EXP Services Inc.
- II. Phase I Environmental Site Assessment, completed by GHD Limited
- III. Historical Resource Overview, completed by Bison Historical Services Ltd.
- IV. Biophysical Impact Assessment, completed by Westhoff Engineering Resources Inc.
- V. Commercial Market Opportunities Assessment, completed by Global Retail Strategies Inc.
- VI. Transportation Impact Assessment, completed by Bunt & Associates
- VII. Draft Staged Master Drainage Plan, completed by LGN Consulting Engineering Ltd.
- VIII. Draft Fiscal Impact Assessment, completed by Applications Management Consulting Ltd.
- IX. What We Heard Report - Open Houses 1 and 2, completed by B & A Planning Group
- X. Servicing Design Brief, completed by Urban Systems Ltd.



ASCENSION





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: June 15, 2021
FILE: 04324032
SUBJECT: First Reading Bylaw - Residential Redesignation

DIVISION: 5
APPLICATION: PL20210067

APPLICATION To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) in order to facilitate the creation of a ± 2.02 acre parcel with ± 2.02 acre remainder.

GENERAL LOCATION: Located roughly 2 kilometres east of the city of Chestermere on the south side of Inverlake Road, approximately 0.41 km (1/4 mile) east of Range Road 281.

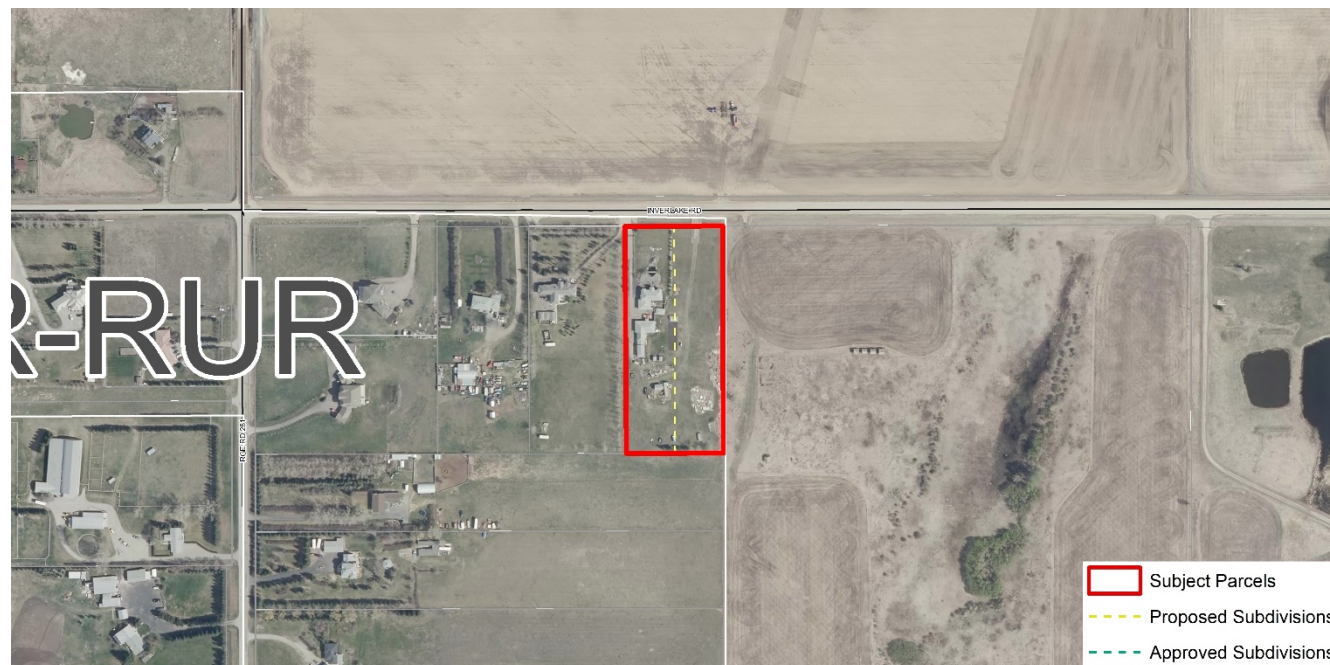
LAND USE DESIGNATION: Residential, Rural District (R-RUR)

EXECUTIVE SUMMARY: The application will be reviewed against relevant County policies.

OPTIONS:

- Option #1: THAT Bylaw C-8185-2021 be given first reading.
Option #2: THAT application PL20210067 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Reynold Caskey, Planning and Development Services



Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting, Executive Director
Community Development Services

Acting Chief Administrative Officer

RC/lt

ATTACHMENTS:

ATTACHMENT 'A': Bylaw C-8165-2021 & Schedule A

ATTACHMENT 'B': Map Set



ROCKY VIEW COUNTY

BYLAW C-8185-2021

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

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as *Bylaw C-8185-2021*.

Definitions

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

Effect

- 3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating Block 1, 9411890 within NW-24-24-28-W04M from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT Block 1, Plan 9411890 within NW-24-24-28-W04M is hereby redesignated to Residential, Country Residential District (R-CRD) as shown on the attached Schedule "A" forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8185-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

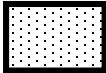
READ A FIRST TIME this _____ day of _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

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

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed

Schedule 'A'
Bylaw
C-8185-2021
Amendment**FROM**
 Residential, Rural
 District (R-RUR)
**TO**
 Residential,
 Country Residential (R-CRD)

R-RUR → R-CRD

Lot 1

 ± 0.81 ha
 (± 2.02 ac)

R-RUR → R-CRD

Lot 2

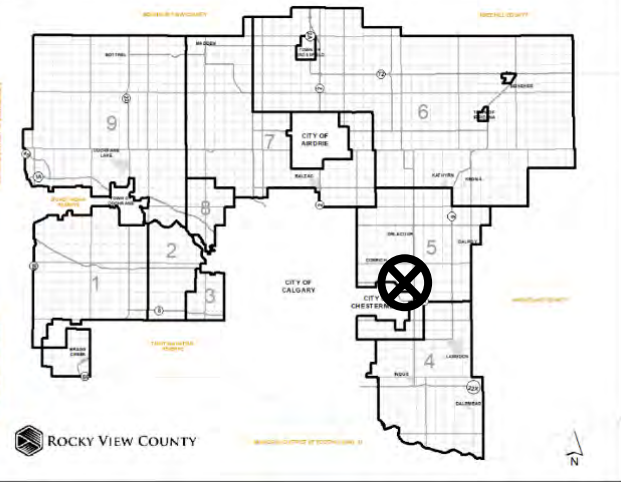
 ± 0.81 ha
 (± 2.02 ac)




Location & Context

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) in order to facilitate the creation of a ± 0.81 hectare (± 2.02 acre) parcel with ± 0.81 hectare (± 2.02 acre) remainder.





Development Proposal

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) in order to facilitate the creation of a ± 0.81 hectare (± 2.02 acre) parcel with ± 0.81 hectare (± 2.02 acre) remainder.

R-RUR \rightarrow R-CRDR-RUR \rightarrow R-CRD

Lot 1

 ± 0.81 ha
(± 2.02 ac)

Lot 2

 ± 0.81 ha
(± 2.02 ac)


Division: 05

Roll: 04324032

File: PL20210067

Printed: April 15, 2021

Legal: Block: 1 Plan: 9411890

Page 1 of 2 of 1754M



Environmental

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) in order to facilitate the creation of a ± 0.81 hectare (± 2.02 acre) parcel with ± 0.81 hectare (± 2.02 acre) remainder.

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

Division: 05
 Roll: 04324032
 File: PL20210067
 Printed: April 15, 2021
 Legal: Block: 1 Plan: 9411890
 Page 1 of 3 of 1754M

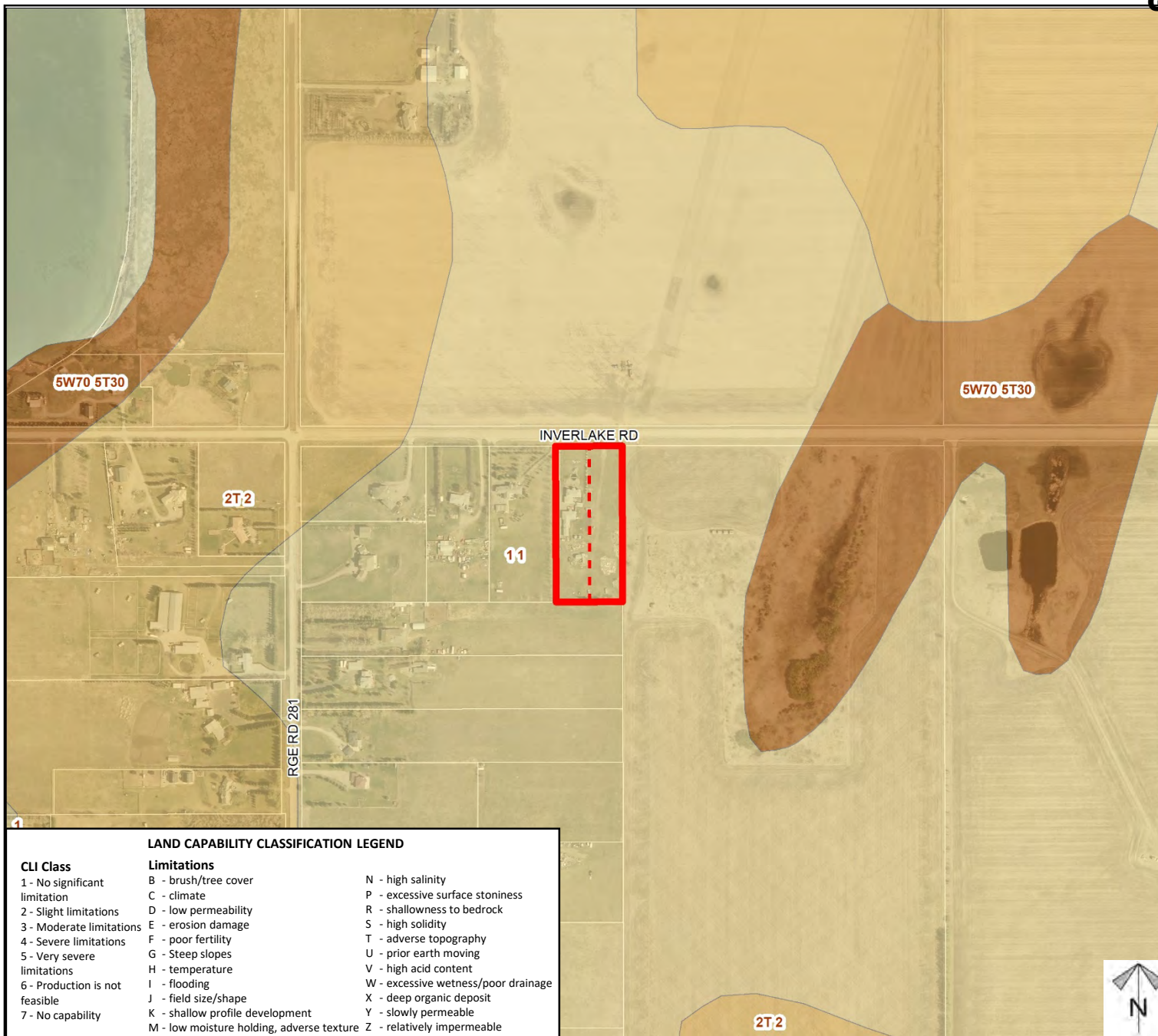




Soil Classifications

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) in order to facilitate the creation of a ± 0.81 hectare (± 2.02 acre) parcel with ± 0.81 hectare (± 2.02 acre) remainder.



LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class

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

Limitations

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

Division: 05
Roll: 04324032
File: PL20210067
Printed: April 15, 2021
Legal: Block: 1 Plan: 9411890
Page 1 of 4 of 1754M



Landowner Circulation Area

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) in order to facilitate the creation of a ± 0.81 hectare (± 2.02 acre) parcel with ± 0.81 hectare (± 2.02 acre) remainder.

Legend

Support

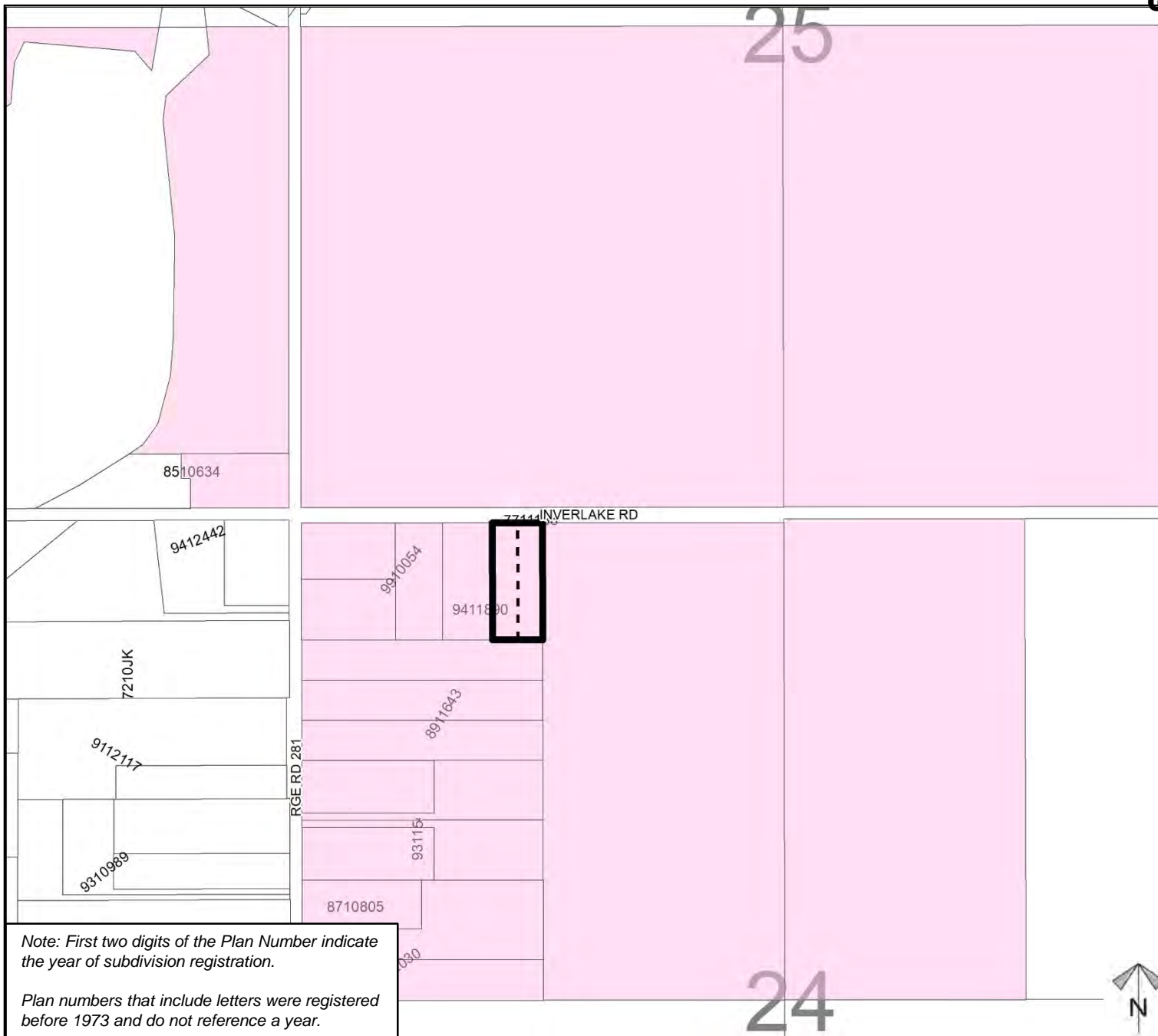


Opposition



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

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



Division: 05
Roll: 04324032
File: PL20210067
Printed: April 15, 2021
Legal: Block: 1 Plan: 9411890
Page 1 of 5
Page 1 of 5



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: June 15, 2021
FILE: 04234003
SUBJECT: First Reading Bylaw – Residential Redesignation

DIVISION: 5
APPLICATION: PL20210068

APPLICATION To redesignate a portion of the subject lands from Agriculture, General District (A-GEN) to Residential, Rural District (R-RUR) in order to facilitate the creation of a ± 7.11 hectare (± 17.57 acre) parcel with ± 49.88 hectare (± 123.20 acre) remainder.

GENERAL LOCATION: Located roughly 5 kilometres north and east of the town of Chestermere on the southeast corner of Range Road 273 and Township Road 250.

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

EXECUTIVE SUMMARY: The application will be reviewed against relevant County policies.

OPTIONS:

- Option #1: THAT Bylaw C-8184-2021 be given first reading.
 Option #2: THAT application PL20210068 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Reynold Caskey, Planning and Development Services



Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting, Executive Director
Community Development Services

Acting Chief Administrative Officer

RC/lt

ATTACHMENTS:

ATTACHMENT 'A': Bylaw C-8184-2021 & Schedule A

ATTACHMENT 'B': Map Set



BYLAW C-8184-2021

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

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8184-2021*

Definitions

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

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

Effect

3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating a portion of NW-34-24-27-W04M from Agriculture, General District (A-GEN) to Residential, Rural District (R-RUR) as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT a portion within NW-34-24-27-W04M is hereby redesignated to Residential, Rural District (R-RUR) as shown on the attached Schedule "A" forming part of this Bylaw.

Effective Date

5 Bylaw C-8184-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

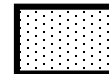
READ A SECOND TIME this _____ day of _____, 2021

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

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



Schedule 'A'

Bylaw
C-8184-2021AmendmentFROMAgriculture, General
District (A-GEN)TOResidential, Rural
District (R-RUR)

A-GEN → R-RUR
± 7.11 ha
(± 17.57 ac)

± 49.88 ha
(± 123.20 ac)

RGE RD 273

TWP RD 250

Redesignation Proposal

To redesignate a portion of the subject lands from Agriculture, General District (A-GEN) to Residential, Rural District (R-RUR) in order to facilitate the creation of a ± 7.11 hectare (± 17.57 acre) parcel with ± 49.88 hectare (± 123.20 acre) remainder.

Division: 05
Roll: 04234003
File: PL20210068
Printed: April 15, 2021
Legal: NW-34-24-27-W04M
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Development Proposal

Redesignation Proposal

To redesignate a portion of the subject lands from Agriculture, General District (A-GEN) to Residential, Rural District (R-RUR) in order to facilitate the creation of a ± 7.11 hectare (± 17.57 acre) parcel with ± 49.88 hectare (± 123.20 acre) remainder.

A-GEN \rightarrow R-RUR
 ± 7.11 ha
(± 17.57 ac)

± 49.88 ha
(± 123.20 ac)

RGE RD 273

TWP RD 250



Environmental

Redesignation Proposal

To redesignate a portion of the subject lands from Agriculture, General District (A-GEN) to Residential, Rural District (R-RUR) in order to facilitate the creation of a ± 7.11 hectare (± 17.57 acre) parcel with ± 49.88 hectare (± 123.20 acre) remainder.



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

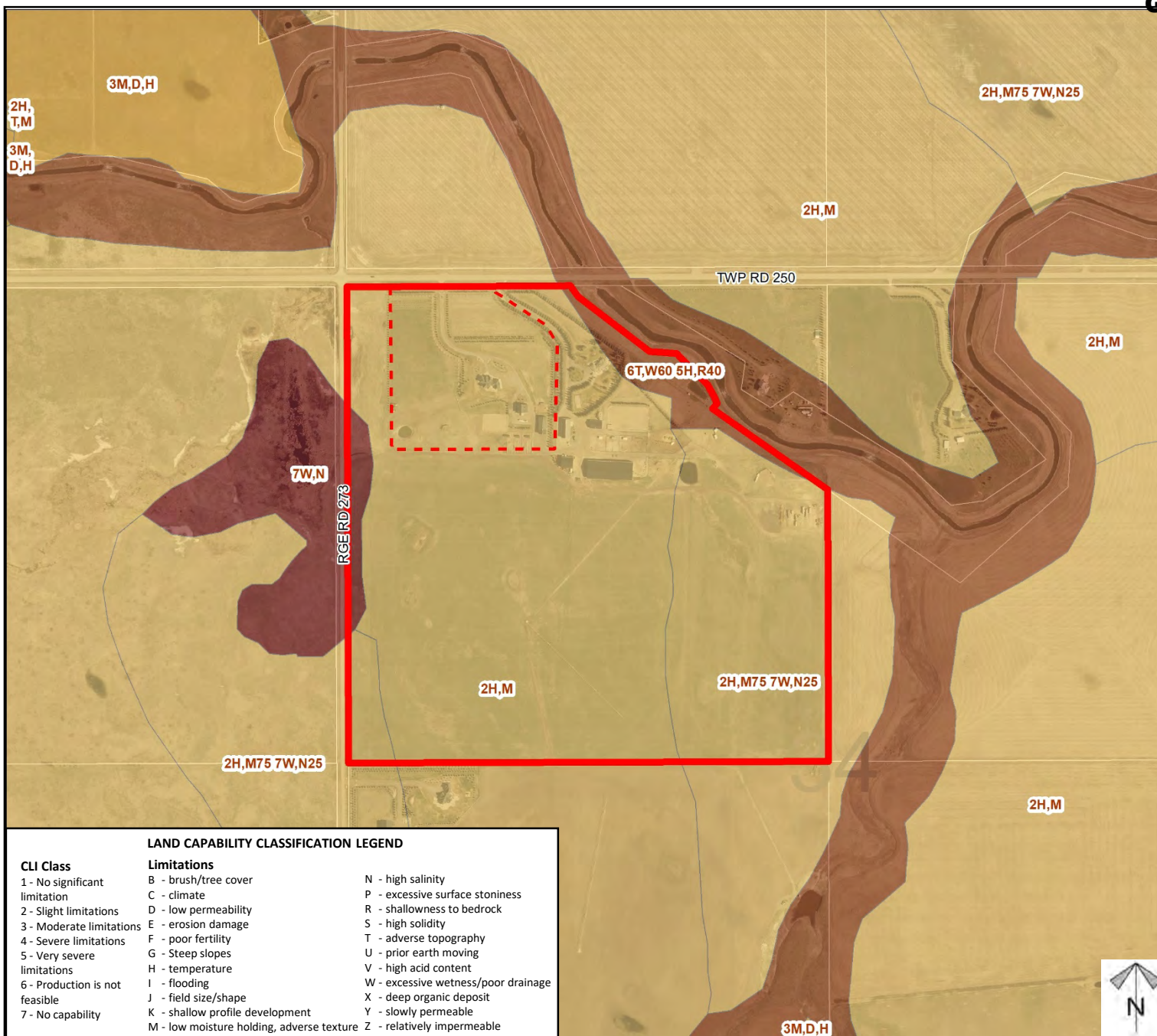
Division: 05
 Roll: 04234003
 File: PL20210068
 Printed: April 15, 2021
 Legal: NW-34-24-27-W04M
 Page 173 of 175



Soil Classifications

Redesignation Proposal

To redesignate a portion of the subject lands from Agriculture, General District (A-GEN) to Residential, Rural District (R-RUR) in order to facilitate the creation of a ± 7.11 hectare (± 17.57 acre) parcel with ± 49.88 hectare (± 123.20 acre) remainder.



Division: 05
Roll: 04234003
File: PL20210068
Printed: April 15, 2021
Legal: NW-34-24-27-W04M
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Landowner Circulation Area

Redesignation Proposal

To redesignate a portion of the subject lands from Agriculture, General District (A-GEN) to Residential, Rural District (R-RUR) in order to facilitate the creation of a ± 7.11 hectare (± 17.57 acre) parcel with ± 49.88 hectare (± 123.20 acre) remainder.

Legend

Support

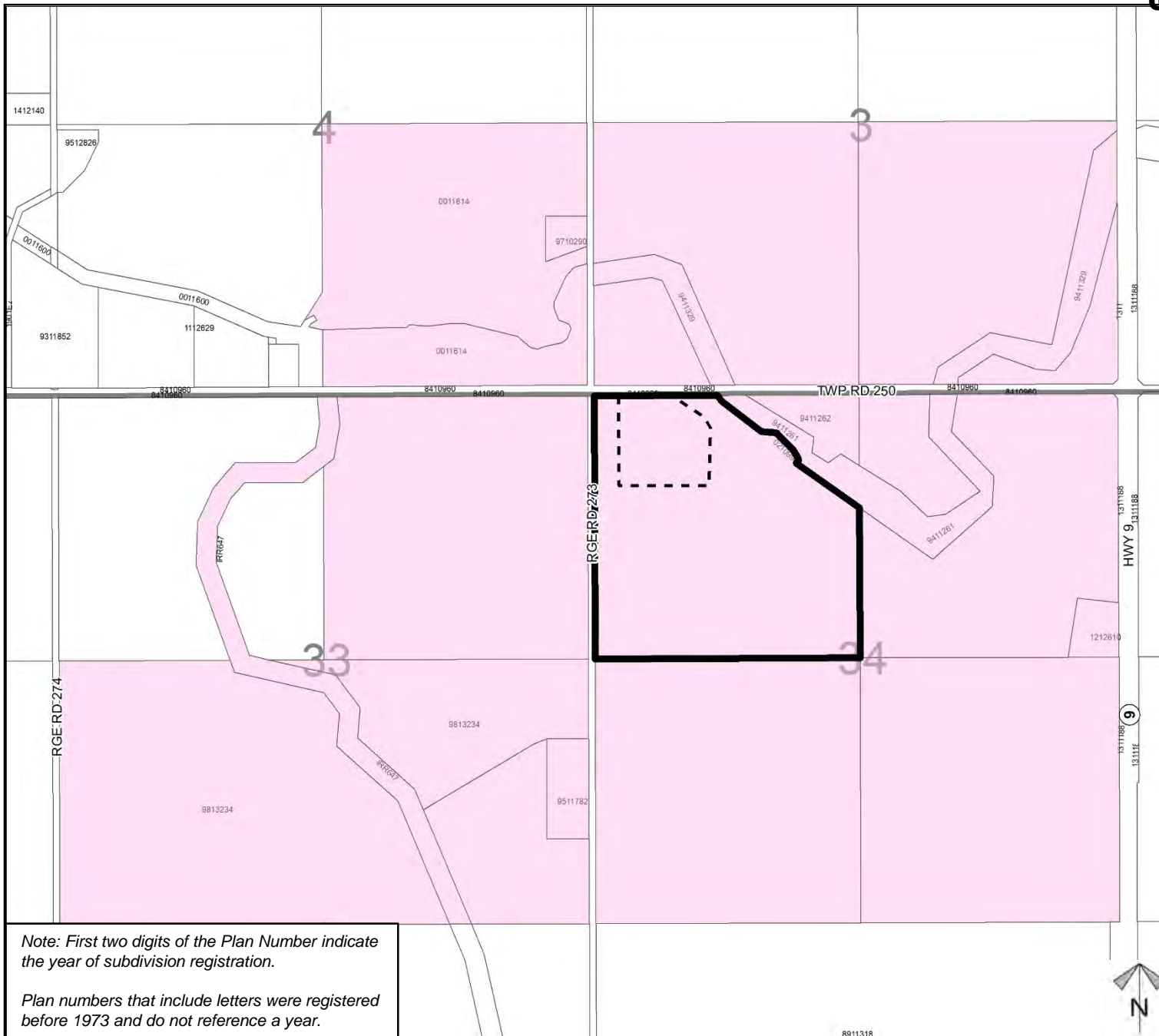


Opposition



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

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



Division: 05
 Roll: 04234003
 File: PL20210068
 Printed: April 15, 2021
 Legal: NW-34-24-27-W04M
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