ROCKY VIEW COUNTY

COUNCIL MEETING AGENDA

Date: Tuesday, October 6, 2020
Time: 9:00 AM
Location: Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Pages

A. CALL MEETING TO ORDER

B. UPDATES/APPROVAL OF AGENDA

C. APPROVAL OF MINUTES

1. **September 22, 2020 Council Meeting Minutes** 3

D. FINANCIAL REPORTS

E. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on September 8, 2020 and September 15, 2020 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019.*

MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM

1. **Division 7 - Bylaw C-8058-2020 - Redesignation Item - New or Distinct Agricultural Use** 10

   File: PL20200052 (06635006)

2. **Division 5 - Bylaw C-8024-2020 - Redesignation Item - Light Industrial Redesignation** 25

   File: PL20190149 (03332011)

   Note: This item should be considered with item F-1

F. GENERAL BUSINESS

1. **Division 5 - Schlichenmayer Master Site Development Plan** 54

   File: PL20190148 (03332011)

   Note: this item should be considered with item E-2

2. **All Divisions - Tax Revenue Sharing Agreement with the Village of Beiseker** 88

   File: N/A

3. **Division 8 - Bearspaw Stormwater Management** 96

   File: 5000-100

G. BYLAWS

1. **All Divisions - Bylaw C-8090-2020 - First Reading Bylaw - New Municipal Development Plan** 99

   File: 1013-136

2. **Division 8 - Bylaw 8082-2020 - First Reading Bylaw - Industrial Redesignation** 166

   File: PL20200093 (06605001/5002/5003/5004/5005)

3. **Division 4 - Bylaw C-8084-2020 - First Reading Bylaw - Residential Redesignation** 183

   File: PL20200096 (03311004)

4. **Division 2 - Bylaw C-8085-2020 - First Reading Bylaw – Direct Control Bylaw Textual Amendments** 195

   File: PL20200090 (05707001/7240 to 7260/7267 to 7270/8082/8088)

5. **Division 5 - Bylaw C-8086-2020 - First Reading Bylaw - Redesignation Item - Light Industrial Use** 217

   File: PL20200074 (03230002)

6. **Division 4 - Bylaw C-8087-2020 - First Reading Bylaw - Agricultural, General District to Industrial, Heavy District** 231

   File: PL20200086 (03315002)

7. **Division 2 - Bylaw C-8091-2020 - First Reading Bylaw – Direct Control District Amendment** 244

   File: PL20200105 (04722001)

H. UNFINISHED BUSINESS

I. COUNCILLOR REPORTS

J. MANAGEMENT REPORTS

1. **2020 Council Priorities and Significant Issues List** 258

K. NOTICES OF MOTION

L. PUBLIC PRESENTATIONS

M. CLOSED SESSION

1. **RVC2020-33 - Indus Gravel Pit**

   THAT Council move into closed session to consider the confidential item "Indus Gravel Pit" pursuant to the following sections of the Freedom of Information and Protection of Privacy Act:

   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, September 22, 2020
9:00 AM

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

Present:
Reeve G. Boehlke
Deputy Reeve A. Schule
Councillor M. Kamachi (left the meeting at 11:14 a.m.)
Councillor K. McKylor
Councillor K. Hanson
Councillor J. Gautreau
Councillor D. Henn
Councillor S. Wright
Councillor C. Kissel (left the meeting at 11:14 a.m.)

Also Present:
A. Hoggan, Chief Administrative Officer
B. Riemann, Executive Director
G. Kaiser, Executive Director
K. Robinson, Executive Director
T. Cochran, Executive Director
A. Zaluski, Manager, Intergovernmental Affairs
B. Woods, Manager, Financial Services
S. Hulsman, Manager, Transportation Services
D. Hafichuk, Manager, Capital Projects Management
G. Nijjar, Manager, Planning and Development Services
C. Satink, Municipal Clerk
T. Andreasen, Deputy Municipal Clerk
J. Anderson, A/Policy Planning Supervisor
J. Kwan, Senior Planner
X. Deng, Planner
B. Manshanden, Intergovernmental Affairs Analyst

A Call Meeting To Order

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

B Updates/Approval of Agenda

MOVED by Councillor Henn that the September 22, 2020 Council meeting agenda be approved as presented.

Carried

C-1 September 1, 2020 Council Meeting Minutes

MOVED by Councillor Kissel that the September 1, 2020 Council meeting minutes be approved as presented.

Carried

Councillor Gautreau declared a pecuniary interest and abstained from the public hearings, discussion, and voting on Bylaw C-7969-2019 (redesignation application PL20190162) and Bylaw C-7970-2019 (redesignation application PL20190161).

Councillor Gautreau left the meeting at 9:03 a.m.

E-1 Division 4 - Bylaw C-7969-2019 - Redesignation Item - Agricultural, Small Parcel District to Business, Live-Work District
File: PL20190162 (03323005)

MOVED by Deputy Reeve Schule that the public hearing for item E-1 be opened at 9:03 a.m.

Carried
Abstained: Councillor Gautreau

Person(s) who presented:	Steve Grande, Terradigm Development Consultants (Applicant)
Person(s) who presented in favour:	None
Person(s) who presented in opposition:	None
Person(s) who presented rebuttal:	None

MOVED by Deputy Reeve Schule that the public hearing for item E-1 be closed at 9:38 a.m.

Carried
Abstained: Councillor Gautreau

MOVED by Deputy Reeve Schule that Bylaw C-7969-2019 be amended in accordance with Appendix 'B'.

Carried
Abstained: Councillor Gautreau

MOVED by Deputy Reeve Schule that Bylaw C-7969-2019 be given second reading, as amended.

Carried
Abstained: Councillor Gautreau

MOVED by Deputy Reeve Schule that Bylaw C-7969-2019 be given third and final reading, as amended.

Carried
Abstained: Councillor Gautreau

The Chair called for a recess at 9:42 a.m. and called the meeting back to order at 9:47 a.m. with all previously mentioned members present, with the exception of Councillor Gautreau.

E-2 **<u>Division 4 - Bylaw C-7970-2019 - Redesignation Item - Agricultural, Small Parcel District to Business, Live-Work District</u>**
File: PL20190161 (03323014)

MOVED by Deputy Reeve Schule that the public hearing for item E-2 be opened at 9:46.m.
Carried
Abstained: Councillor Gautreau

Person(s) who presented:	Steve Grande, Terradigm Development Consultants (Applicant)
Person(s) who presented in favour:	None
Person(s) who presented in opposition:	Janet Ballantyne
Person(s) who presented rebuttal:	Steve Grande, Terradigm Development Consultants (Applicant)

MOVED by Deputy Reeve Schule that the public hearing for item E-2 be closed at 10:10 a.m.
Carried
Abstained: Councillor Gautreau

MOVED by Deputy Reeve Schule that Bylaw C-7970-2019 be amended in accordance with Appendix 'B'.
Carried
Abstained: Councillor Gautreau

MOVED by Deputy Reeve Schule that Bylaw C-7970-2019 be given second reading, as amended.
Carried
Abstained: Councillor Gautreau

MOVED by Deputy Reeve Schule that Bylaw C-7970-2019 be given third and final reading, as amended.
Carried
Abstained: Councillor Gautreau

The Chair called for a recess at 10:17 a.m. and called the meeting back to order at 10:30 a.m. with all previously mentioned members present. Councillor Gautreau returned to the meeting during the recess.

F-1 **<u>All Divisions - Proposed RMA Resolution: Creation of Municipal Affairs Process to Resolve Disputes regarding Councillor Sanctions and Disqualifications</u>**
File: N/A

MOVED by Deputy Reeve Schule that the resolution in Attachment 'A' be approved for submittal to the Rural Municipalities of Alberta for the Fall 2020 Convention Resolution Session.
Carried

The Chair called for a recess at 10:38 a.m. and called the meeting back to order at 10:42 a.m. with all previously mentioned members present.

F-2 **Division 5 - Property Tax Cancellation Request – Dalroy Gymkhana Club**
File: 05214014 & 05214030

MOVED by Councillor McKylor that item F-2 be tabled until after the afternoon public hearings.
Carried

F-3 **All Divisions - Area Structure Plan Cost Recovery Policy and Procedure**

MOVED by Councillor Gautreau that Administration be directed to review the existing Conceptual Scheme Cost Recovery Policy (#309) to include cost recovery for County-led and Developer-led Area Structure Plans.
Carried

MOVED by Councillor Gautreau that Administration be directed to report back to Council by December 22, 2020, to present the Area Structure Plan Cost Recovery Policy for Council's consideration.
Carried

F-4 **All Divisions - Pavement Preservation Budget Adjustment for 2020**

MOVED by Councillor Kissel that the budget adjustment of $560,000 for additional pavement preservation be approved as per Attachment 'A'.
Carried

F-5 **All Divisions - Response to Notice of Motion: Pedestrian Bridge Addition to Proposed Road Bridge**

MOVED by Councillor Kamachi that subject to Council's approval of the 2021 Rocky View County Budget, Administration be directed to enter into a Cost Contributing Agreement with Greater Bragg Creek Trails Association for the project BF72994.
Carried

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

MOVED by Councillor Gautreau that Bylaw C-8083-2020 be amended as follows:

> "A Bylaw of Rocky View County, in the Province of Alberta, to authorize the Council of Rocky View County to incur indebtedness by the issuance of debenture(s) in the amount of ~~$644,010.00~~ $644,000.00"

AND THAT Bylaw C-8083-2020 be further amended as follows:

> "AND WHEREAS in order to complete the project it will ~~by~~ be necessary for Rocky View County to borrow the sum of $644,000.00"
Carried

MOVED by Councillor Gautreau that Bylaw C-8083-2020 be given first reading, as amended.
Carried

MOVED by Councillor Gautreau that Administration be directed to send the Local Improvement Plan to all properties included in the plan area.
Carried

F-2 Division 5 - Property Tax Cancellation Request – Dalroy Gymkhana Club

MOVED by Councillor McKylor that item F-2 be lifted from the table.

Carried

MOVED by Councillor Gautreau that the 2020 Municipal Tax Levy in the amount of $574.48 for roll numbers 05214014 and 05214030 be cancelled.

Carried

M-1 RVC2020-32 - Langdon Joint Use Agreement

MOVED by Councillor Wright that Council move into closed session at 11:14 a.m. to consider the following item under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Langdon Joint Use Agreement
- Section 21 – Disclosure harmful to intergovernmental relations
- Section 23 – Local public body confidences
- Section 24 – Advice from officials

Carried

Council held the closed session for confidential items M-1 with the following additional people in attendance:

Rocky View County: Al Hoggan, Chief Administrative Officer
Theresa Cochran, Executive Director
Gurbir Nijjar, Manager, Planning and Development Services

Councillor Kamachi and Councillor Kissel left the meeting during the closed session and did not return to the meeting.

MOVED by Deputy Reeve Schule that Council move into open session at 1:00 p.m.

Carried
Absent: Councillor Kamachi
Councillor Kissel

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

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

Carried
Absent: Councillor Kamachi
Councillor Kissel

Person(s) who presented:	Mark Bartlett (Applicant/Owner)
Person(s) who presented in favour:	None
Person(s) who presented in opposition:	None
Person(s) who presented rebuttal:	None

MOVED by Councillor Henn that the public hearing for item E-3 be closed at 1:13 p.m.

Carried
Absent: Councillor Kamachi
Councillor Kissel

MOVED by Councillor Henn that Bylaw C-8023-2020 be amended in accordance with Appendix 'B'.
Carried
Absent: Councillor Kamachi
Councillor Kissel

MOVED by Councillor Henn that Bylaw C-8023-2020 be given second reading, as amended
Carried
Absent: Councillor Kamachi
Councillor Kissel

MOVED by Councillor Henn that Bylaw C-8023-2020 be given third reading, as amended.
Carried
Absent: Councillor Kamachi
Councillor Kissel

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

MOVED by Councillor Gautreau that the public hearing for item E-4 be opened at 1:15 p.m.
Carried
Absent: Councillor Kamachi
Councillor Kissel

Person(s) who presented:	Andre Chabot, ARJ Consulting (Applicant)
Person(s) who presented in favour:	Darrel Winch Larry Slichenmayer
Person(s) who presented in opposition:	None
Person(s) who presented rebuttal:	None

MOVED by Councillor Gautreau that the public hearing for item E-4 be closed at 1:53 p.m.
Carried
Absent: Councillor Kamachi
Councillor Kissel

MOVED by Councillor Gautreau that consideration of application PL20190131 be tabled *sine die* to allow the Canna Park Conceptual Scheme to be revised in accordance with the requirements of the Janet Area Structure Plan and County Plan.
Carried
Absent: Councillor Kamachi
Councillor Kissel

Motion Arising:
MOVED by Councillor Gautreau that Administration be directed to circulate a new public hearing in accordance with the Municipal Government Act and Rocky View County procedures.
Carried
Absent: Councillor Kamachi
Councillor Kissel

M-1 RVC2020-32 - Langdon Joint Use Agreement

MOVED by Deputy Reeve Schule that Administration be authorized to enter into the "Joint Use Facilities Agreement for the Langdon High School" with Rocky View Schools.

Carried
Absent: Councillor Kamachi
Councillor Kissel

MOVED by Deputy Reeve Schule that any funding to support the "Joint Use Facilities Agreement for the Langdon High School" be sourced from the Langdon Special Tax Rate program.

Carried
Absent: Councillor Kamachi
Councillor Kissel

J-1 2020 Council Priorities and Significant Issues List

The 2020 Council Priorities and Significant Issues List for September 22, 2020 was provided as information.

N Adjourn the Meeting

MOVED by Deputy Reeve Schule that the September 22, 2020 Council meeting be adjourned at 2:06 p.m.

Carried
Absent: Councillor Kamachi
Councillor Kissel

_____
Reeve or Deputy Reeve

_____
Chief Administrative Officer or Designate

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO:	Council		
DATE:	October 6, 2020	**DIVISION:**	7
TIME:	Morning Appointment		
FILE:	06635006	**APPLICATION:**	PL20200052
SUBJECT:	Redesignation Item – New or Distinct Agricultural Use		

POLICY DIRECTION:

The County Plan and the Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), to facilitate the creation of a ± 50.00 acre parcel with a ± 52.96 acre remainder.

Council gave first reading to Bylaw C-8058-2020 on June 23, 2020.

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

The Applicant indicated that the reason for the proposal is that it would be more financially feasible to carry out a new agricultural pursuit on a smaller parcel of land. However, no specific information on the nature of the pursuit was provided.

Administration evaluated the application against applicable policies and determined that it is inconsistent with County Policy for the following reasons:

- The application does not meet the Agricultural Policy 8.18 of the County Plan, as the Applicant has not demonstrated a new or distinct agricultural use on the new parcel.

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

DATE APPLICATION RECEIVED:	April 27, 2020
DATE DEEMED COMPLETE:	April 28, 2020
PROPOSAL:	To redesignate the subject land from Agricultural, General District to Agricultural, Small Parcel District, to facilitate the creation of a ± 50.00 acre parcel with a ± 52.96 acre remainder.
LEGAL DESCRIPTION:	A portion of NE-35-26-02-W05M
GENERAL LOCATION:	Located at the southwest junction of Highway 772 and Highway 567
APPLICANT:	Clinton & Sherry McLeod

Administration Resources
Sandra Khouri, Planning and Development Services

ROCKY VIEW COUNTY

OWNERS:	Clinton & Sherry McLeod
EXISTING LAND USE DESIGNATION:	Agricultural, General District
PROPOSED LAND USE DESIGNATION:	Agricultural, Small Parcel District
GROSS AREA:	± 102.96 acres
SOILS (C.L.I. from A.R.C.):	**3H,E** – The land contains soil with moderate limitations due to temperature and erosion damage.

PUBLIC SUBMISSIONS:

The application was circulated to 24 landowners in the area between June 24, 2020 and July 16, 2020. No letters in support or opposition were received. The application was also circulated to a number of internal and external agencies; responses are available in Appendix 'A'.

HISTORY:

February 19, 2010	Subdivision application (2010-RV-042) was approved to create a ± 50.0 acre parcel with a ± 102.9 acre remainder. The remainder land is the subject land in this application.
April 21, 2008	Redesignation application (2008-RV-148) was approved to create a ± 50.0 acre parcel with a ± 102.9 acre remainder.
February 24, 1998	Redesignation and subdivision application (97-RV-113) was approved to create a ± 5.0 acre parcel with a ± 152.9 acre remainder.

BACKGROUND:

The property contains two dwellings and multiple accessory buildings. The land has two existing approaches, one to the north from Highway 567 and the other to the east from Highway 772.

The land gradually slopes down from the northeast portion of the property with the lowest portion at the southwest corner.

The majority of surrounding lands are agricultural in use and remain largely undeveloped with some residential and commercially zoned properties within close proximity. The lands to the north have been fragmented with some residential parcels and one commercial parcel that has been developed as a recreational vehicle storage facility. The lands to the southwest are agricultural but are designated as a Direct Control District (DC-100), which allows for a mix of residential and light industrial uses.

POLICY ANALYSIS:

<u>County Plan</u>

The County Plan provides general policies to guide agricultural, residential, and business development within the County. Section 8 of the County Plan provides policies for evaluation of agricultural proposals ranging from agricultural first parcels out to redesignation and subdivision for agricultural purposes. Assessing the application against the criteria of Policy 8.18 relating to new and distinct agricultural uses, there are a number of smaller agricultural uses in close proximity to the parcel and the proposal is therefore considered to be compatible with the surrounding lands. However, the Applicant has not provided planning rationale justifying why the existing land use and parcel size cannot accommodate a new or distinct agricultural operation. The Applicant has indicated that the need for a new agricultural pursuit is largely financial. As such, the proposal does not meet the Agricultural policies of the County Plan.

ROCKY VIEW COUNTY

Land Use Bylaw

The entirety of the subject parcel must be redesignated to Agricultural, Small Parcel District under the new Land Use Bylaw (C-8000-2020). Due to minimum parcel size restrictions under the new Land Use Bylaw, the minimum parcel size for an Agricultural, General District parcel is either "an un-subdivided Quarter Section" or "the portion created and the portion remaining after registration of a First Parcel Out subdivision." As the proposal does not fit under either criteria, the Agricultural, General District could not be applied.

OPTIONS:

Option #1:	Motion #1	THAT Bylaw C-8058-2020 be amended in accordance with Appendix B.
	Motion #2	THAT Bylaw C-8058-2020 be given second reading, as amended.
	Motion #3	THAT Bylaw C-8058-2020 be given third and final reading, as amended.
Option #2:	THAT application PL20200052 be refused.	

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

SKh/llt

APPENDICES:
APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-8058-2020 and Schedule A
APPENDIX 'C': Map Set

ROCKY VIEW COUNTY

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
Province of Alberta	
Alberta Health Services	I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time we do not have any concerns with the information as provided. Feel free to contact me if the application is changed in any way, or you have any questions or concerns.
Alberta Transportation	This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 of the Subdivision and Development Regulation, due to the proximity of Highway 567 and 772. Presently, the application does not appear to comply with any category of Section 14 or 15 of the Regulation. The department recognizes that the creation of the additional lot involved in this application will not have a significant impact on the provincial highway system. The lot will be accessed via the existing highway access and a new access is not permitted. Alberta Transportation has no objection to this proposal and is prepared to grant an unconditional variance of Section 14 and 15 of the Subdivision and Development Regulation, at the time of subdivision application.
Internal Departments	
Agricultural and Environmental Services	Agricultural Services Staff Comments: It appears the applicant intends to use the parcel for an agricultural pursuit but the proposed agricultural operation could also be carried out under the current land use designation.
Planning and Development Services – Engineering	**General** • The application has been reviewed based on the documentation submitted. **Geotechnical** - Section 300.0 requirements: • County GIS contours indicate that there are slopes less than 15%. • Engineering have no requirements at this time. **Transportation** - Section 400.0 requirements: • Access to subdivided lot and remainder parcel is provided off Highway 567 and Highway 772. • As the future subdivision results in parcel size more than 9.88 acres, the Transportation Offsite Levy shall be deferred at this time. • Engineering have no requirements at this time.

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	Sanitary/Waste Water - Section 500.0 requirements: • As per the application, each lot is serviced by septic system. • As the future subdivision results in parcel size more than 30 acres, the subdivided lot and remainder parcel are not required to demonstrate adequate servicing in accordance with Policy – 411. • Engineering have no requirement at this time. **Water Supply And Waterworks** - Section 600.0 & 800.0 requirements: • As per the application, each lot is serviced by water well. • As the future subdivision results in parcel size more than 30 acres, the subdivided lot and remainder parcel are not required to demonstrate adequate servicing in accordance with Policy – 411. • Engineering have no requirement at this time. **Storm Water Management** – Section 700.0 requirements: • No land disturbance is proposed. • Engineering have no requirements at this time. **Environmental** – Section 900.0 requirements: • No environmental constraints are present on site. • Engineering have no requirements at this time.

Circulation Period: May 12, 2020 to June 3, 2020

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

ROCKY VIEW COUNTY

BYLAW C-8058-2020

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8058-2020.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT ~~Part 5~~, **Schedule B**, Land Use Maps No. ~~48~~ **66 and No. 66-North** of Bylaw ~~C-4841-97~~ **C-8000-2020** be amended by redesignating a portion of NE-35-26-02-W05M from ~~Ranch and Farm~~ **Agricultural, General** District to ~~Ranch and Farm Two~~ **Agricultural, Small Parcel** District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of NE-35-26-02-W05M is hereby redesignated to ~~Ranch and Farm Two~~ **Agricultural, Small Parcel** District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8058-2020 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: 7
File: 06635006 / PL20200052

READ A FIRST TIME IN COUNCIL this	23rd	day of	June	, 2020
PUBLIC HEARING WAS HELD IN COUNCIL this		*day of*		*, 2020*
READ A SECOND TIME IN COUNCIL this		day of		, 2020
READ A THIRD TIME IN COUNCIL this		day of		, 2020

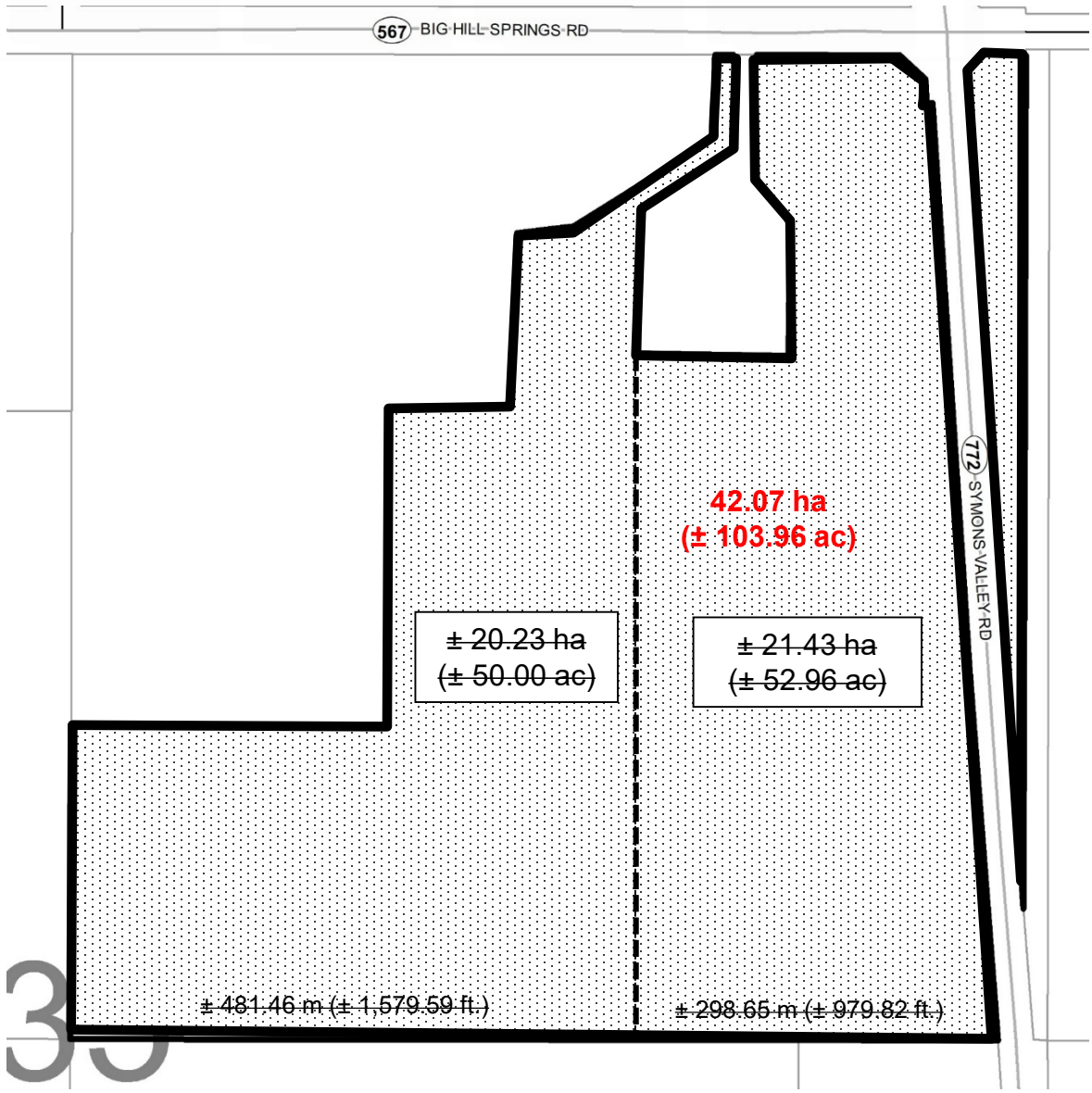
_____
Reeve

_____
CAO or Designate

_____
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8058-2020



AMENDMENT

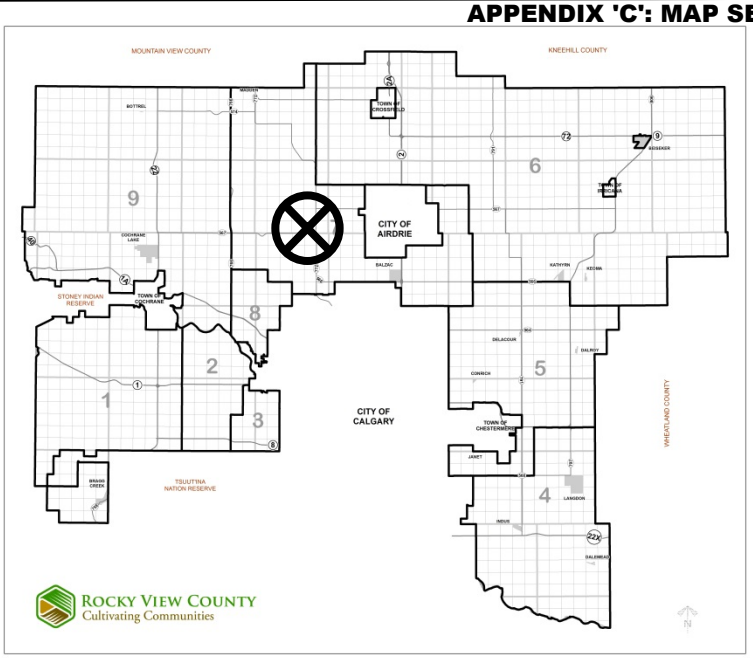
FROM ~~Ranch and Farm District~~ **Agricultural, General District** **TO** ~~Ranch and Farm Two District~~ **Agricultural, Small Parcel District**

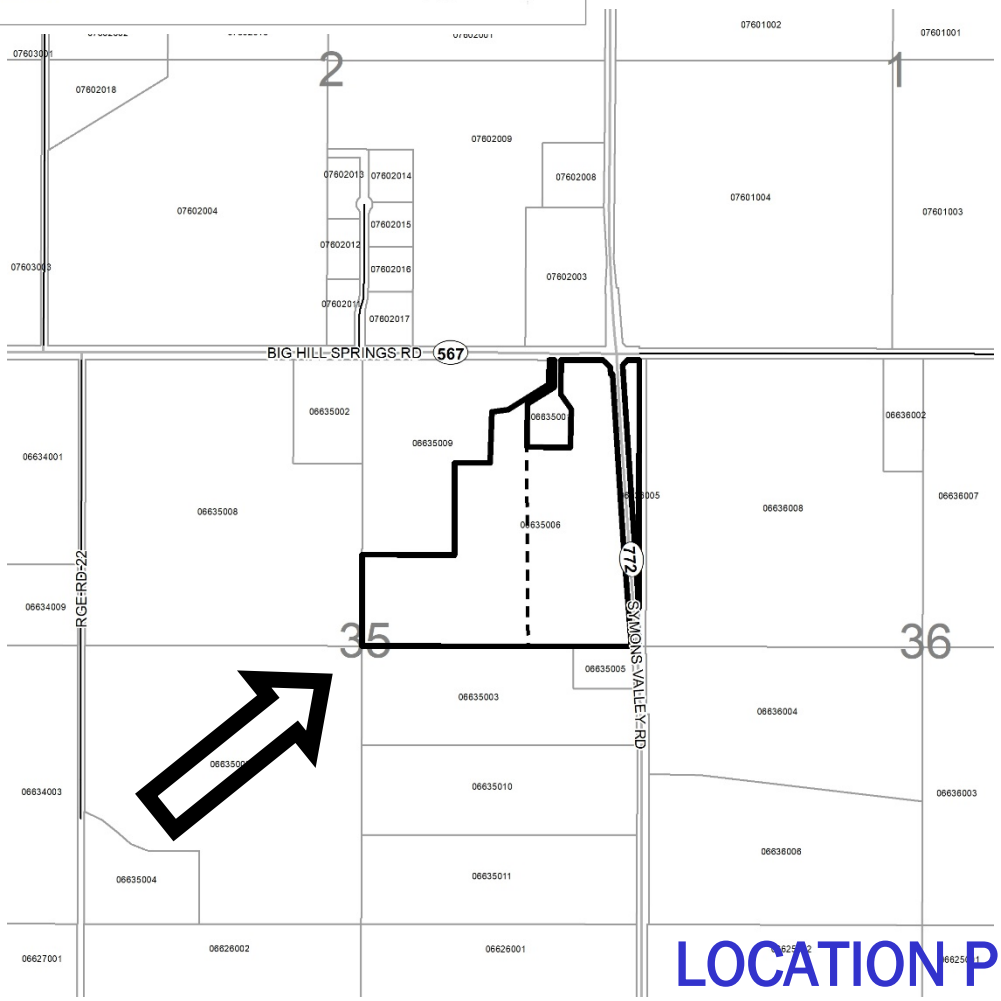
Subject Land

LEGAL DESCRIPTION: NE-35-26-02-W05M

FILE: 06635006 **DIVISION: 7**

ROCKY VIEW COUNTY





N

NE-35-26-02-W05M

Date: May 6, 2020 **Division # 7** **File:** 06635006

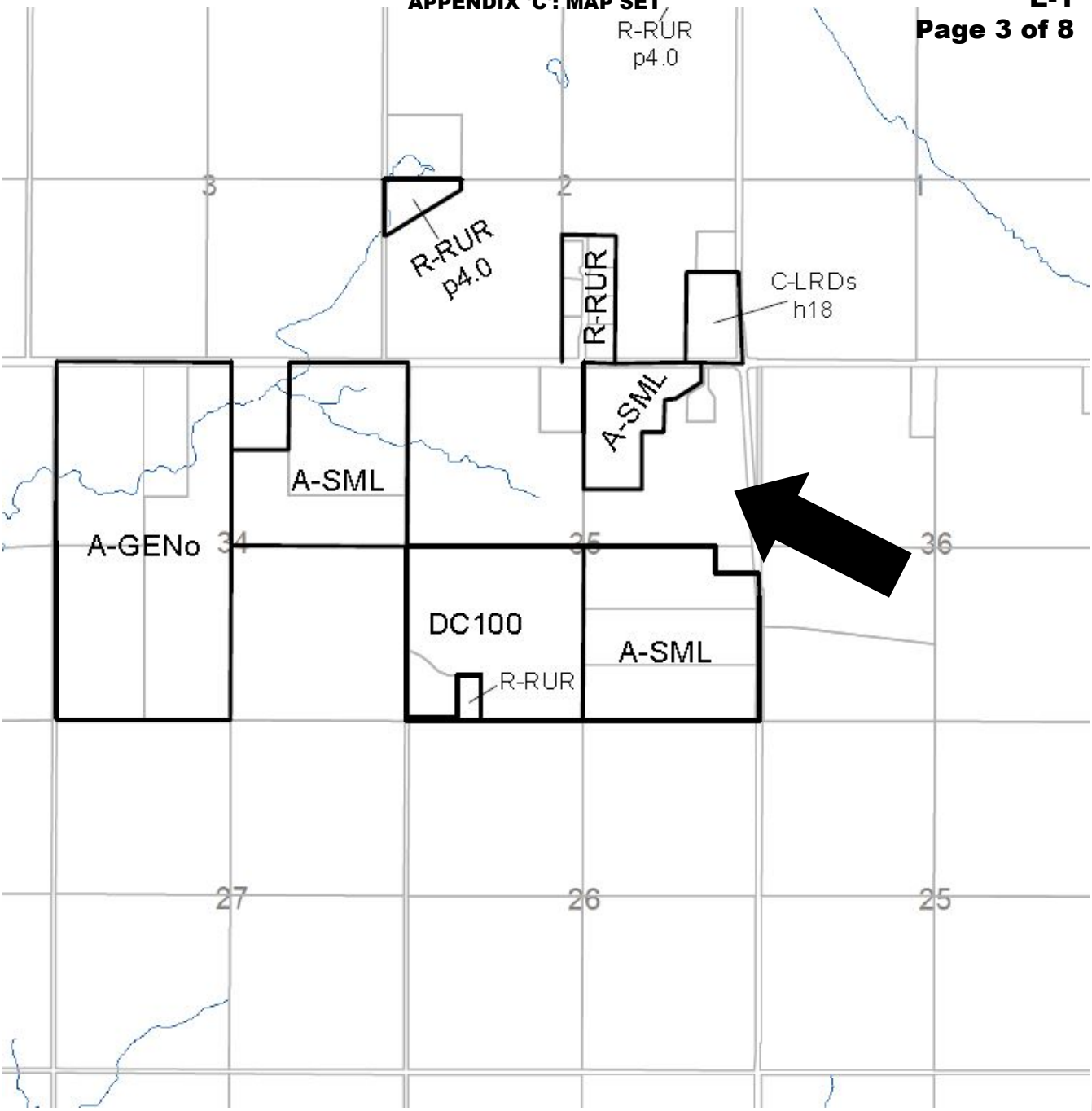
Development Proposal: To redesignate a portion of the subject lands from Agricultural, General District to Agricultural, Small Parcel District to accommodate the creation of one new lot.

DEVELOPMENT PROPOSAL

N

NE-35-26-02-W05M

Date: May 6, 2020 **Division # 7** **File:** 06635006



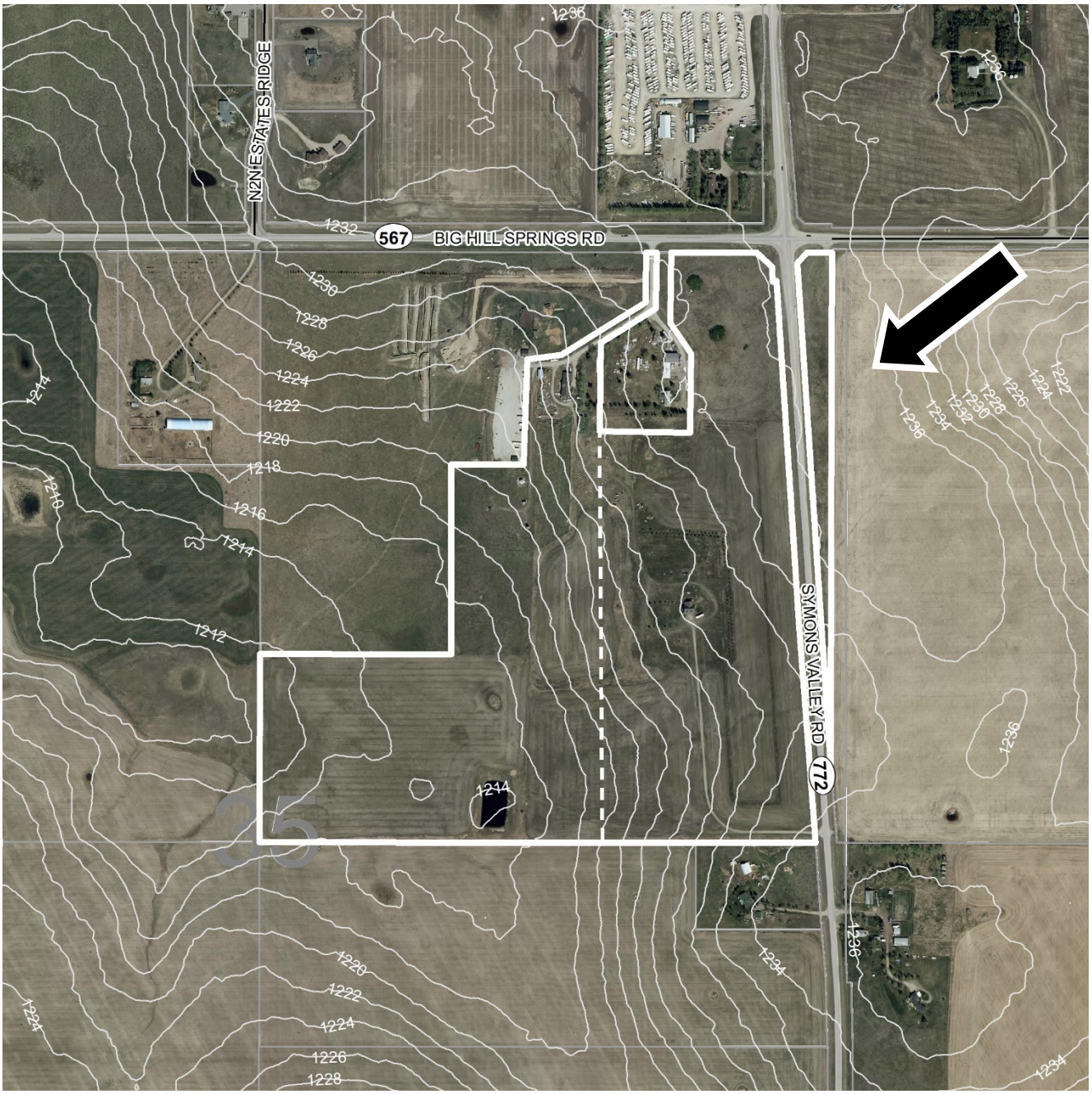
	Ranch and Farm	B-1	Highway Business
RF2	Ranch and Farm Two	B-2	General Business
RF3	Ranch and Farm Three	B-3	Limited Business
AH	Agricultural Holding	B-4	Recreation Business
F	Farmstead	B-5	Agricultural Business
R-1	Residential One	B-6	Local Business
R-2	Residential Two	NRI	Natural Resource Industrial
R-3	Residential Three	HR-1	Hamlet Residential Single Family
DC	Direct Control	HR-2	Hamlet Residential (2)
PS	Public Service	HC	Hamlet Commercial
		AP	Airport

LAND USE MAP

N

NE-35-26-02-W05M

Date: May 6, 2020 Division # 7 File: 06635006



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

TOPOGRAPHY

Contour Interval 2 M

N

NE-35-26-02-W05M

Date: May 6, 2020 **Division # 7** **File:** 06635006

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

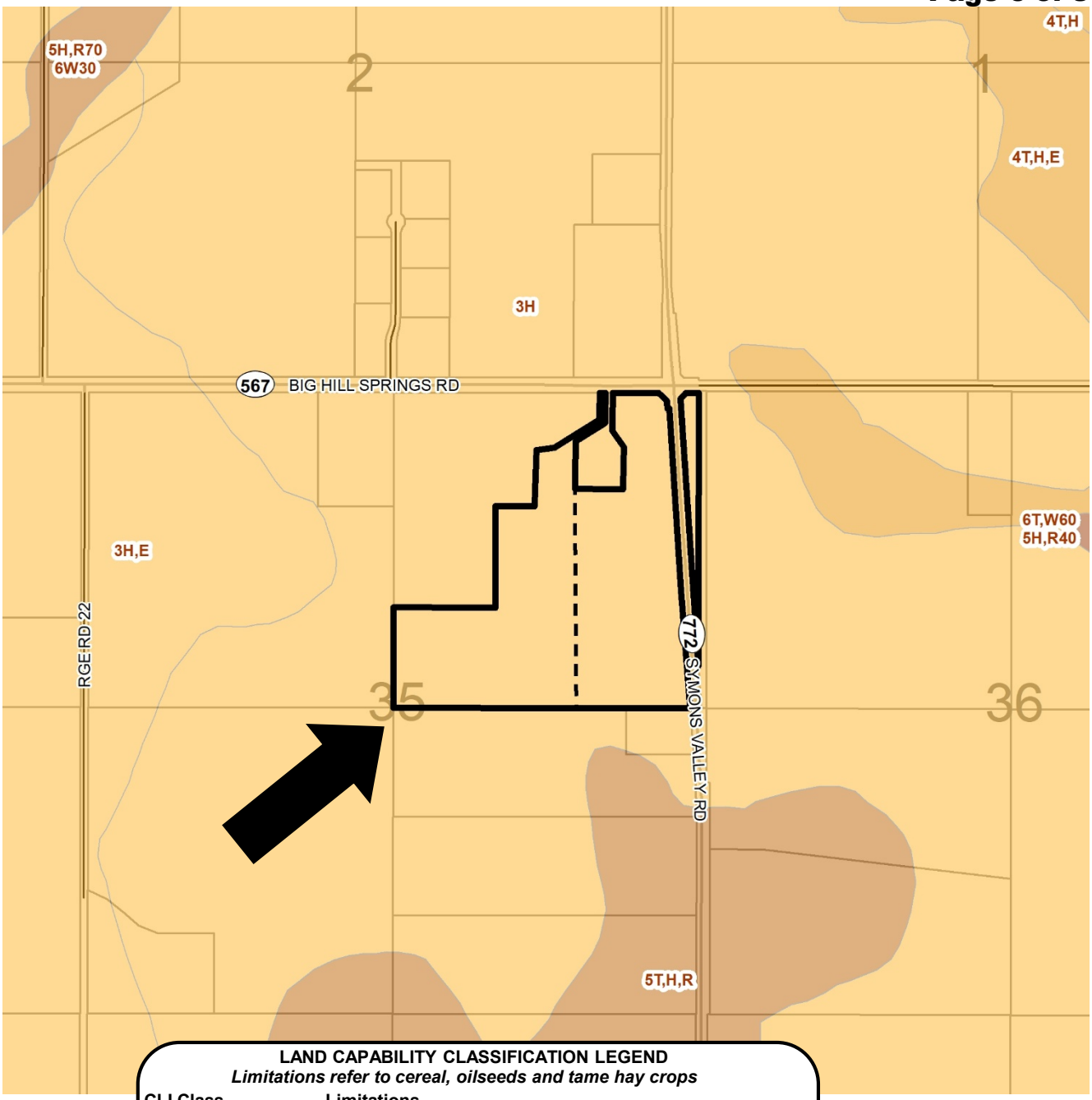
AIR PHOTO

Spring 2018

N

NE-35-26-02-W05M

Date: May 6, 2020 **Division # 7** **File:** 06635006



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

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

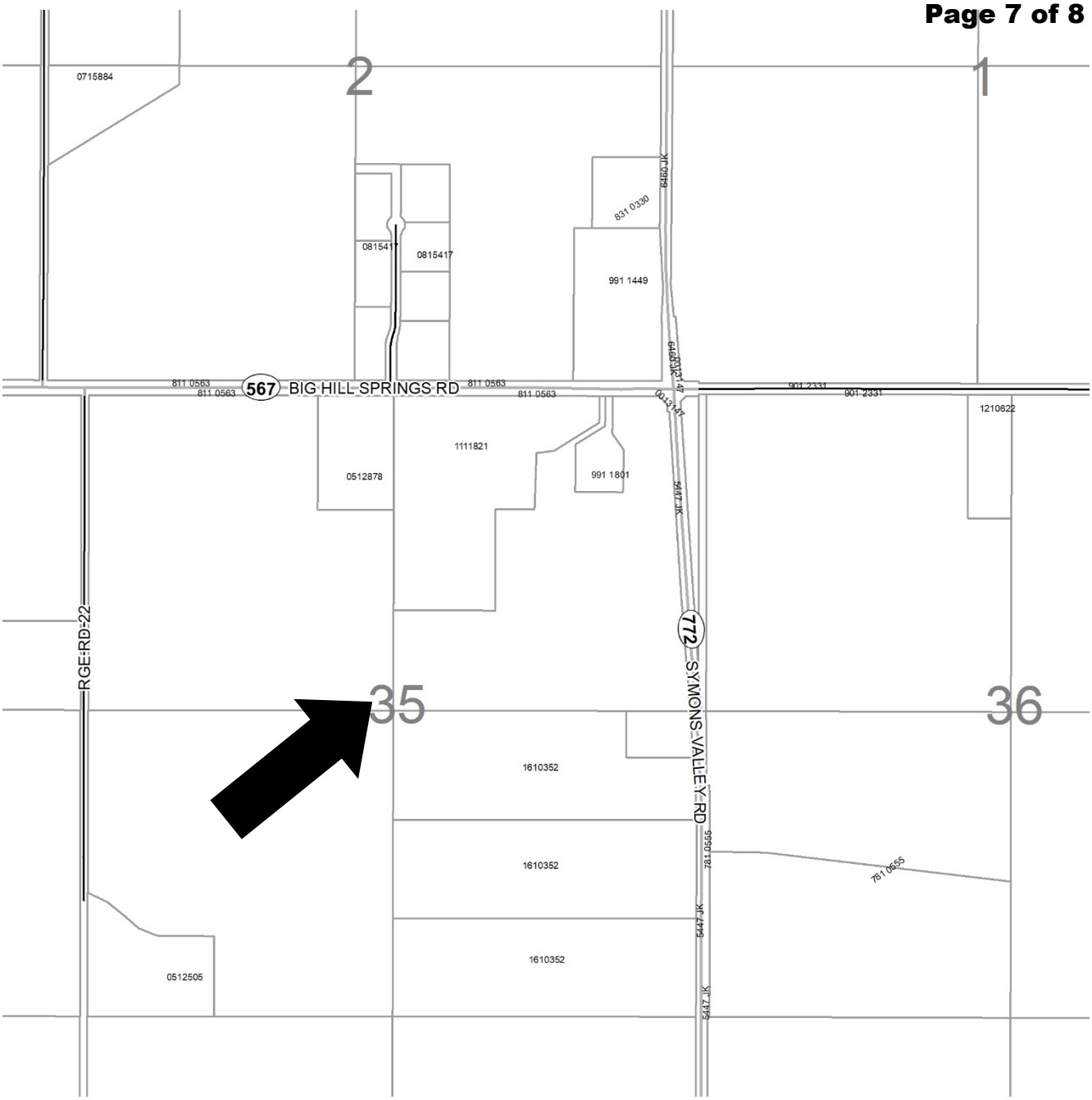
Limitations
B - brush/tree cover
C - climate
D - low permeability
E - erosion damage
F - poor fertility
G - Steep slopes
H - temperature
I - flooding
J - field size/shape
K - shallow profile development
M - low moisture holding, adverse texture
N - high salinity
P - excessive surface stoniness
R - shallowness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

SOIL MAP

N

NE-35-26-02-W05M

Date: May 6, 2020 **Division # 7** **File:** 06635006



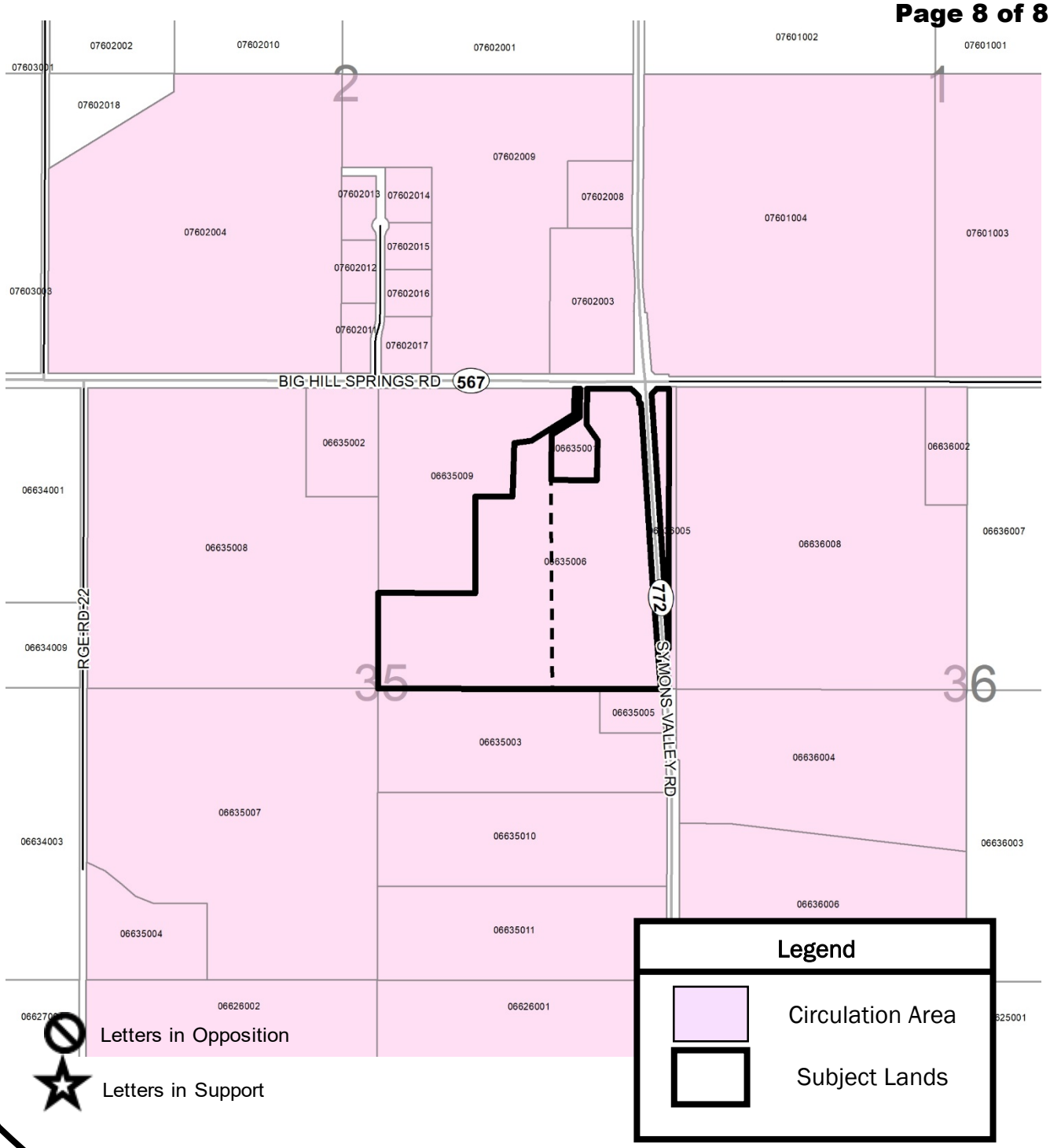
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

NE-35-26-02-W05M

Date: May 6, 2020 **Division # 7** **File:** 06635006



LANDOWNER CIRCULATION AREA

N

NE-35-26-02-W05M

Date: May 6, 2020 **Division # 7** **File:** 06635006

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO:	Council		
DATE:	October 6, 2020	**DIVISION:**	5
TIME:	Morning Appointment		
FILE:	03332011	**APPLICATION:**	PL20190149
SUBJECT:	Redesignation Item – Light Industrial Use Note: This application should be considered in conjunction with Master Site Development Plan (MSDP) application PL20190148 (agenda item F-1).		

POLICY DIRECTION:

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

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Rural Residential District to Light Industrial District to accommodate RV storage and industrial uses.

Council gave first reading to Bylaw C-8024-2020 on April 28, 2020.

On July 28, 2020 Council approved a new Land Use Bylaw (C-8000-2020) which came into effect on September 8, 2020. Administration has reviewed the district conversions and confirmed that the originally proposed Industrial – Industrial Storage District under Land Use Bylaw (C-4841-97) converts to Light Industrial District in Land Use Bylaw (C-8000-2020).

This proposal was circulated to 149 adjacent landowners; in response, nine letters were received in support (see Appendix 'D'). The application was also circulated to a several internal and external agencies; responses are available in Appendix 'A'.

The subject lands are located within the boundaries of the Janet ASP and are identified as Residential Transition, where a Local Plan is required to support redesignation. This report focuses primarily on the compatibility with relevant statutory plans while the associated MSDP application focuses on the technical aspects of the proposal.

The proposal was evaluated against policies found in the Janet ASP and the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), and was found to be non-compliant for the following reasons:

- Technical considerations including traffic, stormwater and site developability have not been adequately addressed by the Applicant at this stage; and,
- The Applicant has not prepared a comprehensive Local Plan to guide development in accordance with the Local Plan boundaries set by the ASP; therefore, the proposal does not comply with the Janet ASP, the County Plan or Rocky View County/City of Calgary IDP.

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

Administration Resources
Jessica Anderson, Planning and Development Services

ROCKY VIEW COUNTY

DATE APPLICATION RECEIVED:	October 11, 2019
DATE DEEMED COMPLETE:	October 11, 2019
PROPOSAL:	To redesignate the subject lands from Residential, Rural District to Industrial, Light District to accommodate RV storage and industrial uses.
LEGAL DESCRIPTION:	Lot 1, Block 2, Plan 9210992 within SE-32-23-28-W04M
GENERAL LOCATION:	Located approximately 0.81 kilometres (1/2 mile) south of Twp. Rd. 240 and on the west side of Rge. Rd. 284, approximately 2.58 kilometres (1.60 miles) east of the city of Calgary.
APPLICANT:	Carswell Planning (Bart Carswell)
OWNERS:	Larry and Patricia Schlichenmayer
EXISTING LAND USE DESIGNATION:	Rural Residential District
PROPOSED LAND USE DESIGNATION:	Light Industrial District
GROSS AREA:	± 10.35 acres
SOILS (C.L.I. from A.R.C.):	**1 1** – No significant limitations to cereal crop production.
	5N, W – Very severe limitations to cereal crop production due to high salinity and excessive wetness/poor drainage.

HISTORY:

May 27, 1992	Plan 9210992 was registered creating three parcels including the subject ± 10.35 acre parcel.

BACKGROUND:

The lands are currently developed with a dwelling and one large accessory building. Lands in the immediate area are residential and identified in the Janet ASP as residential transition. Two parcels (one to the west and the other immediately south) have recently been redesignated to Heavy Industrial and at that time Council directed that the Applicant prepare a Local Plan to address compressive planning in the quarter section in accordance with the Janet ASP (Canna Park Conceptual Scheme proposal).

In support of this application, a related MSDP proposal (PL20190148) contemplates a storage yard for recreational vehicles for about 500 units, as well as a 10,000 sq. ft. warehouse. The existing dwelling is intended to be utilized as a residence and office space.

The Applicant has proposed limited servicing for water and wastewater which is consistent with the Janet ASP. A stormwater assessment was not provided.

Impacts to the road network could not be assessed by Administration as a Transportation Impact Assessment was not provided.

POLICY ANALYSIS:

City of Calgary / Rocky View County Intermunicipal Development Plan (Bylaw C-7078-2011)

The subject lands are identified in the IDP as a Rocky View County Growth Corridor. Generally, the IDP supports this application. Policy 8.1.2 requires that development within growth corridors proceed in accordance with “other Rocky View County statutory and local area plans.” This indicates that industrial development in this area would be supported by the IDP as long as it proceeds in

ROCKY VIEW COUNTY

accordance with the County Plan and other statutory policy, such as the Janet ASP. This application would comply with the policies of the Janet ASP if it were preceded by an approved local plan.

The City of Calgary was circulated for comment on the application and no concerns were raised.

Janet Area Structure Plan (Bylaw C-7418-2014)

The subject lands are identified on Figure 5: Land Use Strategy as residential transition. This land use policy supports the continuation of residential uses until such time as transition to business is deemed appropriate and a comprehensive local plan has been prepared in accordance with the policies of the Janet ASP. Further, applications for industrial and commercial uses adjacent to a Residential Transition area shall demonstrate how the proposed land use is compatible with the adjacent residential use by considering the Business-Residential Interface area policies and the requirements of Section 10 of this Plan; screening, buffering, and landscaping are potential measures to mitigate the impact on the Residential Transition area.

The Janet ASP requires that a local plan be prepared to support all redesignation applications and specifically sets the phasing and boundaries of each required local plan. The purpose for requiring a local plan is to provide detailed planning and design of the entire transition area (one quarter section), to ensure the land use pattern is an extension of the established lands, and supports approved policies that apply to the lands west of the transition area. In addition, important aspects of development including transportation, stormwater, environmental considerations and lot layouts would all be addressed through a comprehensive local plan.

In this case, the Applicant has proposed an MSDP to provide Council and the public with a proposal for the intended uses and final appearance of development for this 10 acre parcel only. The proposed MSDP does comply with the requirements set out for MSDP's in Appendix C of the County Plan; however, the Janet ASP requires a Local Plan at the quarter section level to comprehensively address a range of planning and technical aspects. Therefore, the proposal is inconsistent with the requirements of the ASP and recommended for refusal.

Land Use Bylaw (Bylaw C-8000-2020)

The Applicant is proposing to redesignate the subject lands from Rural Residential District to Light Industrial District, which provides for Outdoor Storage (inclusive of recreational vehicle storage) and both heavy and medium industrial uses as discretionary uses. The district is appropriate for the range of uses proposed. A Development Permit will be required to approve the use, design and servicing for any proposed future uses.

OPTIONS:

Option #1:	Motion #1	THAT Bylaw C-8024-2020 be amended in accordance with Appendix B.
	Motion #2	THAT Bylaw C-8024-2020 be given second reading, as amended.
	Motion #3	THAT Bylaw C-8024-2020 be given third and final reading, as amended.
Option #2:	THAT application PL20190149 be refused.	

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

ROCKY VIEW COUNTY

JA/llt

APPENDICES:
APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-8024-2020 and Schedule A
APPENDIX ‘C’: Map Set
APPENDIX ‘D’: Landowner Letters

AGENCY	COMMENTS
Internal Departments	
Recreation, Parks and Community Support	**PL20190148 (MSDP)** As per the County Plan, this draft MSDP has addressed technical requirements and supporting information pertaining to recreation, parks, active transportation and/or community support matters. Therefore- there are no concerns with this application. **PL20190149 (Redesignation)** Comments pertaining to reserve dedication to support development of recreational amenities, parks or an active transportation network will be provided at any future subdivision stage.
Fire Services and Emergency Management	1. Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code. 3. The Fire Service also recommends that the water co-op be registered with Fire Underwriters. 4. Please ensure that access routes are compliant to the designs specified in the National Building Code and RVC's servicing standards. In other words, the lanes need to be 6m wide and have a 12m centerline turning radius and be able to support the weight of Firefighting apparatus.
Planning and Development Services – Engineering Review	**General:** • The review of this file is based upon the application submitted. • As a condition of future DP, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details. • At time of subdivision or DP, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers to the satisfaction of the County. **Geotechnical:** • Engineering does not have any concerns at this time. • As a condition of future DP, the applicant will be required to conduct an onsite geotechnical investigation, conducted by a qualified

AGENCY	COMMENTS
	geotechnical professional, to determine the site's suitability to support the proposed development. **Transportation:** • In accordance with the Janet ASP Policy 21.13, a TIA is required as part of the local plan process to determine if potential off-site road improvements are required. At this stage, the applicant has not provided a TIA. Without receiving a TIA, Engineering does not have sufficient information to determine whether there could be potential impacts of this development on the surrounding road network, nor can we confirm how much traffic the proposed development is expected to generate. Engineering recommends that prior to going to Counsel that the applicant provide a TIA in accordance with the County Servicing Standard. ○ It is recommended that the Applicant contact Engineering to determine the scope of the TIA. • Access to the parcel is currently provided by a paved approach off Range Road 284. At future subdivision/development permit stage, the applicant will be required upgrade the approach to an Industrial/Commercial standard in accordance with the County Servicing Standards. Further upgrades at the site entrance may be required based on the recommendations of the approved TIA. • At future subdivision and/or development permit stage, the applicant will be required to provide payment of transportation offsite levy for the gross area of lands to be subdivided / developed in accordance with the applicable TOL Bylaw. **Sanitary/Waste Water:** • The applicant proposes using the existing PSTS on the subject site to service the proposed development. The Janet ASP policy 22.8 states that new business development should provide wastewater treatment by the use of pump out tanks or other acceptable methods, in accordance with County policy and Provincial regulation. Engineering recommends the use pump out tanks to service the proposed development in accordance with County Policy and the Janet ASP. **Water Supply And Waterworks:** • The applicant proposes using the existing well on the subject site to service the proposed development. The Janet ASP policy 22.5 states that development in the plan area should be serviced by water cisterns or alternative systems consistent with County policy. Water wells located on individual lots should not be supported. Engineering recommends the use of potable water cisterns to service the proposed development in accordance with County Policy and the Janet ASP.

AGENCY	COMMENTS
	Stormwater Management • The Janet ASP policy 23.30 states that as part of a *local plan* preparation process, the Applicant shall submit a Sub-Catchment Master Drainage Plan that is consistent with the approved Master Drainage Plan and the policies of the Janet ASP. Engineering recommends that prior to going to Council the applicant submit a Sub-Catchment Master Drainage Plan. • As a condition of future DP, the applicant is required to submit a detailed Stormwater Management Plan prepared by a qualified professional, in accordance with the Janet ASP and County Servicing Standards. **Environmental** In accordance with the Janet ASP, a Wetland Assessment is required in support of a local plan. At this stage, the Applicant has not provided a wetland assessment. Prior to going to Council, Engineering recommends that the applicant submit a wetland assessment in accordance with the Janet ASP.
Transportation Services	Applicant to contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions. Site Grading, fill placement, temporary stockpile placement and berm construction are not to negatively impact existing surface drainage or direct additional surface drainage into adjacent County road allowance. Any on site exterior lighting to be “dark sky” compliant. Applicant to be reminded staff and clientele parking is restricted to onsite only. Applicant to be reminded no business signage to be installed within the County Road Allowance. Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network.

Circulation Period: November 18, 2019 to December 9, 2019

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

ROCKY VIEW COUNTY

BYLAW C-8024-2020

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8024-2020.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT ~~Part 5~~ **Schedule B**, Land Use Map No. 33 and 33-NW of Bylaw ~~C-4841-97~~ **C-8000-2020** be amended by redesignating Lot 1, Block 2, Plan 9210992, SE-32-23-28-W04M from ~~Residential Two District~~ **Residential, Rural District** to ~~Industrial - Industrial Storage District~~ **Industrial, Light District** as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 1, Block 2, Plan 9210992, SE-32-23-28-W04M is hereby redesignated to ~~Industrial - Industrial Storage District~~ **Industrial, Light District** as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8024-2020 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: 5
File: 03332011/ PL20190149

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

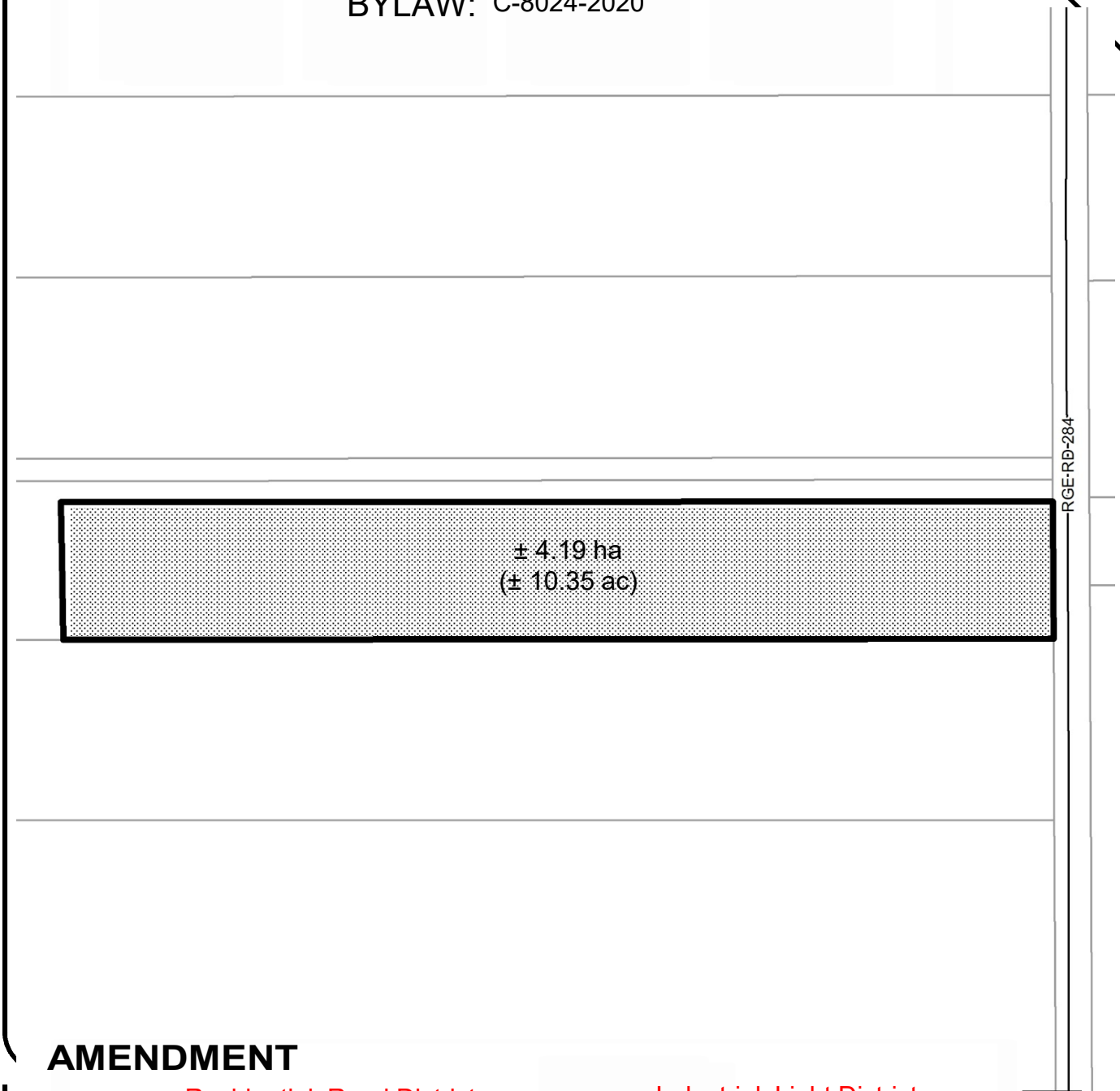
_____
Reeve

_____
CAO or Designate

_____
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8024-2020



AMENDMENT

FROM Residential, Rural District ~~Residential Two District~~ TO Industrial, Light District ~~Industrial - Industrial Storage District~~

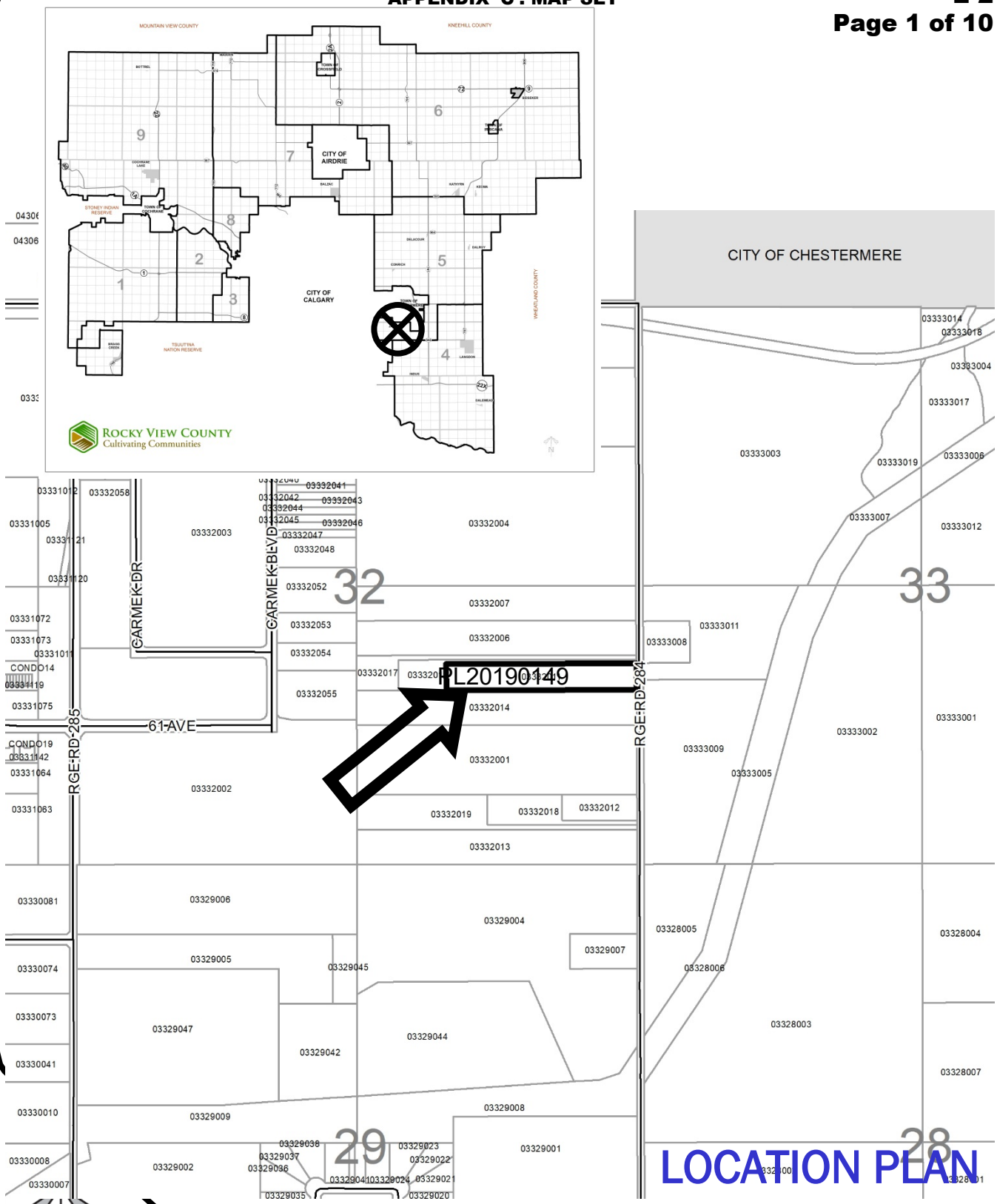
Subject Land

LEGAL DESCRIPTION: Lot 1, Block 2, Plan 9210992
Within SE-32-23-28-W04M

N

ROCKY VIEW COUNTY

FILE: 03332011 **DIVISION: 5**



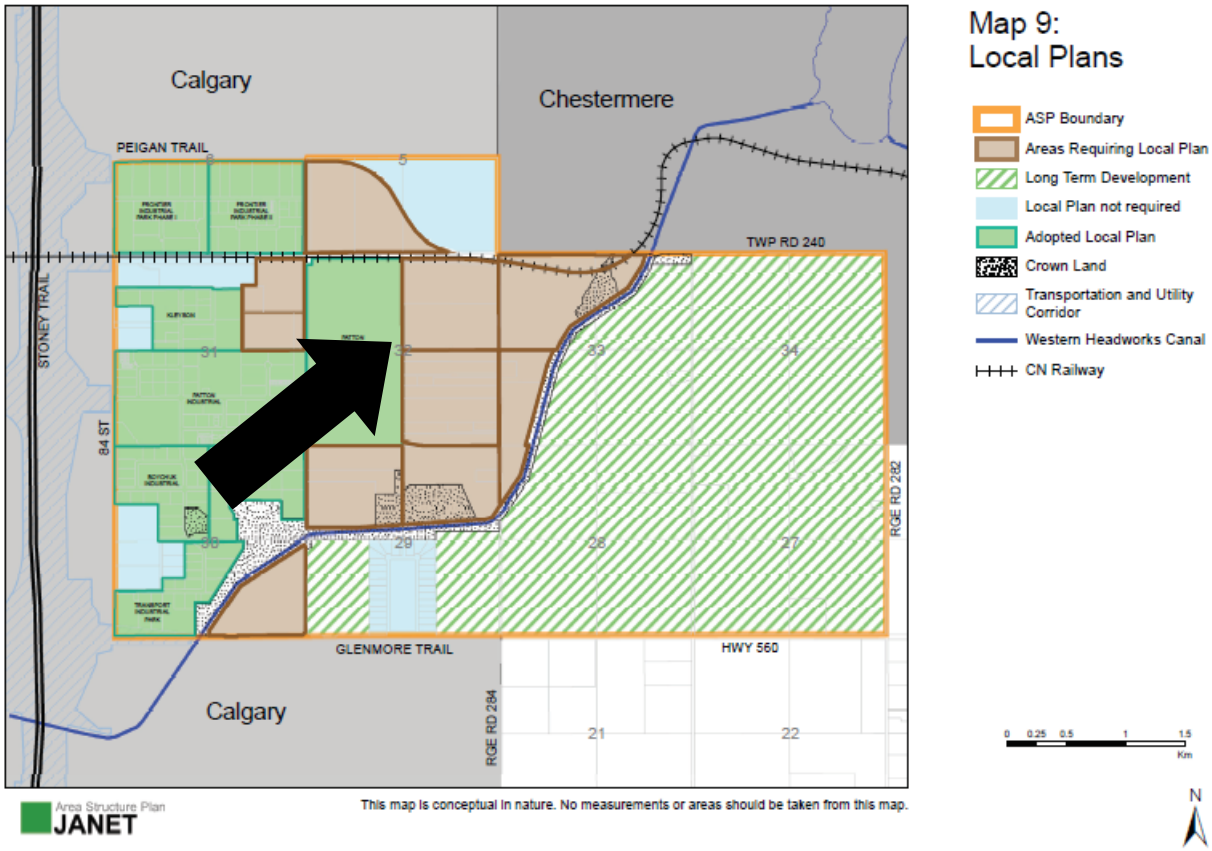
N

SE-32-23-28-W04M

Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011

Janet Area Structure Plan: Local Plan Requirements



REQUIRED LOCAL PLAN BOUNDARIES

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011

MSDP Proposal: To adopt the Schlichenmayer Proposal Master Site Development Report to provide for RV storage and industrial uses on the site.

Figure 6: Rendering of Proposed RV Storage and Warehouse

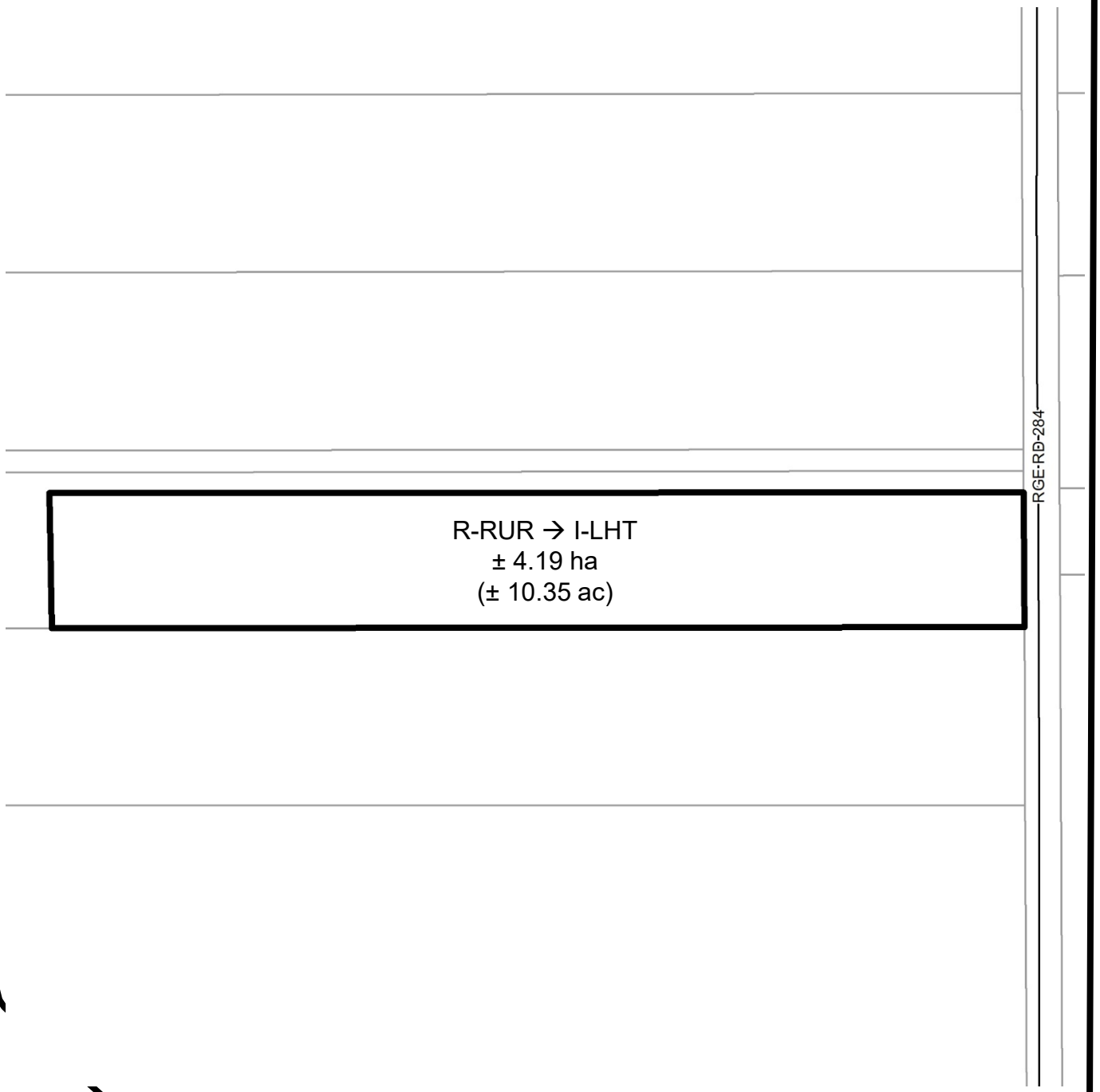
MSDP PROPOSAL

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011

Development Proposal: To redesignate the subject lands from Rural Residential District to Light Industrial District to accommodate RV storage and industrial uses.

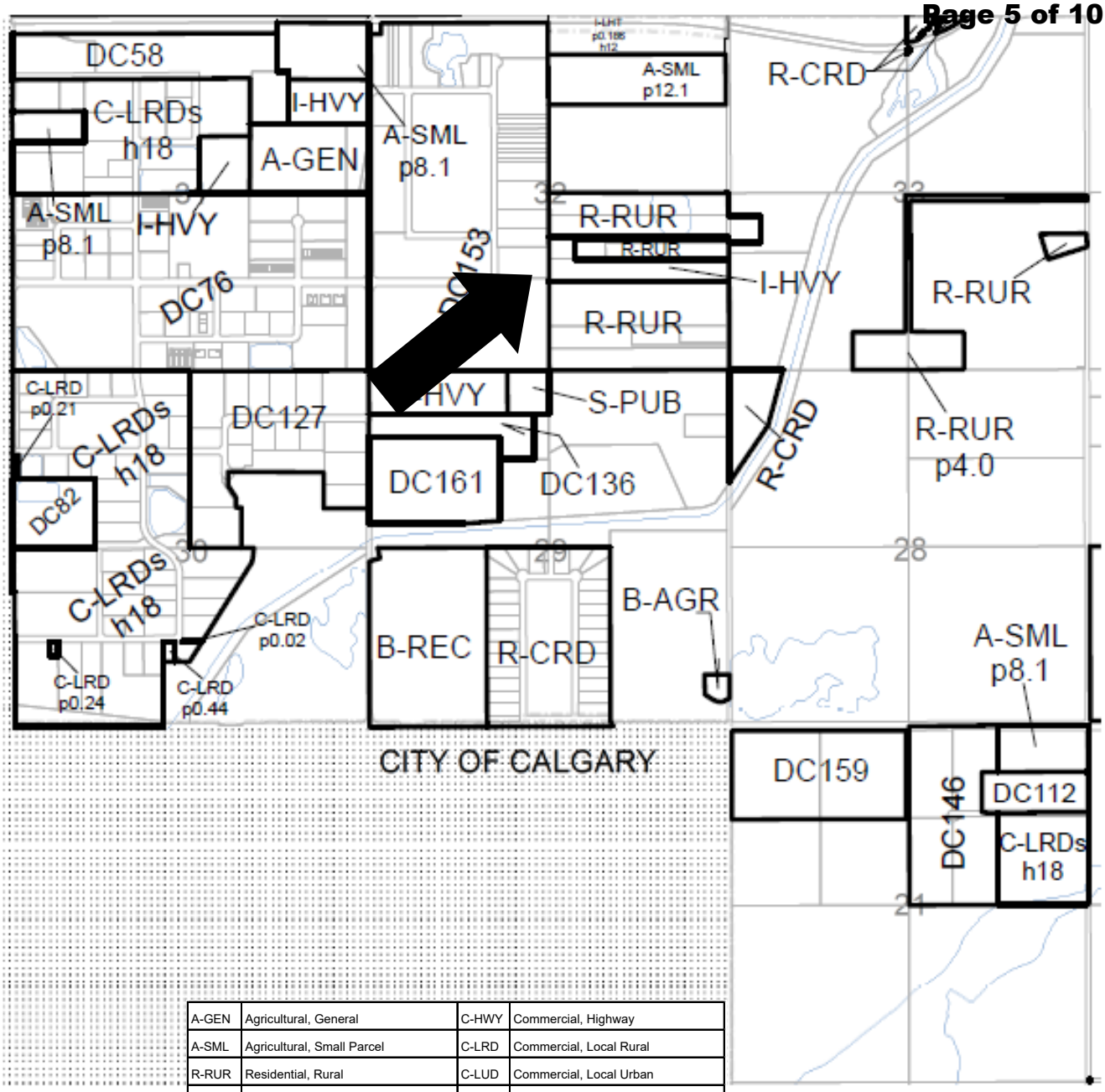


DEVELOPMENT PROPOSAL

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011



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

LAND USE MAP

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011

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

TOPOGRAPHY

Contour Interval 2 M

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011

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

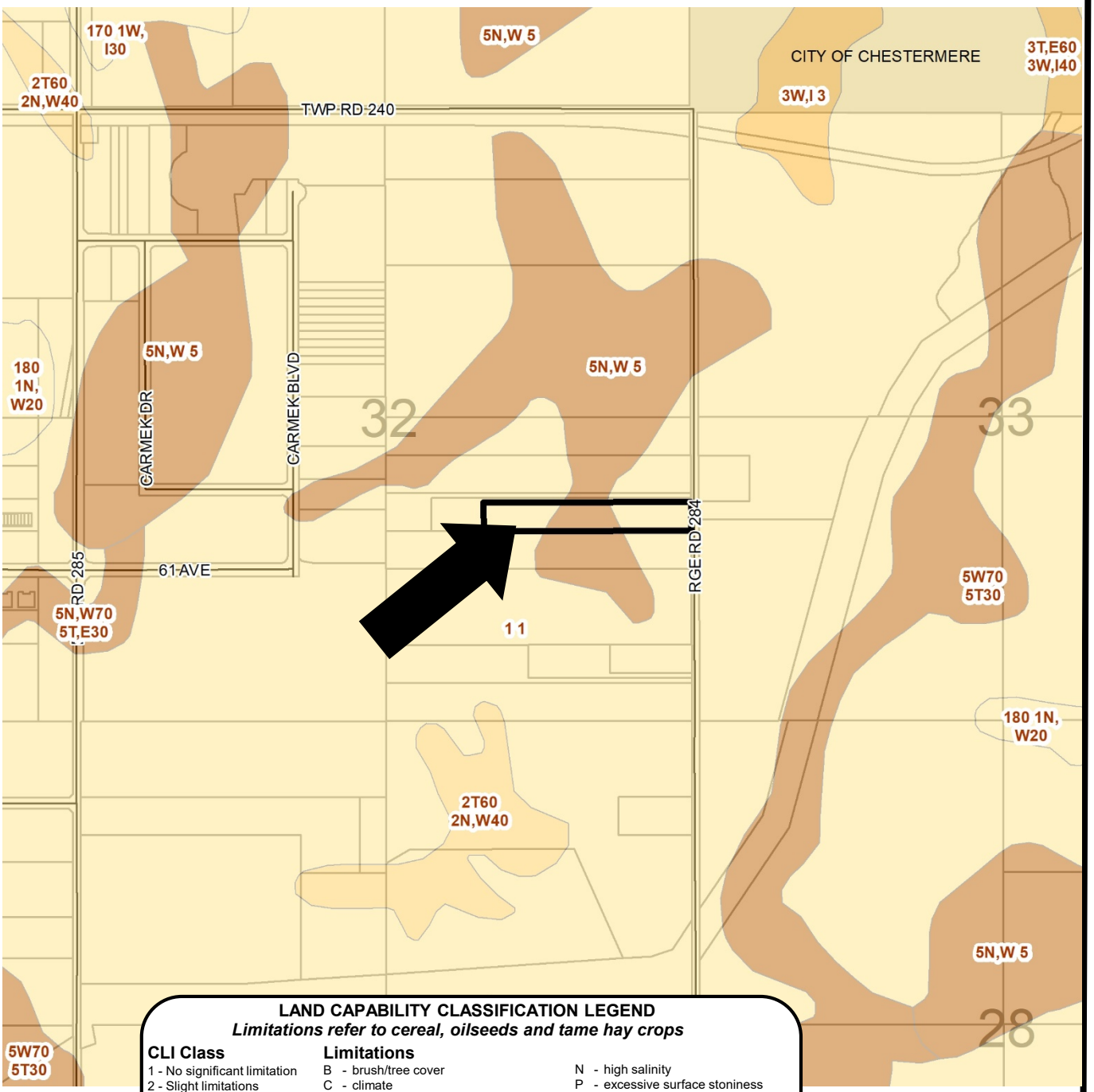
AIR PHOTO

Spring 2018

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011



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

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

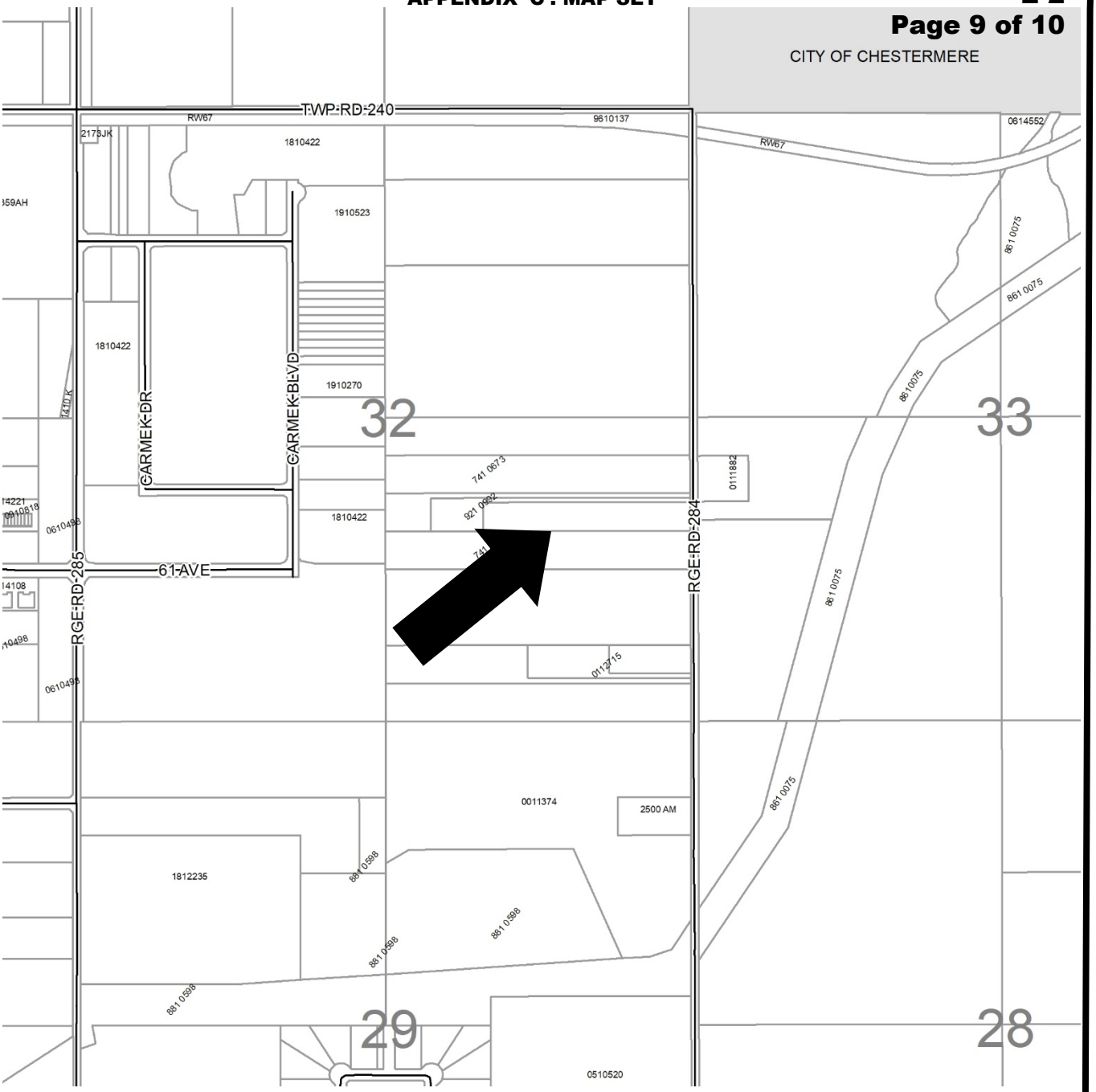
Limitations
B - brush/tree cover
C - climate
D - low permeability
E - erosion damage
F - poor fertility
G - Steep slopes
H - temperature
I - flooding
J - field size/shape
K - shallow profile development
M - low moisture holding, adverse texture
N - high salinity
P - excessive surface stoniness
R - shallowness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

SOIL MAP

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011



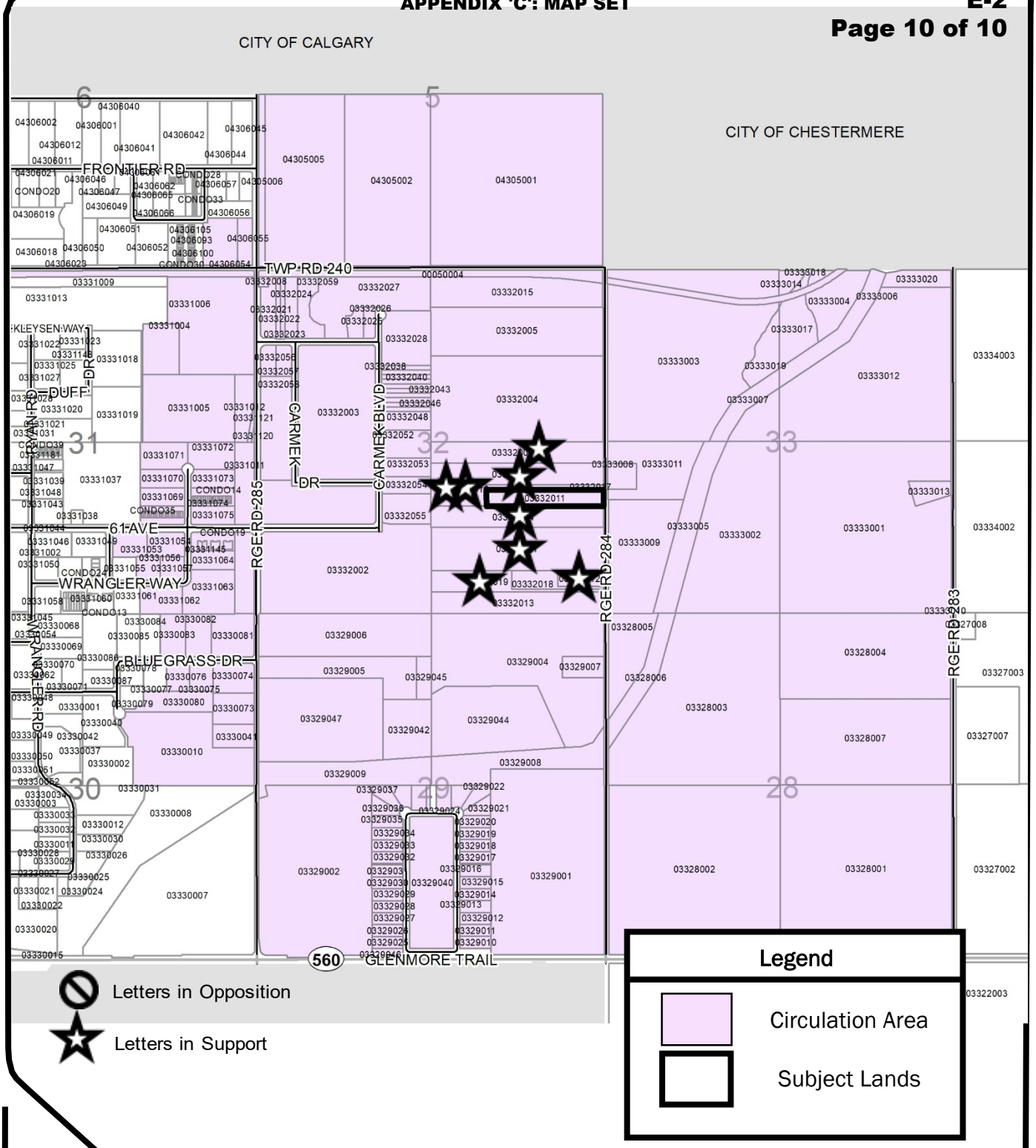
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011



LANDOWNER CIRCULATION AREA

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011

"No Hurdle too high"

September, 2019

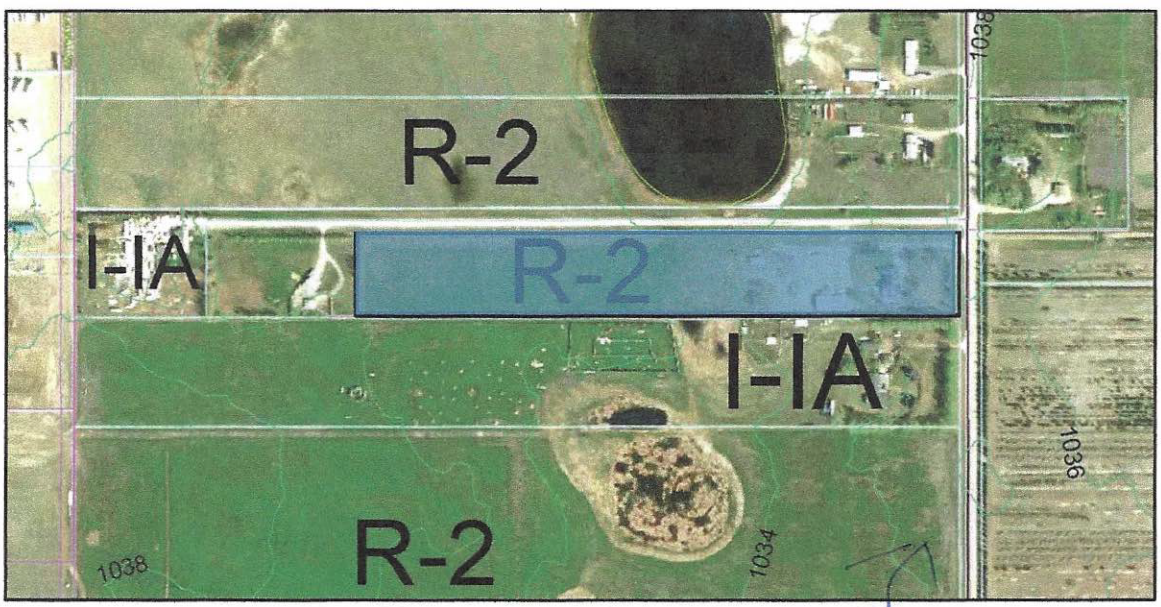
Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: **Redesignation**
235091 Range Rd 284, Rocky View County (RVC)

To Whom it may concern,

As neighbouring property owners to the above-mentioned property, I (we) support the application for the plan as presented. The intent is to:

- Change Residential Two (R-2) to Industrial Activity (I-~~IA~~ IS) to support light industrial, continued use of a residential dwelling and landscaping that is aesthetically pleasing and
- Following approval of the Land Use, a Development Permit may be applied for.



Thank you,

signature [signature] date OCT 21/19

name CARLO SIMONELLI address [redacted]

Should you have any questions, please feel free to contact:

SE-32-23-28 W04M
40 ACRES
ROLL-0333 2001

Bart Carswell, MA, MCIP, RPP
Carswell Planning Inc.
Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)
Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7
Phone: 587 437-6750
Bart.Carswell@carswellplanning.ca

TERRIGNO

Delivered by Email:
janderson@rockyview.ca

Rockyview County

September 2, 2020

Attn: Members of Council and Jessica Anderson [file manager]

Re: Landuse Application PL20190149

I am the owner of the property directly adjacent to the property seeking landuse approval under the captioned application.

I am writing this letter to express my strong support of the said landuse application.

I support the application because the suggested use fits within the area context as there are other home businesses in the transition area that conduct business that the applicant seeks under its landuse application. Furthermore, the landuse aligns with the Janet ASP and most importantly further develops the transition zone that we need foster to ensure the redevelopment initiatives of the Janet ASP move forward and property owners obtain that which the Janet ASP directs.

Thank you for your time and consideration.

Be safe and well.

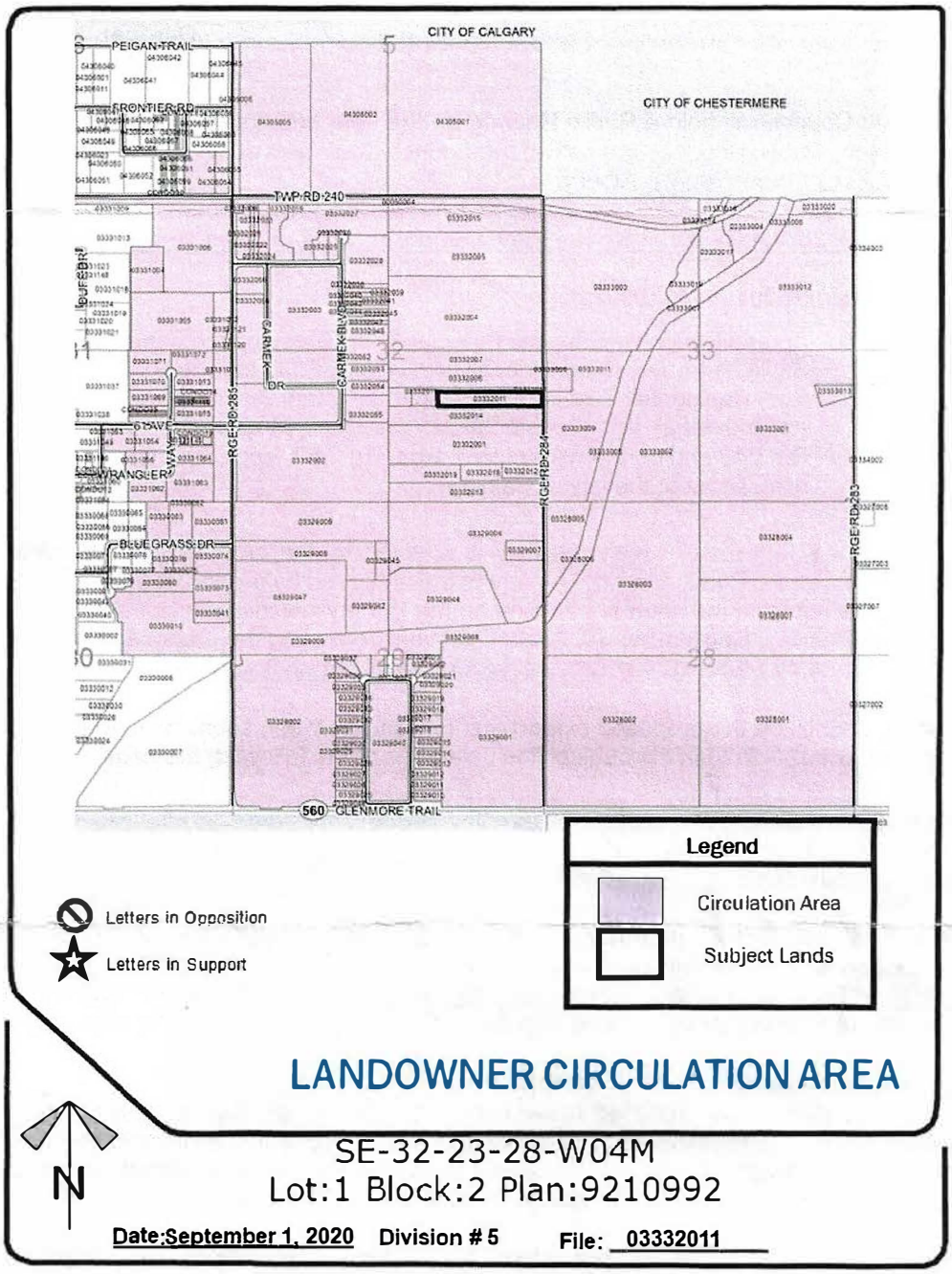
Sincerely yours

Rocco Terrigno

[redacted]

Your name, legal land description, street address, and any opinions provided in your written submission may be made available to the public and form part of the public record. Your personal contact information, including your phone number and email address, will be redacted prior to making your written submission available to the public. If you have questions regarding the collection or release of this information, please contact the Deputy Municipal Clerk at (403) 520-8197.

SITE MAP



Dated: **Tuesday, September 1, 2020**
Tyler Andreasen
Deputy Municipal Clerk

"No Hurdle too high"

September, 2019

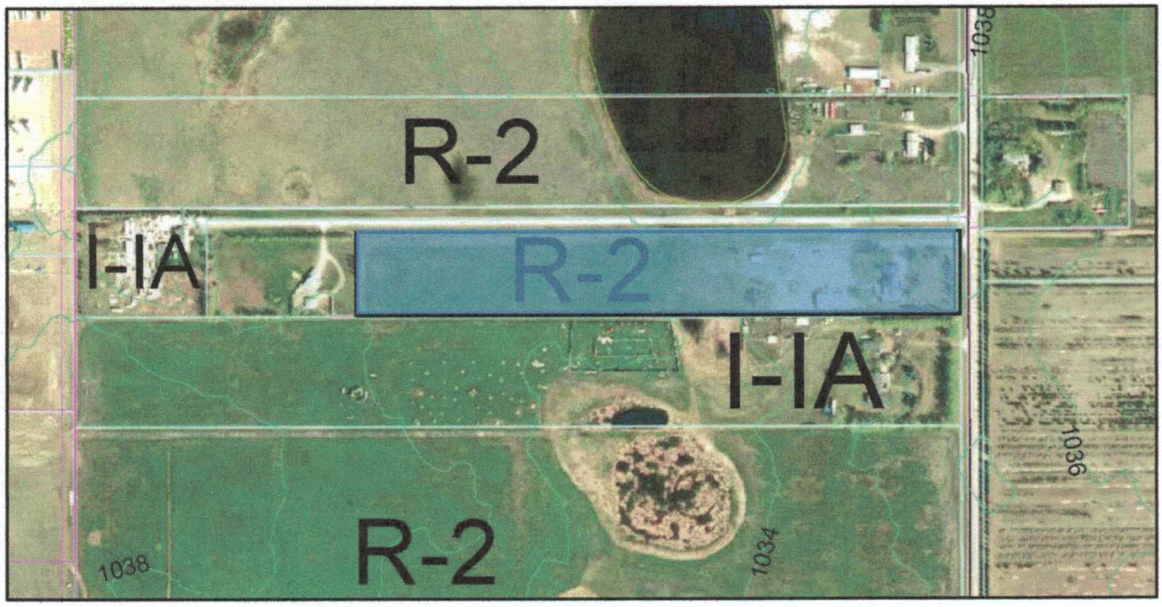
Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: **Redesignation**
235091 Range Rd 284, Rocky View County (RVC)

To Whom it may concern,

As neighbouring property owners to the above-mentioned property, I (we) support the application for the plan as presented. The intent is to:

- Change Residential Two (R-2) to Industrial Activity (I-IA) to support light industrial, continued use of a residential dwelling and landscaping that is aesthetically pleasing and
- Following approval of the Land Use, a Development Permit may be applied for.



Thank you,

signature Gerald Ziegler date Sept 28 2019. 235107 RR284

name GERALD ZIEGLER address 32-23-28-04 LOT1

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP
Carswell Planning Inc.
Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)
Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7
Phone: 587 437-6750
Bart.Carswell@carswellplanning.ca

"No Hurdle too high"

September, 2019

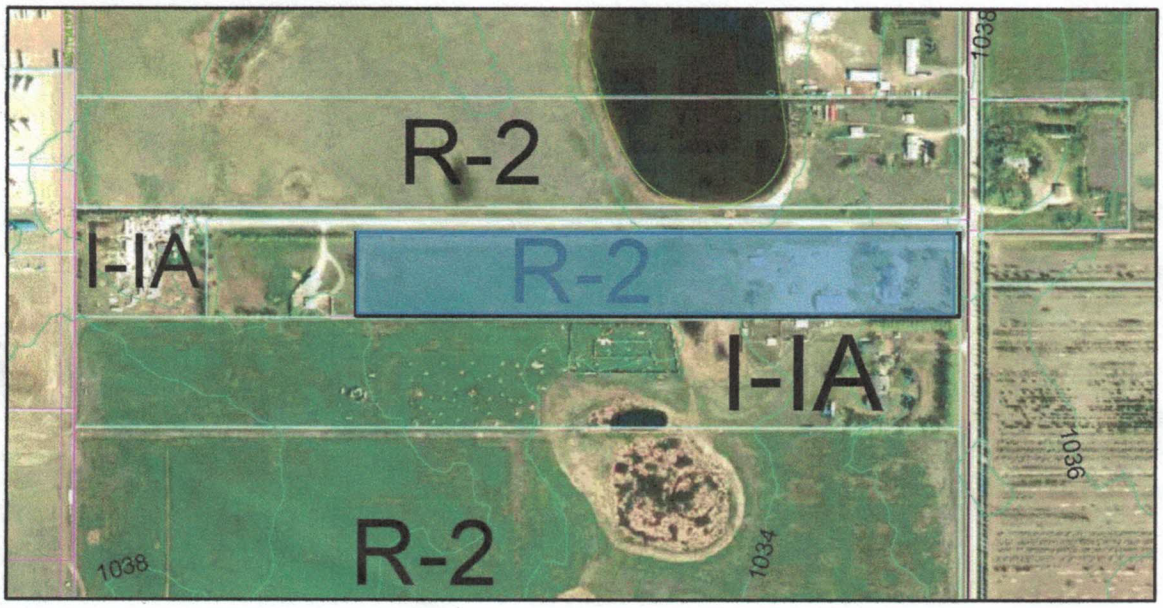
Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: **Redesignation**
235091 Range Rd 284, Rocky View County (RVC)

To Whom it may concern,

As neighbouring property owners to the above-mentioned property, I (we) support the application for the plan as presented. The intent is to:

- Change Residential Two (R-2) to Industrial Activity (I-IA) to support light industrial, continued use of a residential dwelling and landscaping that is aesthetically pleasing and
- Following approval of the Land Use, a Development Permit may be applied for.



Thank you,

signature B. Wakeford date Sept 28/19

name BARRY WAKEFORD address [redacted]

Should you have any questions, please feel free to contact: 235115 R.R. 284

Bart Carswell, MA, MCIP, RPP
Carswell Planning Inc.
Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)
Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7
Phone: 587 437-6750
Bart.Carswell@carswellplanning.ca

"No Hurdle too high"

September, 2019

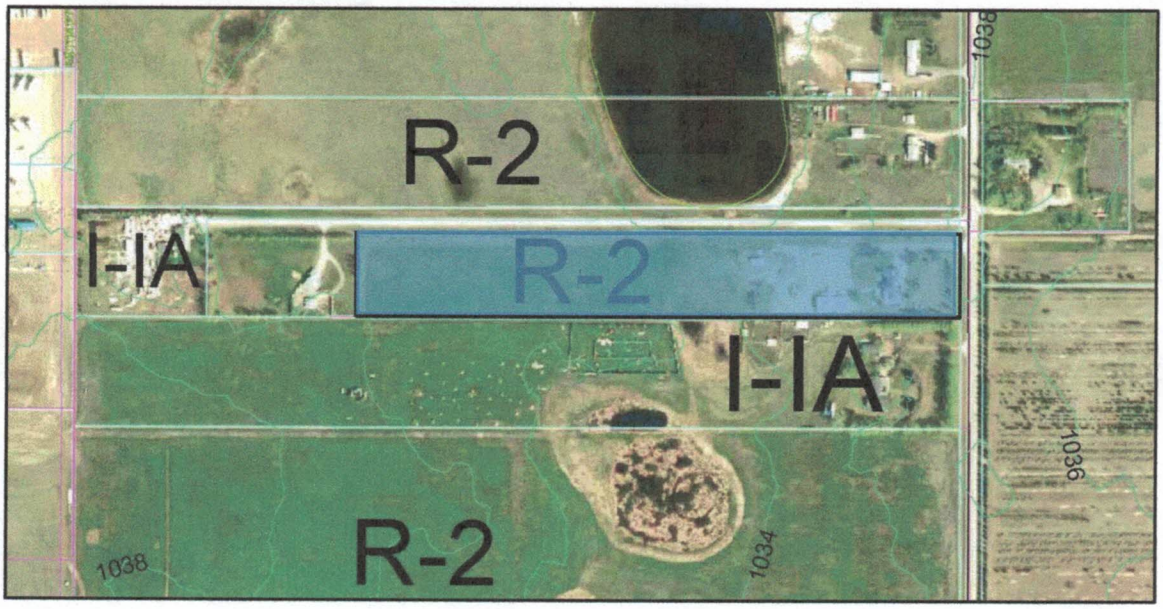
Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: **Redesignation**
235091 Range Rd 284, Rocky View County (RVC)

To Whom it may concern,

As neighbouring property owners to the above-mentioned property, I (we) support the application for the plan as presented. The intent is to:

- Change Residential Two (R-2) to Industrial Activity (I-IA) to support light industrial, continued use of a residential dwelling and landscaping that is aesthetically pleasing and
- Following approval of the Land Use, a Development Permit may be applied for.



Thank you,

signature Darrel O. Winch date SEPT 28/2019

name DARREL O WINCH address 235017 RANGE RD 284 T1X-0J9

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP
Carswell Planning Inc.
Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)
Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7
Phone: 587 437-6750
Bart.Carswell@carswellplanning.ca

"No Hurdle too high"

September, 2019

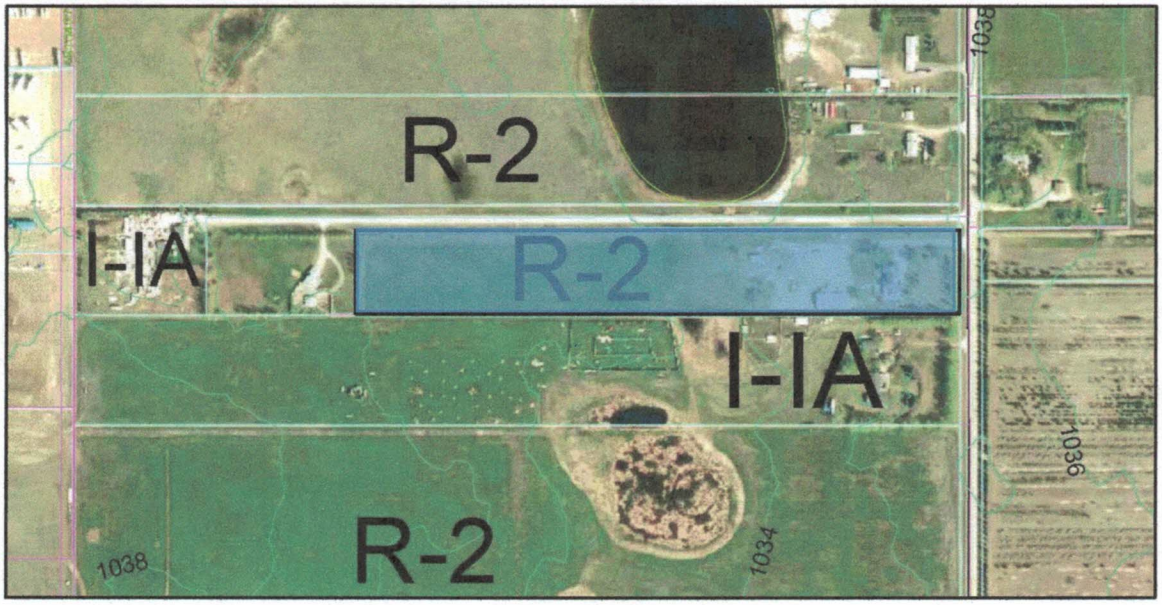
Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: **Redesignation**
235091 Range Rd 284, Rocky View County (RVC)

To Whom it may concern,

As neighbouring property owners to the above-mentioned property, I (we) support the application for the plan as presented. The intent is to:

- Change Residential Two (R-2) to Industrial Activity (I-IA) to support light industrial, continued use of a residential dwelling and landscaping that is aesthetically pleasing and
- Following approval of the Land Use, a Development Permit may be applied for.



Thank you,

signature Bob Hill date Sept 25 2019

name Bob Hill address 235027 Rg Rd 284

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP
Carswell Planning Inc.
Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)
Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7
Phone: 587 437-6750
Bart.Carswell@carswellplanning.ca

"No Hurdle too high"

September, 2019

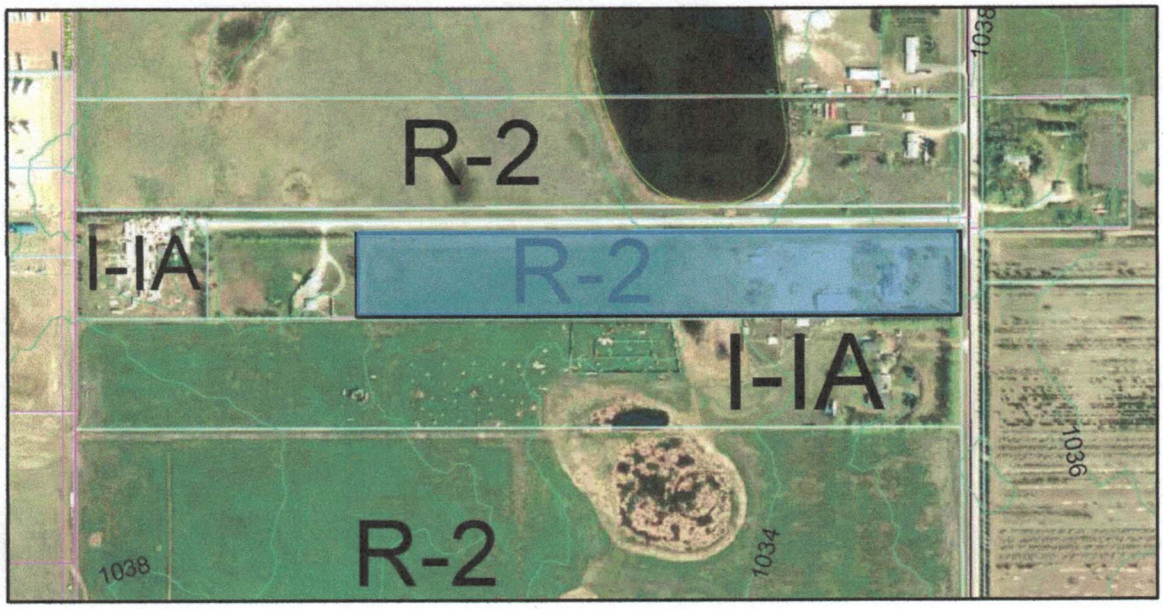
Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: **Redesignation**
235091 Range Rd 284, Rocky View County (RVC)

To Whom it may concern,

As neighbouring property owners to the above-mentioned property, I (we) support the application for the plan as presented. The intent is to:

- Change Residential Two (R-2) to Industrial Activity (I-IA) to support light industrial, continued use of a residential dwelling and landscaping that is aesthetically pleasing and
- Following approval of the Land Use, a Development Permit may be applied for.



Thank you,

signature _____ date SEPT 30/2019

name LEN STAKENAS address 235093 RANGE ROAD 284

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP
Carswell Planning Inc.
Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)
Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7
Phone: 587 437-6750
Bart.Carswell@carswellplanning.ca

"No Hurdle too high"

September, 2019

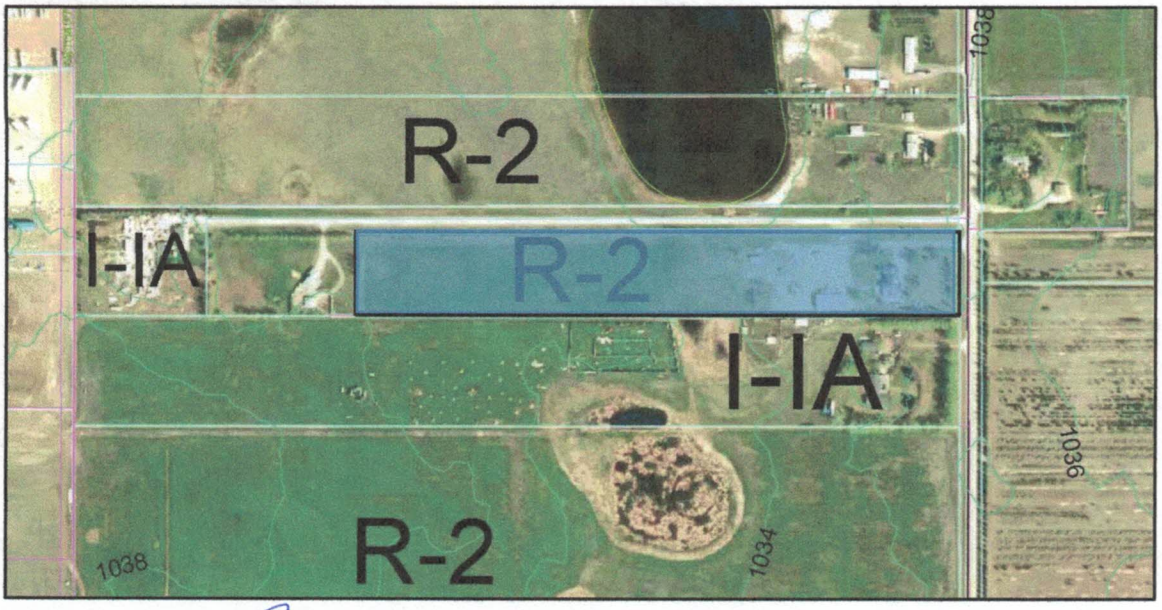
Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: **Redesignation**
235091 Range Rd 284, Rocky View County (RVC)

To Whom it may concern,

As neighbouring property owners to the above-mentioned property, I (we) support the application for the plan as presented. The intent is to:

- Change Residential Two (R-2) to Industrial Activity (I-IA) to support light industrial, continued use of a residential dwelling and landscaping that is aesthetically pleasing and
- Following approval of the Land Use, a Development Permit may be applied for.



Thank you,

signature _____ date Sept30/19

name Joe Thoen address 235095 RR 284

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP
Carswell Planning Inc.
Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)
Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7
Phone: 587 437-6750
Bart.Carswell@carswellplanning.ca

"No Hurdle too high"

September, 2019

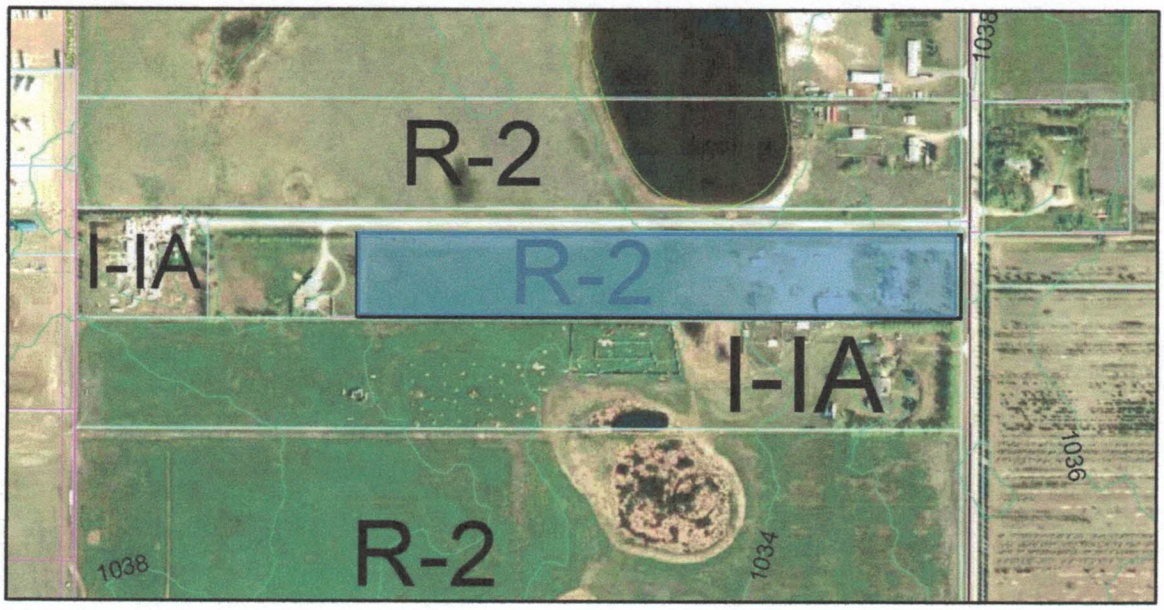
Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: **Redesignation**
235091 Range Rd 284, Rocky View County (RVC)

To Whom it may concern,

As neighbouring property owners to the above-mentioned property, I (we) support the application for the plan as presented. The intent is to:

- Change Residential Two (R-2) to Industrial Activity (I-IA) to support light industrial, continued use of a residential dwelling and landscaping that is aesthetically pleasing and
- Following approval of the Land Use, a Development Permit may be applied for.



Thank you,

signature _____ date Sept 30/19

name Randy Mosten address [redacted]

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP
Carswell Planning Inc.
Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)
Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7
Phone: 587 437-6750
Bart.Carswell@carswellplanning.ca

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO:	Council		
DATE:	October 6, 2020	**DIVISION:**	5
FILE:	03332011	**APPLICATION:**	PL20190148
SUBJECT:	Schlichenmayer Master Site Development Plan (MSDP) Note: This application should be considered in conjunction with redesignation application PL20190149 (agenda item E-2).		

POLICY DIRECTION:

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

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the Schlichenmayer MSDP to guide the development of RV storage and industrial uses. The MSDP was submitted in conjunction with redesignation application PL20190149 to redesignate the subject lands from Rural Residential District to Light Industrial District.

This report focuses on the technical aspects of the proposal, including all development related considerations, while the associated land use report focuses on the compatibility with the relevant statutory plans.

This proposal was circulated to 149 adjacent landowners; in response, nine letters were received in support; all responses are available in the corresponding redesignation staff report (E-2 – PL20190149). The application was also circulated to a several internal and external agencies; responses are available in Appendix 'A'.

The proposal was evaluated against the policies found in the Janet Area Structure Plan (JASP) and the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), and was found to be non-compliant for the following reasons:

- Technical considerations including traffic, stormwater and site developability have not been adequately addressed by the Applicant at this stage.
- The Applicant has not prepared a comprehensive local plan to guide development in accordance with the local plan boundaries set by the ASP; therefore, the proposal does not comply with the Janet Area Structure Plan, the County Plan or Rocky View County/City of Calgary IDP.

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

DATE APPLICATION RECEIVED:	October 11, 2019
DATE DEEMED COMPLETE:	October 11, 2019
PROPOSAL:	To adopt the Schlichenmayer Master Site Development Plan to provide a policy framework to accommodate RV storage and industrial uses.
LEGAL DESCRIPTION:	Lot 1, Block 2, Plan 9210992, SE-32-23-28-W04M

Administration Resources
Jessica Anderson, Planning and Development Services

ROCKY VIEW COUNTY

GENERAL LOCATION:	Located approximately 0.81 kilometres (1/2 mile) south of Twp. Rd. 240 and on the west side of Rge. Rd. 284, approximately 2.58 kilometres (1.60 miles) east of the city of Calgary.
APPLICANT:	Carswell Planning (Bart Carswell)
OWNERS:	Larry and Patricia Schlichenmayer
EXISTING LAND USE DESIGNATION:	Rural Residential District
PROPOSED LAND USE DESIGNATION:	Light Industrial District
GROSS AREA:	± 10.35 acres
SOILS (C.L.I. from A.R.C.):	**1 1** – No significant limitations to cereal crop production.
	5N, W – Very severe limitations to cereal crop production due to high salinity and excessive wetness/poor drainage.

HISTORY:

May 27, 1992	Plan 9210992 was registered creating three parcels including the subject ± 10.35 acre parcel.

POLICY ANALYSIS:

The Janet ASP requires that a local plan be prepared to support all redesignation applications and specifically sets the phasing and boundaries of each required local plan. The purpose for requiring a local plan is to provide detailed planning and design of the entire transition area (one quarter section), to ensure the land use pattern is an extension of the established lands, and supports approved policies that apply to the lands west of the transition area. In addition, important aspects of development including transportation, stormwater, environmental considerations and lot layouts would all be addressed through a comprehensive local plan.

In this case, the Applicant has proposed an MSDP to provide Council and the public with a proposal for the intended uses and final appearance of development for this 10 acre parcel only. The MSDP provides for an overview of the proposed development with a description of the lands, development concept, a statement on transportation, servicing, and stormwater and a statement on implementation and community consultation.

Following is an overview of the proposal:

Development

- Construction of a 10, 000 sq. ft. warehouse (addition to existing garage);
- A gravel parking area for approximately 500 RV units;
- Subdivision is not contemplated;
- The uses proposed appear to be consistent with the Light Industrial District.

The MSDP includes provisions on architecture, landscaping, lighting and an operations plan to provide direction at Development Permit stage.

The Janet ASP states that the requirement is for a local plan, at the quarter section level with supporting technical information in accordance with the County Plan and Servicing Standards. No technical information was provided with the proposal; therefore, Administration has been unable to adequately assess traffic, stormwater or developability. A comprehensive proposal for the area is important to consider a range of matters including transportation and access, servicing, stormwater, lot layouts, compatibility and interface considerations. The proposal is inconsistent with the Janet ASP; therefore, Administration recommends refusal.

ROCKY VIEW COUNTY

BUDGET IMPLICATIONS:

There are no budget implications associated with this application.

OPTIONS:

Option #1: THAT the Schlichenmayer Master Site Development Plan be adopted in accordance with Appendix 'B'.

Option #2: THAT Application PL20190148 be refused.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

JA/llt

APPENDICES:
APPENDIX 'A': Application Referrals
APPENDIX 'B': Schlichenmayer Master Site Development Plan
APPENDIX 'C': Map Set

ROCKY VIEW COUNTY

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
Other External Agencies	
City of Calgary	The City of Calgary has reviewed the below noted circulated application referencing the *Rocky View/Calgary Intermunicipal Development Plan* (*IDP*) and other applicable policies. The City of Calgary has **no comments** regarding **Application # PL20190148-149** to provide for RV Storage.
Rocky View County Boards and Committees	
Agricultural Services	Because this parcel falls within the Janet Area Structure Plan Ag Services has no concerns. The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the RV Storage Site from the agricultural lands surrounding it. The guidelines would help mitigate areas of concern including trespass and litter as well as providing a visual barrier.
Internal Departments	
Recreation, Parks and Community Support	**PL20190148 (MSDP)** As per the County Plan, this draft MSDP has addressed technical requirements and supporting information pertaining to recreation, parks, active transportation and/or community support matters. Therefore- there are no concerns with this application. **PL20190149 (Redesignation)** Comments pertaining to reserve dedication to support development of recreational amenities, parks or an active transportation network will be provided at any future subdivision stage.
Development Compliance / Municipal Enforcement	Development Compliance have no concerns with this application at this time.
Fire Services and Emergency Management	1. Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code. 3. The Fire Service also recommends that the water co-op be registered with Fire Underwriters. 4. Please ensure that access routes are compliant to the designs specified in the National Building Code and RVC's servicing standards. In other

AGENCY	COMMENTS
	words, the lanes need to be 6m wide and have a 12m centerline turning radius and be able to support the weight of Firefighting apparatus.
Planning and Development Services – Engineering Review	**General:** • The review of this file is based upon the application submitted. • As a condition of future DP, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details. • The subject lands are located within the Janet Area Structure Plan (ASP) for which the lands are located in the residential transition area. The proposal is for a RV storage lot. It is recommended that the lands be appropriately serviced as per the policies of the Janet ASP. • At time of subdivision or DP, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers to the satisfaction of the County. **Geotechnical:** • Engineering does not have any concerns at this time. • As a condition of future DP, the applicant will be required to conduct an onsite geotechnical investigation, conducted by a qualified geotechnical professional, to determine the site's suitability to support the proposed development. **Transportation:** In accordance with the Janet ASP Policy 21.13, a TIA is required as part of the local plan process to determine if potential off-site road improvements are required. At this stage, the applicant has not provided a TIA. Without receiving a TIA, Engineering does not have sufficient information to determine whether there could be potential impacts of this development on the surrounding road network, nor can we confirm how much traffic the proposed development is expected to generate. Engineering recommends that prior to going to Council that the applicant provide a TIA in accordance with the County Servicing Standard. ○ It is recommended that the applicant contact Engineering to determine the scope of the TIA. • Access to the parcel is currently provided by a paved approach off Range Road 284. At future subdivision/development permit stage, the applicant will be required upgrade the approach to an Industrial/Commercial standard in accordance with the County

AGENCY	COMMENTS
	Servicing Standards. Further upgrades at the site entrance may be required based on the recommendations of the approved TIA. • At future subdivision and/or development permit stage, the applicant will be required to provide payment of transportation offsite levy for the gross area of lands to be subdivided / developed in accordance with the applicable TOL Bylaw. **Sanitary/Waste Water:** • The applicant proposes using an existing PSTS system on the subject site. The Janet ASP policy 22.8 states that new business development should provide wastewater treatment by the use of pump out tanks or other acceptable methods, in accordance with County Policy and Provincial regulation. County Standards only support PSTS systems for normal domestic sewage and generally requires sewage holding tanks for all industrial and commercial uses. Where proposed, the septic field method of sewage disposal must be fully engineered and justified for any industrial/commercial development. At future subdivision or DP stage, an assessment by a qualified professional must be submitted to demonstrate suitability of the existing PSTS system for the proposed development. If not sufficiently demonstrated to the satisfaction of the County, Engineering will require that as condition of future subdivision or DP, the existing PSTS system shall be decommissioned and reclaimed, and the applicant will be required to provide a detailed drawing showing the location of sewage tanks and truck out connections. **Water Supply And Waterworks:** • The applicant proposes using the existing well on the subject site to service the proposed development. The Janet ASP policy 22.5 states that development in the plan area should be serviced by water cisterns or alternative systems consistent with County policy. Water wells located on individual lots should not be supported. Engineering recommends the use of potable water cisterns to service the proposed development in accordance with County Policy and the Janet ASP. **Stormwater Management:** • At this time, Engineering recommends the applicant submit a conceptual stormwater management plan, prepared by a qualified professional, identifying an overall stormwater management strategy for the proposed industrial development in accordance with the requirements of the County Servicing Standards. • As a condition of future DP, the applicant is required to submit detailed engineering drawings for the stormwater management system, prepared by a qualified professional, in accordance with the conceptual stormwater management plan and County Servicing Standards. • As a condition of future DP, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards. • As a condition of future DP, the applicant will be required to provide payment of the Stormwater Offsite Levy in accordance with the accordance with the applicable bylaw. **Environmental:** • In accordance with the County Plan and the County Servicing Standards, a Biophysical impact assessment is required in support of a local plan. At this stage, the applicant has not provided a BIA. Prior to going to Council, Engineering recommends that the applicant submit a BIA in accordance with the County Servicing Standard.
Transportation Services	Applicant to contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions. Site Grading, fill placement, temporary stockpile placement and berm construction are not to negatively impact existing surface drainage or direct additional surface drainage into adjacent County road allowance. Any on site exterior lighting to be "dark sky" compliant. Applicant to be reminded staff and clientele parking is restricted to onsite only. Applicant to be reminded no business signage to be installed within the County Road Allowance. Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network.

Circulation Period: November 18, 2019 to December 9, 2019

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

Schlichenmayer Proposal

Master Site Development Report

SE-32-23-28-W04M being Plan 9210992, Block 2, Lot 1;
235091 Range Road 284, Rocky View County

Aerial of Subject Property and Other Industrial Properties in the Area

Carswell Planning

Submitted, October 2019

Table of Contents

Introduction **1**
Scope of MSDP 1
Owners 1
Agent 1
Location 1
Legal Description 2
Evaluation of Planning Policies **2**
Rocky View County Municipal Development Plan (County Plan) 2
Janet Area Structure Plan (ASP) 2
Introduction 2
Transportation and Canal 4
Stormwater 5
RVC Land Use Bylaw (LUB) 5
Industrial – Industrial Storage (I-IS) 6
RVC Land Use Bylaw - Engagement Draft (draft LUB) 7
The Site **8**
Building Placement and Setbacks 8
Building Height and General Architectural Appearance 8
Parking 8
Landscaping and Screening 9
Public Lighting 10
Traffic 10
Potable Water 10
Sanitary Sewage 10
Storm Water 10
Topographic Contours 10
Environmental Considerations 10
Security 11
Operations Plan 11
Public Engagement 12
Conclusion **12**

List of Figures

Figure 1: Aerial Images of Site 2
Figure 2: Transition to Industrial 3
Figure 3: Subject Land and Transportation 4
Figure 4: Stormwater Uses Canal 5
Figure 5: LUB 5
Figure 6: Rendering of Proposed RV Storage and Warehouse 9
Figure 7: Alberta Environment Wetland Mapping 10

List of Tables

Table 1: Parking Dimensions 6

Project: **Schlichenmayer Proposal**
Master Site Development Plan in support of Redesignation

Location: 235091 Range Road 284 in Rocky View County (RVC)

Proposal: Amendment to redesignate lands from Residential Two (R-2) to Industrial – Industrial Storage (I-IS) in the existing Land Use Bylaw aka Industrial – Heavy (I-HVY) in the Draft Land Use Bylaw

---

Introduction

This report is to satisfy Rocky View County's (RVC's) County Plan, Bylaw C-7280-2013 Section 29 and Appendix C, Section 3 that deals with Master Site Development Plans (MSDP). The Janet Area Structure Plan requires a local plan for the subject lands, being SE-32-23-28-W04M, municipally known as 235091 Range Road 284, Rocky View County, AB. Typically, a local plan for 4.19 ha (10.34 acres) is a MSDP and not a Conceptual Scheme (CS).

The proposal is generally for RV Storage and Industrial use. There are no wetlands on the property; no changes are expected for water or sewage; traffic isn't expected to increase; operations would be during daytime hours with the property fenced and landscaped.

Scope of MSDP

The MSDP emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development. More specifically, it is to "address:

a) building placement and setbacks;
b) building height and general architectural appearance;
c) parking and public lighting;
d) landscaping for visual appearance and/or mitigation measures;
e) agriculture boundary design guidelines; and
f) anticipated phasing."

An **Operational Plan** forms part of the MSDP to fulfill criteria previously mentioned, basically hours of operation and how the facility is looked after.

Owners

Larry and Patricia Schlichenmayer, E-Mail Larrys@cordate.com , Phone 403-973-6662

Agent

Carswell Planning: Bart Carswell E-Mail bart.carswell@carswellplanning.ca
Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (Remax Complete Commercial)
Mailing Address: P.O. Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7

Location

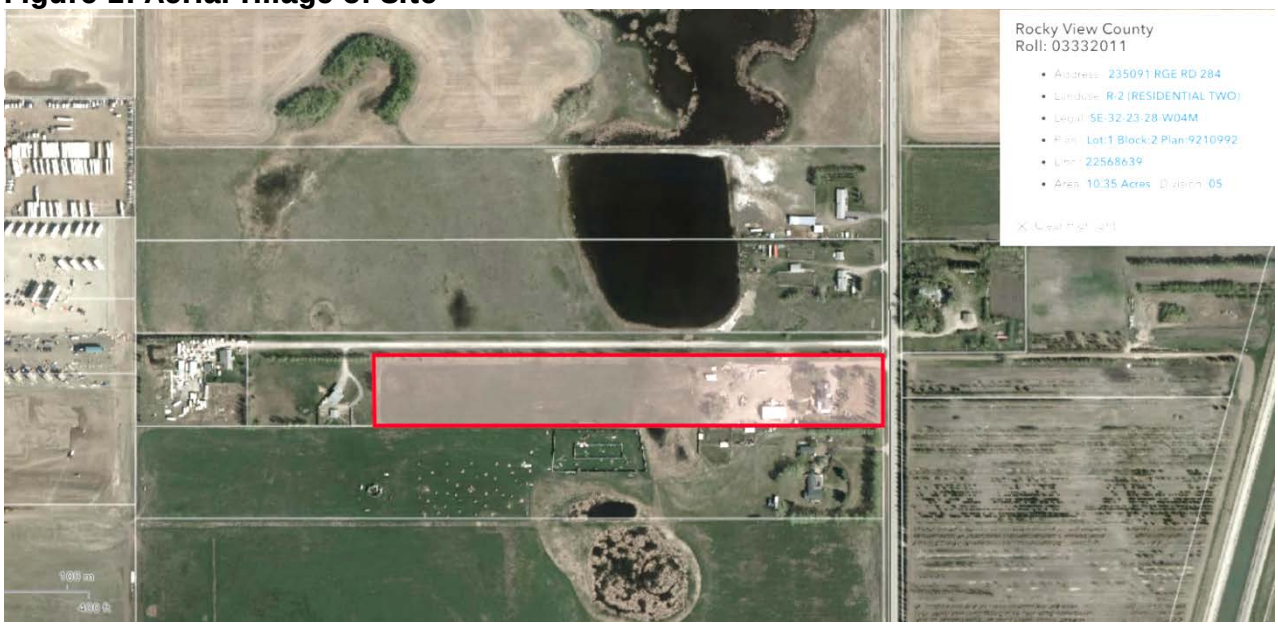
The proposal is located in east Rocky View, south of Chestermere in the Janet industrial area. Geographic coordinates are approx. 51° N, 113° 52' W. The address is 235091 Range Road 284.

Legal Description

The subject lands are 4.19 ha (10.34 acres), legal description Plan 9210992; Block 2; Lot 1.

Figure 1: Aerial Images of Site shows the site in SE-32-23-28-W4M, RVC and an accompanying inset of the property itself showing the existing dwelling and large workshop at the eastern portion of the property with access to Range Road 284. The owners currently live at this residence.

Figure 1: Aerial Image of Site



Evaluation of Planning Policies

Rocky View County Municipal Development Plan (County Plan)

RVC's County Plan, Bylaw C-7280-2013 provides goals, policies and actions for development within the County. The proposal is in an Area Structure Plan where growth is focused. This proposal supports the ASP as well as the County goal of economic development.

Janet Area Structure Plan (ASP)

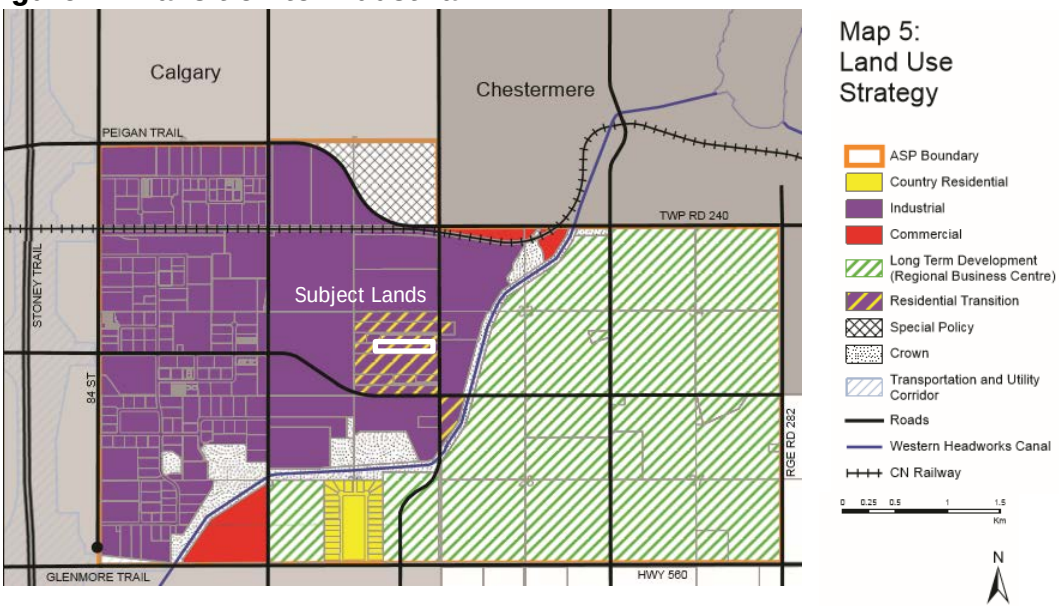
<u>Introduction</u>

The subject lands are within the Janet Area Structure Plan (ASP), Bylaw C-7418-2014 and is expected to initiate review late 2019. The MGA requires that all statutory plans adopted by a County must be consistent with each other. The ASP is the guiding document for this proposal. An ASP describes:

a) the sequence of development proposed for the area;
b) land uses proposed for the area, either generally or with respect to specific parts of the area;
c) density of population proposed for the area either generally or with respect to specific parts of the area;
d) general location of major transportation routes and public utilities; and
e) may contain any other matter the Council considers necessary.

Figure 2: Transition to Industrial, shows the subject parcels fall within the Residential Transition area (as shown on ASP Map 5) referring to residential parcels that are near or adjacent to future industrial development areas. As such, the policies of Section 8.1 apply. The area is already transitioning to industrial use as evidenced by the neighbouring property to the south.

Figure 2: Transition to Industrial



This MSDP is intended to satisfy the requirement of a local plan, as stipulated in Section 8.1 and 10.5 of the ASP.

Section 10.5 of the ASP states, "The local plan shall:

a. ensure that the type of uses for the industrial area are consistent with those identified in policies 10.3 and 10.4;
b. where necessary, provide a strategy to mitigate offsite impacts;
c. address the policies of this Plan regarding the Business-Residential Interface and Agricultural Interface, where required;
d. address the County's Commercial, Office and Industrial Design Guidelines and document how the local plan meets those guidelines; and
e. provide for high quality development through landscaping, lot, and building design."

Section 10.3

<u>Intent of the ASP as it relates to Industrial Land</u>

Section 10 of the ASP speaks to industrial objectives which include:

- Support the development of industries associated with the provincial and regional economic base such as construction, manufacturing, transportation, warehousing, distribution logistics, and oil and gas services.
- Support the development of a well-designed, industrial based, Regional Business Centre.
- Provide for the growth of local and regional employment opportunities.

- Provide for an efficient pattern of development and phasing.
- Support an orderly transition from existing agricultural, residential, and recreational uses to industrial uses.
- Promote financial sustainability by increasing the County's business assessment base.

Intent of the ASP as it relates to the Subject Lands

The area west of the Western Irrigation Canal is targeted for immediate business growth, while the area east of the canal is for longer-term growth in order to allow for development of stormwater infrastructure and Plan build-out to the west. The proposal is targeted for immediate business growth. The uses proposed support transportation and warehousing.

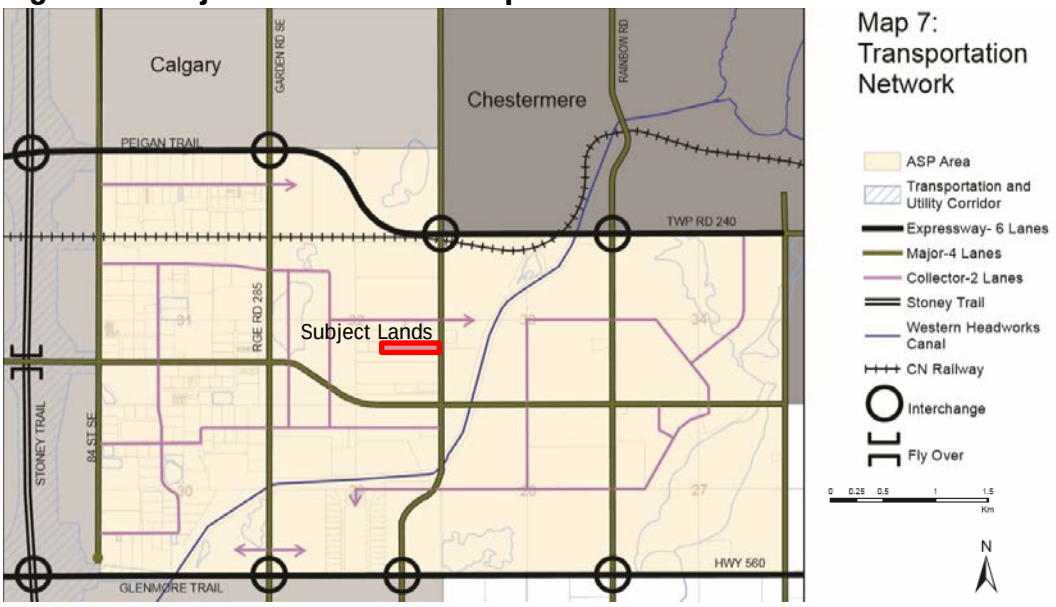
Transportation and Canal

Crown Land and Western Headworks Canal: The Western Headworks Canal, located on a linear strip of Crown Land, is located on the quarter-section east of the subject lands. This canal system is used to facilitate the irrigation requirements of local agricultural operations. The land also contains a regional pathway and trail system that provides recreational opportunities for the regional population. The canal is located approx. 0.4 km east of the property and bends approx. 1 km south.

Figure 3: Subject Lands and Transportation, shows CN Railway is located approx. one quarter-section north of the property and travels in an east-west direction (as shown on ASP Map 7).

Network improvements will be required to facilitate new industrial and commercial growth together with interchange / intersection upgrades and development of internal collector and local roads. There are future plans for the extension of 61 Ave. SE as a major – 4 Lane road into RVC, to be located approx. half a kilometer south of the property.

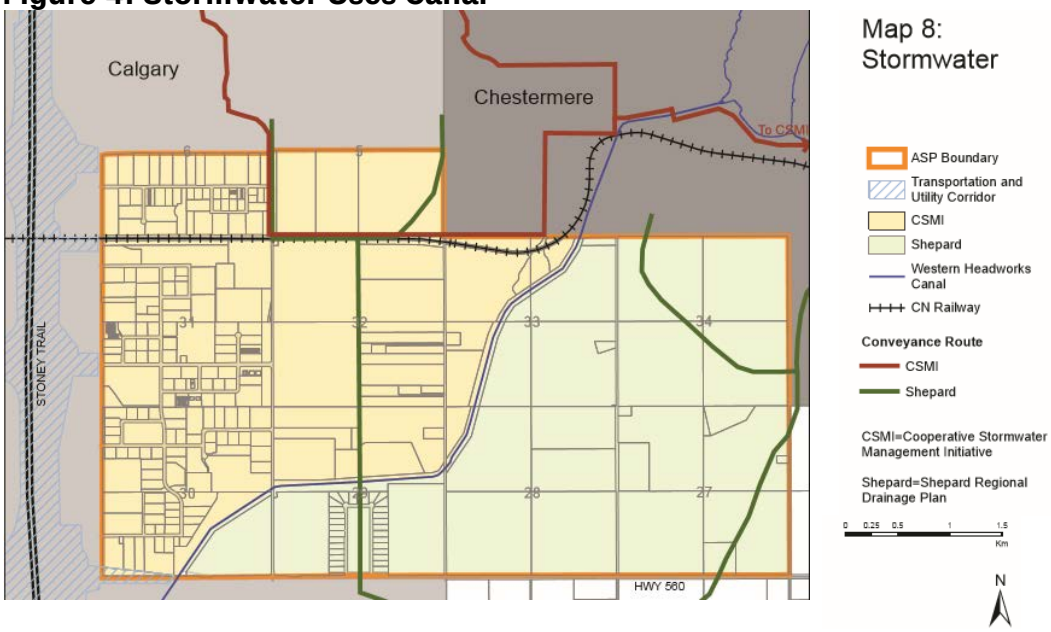
Figure 3: Subject Lands and Transportation



Stormwater

Section 23 of the ASP addresses stormwater. Figure 4: Stormwater Uses Canal, shows the area west of the Western Irrigation Canal is part of the Cooperative Stormwater Management Initiative (CSMI) which proposes the use of the Western Irrigation District (WID) canal system and right-of-way as a medium-term conveyance solution (as shown on ASP Map 8).

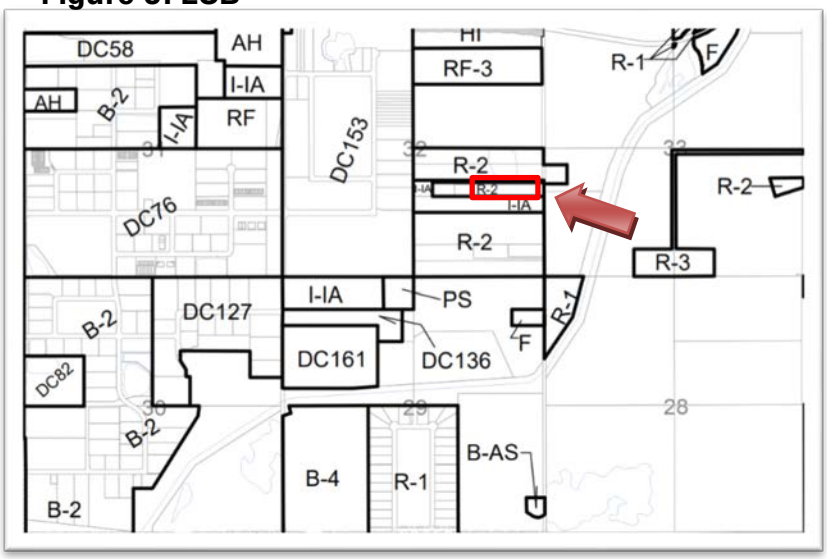
Figure 4: Stormwater Uses Canal



RVC Land Use Bylaw (LUB)

Figure 5: LUB, details each Land Use District. Lands are currently Residential-Two (R-2). Recently, lands south of the property and the driveway north of the property were redesignated from R2 to Industrial – Industrial Activity (I-IA). The Schlichenmayer proposal is for Industrial Storage (I-IS).

Figure 5: LUB



Industrial – Industrial Storage (I-IS)

I-IS is outlined in Section 76 of the Land Use Bylaw.

"The purpose and intent of this district is to accommodate the outdoor storage of vehicles and equipment including RV's, trailers, farming implements, self-storage, and similar businesses where temporary storage is the primary use. A high standard of visual quality will be applied to these developments, including landscaping and screening, and consideration is given for visual impacts to adjacent land uses."

Permitted uses that are likely include:

- Building Accessory buildings
- Commercial Communications Facilities (Types A, B, C)
- Dwelling unit, accessory to the principal business use
- Government Services
- Mini-storage
- Office, ancillary to the principal business use
- Signs

Discretionary uses include:

- Accessory uses
- Auctioneering services
- Outside storage
- Outdoor storage, recreational vehicle
- Outdoor storage, truck trailer
- Storage area
- Warehouse

Development Permit applications for both permitted and discretionary uses are evaluated by RVC.

Specifically, Outdoor storage, recreational vehicle means, "An industrial area of land set aside or otherwise defined for the outdoor storage of vehicle, recreation and vehicle, motor sport." Warehouse means, "The use of a building or portion thereof for the storage and distribution of materials, goods or products, but does not include a warehouse store.

The parcel size of the subject lands, being 4.19 ha (10.34 acres), fits within the parameters for this proposed land use district 1.62 ha (4 ac.) – 6.09 ha (20 ac.). The existing dwelling and accessory building more than meet the setback requirements.

Section 25.4 (g) for visual impacts and screening notes, "To the satisfaction of the County, the following shall be enclosed from view or screened to soften the visual impact on proximal sites, roadways, and public throughfares."

Landscaping and screening is addressed, "26.1 The Development Authority may prescribe or approve screening for uses which involve the outdoor storage of ...vehicles and similar uses."
"26.5 All yards and all open spaces on the site of business developments (excluding ...outdoor storage) shall be required to be landscaped with trees, shrubs, sod, or suitable hard landscaping..."

The landscaping strip is to be at least 4 m width in front yards and side yards adjacent to a road. The proposal intends to provide landscaping on the property's perimeter.

Section 30.3, as it applies to RV parking, notes, "(c) Every off-street parking (j) a minimum of 9.00 m (29.53 ft.) driveway is required in front of stalls for outdoor storage of any vehicles..." There is sufficient room for maneuvering RVs in front of the parking stalls. A Parking Plan will be submitted at the DP stage.

Section 31.7 notes, "...all outdoor storage, recreational vehicle...shall be accessed by a paved road that meets or exceeds County Standards, up to the property line where user access to the storage site is gained." This is the case for this proposal with Range Road 284 fronting the property.

Matters to address for Outdoor storage, recreational vehicle at the Development Permit stage include provision of a dump station, as per Section 76.8(g). Further, there shall be no storage of hazardous materials or goods on site.

RVC Land Use Bylaw - Engagement Draft (draft LUB)

The recent thinking by RVC is to revamp the existing Land Use Bylaw to new districts with new policies affecting land development.
Table 6 of the draft LUB has parking and loading provisions calculating the number of stalls based on use. Industrial (Heavy) is 1 per 100 m2 of gross floor area. Table 7 of the draft LUB is represented without a special provision for RV stalls. For parking areas larger than thirty (30) stalls in Industrial Districts, a Parking Lot Plan that addresses parking requirements and landscaping design shall be completed as part of the Development Permit application to the satisfaction of the Development Authority.
Most policies resemble that of the existing LUB. The proposal is prepared to address the statutory document of the day at the anticipated time of submission of a DP application.

The Site

Building Placement and Setbacks

The existing buildings are not proposed to be altered in any significant manner. Figure 6: Rendering of Proposed RV Storage and Warehouse, shows the dwelling is centered front to back and towards the eastern property line with appropriate setbacks. A large garage is located further back near the southern property line. The envisioned use that is proposed, but not limited to, is Recreational Vehicle (RV) Storage. An addition to the garage of 929 m^2 (10,000 $ft.^2$) for additional industrial floorspace is also envisioned.

Figure 6: Rendering of Proposed RV Storage and Warehouse

Building Height and General Architectural Appearance

Appendix B of the ASP provides landscaping and design guidelines. The colours, materials and finishes of all buildings shall be coordinated to achieve a reasonable continuity of appearance. At the Development Permit stage

The dwelling building height and general architectural appearance continues to resemble a residential dwelling. A proposed warehouse is a garage addition of approx. 929 m^2 (10,000 $ft.^2$) would match up with the existing walls and project towards the driveway to the north.

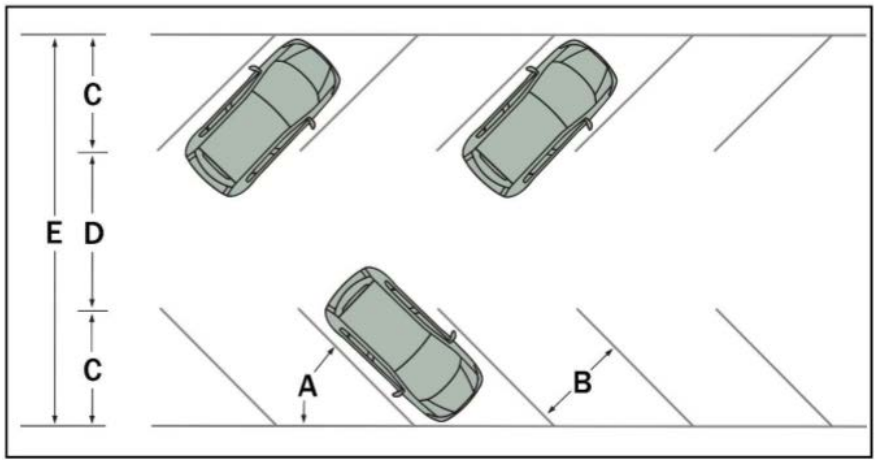
Parking

Ample parking currently exists as a gravel area in proximity to the garage. The driveway is proposed to remain gravel and would be extended to access the RV storage lots. With the proposed layout and landscaping along the northern and western property, approx. 500 RV lots are proposed (six internal pods of 70 and 110 along the south). Table 1: Parking Dimensions, shows a comparison of

the current LUB and the LUB -draft shows the parking stall configuration.

Table 1: Parking Dimensions

	A	B	C	D
	Angle of Parking	Stall Width	Stall Depth ⊥ to Aisle	Aisle Width
LUB -draft	60 degrees	2.6 m (8.5 ft.)	6.5 m (21.3 ft.)	5.5 m (18 ft.)
LUB (RVs)	n/a	2.98 m (9.8 ft.)	6.99 m (22.96 ft.)	n/a
Proposed	60 degrees	3 m (10 ft.)	7 m (23 ft.)	7 m (23 ft.)



Landscaping and Screening

Appendix B of the ASP provides landscaping and design guidelines. The perimeter of the property already has landscaping of coniferous trees within the 4 m width. The Alberta Government publication, “A Guide to Using Native Plants on Disturbed Soil” will be referenced for information on the use of native species in order to have a better chance of survival for plantings.

A proposed addition to the garage of approx. 929 m2 (10,000 ft.2) acts to screen the RV trailer parking from Range Road 284. The existing trees on the northern property line will be supplemented with additional vegetation to screen the RV trailer parking from the driveway to the north. Similarly, the western property line will have additional screening to the residence to the west. As for the southern property line, a future public road is proposed on the property to the south and this will be screened as well.

The outdoor storage, recreational vehicles area will be fenced or walled for security purposes. Fencing shall be inside the existing and proposed planted trees. A Landscaping Plan will be provided at the DP stage.

Public Lighting

In keeping with the character of its country setting, lighting is proposed to be dark sky friendly. RV parking which is illuminated will have all lighting positioned in such a manner that ambient light falling onto abutting properties is minimized. The intent is to ensure that all light fixtures installed maximize their effectiveness and security on the property and minimize impact beyond the property to avoid direct glare on surrounding properties or on the night-sky. Details are provided at the DP stage.

Traffic

Traffic is not seen as an issue, given the use. RV storage typically does not see traffic during the off-season. There are sufficient sight-lines at the existing entrance for the proposed use.

Potable Water

The uses proposed do not place a burden on the existing well to the dwelling. No hook-ups to the water supply will be provided. The site is for outdoor storage and not occupancy.

Sanitary Sewage

Similarly, the uses proposed do not place a burden on the existing sanitary sewage through a private septic system to the dwelling. No hook-ups to the water supply will be provided. The site is for outdoor storage and not occupancy.

RVC Servicing Standards 507.2 Industrial, Commercial and Institutional (IC&I) Private Wastewater Treatment Systems and Disposal Systems notes, "The County generally requires sewage holding tanks for IC&I PSTS. Where proposed, the septic field method of sewage disposal must be fully engineered and justified for all IC&I lot developments. The use of septic fields for other than normal domestic sewage will not be supported by the County." Should there be a need for a holding tank in the future, it could be easily located on the property.

Storm Water

There is no significant change to the site which would warrant a storm water management report, as confirmed by RVC administration. A linear ditch along the eastern property line functions for any overland flow.

The RV storage site is proposed to remain as grassed with gravel driveways and not add to the impervious surface for stormwater. The warehouse site is proposed on the already gravelled parking area as an addition to the garage.

Topographic Contours

The subject lands are relatively level. No land grading is proposed that would change this. The property to the south indicated possible drainage towards the subject lands which should be intercepted through the use of ditching and not interfere with the subject lands.

Environmental Features

No environmental features were found on the subject lands. Figure 7: Alberta Environment Wetland

Mapping, does not show a wetland feature on the property.

Figure 7: Alberta Environment Wetland Mapping

Garbage Removal

Any recreational vehicle dump stations, liquid effluent and garbage collection and disposal will be carried out by local contractors.

Security

Outdoor and indoor video surveillance could be installed with sensor-operated outside lighting. The facility will be fenced with a sliding gate, a security system and surveillance cameras located throughout the property. A third-party company could also be engaged to provide security services to the facility at night. Consideration is given to dark sky friendly lighting.

Operations Plan

The following operations plan addresses most of the aforementioned matters.

Operations Plan

1. This facility will be operated every day from 7 am to 8 pm with a gated entry.
2. Anyone visiting the site will be expected to sign-in or visit the main building for verification of lawful entry.
3. Outdoor (parking lot, snow removal and landscape) maintenance will be taken care by local contractors
4. Maintenance of recreational vehicle dump stations, liquid effluent and garbage collection and disposal will be carried out by local contractors.
5. The site will be equipped with outside sensor lights and fire extinguishers.
6. This facility will be fenced with a sliding gate, a security system and surveillance cameras located throughout the property.
7. Lighting throughout the property will be positioned in such a manner that ambient light falling onto abutting properties is minimized. Night sky friendly lighting is encouraged.

Public Engagement

Visits by the owner to neighbouring properties resulted in a number of letters of support. To date, seven (7) letters of support have been provided.

Conclusion

After careful consideration of policies, meetings with RVC staff and public engagement, Carswell Planning recommends support for the proposed Land Use Redesignation followed by a DP recognizing industrial use on the subject lands.

Respectfully submitted,

Bart Carswell, MA, MCIP, RPP

Alberta This plan may not be commercially re-distributed, translated or manipulated in any form without the specific written consent of Alberta Land Titles

9210992

M.D. OF ROCKY VIEW NO. 44

MAY 26/92	MAY 26/93	91-RV-141

- DISPOSITION OF MUNICIPAL RESERVE BY CASH-IN-LIEU PAYMENT FOR LOT 2 AND LOT 3.
- CONCURRENT REGISTRATION OF:
  1. EASEMENT OF ROADWAY ALLOWANCE
  2. CAVEAT BY VIRTUE OF AN AGREEMENT FOR ACQUISITION OF LAND.

SOUTH ALBERTA
LAND REGISTRATION OFFICE

9210992

I certify that the within instrument is duly Entered and Registered in the Land Titles Office for the South Alberta Land Registration District at Calgary.

Registrar

MAY 27/1992
921124658

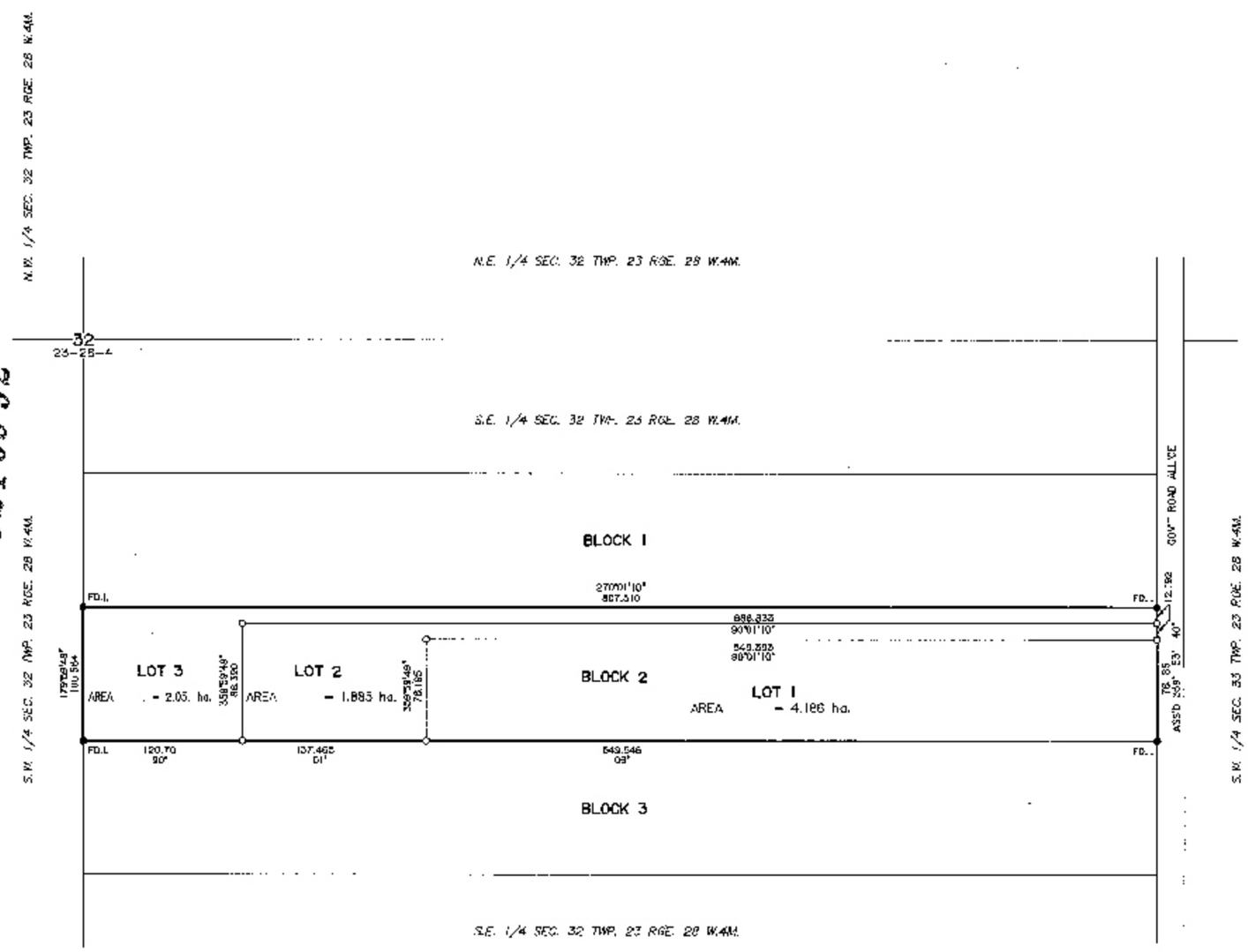
9210992

PLAN OF SURVEY SHOWING A

SUBDIVISION

AFFECTING
BLOCK 2 PLAN 741-0673
IN THE
S.E. 1/4 SEC. 32 TWP. 23 RGE. 28 W.4M.
M.D. OF ROCKYVIEW NO. 44
ALBERTA
1992

BLAINE L. BENSON A.L.S.
SCALE 1:2500



LEGEND:

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
STATUTORY IRON POSTS FOUND SHOWN THUS ●
STATUTORY IRON POSTS PLANTED ARE STAMPED P042 AND ARE SHOWN THUS ○
ALBERTA SURVEY CONTROL MONUMENTS FOUND SHOWN THUS ◉
AREA TO BE REGISTERED BY THIS PLAN SHOWN THUS
AND CONTAINS 5 LOTS CONSISTING OF 8.129 ha.
TEMPORARY POINTS SHOWN THUS X

SURVEYOR'S AFFIDAVIT:

I, Blaine L. Benson, of the City of Calgary, Alberta Land Surveyor, make oath and say:
1. that the survey represented by this plan was made under my personal supervision,
2. that the survey was made in accordance with good surveying practices and in accordance with the provisions of The Surveys Act,
3. that the survey was performed between the dates of April 19th and 28th, 1992, and that this plan is true and correct and is prepared in accordance with the provisions of The Land Titles Act.

Sworn before me at the City of Calgary, in the Province of Alberta, this 30th day of April, 1992.

A Commissioner for Oaths in and for the Province of Alberta.
Robert W. Weber My appointment expires June 5, 1992.

Blaine Benson.
ALBERTA LAND SURVEYOR

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 042
J. Stuart Engineering & Surveying Ltd.

WITNESS AFFIDAVIT:

I, Arthur Durant of the City of Calgary, in the Province of Alberta, make oath and say:
That I was present and did see Robert H. Hartwell & Kathy M. Presley, named in this plan who are personally known to me to be the persons named therein, sign and execute the same for the purposes named therein.
That the same was executed at the City of Calgary, in the Province of Alberta, and that I am the subscribing witness thereto.
That I know the said Robert H. Hartwell & Kathy M. Presley and they are in my belief of the full age of eighteen years.

Sworn before me at the City of Calgary, in the Province of Alberta this 27th. day of May 1992

Witness

A Commissioner for Oaths in and for the Province of Alberta.
James W. MacLeod.
Commission expires January 9, 1995.

REGISTERED OWNERS: C. OF T. NO. 911 123 637

ROBERT H. HARTWELL
KATHY M. PRESLEY
WITNESS

Job No: 992109	J. STUART ENGINEERING & SURVEYING LTD.
Acad File: 992109	450, 602 – 12th Avenue S.W. Calgary, Alberta T2R 1J1 Phone 234-6016 Fax 265-2919
Stick No: 1923	

9210992

Subject Lands
4.186 ha (10.34 acres)

Plan 9210992 Block 2, Lot 1
Title No. 051 485 254
SE-32-23-28-W4M

Municipally known as
235091 Range Rd. 284

Firm Name and Address

Carswell Planning Inc.

Bart.Carswell@carswellplanning.ca
587 437-6750

Prepared by:
William George

Sheet

Date
Oct. 11, 2019

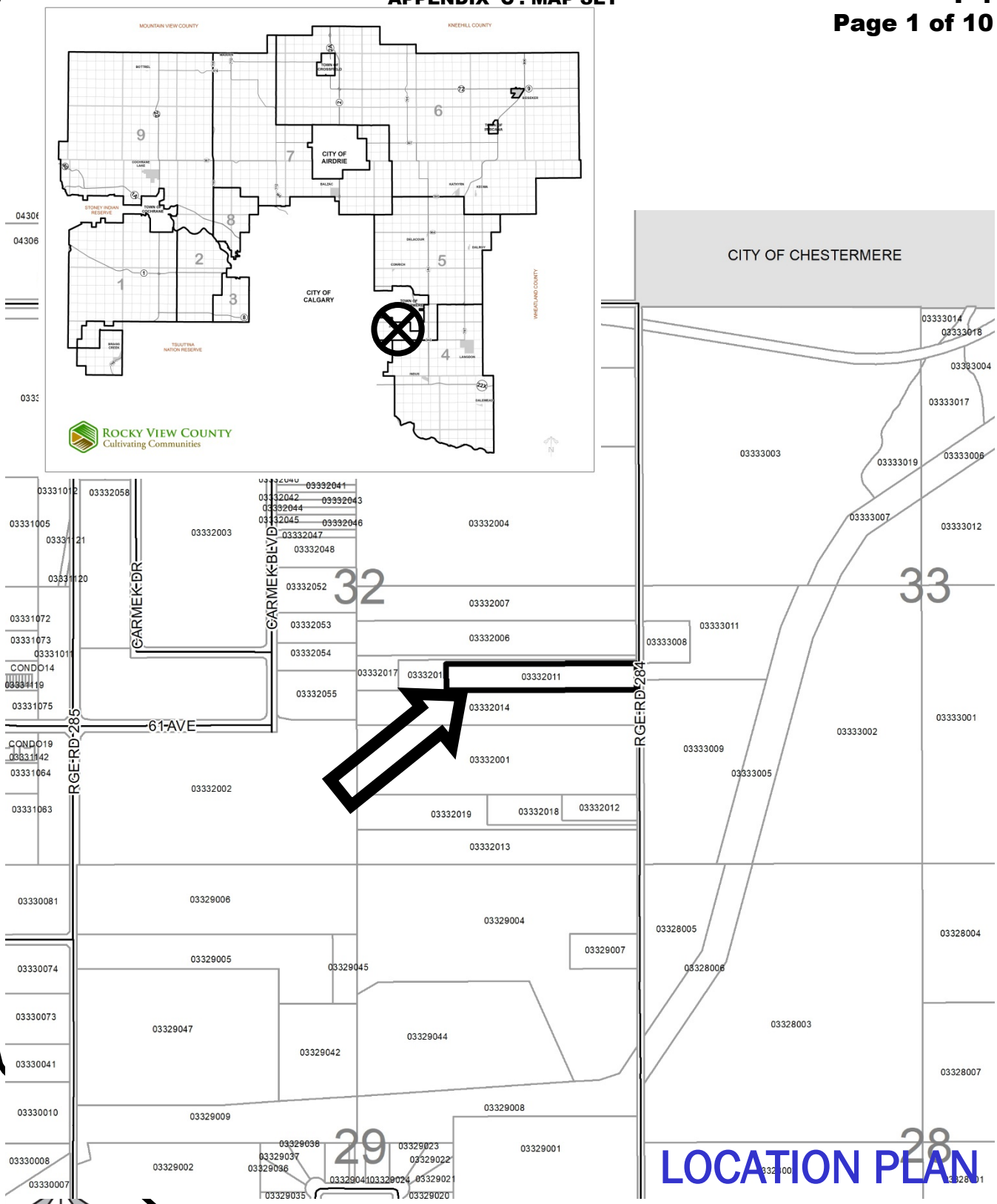
"No hurdle too high"

Project Name and Address

Schlichenmayer

Landscape Plan

Residential Two (R-2)
to
Industrial-Industrial Storage (I-IS)

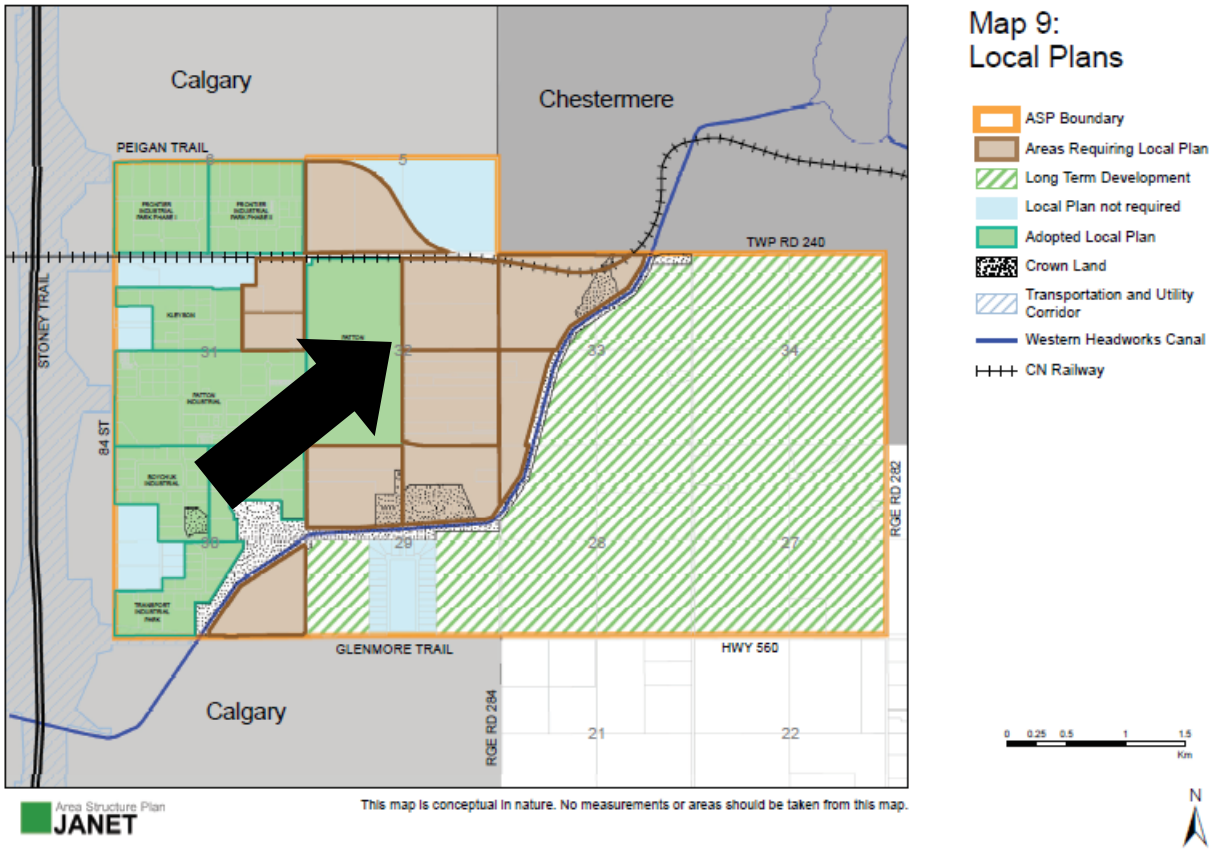


N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011

Janet Area Structure Plan: Local Plan Requirements



REQURIED LOCAL PLAN BOUNDARIES

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011

MSDP Proposal: To adopt the Schlichenmayer Proposal Master Site Development Report to provide for RV storage and industrial uses on the site.

Figure 6: Rendering of Proposed RV Storage and Warehouse

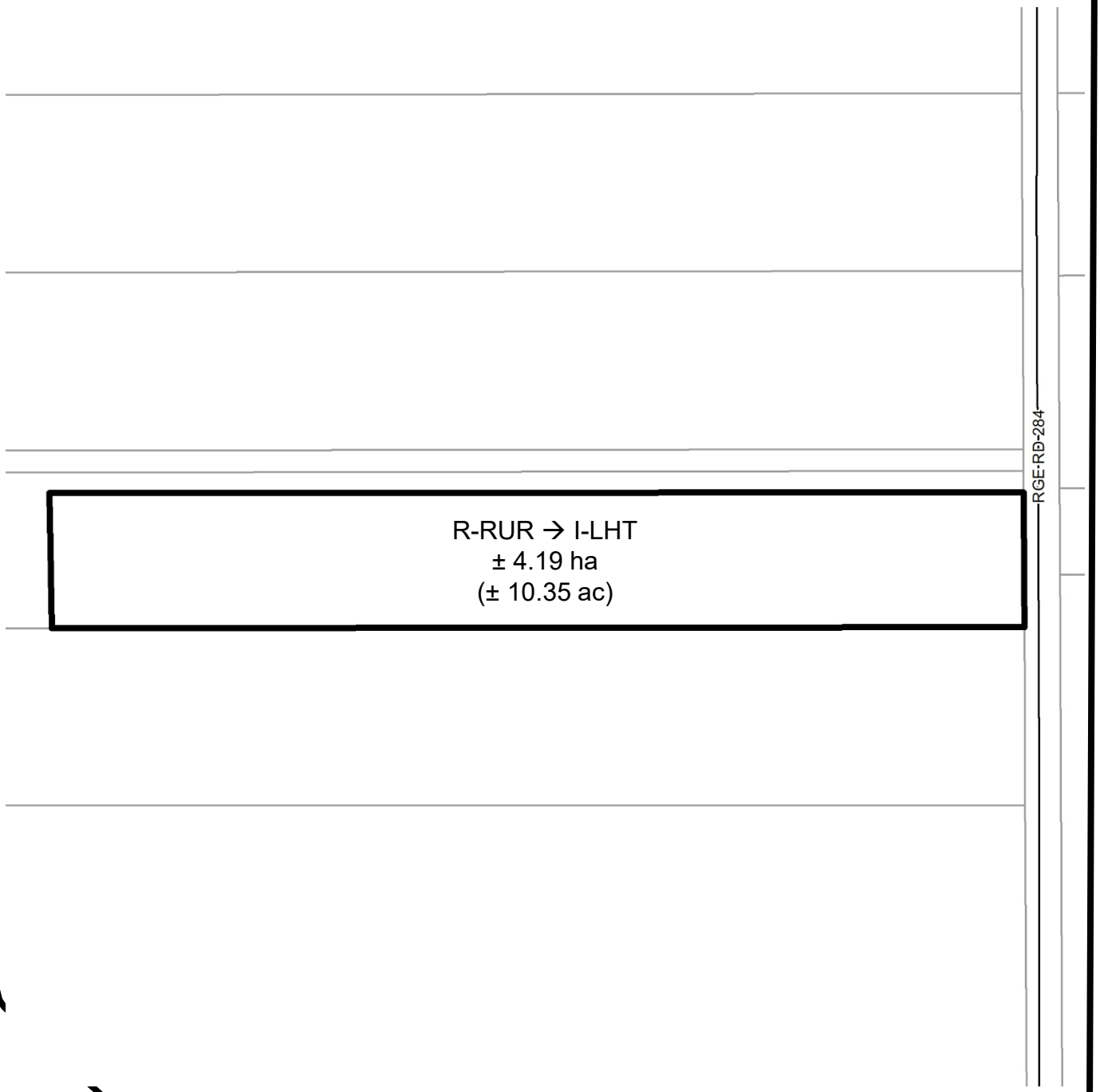
MSDP PROPOSAL

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011

Development Proposal: To redesignate the subject lands from Rural Residential District to Light Industrial District to accommodate RV storage and industrial uses.

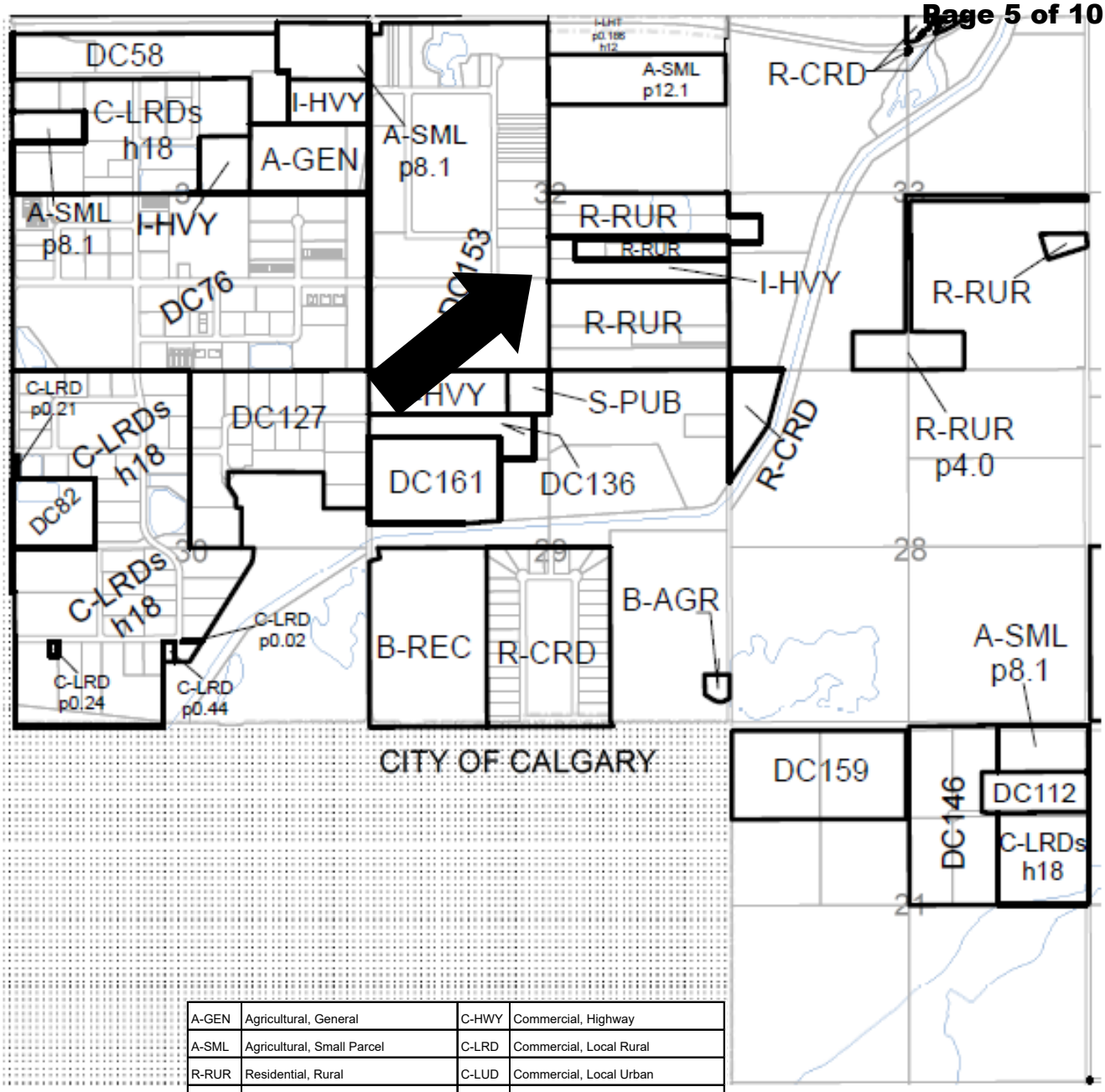


DEVELOPMENT PROPOSAL

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011



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

LAND USE MAP

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011

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

TOPOGRAPHY

Contour Interval 2 M

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011

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

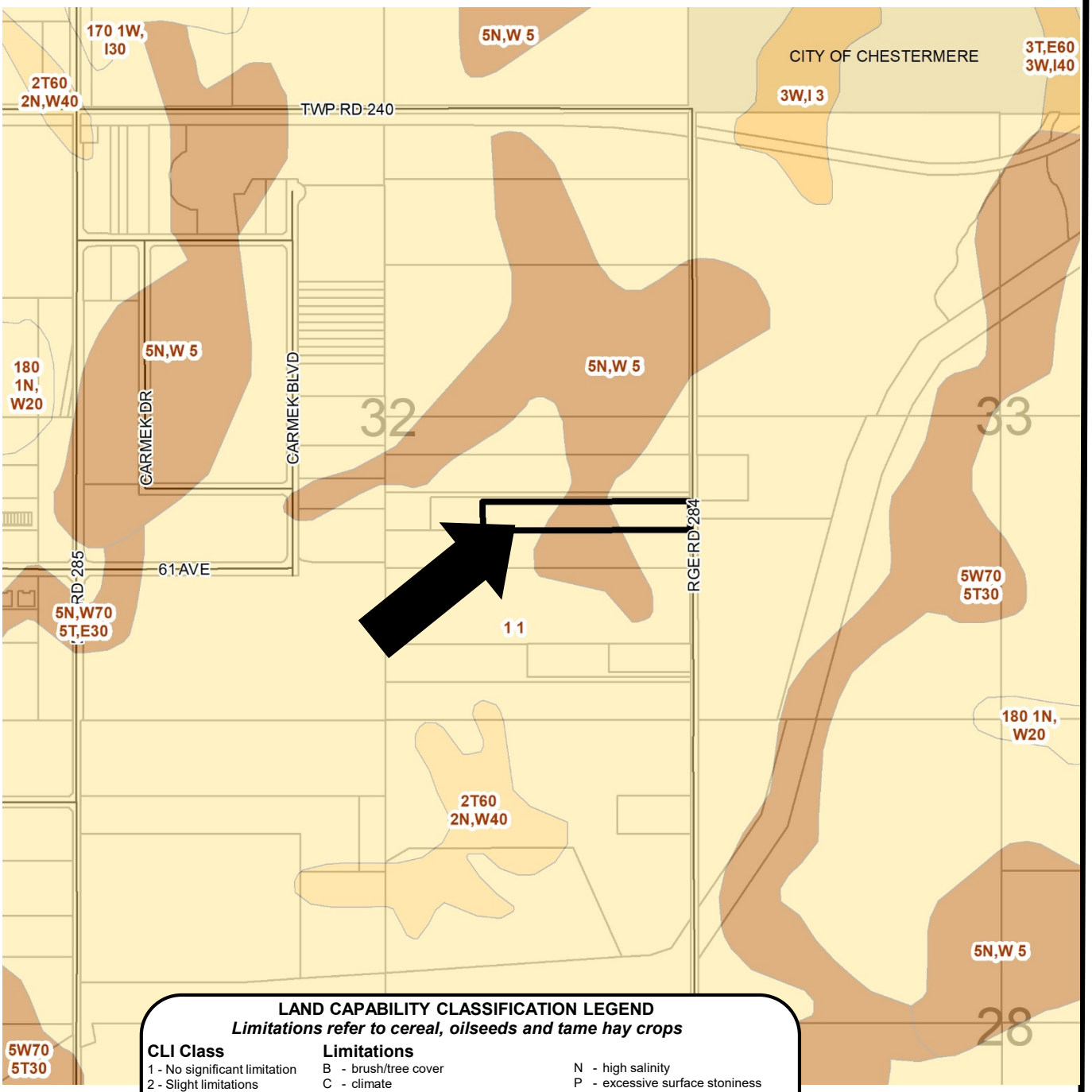
AIR PHOTO

Spring 2018

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011



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

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

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

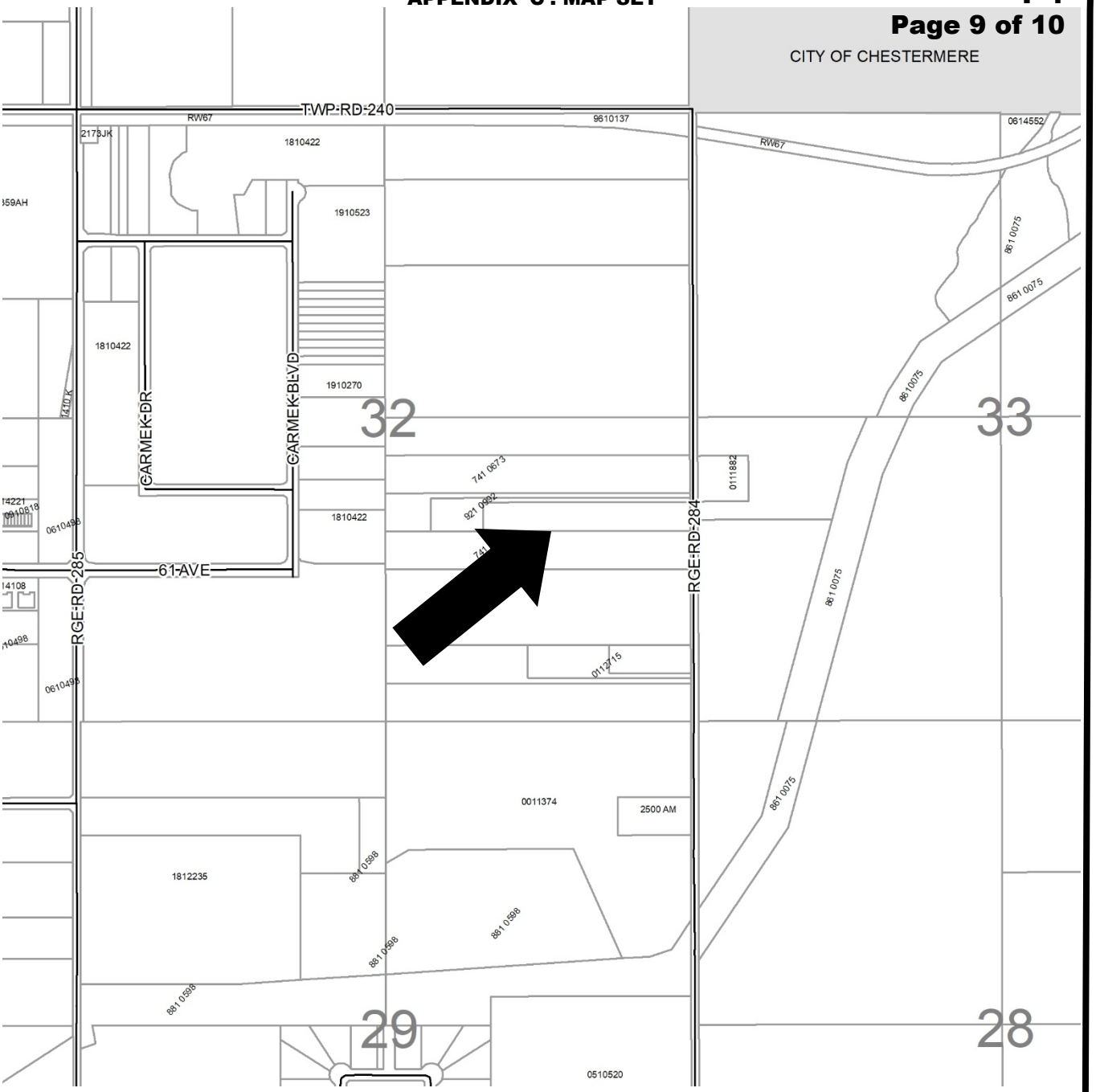
SOIL MAP

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011

CITY OF CHESTERMERE



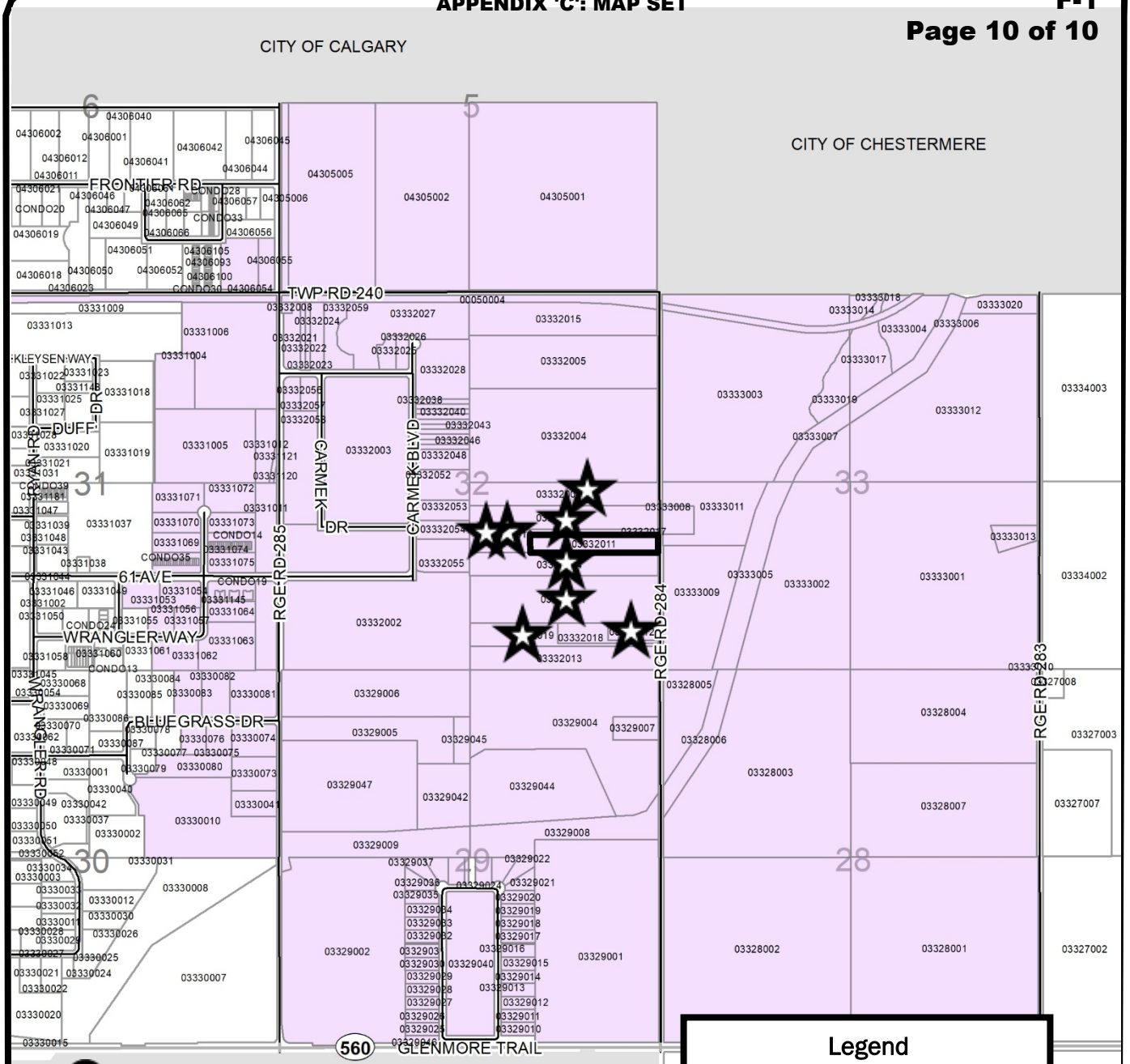
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011



LANDOWNER CIRCULATION AREA

N

SE-32-23-28-W04M
Lot:1 Block:2 Plan:9210992

Date: October 16, 2019 **Division # 5** **File:** 03332011

ROCKY VIEW COUNTY

FINANCIAL SERVICES

TO: Council

DATE: October 6, 2020 **DIVISION:** ALL

FILE: N/A **APPLICATION:** N/A

SUBJECT: Tax Revenue Sharing Agreement with the Village of Beiseker

EXECUTIVE SUMMARY:

On October 6, 2009, Rocky View Council passed a motion that authorized sharing tax revenues collected from the Beiseker Airport Hangar leases with the Village of Beiseker to provide financial assistance. This funding has helped the Village supply services to its residents and invest in necessary infrastructure. At an Intermunicipal Committee (IMC) meeting on October 24, 2019, officials from the Village of Beiseker and Rocky View County agreed that the tax-sharing arrangement should be formalized with an intergovernmental agreement. This would be consistent with best practices, and would provide mechanisms for dispute resolution and review of the agreement. Administration ahs reviewed the agreement and has no concerns.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

STRATEGIC DIRECTION:

One of Council's strategic objectives is to Embrace Partnerships. The approval of this revenue sharing agreement would demonstrate again that the County takes its relationships with neighbours very seriously.

BUDGET IMPLICATIONS:

2020 Budget - $11,700 (estimated).

OPTIONS:

Option #1: THAT the Tax Revenue Sharing Agreement with the Village of Beiseker (Attachment A) be approved.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

"Kent Robinson"

Executive Director
Corporate Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

BW/rp

Administration Resources
Barry Woods, Financial Services

ROCKY VIEW COUNTY

ATTACHMENTS:

ATTACHMENT 'A' – Tax Revenue Sharing Agreement

TAX REVENUE SHARING AGREEMENT

This Agreement made effective as of the _____ day of _____, 2020.

BETWEEN:

VILLAGE OF BEISEKER,
a Municipality in the Province of Alberta
(hereinafter the "**Village**")

OF THE FIRST PART

- and -

ROCKY VIEW COUNTY,
a Municipality in the Province of Alberta
(hereinafter the "**County**")

OF THE SECOND PART

AND WHEREAS Section 55 of the MGA provides that two (2) or more Municipalities may enter into an agreement for the sharing of tax revenue collected by a Municipality;

AND WHEREAS the Village and the County both recognize their interconnectedness with respect to the success of the Village of Beiseker Airport, (hereinafter referred to as the "Beiseker Airport") and a mutual desire for efficient and economical management and growth of the Beiseker Airport;

AND WHEREAS the Village and the County both agree that, to ensure the continued success of the Beiseker Airport and to accomplish their goals, it is fair and equitable for the County to share the tax revenues collected by the County from lessees of the Airport to support the improvement of operations, maintenance, and/or the expansion of services;

NOW THERFORE THIS AGREEMENT WITNESS that the parties hereto, in consideration of the mutual covenants, agreements and obligations hereinafter set forth, covenant and agree with the other as follows:

1 Definitions:

In this agreement, the following words shall have the meanings as outlined:

(a) "**Act**" means the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended and/or repealed and/or replaced from time to time;

(b) "**Airport Lands**" means the lands legally described as:

PLAN 8410320
AREA REQUIRED FOR PUBLIC WORK (AIRPORT)
CONTAINING 41.8 HECTARES (103.3 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES) MORE OR LESS
ROAD	0912943	0.553	1.37

EXCEPTING THEREOUT ALL MINES AND MINERALS

(c) "**Business Day**" means any day other than a Saturday, a Sunday, or a statutory holiday in Alberta;

(d) "**Commencement Date**" means the 1st day of January, 2021;

(e) "**Identified Area**" means those hangars and improvements, including current and future builds, situated within the Airport Lands and outlined in red on the diagram attached as Schedule "A" to this Agreement;

(f) "**Municipal Tax Revenue**" shall mean all municipal taxes imposed and collected by the County pursuant to a property tax bylaw as against the improvements within the Identified Area and calculated in accordance with the Act, but shall not include:

(i) any amounts paid to meet a requisition pursuant to Section 326(1)(a) of the Act;

(ii) linear property taxes;

(iii) local improvement taxes; or

(iv) special taxes;

(g) "**Revenue Sharing Amount**" means that portion of the Municipal Tax Revenue payable to the Village in accordance with Section 3.1 of this Agreement for each Year of the Term;

(h) "**Term**" means the period of time commencing on the Commencement Date as stated and, subject to the rights of renewal and termination as described herein, terminating at 12:00 noon on the 31st day of December, 2025; and

(i) "**Year**" shall have the same meaning as that term as defined pursuant to Section 284(1)(x) if the Act.

2 Term:

2.1 This Agreement shall be in effect for the Term, subject to rights of renewal or early termination, as provided herein.

2.2 Either party may terminate this Agreement by providing the other party with thirty (30) days written notice.

3 Sharing of Revenue:

3.1 Within each Year of the Term, commencing on the Commencement Date, the County shall pay to the Village an amount equivalent to one hundred (100%) percent of all Municipal Tax Revenue actually collected by the County from the Identified Area.

3.2 All amounts designated as forming part of the Revenue Sharing Amount and collected by the County shall be paid to the Village by the 31st day of July during each year of the Term (the "Payment Date").

3.3 Any portion of the Revenue Sharing Amount received by the County after the Payment Date shall be paid to the Village within ninety (90) days of the County receiving payment.

Village _____
County _____

3.4 The Village acknowledges and agrees that the payment of the Revenue Sharing Amount or portions thereof is dependent on such amounts being paid to and collected by the County from lessees within the Identified Area. The County makes no guarantees regarding the timing of payments, but the County agrees to use reasonable efforts to recover tax arrears from the Identified Area in accordance with the Act. The Village agrees to rely on any contractual rights it has as a landlord to ensure that taxes are paid by lessees to the County within the deadlines imposed under the County's property tax bylaw.

3.5 Notwithstanding anything to the contrary within this Agreement, the Village shall only be entitled to payments within five (5) years from the date of this Agreement and the Village shall make no demands against the County for payment thereafter.

3.6 The parties acknowledge and agree that the payments outlined in this Clause 3 of this Tax Revenue Sharing Agreement constitute a voluntary sharing of tax revenue and that the payments outlined shall remain the revenue of the County and not that of the Village.

3.7 While the County has agreed to pay the Revenue Sharing Amount for each year of the Term, nothing in this Agreement shall be relied upon as a representation that the County will continue to pay the Revenue Sharing Amount or any amount to the Village beyond the end of the Term.

4 Projects within the Identified Area

4.1 In the event the Village wishes to pursue new services, expansion, development or subdivision of the Identified Area, a proposal regarding the proposed project shall be presented to County Council for review. If necessary, representatives from the County and the Village shall meet to discuss a potential project to determine whether an amendment to this Agreement is required to reflect the effect the project may have on the calculation of the Revenue Sharing Amount.

5 Dispute Resolution Procedure:

5.1 In accordance with the requirements of Section 55(2) of the Act, in the event of any dispute or disagreement regarding the terms of this Agreement, the parties agree that prior to commencing litigation, they shall undertake a process to promote the resolution of a dispute in the following order:

(a) first, by way of discussion between senior leadership of both parties;

(b) second, by way of mediation;

(c) third, by arbitration.

5.2 Any dispute between the Parties shall first be referred to mediation. Any one of the Parties shall provide the other Party with written notice ("Mediation Notice") specifying the subject matters remaining in dispute, and the details of the matters in dispute that are to be mediated. If the mediation is not completed within sixty (60) days from the date of receipt of the Mediation Notice, the dispute shall be deemed to have terminated and failed to be resolved by mediation. The cost(s) of any mediation shall be paid equally by both parties unless the mediator deems that one of the parties should bear all the costs of mediation, and therefore would indicate his or her decision.

5.3 If the mediation fails to resolve the dispute, the dispute shall be submitted to binding arbitration. One of the Parties shall provide the other Party with written notice ("Arbitration Notice") specifying the

Village _____
County _____

subject matters remaining in dispute, the details of the matters in dispute that are to be arbitrated and the nomination of an individual to act as the arbitrator. The arbitration shall be carried out as follows:

(a) the arbitrator shall conduct the arbitration in accordance with the commercial arbitration rules (the "Rules") established from time to time by the ADR Institute of Canada Inc., unless the parties agree to modify the same pursuant to any arbitration agreement. The Arbitration Act (Alberta) shall apply to all arbitrations but if there is a conflict between the rules and the provisions of the act, the rules shall prevail;

(b) the arbitrator shall proceed to hear and render a written decision concerning any dispute;

(c) the arbitrator has the right to award solicitor-client costs against the unsuccessful party and to award interest but does not have the right to award punitive, consequential, or other exemplary damages; and

(d) the arbitrator's decision is final and binding, but is subject to appeal or review by any court of tribunal on points of law.

6 Amendment to Agreement and Early Renewal:

6.1 Either party may, at its option, give notice in writing ("Notice to Amend") to the other party at any time on or after January 1, 2021, that it wishes to amend the terms of the Agreement. The Notice to Amend must reference the terms of the Agreement that the party wishes to amend, and that party's suggested amendments to these terms. On receipt of a Notice to Amend, the other party must within ten (10) Business Days provide the first party with the other party's position on the proposed amendments. If the parties agree, then this Agreement will be amended in accordance with the terms of the parties' agreement for the remainder of the Term. If the parties fail to agree to the proposed amendments, then this Agreement shall remain in full force and effect and unamended for the remainder of the Term.

6.2 This Agreement may be renewed for such further term as the parties may agree to in writing.

7 Entire Agreement:

7.1 It is understood and agreed upon by both parties that the terms and conditions set forth herein, together with any schedules annexed hereto, are all the terms and conditions of this Agreement entered into by the Village of Beiseker and Rocky View County. This Agreement supersedes all other Agreements or representations of any written, or oral, or implied, or made in reference to the sharing of revenue; or any other Tax Revenue Sharing Agreement.

7.2 If any provision(s) of this Agreement is deemed illegal or unenforceable, such provision(s) shall be considered severable from the conditions of this Agreement, and the remaining provisions shall remain in force and be binding, as dually executed between both parties.

8 General Clauses

8.1 Neither party to this Agreement shall have the ability to assign this Agreement, or any of the rights, obligations, benefits or provisions hereof, without the written consent of the other party, by which consent may be withheld arbitrarily.

8.2 This Agreement shall serve to the benefit of, and be binding upon, the parties hereto and their respective successors and permitted assigns.

Village _____
County _____

8.3 Nothing herein contained shall be deemed to authorize or empower either party to act as agent for the other party to this Agreement, or to conduct business in the name, or for the account, of the other party to this Agreement.

8.4 Any written notice given under this Agreement shall be duly and properly given, if delivered to the addressee as follows:

(a) Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2
Attention: Chief Administrative Officer

(b) Village of Beiseker
700 1st Avenue
PO Box 349
Beiseker, AB
T0M 0G0
Attention: Chief Administrative Officer

8.5 Time shall be of the essence of this Agreement.

8.6 This Agreement shall be construed and governed by the laws of the Province of Alberta.

8.7 This Agreement may be modified, amended, or assigned during the Term only in a written instrument, duly executed by both parties.

8.8 The failure of any party hereto to insist upon strict performance of any covenant or condition on the part of the other party contained in this Agreement or to exercise any right or option hereunder shall not be construed as a waiver or relinquishment of such covenant or condition or any other subsequent default hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date specified above.

ROCKY VIEW COUNTY	**VILLAGE OF BEISEKER**
Per: _____	Per: _____
Title/Position: _____	Title/Position: _____
Per: _____	Per: _____
Title/Position: _____	Title/Position: _____

Village _____
County _____

SCHEDULE "A"

The Identified Area

Village _____
County _____

ROCKY VIEW COUNTY

CAPITAL PROJECT MANAGEMENT

TO:	Council		
DATE:	October 6, 2020	**DIVISION:**	8
FILE:	5000-100	**APPLICATION:**	N/A
SUBJECT:	Bearspaw Stormwater Management		

EXECUTIVE SUMMARY:

Administration wishes to provide Council with background information on stormwater management within the community of Bearspaw. This includes general discussion on the challenges faced by both the County and residents, the methods used to respond to stormwater issues and flooding, as well as the work undertaken to address long-term stormwater management within the community.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

The community of Bearspaw routinely experiences flooding due to meltwater and/or significant seasonal rains. Although there are areas that are more prone to flooding, most of the community has faced some form of stormwater management problems in recent history (ie. +/-10 Years).

These challenges vary significantly in scale, ranging from minor encroachment of stormwater onto private property to major flooding that threatens homes and County infrastructure.

The primary challenge for the community is a lack of outlets to convey stormwater out of the area and into natural drainage courses such a Nose Creek. This challenge is further compounded by the unique topography of the area, annual fluctuations in the local water table, and the timing, frequency, and duration of events.

With limited access to outlet(s), both the County and the community is largely dependent upon interim/emergency pumping to protect infrastructure and property. While this strategy has proven to be generally effective, it suffers from three considerable constraints:

1. Identifying a receiving waterbody is difficult, particularly during periods in which high water levels are occurring throughout the community.

   This situation typically occurs when the local water table is elevated and/or water from a previous event has yet to dissipate.

2. The availability of labour and equipment limits the ability to respond in a timely fashion.

   The County has a limited stockpile of pumps/hoses and often relies on private contractors during periods of peak demand. These private resources also become scarce quickly, limiting the options available to the County and private landowners alike.

3. The costs associated with moving water is expensive.

   The volume of water to be moved and the distance with which it needs to be conveyed are the primary cost-drivers. Moving comparatively small volumes of water to a nearby receiving body

Administration Resources
Doug Hafichuk, Capital Project Management

ROCKY VIEW COUNTY

can commonly range between $5,000 to $10,000 per occurrence, with significant events costing $100,000 or more.

For context, the County's annual budget for emergency pumping (County wide) is $180,000, while the 2017 emergency pumping at Meadow Drive was $150,000.

In response to the challenge, the County has completed a variety of engineering works (ex. site assessments, design work) to identify opportunities for relief. The Bearspaw Drainage Assessment (MPE 2009) is arguably the most comprehensive and widely referenced document, although site-specific studies and design concepts have been produced for locations throughout the community.

The County has also undertaken construction initiatives to help provide both interim and long-term relief. The most significant scope of work is the Woodlands Catchment 'B' project (2017-2019), although all County-led projects in the area (ex. Roadworks) attempt to a stormwater management component.

Although targeted constructed works and ancillary works on non-drainage projects have had a positive impact, they cannot fully address the fundamental need to gain access stormwater outlets. The identification and design of outlets has been Administration's (primary) focus for the past several years with the two most promising options being:

1. A gravity fed outlet at (near) Meadow Drive and Rocky Ridge Road.

   Although intended to provide direct relief to residents along Meadow Drive itself, establishing this outlet also provides a mix of gravity and mechanical options to upstream landowners in areas such as Aspen Drive and Bearspaw View.

   This option has been fully designed (to 90%) and has an estimated cost of $3.6 Million, excluding land costs. The project is on the County's 5-Year Capital Plan for 2022.

2. A mechanical/gravity outlet at Burma Road and Range Road 25.

   Supported by a small seasonal pump-station, the outlet will provide direct relief to residents along Timber Ridge Way, Silverwoods Drive, and Alexa Close.

   Preliminary design is complete (to 30%) and has an estimated cost of $900,000, excluding land costs.

Further, Administration has been working with the Church Ranches Homeowners Association (CRHOA) to identify opportunities for mutual benefit. During preliminary discussion, the CRHOA expressed an interest in partnering with the County to fund the operation of the community's private lake system. Gaining access to the CRHOA system may benefit the County by providing access to an existing conveyance network and interim storage capacity.

BUDGET IMPLICATIONS:

As this report is offered for information only, there are no budget implications.

COMMUNICATIONS PLAN:

N/A

ROCKY VIEW COUNTY

OPTIONS:

Option #1: THAT the Bearspaw Stormwater Management report be accepted for information.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

"Byron Riemann"

Executive Director

Concurrence,

"Al Hoggan"

Chief Administrative Officer

DH/bg

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: October 6, 2020 **DIVISION:** All

FILE: 1013-136 **APPLICATION:** N/A

SUBJECT: First Reading Bylaw - New Municipal Development Plan

PURPOSE: To give first reading to the new Municipal Development Plan that will outline the vision for Rocky View County from a planning and development perspective and provide direction for how and where the County will grow over the next 20 years.

GENERAL LOCATION: Rocky View County

APPLICANT: Rocky View County

POLICY DIRECTION: The *Municipal Government Act* (MGA), *South Saskatchewan Regional Plan* (SSRP), the *Interim Growth Plan* (IGP), and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8090-2020 be given first reading.

Option #2: THAT consideration of first reading to Bylaw C-8090-2020 be denied.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

AP/llt

APPENDICES:

APPENDIX 'A': Bylaw C-8090-2020 & Schedule A

Administration Resources
Althea Panaguiton, Planning and Development Services

ROCKY VIEW COUNTY

BYLAW C-8090-2020

A Bylaw of Rocky View County, in the Province of Alberta, to adopt the Municipal Development Plan, pursuant to Section 632 of the *Municipal Government Act*.

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as the *Municipal Development Plan*.

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 'A' to Bylaw C-8090-2020 is adopted as the "Municipal Development Plan" to guide growth and development in Rocky View County.

4 THAT Bylaw C-7280-2013 is repealed upon this bylaw coming into full force and effect.

Transitional

5 Bylaw C-8090-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this_____day of _____, 2020

PUBLIC HEARING HELD this _____day of _____, 2020

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

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

_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

ROCKY VIEW COUNTY

SCHEDULE 'A'
FORMING PART OF BYLAW C-8090-2020

A Municipal Development Plan to outline the vision for Rocky View County from a planning and development perspective, and to provide direction for how and where the County will grow over the next 20 years.

ROCKY VIEW COUNTY

DRAFT

MUNICIPAL DEVELOPMENT PLAN

Summer 2020 | DRAFT 4

Section 1: Introduction

1.1 Purpose 2
1.2 Development of the Plan and Engagement Process 2
1.3 Vision and Guiding Principles 4
1.4 Rocky View County Context 5
1.5 Plan Structure 6
1.6 The Planning Framework 7

Section 2: Land Use Policies

2.1 Population and Housing Trends 12
2.2 Growth Areas 13
2.3 Residential Development 17
2.4 Employment Area Development 21
2.5 Hamlet Development 24
2.6 Institutional and Community Land Use 26

Section 3: County-Wide Policies

3.1 Financial Sustainability 28
3.2 Transportation 29
3.3 Natural Resource Development 31
3.4 Agriculture 32
3.5 Environment 34
3.6 Utility Services 36
3.7 Solid Waste 38
3.8 Public Space 39
3.9 Services and Partnerships 42
3.10 Arts and Culture 44

Section 4: Implementation and Monitoring

4.1 Intergovernmental Relationships 46
4.2 Implementing the MDP 47
4.3 Reviewing and Monitoring the MDP 49

Appendices

A Glossary 52
B Growth Concept Map 56
C Conceptual Scheme Requirements 58

Executive Summary

What is the Municipal Development Plan

Rocky View County's Municipal Development Plan (MDP) sets out the guidelines for growth and development in the County over the next 20 years. The MDP provides a comprehensive land use policy framework which outlines where and how development and growth may take place across the County.

The Municipal Development Plan is a statutory document required by the Province of Alberta as specified by the Municipal Government Act.

Why is the Plan Needed

The County has grown by approximately 15,000 people over the past 20 years and will continue to grow. The MDP sets the vision for how to accommodate this growth in a sustainable manner, and will serve as important decision-making tool for Council, County Administration, developers, residents, and other stakeholders.

What Is Included in the Plan

The MDP's vision and guiding principles provide structure to the Plan and will guide future decision making. The vision defines the ideal state for Rocky View County while the six guiding principles, relating to responsible growth, economic diversification, community development, agriculture, the environment, and partnerships add further detail about the elements and actions required to achieve the vision.

The MDP's land use policies will guide development throughout the County and identify growth areas for residential, commercial, industrial, and institutional development. These growth areas, presented as the MDP's Growth Concept, provide a planning framework that balances sustainable development with providing a high quality of life and diverse range of residential and economic opportunities.

County-wide policies within the MDP provide high level direction on County services, operations, and infrastructure. They are intended to improve County services, promote economic diversification, enhance quality of life, and strengthen community identity.

How will the MDP be Implemented

Implementation of the MDP will occur through several mechanisms and processes, including:

- Ongoing administration of the development review process and periodically reviewing and amending area structure plans;
- Carrying out next steps required to implement the vision, guiding principles, and objectives of the MDP; and
- Collaborating with neighbouring municipalities on planning and development matters.

The MDP will be monitored and regularly reviewed based on a series of performance measures to ensure development is being effectively guided.

DRAFT

DRAFT

SECTION 1: INTRODUCTION

1.1 Purpose

The Municipal Development Plan (MDP) outlines a vision for Rocky View Country from a planning and development perspective and provides direction for how and where the County may grow over the next 20 years. The MDP provides policies to guide future growth areas, land uses, infrastructure, community services, and the physical development of the county.

Rocky View County has grown by about 15,000 people in the last 20 years, and will continue to grow. The Municipal Development Plan sets the vision for how to accommodate this growth responsibly, serving as an important decision-making tool for Council, County Administration, and stakeholders. Specifically, the MDP:

- Updates the vision, policies, and actions of the 2013 County Plan;
- Describes the County's preferred direction with respect to growth areas, land use, infrastructure investments, business development, and provision of County services;
- Provides policy direction and planning tools regarding land use, transportation, infrastructure, and recreation and community services;
- Informs County bylaws, policies, programs, and investments;
- Establishes a framework for the County to work with regional partners, stakeholders, and communities to find mutually beneficial solutions to planning and development challenges; and
- Helps residents and landowners understand how their land may be used now and in the future.

1.2 Development of the Plan and Engagement Process

The MDP was developed over five stages between 2019 and 2020. Comprehensive public and stakeholder engagement was conducted throughout the development of the MDP. The public and stakeholders were made aware of the MDP project and engagement opportunities through a variety of communication methods including a project webpage, social media posts, resident mail-outs, local media, County newsletters, a project mailing list, and direct contact with stakeholders. Throughout the course of the project 475 people attended project open houses, and 1,250 people participated in online surveys.

MDP Project Stages

1. Project Kick-Off (Summer 2019)

The MDP project was launched with a pop-up information booth at the County's annual pancake breakfast, and a workshop with Rocky View County Council identified project goals.

2. Vision and Principles (Summer 2019)

A vision and guiding principles were established for the MDP. Residents and stakeholders provided comments and insights through eight open houses and an online survey. Participants identified that protecting Rocky View County's natural landscapes, preserving agricultural lands, focusing new growth in existing and planned areas, and expanding the parks and trails network should be priorities for the MDP. County staff also conducted a technical review of the County Plan to identify what policies were effective, and which ones could be improved or excluded.

DRAFT

3. Growth Strategies (Fall-Winter 2019)

Incorporating Stage 2 engagement comments, a development suitability analysis was conducted to determine where additional residential, commercial, and industrial development within the County could be appropriate. The public and stakeholders were able to provide feedback on the findings of the development suitability analysis, as well as to provide feedback on the proposed vision and guiding principles at seven open houses and through an online survey. A workshop with Council confirmed the development suitability analysis and provided next steps on establishing a growth concept for the MDP.

4. Draft MDP (Winter-Spring 2020)

Following input from Stage 3 engagement, and with direction from Council and County staff workshops, a draft plan and growth concept were developed. The public and stakeholders were able to review the draft MDP and identify red flags for the project team through an online survey. Additionally, neighbouring municipalities and regional partners had the opportunity to review the draft Plan and provide comments.

5. Public Hearing and Project Completion (Fall 2020)

TBD

DRAFT

Stage 2 Open House

1.3 Vision and Guiding Principles

The MDP's vision statement and guiding principles are foundational statements that guide the Plan. The vision defines the ideal state for Rocky View County while the guiding principles add further detail about the elements and actions required to achieve the vision. These statements, in turn, inform the Plan's policies, and together provide the framework to guide County development and growth.

Vision

Set within a cherished natural landscape, Rocky View County is a flourishing municipality that provides a high quality of life, guided by its rural heritage, a diversity of residential and economic opportunities, and sustainable development.

Guiding Principles

The following principles provide a framework to guide decision making when implementing the policies and outcomes of the MDP.

1. Responsible Growth

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

2. Economic Diversification

Rocky View County should support and promote economic diversification through new business development, existing business expansion, building a sustainable and balanced tax base, and creating a place where residents, businesses and tourists from a global reach find a thriving economy.

3. Community Development

Rocky View County will build resilient communities and welcoming neighbourhoods through greater access to recreation amenities, valued gathering spaces, and creative design.

4. Agriculture

Rocky View County will continue to support agricultural diversification and innovation, recognizing agriculture as an important part of the County's identity and economy. Rocky View County will encourage opportunities for value added agricultural businesses to develop and grow.

5. The Environment

Rocky View County will develop and operate in a manner that protects the ecological integrity of the County and preserves natural landscapes for future generations to enjoy.

6. Partnerships

Rocky View County will work in a spirit of collaboration with regional partners, stakeholders, businesses, and communities to find mutually beneficial solutions to planning and development challenges, making the County focal point for creativity and innovation.

1.4 Rocky View County Context

Located within the Calgary Metropolitan Region in southern Alberta, Rocky View County encompasses nearly one million acres of diverse landscapes, communities, and economic opportunities. The County surrounds the City of Calgary on three sides, and shares borders with 14 other municipalities and First Nations. In the County's western reaches, coniferous forests of the Rocky Mountain Foothills transition to rolling hills scattered with ranches. Moving eastward, the foothills give way to prairie grasslands and wetlands. Eastern Rocky View County is dominated with agricultural operations, including the production of hay, cereal and oilseed crops.

Across the County, farms and isolated dwellings are interspersed with hamlets and small towns. Many of these communities originated alongside railways at the beginning of the twentieth century as service centres for surrounding agricultural areas. More recently, country residential acreages have sprung up throughout the County. Forming distinct communities, these acreages have dominated residential development in the County over the last 40 years. More residential communities have also been developed that include a broader range of commercial shops, services, and employment opportunities.

Large scale ranching, logging, and oil and gas extraction are major industries in western Rocky View County while ranching, equestrian operations, and diversified agriculture, including greenhouses and nurseries, are prominent in eastern areas of the County. Commercial activities also occur along major highways that traverse the County, including the Trans-Canada Highway (Highway 1), and Queen Elizabeth II Highway (Highway 2). Large scale commercial and industrial operations are also located in the County adjacent to the City of Calgary, the Calgary International Airport, and the Springbank Airport.

Access to nature and outdoor recreation opportunities are abundant throughout Rocky View County. The region's waterways, including the Bow and Elbow Rivers, provide fishing, boating, canoeing, and kayaking opportunities. Provincial parks, golf courses, and trail and pathway networks provide additional recreation opportunities for residents and visitors.

Rocky View County is unique from other municipalities in the region, as it contains large rural, ranching, and agricultural areas as well as growing urban communities. This diversity of lifestyle opportunities along with its natural landscapes and ecological features are why many people are attracted to the County. However, Rocky View, like other municipalities located on the edge of a large urban centre, is facing challenges from development and growth pressures. The County is projected to grow by approximately 5,800 new dwellings by 2038. Directing new growth to appropriate locations will be an important component of creating a fiscally sustainable municipality in the long-term. While dispersed growth offers quality of life benefits, including a low cost of living and access to nature, the provision of services to these areas can become a long-term burden on the County's finances. The Municipal Development Plan is needed to ensure that the County continues to flourish by balancing sustainable development with providing a high quality of life and a diversity of residential and economic opportunities for its residents.

DRAFT

1.5 Plan Structure

The Municipal Development Plan is divided into four distinct sections, collectively presenting a roadmap for future growth and development that will help the County follow the guiding principles and realize the vision.

1. **Introduction:** Summarizes the MDP's context, including the legislative framework under which it operates, presents the Plan's vision and guiding principles, and describes how the Plan should be read and interpreted.
2. **Land Use Policies:** Presents a Growth Concept for the County, and outlines how the MDP will facilitate growth and development within the context of fiscal and environmental sustainability.
3. **County-Wide Policies:** Provides guidance on County-wide services, operations, and infrastructure to support growth and development, including policies on financial sustainability, transportation, natural resource development, agriculture, utilities, and public spaces.
4. **Implementation and Monitoring:** Provides a framework for the commitments and actions the County will make to ensure the MDP is implemented, and includes performance measures that will serve as an barometer for measuring the success of the MDP.

Plan Outcomes and Policies

The MDP's vision and guiding principles will be achieved through the application of the policies and objectives of each policy section. Policies provide guidance to decision makers and the public about how the County should grow and develop, while objectives are the targets for individual policy sections that achieve the County's vision and guiding principles.

Policy Terms

The following key terms outline how policies should be interpreted and implemented by the County.

- **Shall:** While the MDP is generally intended to guide development with the understanding that flexibility is required, certain policies related to fiscal responsibility, legal obligations, and other factors are mandatory. In these contexts, the term 'shall' is used to indicate that actions must be complied with, without discretion, by administration, developers, Council, Planning Commission, and any other authority involved in land use development approvals.
- **Should:** Where policy is not mandatory but still relates to a strongly preferred course of action, the less restrictive term 'should' is used.
- **May:** Used in policies that are discretionary in nature, the term 'may' means that the policy could be enforced by the County dependent on the circumstances of the proposal in question.

Definitions

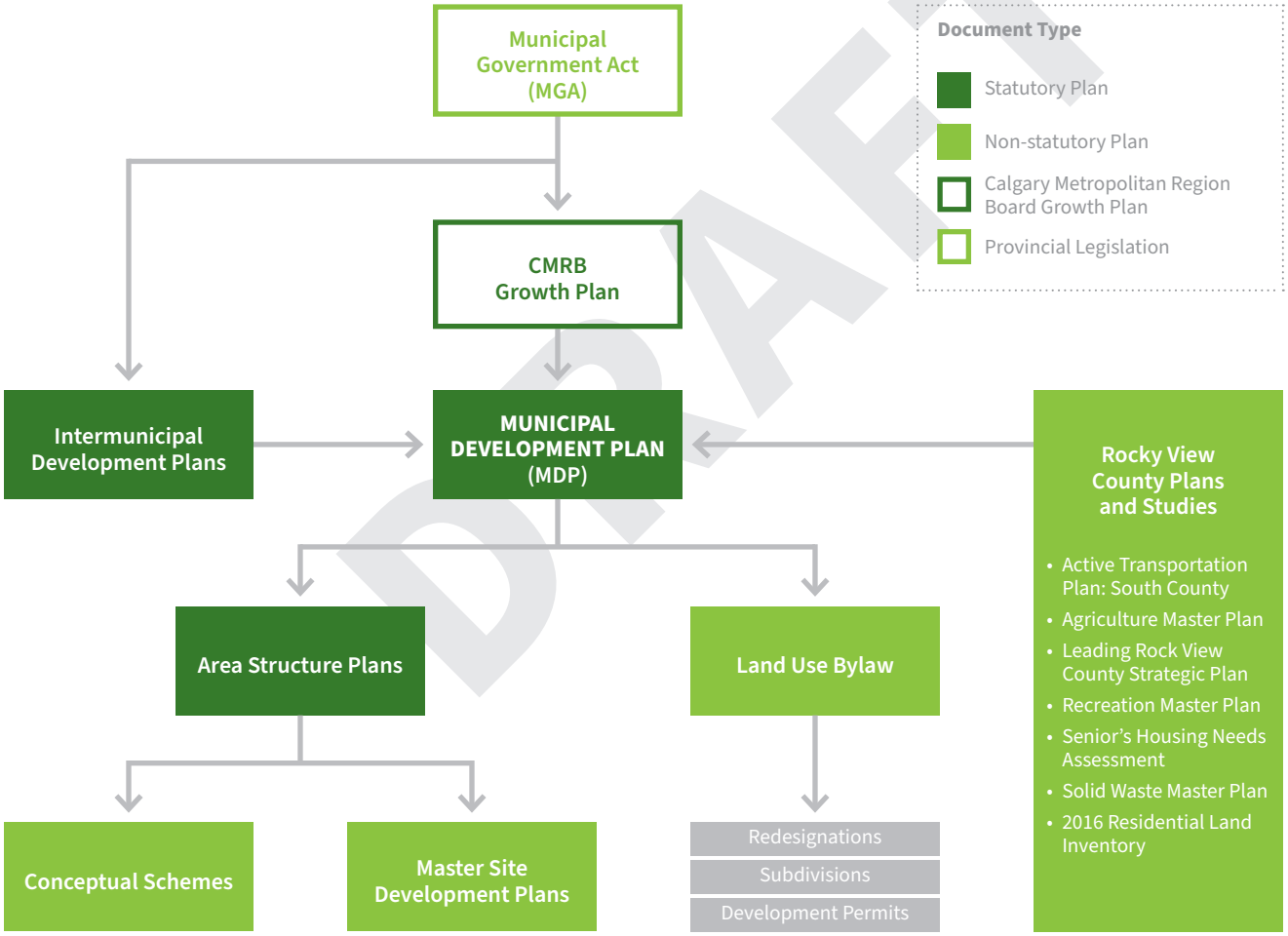
Throughout the MDP's policies defined terms are italicized and their definitions can be found in Appendix A.

DRAFT

1.6 The Planning Framework

The planning framework outlines the key planning documents that guide land use and development in Rocky View County, providing context for how each document interacts and informs the others. Plans at the top of the framework such as intermunicipal development plans (IDPs) and the MDP provide broad, high-level policy direction, while lower-level plans are subordinate to the plans above and must be consistent with the policies and direction of the higher-order plans. The level of detail and specificity in policies increases the further down the plan is in the framework diagram (*Figure 1*).

Plans higher in the framework will generally determine when a subordinate plan is required. For example, an area structure plan (ASP) provides criteria for master site development plan and conceptual scheme preparation. When there is no ASP or other subordinate plan the MDP will determine whether a subordinate plan is required to provide greater planning detail. The hierarchy of the different plans and legislation is identified in *Figure 1*.



DRAFT

Figure 1: Planning Framework Alignment

1.6.1 Legislation

Municipal Government Act

The Municipal Government Act provides the legislative framework under which all municipalities must operate, establishing that the purpose of a municipality is:

- To provide good government,
- To foster the well-being of the environment,
- To provide services, facilities or other things that, in the opinion of Council, are necessary or desirable for all or a part of the municipality,
- To develop and maintain safe and viable communities,
- To work collaboratively with neighbouring municipalities to plan, deliver, and fund intermunicipal services.

Part 17 of the Municipal Government Act regulates planning and development and empowers municipalities to prepare plans:

- To achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and
- To maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta, without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

Municipalities are required under the Act to adopt a municipal development plan, and the plan must be consistent with all intermunicipal development plans (IDPs) the municipality is a part of. The Municipal Government Act also allows for the development of subordinate plans, such as area structure plans, to further direct planning and development.

1.6.2 Regional Plans

Calgary Metropolitan Region Board Growth Plan

The Calgary Metropolitan Region Board (CMRB), of which Rocky View County is a member, was formed in 2018 and is mandated to promote the long-term sustainability of the Calgary Metropolitan Region. This includes ensuring environmentally responsible land-use planning and growth management, coordinating regional infrastructure investments and service delivery, and promoting the economic wellbeing and competitiveness of the Region.

Prior to the development and approval of a long-term Growth Plan and Servicing Plan, the CMRB's Interim Growth Plan provides guidance on land-use, growth, and infrastructure planning for all ten member municipalities and other regional stakeholders. Any statutory plan passed or amended by member municipalities, including the County's Municipal Development Plan, must conform with the Interim Growth Plan, until the Growth Plan and Servicing Plan are adopted and approved.

1.6.3 Statutory Plans

Intermunicipal Development Plans

IDPs are approved by Council in both partnering municipalities. Planners refer to these documents to make recommendations to Council for managing or changing land use, and to address growth issues in a way that aligns the interests of the County and the municipalities they share a border with. These plans may include how the two municipalities will work together, the development of joint lands, and how to co-ordinate parks, open space, recreation, transportation, water, utilities, and other municipal services across boundaries.

DRAFT

Rocky View County has approved or draft IDPs with the following municipalities:

- City of Calgary
- City of Airdrie
- Kneehill County
- Municipal District of Bighorn
- Town of Cochrane
- Town of Crossfield

The County is pursuing IDPs with the following municipalities:

- Village of Beiseker
- Wheatland County

Municipal Development Plan

The MDP is the County's principal statutory plan, providing strategic growth direction, overall guidance for land use planning, and service delivery policy. The MDP also provides specific policy guidance for areas that do not fall within the boundaries of an area structure plan or other subordinate plan.

Area Structure Plans

ASPs are statutory plans that are subordinate to the MDP, and provide a land use strategy for redesignating and developing a specific area of land in the County. ASPs contain maps, goals, and policies that set out general locations for major land uses, major roadways, utility servicing, recreation areas, and development phases.

1.6.4 Non-Statutory Plans

Land Use Bylaw

The Land Use Bylaw is a regulatory bylaw of the County required by the Municipal Government Act. Every parcel of land in the County has a land use district, and the Land Use Bylaw details the permitted and discretionary land uses in each district and regulates the development of land and buildings within the county.

Conceptual Schemes

Conceptual schemes are non-statutory plans, subordinate to an ASP, and may be adopted by bylaw or resolution. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, administration, and the public. Conceptual schemes are meant to be developed within the framework of an ASP.

To ensure the opportunity for public input, the County will continue its practice of adopting a conceptual scheme by bylaw with a public hearing. If an ASP is amended to include a conceptual scheme, the conceptual scheme becomes a statutory plan.

Master Site Development Plan

A non-statutory plan that is adopted by Council resolution, a master site development plan accompanies a land use redesignation application and provides design guidance for the development of an area of land with little or no anticipated subdivision. In some cases, a master site development plan may be used following a conceptual scheme when certain site design details have not been finalized.

A master site development plan addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development.

1.6.5 Implementation of Plans

Implementation of the statutory and non-statutory plans described above is primarily achieved by:

- Application and amendment of the Land Use Bylaw;
- Evaluation and approval of land use redesignation and subdivision applications;
- Evaluation and approval of development permits; and
- Application of County Policy and County Servicing Standards.

DRAFT

1.6.6 Additional Plans and Studies Informing the MDP

Beyond the statutory planning framework outlined above, the development of the MDP has also been informed by the following plans, studies, and strategic documents.

Active Transportation Plan: South County

The Plan provides direction on priorities for establishing a connected network of on- and off-street facilities where walking and cycling is a safe and accessible choice for all residents. The Plan includes infrastructure and programming recommendations that can be implemented strategically over time. The MDP provides high-level direction on expanding and improving pedestrian and cyclist networks, and the development of a regional pathway and trail plan.

Agriculture Master Plan

The Master Plan identifies a long-term vision for supporting both existing agricultural operations and providing new opportunities for diversification of the County's agriculture sector. The Plan informs future planning decisions and policy development related to the agriculture industry. The MDP provides high-level direction to support and grow the agriculture sector within the County, and minimize adverse impacts on agricultural land.

Leading Rocky View County Strategic Plan

The Strategic Plan outlines Council's Mission, Vision, Values, Strategic Themes, and Strategic Objectives for Rocky View County's municipal government. The Plan identifies strategic objectives that Council Administration should prioritize, including: expand community service delivery, embrace partnerships, strengthen the County's financial resiliency, and guide the County's growth pattern. The MDP's guiding principles have been informed by, and align with the Strategic Plan's strategic objectives.

Recreation Master Plan

The Master Plan is a 25-year strategy providing an overarching vision for the County to make future decisions for open space, parks and trails. The MDP provides high-level direction for expanding and improving the County's parks and open space system. This includes improving access through expansion of the County's pathways and trails network, connecting wildlife corridors, and ensuring development does not detract from adjacent parks and open spaces.

Senior's Housing Needs Assessment

The Report identifies and quantifies the types and numbers of seniors housing needed in the County over the next 10-15 years, as well as land requirements and locations to meet this need. The MDP provides high-level direction about improving quality of life for all residents in the County, and supports housing diversity.

Solid Waste Master Plan

The Master Plan guides County decision-making with respect to solid waste. The Plan provides futures solid waste management considerations that impact land use and growth, including coordinating solid waste disposal systems with other municipalities, siting considerations for new landfill facilities. Servicing, including waste management, is an important consideration of the MDP's Growth Concept.

2016 Residential Land Inventory

The Land Inventory provides an assessment of the current and future availability of residential housing in the County. An analysis of existing dwellings, approved parcels, and approved policy areas provide an indication of the residential development capacity of the County. The Land Inventory informed the MDP's Growth Concept.

DRAFT

SECTION 2:
LAND USE POLICIES

Rocky View County's proximity to Calgary and other urban centres has profoundly shaped its existing land uses and patterns of growth. The County has become a desirable location for both urban and country-residential development, attracting people who want to live in close proximity to Calgary or Airdrie but with a quieter lifestyle, lower cost of living, or access to the County's natural assets. This has resulted in the growth of new communities and expansion of existing hamlets. However, if not managed properly this growth pressure can result in dispersed development that negatively impacts other land uses, including farming, ranching, and existing residential development. Agricultural operations, for example, can become less productive or unviable if fragmented by residential and commercial development. Additional exurban development may also lower the quality of life for existing residents by eroding the rural character of areas or adding greater pressure on existing infrastructure and municipal services.

The land use policies in this section guide development throughout the County, and identify growth areas for new residential, commercial, institutional, and industrial development. The MDP's Growth Concept provides a framework that balances sustainable development with providing a high quality of life and diversity of residential and economic opportunities in the County. The Growth Concept incorporates the County's existing area structure plans and conceptual schemes that have provided development and design guidance, established community boundaries, and identified future growth areas. The Concept also responds to investments the County has made in municipal servicing infrastructure, particularly in the Balzac East and Bragg Creek areas.

As identified in the Growth Concept (*Section 2.2*), new residential, commercial, and industrial growth is primarily directed to existing and planned growth areas. By focusing growth in these areas, Rocky View establishes certainty for residents and the development community as to where growth should be expected. Prioritizing growth in existing and planned areas also allows the County to leverage municipal investments in servicing and transportation infrastructure, generating growth that is fiscally responsible.

2.1 Population and Housing Trends

Rocky View County has experienced sustained growth and development pressure over the past 20 years, despite the economic recession starting in 2008. Since the last MDP (the County Plan) was approved in 2013 the County has added just under 5,000 new residents. Most of these new residents have located in the hamlets of Langdon and Conrich, and the country residential communities of Bearspaw and Springbank. The Calgary Metropolitan Region Board projects that Rocky View County will continue to grow, increasing from a population of 42,424 in 2018 to just over 60,000 by 2040. It is important to identify how changing consumer trends and market demand will influence where and how this growth occurs.

Rocky View County has historically experienced population growth through country residential development in communities such as Bearspaw and Springbank. However, the past 25 years have seen residential consumer demand expand from predominantly country residential developments to a broader development mix of country residential, hamlet, and more densely planned communities (e.g. Harmony, Cochrane Lake, Elbow Valley). This trend is borne out through the County's 2016 Residential Land Survey. While country residential communities and hamlets have remained mainstays in Rocky View's housing portfolio, the Residential Land Survey highlights that residential development in Rocky View County is becoming more diverse with a range of housing options.

The most popular development areas throughout 1996-2016 were the country residential community of Bearspaw and the hamlet of Langdon. While these two communities were cornerstones of the County's residential growth over this time period, growth also occurred in the more densely planned communities of

DRAFT

1996-2000	2001-2005	2006-2010	2011-2016
1. Bearspaw	**1. Elbow Valley**	**1. Langdon**	**1. Bearspaw**
2. Langdon	**2. Langdon**	**2. Cochrane Lake**	**2. Langdon**
3. Central Springbank	**3. Bearspaw**	**3. Bearspaw**	**3. Conrich**

Table 01: Population Growth Areas

The top three growth areas in the County over five-year increments represent a diverse portfolio of housing.

Elbow Valley and Cochrane Lake, the hamlet of Bragg Creek, and the country residential community of Central Springbank.

As a result of changing consumer preferences and market demand, key locations within the County are experiencing increased growth. Generally, these areas offer greater access to commercial services and employment opportunities, a diversity of housing options, and recreation opportunities such as parks and pathway systems. The newly developing communities of Glenbow Ranch and Harmony in the County's western half are examples of these denser and more connected community villages.

When planning for future growth, it is important that Rocky View County retains the ability to offer a broad range of housing options so that the County can respond and adapt quickly as consumer demands change. This will ensure that Rocky View County continues to flourish, providing a high quality of life and a diversity of residential and economic opportunities.

2.2 Growth Areas

Development in Rocky View County for the next 20 years is guided by the Growth Concept. The Concept is the result of an approach that considered current plans and policies, market patterns, and a suitability analysis to identify growth priority areas. The suitability analysis used spatial data to identify landscapes that may not be appropriate for growth (e.g. wildlife corridors, wetlands, agricultural lands), and factors that would increase the suitability of an area for additional development (e.g. access to existing transportation infrastructure and servicing).

The Growth Concept Map (*Figure 2*) identifies the priority areas within the County for the continued growth and expansion of residential, commercial, and industrial land uses. New development may occur outside of the identified priority growth areas, however, with Council review and approval. The map also highlights the presence of ecological features that warrant further study when development is proposed in these areas.

DRAFT

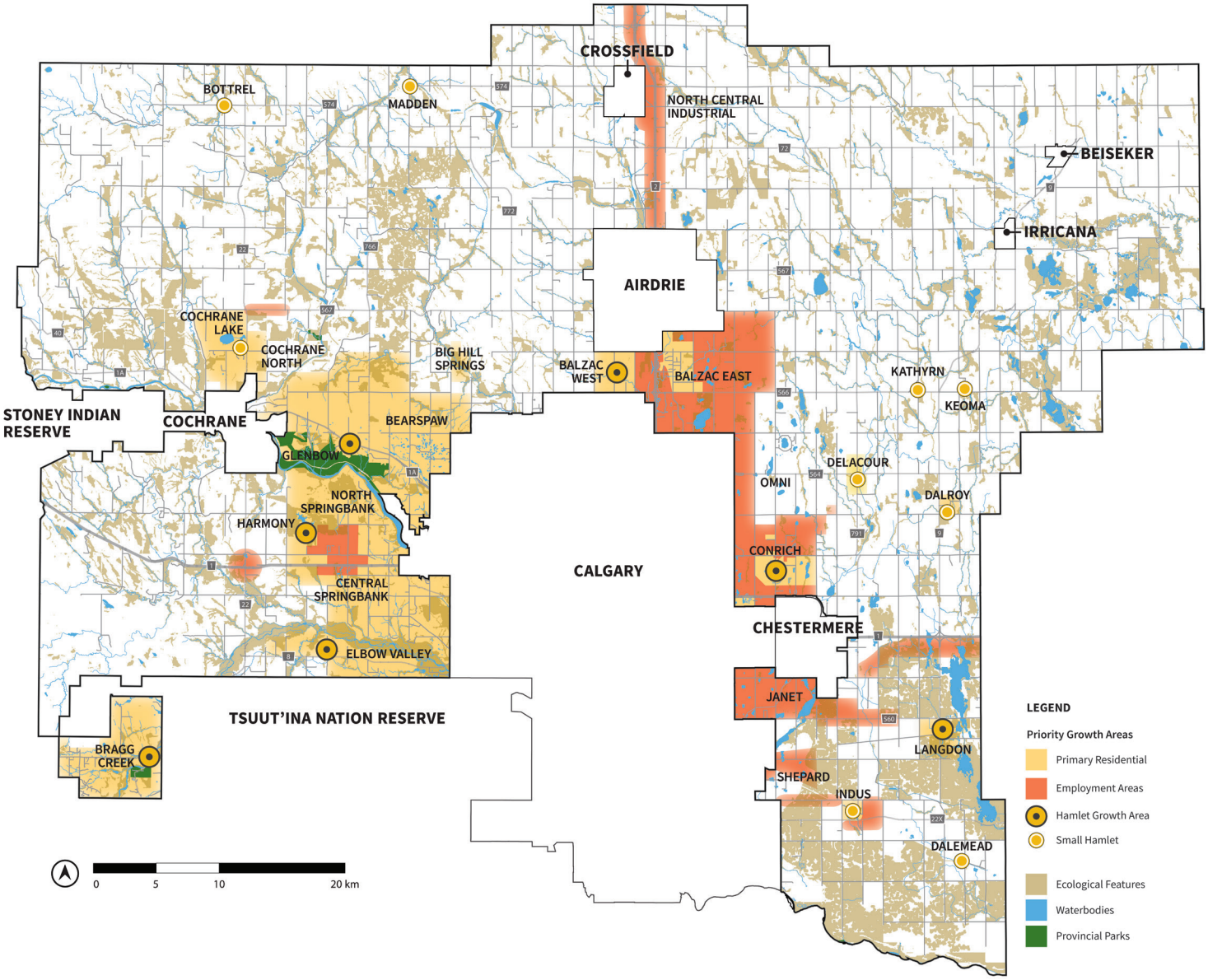


Figure 2: Growth Concept Map Identifying Priority Areas for Growth

This map is conceptual in nature, and is not intended to be used for measurements.

The Growth Concept Map identifies four categories of growth areas:

Primary Residential Areas: These residential areas are where most of Rocky View County residents currently live. Residential growth in these areas will occur through existing capacity in previously planned areas, and new growth areas that will provide a greater range of housing options to appeal to changing market preferences. Existing and new mixed-use commercial areas will provide compatible retail, employment, and other commercial land uses. *Figure 3* identifies areas that have been planned with existing ASPs and unplanned areas where ASPs will need to be completed.

Employment Areas: These areas primarily contain commercial and industrial land uses and serve as major areas of employment in the County. Development will continue in existing growth areas, with new growth added in suitable locations to fulfill market demand. Most large scale industrial and commercial development will be directed to these areas.

Hamlet Growth Areas: These hamlets are prioritized by the County for servicing and infrastructure upgrades to enable continued growth and redevelopment in a sustainable manner. In addition to residential land uses, they will include supporting commercial and industrial land uses, often in the form of a main street or central commercial area.

Small Hamlets: Unlike Hamlet Growth Areas, these existing hamlets are not prioritized by the County for servicing and infrastructure upgrades. However, additional growth that is in keeping with the character of these hamlets is appropriate. Small hamlets may contain supporting and appropriately scaled commercial and industrial activity.

The Growth Concept Map identifies other areas that need to be considered when planning for additional growth:

Ecological Features: These potentially important ecological features include wetlands, riparian areas, valuable agricultural soils, and wildlife corridors. These areas may not be appropriate for additional development, and should be considered when area structure plans and conceptual schemes are created or amended. *Section 3.5* contains policies for development in and near ecological features.

Waterbodies: These rivers, streams, and large wetlands provide aesthetic and ecological benefits. Future development should avoid or mitigate impacts to these areas.

Provincial Parks: There are two provincial parks in Rocky View County, Glenbow Ranch and Big Hills Spring. Future development adjacent to these parks should mitigate any impacts to their environmental or recreation functions.

2.2.1 Planned and Unplanned Growth Areas

Most of the Priority Growth Areas identified on *Figure 2* are previously planned areas with existing ASPs. As these areas have not been fully developed, they are able to accommodate additional growth over the next 20 years. The MDP's policies largely reflect the general intents of these existing plans. The areas are shown as Planned Areas on *Figure 3*. As Country resources allow, existing ASPs that encompass areas that will receive additional growth should be updated based on the direction of the MDP.

New growth areas have been identified to provide residential, commercial, and industrial development that meets the needs and preferences of a growing population. These areas are shown as Future Planning Areas on *Figure 3* and will require ASPs or conceptual schemes to determine how future growth is accommodated in a sustainable manner.

DRAFT

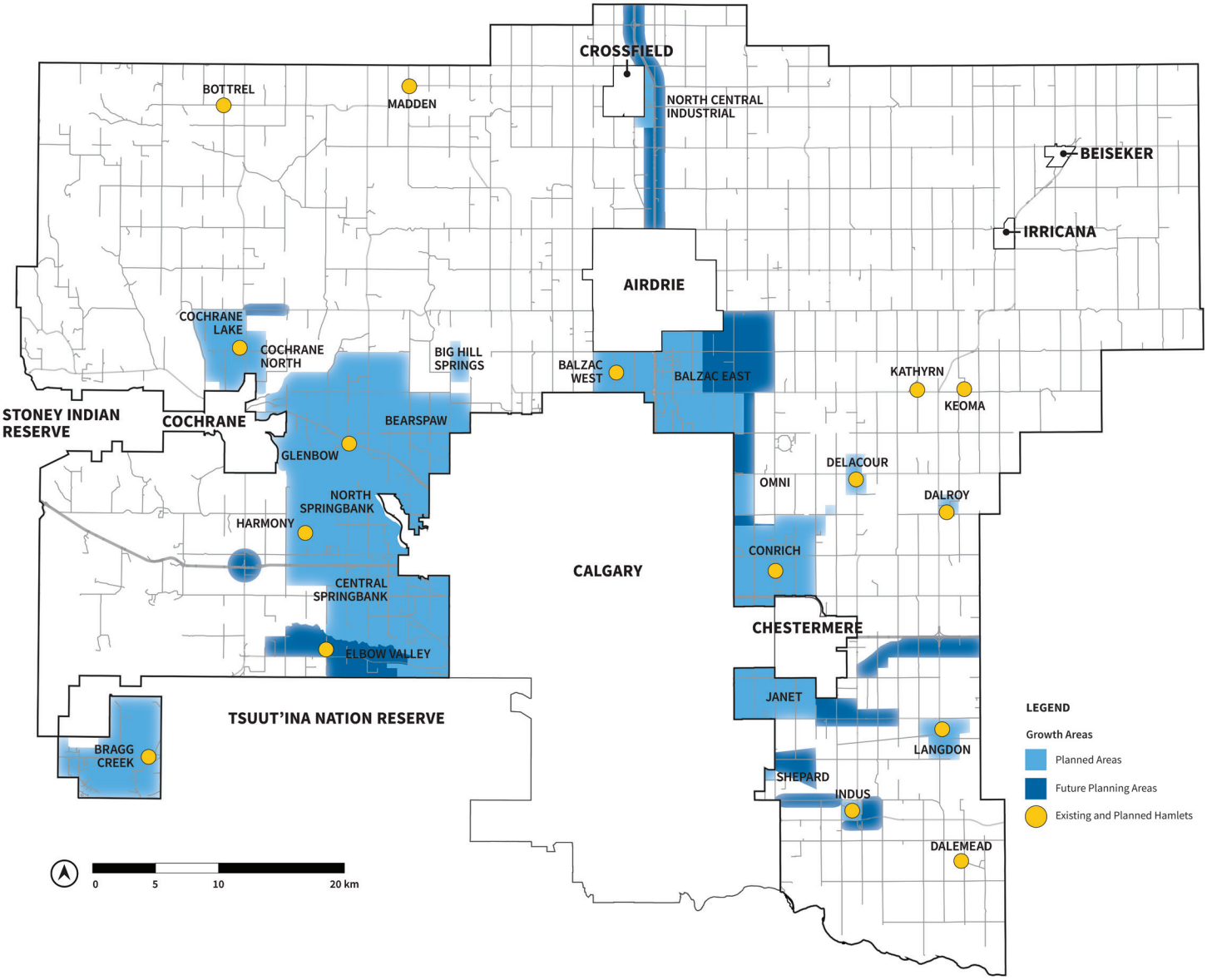


Figure 3: Planned and Future Planning Growth Priority Areas

This map is conceptual in nature, and is not intended to be used for measurements.

2.3 Residential Development

Residential land uses are the primary form of development in Rocky View County. It is important to plan for residential development that respects the values of County residents while balancing the need to grow responsibly. The policies contained in this section reflect this balance and provide a framework that will guide residential development in the County for the next 20 years.

Objectives

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

- Opportunities for residential growth are provided that enable housing diversity for all ages, abilities, and incomes.
- The majority of residential growth occurs within Primary Residential Areas.
- Support higher density residential development where appropriate.
- Residential development supports with the MDP's vision and guiding principles, and aligns with Leading Rocky View County, Council's Strategic Plan.
- Alternative residential development forms that reduce the overall development footprint are pursued.
- Communities maintain a strong sense of community.
- Planning and development in the County supports safe, healthy, and attractive communities.

2.3.1 Primary Residential Areas

Primary Residential Areas comprise lands where residential development and ancillary commercial and industrial development will be the predominant land use. Although all Hamlet Growth Areas are located within Primary Residential Areas, they are addressed by specific policies in *Section 2.5*. When including Hamlet Growth Areas, most of the residential growth within the County over the next 20 years will be directed to Primary Residential Areas.

a) Support the development of Primary Residential Areas, as identified in *Figure 2*, as designated residential growth areas over the planning horizon of the MDP.

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

c) Development within Primary Residential areas shall be in accordance with applicable area structure plans or conceptual schemes.

d) The County shall update existing area structure plans and conceptual schemes, as resources allow, to align with direction provided by the MDP.

e) The County should develop or expand area structure plans or conceptual schemes for Primary Residential Areas not currently covered by these plans.

f) Primary Residential Areas should receive County services identified in the applicable area structure plans, conceptual schemes, or County bylaws.

g) Applications to redesignate land for *multi-lot* residential use adjacent to or in the vicinity of Primary Residential Areas should not be supported unless the proposed development area

DRAFT

is approved as an amendment to hamlet boundaries or applicable area structure plans or conceptual schemes.

h) Where a new area structure plan is needed the plan should incorporate the following:

i) Establishes population projections and the maximum number of dwelling units on the basis of *developable land*;

ii) Provides for the distribution and varied densities of dwelling units within portions of the development area;

iii) Identifies mechanisms to effectively manage the *open lands*;

iv) Development conforms to current technical servicing requirements and master servicing plans and policies;

v) Provides patterns of development and transportation networks that create regional linkages between subordinate plans; and

vi) Should address the following:

- Future land use concept;
- Population estimations and impact on existing services, infrastructures, and amenities;
- Form, quality, design, and compatibility of proposed development;
- Design of public realm elements, including main streets, and community gathering spaces;
- Provision of parks, open space, recreation amenities, and active transportation connections;
- Mitigations for impacts on the environment;
- Interface design with adjacent agriculture, natural areas, or adjacent municipalities;
- Utility connections; and
- Regional transit connections.

i) New or amended area structure plans that include *compact residential development* should also incorporate the following:

i) Permanent retention of a significant amount of the developable area as *open land*. The minimum desired percentage of *open land* will be determined by the area structure plan;

ii) Allows for residential dwelling unit bonusing when dedicated *open land* exceeds the minimum requirement or to achieve other identified benefits; and

iii) Identifies and applies mechanisms that permanently prevent subdivision of *open lands*.

DRAFT

2.3.2 Country Residential Development

The County has a number of country residential communities within Primary Residential Areas, some formally defined by area structure plans while others have grown organically over time. Country residential communities provide a unique lifestyle that many people desire, but additional growth in these areas should be considered through the lens of long-term fiscal sustainability for the County.

a) *Country residential development* shall conform to the relevant area structure plan, and the policies of the MDP.

b) Where *residential development* with two or more dwelling units and greater than 4 hectares (9.9 acres) is proposed, but there is no existing area structure plan or conceptual scheme that includes the development area, an area structure plan or conceptual scheme should be adopted. When determining whether an area structure plan or conceptual scheme is appropriate, Council should give consideration to:

- Number of units proposed;
- Intensity of the proposed development;
- Relationship of the proposed development to surrounding land uses;
- How the proposed development may impact future development of the surrounding lands;
- Impact of the proposed development on County servicing and transportation infrastructure;
- Impact of the proposed development on stormwater management; and
- How the proposed development may impact the County's targeted 65:35 ratio of residential to business development.

c) Multiple unit *country residential developments* less than 4 hectares (9.9 acres), except for fragmented country residential development (refer to *Section 2.3.3*), should not be supported.

d) *Country residential development*, with two or more dwelling units, is discouraged outside of Primary Residential Areas, including in agriculture areas.

e) When an existing area structure plan that includes *country residential development* is undergoing a comprehensive review, the following shall be addressed:

i) Update all policies in accordance with the MDP, County policies, and other relevant County planning documents;

ii) Consider the inclusion alternative development forms, such as *compact residential development* or a *conservation design* community, which reduce the overall development footprint on the landscape; and

iii) Where *country residential development* is not being achieved as expected, the County should consider reducing the overall area dedicated to *country residential development*.

2.3.3 Fragmented Country Residential Development

Historical subdivision approval in parts of the County has resulted in fragmented and dispersed pockets of country residential lots. Incremental fragmented development can result in dividing viable agricultural land, which impacts agriculture operators, and creates an inefficient and unsustainable settlement pattern. From a fiscal perspective, dispersed country residential development requires increased road maintenance and threatens the fiscal sustainability of service providers such as the County and local school boards. Further fragmented country residential development should be avoided, and a gradual transition should be pursued to a more orderly and efficient development pattern within fragmented country residential areas.

DRAFT

a) Within a *fragmented quarter section*, the redesignation of residential lots or agricultural parcels less than or equal to 4 hectares (9.9 acres) in size to a new residential land use may be supported if planning, consultation, and technical assessment information is provided to the satisfaction of the County and:

- **i)** Shows, at a minimum, all residential or small agricultural acreages that are adjacent to the application;
- **ii)** Includes design measures to minimize adverse impacts on existing agriculture operations;
- **iii)** Demonstrates potential connectivity to residential or small agricultural acreages outside of the plan area;
- **iv)** Outlines the connection between internal and external road networks, water supply, sewage treatment, and stormwater management;
- **v)** Contemplates the impact on off-site infrastructure, roads, and stormwater systems;
- **vi)** Provides any other additional information or assessments as required by the County to support the application; and
- **vii)** Documents the consultation process undertaken to involve affected landowners within the fragmented area in the preparation and/or review of the application.

b) For development within a *fragmented quarter section*, an internal road to service a subdivision as per the plan may be required as a condition of subdivision.

c) Within a *fragmented quarter section*, the redesignation or subdivision of agriculture parcels greater than 4 hectares (9.9 acres) in size to a residential use should not be supported.

DRAFT

Photo: Elpoca

2.4 Employment Area Development

Maintaining and expanding the range of employment opportunities available in Rocky View County while balancing the residential to business tax ratio are priorities of the County. The County has also made significant investments in servicing infrastructure to specific areas designated for industrial and commercial development. The policies contained in this section reflect the County's investments and a logical expansion of existing industrial and commercial areas in Rocky View County to maintain a healthy and diverse inventory of developable lands.

Objectives

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

- A range of businesses are supported in Rocky View County, creating a strong, diversified, and sustainable economy.
- Large commercial and industrial businesses, including manufacturing and industrial operations, warehousing and logistics, and agricultural processing, should locate in the Employment Areas.
- The growth of innovative and sustainable business sectors are supported, including renewable energy generation and technology sector, value added agricultural services and products.
- Commercial industrial development in appropriate locations contributes to the viability of residential areas by providing community meeting places, enabling employment opportunities, and offering goods and services to the local area.
- Business development aligns with the County's financial, social, and environmental goals.
- An increased business assessment base supports the financial sustainability of the County's operations while reducing reliance on the residential tax base.

2.4.1 Employment Areas

A strong local economy provides multiple benefits to the County and its residents, including employment, local services for residents and visitors, vitality to communities, and taxes to support County services.

The MDP provides a number of *business areas* and development forms which will accommodate a variety of businesses wishing to locate in the county. Employment Areas contain regional business centres and highway business areas where the majority of large-scale commercial and industrial development should continue to be located. Their purpose is to provide regional and national business services, and local and regional employment opportunities. By focusing development in these locations, the County provides for orderly growth and economic efficiencies in the development of its transportation and infrastructure systems.

The Employment Areas identified in *Figure 2* benefit from most, if not all of the following characteristics:

- The presence of existing businesses and industries;
- An efficient road connection to the provincial highway network;
- Large parcel sizes are able to accommodate large-scale operations;
- Multiple transportation options are available (e.g. road, rail, air); and
- Regulated by existing statutory policy, and/or identified in annexation agreements.

The MDP supports and encourages a robust market-driven economy by facilitating economic development and providing planning policies that help foster private and public investment across the county. The development of Employment areas will significantly contribute to achieving the County's fiscal goals.

a) Employment Areas, as identified in *Figure 2,* should have an adopted area structure plan in place prior to development.

DRAFT

b) Large scale commercial and industrial developments, when feasible, should be directed to locate in identified Employment Areas as identified in *Figure 2*.

c) Encourage the infilling or intensification of existing Employment Areas in order to complement other businesses, maximize the use of existing infrastructure, minimize land use conflicts with non-commercial and industrial uses, and minimize the amount of traffic being drawn into rural areas.

d) Development in an Employment Area shall follow the County's Commercial, Office, and Industrial Design Guidelines.

e) The expansion of Employment Area boundaries should require an area structure plan or an area structure plan amendment.

f) Development of additional Employment Areas, not identified on *Figure 2* should not be supported unless a need has been demonstrated based on all the following criteria:

- **i)** The proposal has regional or national significance;
- **ii)** Existing Employment Areas within the trade area of the proposed development are approaching full capacity, and the County has determined expansion of existing Employment Areas is not desirable;
- **iii)** Existing Employment Areas within the trade area do not meet market demand;
- **iv)** Land uses and target markets are clearly defined;
- **v)** The proposed development meets the environmental and infrastructure goals and policies of the MDP;
- **vi)** The proposed development has the potential to provide a substantial financial benefit to the County;
- **vii)** The proposed development does not adversely impact environmentally significant areas and existing residential communities and agriculture operations;
- **viii)** The proposed development is in close proximity to the provincial transportation network; and
- **ix)** The proposed commercial or industrial development should adequately demonstrate a direct benefit from the additional employment opportunities for nearby hamlets or communities, and allow for the continued build-out of a full functioning suite of services for those communities.

g) Applications to redesignate land for commercial or industrial uses outside of Employment Areas shall provide a rationale that justifies why the proposed development cannot be located in Employment areas.

h) Proposals for business development outside of Employment Areas should:

- **i)** Be limited in size, scale, intensity, and scope;
- **ii)** Not compromise the viability of existing Employment Areas;
- **iii)** Have direct and safe access to paved County roads or Provincial highway;
- **iv)** Provide a Traffic Impact Assessment; and
- **v)** Minimize adverse impacts on environmentally significant areas, and existing residential, business, or agricultural uses.

i) Small scale *value-added agriculture* operations, on-farm diversified uses, *agriculture services*, natural resource extraction, and other agricultural businesses, as defined in relevant legislation or *County Policy*, may be supported outside Employment areas.

j) Where Employment Areas are located along major highways they require additional planning considerations due to their proximity to regional transportation networks, and should be developed in consultation with Alberta Transportation.

DRAFT

2.4.2 Neighbourhood Serving Commercial

Commercial and light industrial development in appropriate locations contributes to the viability of Primary Residential Areas by providing social and community meeting places, enabling employment opportunities, and offering goods and services to the local area.

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

- **i)** Conform to the relevant areas structure plan, and the policies of the MDP; and
- **ii)** Have minimal impact on adjacent land uses.

b) Encourage the infilling or intensification of existing neighbourhood serving commercial areas in order to complement other businesses, maximize the use of existing infrastructure, minimize land use conflicts with agriculture uses, and minimize the amount of traffic being drawn into rural areas.

c) Home based business shall be supported, as a self-employment opportunity for residents, and when they are in accordance with the applicable area structure plan, subordinate plan, and/or the Land Use Bylaw.

DRAFT

Photo: Colby Stopa

2.5 Hamlet Development

Rocky View's hamlets are home to the majority of the County's residents and provide services for the everyday needs. Hamlets should be the priority for residential development over the next 20 years, and their continued attractiveness as a place to live in Rocky View County will be predicated upon continued support for contextually sensitive commercial development, the provision of appropriate open spaces, and a range of housing options to support all types of households. The policies in this section encourage the development of hamlets to improve quality of life for residents and maximize the efficiency and cost effectiveness of municipal service infrastructure.

Objectives

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

- A strong sense of community identity is maintained for hamlets.
- Diverse housing opportunities are available for all ages, incomes, and abilities.
- Community main streets and commercial areas add to the social fabric of the community, providing services to residents.
- An attractive, high quality built environment is developed and maintained to support connected and complete communities.
- Development over time results in an attractive, high quality built environment.
- County services are available to residents and businesses.

2.5.1 Hamlet Growth Areas

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

While ASPs provide area-specific policy for many hamlets, the MDP provides County-wide policies to ensure development strengthens these communities, is sensitive to the needs of residents, and is orderly and sustainable.

a) Development in Hamlet Growth Areas should be guided by, and conform to, the adopted area structure plan, area redevelopment plan, or conceptual scheme.

b) All new *multi-lot* commercial, industrial, or residential subdivisions proposed within a Hamlet Growth Area should require the preparation of a master site development plan or conceptual scheme as per *County Policy*.

c) An area structure plan or area redevelopment plan for a Hamlet Growth Area should address the following planning and design matters:

- **i)** Future land use concept;
- **ii)** The amount of remaining undeveloped land within existing boundaries;
- **iii)** Population estimates and impact on existing services, infrastructure, and amenities;

DRAFT

iv) Form, quality, design, and compatibility of proposed development;

v) Potential for enhancements to main streets, commercial areas, and community gathering places;

vi) Provision of parks, open space, amenities, and pathway connections;

vii) Impact on the environment and mitigation measures;

viii) Interface design with adjacent land uses; and

ix) Provision for future regional transit connections.

d) Encourage a variety of housing forms to be developed in Hamlet Growth Areas in order to provide a range of affordability and lifestyle opportunities for residents.

e) Encourage well-designed public gathering places that:

i) Are pedestrian and cyclist-friendly, safe, accessible, and attractive;

ii) Respect and enhance community identity and character;

iii) Address the needs of residents of all ages and abilities; and

iv) Enable passive and active recreation and cultural activities.

f) The expansion of a Hamlet Growth Area boundary should only be considered when 50% of the gross area has been developed, and shall require an amendment to the local area structure plan.

g) The County should develop main street commercial guidelines and future development should comply with these guidelines.

h) Hamlet main streets or central business areas are encouraged to develop with a consistent urban design theme that is pedestrian friendly.

2.5.2 Small Hamlets

Hamlets across Rocky View County range from those with a wide variety of services and relatively steady growth, like Hamlet Growth Areas, to those with fewer services and lower levels of growth. These Small Hamlets include Bottrel, Cochrane Lake, Dalemead, Dalroy, Delacour, Indus, Kathyrn, Keoma, Indus, and Madden. They form a traditional part of the County's rural landscape, each with their own distinct character. The County will continue to maintain existing levels of service for these rural communities, ensuring sustained quality of life for residents. Due to their more isolated location, and the availability of more sustainable development locations across the county, the County may not prioritize infrastructure and servicing upgrades in Small Hamlets. However, additional growth that is in keeping with the character of these hamlets is appropriate.

a) New development should occur within the existing hamlet boundary as opposed to expanding boundaries.

b) Commercial development, if appropriately scaled to the surrounding area, should be supported to provide services to meet the day-to-day needs of residents or local businesses.

c) Development of Small Hamlets should be guided by, and conform to, existing applicable area structure plan or conceptual scheme.

d) Development of Small Hamlets without an existing applicable area structure plan or conceptual scheme should be guided by the policies and direction of the MDP, and other applicable County policies and bylaws.

e) Encourage a variety of housing forms to be developed in Small Hamlets in order to provide a range of affordability and lifestyle opportunities for residents.

DRAFT

f) Encourage well-designed public gathering places in hamlets that:

i) Are pedestrian and cyclist-friendly, safe, accessible, and attractive;

ii) Respect and enhance community identity and character;

iii) Address the needs of residents of all ages and abilities; and

iv) Enable passive and active recreation and cultural activities.

2.6 Institutional and Community Land Use

Institutional and community land uses contribute to vitality of communities and support quality of life for residents by serving culture, education, health, religious, recreation, and social needs.

Objectives

The policies within the Institutional and Community Land Use Policy Area are to ensure the following objectives:

- Institutional and community land uses support the needs of residents, are appropriately located, are well designed, and contribute to the vitality of communities.
- New institutional and community uses, that are compatible with surrounding land uses, are supported to serve the public's interest.

2.6.1 Institutional and Community Policies

a) Institutional and community land uses should locate in Hamlet Growth Areas, Small Hamlets, Primary Residential Areas, or Employment Areas.

b) If applicable, institutional and community land uses should be developed in accordance with the appropriate area structure plan or conceptual scheme.

c) Proposals for institutional and community land uses that are not within the areas identified in Policy 2.6.1 a) will be considered if the following is addressed:

i) Justification of the proposed location;

ii) Demonstration of the benefit to the broader public;

iii) Compatibility and integration with existing land uses or nearby communities; and

iv) Infrastructure with the capacity to service the proposed development.

d) When area structure plans or conceptual schemes are prepared or amended, the planning process shall address the need for institutional and community land uses, and where appropriate, consult with school boards and other relevant partners.

e) Redesignation and subdivision applications for institutional and community land uses should provide:

i) An operational plan outlining details such as facility hours, capacity, staff and public numbers, facility use, and parking requirements; and

ii) A master site development plan which addresses servicing and transportation requirements and ensures the site is of sufficient size to accommodate the parking requirements as set out in the Land Use Bylaw.

DRAFT

SECTION 3:
COUNTY-WIDE POLICIES

The County provides infrastructure and community services that contribute to economic development, public safety, and quality of life. Providing these services, however, can be challenging due to the County's vast expanse. Residents and businesses are dispersed across an area of 3,885 km^2 (960,000 acres) at low densities, challenging the County, landowners, and developers to build and grow communities in an orderly, sustainable fashion that coincides with the appropriate provision of municipal infrastructure and community services. Satisfying these aspirations will involve the assessment of community needs across the County, partnerships with community stakeholders and service providers, recruitment of regional institutions, public consultation, and allocation of land and resources.

Collectively, the policies of this section aspire to maintain infrastructure, support a thriving economy, and improve services to strengthen community identity and enhance quality of life.

3.1 Financial Sustainability

The cost of building communities, providing services, and operating County facilities is dependent on factors such as location, infrastructure needs, and residents' desire for services. While developers are responsible for the upfront costs of development, long-term operating costs related to providing soft infrastructure, maintaining and replacing infrastructure, and services to residents are typically paid for by the residential and business property tax base, user fees, and provincial grants. For Rocky View County to be financially sustainable, development should pay for itself and be affordable over the long term. This reduces financial risk to County ratepayers and mitigates potential economic risks.

Objectives

The policies within the Financial Sustainability Policy Area are to ensure the following objectives:

- The financial sustainability of the County is maintained through careful management of growth and development.
- Development costs are primarily the responsibility of the developer.
- Business development is leveraged to reduce reliance on the residential tax base.

3.1.1 Financial Sustainability Policies

a) New development should be directed to areas with existing infrastructure, where feasible.

b) On-site and off-site *hard infrastructure* costs related to new development shall be the responsibility of developer.

c) Where deemed appropriate the County may require developers to build or contribute to the building of *soft infrastructure* (e.g. recreation amenities, libraries, schools).

DRAFT

d) *Soft infrastructure* needs resulting from growth should be identified and methods to finance those needs prepared in advance of new development.

e) Depending on the scope and scale of a proposed development, a fiscal impact analysis of the proposed development may be required, in accordance with *County policy*. The fiscal impact analysis will:

- **i)** Assess development applications;
- **ii)** Allow consistent comparison between projects; and
- **iii)** Measure the county-wide impact of growth.

f) An applicant proposing to provide utility infrastructure may be required to provide a cost feasibility and life cycle analysis detailing operating and replacement costs in accordance with *County Policy*.

g) Prior to approving a development proposal, the County should ensure that full cost recovery methods are in place to capture the capital and interest cost of development.

h) The County will commit to continued assessment base diversification and should strive to achieve an *Assessment Split Rati*o of 65% residential and 35% business County-wide through careful consideration of development applications.

i) Facilitate economic development by linking investors and developers to investment opportunities, providing assistance where feasible, and reducing barriers to companies wishing to invest in the County.

j) Utility operational and life cycle costs may be recovered through user fees from those benefiting from the service.

3.2 Transportation

Transportation networks facilitate the movement of people and goods throughout Rocky View County. Vehicular traffic is the primary method of transportation in the County, while airports and railroads also facilitate the movement of goods and people. A pathway system in areas of the County provides active transportation opportunities.

The County will continue to accommodate the movement of people and goods safely and efficiently. As growth in the County increases, however, more pressure will be placed on the transportation system, creating unique challenges to ensure development and transportation infrastructure is compatible and complementary. The policies in this section outline how the County will develop and maintain a transportation network that allows for efficient and safe travel through the County for all modes.

Objectives

The policies within the Transportation Policy Area are to ensure the following objectives:

- Existing development and future growth areas are supported through a transportation system that prioritizes safety and fiscal sustainability.
- The County's transportation infrastructure is developed in a safe, efficient, equitable, and cost-effective manner.
- Communities are served by a well-designed and integrated transportation network that facilitates different modes of travel.

DRAFT

3.2.1 Transportation Planning and Development

a) Partner and co-operate with the Province and neighbouring municipalities to maintain and improve, where necessary, regional transportation corridors.

b) Partner with other municipalities and developers to co-ordinate transportation improvements and the expansion of transportation infrastructure.

c) Transportation network development shall be based on existing development, future growth areas, area structure plans, and interconnectivity with adjacent municipalities.

d) Where extensions to the transportation network are required as a result of development, the developer shall fund all required improvements.

e) Ensure the County's Transportation Model remains current and relevant through regular reviews and updates. The Transportation Model will anticipate, and plan future transportation networks based on:

   i) Existing development patterns;

   ii) Identified growth areas;

   iii) Changing transportation modes, patterns, and volumes; and

   iv) Provincial and adjacent municipal transportation networks and plans.

f) New development shall make use of and extend the existing transportation network/ infrastructure, where feasible.

g) Roads, pathways, and trails should connect adjacent neighbourhoods within developed areas.

h) Consider connections to existing, planned and future local and regional transit when developing or amending area structure plans and conceptual schemes.

i) Residential redesignation and subdivision applications should provide for development that:

   i) Provides direct access to a road, while avoiding the use of panhandles;

   ii) Minimizes driveway length to highways/ roads;

   iii) Removes and replaces panhandles with an internal road network when additional residential development is proposed; and

   iv) Limits the number and type of access onto roads in accordance with *County Policy*.

j) Road service and maintenance levels will be based on road classification and traffic volume, in accordance with *County Policy*.

k) Requests for a higher level of maintenance and service beyond the core level shall be based on a user pay principal.

l) New development shall accommodate the transportation of agriculture equipment or products.

3.2.2 Pedestrian and Cycling Networks

a) Expand and improve cycling and pedestrian networks, including pathways, trails, sidewalks bicycle lanes located within a road right-of-way in developed and developing areas.

b) Support the long-term development of the conceptual regional pathway and trail plan as identified in applicable recreation, parks, and transportation plans.

DRAFT

3.2.3 Airports

a) Industrial, commercial, or large-scale residential development associated with the operation of an airport shall be comprehensively planned as part of an area structure plan.

b) The following land uses may develop adjacent to an airport without an area structure plan if the use does not adversely affect the airport operation:

   i) General agricultural operations;

   ii) Recreational land uses, or

   iii) Farmsteads and *first parcels out*.

3.2.4 Railways

a) Area structure plans and conceptual schemes in close proximity to active rail lines should provide the minimum building setback and buffering requirements requested by the rail line owners.

b) Abandoned railway corridors should be reclaimed and considered for incorporation into the parks and open space system following an environmental impact assessment.

3.3 Natural Resource Development

The extraction and use of natural resources in Rocky View County is an important contributor to the local economy. However, resource extraction can also significantly impact adjacent land uses and the natural environment, requiring careful consideration for how extraction is planned and implemented. Aggregate (sand and gravel) extraction, oil and gas extraction, and renewable energy generation can cause community concern and when developed, should minimize impacts on surrounding land uses.

Objectives

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

- Future natural resource extraction development balances the needs of residents, industry, and the County.
- Negative impacts on the environment from resource extraction are mitigated.

3.3.1 Aggregate Extraction

a) Minimize the adverse impact of aggregate resource extraction on existing residents, adjacent land uses, and the environment.

DRAFT

Photo: Epgui

b) Encourage collaboration between the County, the aggregate extraction industry, and impacted residents and landowners to develop mutually agreeable solutions that mitigate impacts of extraction activities.

c) Discourage residential development that may be impacted by future aggregate extraction and related industrial uses.

d) Direct all aggregate related traffic to identified major haul routes that are monitored and appropriately maintained.

e) Where aggregate activities are located in proximity to an adjacent municipality, the County should co-operate with that jurisdiction to ensure co-ordination of major haul routes and mitigation of impacts on adjacent land uses.

f) Applications for aggregate extraction shall prepare a master site development plan.

g) Consider co-locating other complimentary industrial uses adjacent to aggregate extraction sites.

h) Consider successional transitions of aggregate extraction sites to other industrial and complementary uses (e.g. waste transfer or processing facilities).

3.3.2 Oil and Gas

a) When considering applications for development, provincial setback regulations and guidelines shall be applied respecting petroleum wells, sour gas facilities, pipelines, and other oil and gas facilities.

b) Encourage the Province and industry to efficiently and effectively remediate abandoned well sites and pipelines.

3.3.3 Renewable Energy

a) Support the development of *renewable energy* production projects as a means to diversify the County's economy.

3.4 Agriculture

Agriculture has been an important component of the County's economy since the early 1900's. Most hamlets in Rocky View County were established as places to trade livestock and grain and provide services to the surrounding area. While the MDP recognizes agriculture as vital to the County's economy and cultural identity, diversification and innovation within the sector will become increasingly important to build a thriving economy and additional employment opportunities.

Objectives

The policies within the Agriculture Policy Area are to ensure the following objectives:

- The agriculture sector remains an important component of the county's economy.
- Adverse impacts on agriculture from non-agricultural land uses are minimized.
- New forms of agriculture innovation and diversification are encouraged through land use policy.

3.4.1 Agriculture Policies

a) Support land use applications for new, innovative agricultural ventures that may require unique planning solutions when they support the vision and guiding principles of the Plan.

b) Encourage small scale, *value-added agriculture* and *agriculture services* to locate in proximity to complementary agricultural producers.

c) Encourage large-scale value-added agricultural industries and related manufacturing to develop in identified Employment Areas.

d) Support the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.

e) Discourage intrusive and/or incompatible land uses in *agricultural areas*.

DRAFT

f) Applicants proposing new residential, institutional, commercial, and industrial land uses shall design and implement measures to minimize their adverse impacts on existing agriculture operations, based on the County's Agriculture Boundary Design Guidelines.

3.4.2 Redesignation and Subdivision for Agricultural Purposes

a) Redesignation and subdivision of agricultural land should be supported if the proposal:

i) Has direct access to a developed public roadway;

ii) Minimizes adverse impacts on agricultural operations by meeting agriculture location and Agriculture Boundary Design Guidelines;

iii) Maintains the balance of the land as an agricultural use;

iv) Provides a planning rationale justifying why the existing parcel size cannot accommodate the proposed new development;

v) Demonstrates that the land can support the proposed development;

vi) Demonstrates its benefit to the County and agricultural industry;

vii) Assesses the impact of the proposed development on, and potential upgrades to, County infrastructure; and

viii) Assesses the impact of the proposed development on the environment including air quality, surface water, and groundwater.

b) Discretionary agriculture land uses may be supported where there are existing concentrations of agricultural resources, markets, animal types, agriculture related industries, or other discretionary land uses as identified in the Land Use Bylaw.

3.4.3 Confined Feeding Operations

a) Land uses incompatible with the operation of a *confined feeding operation* shall not be supported when proposed within the *minimum distance of separation* of the *confined feeding operation*.

b) A *confined feeding operation*, including its *minimum distance of separation*, should not be located within the boundary or *notification zone* of any intermunicipal development plan, statutory planning area, hamlet, residential area, institutional use, or federal, provincial, or municipal park or recreation area.

DRAFT

3.5 Environment

County residents have a strong connection to the natural environment and value the County's waterways, natural areas, and parks. However, as residential, commercial, and industrial development continues, the impact on the environment increases.

The MDP's Growth Concept (*Figure 2*) identifies areas with valuable environmental features (e.g. wildlife corridors, environmentally sensitive areas) that should be studied further when development is proposed in these locations, to minimize the adverse impacts of development on the environment. The MDP's policies in this section are guided by the following provincial direction:

- **Municipal Government Act:** Provides the legislative framework for statutory plans that maintain and improve the quality of the physical environment.
- **Land Use Framework Strategy:** Encourages conservation, land stewardship, healthy ecosystems, and the efficient use of land.
- **Water for Life Strategy:** Outlines the Government of Alberta's commitments to manage and safeguard Alberta's water resources, and includes goals of ensuring a safe, secure, drinking water supply; healthy aquatic ecosystems; and reliable, quality water supplies for a sustainable economy.

Objectives

The policies within the Environment Policy Area are to ensure the following objectives:

- Private development and County operations maintain and improve the quality of the natural environment.
- Drinking water sources are protected;
- Stormwater and wastewater are managed to protect surface water, riparian areas, and wetlands.
- Land use planning protects agricultural operations, environmentally sensitive areas, and wildlife corridors.
- Measures to improve water use, reduce land consumption, and increase building energy efficiency are implemented.

3.5.1 Growth Management

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

b) Support and participate in environmental management initiatives undertaken by:

   i) Watershed councils and water stewardship groups; and

   ii) Agricultural and regional invasive weed management groups.

3.5.2 Water

a) Protect ground water and ensure use does not exceed *carrying capacity* by:

   i) Supporting long term ground water research and monitoring programs;

   ii) Mitigating the potential adverse impacts of development on groundwater recharge areas;

   iii) Adhering to provincial ground water testing requirements, as part of the development approval process; and

   iv) Encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.

b) Use relevant watershed management plans as guiding documents and planning tools.

DRAFT

3.5.3 Stormwater and Wastewater

a) Development should incorporate *low-impact development* management practices that effectively treats stormwater to protect watersheds and surface/ground water quality.

b) Wastewater treatment systems should not exceed the land's *carrying capacity*.

c) Stormwater treatment and storage facilities should:

   i) Avoid the use of natural wetlands; and

   ii) Locate away from existing floodways and riparian areas.

d) Support the use of constructed stormwater wetlands for treatment and storage of stormwater.

3.5.4 Land and Environmental Stewardship

a) Encourage development to retain and reintroduce natural habitat and native species.

b) Development shall be planned, designed, and constructed to protect alluvial aquifers.

c) The use of Transfer Development Credits, if applicable, may be applied as a way to direct development to preferred growth areas in order to sustain environmentally sensitive areas and achieve *compact residential development*.

d) Environmental site assessments shall be required when a previous use may have contaminated the proposed development area.

e) Utility systems shall be designed and constructed to minimize adverse impacts to environmentally sensitive areas, as identified by a Biophysical Impact Assessment.

3.5.5 Development in Hazard Areas

a) Development in hazard areas (e.g. flood fringes, escarpments) is strongly discouraged and should only be allowed if an appropriate technical evaluation demonstrates suitability, to the satisfaction of the County and in accordance with the Land Use Bylaw.

b) Development within the flood fringe is discouraged and, where allowed, shall comply with the Land Use Bylaw.

c) Incorporate updated Provincial hazard area mapping into County planning processes as it becomes available.

3.5.6 Construction Practices

a) Development should build with the contours of the land and avoid stripping and grading, where possible.

b) Construction best practices to reduce wind and water erosion of soils and to suppress dust dispersion shall be required.

3.5.7 Conservation

a) Encourage green building techniques and energy efficiency in building design.

b) Maintain dark skies by:

   i) Ensuring dark sky principles are incorporated when developing or amending area structure plans;

   ii) Requiring public and business lighting in outdoor areas to be downward directed and conform to the Land Use Bylaw; and

   iii) Encouraging residents to use downward directed lighting.

c) Provide convenient, cost effective, and environmentally responsible ways to reduce, reuse, and recycle household waste.

DRAFT

3.6 Utility Services

Utility services include a range of County infrastructure that provides residents and businesses with key services such as water, sewer, communications, and power. Traditionally, the County has relied on stand-alone utility systems, such as groundwater wells and septic fields. As development intensifies, however, piped methods of servicing will become necessary in certain areas. The need to design stormwater management systems to consider catchment areas beyond a site-specific solution has become increasingly important and should be facilitated by master planning.

Well-designed and effective utility services are key components of well-planned developments. Utility systems must be designed and constructed in a manner that is safe and reliable, while not adversely impact neighbouring lands.

Objectives

The policies within the Utility Services Policy Area are to ensure the following objectives:

- Existing communities and growth areas are connected to effective and fiscally sustainable utility systems.
- Private and public utility systems are developed and operated in a safe and reliable manner.
- Wastewater disposal practices protect watersheds, surface water, and groundwater quality.
- Stormwater management systems do not adversely impact the environment or other adjacent land uses.

3.6.1 Utility Systems

a) New development utility systems shall adhere to provincial regulations, and the relevant *County Servicing Standards* and servicing master plans.

b) Allow a variety of water, wastewater, and stormwater treatment systems, in accordance with provincial/federal regulations and the *County Servicing Standards*.

c) Partner and co-operate with other jurisdictions, regional service commissions, and other levels of government to ensure efficient and integrated utility systems are established and maintained.

d) Partner with other municipalities and developers to co-ordinate enhancements and expansion of existing utility services and infrastructure.

e) Major utility corridors for pipelines and power lines should avoid residential areas wherever possible and minimize adverse impacts on agriculture operations and the environmentally sensitive areas.

3.6.2 Water Supply

a) Water well performance and deliverability testing shall be required of all development relying on ground water, in accordance with the *County Servicing Standards*.

b) A new regional or decentralized water system, required as part of a development approval, shall be transferred to County ownership, in accordance with the *County Servicing Standards*.

c) To achieve consistency in water supply systems, the County shall consider negotiating public ownership of existing private water licenses and infrastructure in cases where it is fiscally prudent to do so, the existing system meets regulatory standards, and the existing system is in good operating order.

DRAFT

3.6.3 Wastewater Management

a) New development shall provide wastewater treatment in accordance with the *County Servicing Standards*.

b) Wastewater treatment systems shall not exceed the land's *carrying capacity*. When proposing such systems, consideration shall be given to the following requirements:

- **i)** Development proponents shall assess the land's *carrying capacity* to determine system requirements in accordance with the *County Servicing Standards*. The type of private on-site wastewater treatment system will be dependent on lot density, lot size, and soil capability; and
- **ii)** Construction and connection to a regional or decentralized wastewater treatment system may be required when the density of development exceeds thresholds identified in the *County Servicing Standards*.

c) The ownership, operation, and maintenance of private on-site wastewater treatment systems, or wastewater holding tanks shall be the responsibility of the landowner.

d) Ownership of a new regional or decentralized wastewater infrastructure system, required as part of a development approval, shall be transferred to the County in accordance with the *County Servicing Standards*.

3.6.4 Stormwater Management

a) To achieve consistency in wastewater management systems, the County may negotiate public ownership of existing private approvals and infrastructure in cases where it is fiscally prudent to do so, the existing system meets regulatory standards, and the existing system is in good operating order.

b) Stormwater shall be managed in accordance with provincial regulations. Where required and in accordance with provincial approvals, on-site stormwater may be effectively released into a downstream receiving water body in accordance with the following requirements:

- **i)** Stormwater shall be conveyed downstream in a manner that protects downstream habitat and properties; and
- **ii)** Where required, proponents of new development shall identify and secure the downstream stormwater conveyance system.

c) Stripping, grading, or the placement of fill shall not alter the existing pattern of stormwater storage and/or movement across private land unless the activity complies with the Land Use Bylaw and a development permit has been issued for such activity.

d) Stormwater ponds required for stormwater storage and treatment shall be provided as per the *County Servicing Standards*.

DRAFT

3.7 Solid Waste

The dispersed population of the County, coupled with the unique types of solid waste generated by the agricultural industry, has led to innovative approaches to garbage disposal and recycling in Rocky View. The County's Waste Management Strategy goal is to provide every household with convenient access to easy, environmentally responsible, and cost-effective ways of reducing, reusing, recycling, and disposing of their solid waste. The County is committed to reducing the amount of waste that is disposed in landfills by promoting more sustainable practices.

Objectives

The policies within the Solid Waste Policy Area are to ensure the following objectives:

- Convenient, cost effective, and environmentally responsible ways to reduce and recycle household waste are available within the county.
- Opportunities to recycle results in more material diverted from landfill.

3.7.1 Solid Waste Policies

a) Co-ordinate with neighbouring municipalities in providing solid waste disposal services and recycling opportunities to County residents.

b) Support and promote markets and industries that consume recyclables and/or actively minimize waste.

c) Ensure the County's waste collection stations provide a wide variety of waste disposal and recycling options.

d) Invest in recycling and composting facilities that can process household recyclable products (e.g. biodegradable plastic).

e) Provide waste collection stations that are accessible, user-friendly, efficient, and cost effective.

f) Provide for the year-round drop off and disposal of household hazardous wastes.

g) Provide agriculture operators with waste and recycling services and options specific to the agriculture industry.

h) Encourage and promote construction practices that are consistent with sound waste management practices.

DRAFT

Photo: Colby Stopa

3.8 Public Space

Parks, pathway and trail networks, and recreation facilities enrich Rocky View County by contributing to community building, preserving and protecting natural landscapes, and providing residents with recreation opportunities that contribute to health and wellbeing. The MDP supports the development and protection of these amenities by providing guidance on development along park boundaries, the expansion of the parks and open space system, pathway and trail linkages, and community amenity design and construction.

Objectives

The policies within the Public Space Policy Area are to ensure the following objectives:

- Parks and open spaces, and pathways and trails are well designed, connect communities, and accommodate residents' recreational and cultural needs.
- Land for parks and open spaces, pathways and trails, schools, recreational amenities, and environmental reserves are acquired through purchase, land dedication, and donations.
- A variety of partnerships extend the range of recreation facilities available to County residents.
- Rocky View partners and collaborates with neighbouring municipalities and other organizations in the development, use, and maintenance of recreation facilities, parks, pathways, and trails.
- Transition areas between parks and adjacent uses are well designed and do not detract from park functions.
- Where appropriate, limited development of recreational amenities may occur in hazardous areas, such as ravines and floodways.
- The natural environment is protected through the dedication of environmental reserves.

3.8.1 Park Development, Connectivity, and Maintenance

a) Strategies and priorities to finance parks and open spaces, and pathways and trails through both County and non-County funding measures should be guided by applicable *County Policy* and plans.

b) Partner and collaborate with adjacent municipalities, the Province, school divisions, conservation agencies, community groups, developers, and other organizations to develop and maintain the parks and open space system, pathways and trails network, and associated amenities.

c) Encourage multi-functional and joint use parks and recreation facilities projects wherever possible.

d) Where parks are proposed as part of a development, the developer shall assume all costs associated with developing the park.

e) At the discretion of the County, ongoing park maintenance shall be provided by the County or local homeowners associations.

f) A life-cycle fund should be used to assist with capital replacement and repair costs in parks.

g) Acquire land for parks, open space, pathways, trails, and recreational and cultural amenities through such means as:

   i) Dedication of reserve;

   ii) Land purchase;

   iii) Easements and rights-of-way; and

   iv) Donations, endowment funds, and land swaps.

DRAFT

3.8.2 Park and Open Space Design and Standards

a) The County should provide and apply design principles and standards for the design, construction, maintenance, and operation of parks, open space, pathways, trails, and associated amenities through applicable *County Policy* and plans.

b) Connect wildlife corridors, waterbodies, environmentally significant areas through protected parks and open spaces.

c) Improve connectivity to parks and open spaces through expansion of pathway and trail networks.

d) Connect residential communities, institutional, commercial, and industrial areas by pathways and trails where feasible.

e) The function and aesthetic value of parks and open spaces, pathways, and trails should be enhanced and not negatively impacted by adjacent development.

f) Ensure the location, design, and scale of residential, institutional, commercial, and industrial development is sensitively integrated with adjacent parks and open space, trails, and pathways in a comprehensive and supporting manner.

g) Development proposals adjacent to provincial parks, County parks and open space, pathways, and trails should include:

   i) Shared and mutually supportive facilities and/or amenities, where appropriate;

   ii) User and operational access;

   iii) Stormwater management;

   iv) Preserving viewscapes into and within the park, where appropriate;

   v) Vegetation and invasive species management; and

   vi) Wildlife management.

3.8.3 Municipal Reserves

a) The County shall follow the Municipal Government Act's policies regulating the dedication of municipal reserves.

b) The County may defer all or a portion of the required reserves by registering a deferred reserve caveat when the reserve could be provided through future subdivision.

c) The acquisition, deferral, and disposition of reserve land, and use of cash-in-lieu shall adhere to *County Policy*, agreements with local school boards, and the requirements of the Municipal Government Act.

d) Reserves should be provided to the maximum amount allowed by the Municipal Government Act.

e) The County may accept a voluntary dedication of reserve land beyond the maximum amount allowed by the Municipal Government Act. Over-dedication of reserve land may be used to support the development of a compact residential community or another need identified by the County.

f) When assessing the proposed dedication of reserve land, the dedication should meet the present or future needs of the County by considering the recommendations of the MDP, applicable recreation and park master plans, area structure plans, conceptual schemes, and local school boards.

g) The size, type, location, and shape of reserve land shall be suitable for public use and accessible to the public, and align with County needs or policies, where appropriate.

h) When determining the amount, type, location, and shape of the reserve land within an intermunicipal development plan area, the adjacent municipality shall be consulted prior to determining the reserve requirement.

DRAFT

i) The County shall not dispose of reserve land in an intermunicipal development plan area without prior consultation with the appropriate municipality.

3.8.4 Environmental and Conservation Reserves and Easements

a) Environmental reserves or environmental reserve easements shall be taken at the time of subdivision, in accordance with the Municipal Government Act, on lands designated for:

   i) Residential, business, or institutional uses;

   ii) On agricultural parcels less than 12 hectares (29.65 acres); or

   iii) As determined by the County.

b) Where the County determines public use is not desirable or where management of public land by the County is not required, land qualifying as environmental reserve may be designated as an environmental reserve easement in accordance with the Municipal Government Act.

c) A voluntary conservation easement, in accordance with the Alberta Land Stewardship Act, may be used to preserve areas that do not qualify as environmental reserve or environmental reserve easements under the Municipal Government Act. The conservation easement may be executed as a legal agreement between the private landowner and the County or a conservation organization.

d) The County shall follow the Municipal Government Act's policies regulating the dedication of conservation reserves.

3.8.5 Recreation

a) Support recreation facilities and facility development as guided by applicable recreation master plans.

b) Prioritize recreational needs based on the findings of the County-wide Recreational Needs Assessment.

c) Prioritize investment in recreational infrastructure based on population density and identified resident needs.

d) Encourage local community groups to assist with the management of local park and recreation facilities and enter into maintenance and operation agreements with community groups when this occurs.

e) Collaborate with neighbouring municipalities for regional recreation decision-making.

DRAFT

3.9 Services and Partnerships

The County's ability to provide services for its residents is limited by fiscal constraints, a dispersed population, and a large service area. In response to this challenge, the County has developed strong partnerships with senior levels of government, adjacent municipalities, local communities, water/utility commissions, and grass roots organizations. The benefits of the County building partnerships are numerous, including:

- Enhancing and leveraging service dollars.
- Broadening the range of services available to residents.
- Providing new service ideas and best practices.
- Contributing to community building and resilient communities.
- Enabling partnering municipalities to increase their overall level of service.

Strengthening and developing new partnerships will help to increase the capacity of the County to provide important services, while building more resilient communities and greater access to recreation and cultural amenities.

Objectives

The policies within the Services and Partnerships Policy Area are to ensure the following objectives:

- Services provided are of high quality.
- Through partnerships, residents are able to access a broad range of recreation and community programs and services.
- Strong partnerships are maintained with adjacent municipalities, other levels of government, school boards, communities, and stakeholders.
- Communities are strengthened and enhanced by supporting volunteerism, collaboration, social networks, and community participation.
- Efficient fire and protective services support safe communities.
- Fire and protective services are optimized by collaborating and partnering with neighbouring municipalities and other organizations.

DRAFT

Photo: Ruben Lara

3.9.1 County Services and Partnerships

a) The County should develop and identify core services.

b) Service levels beyond the established core level should be financed in accordance with a user pay model.

c) Maintain and grow existing partnerships to extend County financial resources, provide a greater variety of services, and extend service coverage.

d) Actively seek out new partnerships to address ongoing and emerging needs.

e) Support and encourage volunteerism, social networks, and community-based initiatives in order to build connections between individuals and maintain and manage community amenities, programs, and services.

f) Encourage private sector donations, private-public sector partnerships, developer contributions, endowment funds, and other sponsorships to develop and sustain community facilities, services, and amenities.

g) Continue the County's Family and Community Support Services (FCSS) program to provide funding to non-profit organization that enhance the social well-being of individuals and families.

3.9.2 Emergency Services

a) Co-operate and partner with neighbouring municipalities to develop integrated plans and agreements regarding fire prevention measures and firefighting services.

b) Maintain strong collaborative relationships with the Royal Canadian Mounted Police (RCMP), Alberta Sheriffs, and the Calgary and Cochrane Humane Societies.

c) Explore new partnerships to address on-going and emerging protective service issues.

d) Land use planning, subdivision design, and lot development shall address fire prevention and fire control factors.

e) Ensure subdivision and development plans provide safe and efficient access for emergency service vehicles.

f) Prepare and update, as required, a Master Fire Plan.

g) Encourage private water suppliers to construct distribution systems designed for the suppression of fire.

h) Develop and maintain measures to prevent and control wildland fires, including public education, design of efficient emergency access, and measures to effectively slow fire growth.

DRAFT

3.10 Arts and Culture

Quality of life is enhanced when Rocky Viewers are able to access a variety of social and cultural opportunities. Strong social connections and networks can support personal health and wellbeing and the County is committed to facilitating and promoting social infrastructure for community cohesion and inclusion. Social infrastructure includes the activities, organizations, facilities, services, and amenities that develop and maintain a sense of community identity and community belonging and support quality of life.

For Rocky View County to build healthy, sustainable communities that continue to attract people who expect a high quality of life, the responsibility for building and maintaining a strong social infrastructure needs to be shared across organizations and stakeholders. This requires partnerships, co-operation, and support from all levels of government, neighbouring municipalities, community groups, non-governmental organizations, and individual residents.

Objectives

The policies within the Arts and Culture Policy Area are to ensure the following objectives:

- Social and cultural services are available for residents of all ages, regardless of their socio-economic or cultural backgrounds.
- Social connections are cultivated between residents through the County's support of volunteers, social networks, and local leadership.
- Social and cultural services are developed, enhanced, and managed through a wide variety of partnerships.

3.10.1 Arts and Culture Policies

a) Support projects and programs that develop a sense of community, empower residents, and encourage social inclusion.

b) Recognize and support the important role community leaders play in providing services to their community.

c) Promote accessible community and public building design that assists residents to be safe, healthy, and form positive relationships.

d) Recognize the value of culture as an economic contributor to the county and the role it plays in enhancing residents' quality of life, health, and sense of well-being.

e) Support and promote cultural programs, activities, and facilities that generate a sense of community pride and local identity.

f) Recognize and enhance the cultural heritage of the county by:

   i) Celebrating the county's rural, Indigenous, and Western heritage;

   ii) Identifying and conserving significant historic resources; and

   iii) Promoting and fostering the County's diverse cultures by marketing local assets to the general population.

g) Continue to provide residents with library services through participation in the regional library system, development of satellite libraries and partnerships with neighbouring municipalities through cost sharing agreements.

DRAFT

SECTION 4: IMPLEMENTATION AND MONITORING

The MDP will be monitored and regularly reviewed based on a series of performance measures to ensure that development is being effectively guided. Implementation and monitoring of the MDP will occur through a number of mechanisms and processes, including:

- Ongoing administration of the development review process and periodically reviewing and amending area structure plans and conceptual schemes;
- Carrying out next steps required to implement the vision, guiding principles, and objectives of the MDP; and
- Collaborating with neighbouring municipalities on planning and development matters, as well as activities related to major processes and plans.

The MDP may be amended or updated to reflect changing circumstances and to ensure it remains an effective tool for achieving the goals and objectives of Council and aspirations of the County. The following section outlines how the MDP's policies will be effectively implemented.

4.1 Intergovernmental Relationships

Rocky View County shares boundaries with several municipalities, First Nations, and other partner groups. The County values its neighbours and is committed to building positive relations that create opportunities for collaboration, ensure effective communication, result in mutually beneficial solutions to growth and development, and provide opportunities for partnering in the delivery of services.

Objectives

The policies within the Intergovernmental Relationships Policy Area are to ensure the following objectives:

- Relationships with neighbouring municipalities and First Nations are positive and open.
- Administration and Council actively work to build and strengthen relationships with the Provincial government and agencies.
- The County and adjacent municipal councils and administrations communicate effectively.
- The range of facilities and services available to residents through partnerships with adjacent neighbours and other levels of government is expanded.

4.1.1 Administrative Coordination

a) County administration shall communicate and co-ordinate on a regular basis with adjacent administrations to recognize and address matters of mutual interest.

b) In order to foster and strengthen relationships with neighbouring municipalities and First Nations, Council will participate in Intermunicipal Committee meetings and Council-to-Council meetings when required.

DRAFT

4.1.2 Intermunicipal Development Plans

a) Where appropriate, intermunicipal development plans shall be prepared and adopted in collaboration with an adjacent municipality to enhance co-operative working relationships and to address issues of mutual interest.

b) Intermunicipal development plans shall be prepared in accordance with the Municipal Government Act.

c) An adopted intermunicipal development plan shall provide guidance for referral requirements and communication, with regard to matters within the plan area.

d) The County will continue to communicate and consult with First Nations neighbours on mutual planning matters.

e) New or amended Intermunicipal development plans should reflect the goals and policies of the MDP.

4.1.3 Annexation

a) The County shall consider the negotiation of annexation areas with adjacent municipalities in accordance with the Municipal Government Act or adopted intermunicipal development plan.

b) Annexation negotiations should take into consideration detailed growth studies that include such matters as: analysis of population trends and projections, land absorption rates, community development, infrastructure analysis, and financial considerations.

c) The County shall use the growth policies of the MDP, adopted intermunicipal development plans, other *statutory plans*, and growth strategies as the basis for determining county needs and interests with regard to annexation negotiations.

4.2 Implementing the MDP

Several actions are necessary to effectively implement the MDP, guarantee its ongoing success, and fulfill the Plan's vision and guiding principles. The following policies and *Table 02* outlines these actions.

a) County administration will report to Council on implementation of the MDP and the performance indicators on an annual basis.

b) Administration will develop performance measures as needed to monitor the implementation of the MDP.

c) Changes and additions to the implementation program and performance measures shall occur as required and directed by Council and are not to be considered as amendments to the MDP.

d) A comprehensive review of the MDP shall be undertaken every five years in order to consider administrative updates, emerging trends, implementation progress, and policy gaps.

e) At the discretion of Council, the County shall permit developer-funded area structure plans and conceptual schemes that incorporate public and stakeholder engagement and require Administration and Council approval.

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

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

DRAFT

Table 02: Implementation Actions

POLICY AREA	ACTION
2.3 Residential Development	Update existing area structure plans and conceptual schemes to align with the MDP.
	Develop or expand area structure plans or conceptual schemes for Primary Residential Areas not currently covered by these plans.
2.4 Commercial and Industrial Development	Complete or amend area structure plans for Employment Areas not covered by existing plans.
2.5 Hamlet Development	Complete area structure plans, area redevelopment plans, or conceptual schemes (as appropriate) for Hamlet Growth Areas.
	Develop hamlet main street commercial guidelines
3.1 Financial Sustainability	Develop an economic development program to link investors and developers to investment opportunities
3.2 Transportation	Review and update the County's Transportation Model
	Develop County-wide regional pathway and trail plan
3.5 Solid Waste	Invest in recycling and composting facilities
3.6 Public Space	Identify and acquire additional land for parks, open space and wildlife corridors, pathways, trails, and recreational and cultural amenities
3.7 Services and Partnerships	Identify County core services
	Prepare a Master Fire Plan

DRAFT

4.3 Reviewing and Monitoring the MDP

Implementing the MDP will require commitment to developing plans, strategies, and regulations that are consistently monitored to ensure they are effective as well as fiscally responsible. Council and County Administration will play a key role in implementing the Plan by setting priorities, providing work direction, and approving actions. The following performance measures will be used to track the effectiveness of the MDP annually.

Table 03: Performance Measures

GUIDING PRINCIPLE	TOPIC AREA	PERFORMANCE MEASURE	TARGET
Responsible Growth	Population Growth	Population	90% of new residential units are located in Growth Concept growth areas
		People per hectare in new developments	As identified in ASPs and Conceptual Schemes
	Land Use	Remaining residential development capacity (number of units) as a percent of total development potential in existing ASPs and Conceptual Schemes	Continued decrease
		Ha of available/vacant commercial/industrial land (overall, and by ASPs and Conceptual Schemes)	Stable 10 year supply based on projected demand
		Residential diversity index	As identified in ASPs and Conceptual Schemes
The Environment	Conservation	Ha of natural areas and environmental reserves (including conservation easements)	Increase
		Ha of protected wetlands	Increase

DRAFT

GUIDING PRINCIPLE	TOPIC AREA	PERFORMANCE MEASURE	TARGET
The Environment	Water Quality	Percent of impervious surfaces within development areas	20% or Less
	Water Quality	Percent of development and subdivision permits that include low-impact development features	100%
Agriculture	Agriculture Lands	Ha of agriculture lands converted to non-agriculture development	Decrease
Partnerships	Intergovernmental	Number of intermunicipal agreements	Increase
		Number of agreements with the Province.	Increase
	Agriculture	Number of formal partners Agriculture Services maintains.	Increase
	Recreation	Number of facility operations cost sharing agreements	Increase
		Number of operational and capital grants to non-profits	Increase
		Number of Recreation Master Plan partnership recommendations implemented	Increase
Economic Diversification	Employment	Population/jobs ratio	1:1
	Financial Sustainability	Tax assessment base diversification	65% residential and 35% business County-wide
Community Development	Recreation Amenities	Ha of neighbourhood, community and regional parks	Increase
		Annual number of unique users for directly provided registered programs as a percent of population	Increase
		Km of trails and pathways	Increase

DRAFT

APPENDIX A:
GLOSSARY

Glossary

Agricultural Area: Areas of Rocky View County where redesignation, subdivision, and lot development are not guided by an area structure plan, conceptual scheme, or master site development plan.

Agriculture Services: Assist agricultural operators in the production of primary and value-added agriculture products and services.

Area Structure Plan: An area structure plan (ASP) is a statutory document approved by Council and adopted by Bylaw. The purpose of an ASP is to outline the vision for a development area, and provides a framework that describes:

- The proposed land uses
- Density of population sequence of development
- General location of major roadways
- Public utilities in the area
- Any additional requirements that Council may require

Assessment Split Ratio: The ratio of Residential Assessment to Non-Residential Assessment in the County. This ratio is expressed in percentage of the overall taxable Assessment Base.

Business Areas: Regional business centres, highway business areas, hamlet business areas, or other business areas identified in an area structure plan or conceptual scheme.

Carrying Capacity: The ability of a watershed, air shed, and/or landscape to sustain activities and development before it shows unacceptable signs of stress or degradation.

Compact Residential Development: Development that sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while permanently preserving a significant amount of buildable land for conservation, recreation, or agricultural uses.

Conceptual Schemes: Plans that are subordinate to an area structure plan that may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an area structure plan boundary and must conform to the policies of the area structure plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public.

If a conceptual scheme area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as 'development cells'.

Confined Feeding Operation: Fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing, or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks, or exhibition grounds.

Conservation Design: A method of site planning that begins with the identification of a land area's features and values that are to be retained and protected. These features may include natural habitat, wildlife corridors, open land, vistas, farm/ranch land, and historical areas. Once these areas are identified for protection, sustainable site planning may occur on the remaining lands.

County Policy: Policy that is adopted by resolution of Council.

County Servicing Standards: The County's technical requirements that govern infrastructure design, construction, testing, inspection, maintenance, and transfer of public works.

Country Residential Development: Residential communities in the County that typically include the following characteristics: primarily dispersed low -density residential development, parcel sizes of 1 acre

DRAFT

or larger, rural character, designed with the landscape, and contain passive and active recreational, and cultural opportunities.

Developable Land: All land on which building could occur, excluding land identified as conservation or environmental reserve or reserve easement.

Ecological Features: Potentially important ecological features including wetlands, riparian areas, valuable agricultural soils, and wildlife corridors.

Employment Areas: These areas primarily contain commercial and industrial land uses and serve as major areas of employment in the County.

Exurban Development: Low density, dispersed development that has an economic and commuting connection to a larger metropolitan area.

First Parcel Out: The subdivision of a single residential or agricultural parcel created from a previously un-subdivided quarter section.

Fragmented Residential Area: Separated and dispersed pockets of country residential lots.

Fragmented Quarter Section: A quarter section of land within an agriculture area divided into six or more residential lots, and/or small agricultural parcels, each of which is less than 10 hectares (24.7 acres) in size.

Hard Infrastructure: Land and infrastructure related to roads, pathways and trails, water and wastewater, stormwater, and parking and loading facilities.

Impervious Surface: Land surfaces that repel rainwater and do not permit it to infiltrate, or soak into the ground. Impervious surfaces can include paved driveways and parking lots, rooftops, and sidewalks.

Low-Impact Development: Development that uses a variety of techniques to treat and manage stormwater runoff close to the areas where rain falls. Low-Impact Development focuses on site design and stormwater control options such as green roofs, stormwater capture and re-use, and landscaping that increases the absorption and filtering of rainwater.

Minimum Distance of Separation: The provincially regulated setback established between a confined feeding operation and the neighbouring residence that is in existence at the time the application is submitted, and is intended to minimize the impacts of odour. Minimum distance of separation is measured from the outside walls of neighbouring residences to the point closest to the confined feeding operation's manure storage facilities or manure collection areas.

Natural Landscapes: Uninterrupted and undisturbed landscapes that have not been impacted by human development.

Non-Statutory Plans: The plans, strategies, and documents that guide and influence Rocky View County's planning and development, and are not regulated by the Municipal Government Act.

Notification Zone: An area within 1.6 kilometres of an adjacent jurisdictional boundary. The notification zone exists for the purpose of informing an adjacent municipality of a development application within the County.

Open Land: Developable land, including: parks and open space; publicly or privately owned land permanently used for conservation, recreation, agriculture, and/or institution uses; public utility lots; municipal reserve land dedication; riparian areas, constructed wetlands, stormwater treatment areas, wastewater treatment areas; flood fringe areas; and other environmentally important land not qualifying as environmental reserve.

Renewable Energy: Energy from a source that is not depleted when used, such as geothermal, solar, water, or wind energy.

DRAFT

Soft Infrastructure: Includes, but is not limited to, infrastructure relating to recreation, libraries, protective services, fire protection services, and schools.

Statutory Plan: An intermunicipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan adopted by a municipality under Division 4 of the Municipal Government Act.

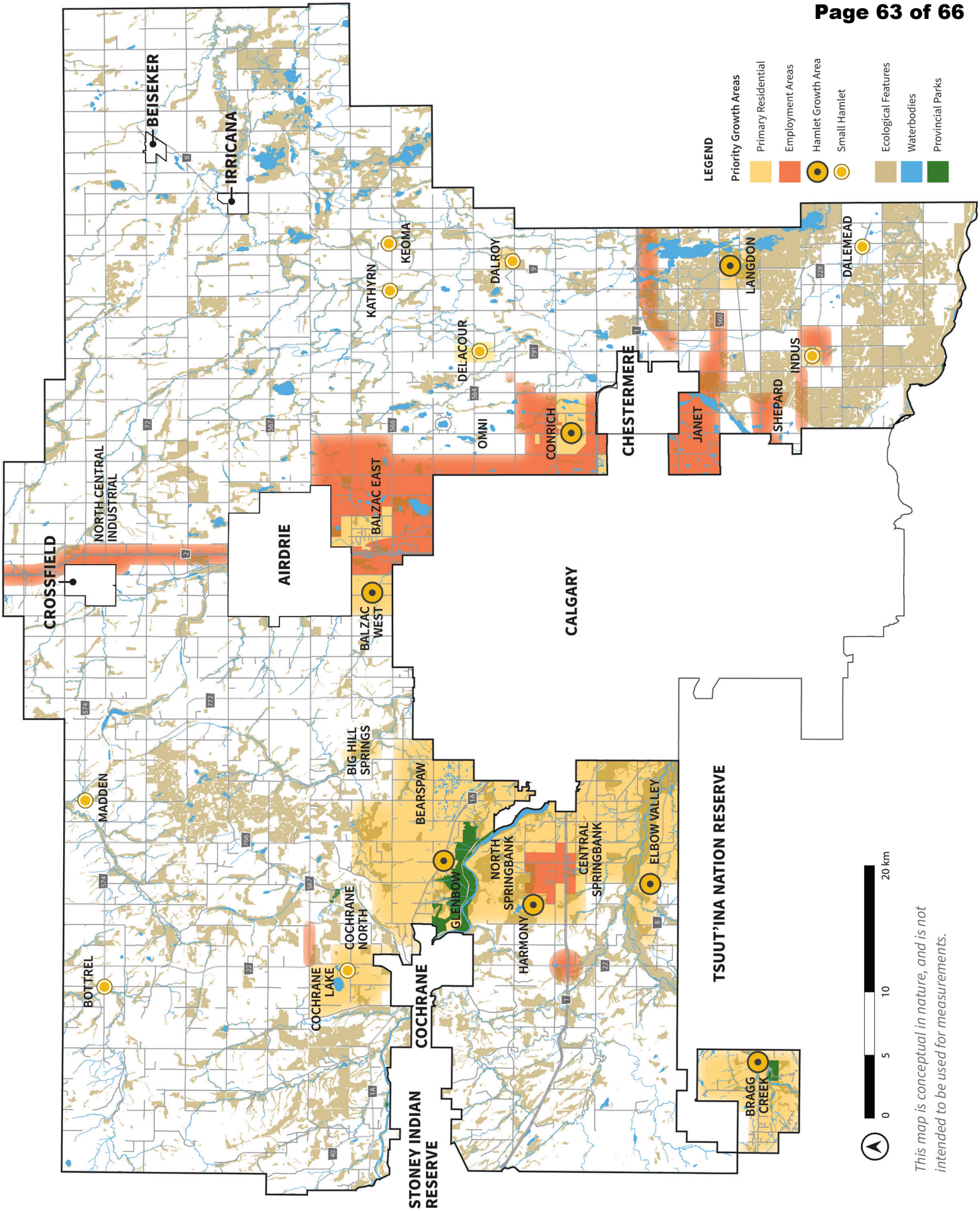
Sustainable Development: Development that meets the needs of Rocky View today without compromising the ability for future generations to enjoy the same natural landscapes, quality of life, and diversity of residential and economic opportunities.

Un-Subdivided Quarter Section: A titled area of: approximately 64.7 hectares (160 acres) ; or a gore strip greater than 32.38 hectares (80 acres) in size, that has not been subdivided, excluding subdivisions for boundary adjustments, road widening, and public uses such as a school site, community hall, and rights of way of roads, railroads, and canals.

Value-Added Agriculture: The processing of primary agricultural products and services into secondary products to increase overall product value.

DRAFT

APPENDIX B:
GROWTH CONCEPT MAP


LEGEND
Priority Growth Areas
Primary Residential
Employment Areas
Hamlet Growth Area
Small Hamlet
Ecological Features
Waterbodies
Provincial Parks
BEISEKER
IRRICANA
KEOMA
KATHYRN
DALROY
DELACOUR
OMNI
CONRICH
CHESTERMERE
JANET
LANGDON
SHEPARD
INDUS
DALEMEAD
CROSSFIELD
NORTH CENTRAL INDUSTRIAL
AIRDRIE
BALZAC EAST
BALZAC WEST
CALGARY
BIG HILL SPRINGS
BEARSPAW
MADDEN
GLENBOW
NORTH SPRINGBANK
CENTRAL SPRINGBANK
ELBOW VALLEY
HARMONY
COCHRANE NORTH
COCHRANE LAKE
BOTTREL
COCHRANE
TSUUT'INA NATION RESERVE
STONEY INDIAN RESERVE
BRAGG CREEK
0
5
10
20 km
This map is conceptual in nature, and is not intended to be used for measurements.

APPENDIX C:
CONCEPTUAL SCHEME REQUIREMENTS

Conceptual Scheme Requirements

Conceptual scheme plans should address the following items:

Table 04: Conceptual Scheme Requirements

	ITEM
1	A description and evaluation of the local plan area including: a. Topography, soils, vegetation, geotechnical considerations; b. Environmental sensitivity and significance; c. Agricultural capability, natural resources; d. Existing land use, ownership, development, and adjacent land uses; e. Archaeological and historical considerations; and f. Existing utilities and transportation routes.
2	A land use concept including a. A vision for the proposal; b. Lot design and configuration; c. Lot sizes; and d. Phasing of the development.
3	A rationale for determining the boundary of the proposed conceptual scheme area.
4	Proposed residential densities, including calculations of gross and net densities and minimum, average and maximum lot sizes.
5	An assessment of how the application facilitates active transportation connections and details of any active transportation connections proposed within the conceptual scheme area.
6	Water and waste water servicing strategies, supported by applicable technical information required by the County. Such strategies should also include identification of any required rights-of-way to connect to regional or decentralized networks.
7	Proposals for municipal reserve dedication, where reserves are outstanding.
8	A summary of all community engagement and feedback received prior to submission of the local plan application, together with a description of how feedback has been incorporated into the local plan.
9	Mitigation to minimize impacts on surrounding land uses through appropriate spatial transition and interface measures.

DRAFT

	ITEM
10	Proposals for design criteria that reflect Rocky View's unique character and rural setting, including: a. Building placement and setbacks; b. Building mass, height, and architectural appearance; c. Location and screening of parking stalls and outside storage; d. Use of appropriate landscaping and screening measures to soften the appearance of a site; e. The design of lighting installations to minimize sky glow, light trespass and impacts on wildlife; f. Ensuring sensitivity to the development form and appearance of adjacent land uses; g. Promoting a consistent development form and theme within the local plan area; h. Maintenance of sight lines and open space, particularly for development adjacent to Highway 1; i. Measures to ensure the unobstructed movement of wildlife across the local plan area; and j. Building design that promotes energy conservation and efficient use of land.
11	A storm water strategy supported by applicable technical information required by the County.
12	A road plan and design strategy that: a. Promotes efficient and safe access and internal road circulation. b. Highlights how the development promotes connectivity with adjoining lands. c. Is supported by applicable technical information required by the County including, where necessary, a Traffic Impact Assessment.
13	An environmental strategy noting all environmentally sensitive areas within and adjacent to the local plan area and measures for avoiding or mitigating impact on these areas. The strategy shall be supported by applicable technical information required by the County.
14	A description of how the proposal will address potential impacts upon agricultural operations, together with any impacts of agricultural operations on the development itself.
15	A solid waste management plan that: a. Addresses the responsibility for, and level of service of, solid waste management through all stages of development, including occupancy; b. Provides for innovative solid waste management practices that encourage, promote, and maximize landfill diversion and minimize waste material hauling; c. Includes the infrastructure required to support solid waste and recycling management in public spaces; d. Identifies the appropriate waste transfer stations / sites and recycling depots that serve the local plan area; e. Conforms to the policies of the County's Solid Waste Master Plan; and f. Sets a solid waste diversion target for the construction stage and for the occupancy stage.
16	All applicable technical assessments and reports required to support the development proposal as specified by municipal policies, plans and standards.

DRAFT

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: October 6, 2020 **APPLICATION:** PL20200093

FILE: 06605001/5002/5003/5004/5005 **DIVISION:** 8

SUBJECT: First Reading Bylaw – Redesignation Item - Industrial Use

PURPOSE: To redesignate the subject lands from Agricultural, General (A-GEN) to a new Direct Control District (DC), to facilitate a gravel extraction operation.

GENERAL LOCATION: Located at the northeast junction of Range Road 25 and Burma Road.

APPLICANT: Brown and Associates Planning Group (Ken Venner)

OWNERS: Lehigh Hanson Materials Limited

POLICY DIRECTION: The City of Calgary/Rocky View County Intermunicipal Development Plan, the County Plan, and the Bearspaw Area Structure Plan.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8082-2020 be given first reading.

Option #2: THAT application PL20200093 be denied.

APPLICATION REQUIREMENTS:

This application requires the submission of a Master Site Development Plan in accordance with County policy.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

AB/llt

APPENDICES:

APPENDIX 'A': Bylaw C-8082-2020 & Schedule A & B
APPENDIX 'B': Map Set

Administration Resources
Andrea Bryden, Planning and Development Services

ROCKY VIEW COUNTY

BYLAW C-8082-2020

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 *Direct Control Bylaw C-8082-2020*.

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.

(4) ***"Overland Conveyor"*** means a privately owned, operated, and maintained belt conveyor system and related equipment designed to carry high tonnage of aggregate materials over a long distance within a linear corridor to replace the need for truck transport.

Effect

3 THAT Schedule B, Land Use Maps No. 66 and 66-SW of Bylaw C-8000-2020 be amended by redesignating NW-05-26-02-W5M, Block 1, Plan 7410996 within NE-05-26-02-W5M, a portion of NE-05-26-02-W5M, a portion of SW-05-26-02-W5M, and SE-05-26-02-W5M from Agricultural, General District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT NW-05-26-02-W5M, Block 1, Plan 7410996 within NE-05-26-02-W5M, a portion of NE-05-26-02-W5M, a portion of SW-05-26-02-W5M, and SE-05-26-02-W5M is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' & Schedule 'B' forming part of this Bylaw.

5 THAT the regulations of the Direct Control District comprise:

1.0.0 General Regulations

2.0.0 Land Use Regulations

3.0.0 Development Regulations

ROCKY VIEW COUNTY

1.0.0 General Regulations

1.1.0 The policies of the Scott Property Master Site Development Plan (MSDP) shall be considered in all applications for subdivision and development permit affecting the subject lands.

1.2.0 Parts 1, 2, and 3 of Land Use Bylaw C-8000-2020 shall apply to all uses contemplated by this Bylaw except where notes as otherwise in this Bylaw.

1.3.0 Council shall act as the Development Authority for the issuance of Development Permits for the Lands subject to this Bylaw.

1.4.0 All development upon the Lands shall be in accordance with all licenses, permits, and approvals pertaining to the Lands required from Alberta Environment and Parks and any other Provincial and/or Federal Agencies.

1.5.0 No Development Permit shall be issued for any purpose until the applicable Development Regulations in Section 3.0.0 of this Bylaw have been met.

2.0.0 Land Use Regulations

2.1.0 Purpose & Intent:

To accommodate a comprehensively planned Natural Resource Extraction/Processing operation in accordance with staged mining & excavation development phases to be implemented by a series of development permit application processes as contemplated by the Scott Property MSDP.

2.2.0 Uses:

2.2.1 Accessory Buildings ≤ 500.00 m^2 (5,381.96 ft^2)

2.2.2 Agriculture General

2.2.3 Beekeeping

2.2.4 Communications Facilities (Types A, B, & C)

2.2.5 Dwelling Unit, Accessory to Principal Use

2.2.6 Home Based Business (Types I & II)

2.2.7 Natural Resource Extraction/Processing

2.2.8 Office

2.2.9 Outdoor Storage

2.2.10 Overland Conveyor

2.2.11 Signs

2.2.12 Utilities

ROCKY VIEW COUNTY

2.3.0 Minimum & Maximum Requirements:

2.3.1 Minimum Parcel Size: 20.2 ha (49.92 acre)

2.3.2 Maximum Building Height (Principal Buildings): 12.0 m (39.37 ft.)

2.3.3 Maximum Building Height (Accessory Buildings): None

2.4.0 Required Setbacks:

2.4.1 Minimum Yard, Front:

a) 30.0 m (98.43 ft.) from any Road, County

b) 15.0 m (49.21 ft.) all others

2.4.2 Minimum Yard, Side:

a) 30.0 m (98.43 ft.) from any Road, County

b) 15.0 m (49.21 ft.) all others

2.4.3 Minimum Yard, Rear:

a) 30.0 m (98.43 ft.) from any Road, County

b) 15.0 m (49.21 ft.) all others

2.4.4 Notwithstanding the required setbacks referenced in Section 2.4.1, 2.4.2, and 2.4.3, the following minimum extraction setbacks shall apply as measured from the inner edge of the landscaping berm to property line as illustrated on Schedule 'B':

a) 150.0 m (492.13 ft.) to the Berma Road ROW;

b) 150.0 m (492.13 ft.) to any existing residential property line within SW 5-26-2-W5M;

c) 100.0 m (328.08 ft.) to the Range Road 25 ROW;

d) 69.0 m (226.38 ft.) to the north property line; and

e) 30.0 m (98.43 ft.) to the Range Road 24 ROW.

3.0.0 Development Regulations

3.1.0 Development Permit Application Requirements

3.1.1 Development Permit applications for each phase of mining & excavation operations shall include the following:

a) Site Plan;

ROCKY VIEW COUNTY

b) Operations & Management Plan;

c) Mining & Excavation Plan;

d) Site Specific Stormwater Management Plan;

e) Sediment & Erosion Control Plan;

f) Landscaping & Screening Plan;

g) Noise Monitoring Strategy;

h) Air Quality Monitoring Strategy;

i) Groundwater Monitoring Strategy;

j) Reclamation Plan;

k) Summary of current reporting relative to the noise, air quality and groundwater monitoring strategy;

l) Construction Management Plan; and

m) Weed Management Plan.

3.2.0 Natural Resource Extraction/Processing uses may occur within the area generally illustrated on Schedule 'B', attached to and forming part of this Bylaw.

3.3.0 The maximum area permitted to be under excavation at any one time is 24.2 ha (60.0 acre).

3.4.0 All excavated topsoil and overburden within the site to be used for landscaped berms. Surplus materials shall be stockpiled and vegetated to prevent soil erosion.

3.5.0 Hours of operations for Natural Resource Extraction/Processing and Overland Conveyor uses shall be:

3.5.1 Mondays to Fridays from 7:00 am to 8:00 pm and Saturdays from 7:00 am to 6:00 pm.

3.5.2 Notwithstanding 3.5.1, no crushing activities shall occur on Weekends and/or Statutory Holidays.

3.5.3 No Natural Resource Extraction/Processing or Overland Conveyor uses shall occur on Sundays and/or Statutory Holidays.

3.6.0 The first development permit issued for Natural Resource Extraction/Processing uses shall be subject to a five (5) year renewable period. The renewal period for subsequent development permits for Natural Resource Extraction/Processing uses may be extended to a maximum of ten (10) years.

ROCKY VIEW COUNTY

3.7.0 The developer shall submit a summary of data collected pursuant to the ongoing noise, air quality and groundwater monitoring programs to the Development Authority on an annual basis, as described in Section 3.1.1(k).

3.8.0 Notwithstanding the maximum permissible noise levels described in the Scott Property MSDP, activities within the subject land may exceed the maximum limits to accommodate temporary operations that facilitate essential site preparation and restoration works where it is clear that these works will have a benefit to site operations and/or the local environment.

3.9.0 The developer shall develop and implement a Property Value Protections Plan and Water Well Indemnification Program as described by the Scott Property MSDP.

3.10.0 The developer shall implement an ongoing communications plan to ensure neighbouring residents are provided with regular updates concerning the status of aggregate operations and a dedicated contact to forward related concerns.

3.11.0 No activities associated with Natural Resource Extraction/Processing shall occur within the MSDP area without an approval from Alberta Environment and Parks (AEP) in accordance with the requirements of the Code of Practice for Pits and the Water Act.

3.12.0 No activities associated with the Overland Conveyor shall occur within the MSDP area without approval from the City of Calgary.

Transitional

6 Bylaw C-8082-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this_____day of _____, 2020

PUBLIC HEARING HELD this _____day of _____, 2020

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

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

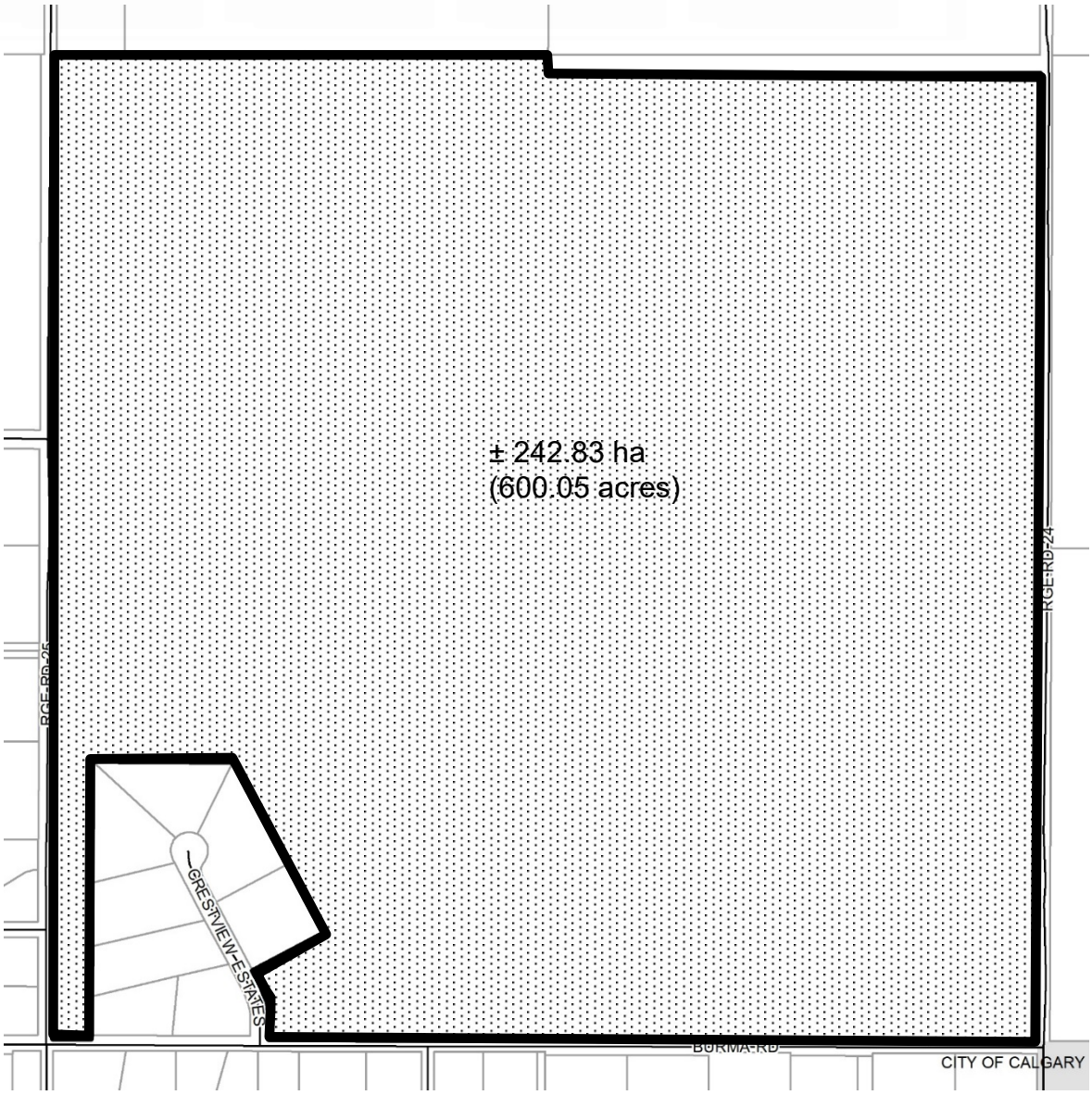
_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8082-2020



AMENDMENT

FROM Agricultural, General District **TO** Direct Control District

Subject Land

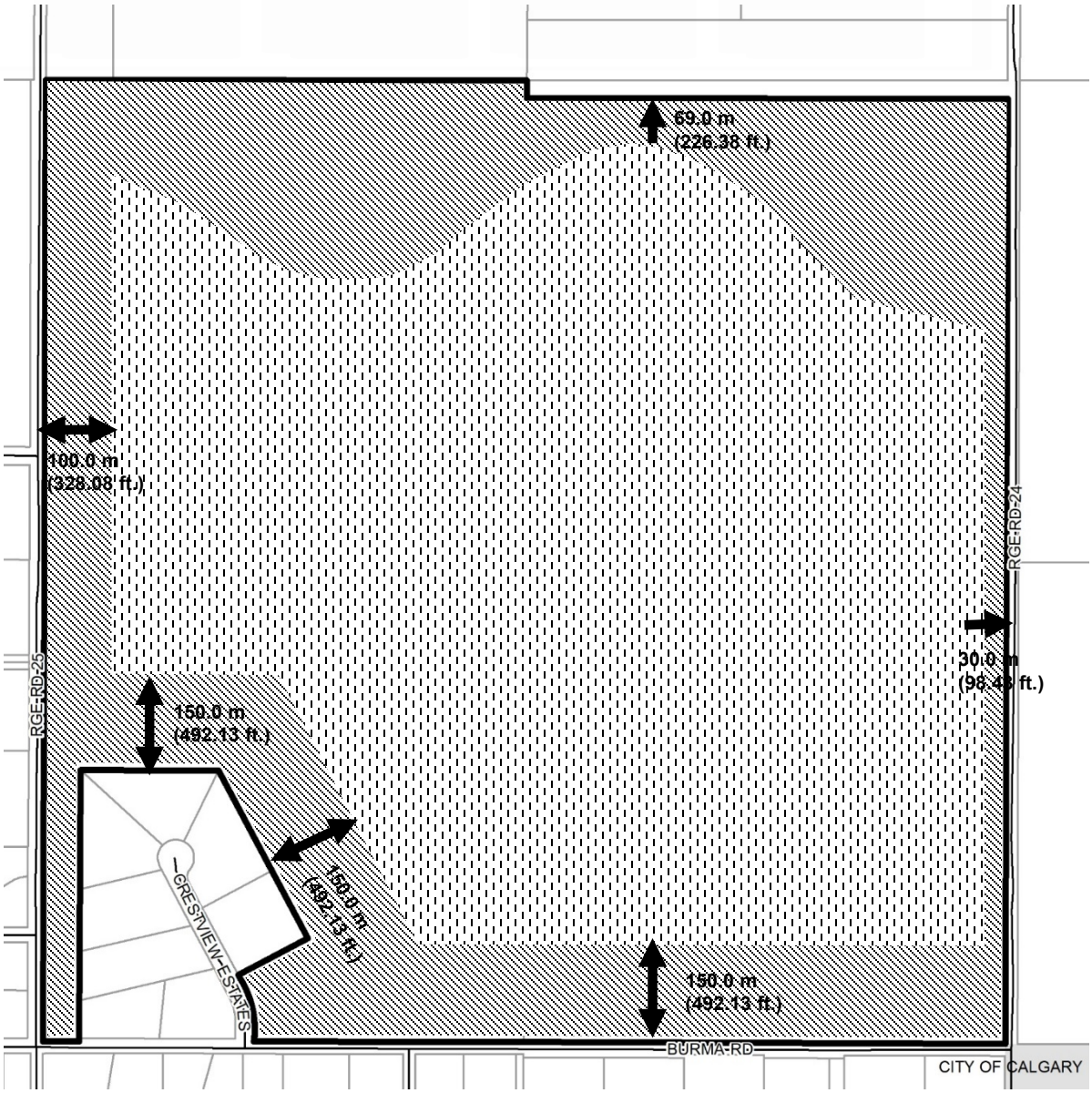
LEGAL DESCRIPTION: NW-05-26-02-W5M, Block 1, Plan 7410996 within NE-05-26-02-W5M, a portion of NE-05-26-02-W5M, a portion of SW-05-26-02-W5M, and SE-05-26-02-W5M

ROCKY VIEW COUNTY

FILE: 06605001/5002/5003/5004/5005 - PL20200093 **DIVISION: 8**

SCHEDULE "B"

BYLAW: C-8082-2020



Natural Resource Extraction Permitted

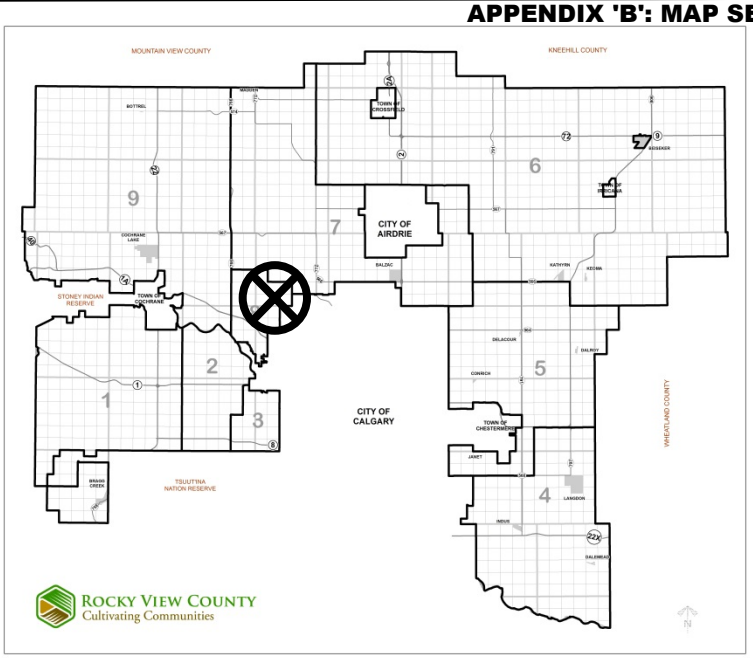
Natural Resource Extraction Not Permitted

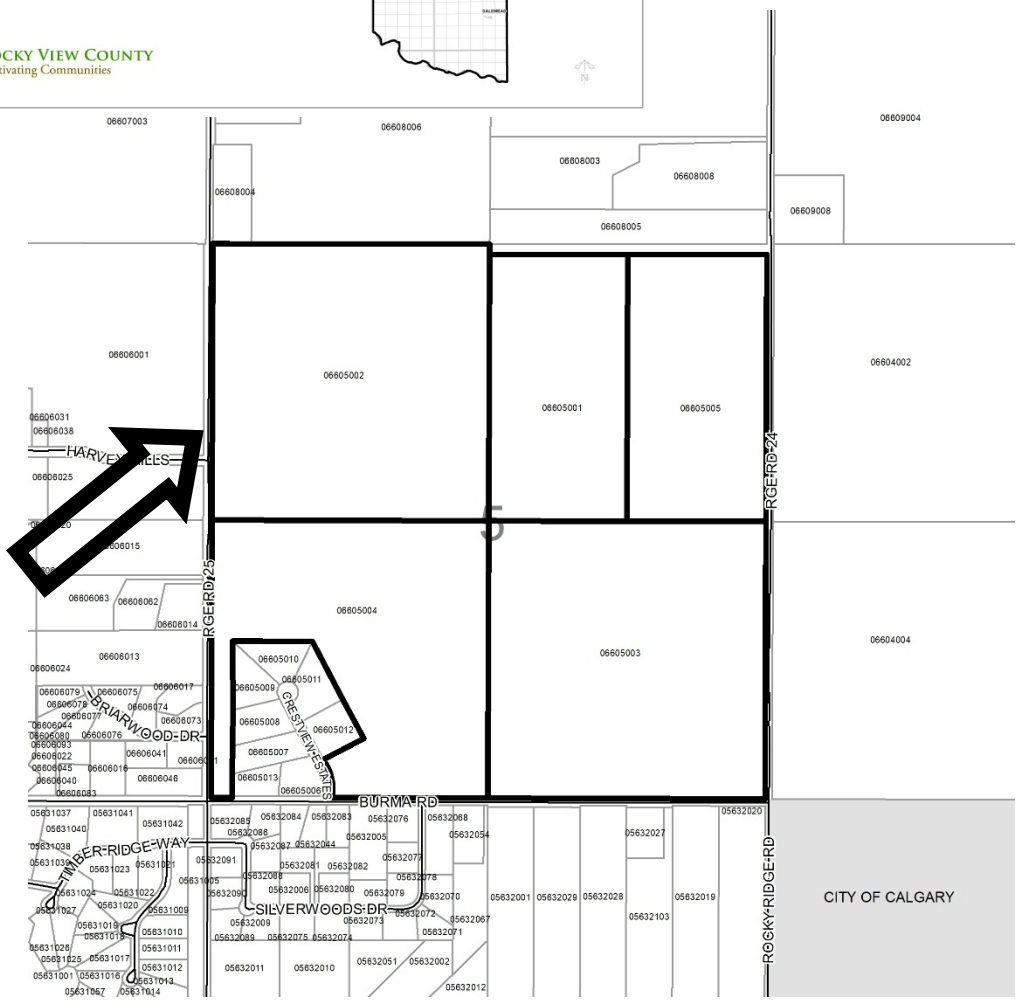
N

LEGAL DESCRIPTION: NW-05-26-02-W5M, Block 1, Plan 7410996 within NE-05-26-02-W5M, a portion of NE-05-26-02-W5M, a portion of SW-05-26-02-W5M, and SE-05-26-02-W5M

ROCKY VIEW COUNTY

FILE: 06605001/5002/5003/5004/5005 - PL20200093 **DIVISION: 8**





LOCATION PLAN

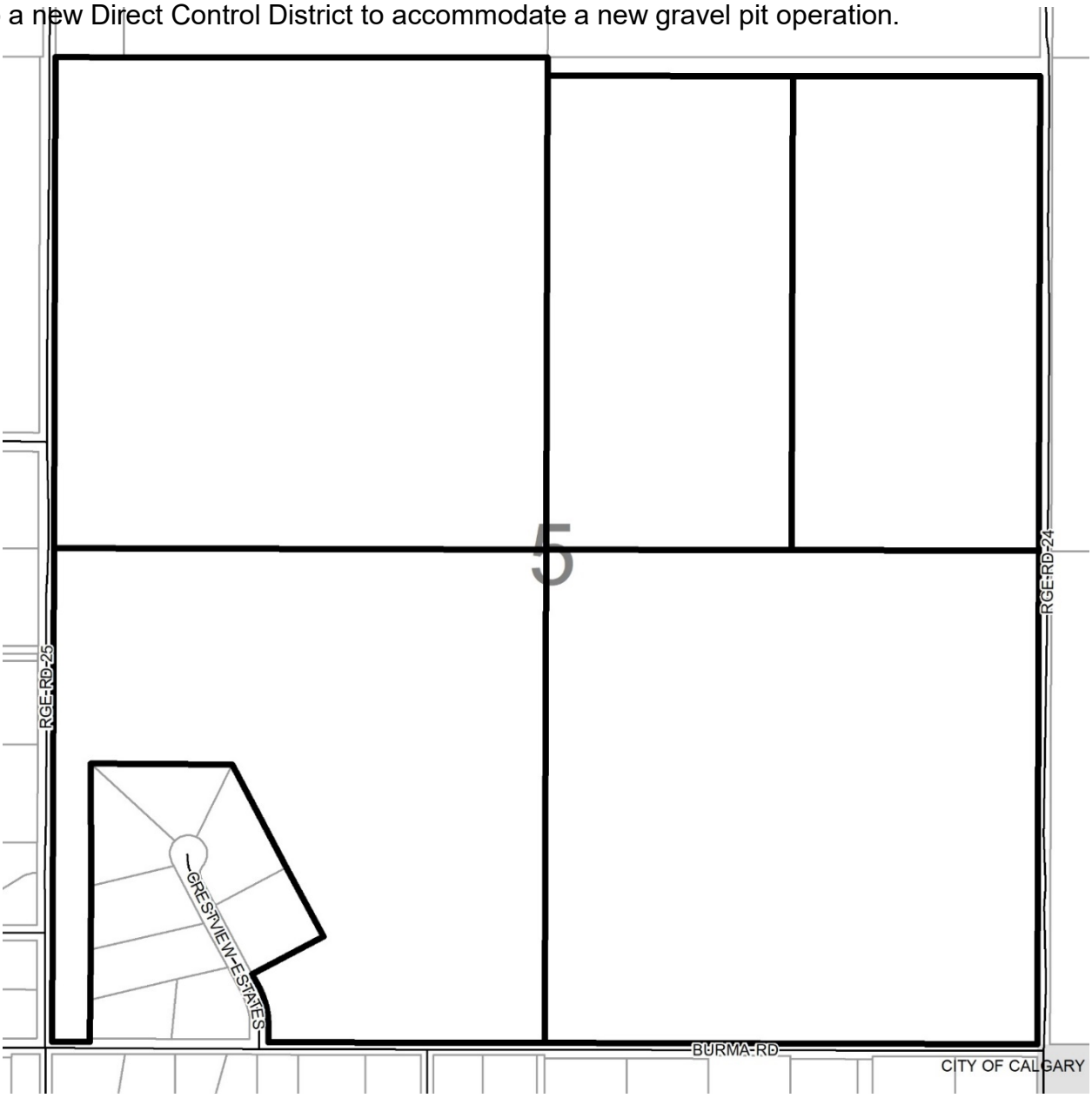
N

SW/SE/NW/NE-05-26-02-W05M
Block:1 Plan:7410996

Date: July 30, 2020 **Division # 8** **File:** 06605001/5002/5003/5004/5005

Master Site Development Plan Proposal: To adopt the Scott Property Master Site Development to guide redesignation, subdivision, and development proposals within SW-05-26-02-W05M, NW-05-26-02-W05M, SE-05-26-02-W05M, NE-05-26-02-W05M, and Block 1, Plan 7410996 within NE-05-26-02-W05M.

Redesignation Proposal: To redesignate the subject lands from Ranch and Farm District to a new Direct Control District to accommodate a new gravel pit operation.

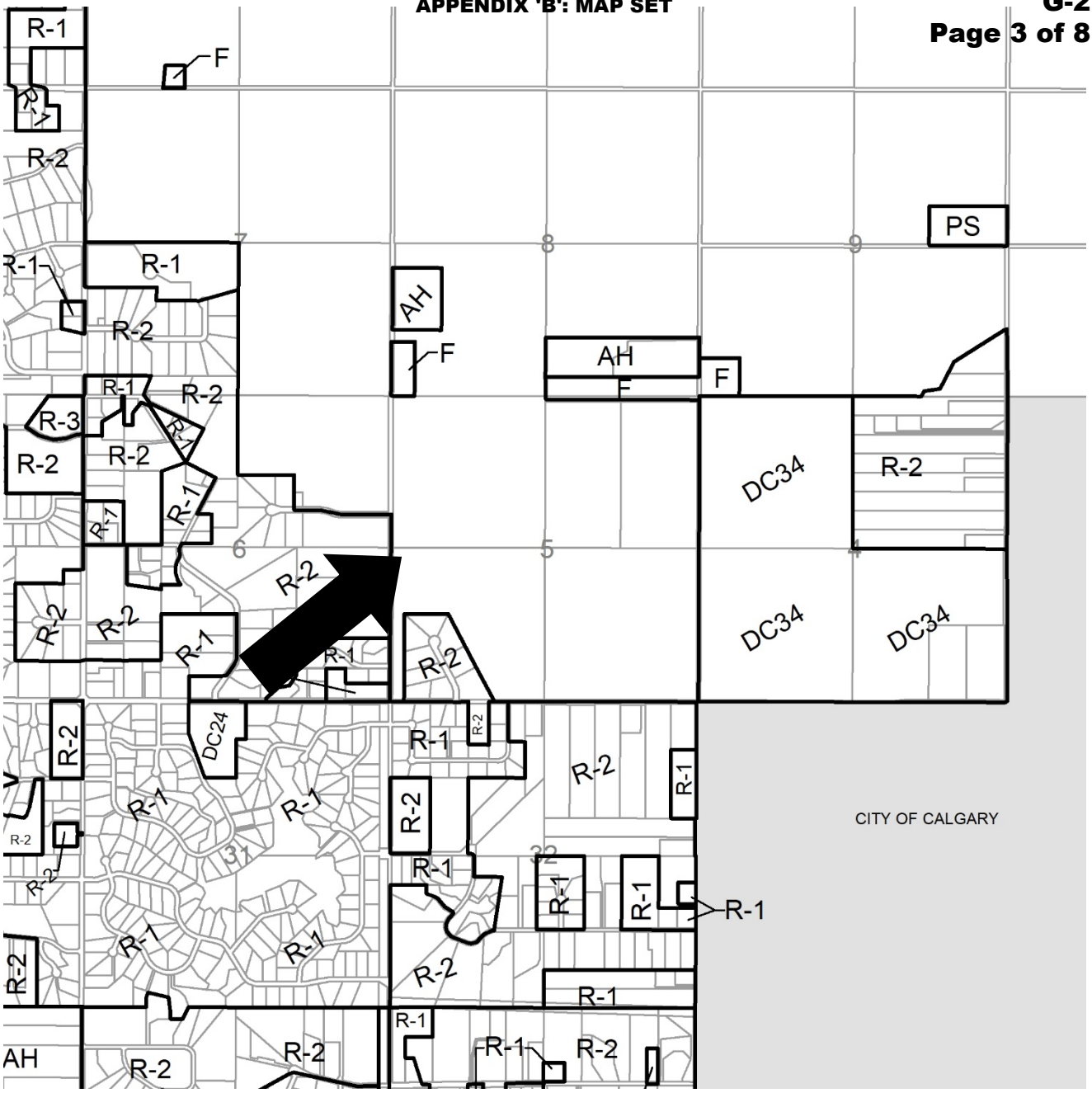


DEVELOPMENT PROPOSAL

N

SW/SE/NW/NE-05-26-02-W05M
Block:1 Plan:7410996

Date: July 30, 2020 **Division # 8** **File:** 06605001/5002/5003/5004/5005



	Ranch and Farm	B-1	Highway Business
RF2	Ranch and Farm Two	B-2	General Business
RF3	Ranch and Farm Three	B-3	Limited Business
AH	Agricultural Holding	B-4	Recreation Business
F	Farmstead	B-5	Agricultural Business
R-1	Residential One	B-6	Local Business
R-2	Residential Two	NRI	Natural Resource Industrial
R-3	Residential Three	HR-1	Hamlet Residential Single Family
DC	Direct Control	HR-2	Hamlet Residential (2)
PS	Public Service	HC	Hamlet Commercial
		AP	Airport

LAND USE MAP

N

SW/SE/NW/NE-05-26-02-W05M
Block:1 Plan:7410996

Date: July 30, 2020 **Division # 8** **File:** 06605001/5002/5003/5004/5005

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

TOPOGRAPHY

Contour Interval 2 M

N

SW/SE/NW/NE-05-26-02-W05M
Block:1 Plan:7410996

Date: July 30, 2020 **Division # 8** **File:** 06605001/5002/5003/5004/5005

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

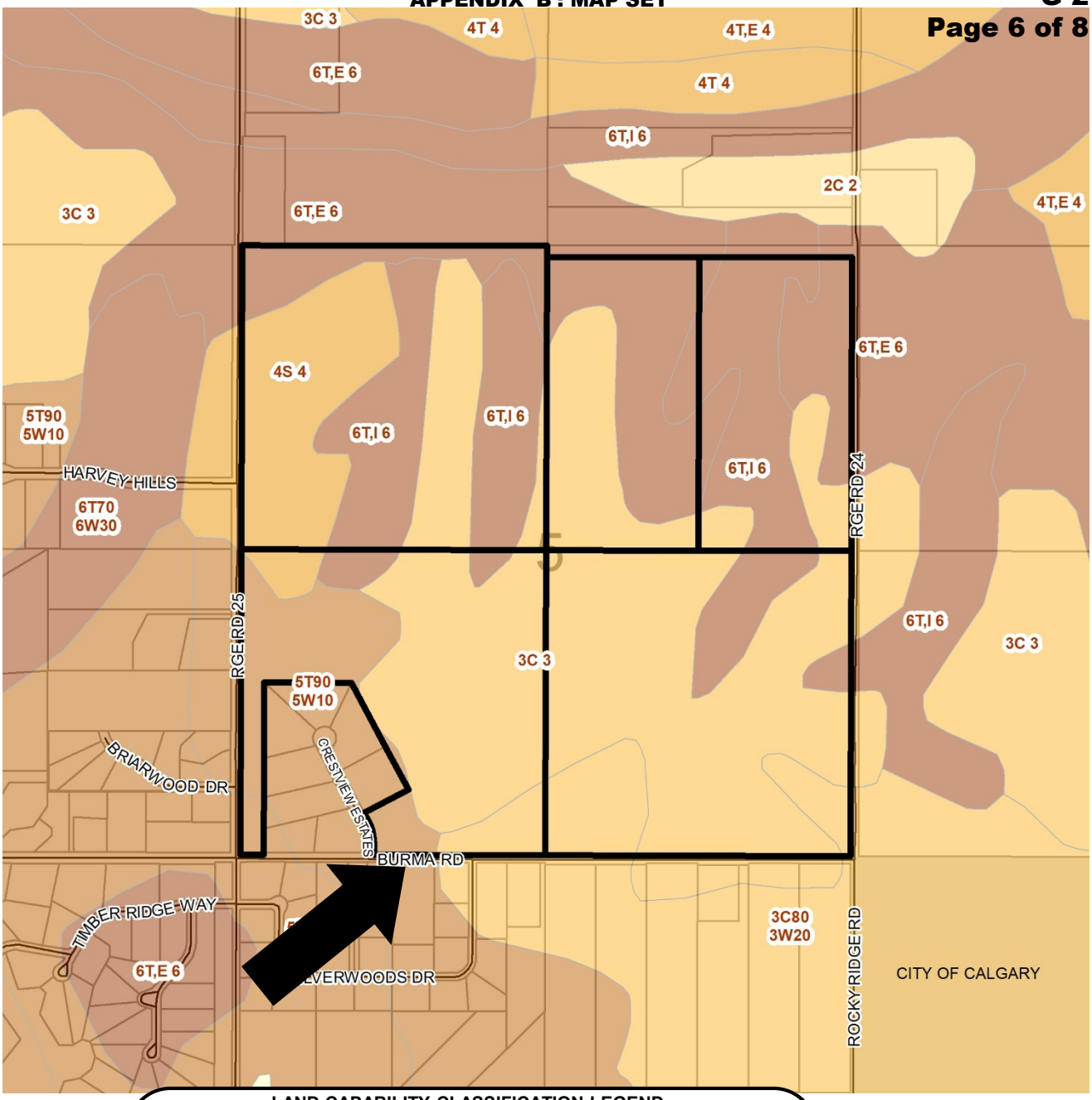
AIR PHOTO

Spring 2018

N

SW/SE/NW/NE-05-26-02-W05M
Block:1 Plan:7410996

Date: July 30, 2020 **Division # 8** **File:** 06605001/5002/5003/5004/5005



LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

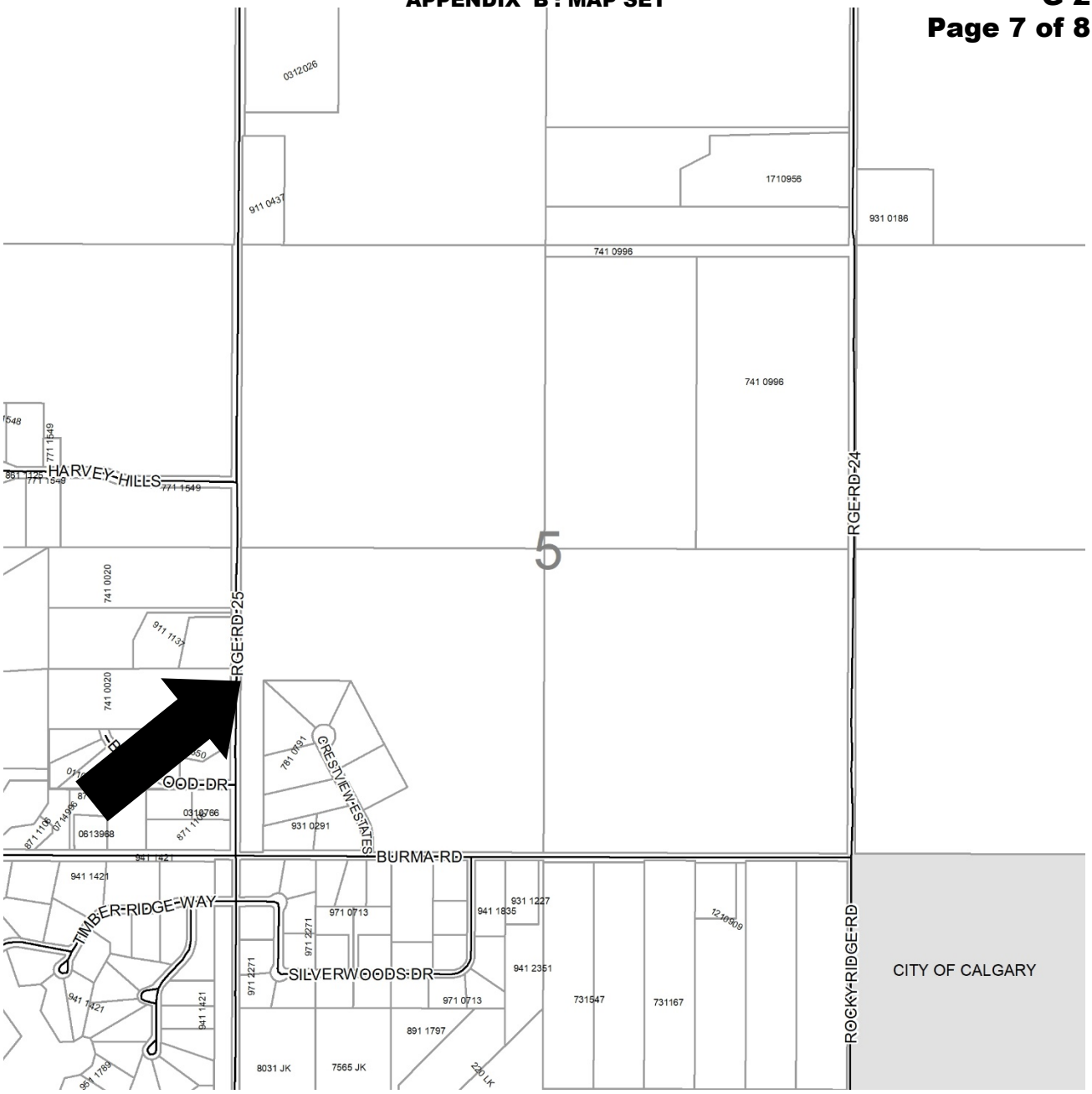
CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high sodicity
5 - Very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

SOIL MAP

N

SW/SE/NW/NE-05-26-02-W05M
Block:1 Plan:7410996

Date: July 30, 2020 **Division # 8** **File:** 06605001/5002/5003/5004/5005



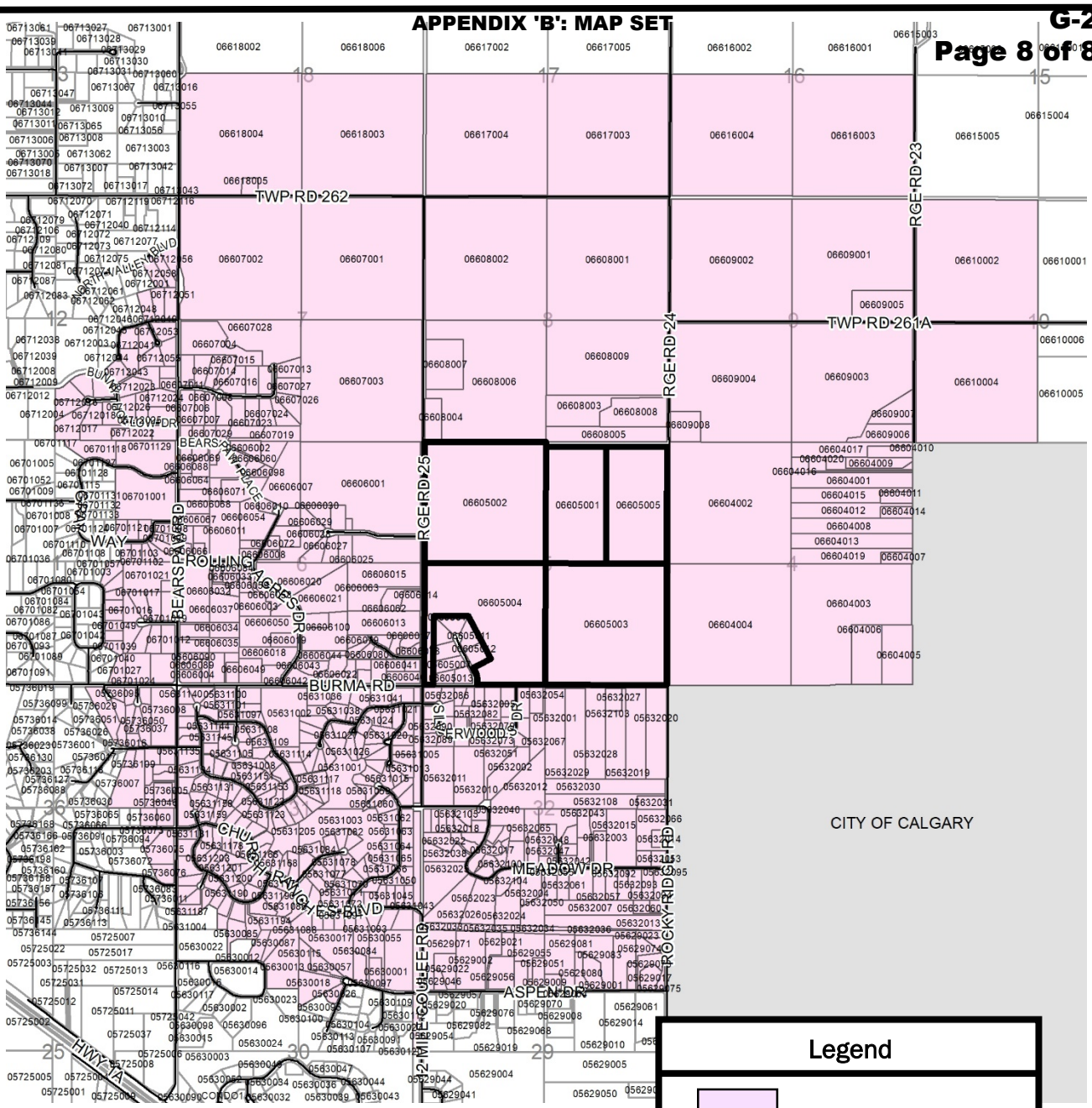
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

SW/SE/NW/NE-05-26-02-W05M
Block:1 Plan:7410996

Date: July 30, 2020 **Division # 8** **File:** 06605001/5002/5003/5004/5005



LANDOWNER CIRCULATION AREA

N

SW/SE/NW/NE-05-26-02-W05M
Block:1 Plan:7410996

Date: July 30, 2020 **Division # 8** **File:** 06605001/5002/5003/5004/5005

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: October 6, 2020 **APPLICATION:** PL20200096

FILE: 03311004 **DIVISION:** 4

SUBJECT: First Reading Bylaw - Residential Redesignation

PURPOSE: To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR), to facilitate the creation of a ± 4.05 ha (10.0 acre) remainder.

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

APPLICANT: Konschuk Consulting (Larry Konschuk)

OWNERS: Gowdy Farms Ltd.

POLICY DIRECTION: The County Plan.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8084-2020 be given first reading.

Option #2: THAT application PL20200096 be denied.

APPLICATION REQUIREMENTS:

Standard technical requirements apply under policy.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

AB/llt

APPENDICES:

APPENDIX 'A': Bylaw C-8084-2020 & Schedule A
APPENDIX 'B': Map Set

Administration Resources
Andrea Bryden, Planning and Development Services

ROCKY VIEW COUNTY

BYLAW C-8084-2020

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

The Council of Rocky View County enacts as follows:

Title

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

Definitions

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

(1) **"Council"** *means* the duly elected Council of Rocky View County;

(2) **"*Municipal Government Act*"** means the *Municipal Government Act,* RSA 2000, c M-26, as amended or replaced from time to time; and

(3) **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

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

4 THAT NE-11-23-28-W4M is hereby redesignated to Residential, Rural District (R-RUR), as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

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

ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this_____day of _____, 2020

PUBLIC HEARING HELD this _____day of_____, 2020

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

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

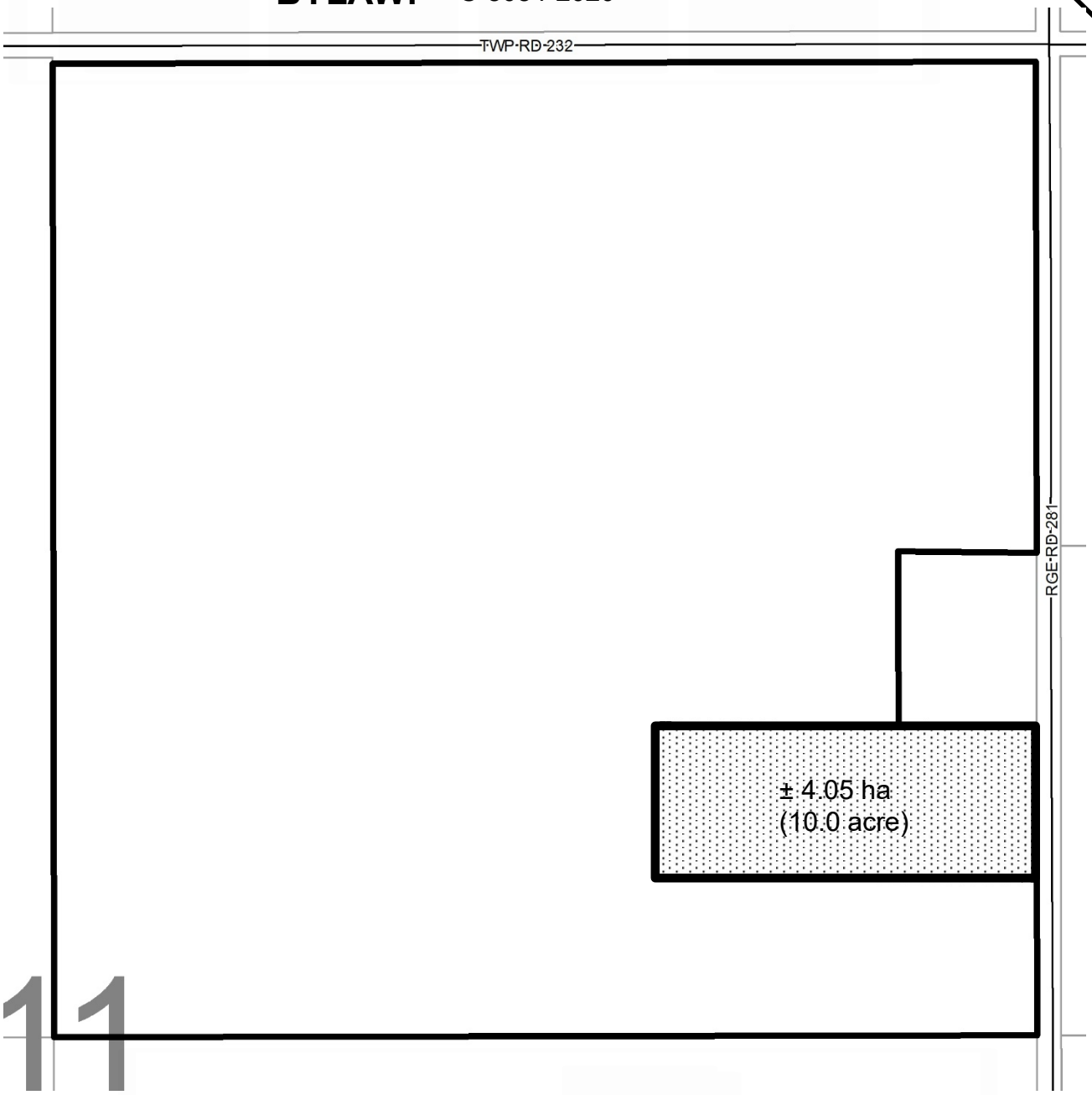
_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8084-2020



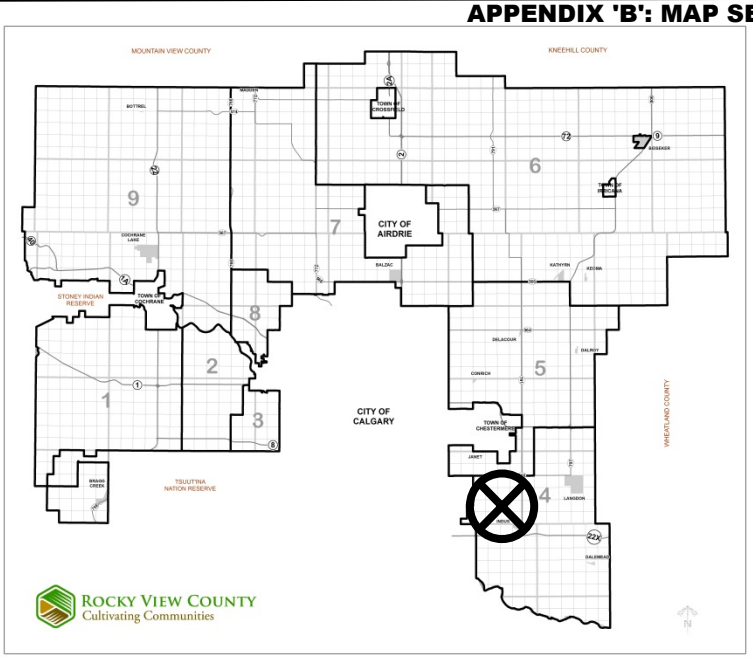
FROM Agricultural, General District **TO** Residential, Rural District p4.0

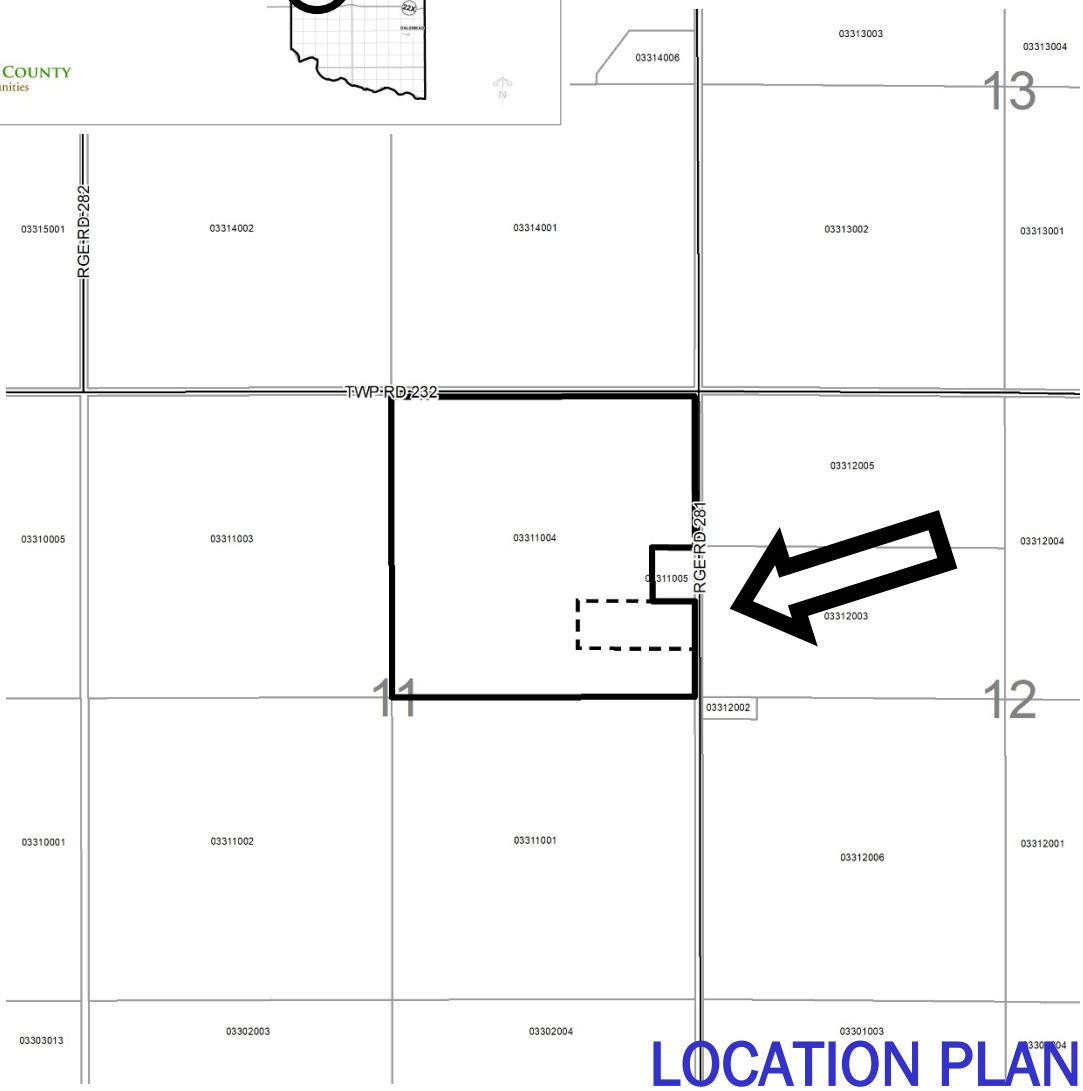
Subject Land

LEGAL DESCRIPTION: NE-11-23-28-W4M

FILE: 03311004 - PL20200096 **DIVISION: 4**

ROCKY VIEW COUNTY





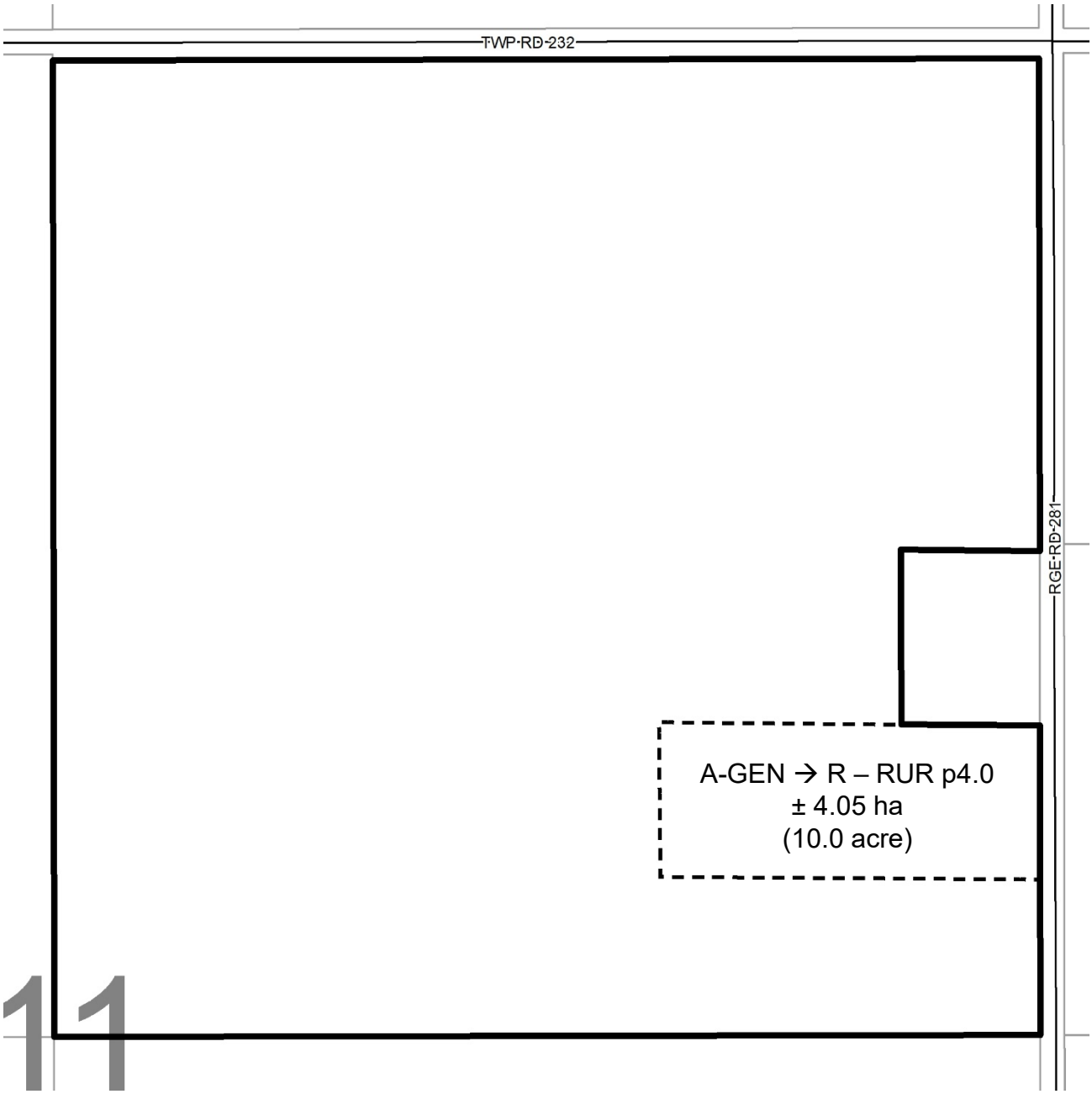
LOCATION PLAN

N

NE-11-23-28-W04M

Date: Aug 10, 2020 **Division # 4** **File:** 03311004

Redesignation Proposal: To redesignate a portion of the subject lands from Agricultural, General District to Residential, Rural District p4.0 to accommodate a ± 4.05 ha (10.0 acre) parcel (Lot 1) with a ± 58.68 ha (145.0 acre) remainder.

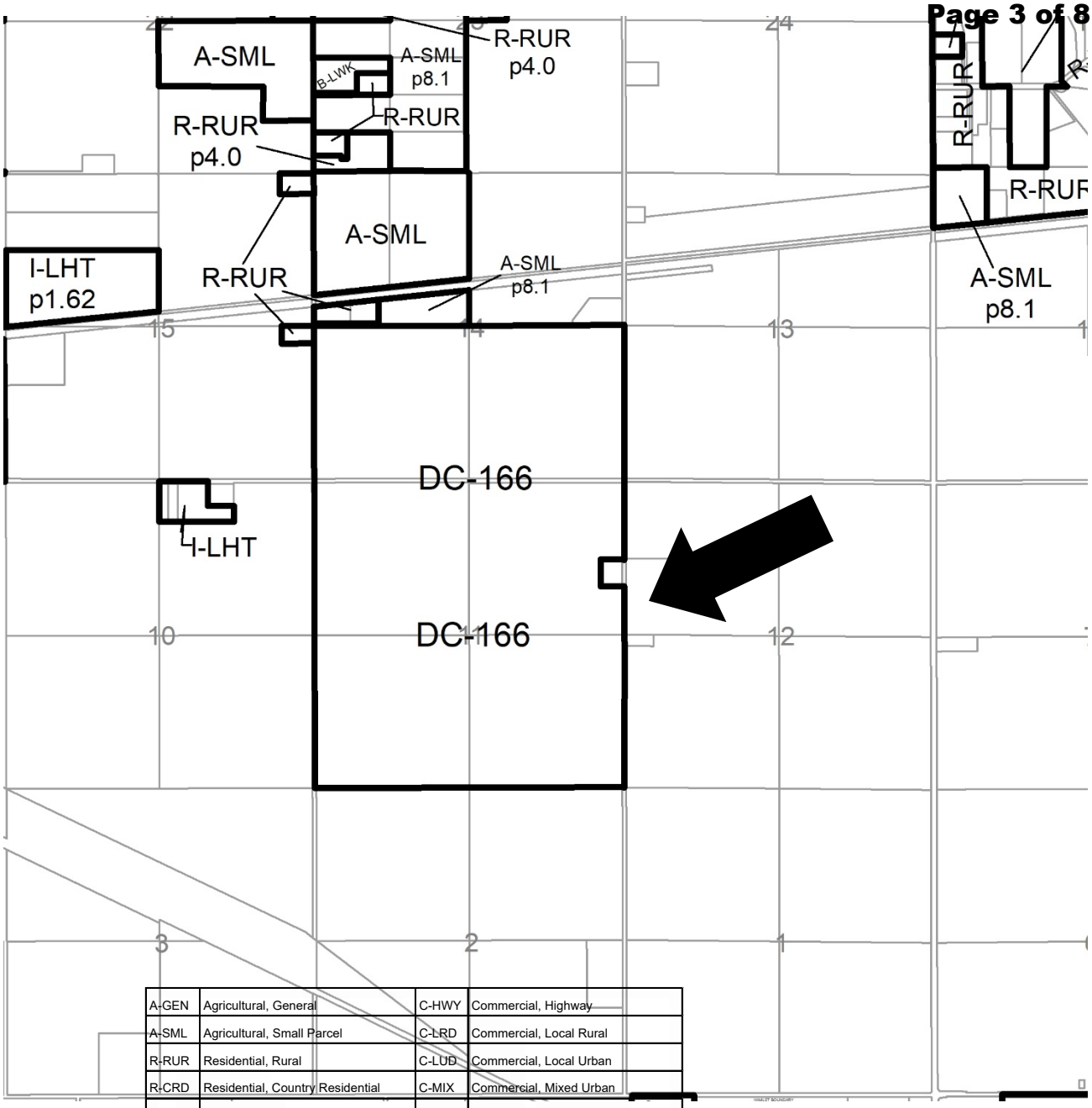


DEVELOPMENT PROPOSAL

N

NE-11-23-28-W04M

Date: Aug 10, 2020 **Division # 4** **File:** 03311004



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

LAND USE MAP

N

NE-11-23-28-W04M

Date: Aug 10, 2020 **Division # 4** **File:** 03311004

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

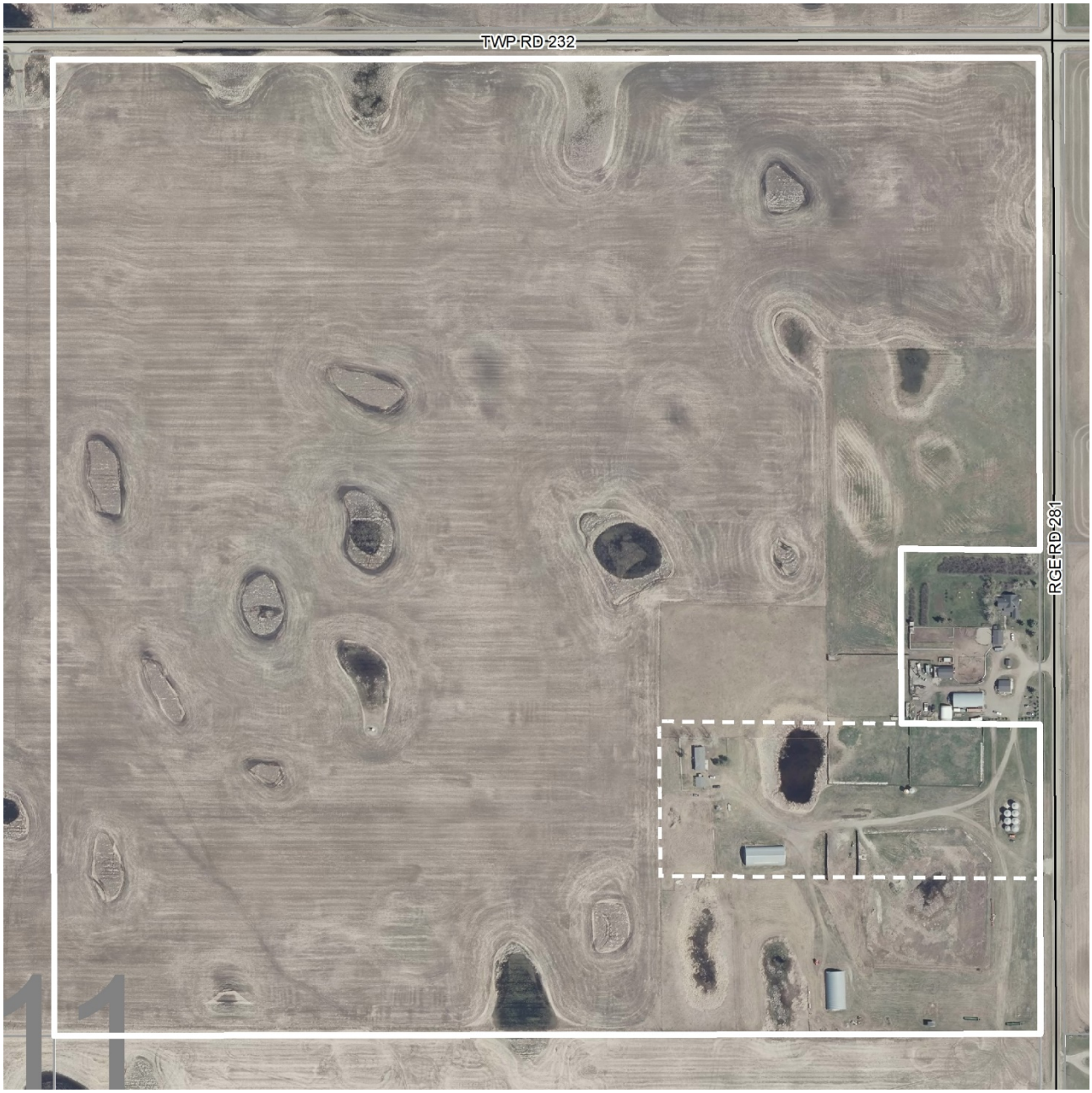
TOPOGRAPHY

Contour Interval 2 M

N

NE-11-23-28-W04M

Date: Aug 10, 2020 **Division # 4** **File:** 03311004



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

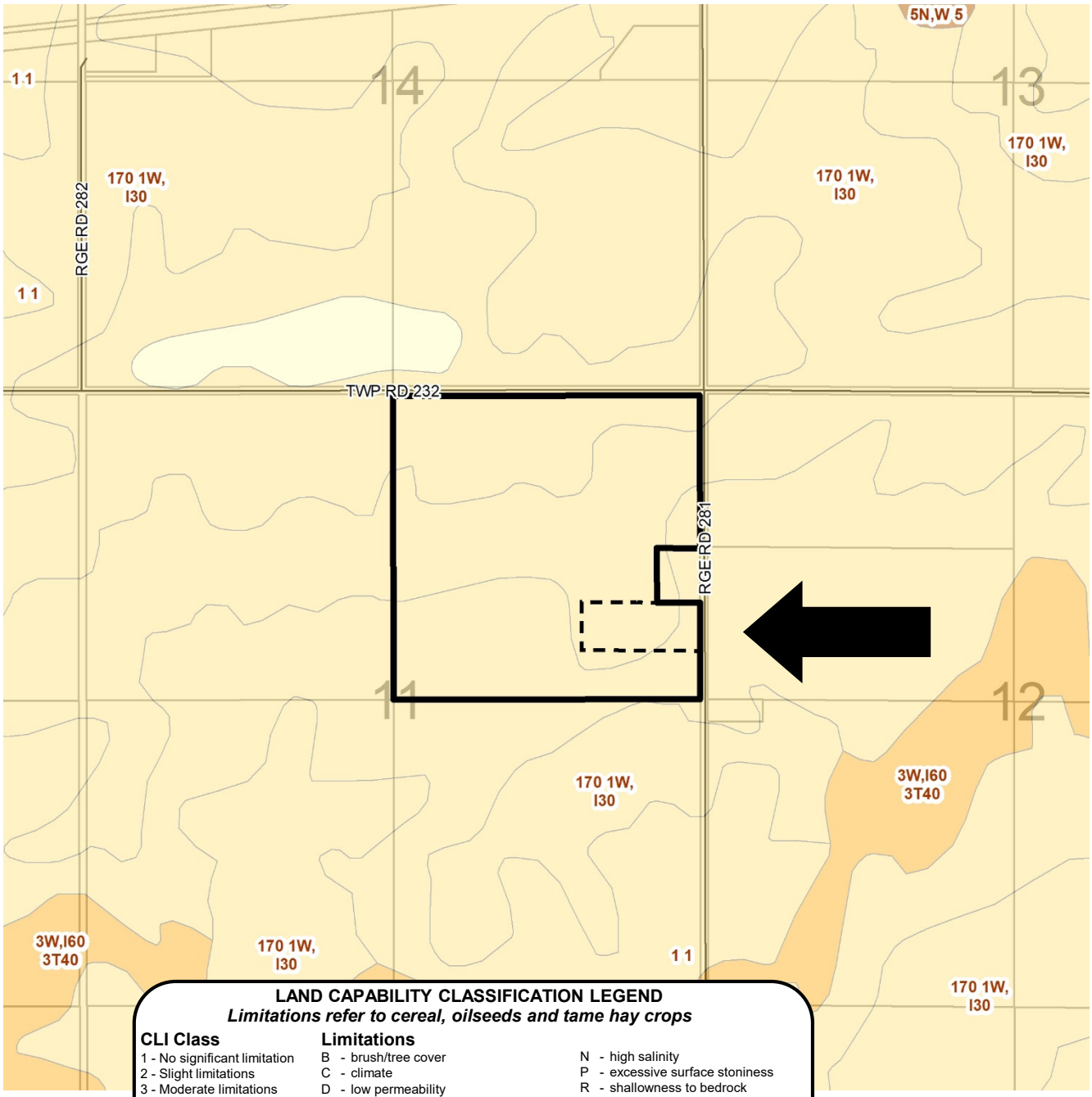
AIR PHOTO

Spring 2020

N

NE-11-23-28-W04M

Date: Aug 10, 2020 **Division # 4** **File:** 03311004



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

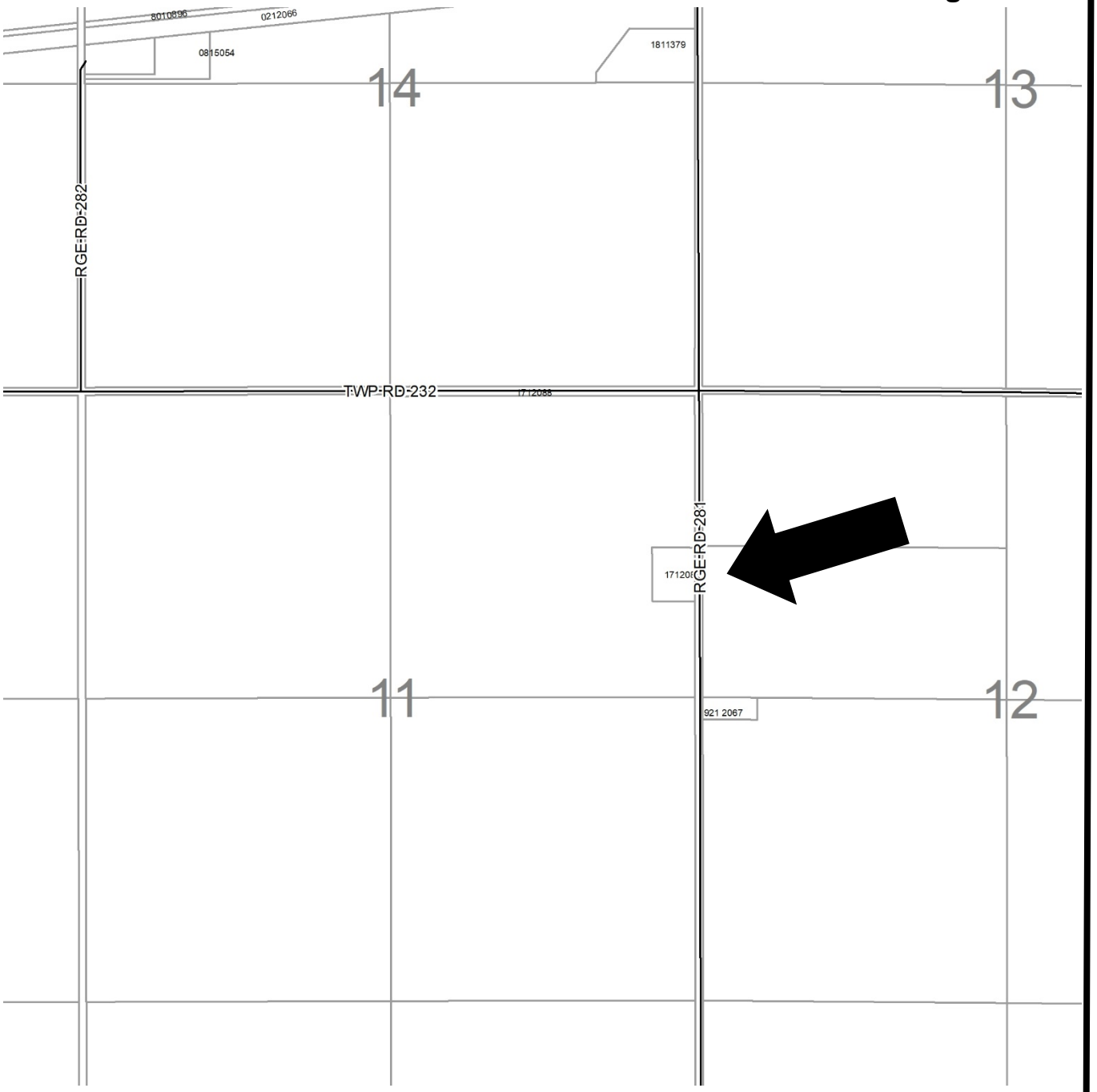
CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high sodicity
5 - Very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

SOIL MAP

N

NE-11-23-28-W04M

Date: Aug 10, 2020 **Division # 4** **File:** 03311004



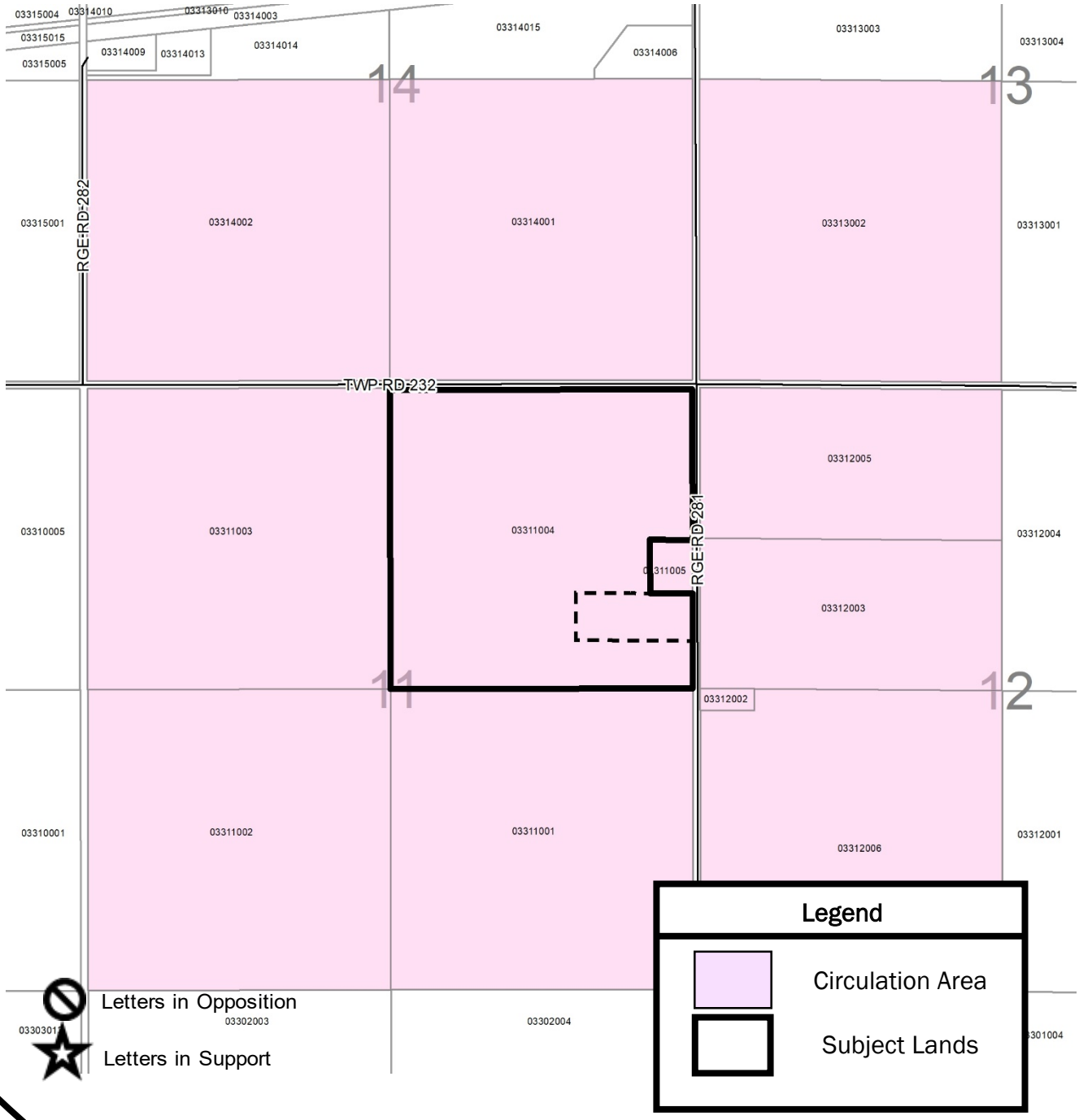
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

NE-11-23-28-W04M

Date: Aug 10, 2020 **Division # 4** **File:** 03311004



LANDOWNER CIRCULATION AREA

N

NE-11-23-28-W04M

Date: Aug 10, 2020 **Division # 4** **File:** 03311004

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT

TO: Council

DATE: October 6, 2020 **DIVISION:** 2

FILE: 05707001/7240 to 7260/7267 to 7270/8082/8088 **APPLICATION:** PL20200090

SUBJECT: First Reading Bylaw – Direct Control Bylaw Textual Amendments

PURPOSE: Textual amendments to Direct Control Bylaw (DC-129) to adjust the Development Regulations for:
Village Residential 1 Development Cell (VR-1, Section 8.7.0, Table 1),
Village Residential 2 Development Cell (VR-2, Section 9.7.0, Table 2),
Village Core 1 Development Cell (VC-1, Sections 5.2.0, 5.3.1, 5.4.0, 5.6.0, 5.8.0, 5.9.0, 5.12.0, 5.13.0, Definition (Section 10), and Schedule A and C.

GENERAL LOCATION: Located in the Hamlet of Harmony

APPLICANT: Stantec Consulting (Nathan Arthur)

OWNERS: Harmony Developments Inc.; Streetside Developments Corp.

POLICY DIRECTION: The Harmony Conceptual Scheme.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8085-2020 be given first reading.

Option #2: THAT application PL20200090 be denied.

APPLICATION REQUIREMENTS:

Standard technical requirements apply under policy.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

JKwan/llt

APPENDICES:

APPENDIX 'A': Bylaw C-8085-2020 & Schedule A
APPENDIX 'B': Map Set

Administration Resources
Johnson Kwan, Planning and Development Services

ROCKY VIEW COUNTY

BYLAW C-8085-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Direct Control Bylaw C-6688-2008 (DC-129).

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-8085-2020*.

Definitions

2 Words in this Bylaw have the same meaning as those set out in the Direct Control Bylaw C-6688-2008 (DC-129), Land Use Bylaw C-4841-97, and the *Municipal Government Act* except for the definitions provided below:

(1) **"Council"** *means* the duly elected Council of Rocky View County;

(2) **"*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 Direct Control District (DC-129, Bylaw C-6688-2008) be amended as detailed in Schedule A forming part of this Bylaw.

Transitional

4 Bylaw C-8085-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this_____day of _____, 2020

PUBLIC HEARING HELD this _____day of _____, 2020

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

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

_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

ROCKY VIEW COUNTY

SCHEDULE 'A'
FORMING PART OF BYLAW C-8085-2020

Amendment #1

Amend Section 5.2.0 as follows:

The lands within VC-1 Cell shall be notationally divided into two areas (Area A and Area B) ~~and sub-cells~~, as per Schedule "C", in order to apply permitted uses. ~~and development regulations~~. ~~The location, size, and shape of each area are approximate and will be more precisely determined at the subdivision stage in a form and substance satisfactory to the County.~~ Proposed development within each Area is to be and in accordance with the architectural guidelines at time of development permit.

Amendment #2

Add the 'Wellness Resort' as a use under Section 5.3.1 Village Core 1 Development Cell (VC-1) Area A

5.3.1.52 *Wellness Resort*

Amendment #3

Amend Section 5.4.0 as follows:

5.4.0 Minimum Setback Requirements:

a) The minimum building setback to a property line is 0 m (0 ft).

~~a) Cell A (High Street - Waterfront Plaza):~~

~~i) Front Yard:~~
~~.1 Mixed-Use Development/Commercial Development: 0 m (0 ft).~~
~~.2 All other uses: 3.5 m (11.8 ft).~~

~~ii) Side Yard:~~
~~.1 Mixed-Use Development/Commercial Development: 0 m (0 ft).~~
~~.2 All other uses: 1.2 m (3.9 ft).~~

~~iii) Rear Yard:~~
~~.1 Mixed-Use Development/Commercial Development: 2 m (6.6 ft).~~
~~.2 All other uses: 3.0 m (11.5 ft).~~

~~b) Cell B (Core Avenue):~~

~~i) Front Yard:~~
~~.1 Mixed-Use Development / Commercial Development/ *Dwelling, Multi-Family* east of Cell A: 0 m (0 ft).~~
~~.2 All other uses: 2.5 m (8.2 ft).~~

~~ii) Side Yard: 1.2 m (3.9 ft).~~

~~iii) Rear Yard: 6.0 m (20 ft).~~

ROCKY VIEW COUNTY

~~c) Cell C (Beach Club Area):~~

~~i) Front Yard: 2.5 m (8.2 ft).~~

~~ii) Side Yard: 3.5 m (11.5 ft).~~

~~iii) Rear Yard: 3.0 m (9.8 ft).~~

~~d) Cell D (Balance of Village Core and Peninsula)~~

~~i) Front Yard: 2.5 m (8.2 ft).~~

~~ii) Side Yard:~~

~~.1 Dwelling Multi-Family; Dwelling, Semi-Detached; Dwelling, Single-Detached; Dwelling, Row: 1.2 m (3.9 ft).~~

~~.2 All other uses: 3.5 m (11.5 ft).~~

~~iii) Rear Yard: 3.0 m (9.8 ft).~~

Amendment #4

Delete Section 5.6.0 b) vii) Building Orientation and Design – Residential Area as follows:

~~vii) For *residential units* with front *attached garages*, driveway lengths need to be a minimum length of 6.0 m (19.69 ft) from back of sidewalk or road curb to the front of the garage.~~

Amendment #5

Amend Section 5.8.0 a) Live/Work Units as follows:

a) That portion used for work purposes shall be restricted to the ground floor only ~~and shall not exceed 50% of the gross floor area of all floors in the live/work unit~~.

Amendment #6

Delete Section 5.8.0 e) Live/Work Units as follows:

~~e) The non-residential components of live/work units shall be limited to the uses in this Cell.~~

Amendment #7

Delete Section 5.8.0 g) Live/Work Units as follows:

~~g) *Residential units* shall not be located below the second storey of the buildings on the High Street Site or the Waterfront Plaza Street excluding stairwells/entranceways.~~

Amendment #8

Amend Section 5.8.0 h) Live/Work Units as follows:

h) Except as provided elsewhere in this Bylaw, a portion of the *residential unit* may be located on the same floor as a non-residential use in the Mixed-Use / Commercial Areas ~~provided it is no more than 30% of the net floor area excluding stair entry~~.

ROCKY VIEW COUNTY

Amendment #9

Delete Section 5.8.0 j) Live/Work Units as follows:

~~j) Except as provided in this Bylaw, the *residential unit* shall not be located at street level in the Mixed-Use / Commercial areas.~~

Amendment #10

Delete Section 5.8.0 k) Live/Work Units as follows:

~~k) Separate entrances shall be provided for the commercial and residential uses. Each entrance shall have direct or indirect (via a common hallway) access to a public street or parking area in the Mixed-Use / Commercial areas.~~

Amendment #11

Delete Section 5.9.0 b) Mixed-Use Development and Commercial Development as follows:

~~b) *Residential units* and commercial premises shall not be permitted on the same storey of a building.~~

Amendment #12

Delete Section 5.9.0 c) Mixed-Use Development and Commercial Development as follows:

~~c) *Residential units* shall not be located on the ground floor of a building excluding stairwells/entranceways to access such units.~~

Amendment #13

Amend Section 5.12.0 b) Retaining Walls and Fences as follows:

The height of a fence above grade measured at any point along the fence line, including the height of any retaining wall, which represents a logical vertical extension of the fence, shall not exceed ~~1.8 m (5.9 ft)~~ 2.0 m (6.56 ft) unless otherwise allowed by the County.

Amendment #14

Delete Section 5.13.0 Special Regulations as follows:

~~5.13.0 Special Regulations~~

~~5.13.1 Notwithstanding Section 5.3.2, the following uses are not permitted within Cell C:~~

~~a. Dwelling, Multi-Family~~
~~b. Dwelling, Row~~
~~c. Dwelling, Semi-Detached~~
~~d. Dwelling, Single Detached~~
~~e. Secondary Suite~~

ROCKY VIEW COUNTY

~~5.13.2 Notwithstanding 5.5.0 g), the maximum size of Retail Store, Local within Cell C is 464.5 m^2 (5,000 ft^2).~~

Amendment #14

Amend Section 8.7.1 Village Residential 1 Development Cell Special Regulations as follows:

The front driveway connecting a garage (attached and/or detached) to a public road shall be a minimum ~~length~~ of 6.0 m (19.68 ft) in length, ~~when~~ measured from ~~the back of a curb or back of sidewalk to the front of the garage whichever is greater.~~:

1. the back of the public sidewalk to the front of the garage; or
2. the road curb where there is no public sidewalk to the front of the garage.

ROCKY VIEW COUNTY

Amendment #15

Amend Table 1 – Village Residential Parcel Regulations as follows:

TABLE 1 (8.5.1) - Village Residential Parcel Regulations

HOUSING TYPE [g]	LOT ~~WIDTH~~ FRONTAGE [g]		MINIMUM LOT AREA m^2 (ft^2)	MINIMUM FRONT YARD SETBACKS		MINIMUM REAR YARD SETBACKS		MINIMUM SIDE YARD SETBACKS [a]		MAXIMUM RATIO OF GARAGE TO TOTAL BUILDING FACE (%)	MAXIMUM LOT COVERAGE (%)
	Minimum	Maximum		Principal Building	Garage/Accessory Building	Principal Building	Attached or Detached Garage/Accessory Building	Principal Building/Attached Garage	Detached Garage/ Accessory Building		
	Metres (Feet)			Metres (Feet)		Metres (Feet)		Metres (Feet)			
REAR ACCESS											
Single Detached	13.41 (44.00)	~~15.23~~ 15.24 ~~(49.99)~~ (50.00)	526.00 (5,661.82)	6.00 (19.69)	N.P.	9.00 (29.53) [b]	**Attached or Detached Garage** Minimum 6.00 (19.69) or Maximum 0.91 (3.00) **Accessory Building** 0.60 (1.97)	4.26 total/2.74 one side (14.00 total/9.00 one side)	~~1.52 (5.00)/0 if building side is constructed of maintenance-free materials~~ 0.60 (1.97)	N.A.	40
	~~15.24~~ 15.25 ~~(50.00)~~ (50.01)	N.A.	607.00 (6,533.69)					4.88 total/3.35 one side (16.00 total/11.00 one side)		N.A.	
Semi-Detached	10.36 (34.00)		324.00 (3,487.51)			7.50 (24.60) [b]		1.52 (5.00)/0 from property line on which a party wall is located	1.82 (6.00)/0 from property line on which a party wall is located	N.A.	55
Townhomes	9.14 (30.00)		243.00 (2,615.63)					1.52 (5.00)/0 from property line on which a party wall is located	2.43 (8.00)/0 from property line on which a party wall is located	N.A.	60
FRONT ACCESS											
Single Detached	18.29 (60.00)	~~24.37~~ 24.38 ~~(79.99)~~ (80.00)	728.00 (7,836.13)	6.00 (19.69)		9.00 (29.53)	**Attached or Detached Garage** [f] Minimum 6.00 (19.69) or Maximum 0.91 (3.00) **Accessory Building** 0.60 (1.97)	5.48 total/3.35 one side (18.00 total/11.00 one side) [c]	0.60 (1.97)	60 [d]	35
	~~24.38~~ 24.39 ~~(80.00)~~ (80.01)	~~30.47~~ 30.48 ~~(99.99)~~ (100.00)	1012.00 (10,893.08)	9.00 (29.53) [e]		10.50 (34.45)		6.70 total/4.57 one side (22.00 total/15.00 one side) [c]		50 [d]	
	~~30.48~~ 30.49 ~~(100.00)~~ (100.01)	N.A.	1,335.00 (14,369.82)			12.00 (39.37)		9.14 total/6.09 one side (30.00 total/20.00 one side) [c]		45 [d]	
Semi-Detached	13.41 (44.00)		404.00 (4,348.62)	6.00 (19.69)		7.50 (24.60)	**Attached or Detached Garage** N.P. **Accessory Building** 0.60 (1.97)	1.52 (5.00)/0 from property line on which a party wall is located	1.82 (6.00)/0 from property line on which a party wall is located	N.A. [d]	50
Townhomes	10.97 (36.00)		319.00 (3,433.69)						2.43 (8.00)/0 from property line on which a party wall is located	60 [d]	55

a. For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion.

~~b. Where a rear garage is attached to the principle building, the minimum rear yard setback shall be 6.00 metres (19.69 feet) or a maximum of 0.91 m (3.00 feet).~~

c. Where a rear garage is accessed from the front of the lot, the minimum side yard setback shall be 2.44 metres (8.00 feet).

d. If garage front is parallel to street then garage eaveline shall not project greater than 2.43 metres (8.00 feet) from the eaveline of the house front.

e. Minimum front yard reduced to 6.10 metres (20.00 feet) if garage doors do not face the street is oriented perpendicular to street.

f. Where a lot has both front and rear access, the setbacks shall apply based on the garage location indicated on the Building Grade plan. Multiple access can be permitted where they are indicated on the Building Grade plan and approved through the Architectural Control process. If driveway access is provided to a rear garage from both the front and the rear (i.e. a drive-through garage), the minimum 6.00 (19.69) and maximum 0.91 (3.00) attached/detached garage rear setbacks apply.

g. Housing Types and lot frontages are identified for each parcel in the Lot Frontage Plan, provided by the developer.

* N/A indicates "Not Applicable"
** N.P. indicates "Not Permitted"

ROCKY VIEW COUNTY

Amendment #16

Amend Section 9.7.1 Village Residential 2 Development Cell Special Regulations as follows:

The front driveway connecting a garage (attached and/or detached) to a public road shall be a minimum ~~length~~ of 6.0 m (19.68 ft) in length, ~~when~~ measured from ~~the back of a curb or back of sidewalk to the front of the garage whichever is greater~~:

1. the back of the public sidewalk to the front of the garage; or
2. the road curb where there is no public sidewalk to the front of the garage.

ROCKY VIEW COUNTY

Amendment #17 Amend Table 2 – Village Residential 2 Parcel Regulations as follows:

TABLE 2 (9.5.1) – Village Residential 2 Parcel Regulations

HOUSING TYPE [g]	LOT ~~WIDTH~~ FRONTAGE [g]		MINIMUM LOT AREA m^2 (ft^2)	MINIMUM FRONT YARD SETBACKS		MINIMUM REAR YARD SETBACKS		MINIMUM SIDE YARD SETBACKS [a]		MAXIMUM RATIO OF GARAGE TO TOTAL BUILDING FACE (%)	MAXIMUM LOT COVERAGE (%)
	Minimum	Maximum		Principal Building	Garage/Accessory Building	Principal Building	Attached or Detached Garage/Accessory Building	Principal Building/ Attached Garage	Detached Garage/ Accessory Building		
	Metres (Feet)			Metres (Feet)		Metres (Feet)		Metres (Feet)			
REAR ACCESS											
Single Detached	11.58 (38.00)	~~13.40~~ 13.41 ~~(43.99)~~ (44.00)	380.00 (4,090.27)	4.50 (14.76)	N.P.	9.00 (29.53) [b]	**Attached or Detached Garage** Minimum 6.00 (19.69) or Maximum 0.91 (3.00) **Accessory Building** 0.60 (1.97)	3.05 total/1.52 one side (10.00 total/5.00 one side)	~~1.52 (5.00)/0 if building side is constructed of maintenance-free materials~~ 0.60 (1.97) ~~1.52 (5.00) one side~~	N.A.	45
	~~13.41~~ 13.42 ~~(44.00)~~ (44.01)	~~15.23~~ 15.24 ~~(49.99)~~ (50.00)	442.00 (4,736.12)	6.00 (19.69)				3.66 total/1.52 one side (12.00 total/5.00 one side)			45
	~~15.24~~ 15.25 ~~(50.00)~~ (50.01)	N.A.	500.00 (5,381.96)					4.26 total/1.52 one side (14.00 total/5.00 one side)			
Single-Detached (Wide Shallow) [c]	17.07 (56.00)		460.00 (4,951.40)	4.50 (14.76)		7.50 (24.60) [b]		3.66 total/1.52 one side (12.00 total/5.00 one side)			45
Semi-Detached	10.36 (34.00)		310.00 (3,336.81)	6.00 (19.69)			**Attached/Detached Garage** ~~0.91 (3.00)~~ N.A. **Accessory Building** 0.60 (1.97)	1.52 (5.00)/0 from property line on which a party wall is located	1.82 (6.00)/0 from property line on which a party wall is located		55
Townhomes	6.10 (20.00) two party walls / 9.14 (30.00) one party wall		200.00 (2,152.78)	4.50 (14.76)				1.52 (5.00)/0 from property line on which a party wall is located	2.43 (8.00)/0 from property line on which a party wall is located		60
FRONT ACCESS											
Single Detached	~~12.09~~ 12.19 (40.00)	~~14.01~~ 14.02 ~~(45.99)~~ (46.00)	395.00 (4,251.75)	6.00 (19.69)		~~9.00 (29.53)~~ 8.00 (26.24)	**Attached or Detached Garage** [f] Minimum 6.00 (19.69) or Maximum 0.91 (3.00) **Accessory Building** 0.60 (1.97)	3.05 total/1.52 one side (10.00 total/5.00 one side) [c]	0.60 (1.97)	~~7567~~ [d]	45
	~~14.02~~ 14.03 ~~(46.00)~~ (46.01)	~~18.28~~ 18.29 ~~(59.99)~~ (60.00)	460.00 (4,951.40)					3.66 total/1.52 one side (12.00 total/5.00 one side) [c]		65 [d]	40
	~~18.29~~ 18.30 ~~(60.00)~~ (60.01)	~~24.28~~ 24.38 ~~(79.99)~~ (80.00)	600.00 (6,458.35)			9.00 (29.53)		4.87 total/1.52 one side (16.00 total/5.00 one side) [c]		60 [d]	
	~~24.29~~ 24.39 ~~(80.00)~~ (80.01)	~~30.47~~ 30.48 ~~(99.99)~~ (100.00)	800.00 (8,611.13)	9.00 (29.53) [e]		10.50 (34.45)		5.48 total/1.52 one side (18.00 total/5.00 one side) [c]		50 [d]	35
	~~30.48~~ 30.49 ~~(100.00)~~ (100.01)	N.A.	1,000.00 (10,763.91)			12.00 (39.37)		6.70 total/2.13 one side (22.00 total/7.00 one side) [c]		45 [d]	
Single Detached (Wide Shallow)	21.95 (72.00)	N.A.	570.00 (6,135.43)	4.50 (14.76)		9.00 (29.53)		4.26 total/1.52 one side (14.00 total/5.00 one side) [c]		60 [d]	40
Semi-Detached	~~13.41 (44.00)~~ 11.58 (38.00)	13.40 ~~(43.99)~~ (44.00)	324.00 (3,487.51)	6.00 (19.69)		7.50 (24.60)	**Attached or Detached Garage** ~~N.A.~~ N.P. **Accessory Building** 0.60 (1.97)	1.52 (5.00)/0 from property line on which a party wall is located		65 [d]	50
	13.41 (44.01)	N.A.	402.00 (4,327.09)							60 [d]	
Townhomes	10.97 (36.00)	N.A.	328.00 (3,530.56)					1.52 (5.00)/0 from property line on which a party wall is located	2.43 (8.00)/0 from property line on which a party wall is located	65 [d]	55

ROCKY VIEW COUNTY

a. For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion.
~~b. Where a rear garage is attached to the principal building, the minimum rear yard setback shall be 6.00 metres (19.69 feet) or a maximum of 0.91 m (3.00 feet).~~
c. Where a rear garage is accessed from the front of the lot, the minimum side yard setback shall be 2.44 metres (8.00 feet).
d. If a garage front is parallel to street, then garage eaveline shall not project greater than 2.43 m (8.00 ft) from the eaveline ~~fo~~ of the house front.
e. Minimum front ~~yeard~~ yard reduced to 6.10 m (20.00 feet) if garage is oriented perpendicular to street.
f. Where a lot has both front and rear access, the setbacks shall apply based on the garage location indicated on the ~~Buildign~~ Building Grade plan. Multiple access can be permitted where they are indicated on the Building Grade plan and approved through the Architectural Control Process. If driveway access is provided to a rear garage from both the front and the rear (i.e. a drive-through garage), the minimum 6.00 (19.69) and maximum 0.91 (3.00) rear attached/detached garage setbacks apply.
g. Housing Types and lot frontages are identified for each parcel in the Lot Frontage Plan, provided by the developer.

ROCKY VIEW COUNTY

Amendment #18
Add the following definitions under Section 10.0

Front Yard Setback – Unless otherwise specified, the *Front Yard Setback* means the perpendicular distance as measured between that part of a *building* nearest to the *front property line*.

Lot Frontage – The distance between the side properly lines measured at a point set back 6 m from either the *front property line* or *rear property line* (whichever is shortest) utilizing an angle perpendicular to the average azimuth angles of the two *side property lines*. *Lot Frontages* are calculated at time of subdivision and identified for each parcel in the Lot Frontage Plan, provided by the developer.

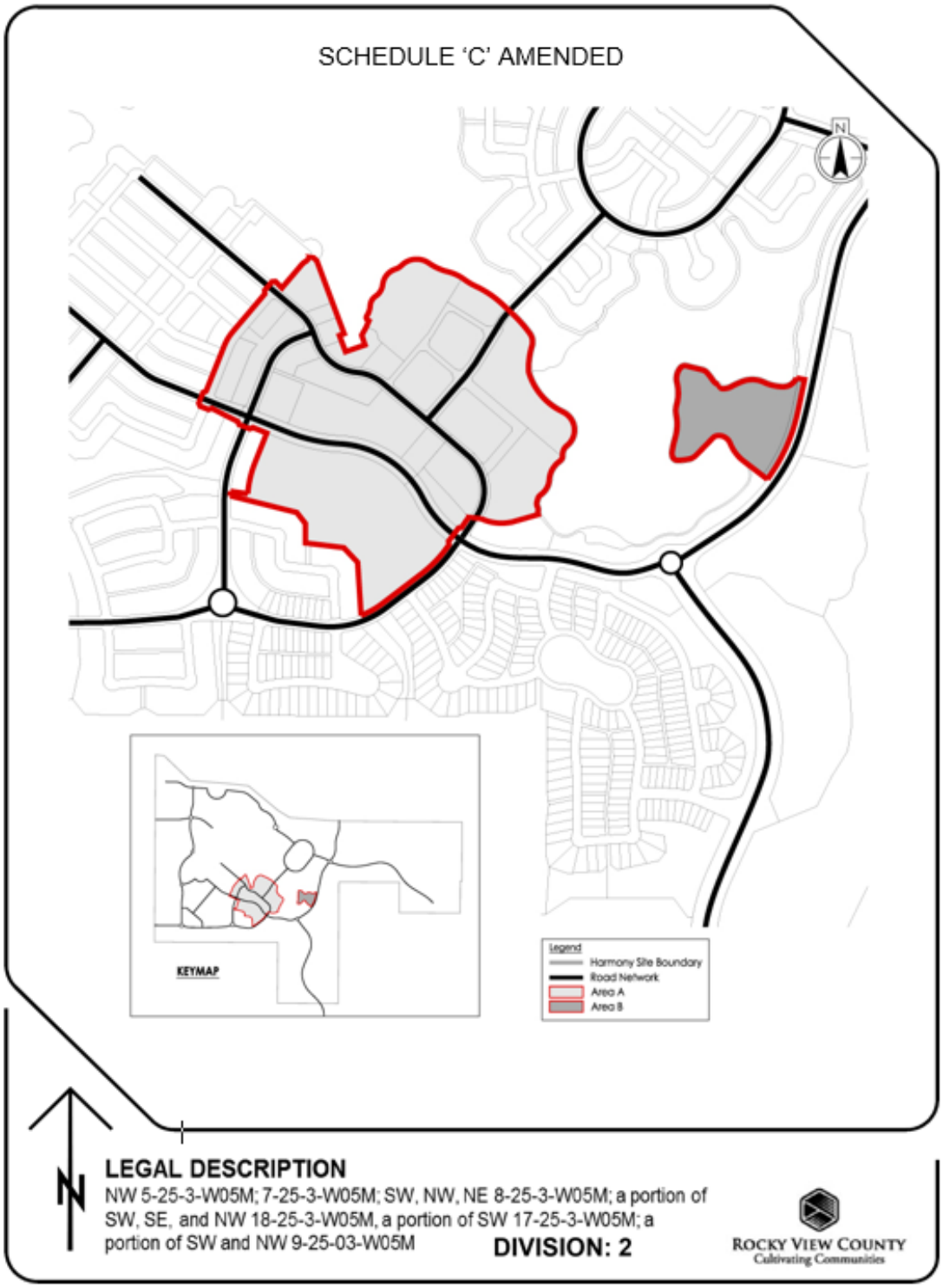
Rear Yard Setback - Unless otherwise specified, the *Rear Yard Setback* means the perpendicular distance as measured between that part of a *building* nearest to the *rear property line*.

Side Yard Setback - Unless otherwise specified, the *Side Yard Setback* means the perpendicular distance as measured between that part of a *building* nearest to the *side property line*.

ROCKY VIEW COUNTY

Amendment #19

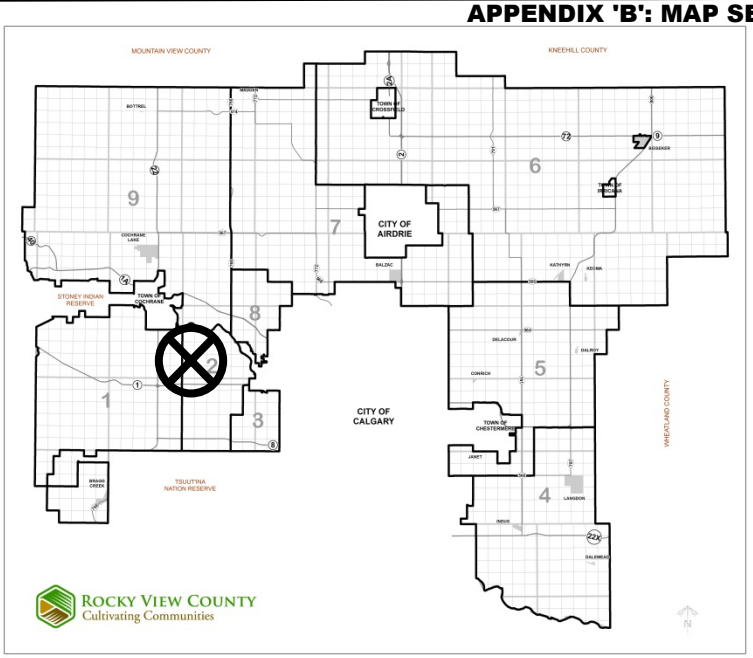
Replace the existing Schedule 'C' with the following map:

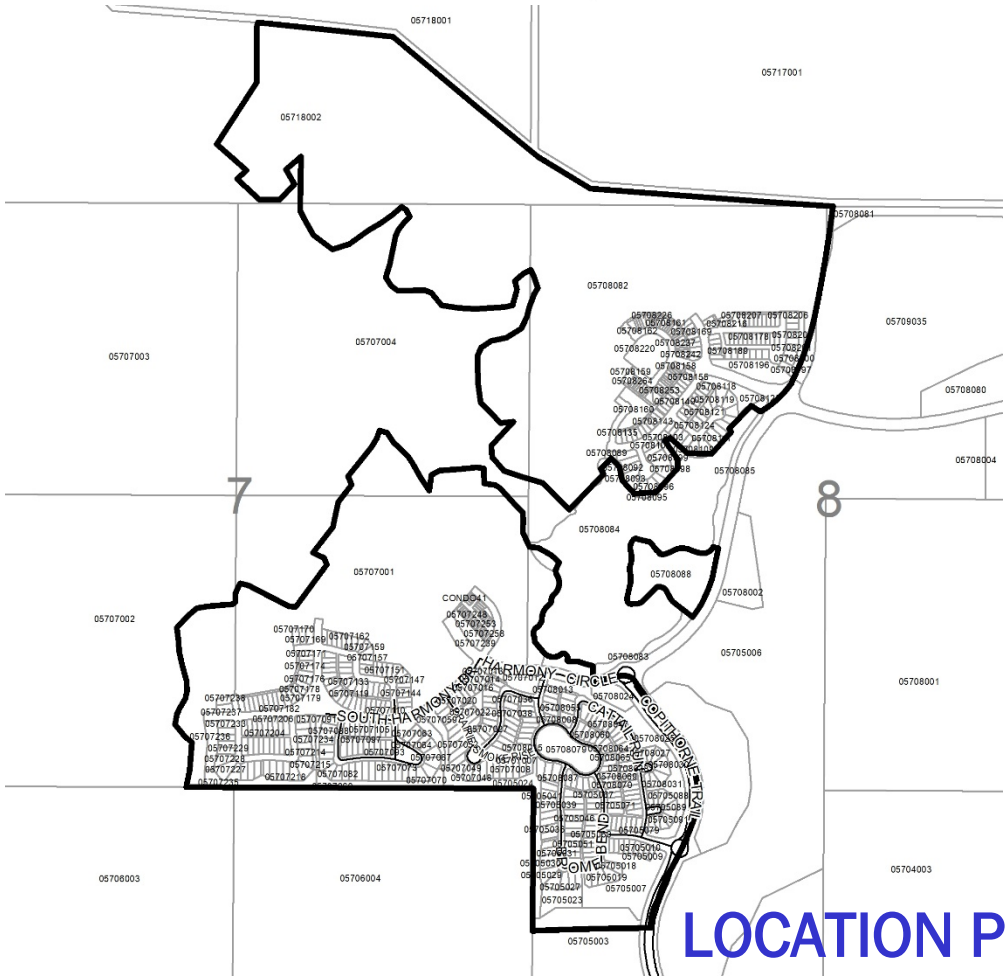


ROCKY VIEW COUNTY

Overall Abbreviations, Numbering, Grammar, Spelling and Punctuation

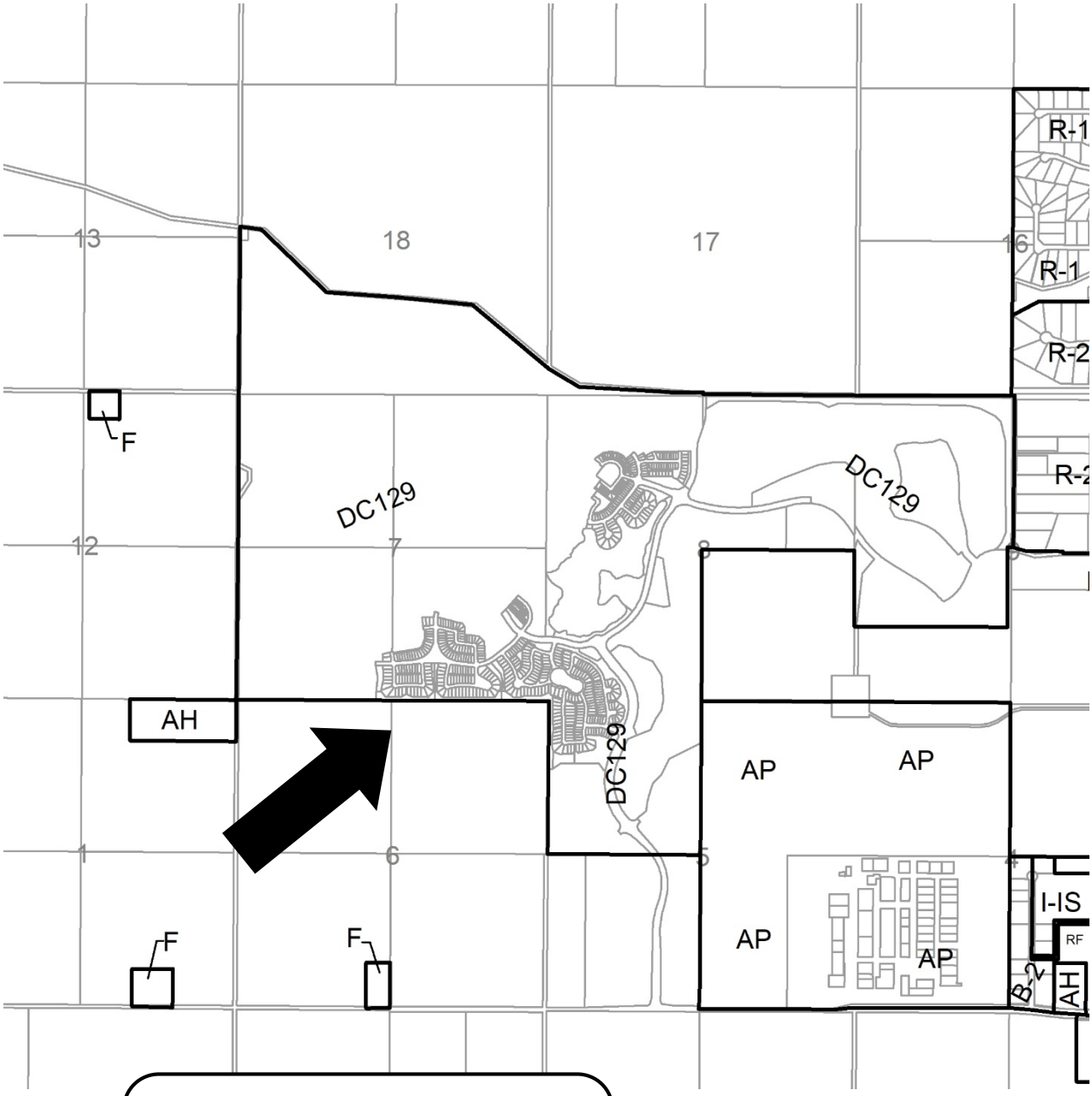
- Renumbering the Bylaw as required.
- Wherever the renumbering of the Bylaw affects a numbering reference elsewhere in the Bylaw, adjust the affected reference.
- Italicize all definitions within the Bylaw.
- Without changing the meaning or intent of the Bylaw, correct all grammatical, spelling, punctuations and spacing errors.
- Without changing the meaning or intent of the Bylaw, relabel 'The Municipal District of Rocky View No. 44' to 'Rocky View County'.





VR-1, VR-2 and VC-1 within DC-129

Date: August 7, 2020 **Division # 2** **File:** PL20200090



	Ranch and Farm	B-1	Highway Business
RF2	Ranch and Farm Two	B-2	General Business
RF3	Ranch and Farm Three	B-3	Limited Business
AH	Agricultural Holding	B-4	Recreation Business
F	Farmstead	B-5	Agricultural Business
R-1	Residential One	B-6	Local Business
R-2	Residential Two	NRI	Natural Resource Industrial
R-3	Residential Three	HR-1	Hamlet Residential Single Family
DC	Direct Control	HR-2	Hamlet Residential (2)
PS	Public Service	HC	Hamlet Commercial
		AP	Airport

LAND USE MAP

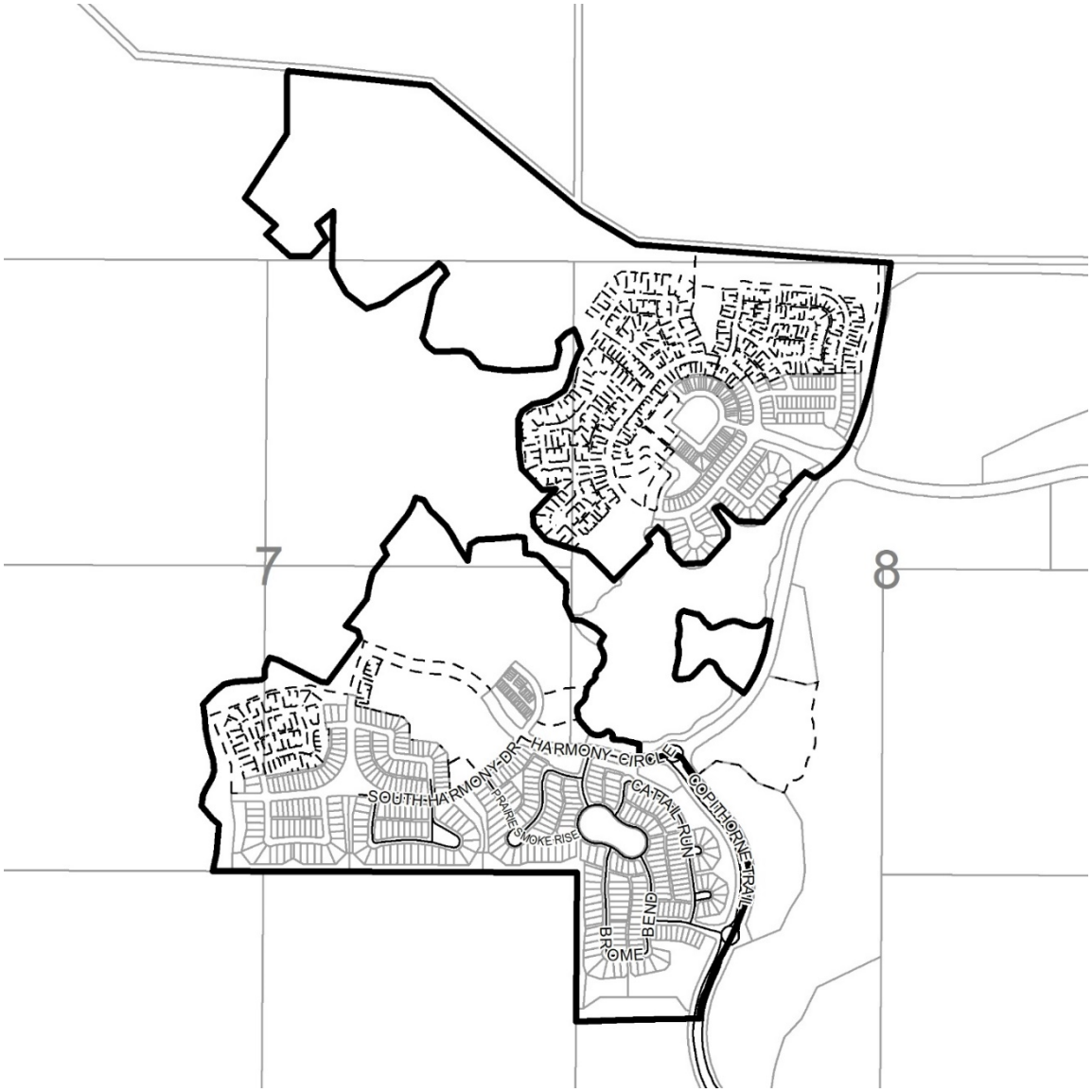
N

VR-1, VR-2 and VC-1 within DC-129

Date: August 7, 2020 **Division # 2** **File:** PL20200090

PL20200090: Textual amendments to Direct Control Bylaw (DC-129) to adjust the Development Regulations for:

- Village Residential 1 Development Cell (VR-1, Sections 8.7.0, Table 1),
- Village Residential 2 Development Cell (VR-2, Sections 9.7.0, Table 2),
- Village Core 1 Development Cell (VC-1, Sections 5.2.0., 5.3.1, 5.4.0, 5.6.0, 5.8.0, 5.9.0, 5.12.0, 5.13.0),
- Definition (Section 10), and Schedules A and C.

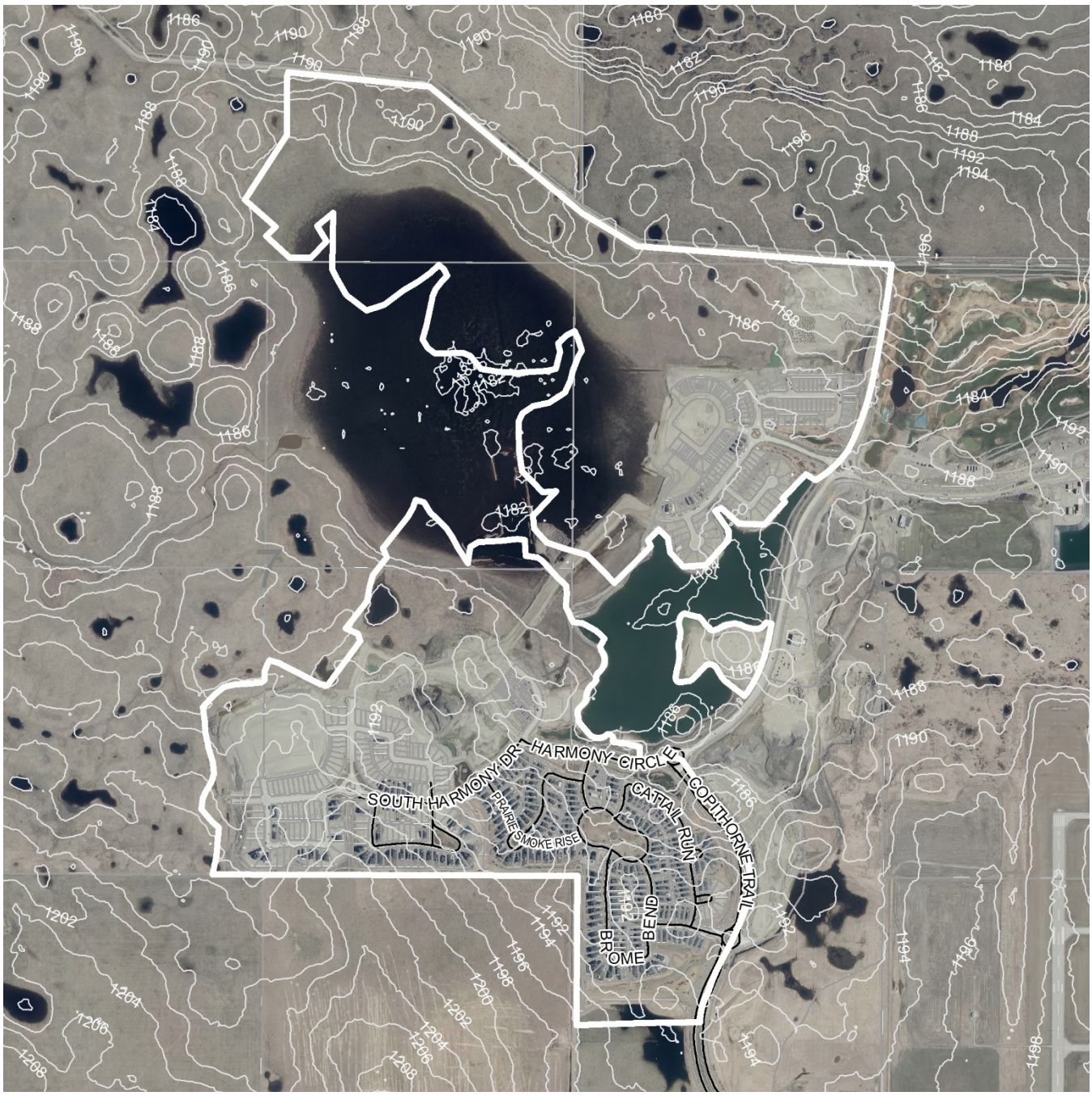


DEVELOPMENT PROPOSAL

N

VR-1, VR-2 and VC-1 within DC-129

Date: August 7, 2020 **Division # 2** **File:** PL20200090



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

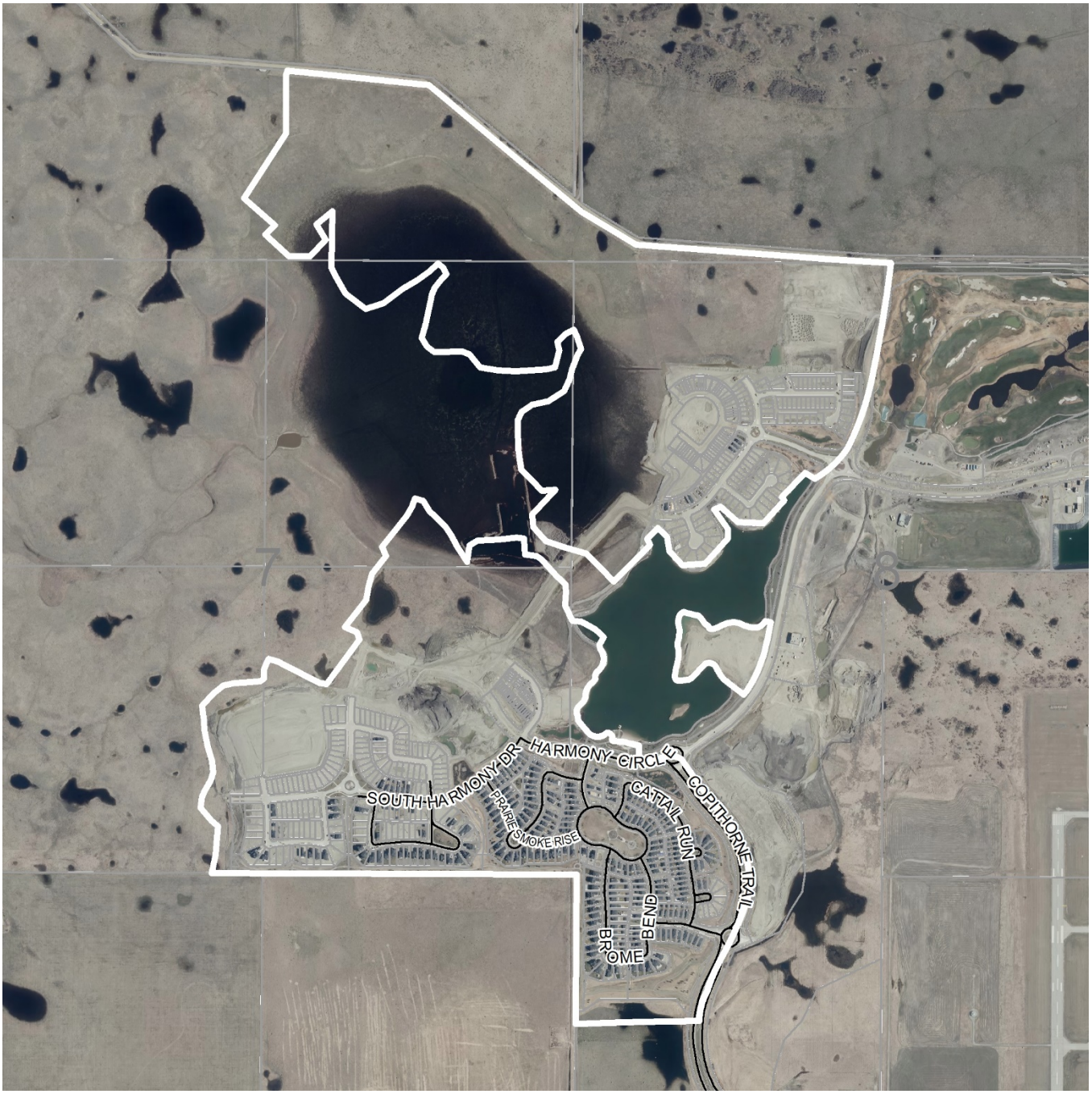
TOPOGRAPHY

Contour Interval 2 M

N

VR-1, VR-2 and VC-1 within DC-129

Date: August 7, 2020 **Division # 2** **File:** PL20200090



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

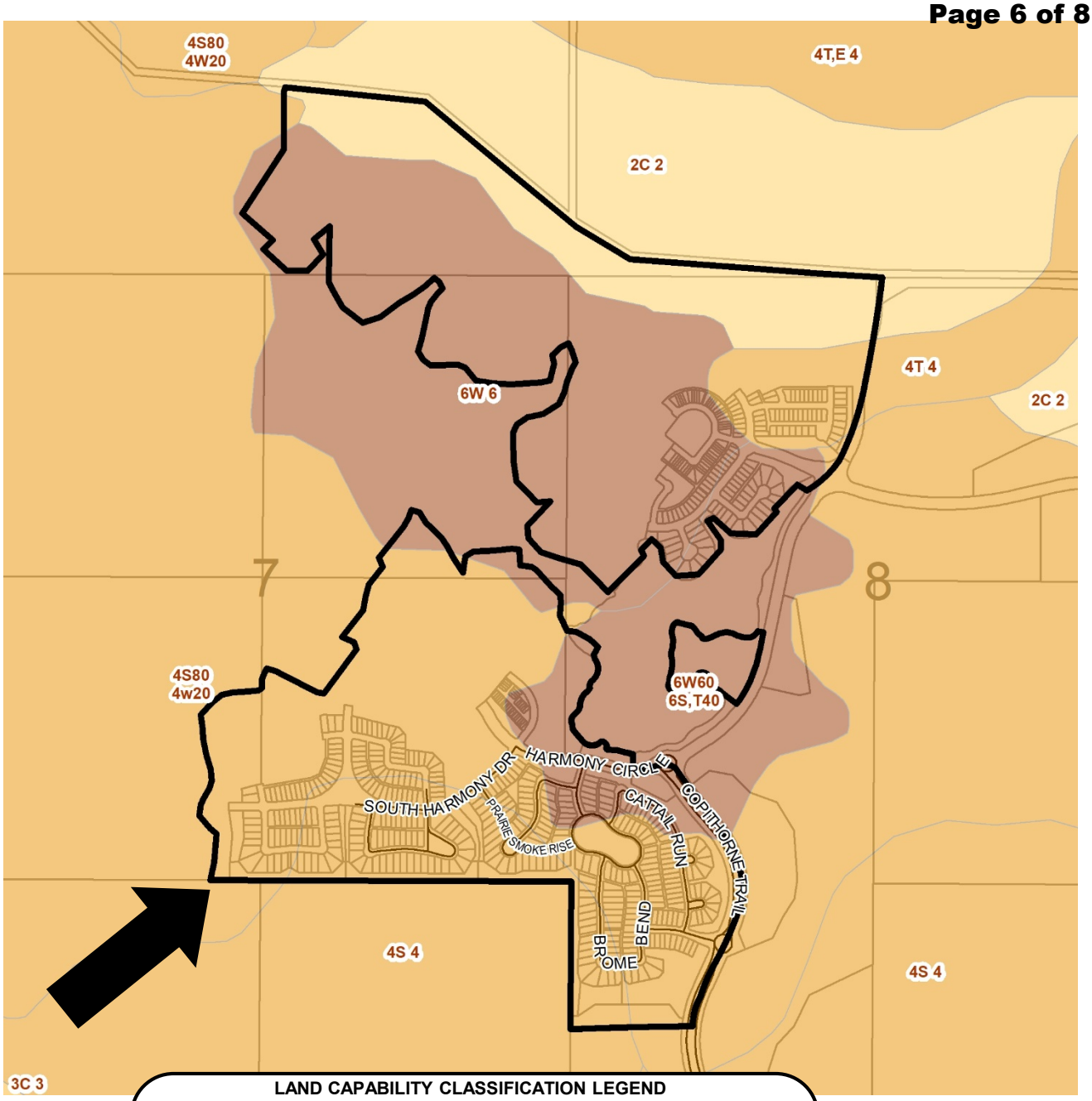
AIR PHOTO

Spring 2020

N

VR-1, VR-2 and VC-1 within DC-129

Date: August 7, 2020 **Division # 2** **File:** PL20200090



LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

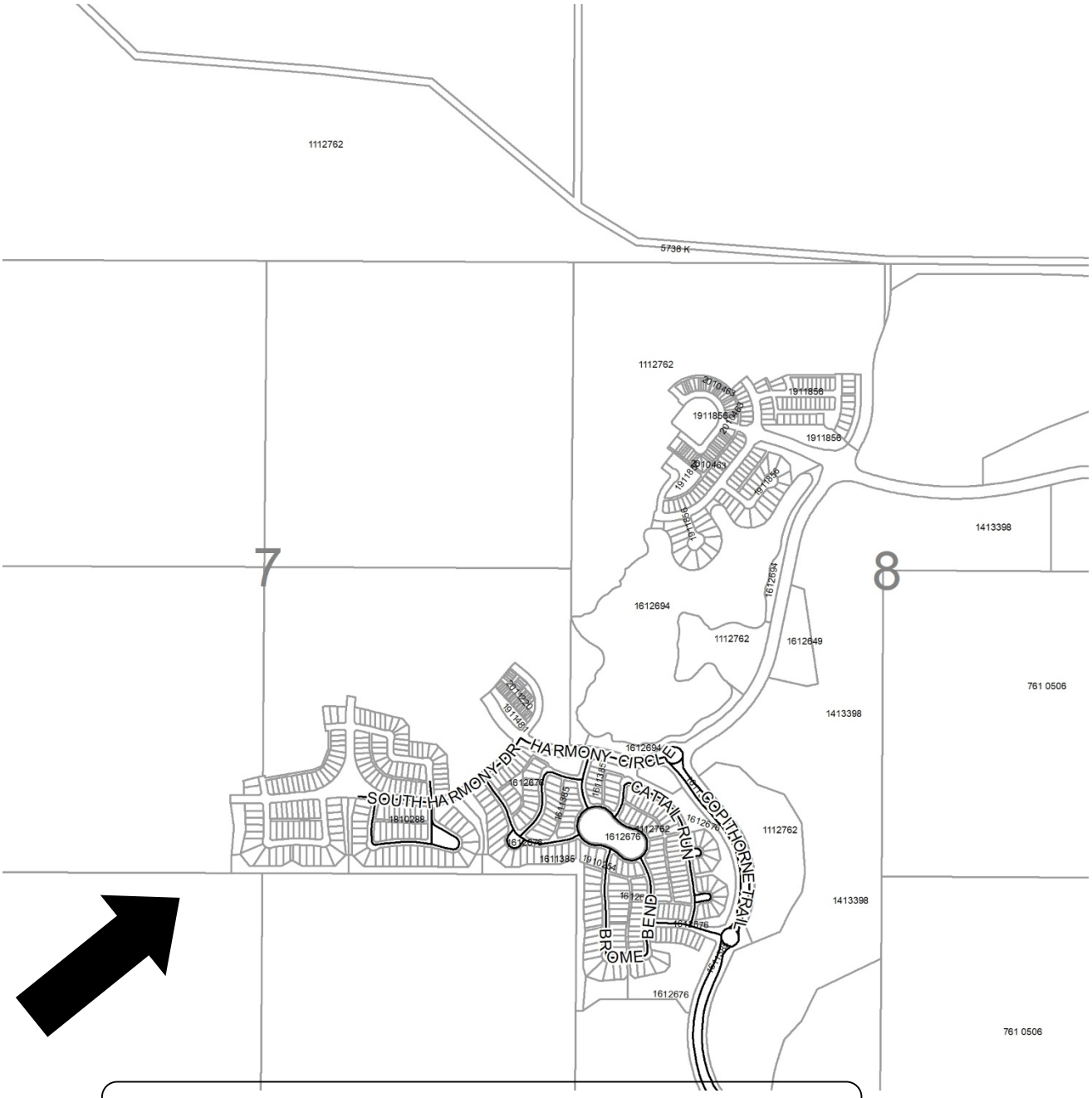
CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high sodicity
5 - Very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

SOIL MAP

N

VR-1, VR-2 and VC-1 within DC-129

Date: August 7, 2020 **Division # 2** **File:** PL20200090



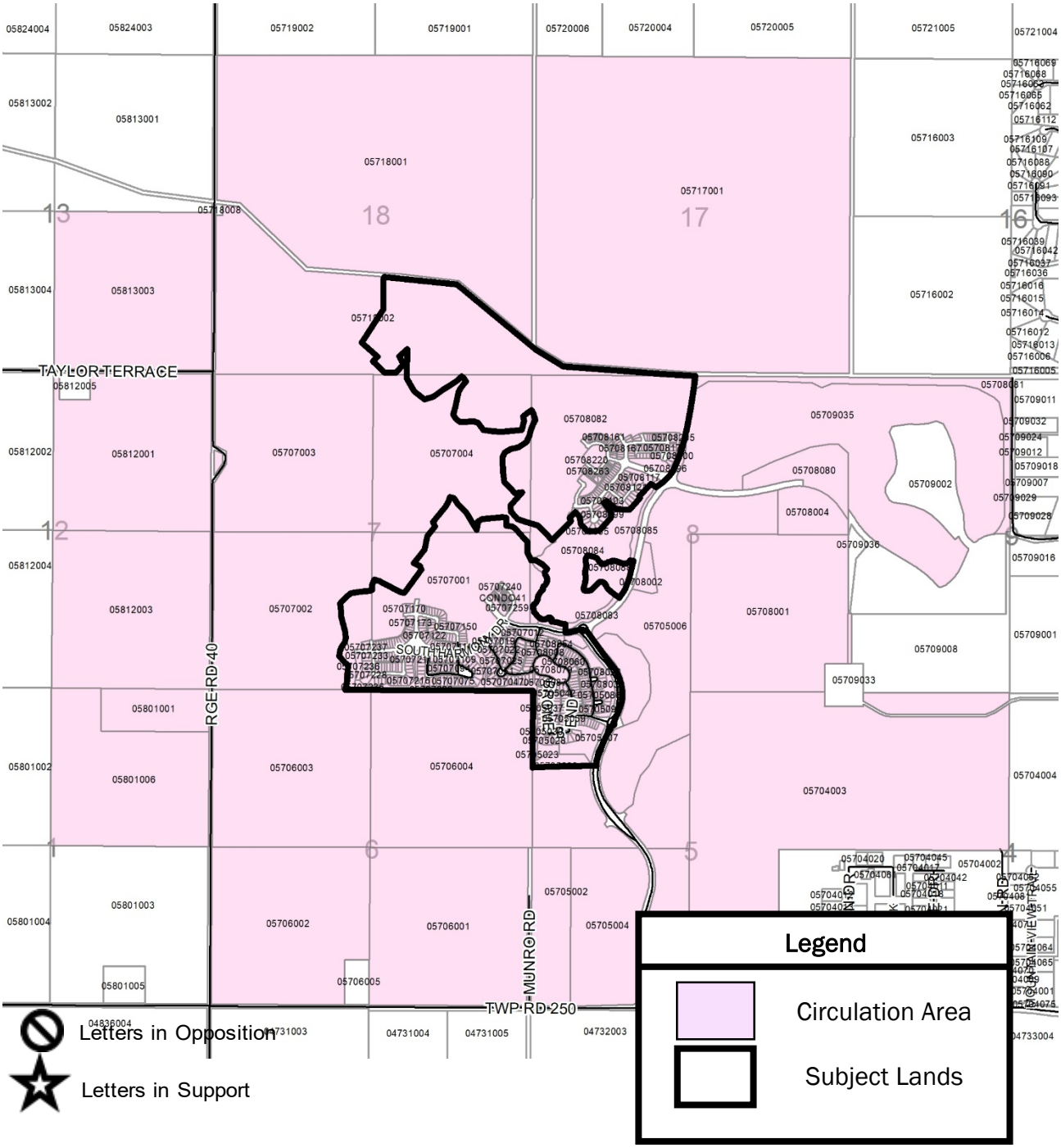
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

VR-1, VR-2 and VC-1 within DC-129

Date: August 7, 2020 **Division # 2** **File:** PL20200090



LANDOWNER CIRCULATION AREA

N

VR-1, VR-2 and VC-1 within DC-129

Date: August 7, 2020 **Division # 2** **File:** PL20200090

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: October 6, 2020 **DIVISION:** 5

FILE: 03230002 **APPLICATION:** PL20200074

SUBJECT: First Reading Bylaw - Redesignation Item: Light Industrial Use

PURPOSE: To redesignate the subject lands from Business, Agriculture District, and Agricultural, Small Parcel District to Direct Control District, for the creation of a recreational vehicle facility with 323 permanent sites and 10 short-term sites.

GENERAL LOCATION: Located 4.0 kilometres (2.5 miles) west of the Hamlet of Langdon, northeast of the intersection of Highways 791 and 560.

APPLICANT: Watt Consulting Group (Tibor Tuss)

AFFECTED AREA: ± 83.56 acres

POLICY DIRECTION: The County Plan.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8086-2020 be given first reading.

Option #2: THAT application PL20200074 be denied.

APPLICATION REQUIREMENTS:

Standard technical requirements apply under policy.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

SK/llt

APPENDICES:

APPENDIX 'A': Bylaw C-8086-2020 & Schedule A
APPENDIX 'B': Maps

Administration Resources
Stefan Kunz, Planning and Development Services

ROCKY VIEW COUNTY

BYLAW C-8086-2020

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-8086-2020.*

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) **"Accessory Buildings"** means any permanent structure on the site which may or may not require servicing, as is accessible to all members of the development. These include but are not limited to:

a. Recreational Buildings;

b. Community Buildings;

c. Workshops;

(2) **"Council"** *means* the duly elected Council of Rocky View County;

(3) **"Detached Single Family Dwelling"** means a building over 5 meter(16.4 feet) in width containing one dwelling unit which is completely separated on all sides from any other dwelling or structure and, except as otherwise allowed by this Bylaw;

(4) **"Developer"** refers to the owner and operator of the Lands;

(5) **"Development"** means:

a. any excavation or stockpile and the creation of either of them;

b. a Building or an addition to, or replacement, or repair of a Building and the construction of placing in, on, over or under land of any of them;

c. a change in use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in a change of use of the land or the Building; or

d. a change in the intensity of the use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in the change of intensity of use of the land or the Building.

ROCKY VIEW COUNTY

(6) **"Mobile Single Family Dwelling"** means a dwelling unit, which may be moved or relocated with the use of equipment, but not on its own;

(7) **"*Municipal Government Act*"** means the *Municipal Government Act,* RSA 2000, c M-26, as amended or replaced from time to time;

(8) **"Plot Plan"** means a dimensional plan to scale which shows the boundaries of the site and the location of existing and or proposed buildings and the distances which separate buildings, proposed buildings, and boundaries;

(9) **"Professional Engineer"** is a professional engineer who is a member in good standing with the Association of Professional Engineers, Geologists and Geophysicists of Alberta (APEGGA);

(10) **"Recreation Vehicle Dwelling"** refers to a recreational vehicle which may be parked and skirted to have the appearance of a permanent structure;

(11) **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;

(12) **"Seniors"** persons who have attained the age of 50 years or more;

(13) **"Site Development Plan"** means a plan which shows each site within a Development Cell and the area within each site where a building could be located pursuant to Section 2.0.0 of this Bylaw;

(14) **"Storage Facilities"** referring to any non-permanent structure which may be moved without disassembly;

(15) **"Vehicle Storage and Parking Area"** means the area of a site set aside for the parking and /or storage of vehicles, including recreation vehicles;

Effect

3 THAT Part 5, Land Use Map No. 32 & 32 NW of Bylaw C-8000-2020 be amended by redesignating Area A, Plan 9710719, within SW-30-23-27-W4M from Business, Agriculture District, and Agricultural, Small Parcel District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT Area A, Plan 9710719, within SW-30-23-27-W4M is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

5 That the guidelines of the Direct Control District comprise:

1.0 General Regulations

2.0 Land Use Regulations

3.0 Definitions

4.0 Implementations

ROCKY VIEW COUNTY

1.0 GENERAL REGULATIONS

1.1. Notwithstanding any provisions to the contrary, the residents (lease holders) of the residential units or the subject lands shall be “Seniors”.

1.2. Except where specifically noted that Council approval is required, the Development Officer shall consider and decide on application for development permits for those uses which are listed as “Permitted Uses” and “Discretionary Uses” by this bylaw.

1.3. The Development Officer shall cause to be issued Development Permits which have been approved.

1.4. In addition to the “Permitted Uses” contemplated in Section 2 herein, the following shall be “Discretionary Uses” subject to the approval of the Municipality.

1.4.1 Private roads necessary for access; and private roads contemplated herein shall be constructed in accordance with geometric design guidelines and standards prepared by a professional engineer and submitted by the Developer to the satisfaction of the Municipality.

1.4.2 All utility distribution and collection systems necessary to service the Development (excluding water and sewage treatment and disposal systems).

1.4.3 Pedestrian pathways.

1.4.4 Parking and Loading facilities in accordance with Section 30 of the Land Use Bylaw.

2.0 LAND USE REGULATIONS

2.1. The purpose and intent of this District is to provide for the use of Lands to accommodate a seniors recreational facility with related ancillary uses, and provided for future development needs of the facility.

2.2. <u>List of Permitted Uses</u>

2.2.1 Detached Single Family Dwelling

2.2.2 Storage Facilities

2.3. <u>List of Discretionary Uses</u>

2.3.1 Mobile Single Family Dwelling

2.3.2 Recreation Vehicle Dwelling

2.3.3 Accessory buildings

a) Recreational Buildings

b) Community Building

2.3.4 Fences

2.4. Minimum and Maximum Requirements

2.4.1 Maximum area of Site – 33.82 hectares (83.56 acres)

The following requirements shall apply to all principal and accessory buildings only.

2.4.2 Minimum Front Yard

a) 7.62m (25 ft.) from edge of internal roadway

2.4.3 Minimum Side Yard

a) 0.91m (3 ft.) for Dwellings

b) 0.91m (3ft.) for Accessory Buildings

2.4.4 Minimum Rear Yard

a) 3.05m (10 ft.)

2.4.5 Maximum requirements of buildings or structures

a) Minimum site area 275 sq.m. (2,960 sq.ft)

b) Maximum structure height 7.92m (26 ft.)

c) Dwelling floor area 139.4 sq.m (1,500 sq.ft)

d) Storage Facility floor area 11.14 sq.m (1203 sq.ft)

e) Workshop floor area 557.42 sq.m (6000 sq.ft)

f) Community building 613.16 sq.m (6,600 sq.ft)

g) Recreational buildings 613.16 sq.m (6,600 sq.ft)

2.5. Site Access

2.5.1 Access to and from the development will be controlled by way of “key card” access.

2.5.2 Community building access will be available by “key card” access

2.5.3 Access to community “blocks” within the development will be controlled by “key card”

3.0 DEVELOPMENT REGULATIONS

ROCKY VIEW COUNTY

3.1. No development of the Lands for any use shall be permitted, no Development Permits or Building Permits for any use shall be issued by the Development Officer until:

3.1.1 The Developer has received the approval of Council and Alberta Environment with respect to the provision of private wastewater collection, treatment and disposal facilities within the Lands to service the proposed development and the Developer has submitted to and had approved by Council and Alberta Environment, complete plans and specifications thereof and said facilities have been substantially constructed and completed in accordance therewith, and;

3.1.2 The provisions of Section 3.1.0 b), c), d), e), f), g) and h) have been completed in form and substance satisfactorily to the Municipality;

3.1.3 All necessary licenses, permits and approvals have been received from Alberta Environment and the Municipality with respect to the design, location and operation of the sewage treatment facilities servicing the Lands or portions thereof to the satisfaction of the Municipality;

3.1.4 The Developer has received the approval of Council and Alberta Environment with respect to the provision of a private water supply,

3.1.5 Treatment and distribution system within the Lands to service the proposed residential subdivision and/or development and the Developer has submitted to and had approved by Council and Alberta Environment, complete plans and specifications thereof and said facilities have been substantially constructed and completed in accordance therewith, provided however, that the Municipality may endorse a plan of subdivision for the Lands or portions thereof, (provided the plan of subdivision is otherwise satisfactory) or issue development permits for residential development, if the Developer and the Municipality enter into a Development Agreement, and the developer deposits with the Municipality a Letter(s) of Credit in an amount(s) equivalent to the estimated total cost to complete the construction of the facilities according to the said plans and specifications as certified by independent qualified professionals at the developer's expense, all at the sole discretion and satisfaction of the Municipality; and

3.1.6 The provisions of Section 3.1.0 a), b), d), e), f), g) and h) have been completed in form and substance satisfactorily to the Municipality;

3.1.7 All necessary licenses, permits and approvals have been received from Alberta Environment with respect to a water supply and distribution system to service the Lands or portions thereof;

3.1.8 All necessary easements and rights-of-way related to the supply and distribution of power, water, gas and wastewater collection, treatment and disposal have been approved by the Municipality and registered concurrently with the final plan of development by the Developer against title to the Lands or portions thereof;

ROCKY VIEW COUNTY

3.1.9 The developer is solely responsible for the construction, maintenance, operation and inspection of all off-site and on-site sewer and water treatment facilities and appurtenances thereto.

3.2. Wastewater treatment and disposal systems utilizing septic tanks and tile fields are not permitted within the lands.

3.3. A minimum of 30% of the subject lands shall be landscaped in accordance with the site development plan.

3.4. All permanent structures on the subject lands shall conform to an architectural theme as approved by the development officer.

Severability

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

Effective Date

7 Bylaw C-8086-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this_____day of _____, 2020

PUBLIC HEARING HELD this_____day of _____, 2020

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

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

_____
Reeve

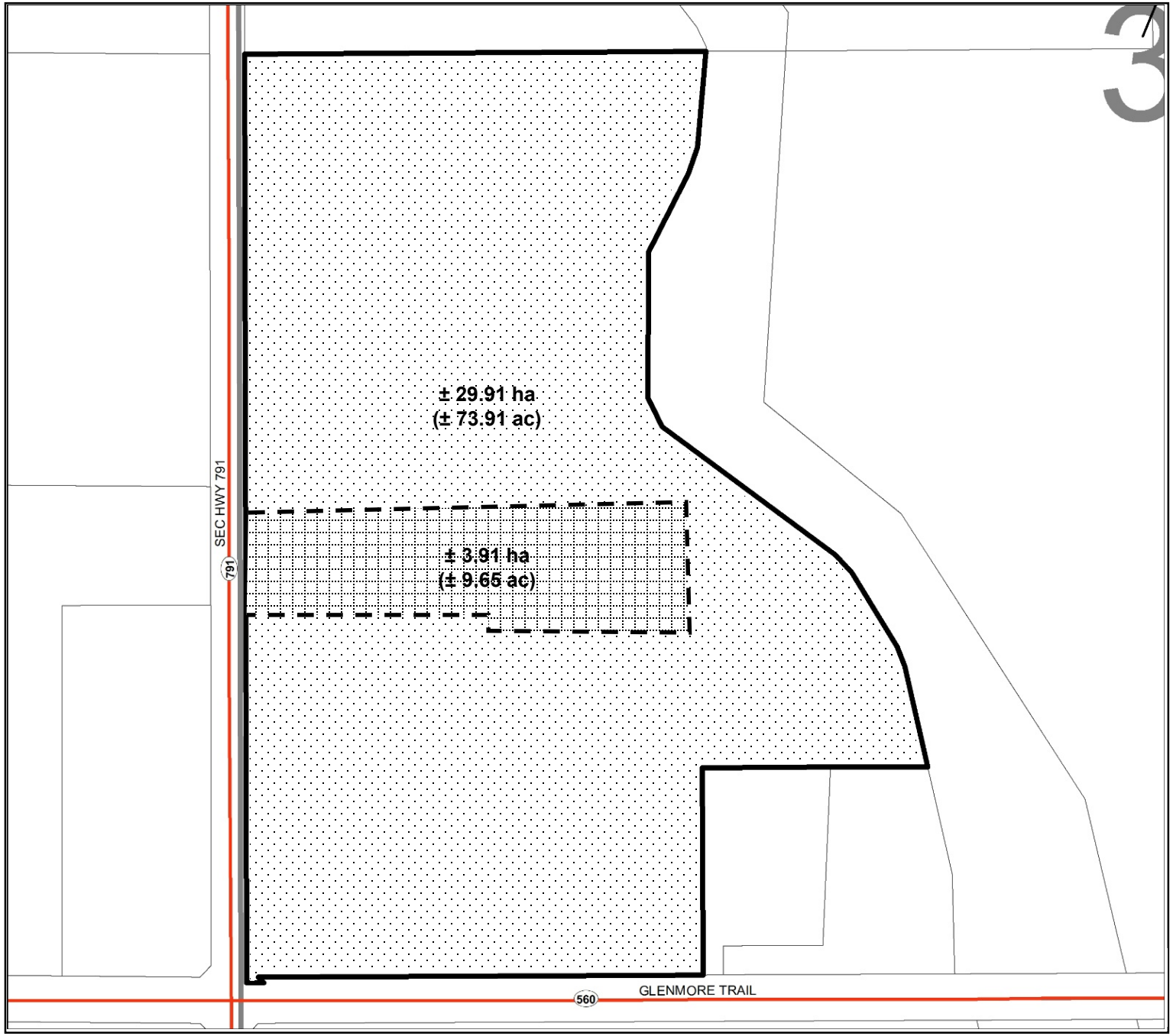
_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

ROCKY VIEW COUNTY

Schedule 'A'

Bylaw C-8086-2020

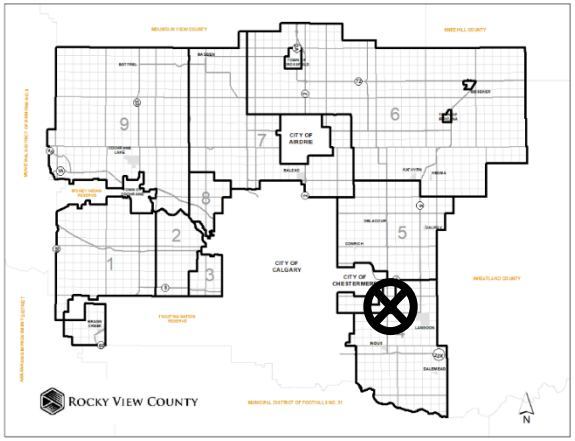


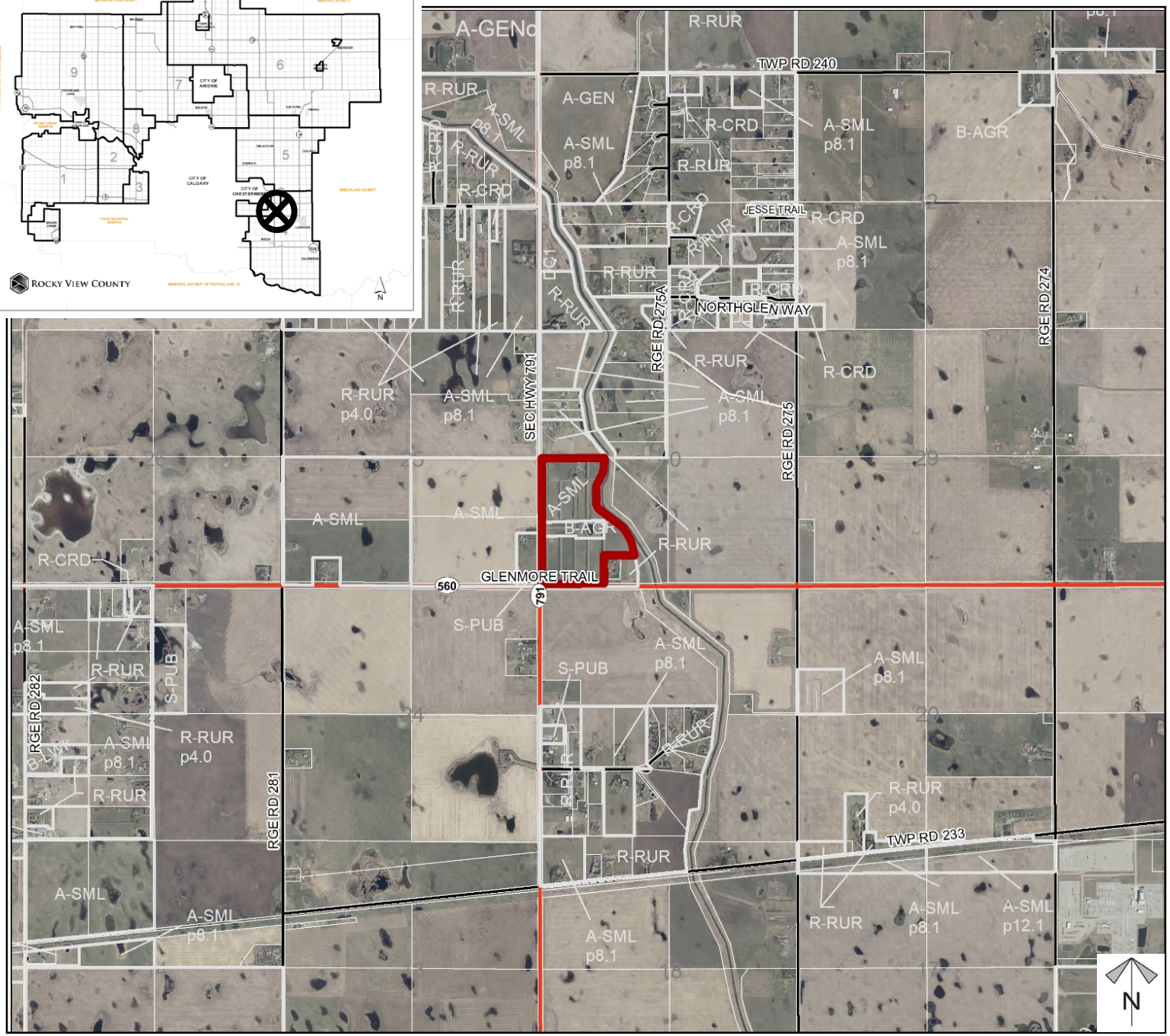
Amendment

FROM
Agricultural, Small Parcel District
TO
Direct Control District

FROM
Business, Agriculture District
TO
Direct Control District

Division: 5
Roll: 03230002
File: PL20200074
Printed: Sept 10, 2020
Legal: SW-34-23-27-W4M





Location & Context

Redesignation Proposal

To redesignate the subject lands from Business, Agriculture District, and Agricultural, Small Parcel District to Direct Control District, for the creation of a recreational vehicle facility with 323permanent sites and 10 short-term sites.

Division: 5
Roll: 03230002
File: PL20200074
Printed: Sept 10, 2020
Legal: SW-25-26-27-W4M

ROCKY VIEW COUNTY

Development Proposal

Redesignation Proposal

To redesignate the subject lands from Business, Agriculture District, and Agricultural, Small Parcel District to Direct Control District, for the creation of a recreational vehicle facility with 323 permanent sites and 10 short-term sites.

Division: 5
Roll: 03230002
File: PL20200074
Printed: Sept 10, 2020
Legal: SW-36-23-27-W4M

ROCKY VIEW COUNTY

Development Concept

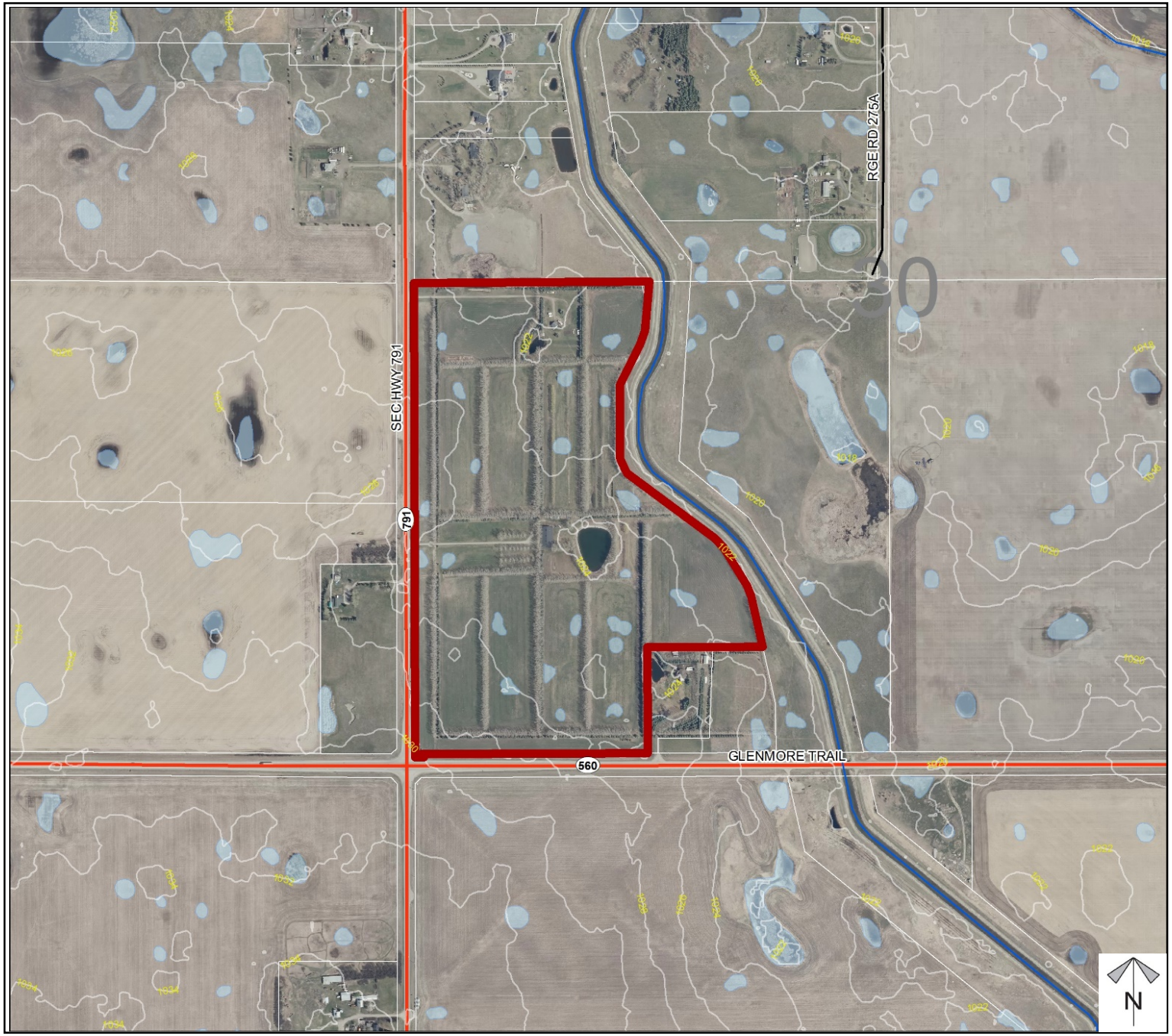
Redesignation Proposal

To redesignate the subject lands from Business, Agriculture District, and Agricultural, Small Parcel District to Direct Control District, for the creation of a recreational vehicle facility with 323 permanent sites and 10 short-term sites.

Division: 5
Roll: 03230002
File: PL20200074
Printed: Sept 10, 2020
Legal: SW-27-23-28-W4M

ROCKY VIEW COUNTY

Environmental



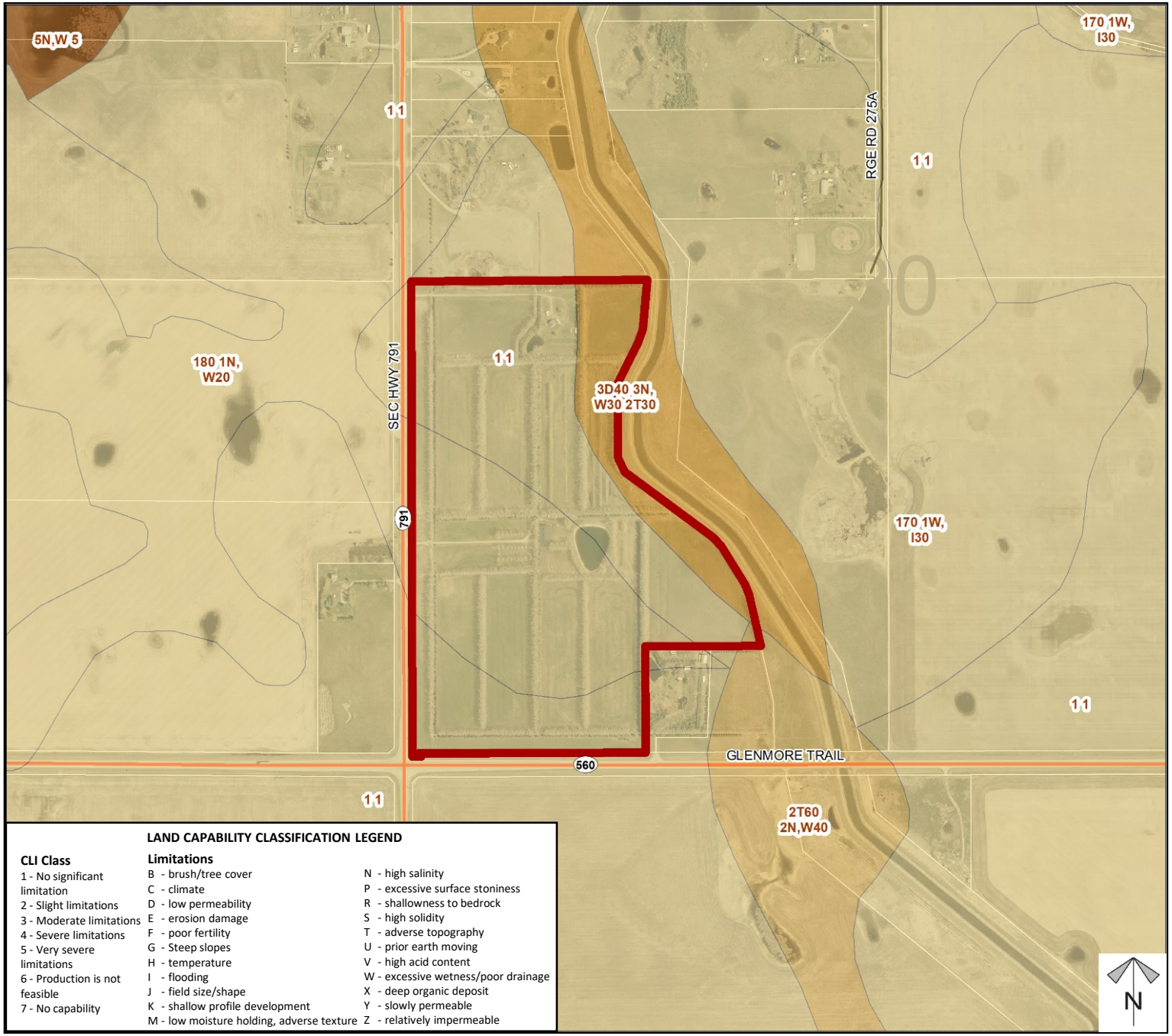
Redesignation Proposal

To redesignate the subject lands from Business, Agriculture District, and Agricultural, Small Parcel District to Direct Control District, for the creation of a recreational vehicle facility with 323 permanent sites and 10 short-term sites.

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

Division: 5
Roll: 03230002
File: PL20200074
Printed: Sept 10, 2020
Legal: SW-23-26-27-4M

ROCKY VIEW COUNTY



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

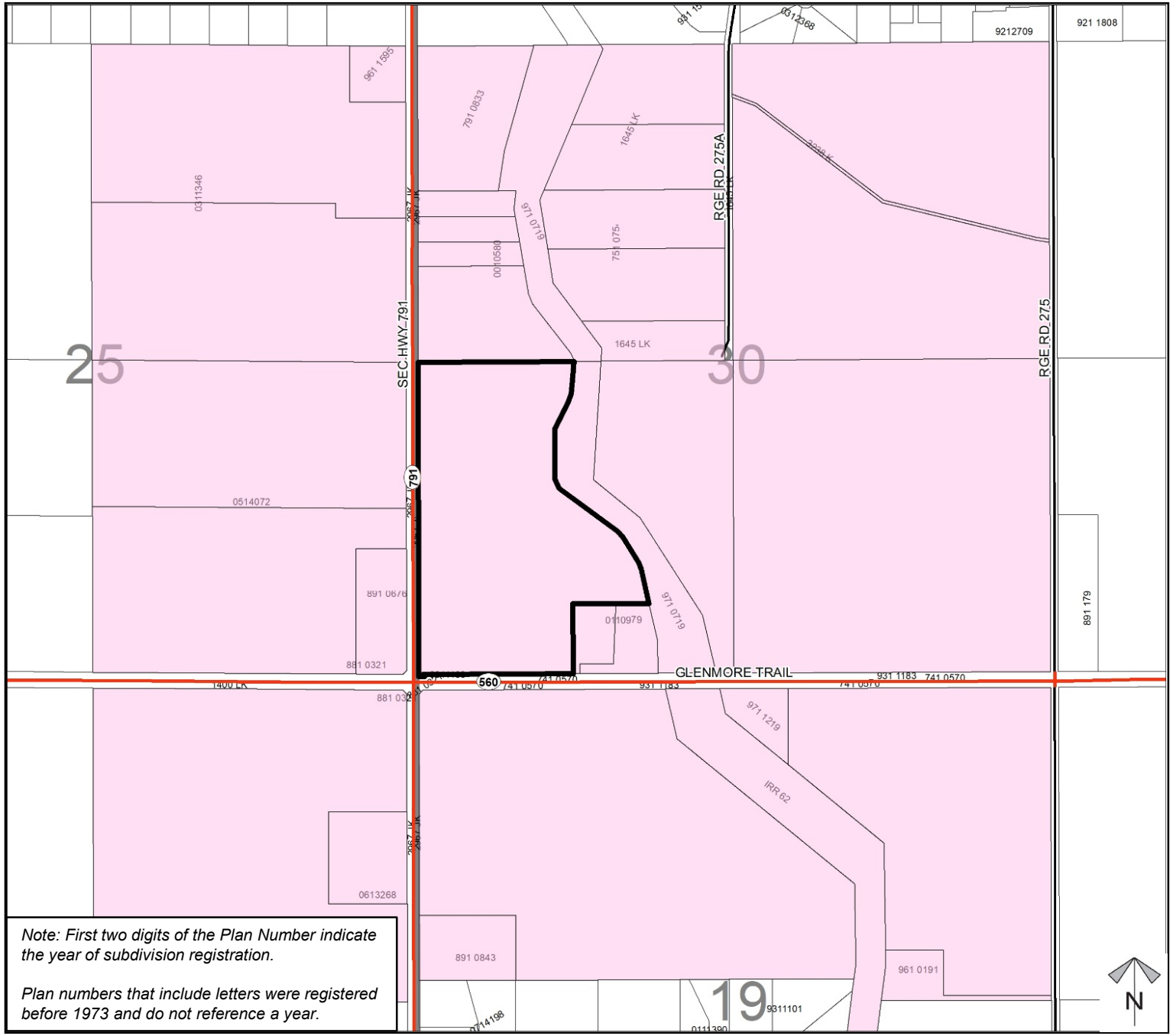
Soil Classifications

Redesignation Proposal

To redesignate the subject lands from Business, Agriculture District, and Agricultural, Small Parcel District to Direct Control District, for the creation of a recreational vehicle facility with 323 permanent sites and 10 short-term sites.

Division: 5
Roll: 03230002
File: PL20200074
Printed: Sept 10, 2020
Legal: SW 29-23-27-4M

ROCKY VIEW COUNTY



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.

Landowner Circulation Area

Redesignation Proposal

To redesignate the subject lands from Business, Agriculture District, and Agricultural, Small Parcel District to Direct Control District, for the creation of a recreational vehicle facility with 323 permanent sites and 10 short-term sites.

Legend

Support

Opposition

Division: 5
Roll: 03230002
File: PL20200074
Printed: Sept 10, 2020
Legal: SW-30-23-27-W4M

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: October 6, 2020 **DIVISION:** 4

FILE: 03315002 **APPLICATION:** PL20200086

SUBJECT: First Reading Bylaw – Redesignation Item: Industrial, Heavy District Use

PURPOSE: To redesignate the subject lands from Agricultural, General District to Industrial, Heavy District, for the development of a hauling and landscaping business.

GENERAL LOCATION: Located 1.6 kilometres (1 mile) east of the city of Calgary, 2.4 kilometres south of Glenmore Trail, and on the east side of Range Road 283.

APPLICANT: Carswell Planning Inc.

AFFECTED AREA: ± 8.08 hectares (± 19.97 acres)

POLICY DIRECTION: The City of Calgary/Rocky View County Intermunicipal Development Plan, and the County Plan.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8087-2020 be given first reading.

Option #2: THAT application PL20200086 be denied.

APPLICATION REQUIREMENTS:

No additional information required at this time.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

SK/llt

APPENDICES:

APPENDIX 'A': Bylaw C-8087-2020 & Schedule A
APPENDIX 'B': Map Set

Administration Resources
Stefan Kunz, Planning and Development Services

ROCKY VIEW COUNTY

BYLAW C-8087-2020

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-8087-2020.*

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 Part 5, Land Use Map No. 33 & 33 SW of Bylaw C-8000-2020 be amended by redesignating Block 1, Plan 9812200, within SW-15-23-28-W4M from Agricultural, General District to Industrial, Heavy District as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT Block 1, Plan 9812200, within SW-15-23-28-W4M is hereby redesignated to Industrial, Heavy District as shown on the attached Schedule 'A' forming part of this Bylaw.

Severability

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

Effective Date

6 Bylaw C-8087-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this_____day of _____, 2020

PUBLIC HEARING HELD this _____day of _____, 2020

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

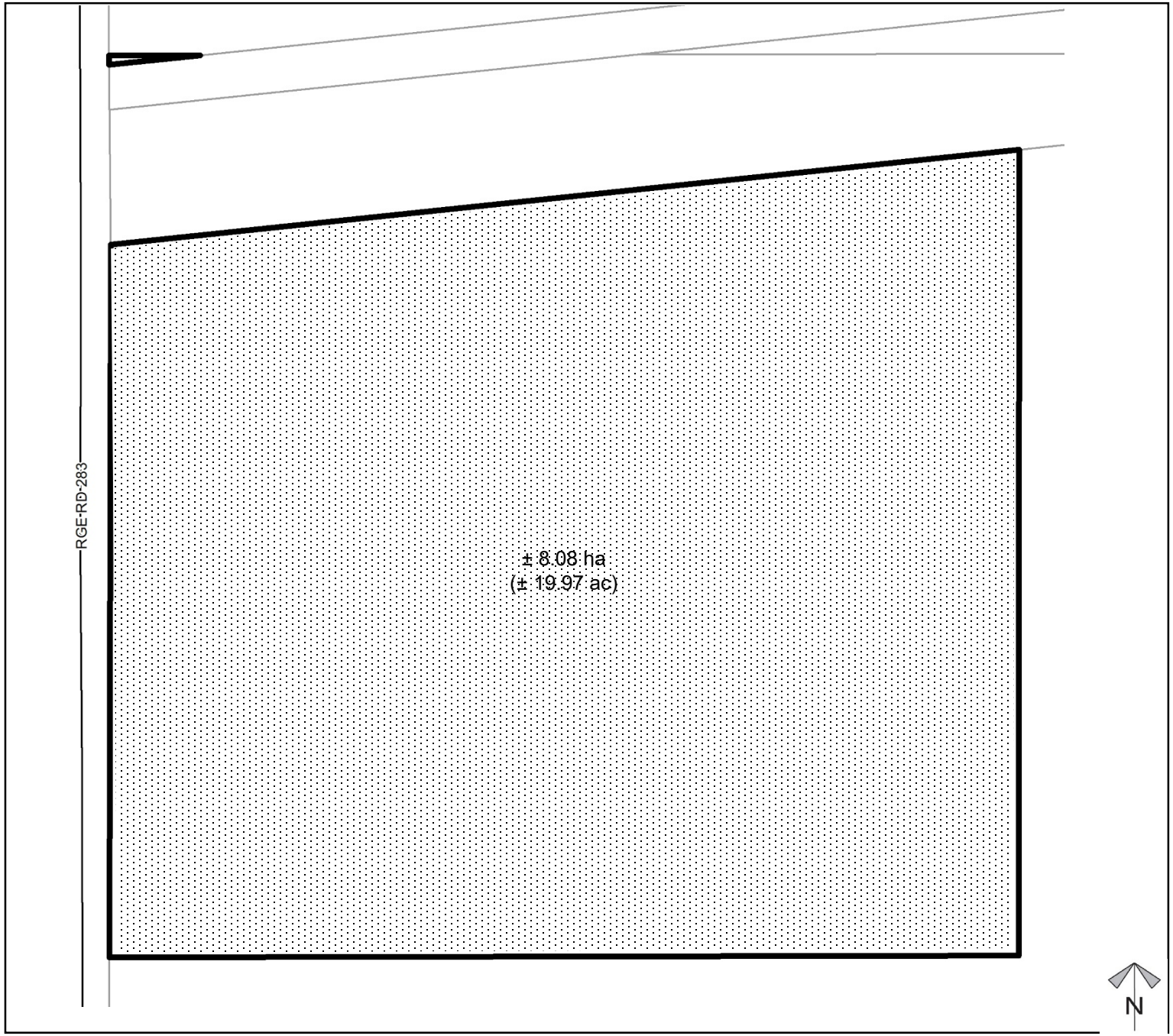
READ A THIRD TIME IN COUNCIL this_____ day of _____, 2020

_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

ROCKY VIEW COUNTY



Schedule 'A'

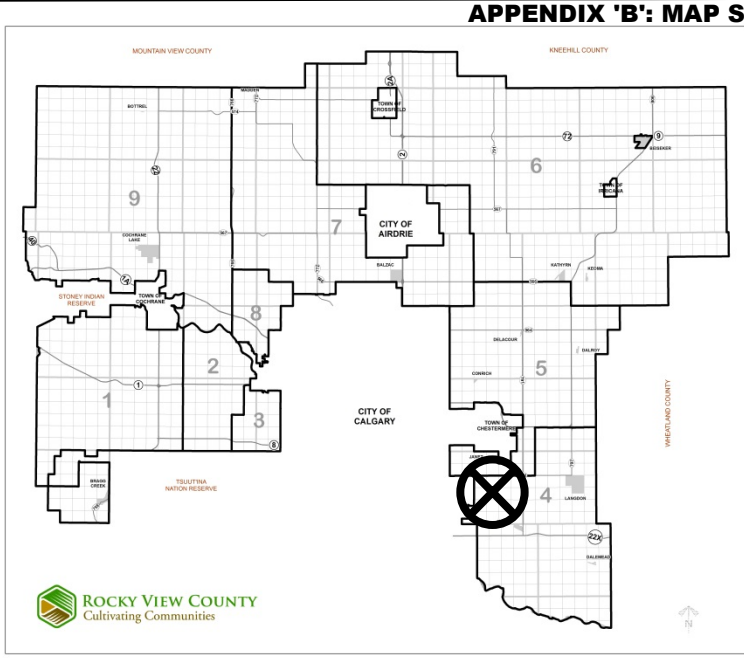
Bylaw C-8087-2020

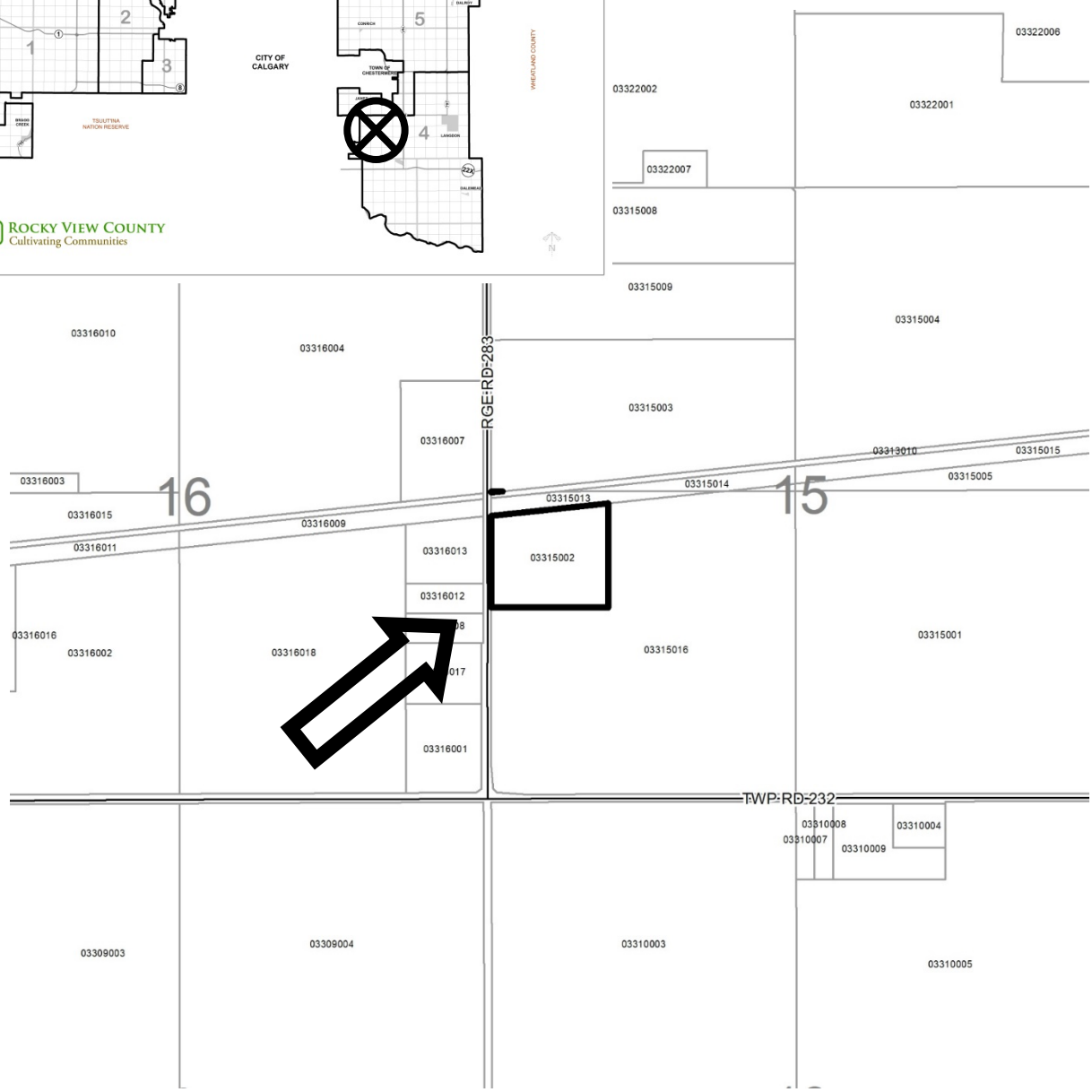
Amendment

FROM
Agricultural, General District

TO
Industrial, Heavy District

Division: 4
Roll: 03315002
File: PL20200086
Printed: July 10, 2020
Legal: Block 1, Plan 0112200, within SW-15-23-28-W4M





LOCATION PLAN

N

SW-15-23-28-W04M
Block:1 Plan:9812200

Date: June 9, 2020 **Division # 4** **File:** 03315002

Redesignation Proposal: To redesignate the subject lands from Agricultural, General District to Industrial, Heavy District, for the development of a hauling and landscaping business.

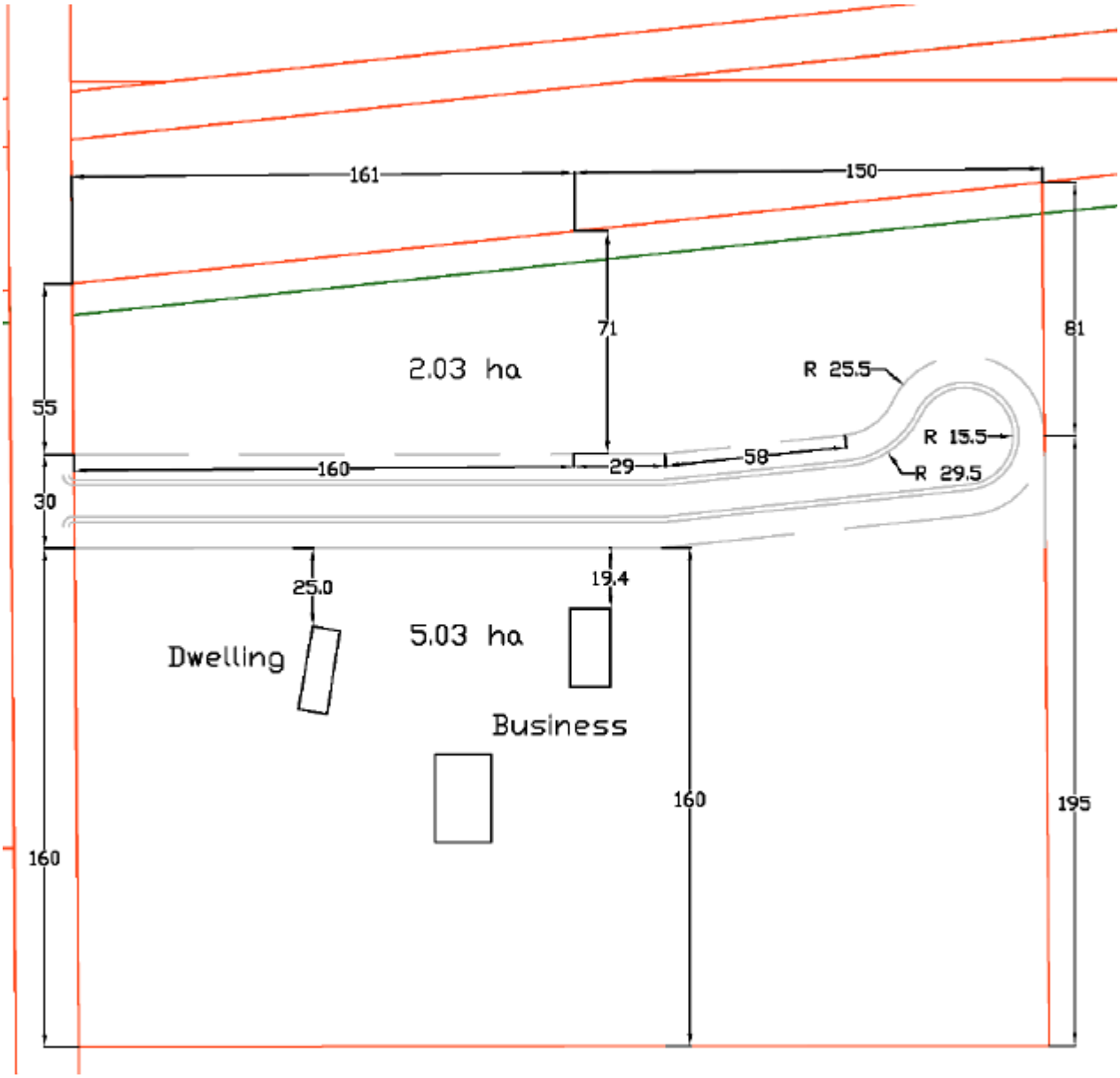
DEVELOPMENT PROPOSAL

N

SW-15-23-28-W04M
Block:1 Plan:9812200

Date: June 9, 2020 **Division # 4** **File:** 03315002

Master Site Development Plan Proposal: To adopt the Troy Clay Inc. Master Site Development Plan, for the development of a hauling and landscaping business.

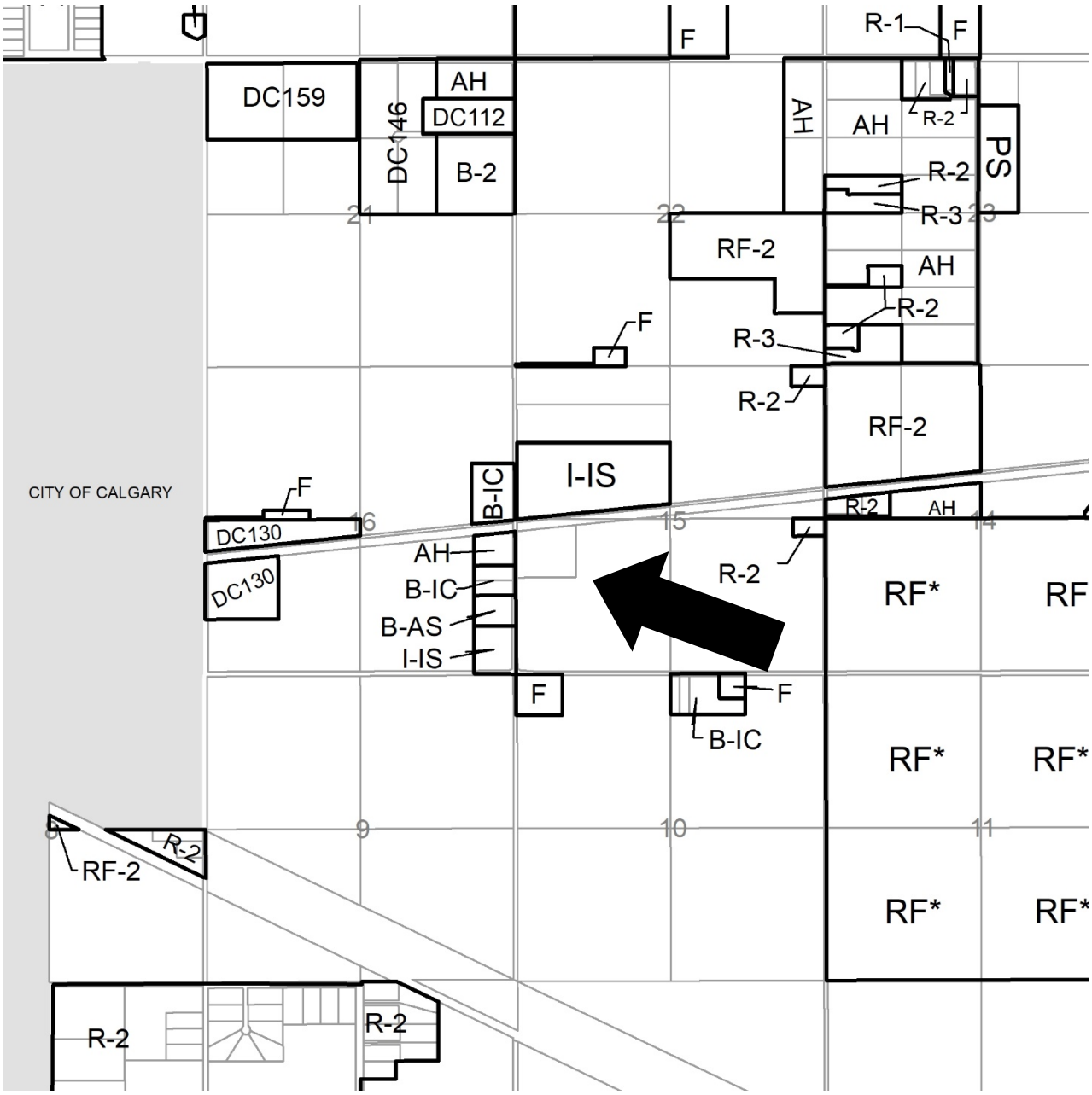


DEVELOPMENT CONCEPT

N

SW-15-23-28-W04M
Block:1 Plan:9812200

Date: June 9, 2020 **Division # 4** **File:** 03315002



	Ranch and Farm	B-1	Highway Business
RF2	Ranch and Farm Two	B-2	General Business
RF3	Ranch and Farm Three	B-3	Limited Business
AH	Agricultural Holding	B-4	Recreation Business
F	Farmstead	B-5	Agricultural Business
R-1	Residential One	B-6	Local Business
R-2	Residential Two	NRI	Natural Resource Industrial
R-3	Residential Three	HR-1	Hamlet Residential Single Family
DC	Direct Control	HR-2	Hamlet Residential (2)
PS	Public Service	HC	Hamlet Commercial
		AP	Airport

LAND USE MAP

N

SW-15-23-28-W04M
Block:1 Plan:9812200

Date: June 9, 2020 Division # 4 File: 03315002

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

TOPOGRAPHY

Contour Interval 2 M

N

SW-15-23-28-W04M
Block:1 Plan:9812200

Date: June 9, 2020 **Division # 4** **File:** 03315002

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

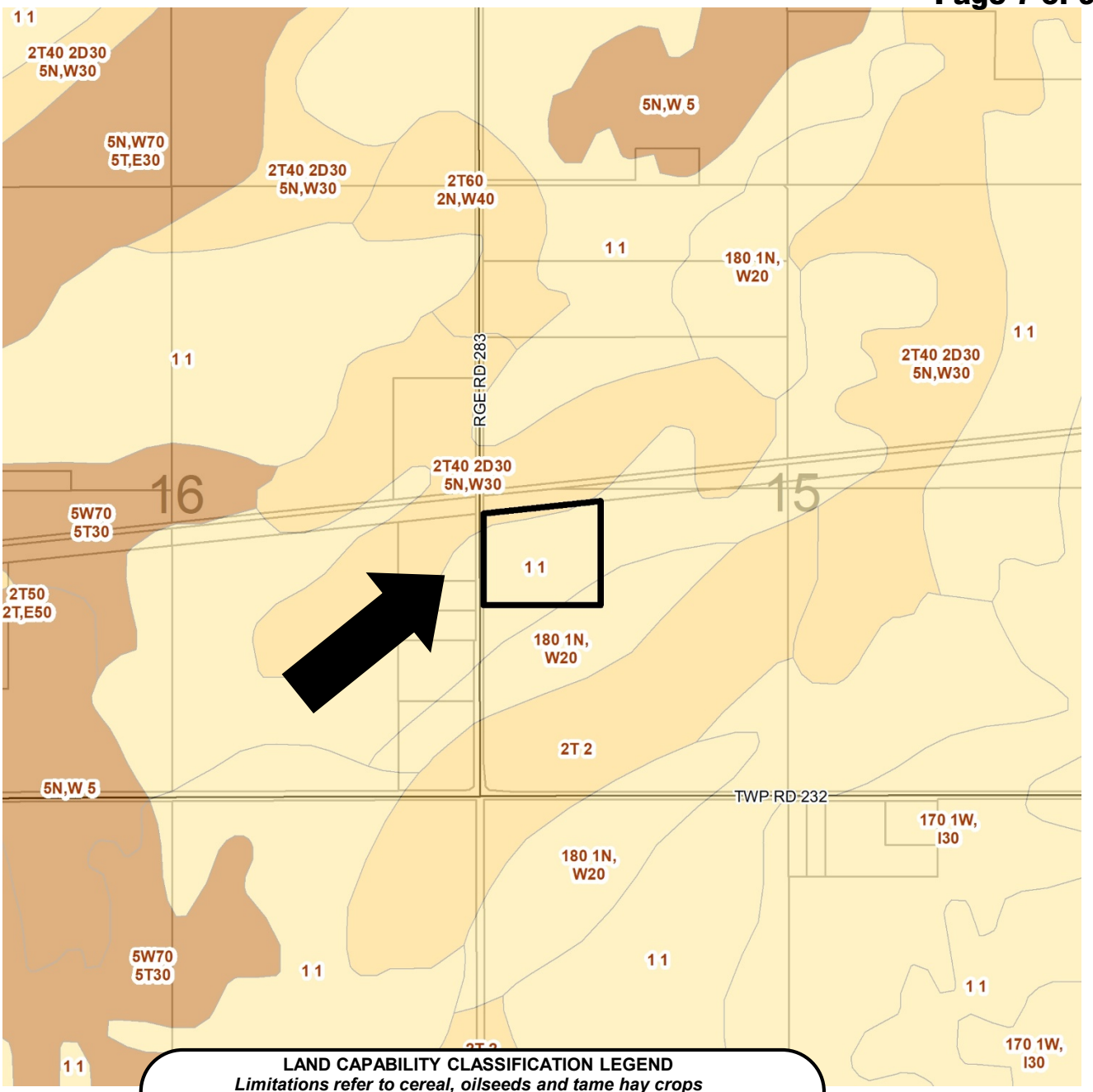
AIR PHOTO

Spring 2018

N

SW-15-23-28-W04M
Block:1 Plan:9812200

Date: June 9, 2020 **Division # 4** **File:** 03315002



LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

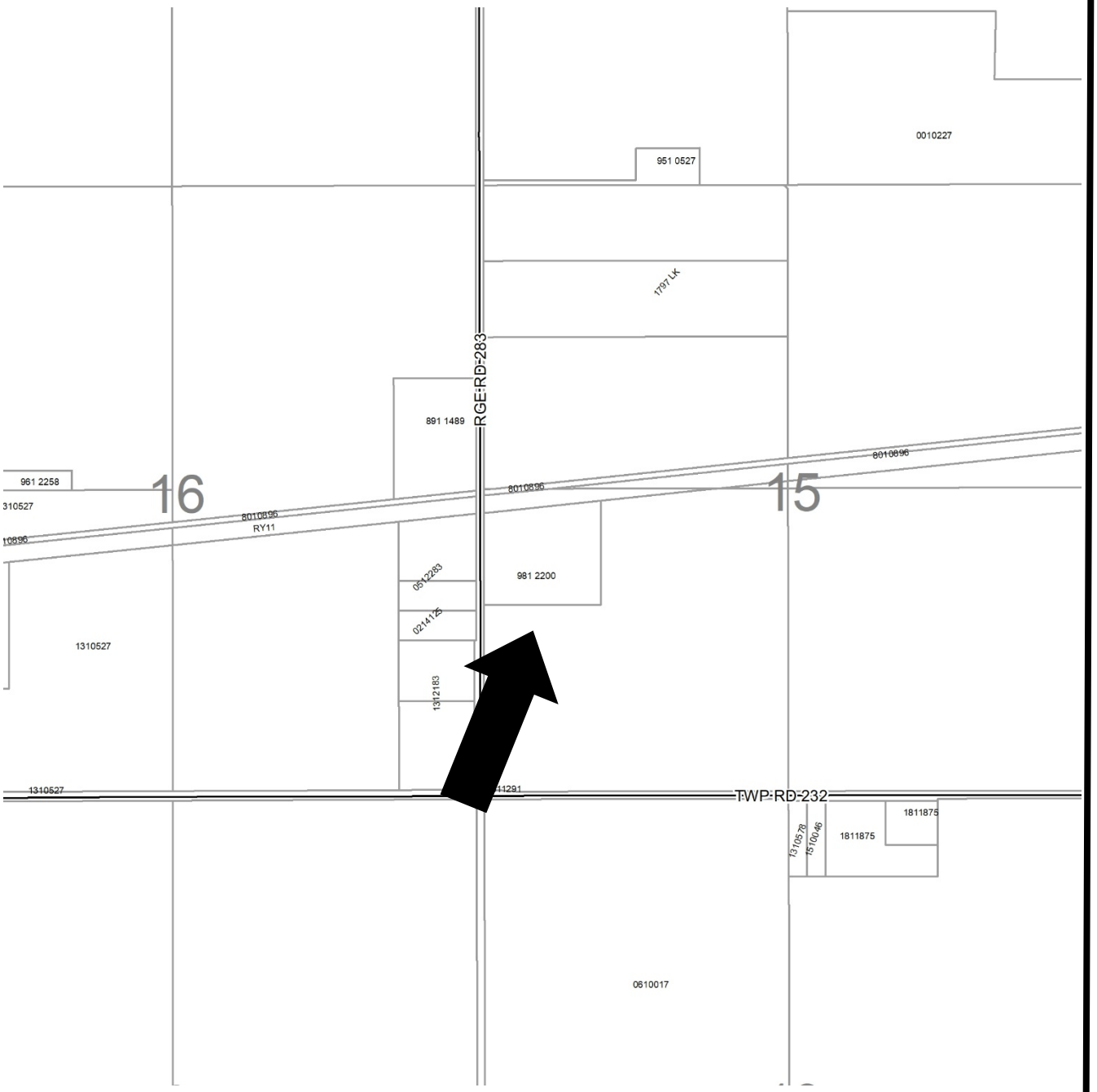
CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high sodicity
5 - Very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

SOIL MAP

N

SW-15-23-28-W04M
Block:1 Plan:9812200

Date: June 9, 2020 **Division # 4** **File:** 03315002



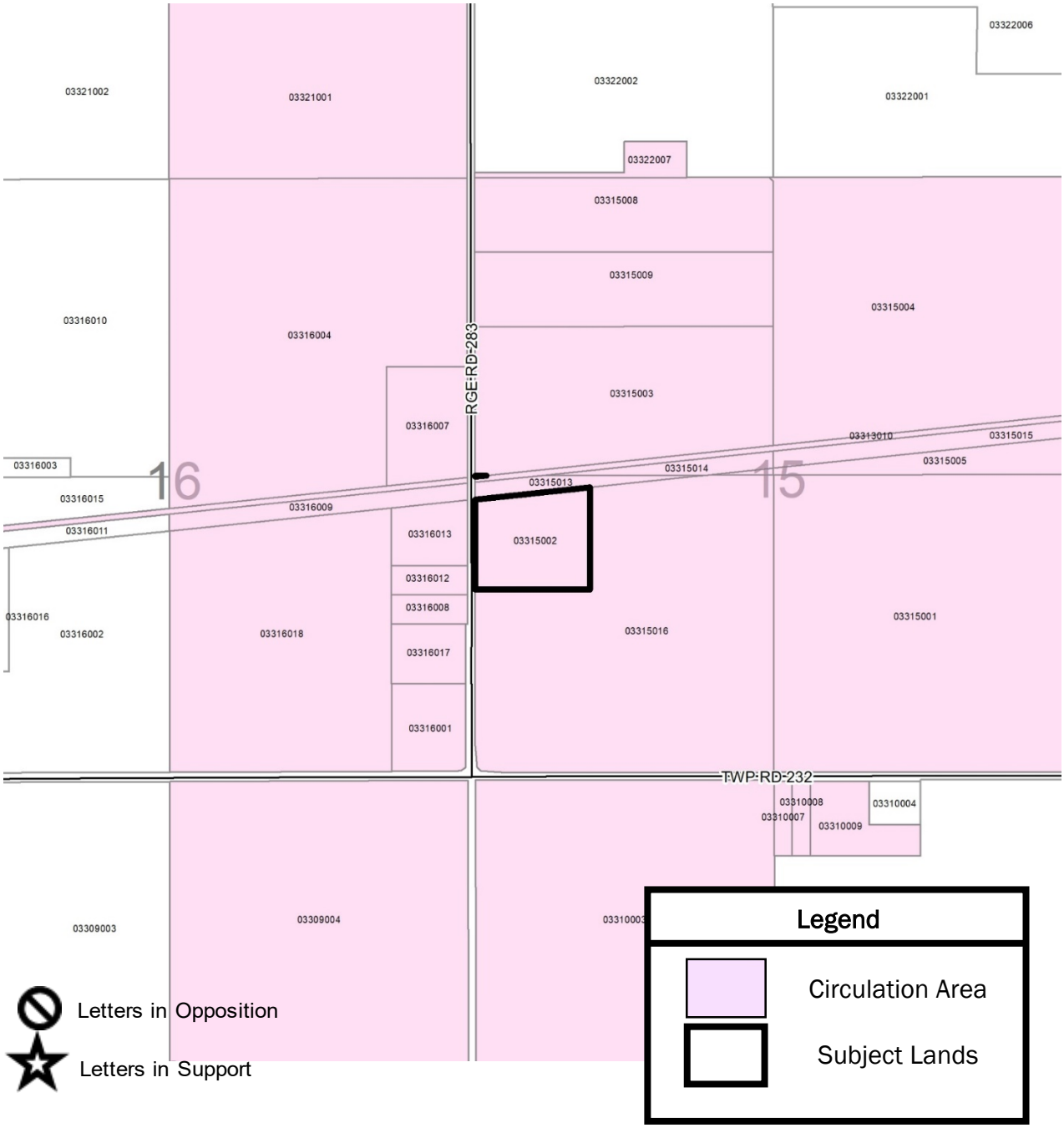
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

SW-15-23-28-W04M
Block:1 Plan:9812200

Date: June 9, 2020 **Division # 4** **File:** 03315002



LANDOWNER CIRCULATION AREA

N

SW-15-23-28-W04M
Block:1 Plan:9812200

Date: June 9, 2020 **Division # 4** **File:** 03315002

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: October 6, 2020 **DIVISION:** 2

FILE: 04722001 **APPLICATION:** PL20200105

SUBJECT: First Reading Bylaw – Direct Control District Amendment

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

GENERAL LOCATION: Located 7.2 km (4.5 miles) west of the city of Calgary, 0.8 km (0.5 mile) south of Springbank Road, and 0.4 km (0.25 mile) east of Range Road 32.

APPLICANT: Planning Protocol (Rodney Potrie)

AFFECTED AREA: ± 83.60 acres

POLICY DIRECTION: Relevant policies for this project include the Interim Growth Plan (IGP), the Central Springbank Area Structure Plan (CSASP), The Springbank Creek Conceptual Scheme (SCCS), and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8091-2020 be given first reading.

Option #2: THAT application PL2020105 be denied.

APPLICATION REQUIREMENTS:

No additional information required at this time.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

SK/llt

APPENDICES:

APPENDIX 'A': Bylaw C-8091-2020 & Schedule A
APPENDIX 'B': Map Set

Administration Resources
Stefan Kunz, Planning and Development Services

ROCKY VIEW COUNTY

BYLAW C-8091-2020

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

The Council of Rocky View County enacts as follows:

Title

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

Definitions

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

(1) **"Council"** *means* the duly elected Council of Rocky View County;

(2) **"*Municipal Government Act*"** means the *Municipal Government Act,* RSA 2000, c M-26, as amended or replaced from time to time; and

(3) **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

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

Severability

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

Effective Date

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

ROCKY VIEW COUNTY

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

_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

ROCKY VIEW COUNTY

SCHEDULE 'A'

FORMING PART OF BYLAW C-8091-2020

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

Amendment:

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

2.1 Private and Quasi Public & Public Development Cell #1

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

2.2 Permitted Uses

2.2.1 Recreational use Athletic Playing Fields
2.2.2 Accessory buildings
2.2.3 Private, Quasi Public, and Public Educational buildings & related facilities
2.2.4 Child Care facilities
2.2.4 Signs, including electronic field signs.
2.2.5 Fencing
2.2.6 Pathways
2.2.7 Parking Facilities
2.2.8 Concession Facilities Outdoor and Indoor

2.3 Minimum Requirements

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

2.4 Maximum Requirements

2.4.1 Maximum Height

(a) Primary Building – 15 m (49.21 ft.)
(b) Secondary Building – 10 m (32.8 ft.)

2.5 Additional Requirements

2.5.1 Owner shall submit architectural drawings for all principal structures.
2.5.2 All accessory buildings shall have the same architectural design, same exterior finish materials and appearance as the principal buildings.

2.6 Development Regulations

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

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

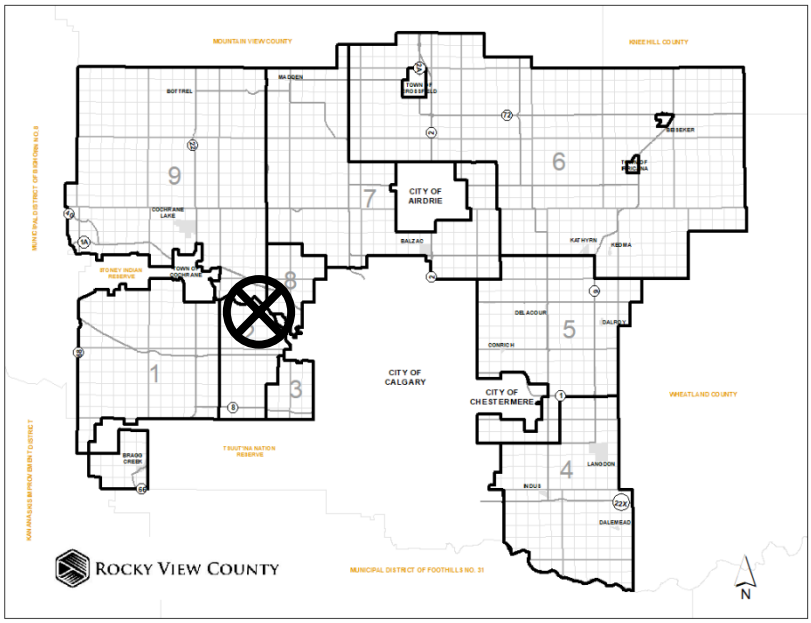
2.6.3 Slight amendments to the approvals will not require new development permit application(s), processing, or approvals.

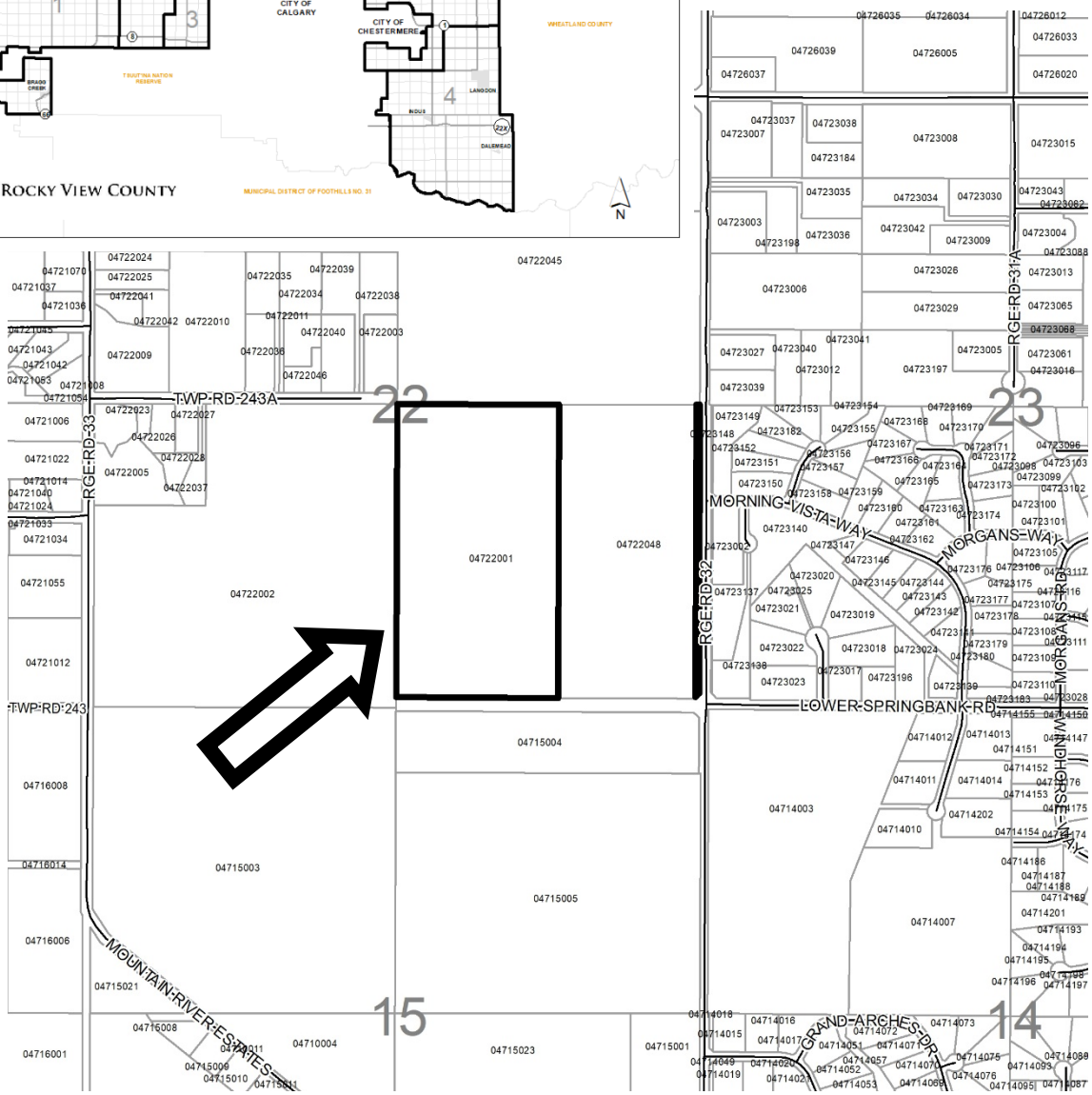
2.7 Definitions

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

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

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





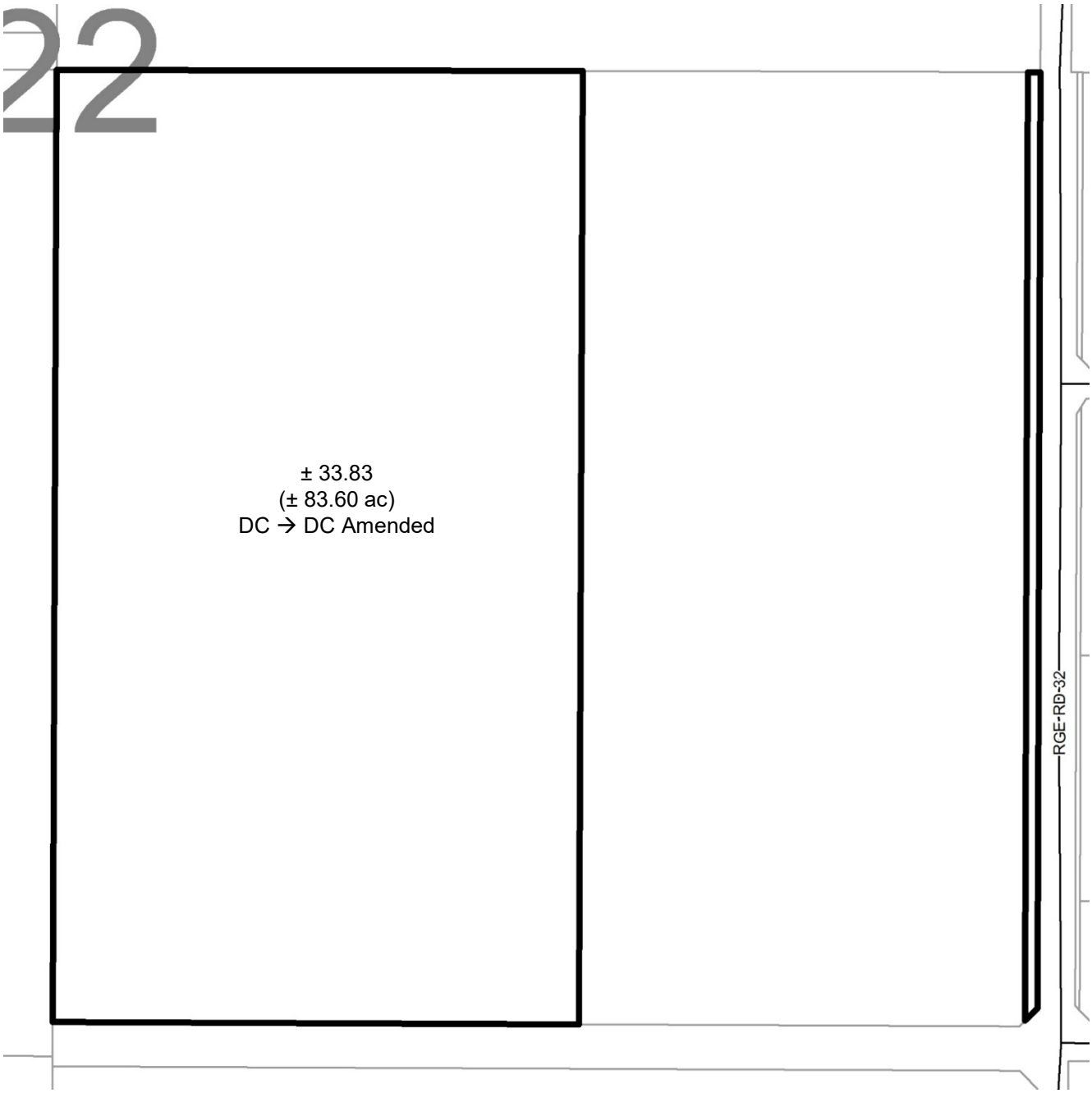
LOCATION PLAN

N

SE-22-24-03-W05M

Date: August 26, 2020 **Division # 2** **File:** 04722001

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



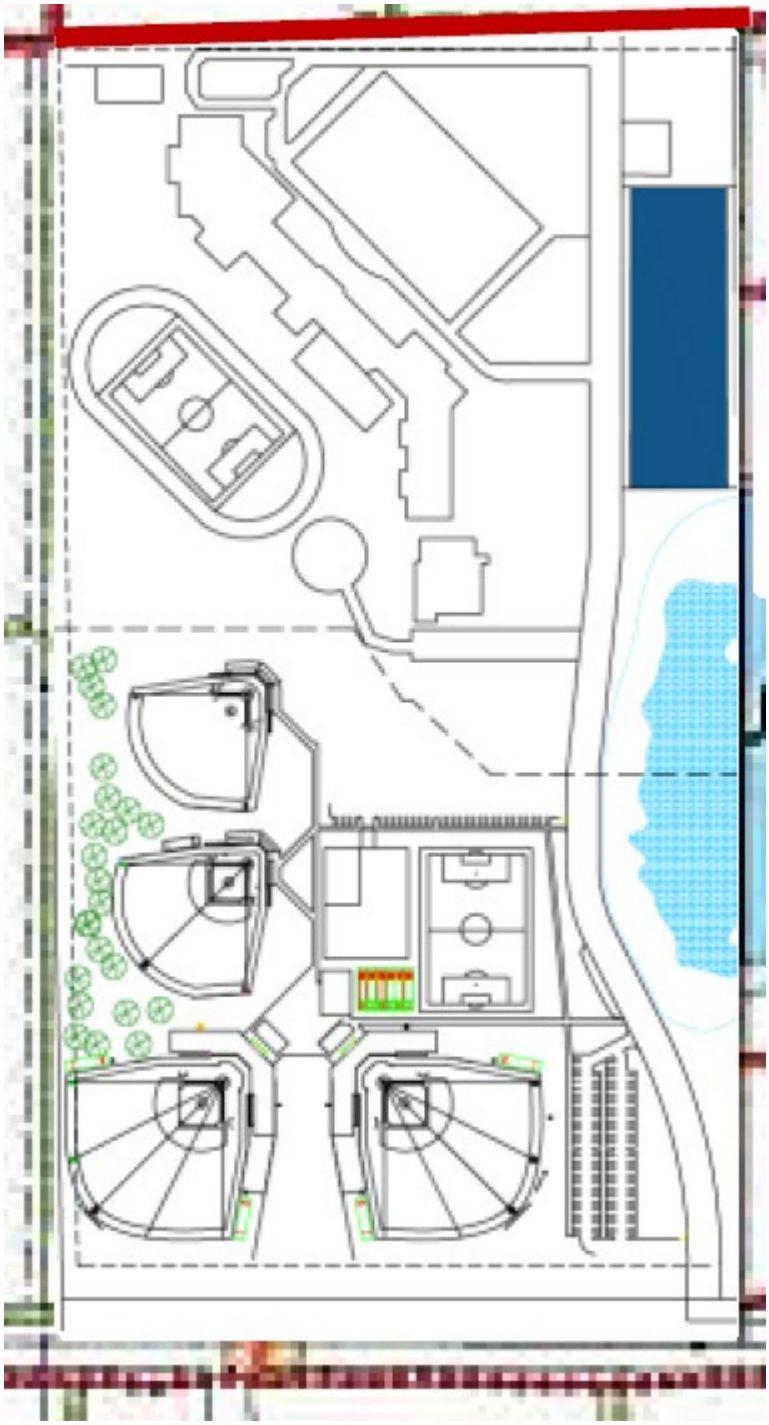
DEVELOPMENT PROPOSAL

N

SE-22-24-03-W05M

Date: August 26, 2020 **Division # 2** **File:** 04722001

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

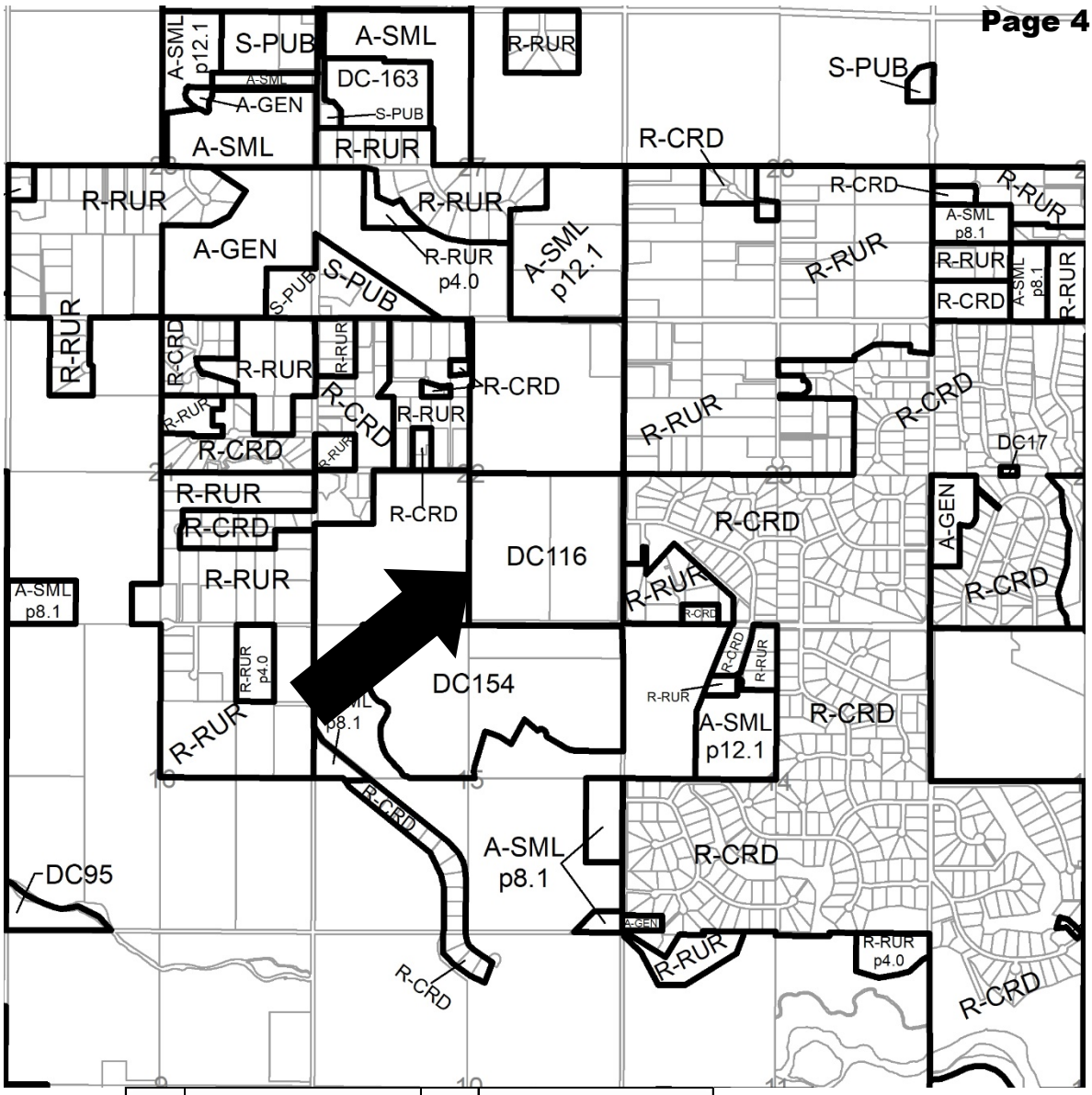


DEVELOPMENT CONCEPT

N

SE-22-24-03-W05M

Date: August 26, 2020 **Division # 2** **File:** 04722001



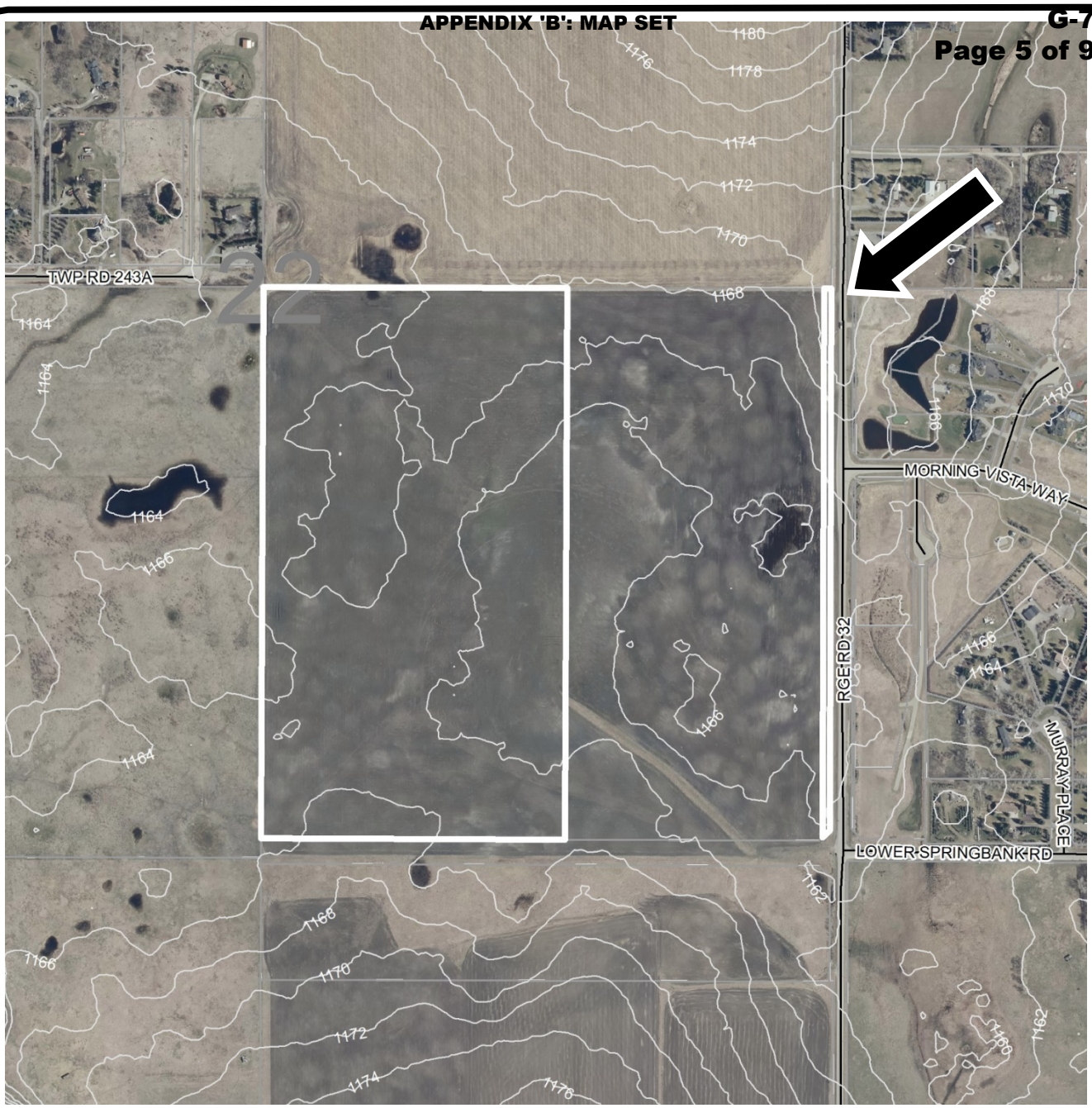
A-GEN	Agricultural, General	C-HWY	Commercial, Highway
A-SML	Agricultural, Small Parcel	C-LRD	Commercial, Local Rural
R-RUR	Residential, Rural	C-LUD	Commercial, Local Urban
R-CRD	Residential, Country Residential	C-MIX	Commercial, Mixed Urban
R-URB	Residential, Urban	C-REG	Commercial, Regional
R-SML	Residential,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

LAND USE MAP

N

SE-22-24-03-W05M

Date: August 26, 2020 **Division # 2** **File:** 04722001



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

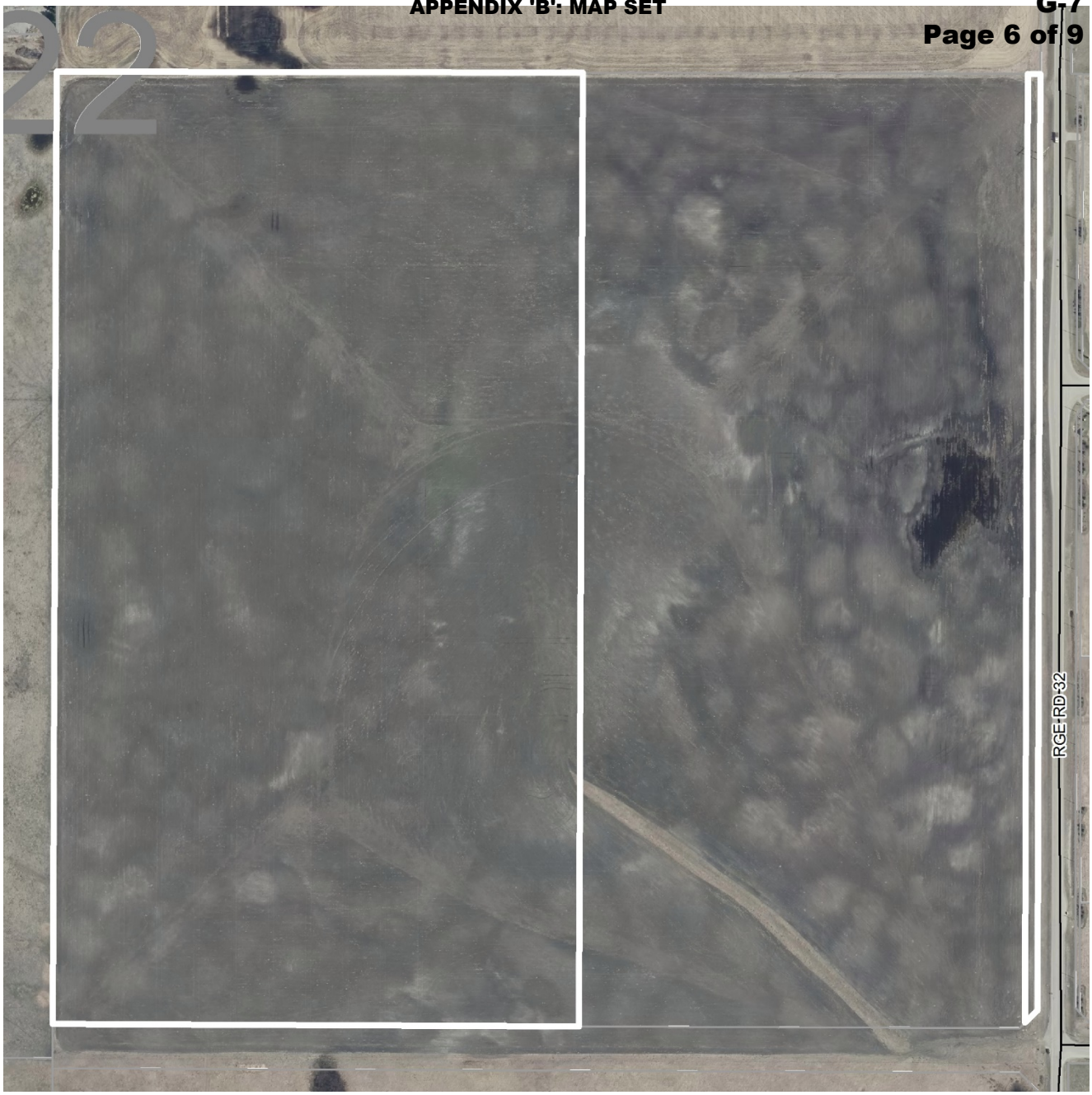
TOPOGRAPHY

Contour Interval 2 M

N

SE-22-24-03-W05M

Date: August 26, 2020 **Division # 2** **File:** 04722001



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

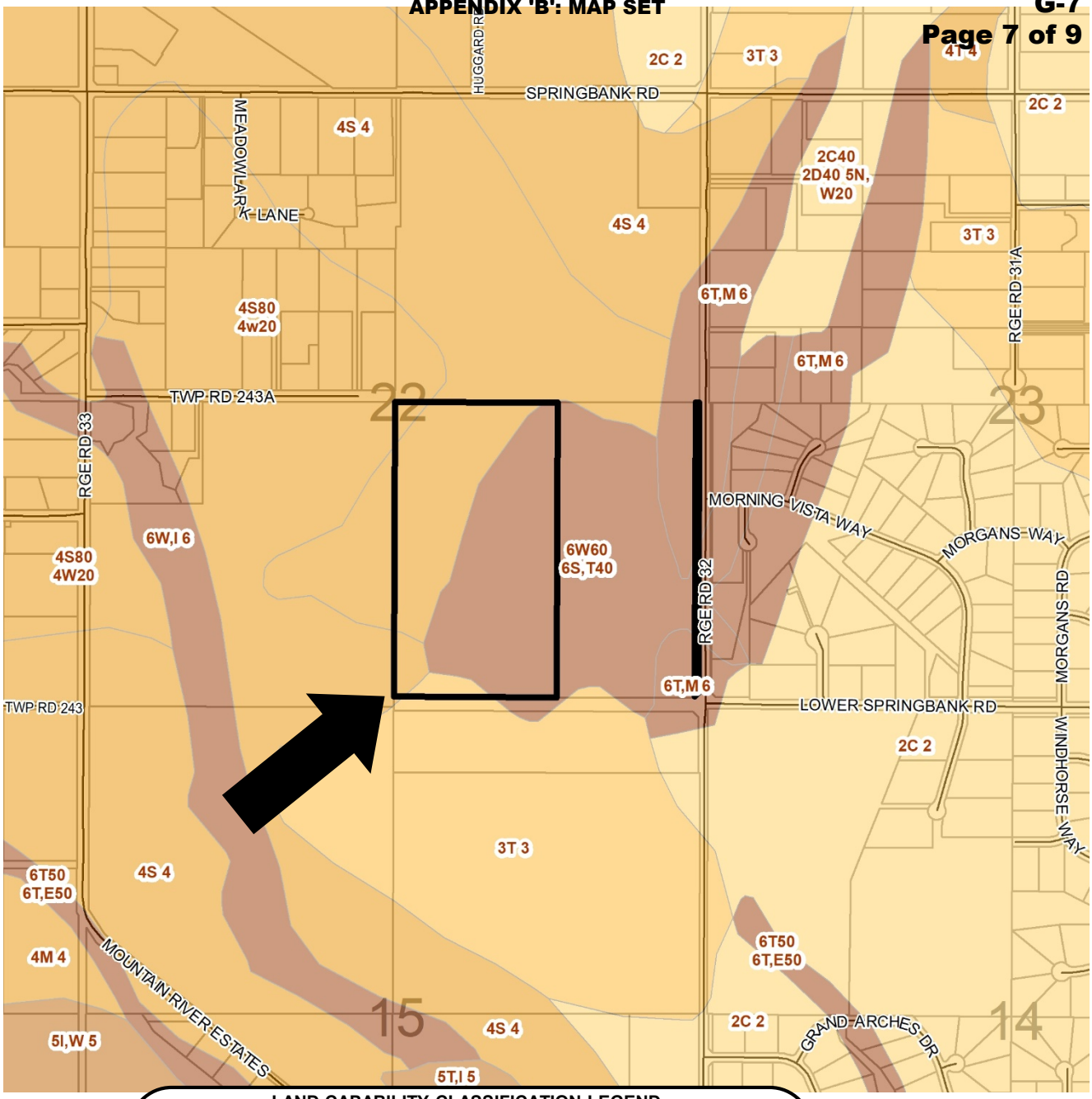
AIR PHOTO

Spring 2020

N

SE-22-24-03-W05M

Date: August 26, 2020 **Division # 2** **File:** 04722001



LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

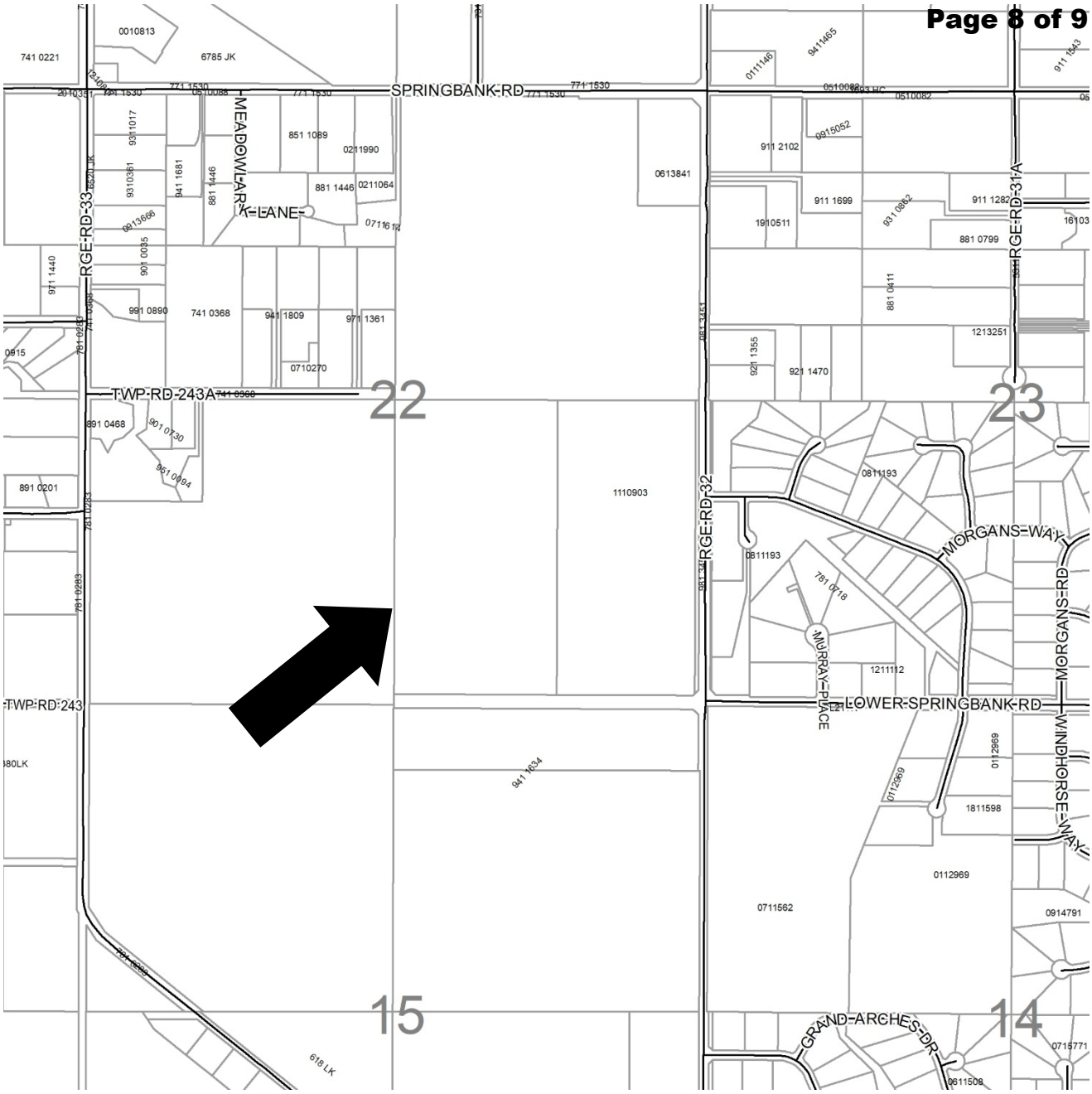
B - brush/tree cover
C - climate
D - low permeability
E - erosion damage
F - poor fertility
G - Steep slopes
H - temperature
I - flooding
J - field size/shape
K - shallow profile development
M - low moisture holding, adverse texture
N - high salinity
P - excessive surface stoniness
R - shallowness to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

SOIL MAP

N

SE-22-24-03-W05M

Date: August 26, 2020 **Division # 2** **File:** 04722001



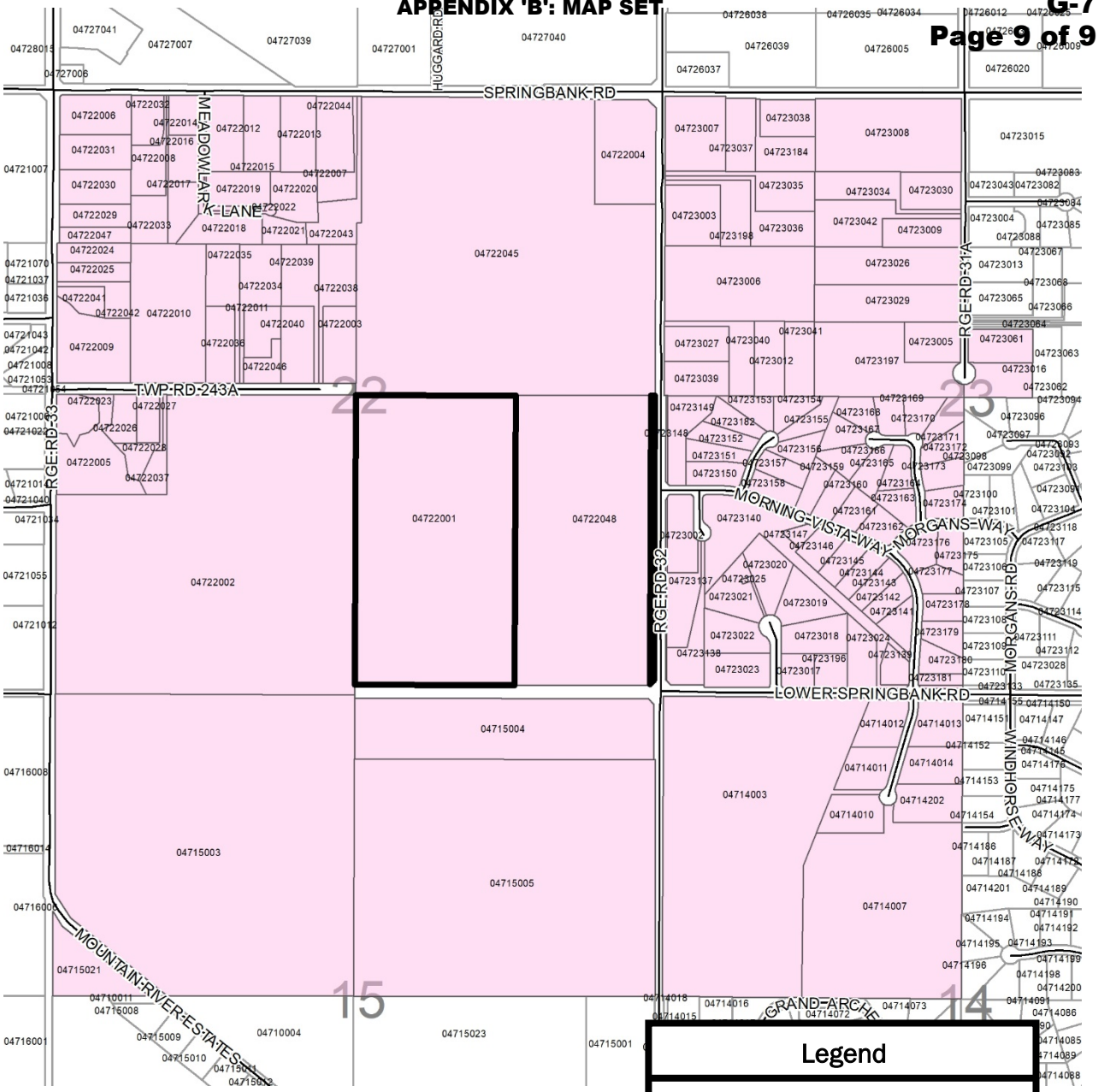
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

SE-22-24-03-W05M

Date: August 26, 2020 **Division # 2** **File:** 04722001



Legend

Circulation Area

Subject Lands

Letters in Opposition

Letters in Support

LANDOWNER CIRCULATION AREA

N

SE-22-24-03-W05M

Date: August 26, 2020 **Division # 2** **File:** 04722001

ROCKY VIEW COUNTY

2020 COUNCIL PRIORITIES AND SIGNIFICANT ISSUES

A list of ongoing and active priorities to assist Council on the status of business items

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
9	Active	High-Speed Internet Servicing for Rocky View County Ratepayers	This Notice of Motion was read into the record at the April 28, 2020 Council meeting, and will be debated at the May 12, 2020 Council meeting. The proposed resolution was tabled until the May 26, 2020 Council meeting at the May 12, 2020 Council meeting. The proposed resolution was referred to Administration to hold a workshop with Council by the end of September, 2020.	28-Apr-20	30-Sep-20	Corporate Services Division
5	Active	Local Improvement Tax Petition for Water System Upgrades – Prince of Peace - Village	Administration was directed at the July 28, 2020 Council meeting to prepare a Local Improvement Plan and corresponding borrowing bylaw for the water system in the Prince of Peace subdivision for Council's consideration.	28-Jul-20	6-Oct-20	Financial Services
All	Active	Explore Offering Payment of Property Taxes through Credit Cards	Administration was directed at the April 28, 2020 Council meeting to explore offering payments through credit card for property taxes and to bring a report back to Council. Administration was further directed at the June 9, 2020 Council meeting to bring an update back to Council by the end of October, 2020.	28-Apr-20	27-Oct-20	Financial Services
All	Active	Sale of the Indus Gravel Pit Lands	Administration was directed at the February 25, 2020 Council meeting to negotiate a purchase and sale agreement for the sale of the Indus Gravel Pit Lands.	25-Feb-20	6-Oct-20	Legal and Land Administration
All	Active	Electoral Boundaries and Governance Review	Administration was directed at the July 9, 2019 Council meeting to prepare a budget adjustment for an electoral boundary and governance review. Administration was further directed at the September 10, 2019 Council meeting to proceed with an RFP with limited public consultation. Council approved the project terms of reference at the January 28, 2020 Council meeting.	26-Nov-19	27-Oct-20	Municipal Clerk's Office
All	Active	Report/Options on a Potential Third Council Meeting	Administration was directed at the March 10, 2020 Council meeting to prepare a proposal/options for a third Council meeting each month. Administration was directed at the June 23, 2020 Council meeting to bring a true cost analysis of evening and afternoon meetings for the October, 2020 organizational meeting.	10-Mar-20	27-Oct-20	Municipal Clerk's Office
All	Active	Enforcement of the Traffic Safety Act on Primary Highways	Administration was directed at the April 28, 2020 Council meeting to hold a workshop on the enforcement of the Highway Traffic Safety Act on primary highways.	28-Apr-20	Fall 2020	Municipal Enforcement

ROCKY VIEW COUNTY

2020 COUNCIL PRIORITIES AND SIGNIFICANT ISSUES

A list of ongoing and active priorities to assist Council on the status of business items

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	Feasibility of Cemetery Services	Administration was directed at the November 4, 2019 Council meeting to look at the feasibility of Cemetary Services and investigate potential options for Council's consideration.	4-Nov-19	Fall 2020	Operational Services
5	Active	Creation of Authorized Truck Routes/Truck Haul Agreements	Administration was directed at the November 26, 2019 Council meeting to assess the feasibility of authorized truck haul routes or agreements for Burma Road, Weedon Trail, and Horse Creek Road.	26-Nov-19	Fall 2020	Operations Division
All	Active	Transportation Offiste Levy Bylaw Report on Special Levy Areas	Administration was directed at the June 9, 2020 Council meeting to bring a report back by the end of October, 2020 regarding "12.5% impact and change bylaw for provincial infrastructure on where funds could be allocated for best use."	9-Jun-20	27-Oct-20	Operations Division
All	Active	County Plan Amendments to Accommodate Developer-led ASP	Administration was directed at the February 11, 2020 Council meeting to draft amendments to the County Plan to allow a development proponent to prepare a new ASP or amendement to an ASP subject to a Council-adopted Terms of Reference and that amendments to the County Plan allow a development proponent to prepare a new ASP or amendment to as ASP be included in the current drafting of a new MDP.	11-Feb-20	Fall 2020	Planning and Development Services
All	Active	Area Structure Plan Cost Recovery Policy	Administration was directed at the September 22, 2020 Council meeting to review the existing Conceptual Scheme Cost Recovery Policy, and to return to Council with proposed revisions by December 22, 2020.	22-Sep-20	22-Dec-20	Planning and Development Services
1	Active	Bragg Creek Hamlet Expansion Strategy	Council adopted a terms of reference for the Bragg Creek Hamlet Expansion Strategy Project at the January 8, 2019 Council meeting. Administration was directed at the May 12, 2020 Council meeting to continue with the project and to finalize amendments to the Greater Bragg Creek ASP based on higher residential densities.	8-Jan-19	Summer 2020	Planning and Development Services
All	Active	New Municipal Development Plan	Administration was directed at the May 18, 2018 Council meeting to initiate the process of amending the County Plan. Administration was further directed at the March 12, 2019 Council meeting to begin the process of creating a new Municipal Development Plan.	8-May-18	6-Oct-20	Planning and Development Services
5	Active	Janet ASP Amendment for an Expanded Study Area	Council approved the project terms of reference at the April 30, 2019 Council meeting, and provided further direction to expand the project area at the May 28, 2019 Council meeting.	30-Apr-19	Summer 2020	Planning and Development Services

ROCKY VIEW COUNTY

2020 COUNCIL PRIORITIES AND SIGNIFICANT ISSUES

A list of ongoing and active priorities to assist Council on the status of business items

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	Recreation and Parks Master Plan	Council approved a new Recreation Governance Model at the July 23, 2020 Council meeting, and directed Administration to begin the implementation process. Council approved the Recreation and Parks Master Plan terms of reference at the January 14, 2020 Council meeting.	23-Jul-20	Fall 2020	Recreation, Parks and Community Support
All	Hold	Recreation and Parks Foundation	Administration was directed at the September 24, 2019 Council meeting to explore the establishment of a Recreation and Parks Foundation to support the buildout and long-term maintenance of recreation and parks amenities and programs in Rocky View County. Administration was directed at the April 28, 2020 Council meeting to cease exploration of the Foundation and revist its creation within six months of the approval of the Recreation and Parks Master Plan.	24-Sep-19	Spring 2021	Recreation, Parks and Community Support
9	Ongoing	Sale of the Cochrane Gravel Pit Lands	Administration was directed at the February 25, 2020 Council meeting to negotiate a purchase and sale agreement for the sale of the Cochrane Gravel Pit lands. At the June 9, 2020 Council meeting, Council declined a letter of intent received.	25-Feb-20	Ongoing	Legal and Land Administration

ROCKY VIEW COUNTY

2020 COUNCIL PRIORITIES AND SIGNIFICANT ISSUES

A list of ongoing and active priorities to assist Council on the status of business items

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Ongoing	Sale of the Chestermere Regional Recreation Center	Administration was directed at the September 24, 2019 Council meeting to explore the sale of the land and remediation of the facility. Administration was further directed at the January 28, 2020 Council meeting to review the letter of intent presented by the City of Chestermere and prepare a report for Council's consideration. At the May 12, 2020 Council meeting, Council declined an offer from the City of Chestermere.	28-Jan-20	Ongoing	Legal and Land Administration
1	Ongoing	Garden of Peace Chapel Lease	Administration was directed at the February 25, 2020 Council meeting to negotiate a 5-year lease for the Garden of Peace Chapel and related lands.	25-Feb-20	Ongoing	Legal and Land Administration