



COUNCIL MEETING AGENDA

Date: July 20, 2021
Time: 9:00 AM
Location: <https://www.rockyview.ca/>

Pages

A. CALL MEETING TO ORDER

B. UPDATES/APPROVAL OF AGENDA

C. APPROVAL OF MINUTES

1. July 6, 2021 Council Meeting Minutes

4

D. FINANCIAL REPORTS

E. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on June 22, 2021 and June 29, 2021 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019*.

MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM

1. Division 5 - Bylaw C-8178-2021 - Conceptual Scheme – Conrich Crossing Conceptual Scheme

11

File: PL20200137 (05305001)

Note: this item should be considered in conjunction with item E-2.

2. Division 5 - Bylaw C-8179-2021 - Redesignation Item – Agriculture, General District (A-GEN) to various industrial, commercial and residential land use districts within a portion of SE-5-25-28-W4M

88

File: PL20200139 (05305001)

Note: this item should be considered in conjunction with item E-1.

AFTERNOON PUBLIC HEARINGS / APPOINTMENTS 1:00 PM

3. Division 7 - Bylaw C-8132-2021 - Residential and Industrial Conceptual Scheme – Rocky Creek Conceptual Scheme

194

File: PL20200173 (06513002/06524001/002/004/007)

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

4. Division 7 - Bylaw C-8133-2021 - Redesignation Item – Residential District, Special District, and DC-80 Amendment

283

File: PL20200174 (06513002)

Note: this item should be considered in conjunction with item E-3.

F. GENERAL BUSINESS

1. All Divisions - Consideration of Motion - Withdrawal of Appeal of Kissel et al v. Rocky View County, 2020 ABQB 406 327

File: N/A

G. BYLAWS

1. Division 5 - Bylaw C-8193-2021 - First Reading Bylaw – South Conrich Conceptual Scheme Amendment 328

File: PL20210078 (04329003)

2. Division 5 - Bylaw C-8194-2021 - First Reading Bylaw – Conrich Area Structure Plan Amendment 419

File: PL20210079 (04329003)

3. Division 5 - Bylaw C-8195-2021 - First Reading Bylaw – Residential Redesignation 435

File: PL20210080 (04329003)

4. Division 5 - Bylaw C-8210-2021 - First Reading Bylaw – Residential and Commercial Redesignation 448

File: PL20210113 (04329003)

5. All Divisions - Bylaw C-8123-2021 - Term of Appointment for the Chief and Deputy Chief Elected Officials 459

File: N/A

6. All Divisions - Various Bylaws - Board and Committee Terms of Reference Amendments 466

File: N/A

H. UNFINISHED BUSINESS

I. COUNCILLOR REPORTS

1. All Divisions - Calgary Metropolitan Region Board (CMRB) Update

File: N/A

J. MANAGEMENT REPORTS

1. All Divisions - 2021 Council Priorities and Significant Issues List 498

File: N/A

K. NOTICES OF MOTION

1. Division 5 - Councillor Gautreau and Councillor Schule - Storm Water Drainage – 254050 Range Road 285, 254082 Range Rd 285, 254048 Range Rd 285 501

File: N/A

L. PUBLIC PRESENTATIONS

M. CLOSED SESSION

1. RVC2021-27 - Bottrel Park Land Use

THAT Council move into closed session to consider the confidential item "Bottrel Park Land Use" 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



COUNCIL MEETING MINUTES

Tuesday, July 6, 2021

9:00 AM

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

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

Also Present: B. Riemann, A/Chief Administrative Officer
G. Kaiser, Executive Director, Community and Business
B. Beach, A/Executive Director, Community Development Services
G. Nijjar, Manager, Planning and Development Services
S. MacLean, Planning and Development Supervisor, Planning and Development
Services
O. Newmen, Planner, Planning and Development Services
T. Andreasen, Legislative Officer, Legislative Services
E. McGuire, Legislative Officer, Legislative Services
M. Mitton, Legislative Officer, Legislative Services
C. Anderson, Legislative Officer, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 9:00 a.m. with all members present, with the exception of Councillor Schule.

B Updates/Approval of Agenda

MOVED by Councillor Boehlke that the July 6, 2021 Council meeting agenda be accepted as presented.

Carried
Absent: Councillor Schule

C-1 June 22, 2021 Council Meeting Minutes

MOVED by Councillor Hanson that the June 22, 2021 Council meeting minutes be approved as presented.

Carried
Absent: Councillor Schule



E-1 Division 9 - Bylaw C-8073-2020 - Redesignation Item – Aggregate Extraction and Processing

File: PL20200066 (06818002/8003/8004;06913001/3002/3003/06914001/4002/5001)

F-1 Division 9 - Master Site Development Plan – West Cochrane Gravel Pit

File: PL20200067 (06818002/8003/8004;06913001/3002/3003/06914001/4002/5001)

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

Carried
Absent: Councillor Schule

Councillor Schule arrived to the meeting at 9:07 a.m.

Person(s) who presented: Travis Coates, Burnco (Applicant)
Kelly Ostermann, Matrix Solutions

The Chair called for a recess at 9:20 a.m. and called the meeting back to order at 9:25 a.m. with all previously mentioned members present.

The Chair called for a recess at 10:25 a.m. and called the meeting back to order at 10:33 a.m. with all previously mentioned members present.

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

Carried

The Chair called for a recess at 11:25 a.m. and called the meeting back to order at 11:26 a.m. with all previously mentioned members present, with the exception of Councillor Schule and Councillor Gautreau.

Councillor Schule and Councillor Gautreau returned to the meeting at 11:28 a.m.

Pre-recorded audio/video
presentations in support:

Blair Rusnack
Bernie Burchill
The following Burnco employees:
Kevin Hickey, Clinton Kennedy,
Joel Vandenhoeck, Alvin Manset, Adam
Banser, Josh Brown, Jim Pauls, Jim Rogers,
Jon Lobdale, Bill Haines, Ahed Aldayoub, Rob
Hood, Crystal Hickey, Linda Hartman, Ryan
Bond, Bo Borton, Thomas Daniels, Cameron
Borland, Kyle Peterson, Chris Guianan
Dave Sibbald



Pre-recorded audio/video
submissions in opposition:

Emiline Hall, on behalf of S.D. Hall 2014 Ltd.
William McNabb, on behalf of McNabb Development
Michael and Judy Bopp
Heather, Graeme, and Claire Finn
Rick and Cathy King
Tim, Joanne, Jesse, Mirian, and Eva Wray
Valerie Wilson
Alice Kin and Jadie King
Alisa Le May

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

Councillor Schule returned to the meeting at 1:03 p.m.

Craig Hall
Dee McDougall
Hamish Kerfoot
David Blair, on behalf of Jim and Joy Buse, Fish Tails
Fly Shop, Bow River Trout Foundation, and
the Angling Outfitter and Guide Association of
Alberta
Julie Simard and Karen McDougall
Bill and Sharon Corbett
Patti Lott
Mike and Sylvia Simpson
Bertrand Levesque
Ann McKendrick McNabb, on behalf of McKendrick
Ranches Ltd., Laurel Griffin, Dean Shaw, and
others
Kari-Ann McNabb Schneider
Jon Fennell
Drew Hyndman, on behalf of the Town of Cochrane
David Schmunk
Kathleen Cornish, on behalf of Redg Storms and
Darrel Cornish
Janet Ballantyne, on behalf of Rocky View Gravel
Watch
William Snow, on behalf of the Stoney Tribal
Administration, Gavin Ear, Conol Lebell, and
Chris Goodstone

The Chair called for a recess at 2:25 p.m. and called the meeting back to order at 2:34 p.m. with all previously mentioned members present.

The Chair made the final call for email submissions and called for a recess at 2:34 p.m. The Chair called the meeting back to order at 2:41 p.m. with all previously mentioned members present and declared email submissions closed.



The Chair called for a recess at 2:41 p.m. and called the meeting back to order at 3:09 p.m. with all previously mentioned members present.

Email submissions in support:	None
Email submissions in opposition:	Alison Traynor Bow River Valley Group West Cochrane Brenda Driscoll Catherine Scheers David Scandlyn David John Fennell Glenn Lott James Anderson Jeanie Kowalski Kathleen Cornish Kathleen O'Donoghue Kathy and Todd Achen Kevin and Michelle Miles Lori McKay McNabb & Schneider Farms Milton Achen Natasha Galligan Patti Lott Tom Foss Vivian Pharis

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

Carried

Person(s) who presented rebuttal:	Travis Coates, Burnco (Applicant) Ulrich Scheidegger, Burnco (Applicant) Tracy Wright, Tricycle Lane Ranches (Owner) Goetz Aust, Matrix Solutions Kelly Ostermann, Matrix Solutions
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MOVED by Councillor Kissel that the public hearing for item E-1 be closed at 3:49 p.m.

Carried

The Chair called for a recess at 3:51 p.m. and called the meeting back to order at 4:00 p.m. with all previously mentioned members present.

Main Motion:

MOVED by Councillor Kissel that the application be referred to Administration to work with the applicant to prepare a Direct Control District for an area located between Beaupre Creek and Grand Valley Creek, to be no greater than 160 acres in size, excluding the existing S-NAT parcel.



Amending Motion:

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

THAT the application be referred to Administration to work with the applicant to prepare a Direct Control District for an area located between ~~the eastern boundary of lot 8 to the western edge of lot 1 and not to be more than 966 acres~~ ~~Beaupre Creek and Grand Valley Creek, to be no greater than 160 acres in size,~~ excluding the existing S-NAT parcel.

Defeated

The Chair called for a vote on the main motion.

Main Motion:

MOVED by Councillor Kissel that the application be referred to Administration to work with the applicant to prepare a Direct Control District for an area located between Beaupre Creek and Grand Valley Creek, to be no greater than 160 acres in size, excluding the existing S-NAT parcel.

Carried

MOVED by Councillor Kissel that the applicant be directed to work with the Stoney Nakoda and the Town of Cochrane to address their concerns with application PL20200066.

Defeated

MOVED by Councillor Kissel that the West Cochrane Gravel Pit Master Site Development Plan be referred to Administration to work with the applicant to reduce the area of the Master Site Development Plan for an area located between Beaupre Creek and Grand Valley Creek, to be no greater than 160 acres, excluding the existing S-NAT parcel.

Carried

MOVED by Councillor Kissel that the applicant be directed to work with the Stoney Nakoda and the Town of Cochrane to address their concerns with application PL20200067.

Defeated

Motion Arising / Main Motion:

MOVED by Councillor Wright that Administration be directed to hire an independent third party to review the water studies presented by both the Applicant and Dr. Jon Fennell.

Amending Motion:

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

THAT Administration be directed to ~~hire~~ ~~provide a report on the feasibility and funding for engaging~~ an independent third party to review the water studies presented by both the Applicant and Dr. Jon Fennell ~~and to provide a summary of the science for both Administration and Council.~~

Defeated



The Chair called for a vote on the motion arising / main motion.

Motion Arising / Main Motion:

MOVED by Councillor Wright that Administration be directed to hire and independent third party to review the water studies presented by both the Applicant and Dr. Jon Fennell.

Defeated

G-1 Division 9 - Bylaw C-8189-2021 - First Reading Bylaw – Residential Redesignation
File: PL20210041 (07805013)

MOVED by Councillor Boehlke that Bylaw C-8189-2021 be given first reading.

Carried

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

The Calgary Metropolitan Region Board (CMRB) Update for July 6, 2021 was provided as information.

K-1 All Divisions - Councillor Kissel and Reeve Henn - Withdrawal of Appeal of Kissel et al v. Rocky View County, 2020 ABQB 406
File: N/A

Notice of Motion: To be read in at the July 6, 2021 Council Meeting
To be debated at the July 20, 2021 Council Meeting

Title: Withdrawal of Appeal of Kissel et al v. Rocky View County, 2020 ABQB 406

Presented by: Councillor Crystal Kissel, Division 9
Reeve Dan Henn, Division 7

WHEREAS Council passed a resolution on July 28, 2020 to direct Administration to proceed with the notice of appeal regarding Kissel et al v. Rocky View County, 2020 ABQB 406;

AND WHEREAS due to a backlogged court system, there is no ability to have the appeal heard before the spring of 2022 at the earliest;

AND WHEREAS a municipal election is scheduled for October 18, 2021;

AND WHEREAS the County is being reduced to seven elected councillors from the current nine councillor model, meaning this Council will not sit as it exists today;

AND WHEREAS all sanctions, other than the communication sanction, have already expired;

AND WHEREAS the appeal is not covered by the County's insurance;

AND WHEREAS Council's Strategic Plan speaks to accountability and financial resiliency with regards to lessening financial risk to our ratepayers;



THEREFORE, BE IT RESOLVED that Administration be directed to withdraw the application to appeal of Kissel et al v. Rocky View County, 2020 ABQB 406.

J-1 All Divisions - 2021 Council Priorities and Significant Issues List

The 2021 Council Priorities and Significant Issues List for July 6, 2021 was provided as information.

N Adjourn the Meeting

MOVED by Councillor Hanson that the July 6, 2021 Council Meeting be adjourned at 5:06 p.m.
Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



PLANNING POLICY

TO:	Council	
DATE:	July 20, 2021	DIVISION: 5
TIME:	Morning Appointment	
FILE:	05305001	APPLICATION: PL20200137
SUBJECT:	Conceptual Scheme – Conrich Crossing Conceptual Scheme	

NOTE: This application should be considered in conjunction with the proposed land use amendment, Application PL20200139 (agenda item E-2).

APPLICATION: To adopt the Conrich Crossing Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within a portion of SE-5-25-28-W4M.

GENERAL LOCATION: Located north of Township Road 250, west of Range Road 284, and northwest of the hamlet of Conrich.

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

EXECUTIVE SUMMARY: Council gave First Reading to Bylaw C-8178-2021 on May 25, 2021. Since first reading, the applicant has amended the Conceptual Scheme taking into account feedback from stakeholders and Administration.

The Conceptual Scheme was assessed in accordance with the relevant policies of the Interim Growth Plan, County Plan and the Conrich Area Structure Plan (ASP). The southernmost portion of the subject lands are located within the Conrich ASP Future Policy Area, while the remaining area of the quarter section is identified for industrial land uses in the ASP.

Although the commercial and industrial uses proposed within the Conceptual Scheme are broadly consistent with the intent of the industrial area policies outlined in the ASP, residential land uses are proposed within the Future Policy Area which does not currently have a land use strategy defined. Amendments are currently being undertaken by Administration to prepare a land use strategy for this area; the amendments are intended to define the hamlet boundary, a community core and residential uses, and are currently anticipated to be presented to Council for public hearing and second reading in fall 2021.

Policy 7.1 of the Conrich ASP states that applications shall not be supported within the Future Policy Area, with the intent being that the County will provide the comprehensive planning for the hamlet and land uses within the area. Therefore, this application is considered premature and Administration recommends that a decision on these applications is deferred until the Future Policy Area amendments to the ASP are approved by Council and the Calgary Metropolitan Region Board.

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

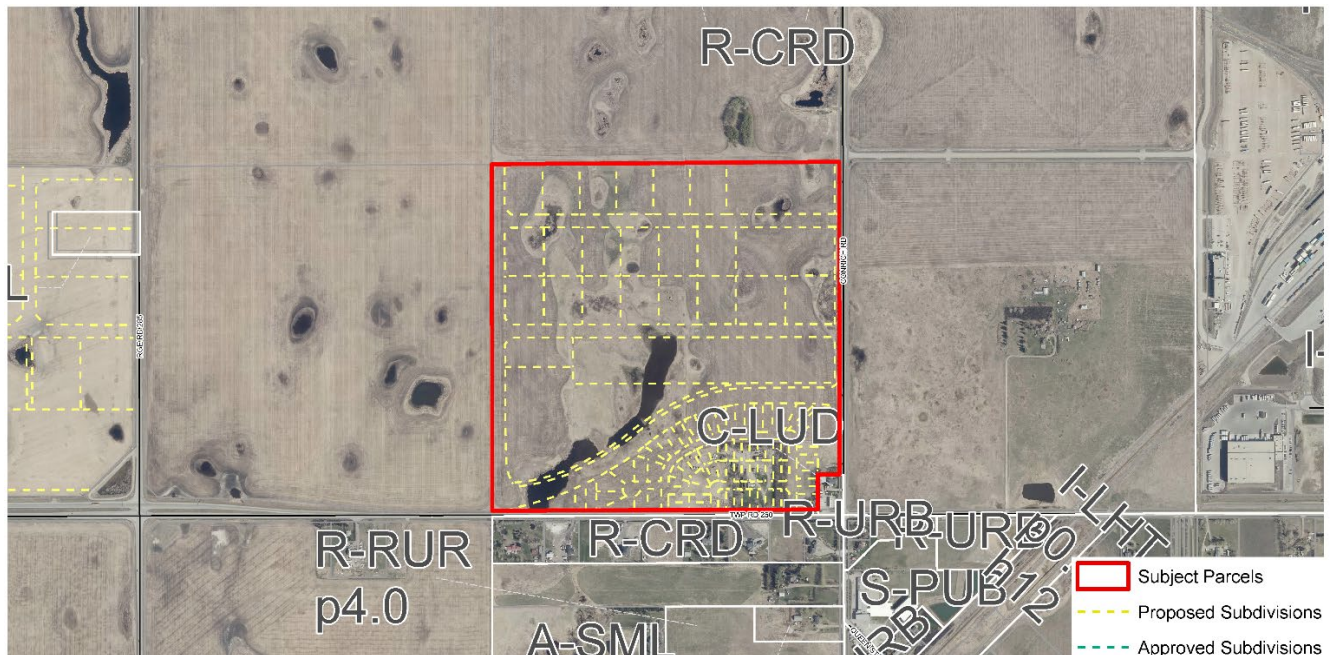
OPTIONS:

Option #1:	Motion #1	THAT Bylaw C-8178-2021 be amended in accordance with Attachment ‘C’
	Motion #2	THAT Bylaw C-8178-2021, as amended, be given second reading.
	Motion #3	THAT Bylaw C-8178-2021, as amended, be given third and final reading.

Administration Resources

Benazir Thaha Valencia, Planning Policy

- Option #2: THAT further consideration of Bylaw C-8178-2021 be tabled pending approval of comprehensive County-led amendments to the Conrich Area Structure Plan to define a land use strategy for the Future Policy Area.
- Option #3: THAT further consideration of Bylaw C-8178-2021 be tabled and that the Applicant be directed to prepare a minor amendment to the Conrich ASP to support implementation of the Conceptual Scheme.
- Option #4: That application PL20200137 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:

- *Municipal Government Act*;
- Interim Growth Plan;
- Municipal Development Plan (County Plan);
- Conrich Area Structure Plan;
- Land Use Bylaw; and,
- County Servicing Standards.

TECHNICAL REPORTS SUBMITTED:

- Traffic Impact Assessment (TIA) prepared by Bunt & Associates, dated September 14, 2020;
- Conrich Gill Wetland Assessment and Impact Report, prepared by Westhoff Engineering Resources, Inc, September 18, 2020;
- Conrich Crossing Conceptual Scheme Preliminary Engineering Support Servicing Strategy, prepared by Sedulous Engineering Inc., dated August 2020;
- Conrich Quarter Proposed Mixed-Use Development, prepared by McIntosh Lalani Engineering Ltd., dated June 19, 2020;



- | | |
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| | <ul style="list-style-type: none"> • Conceptual Level Stormwater Management Report, prepared by Sedulous Engineering Inc., dated July 2020. |
|--|--|

BACKGROUND:

The subject lands are located within the Conrich Area Structure plan and provides for ±159.00 acres of developable area to implement the Conrich Crossing Conceptual Scheme, a new master planned development for the Hamlet of Conrich. The proposed Plan features a residential neighbourhood, local and regional commercial areas, and an industrial area accommodating a range of light industrial uses.

Business development within the Conrich Crossing Conceptual Scheme would utilize the near proximity to the Stoney Trail transportation corridor to attract opportunities that are complementary to the large format regional distribution warehousing activities occurring within the Calgary Logistics Park.

TECHNICAL ANALYSIS:

This report focuses primarily on the technical aspects of the proposal while the associated land use amendment application focuses on compatibility with the relevant statutory plans.

Site Context

The subject site is located within the northwest portion of the Conrich Area Structure plan, north of CN Railway and the Hamlet of Conrich. The site is accessed from Township Road 250 and Range Road 284 (Conrich Road); both paved municipal roads are in good condition. The topography of the area is undulating with grades sloping generally from west to east.

The site includes an existing agricultural parcel that has been cultivated to produce a variety of cereal crops. The southern portion of the site includes a farm building site that would be demolished to accommodate the proposed uses.

Proposed Land Use Concept

The Conceptual Scheme proposes business uses in line with the Conrich ASP; the ASP identifies the subject lands north of the proposed future alignment of Township Road 250 as industrial, and suggests the following uses to be suitable for industrial development: distribution logistics, warehousing, transportation, industrial services, construction, manufacturing, and industrial storage that do not have significant offsite nuisance factors, as well as Commercial and other business uses that are compatible with the industrial uses. In addition, the Applicant has proposed a Mixed Business Commercial Area to attract a wider variety of business uses to the Plan area that are not specifically permitted in the Light District (I-LHT) or the Commercial, Regional District (C-REG) districts, such as farmer's markets or hotels.

The Conrich ASP identifies the subject lands south of the proposed future alignment of Township Road 250 as a Future Planning area. The Conceptual Scheme proposes ±79 Residential, Small Lot District (R-SML) within the area, with a minimum parcel size of ± 0.06 ha (± 0.15 ac). The realignment of Township Road 250 would provide for a suitable transition between potentially incompatible residential and business uses. In addition, architectural controls would be implemented at the subdivision stage to consider appropriate screening and/or buffering along the realigned portion of Township Road 250.

Development within the Plan area would be considered in three phases. The first phase would include the residential area south of the future Township Road 250 alignment; local and mixed commercial areas directly west of Range Road 284 and the regional commercial Area; a portion of the industrial area; public utility lots (PUL) and linear municipal reserve (MR) parcels; and the two permanent



irrigation facilities. Implementation of subsequent development phases would depend on market demand and the availability of transportation and utility servicing infrastructure.

Transportation and Access

A Transportation Impact Assessment (TIA) was prepared in support of this Conceptual Scheme to evaluate the impacts of the proposed development on the existing and future municipal and regional transportation network surrounding the project.

The residential area would be accessed from Township Road 250 via an interconnected internal subdivision road network supported by three access points along the existing Township Road 250. The business areas would be accessed from Range Road 284 (Conrich Road) and Township Road 250 via an interconnected internal subdivision road network again supported by three access points. The internal subdivision road right-of-way would be extended to the northern boundary of the Conceptual Scheme to facilitate future access to adjacent lands.

Section 22.25 of the Conrich ASP directs the alignment of Township Road 250 to be relocated to the north to provide for better intersection design, a perpendicular crossing of the CN Rail line, and the movement of heavy truck traffic away from existing homes. Implementation of this realignment, together with funding and construction requirements would be determined at subsequent subdivision and development stages.

Wastewater Servicing

The Plan area would be serviced by the existing East Rocky View Wastewater Transmission Line. This is consistent with Policy 23.15 of the Conrich ASP which requires future development to connect with existing County wastewater servicing in the area. As per the Conrich ASP's servicing strategy, the Plan area would be serviced by a regional sanitary lift station situated within the adjacent quarter section to the east. As the timing of construction of this regional lift station is still to be determined, the developer is proposing to construct a new local lift station to convey wastewater generated within the Plan area to the East Rocky View Wastewater Transmission Line. Further assessment of the existing infrastructure would be conducted at future subdivision and development stages to determine if improvements are needed to support the proposed development.

Water Servicing

The Plan area would be serviced by potable water through a tie-in to the County's existing 600 mm potable water feeder main situated on Ellis Road east of Range Road 284 (Conrich Road), in accordance with Policy 23.9 of the Conrich ASP.

Stormwater Management

A Conceptual Stormwater Management Report was prepared recommending a stormwater management facility be constructed to support the proposed development. The stormwater facility would include a detention pond designed to retain surface drainage generated within the Plan area all in accordance with the requirements of the County Servicing Standards and Conrich Master Drainage Plan.

Natural Environment

In accordance with Policies 19.3 and 19.4 of the Conrich ASP, the Applicant submitted a Wetland Assessment. The Assessment noted the presence of 14 wetlands within the Conceptual Scheme area and so the proposed development would result in the net loss of habitat. The Conceptual Scheme policies provide for addressing the required provincial approval and compensation requirements at any future subdivision stage.



Open Space

The open space system would include a combination of municipal reserve (MR) and a public utility lot (PUL). Municipal Reserve dedication would be taken in both land and payment of cash-in-lieu, in accordance with the requirements of the Municipal Government Act.

A ±15 m linear strip of MR is proposed to be dedicated along Range Road 284 (Conrich Road), along Township Road 250 and between the local commercial and residential areas. The linear MRs would include a paved pathway to be constructed by the developer at the subdivision stage. The pathways proposed are in general alignment with those shown on Map 7 of the Conrich ASP; therefore the application accords with Policy 18.10 of the ASP.

Lot Owner Association(s)

A Residential Lot Owners Association will be established at the subdivision stage to manage and implement proposed architectural controls for the Plan area.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

BTV/sl

ATTACHMENTS:

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8178-2021 and Schedule A

ATTACHMENT ‘D’: Map Set



ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Ken Venner (B&A Planning Group)	OWNERS: Gursewak Singh Gill and Hamek Gill
DATE APPLICATION RECEIVED: October 13, 2020	DATE DEEMED COMPLETE: October 14, 2020
GROSS AREA: ± 64.35 hectares (± 159.00 acres)	LEGAL DESCRIPTION: Within a portion of SE-5-25-28-W4M.
SOILS (C.L.I. from A.R.C.): 5W70 – Very severe limitations to cereal crop production due to excessive wetness/poor drainage. 5T30 – Very severe limitations due to adverse topography.	
HISTORY: December 8, 2015 The Conrich Area Structure Plan Bylaw (C-7468-2015) was adopted by Council. October 1, 2013 The County Plan was adopted.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 204 adjacent landowners; 25 letters were received in response (see Attachment 'E' of Agenda Item E-2). 25 were in favour of the proposal with no one in opposition. 13 letters are from parcels within the landowner notification area, 10 outside the circulation area and 2 indistinct addresses. The application was also circulated to a number of internal and external agencies, with received comments listed in Attachment 'B'.	



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Environment	<p>Please accept this in response to the subdivision referral attached.</p> <p>A review of the aerial imagery of the land within this application area, indicates the presence of a large wetland. This wetland by all indication may be considered Provincial Crown land, as per section 3 of the <i>Public Lands Act</i>. Any occupation of this land would require application and approval under the Public lands act, and possibly the <i>Water Act</i>.</p> <p>To proceed with development and construction of residential lots around this wetland would require careful consideration of these two Provincial Acts.</p>
Alberta Health Services-Safe Healthy Environments	<p>Thank you for inviting Alberta Health Services-Safe Healthy Environments comments on the above referenced conceptual scheme and redesignation to guide and create the Conrich Crossing development.</p> <p>Alberta Health Services-Safe Healthy Environments has reviewed the land use circulation package and the Conceptual Scheme Circulation draft (Sept. 2020) and provides the following comments for your consideration;</p> <p>1) Alberta Health Services-Safe Healthy Environments is supportive of Phase 1 Environmental Site Assessments (ESA) for residential developments. If a Phase 1 ESA has been completed for this development Alberta Health Services-Safe Healthy Environments is able to review it from a public health perspective.</p> <p>2) Alberta Health Services-Safe Healthy Environments is supportive of land use decisions that incorporate aspects of healthy community by design. In respect of this particular development Alberta Health Services-Safe Healthy Environments encourages the following considerations;</p> <p>a) Healthy Neighbourhood Design: Neighbourhoods where people can easily connect with each other and access a variety of day-to-day services are beneficial to the well-being of residents. A complete, compact and connected neighbourhood can foster better mental and physical health of the individuals within that community. Land use decisions that influence zoning, transportation systems and neighborhood design can support this. This application includes support for 79 residential lots that will be designed to accommodate multi-generational housing. The community will integrate different land uses including commercial and industrial, which may lead to a relatively compact and complete community development.</p> <p>b) Healthy Housing: Housing features such as quality, accessibility and affordability have impacts on health. Incorporating healthy and</p>



AGENCY	COMMENTS
	<p>varied housing into land use planning assists in fostering good mental and physical health while improving the quality of life for residents of all ages and income levels. While this subdivision application does not appear to specifically incorporate a variety of housing types, Alberta Health Services-Safe Healthy Environments is available to provide further information on overall healthy housing options from a public health perspective.</p> <p>c) Healthy Natural Environments: Research supports a strong relationship between people's exposure to natural areas and the reduction of stress, chronic disease, depression and anxiety as well as improved concentration and cognitive function. Communities that are designed to incorporate the natural environment into their plans can help promote more physical activity and better mental health. This community is incorporating a special parks and recreation district and tree-lined sidewalks. If there are details that detail how this subdivision will encourage access to natural areas AHS- SHE would be happy to review them from a public health perspective.</p> <p>d) Healthy Transportation Networks: Prioritizing active transportation (i.e., walking or cycling) and encouraging residents to choose self-powered movement whenever possible can help reduce emissions and achieve an increase in physical activity, leading to better mental and physical health for residents. This community's design appears to support a regional pathway and tree-lined sidewalks that are intended to support pedestrian mobility.</p> <p>e) Healthy Food Systems: How people choose food and what kind of food items they have access to can be influential factors of their overall health status. Land use design decisions may impact the accessibility, quality and variety of food available to residents. Alberta Health Services-Safe Healthy Environments supports the promotion and integration of healthy food systems into the planning process. This may include such measures as; ensuring access to healthy foods in neighbourhood and public facilities (i.e., City Hall, recreation facilities, public libraries, etc.); consideration of the type of food services located in relation to other community uses (i.e., promoting healthy food options near schools) and support of community-scale food infrastructure and services (i.e., enhancing agricultural and community garden capacity or encouraging grocery stores to be located within walking distance of residential areas). There is no information in this application/scheme that discusses food choice or access but Alberta Health Services-Safe Healthy Environments would be happy to provide comment from a health perspective when that information becomes available.</p> <p>Alberta Health Services-Safe Healthy Environments is supportive of planning efforts that address healthy community design by promoting active living and shaping healthier built environments, and looks forward to a chance to review more detailed community plans for the subject lands as they become available.</p>



AGENCY	COMMENTS
<i>Adjacent Municipality</i>	
The City of Chestermere	This e-mail is in response to the circulation file # PL20200139. The City of Chestermere does not have any comments or concerns. Thanks for circulating this application to us.
<i>Internal Departments</i>	
Fire Services & Emergency Management	<p>Having reviewed the circulation, the Fire Service has the following comments in addition to the previously submitted comments by Randy Smith:</p> <ol style="list-style-type: none"> 1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for a private hydrant systems if it is required. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code. 3. Please ensure that access routes are compliant to the designs specified in the National Building Code and the Rocky View County Servicing Standards. Consideration may be needed to having a secondary access route if Twp Rd. 250 is dead-ended. 4. Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the National Building Code & NFPA 1141. <p>There are no further comments at this time.</p>
Planning and Development Services – Engineering	<p>General</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the Owner is required to enter into a development agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following: <ul style="list-style-type: none"> ○ Construction of a public internal road system in accordance with the County Servicing Standards complete with cul-de-sacs and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan. ○ Realignment of Township Road 250 through the study area as shown on the Tentative Plan. ○ Construction of the necessary off-site improvements as identified in the final approved TIA to the satisfaction of the County. ○ Extending the County's sanitary and potable water services to the proposed development. ○ Construction of the pressurized central fire suppression system to the satisfaction of the County.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ Construction of stormwater management facilities in accordance with the recommendations of the approved stormwater management plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan. ○ Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County. ○ Installation of Street Lighting (Dark Sky). ○ Installation of power, natural gas, and communication utilities. ○ Obtain all necessary approvals from AEP for the loss of wetlands. ○ Obtain all necessary approvals from AEP for the use of stormwater for irrigation purposes. ○ Implementation of the recommendations of the approved construction management plan. ○ Implementation of the recommendations of the approved ESC plan. <ul style="list-style-type: none"> ● As a condition of future subdivision, 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 Conrich Area Structure Plan (ASP). The proposal is to create a largescale residential/industrial/commercial development with a Municipal Reserve and a PUL. It is recommended that the lands be appropriately serviced as per policies 23.9 and 23.15 of the Conrich ASP. <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> ● The applicant provided a Geotechnical Report prepared by McIntosh Lalani Engineering Ltd. dated June 19 2020. The investigation assessed the onsite subsurface (soil and groundwater) conditions and determined that the soil and groundwater conditions at the site are suitable for the proposed development. ● As a condition of future subdivision, the applicant will be required to conduct an onsite geotechnical evaluation, conducted by a qualified geotechnical professional, to assess the onsite subsurface (soil and groundwater) conditions to develop appropriate geotechnical recommendations for the design and construction of the proposed development



AGENCY	COMMENTS
	<p>including the internal road structure and recommendations for the pond liner thickness.</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant shall submit finished grade plans, and cut and fill plans. <p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> The applicant submitted a Transportation Impact Assessment prepared by Bunt and Associates Engineering Ltd. dated September 14, 2020. The TIA provides the impact of the proposed development on the adjacent road network and Recommends the following improvements: <ul style="list-style-type: none"> Realignment of Township Road 250 Street and construction of the new Township Road 250 and Range Road 284 intersection. Construction of two access points along Range Road 284 and one access on Township Road 250. Construction of three access points along the newly created service road after Township Road 250 is realigned. Installation of traffic Signals at the newly created access from Township Road 250 into the development following the 2040 buildout. Installation of traffic signals at the intersection of Township Road 250 and Range Road 284. By 2030, the ultimate configuration of the Stoney Trail and McKnight Trail interchange will need to be constructed due to background traffic. As a condition of future subdivision, the applicant will be required to enter into a Special Improvements Development Agreement with the County for the realignment of Township Road 250. Infrastructure Cost Recovery will be available as per Policy C-406. As a condition of future subdivision, 15 m along the east and south boundaries of the quarter section where the existing road allowance is 20 m shall be dedicated for road widening by plan of survey as per the applicable TOL bylaw since this portion of Township Road 250 and Range Road 284 are part of the long range transportation plan for a six lane cross section requiring 50m of ROW. As a condition of future subdivision, the applicant will be required to provide a cost recovery payment for the upgrade of Township Road 250 from a two lane to four lane divided road in accordance with the active Cost Recovery Agreement with Canadian National Railway Company.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with the applicable by-law at time of approval. <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> • As per Policy 23.15 of the Conrich ASP, all new development shall connect to the County's wastewater system. The applicant has indicated that the development will be serviced by piped wastewater should the application be approved. • The applicant submitted a Preliminary Engineering Support Servicing Strategy prepared by Sedulous Engineering Inc. dated August 2020, which indicated that the site will be serviced by gravity mains that lead to a local lift station which directs a 250mm force main to the existing 600mm force main which eventually discharges at the Langdon Waste Water Treatment Plant. The servicing strategy determined that sanitary infrastructure upgrades may be required as part of the current first phase of the Conrich Station Development. The servicing strategy recommends monitoring the capacity of the system to determine if any upgrades are required at subdivision stage. • As a condition of future subdivision, the applicant will be required to enter into a capacity allocation agreement with the county and provide payment of the Wastewater Offsite Levy in accordance with the applicable by-law at time of approval. • As a condition of future subdivision, the applicant will be required to enter into a development agreement for the extension of wastewater services to the subject lands. • As a condition of future subdivision, the applicant shall submit a detailed wastewater servicing design for the Conrich Station Lands to verify that the downstream infrastructure has enough capacity for the increase in effluent due to the additional lots. <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • As per Policy 23.9 of the Conrich ASP, all new development shall connect to the County's potable water system. The applicant has indicated that the development will be serviced with piped water should the application be approved. • The applicant submitted a Preliminary Engineering Support Servicing Strategy prepared by Sedulous Engineering Inc.



AGENCY	COMMENTS
	<p>dated August 2020, which indicated that the site will be serviced by the existing regional East Rocky View Water System via a transmission main from the Conrich Reservoir and Pump Station. The servicing strategy determined that potable water infrastructure upgrades may be required as part of the first phase of the Conrich Station Development. The servicing strategy recommends monitoring the capacity of the system to determine if any upgrades are required at subdivision stage.</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant shall submit a detailed water servicing design for the Conrich Station lands to verify that the potable water infrastructure has enough capacity for the increase in demand. • As a condition of future subdivision, the applicant will be required to enter into a capacity allocation agreement with the county and provide payment of the Water Offsite Levy in accordance with the applicable by-law at time of approval. <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • The applicant provided a Conceptual Level Stormwater Management Report Plan prepared by Sedulous Engineering Inc. dated July 2020. The overall strategy for the interim condition will be at zero discharged until the completion of the CSML. The concept consists of the use of overland and underground stormwater conveyance to a large central storm pond, which will eventually be tied to the CSML. • As a condition of future subdivision, the applicant will be required to submit a detailed stormwater management plan, prepared by a qualified professional, providing the detailed designs of the stormwater management infrastructure necessary to support the proposed development. <p>As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for the construction of the stormwater infrastructure required as a result of the development and outlined in the final stormwater management plan in accordance with the County Servicing Standards. The applicant will be responsible for the registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision.</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to provide an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC



AGENCY	COMMENTS
Recreation, Parks and Community Support	<p>measures to be implemented during the development of the subject lands.</p>
	<ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to provide payment of the Stormwater Offsite Levy in accordance with the applicable bylaw at time of approval.
Recreation, Parks and Community Support	<p>Environmental – Section 900.0 requirements:</p>
	<ul style="list-style-type: none"> The applicant provided a Conrich Gill Wetland Assessment and Impact Report prepared by Westhoff Engineering Inc. dated September 18, 2020. The assessment took into consideration the significance of the existing onsite soils, vegetation, wildlife, historical resources and wetlands and provided several mitigations measures to prevent environmental impacts. As a permanent condition of future subdivision, the applicant will be required to adhere to all recommendations in the Westhoff report. As no historical resources have been identified and impacts to historical resources are not anticipated the development has been granted clearance under the Historical Resources Act. The Wetland Assessment indicates that there is fourteen naturally occurring wetlands as well as six ephemeral waterbodies within the development area and that all the wetlands will be lost as the result of the development. The applicant will be required to make a payment to the in-lieu program for the loss of the wetlands.
Recreation, Parks and Community Support	<p>Recreation, Parks and Community Support comments on the Conrich Crossing Conceptual Scheme:</p>
	<ul style="list-style-type: none"> If there is future linear connectivity identified along Range Road 284, then potentially the proposed pathway on the east side of 284 should be extended to connect with Township Road 250 intersection. However, if there is no proposed linear connectivity identified, then remove proposed MR dedication along the ROW of RR 284. Recommend full pathway around PUL. Any outstanding MR owing on the proposed land shall be provided in a cash in lieu payment by developer. Also encourage developer to contribute to the County's voluntary recreation contribution program to help support future amenities in the Conrich area as identified in the 2021 Recreation and Parks Master Plan.

Circulation Period: November 2, 2020 to November 24, 2020

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



BYLAW C-8178-2021

A Bylaw of Rocky View County, in the Province of Alberta, known as the Conrich Crossing Conceptual Scheme

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as Conrich Crossing Conceptual Scheme.

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 Bylaw C-8178-2021 being the “Conrich Crossing Conceptual Scheme”, affecting a portion of SE-05-25-28-W4M, be adopted as defined in Schedule ‘A’, which is attached to, and 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-8178-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this 25th day of May, 2021
PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2021
READ A SECOND TIME IN COUNCIL this day of , 2021
READ A THIRD TIME IN COUNCIL this day of , 2021

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

SCHEDULE 'A'
FORMING PART OF BYLAW C-8178-2021

A Conceptual Scheme affecting a portion of SE-05-25-28-W4M, consisting of a total of ± 64.3 hectares (± 159.0 acres) of land, herein referred to as the Conrich Crossing Conceptual Scheme.



CONRICH

CROSSING

CONCEPTUAL SCHEME

JULY 2021



CONRICH

— CROSSING —

CONCEPTUAL SCHEME

CONRICH CROSSING

CONCEPTUAL SCHEME

JULY 2021

PREPARED FOR

GILL DEVELOPMENTS

204-4774 Westwinds Dr NE
Calgary, AB T3J 0L7

CONSULTANT TEAM

B&A PLANNING GROUP

SEDULOUS ENGINEERING

BUNT & ASSOCIATES

WESTHOFF ENGINEERING RESOURCES

MCINTOSH LALANI ENGINEERING



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1.0 INTRODUCTION

1.1. PURPOSE OF THIS PLAN

This Conceptual Scheme describes a framework to implement **Conrich Crossing**, a new master-planned development for the Conrich Hamlet featuring a fully serviced residential neighbourhood, local and regional commercial areas, an industrial area accommodating a range of light and heavy uses and a mixed business commercial/ industrial area offering a variety of business opportunities subject to market demand. Business development within Conrich Crossing will capitalize on proximity to Stoney Trail transportation corridor to attract opportunities that are complementary to the large format regional distribution warehousing activities occurring within the Calgary Logistics Park. And the residential area will provide parcels that can accommodate relatively larger building footprints that are suitable for multi-generational living.

This Conceptual Scheme establishes a policy framework to guide future subdivision and development within the subject lands. The Plan's proposed land use and subdivision concept is supported by conclusions and recommendations of comprehensive technical assessment reports that have evaluated the site's development opportunities and constraints. The Conceptual Scheme's policy framework is consistent with the intent of the Conrich Area Structure Plan and the County Plan.

Preparation of this Conceptual Scheme was supported by a public consultation process designed to provide stakeholders opportunity to receive information relative to the project and provide meaningful input into the plan's attendant policy framework.

1.2. DEVELOPER'S MOTIVATION AND RATIONALE

From a business development perspective, there is no denying that this Conceptual Scheme area is strategically located relative to existing regionally significant air, rail and road infrastructure. Given the continued expansion of the Calgary Logistics Park, the Conrich Regional Business Centre presently does not accommodate a range of business types necessary to support the evolving large format distribution centre. **Conrich Crossing** is ideally situated to accommodate additional business developments that are complementary to the Calgary Logistics Park in addition to the evolving residential community with the Conrich Hamlet.

From a residential development perspective, multi-generational living is becoming a trend within many metropolitan regions across North America. Statistics Canada data shows that 4.8% of children aged 14 and under live in a household with at least one grandparent. Similarly, 8.0% of those aged 80 and older live with relatives. Their data also showed that 42.3% of Canadian young adults aged 20 to 29 live in the parental home. These



statistics reflect the growing attractiveness and value of multigenerational living situations. As Canada's population continues to age, the number of Canadians over 65 will eventually surpass the number of those under 30. This means that multi-generational living situations that include grandparents and young children is expected to become far more popular. As such, land developers are responding to these needs by constructing neighbourhoods with housing forms specifically catering to multi-generational scenarios. The proponent of the **Conrich Crossing Conceptual Scheme** wishes to accommodate multi-generational housing which is already developing in the Conrich community (i.e. Cambridge Park) and neighbourhoods within northeast Calgary (e.g. Cornerstone).

Township Road 250 is an important major road that has been substantially upgraded in association with the Calgary Logistics Park. However, the geometry of the intersection at Range Road 284 (Conrich Road) is constrained by a lack of available right-of-way which, to date, has prevented it from being upgraded. As such, the Conrich ASP anticipates realignment of Township Road 250 to facilitate continued development within the surrounding area. Implementation of proposed subdivision and development within the **Conrich Crossing Conceptual Scheme** will facilitate dedication of a portion of the required ROW necessary to accommodate this critical roadway improvement project. Likewise, the realignment of Township Road 250 will establish an appropriate transition and buffer between existing/future residential development in the northern portion of the Conrich Hamlet and business/commercial areas to the north as anticipated by the Conrich ASP.

1.3. CONCEPTUAL SCHEME OBJECTIVES

The objectives of the **Conrich Crossing Conceptual Scheme** are to:

- a. Summarize an assessment of existing conditions within the Plan area by identifying development opportunities and constraints;
- b. Establish a future development concept with a land use framework that will facilitate a planned residential, commercial and industrial development in accordance with the Conrich Area Structure Plan;
- c. Establish a strategy to implement appropriate transportation, utility service and stormwater management infrastructure to support future subdivision and development and related uses in accordance with the County Servicing Standards;
- d. Establish expectations for architectural controls to ensure coordinated treatment of building design, landscaping and signage considerations;
- e. Establish a phasing strategy for development within the Plan area;
- f. Establish expectations for fire, emergency response and community support services within the Plan area;
- g. Summarize the conclusions of a community consultation program implemented by the developer to inform & educate affected landowners and interested stakeholders regarding the proposed development.

2.0 PLAN AREA DESCRIPTION

2.1. LOCATION

As shown on **Figure 1: Regional Context** and **Figure 2: Local Context**, the Plan area is bounded to the south by Twp Rd 250, to the east by Range Rd 284 (Conrich Road), and to the west and north by agricultural lands. Rolling topography, mountain views, proximity to regional transportation corridors and convenient access to services in the Conrich Hamlet and northeast Calgary make the site an ideal location development.

2.2. LEGAL DESCRIPTIONS & OWNERSHIP

As shown on **Figure 3: Legal Descriptions**, the study area includes one (1) individually titled parcel with legal description and current ownership described in Table 1: Ownership.

Table 1: Ownership

Legal Description	± ha	± ac	Owners
SE 5-25-28-W4M	64.3	159	Gursewak Singh Gill and Harnek Gill
TOTAL PLAN AREA	64.3	159	

2.3. EXISTING LAND USE

As shown on **Figure 4: Existing Land Use**, the Plan area is designated Agricultural, General District (A-GEN) in accordance with the County's Land Use Bylaw C-8000-2020. Adjacent parcels include a mix of agricultural and residential land uses.

2.4. SITE CONDITIONS

As shown on **Figure 5: Site Conditions**, the subject lands include an existing agricultural parcel that has historically been cultivated to produce a variety of cereal crops.

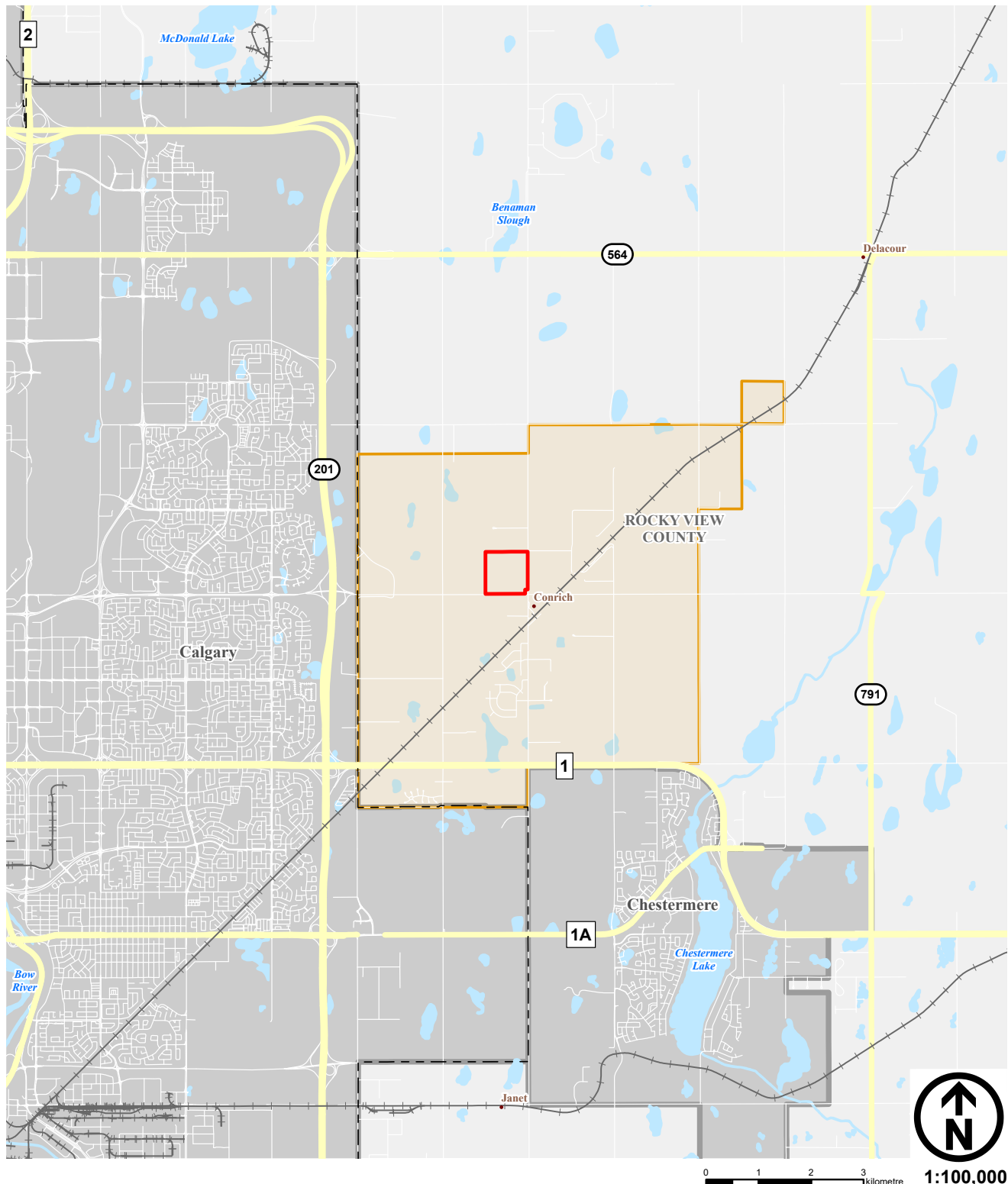
The Plan area includes an existing farm building site within the southeastern portion of the site including a single-family dwelling and various accessory buildings. Access to the building site is provided via an existing approach from Township Road 250 and servicing is provided by an individual groundwater well and private sewage treatment system. The farm building site will be demolished and the it's existing private utilities will be decommissioned at the subdivision stage.

POLICIES

Policy 2.4.1 The existing farm building site will be demolished and the existing utilities will be decommissioned at the subdivision stage.

FIGURE 1 | REGIONAL CONTEXT

2.0



Legend

- | | | |
|---|--|--|
| Subject Land | Rural Municipality | ASP Boundary |
| • Hamlet | Waterbody | Major Road |
| + + Railway | Urban Municipality | |

2.0

FIGURE 2 | LOCAL CONTEXT

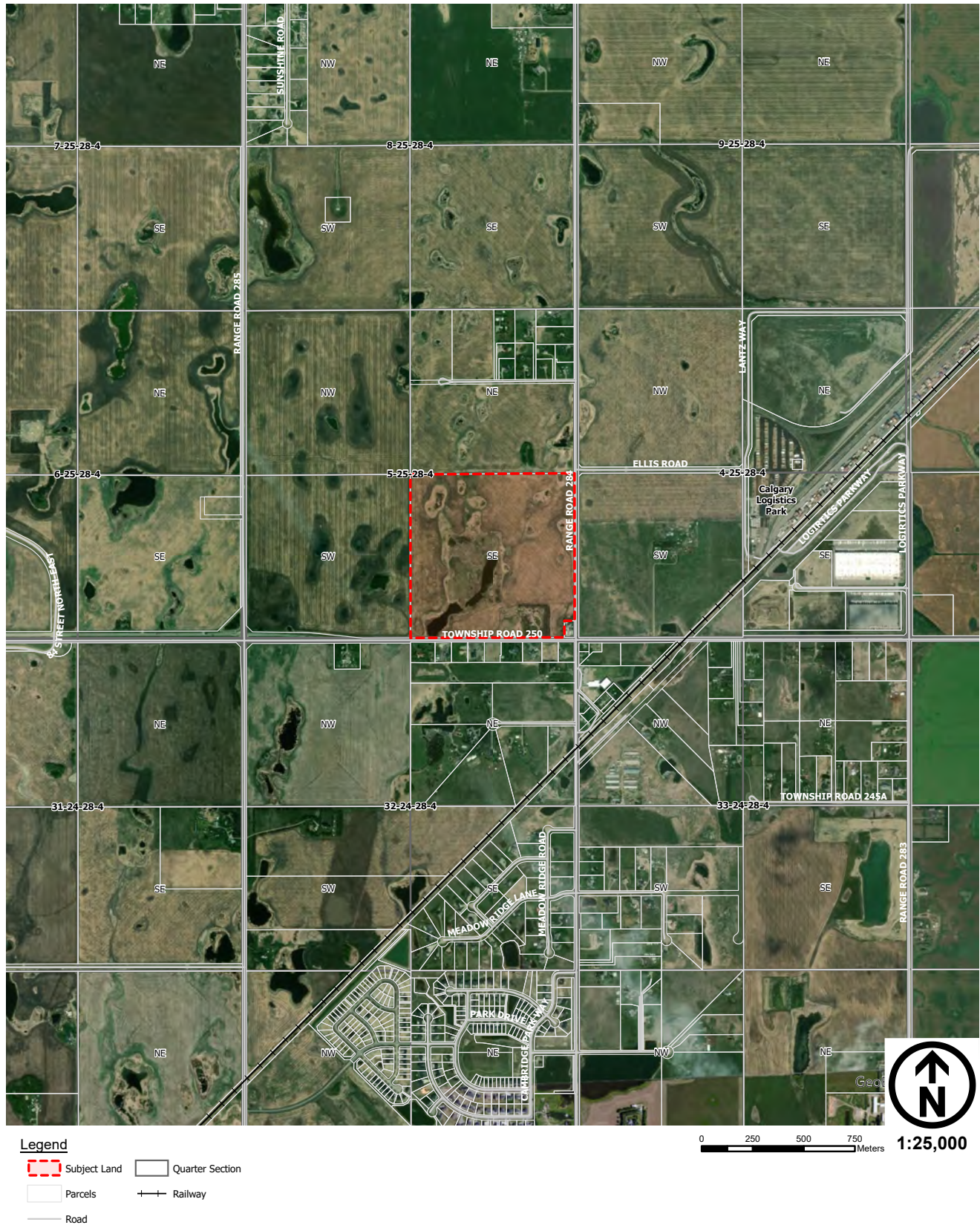
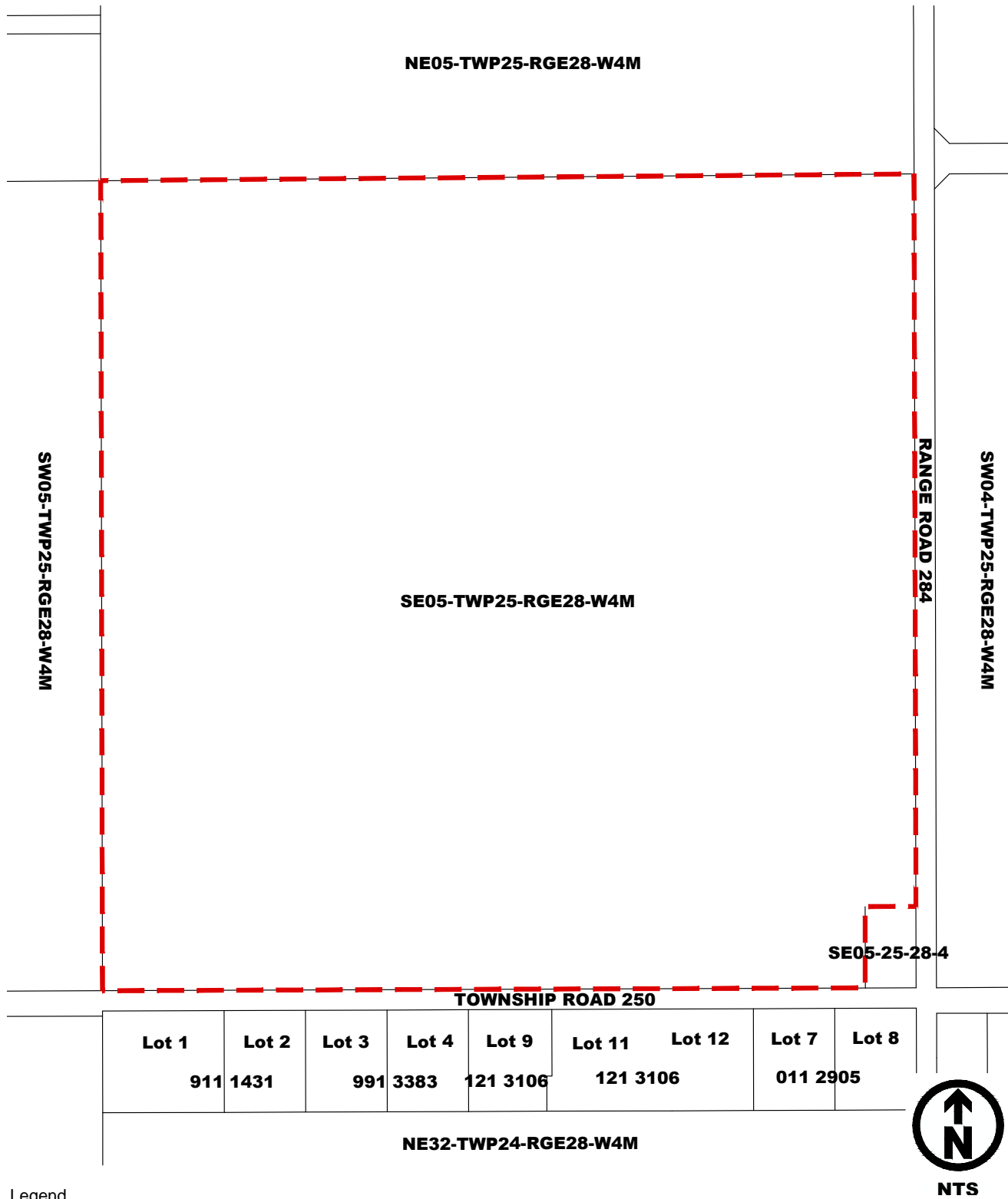


FIGURE 3 | LEGAL DESCRIPTIONS



Legend

--- Conceptual Scheme Boundary

2.0

FIGURE 4 | EXISTING LAND USE

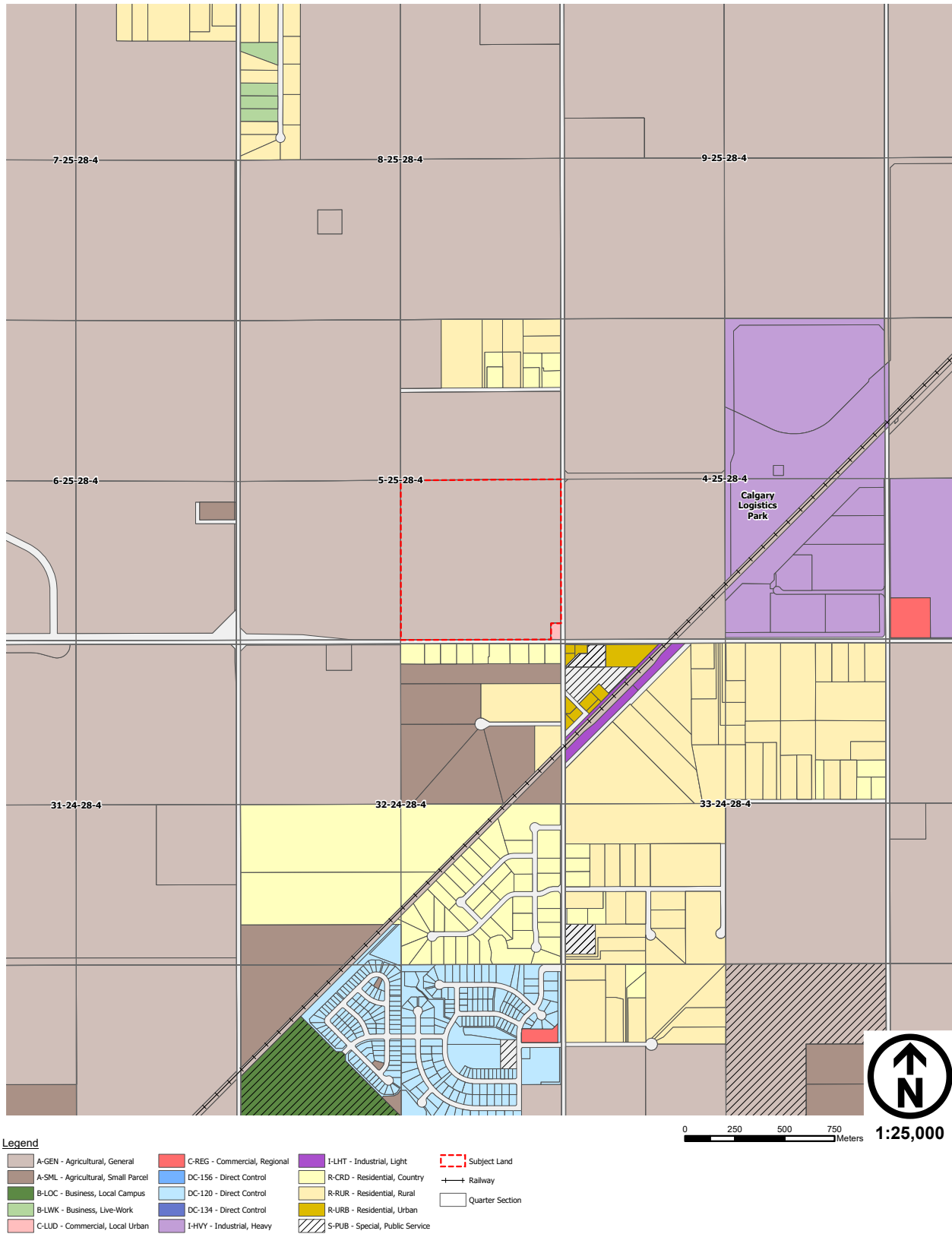


FIGURE 5 | SITE CONDITIONS

2.0



NTS

Legend

- Conceptual Scheme Boundary
- * Low Point
- * High Point

2.4.1 EXISTING SITE ACCESS & SURROUNDING ROADWAYS

Access to the Plan area is available from existing approaches off of Township Road 250 and Range Road 284 (Conrich Road), both paved municipal roads maintained in good condition.

2.4.2 TOPOGRAPHY & SURFACE DRAINAGE

As shown on **Figure 5: Site Conditions**, topography within the Plan Area is undulating with slight grades sloping surface across the site generally from west towards the east.

2.4.3 BIOPHYSICAL CONSIDERATIONS

A **Wetland Assessment Impact Report** (Westhoff, September 2020) was prepared in support of the Conceptual Scheme. As illustrated on **Figure 6: Wetlands**, the site contains fourteen (14) wetlands: ten (10) seasonal and four (4) temporary graminoid marshes. The site also contains six (6) ephemeral waterbodies that have been subject to agricultural disturbances for over fifty (50) years.

A total of thirty three (33) wildlife species were observed during the field surveys, primarily associated with the wetlands - including two (2) provincially sensitive species (sora and black-necked stilt). Although habitat areas are available within the wetlands, the surrounding upland conditions are poor due to cultivation and land use change.

It is acknowledged that implementation of this development will create a net residual loss of habitat; however, the compensation for wetland disturbances will be offset through wetland replacement provided in accordance with provincial standards and processes. Wetland disturbances must proceed in accordance with the procedural, technical and compensation requirements of the Alberta Provincial Wetland Policy to the satisfaction of Alberta Environment & Parks (AEP).

POLICIES

Policy 2.4.3.1 Wetland disturbances shall proceed in accordance with the procedural, technical and compensation requirements established by Alberta Provincial Wetland Policy to the satisfaction of Alberta Environment & Parks (AEP).

2.4.4 GEOTECHNICAL CONSIDERATIONS

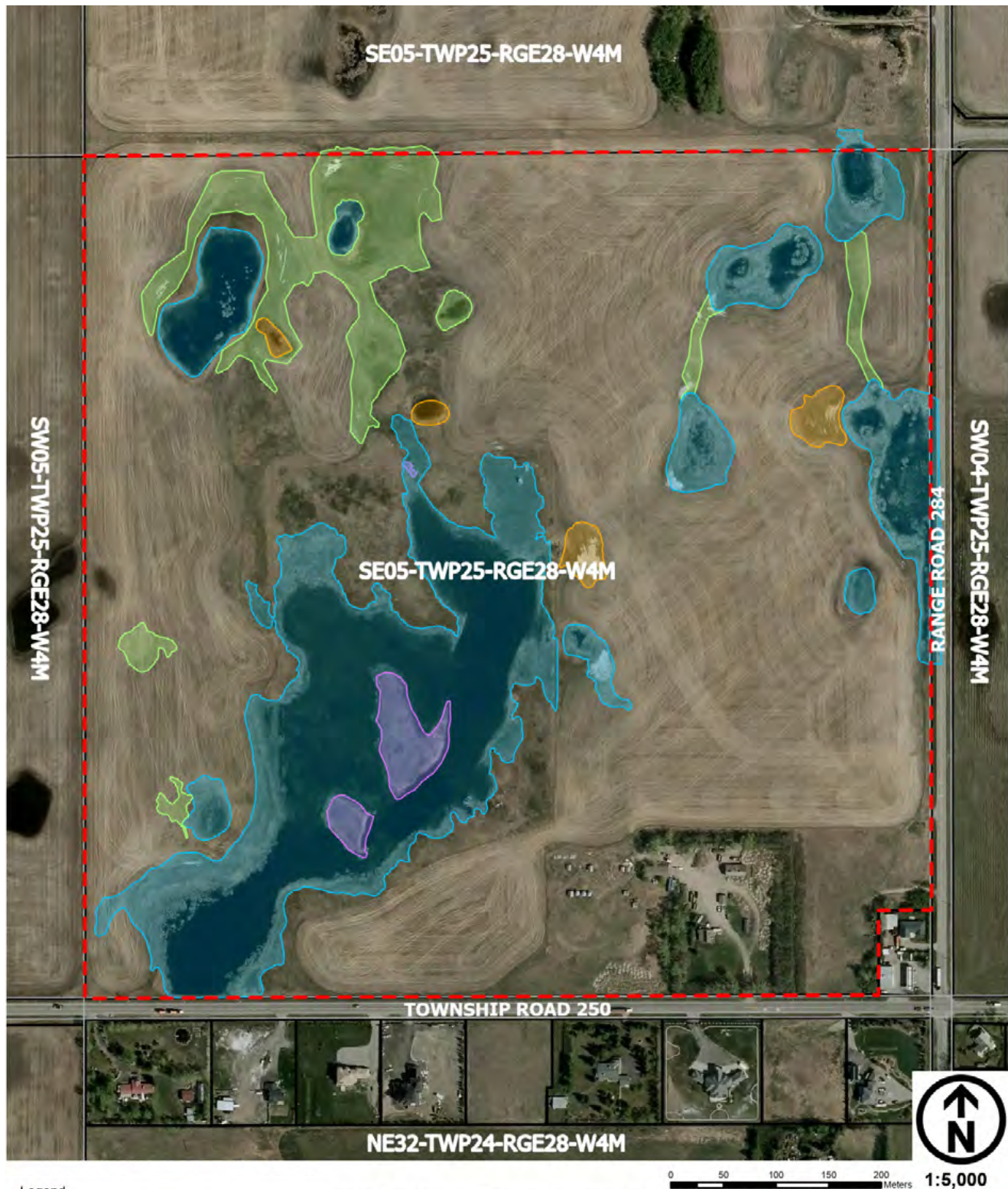
A **Geotechnical Investigation** (McIntosh Lalani, June 2020) was prepared in support of this Conceptual Scheme. The conclusions of the report indicate the subsurface conditions within the Plan area are suitable for the proposed development. The report recommended more detailed geotechnical investigation should be prepared at the subdivision stage to confirm its preliminary findings relative to the detailed design of the proposed development.

POLICIES

Policy 2.4.4.1 The Developer shall submit a geotechnical analysis at the subdivision stage, to be prepared by a qualified Geotechnical Engineer, to confirm the suitability of subsurface conditions in accordance with the requirements of the County Servicing Standards.

FIGURE 6 | WETLANDS

2.0



Legend

- Subject Land
- Parcels
- Quarter Section
- Ephemeral Water Body
- Upland Inclusion
- Seasonal Marsh
- Temporary Marsh

2.4.5 ARCHAEOLOGICAL & HISTORICAL RESOURCES CONSIDERATIONS

Alberta's Listing of Historical Resources identifies the Plan area as being located within an HRV 5 listing area - which indicated the site may contain provincially significant historic resources.

A request for Online Permitting and Clearance (oPac) was submitted to Alberta Culture in support of this Conceptual Scheme. The Province evaluated the oPac application pursuant to the requirements of the Historical Resources Act and subsequently provided clearance for the proposed development to proceed within the Plan area.

As such, the preparation of a Historical Resource Impact Assessment is not required in support of this project.

2.4.6 PIPELINES AND OIL & GAS INFRASTRUCTURE

The Plan area does not contain any pipelines, active gas well sites and/or abandoned gas well sites.

3.0 DEVELOPMENT CONCEPT

3.0

3.1. CONRICH CROSSING: A MASTER PLANNED HAMLET COMMUNITY

The Conrich Crossing Conceptual Scheme contemplates the development of a master-planned urban hamlet community purposefully designed to leverage business opportunities that capitalize on proximity to Stoney Trail NE, the Calgary International Airport and the Calgary Logistics Park at Conrich's evolving regional warehouse distribution area. The proposed development will also accommodate a residential neighbourhood with a subdivision design and building envelopes suitable for homes that support multi-generational living. Most development areas within the Conceptual Scheme will be serviced with road ROW's constructed with urban cross sections featuring tree-lined sidewalks designed to promote pedestrian mobility and healthy active living. Likewise, a regional pathway will be constructed within a linear municipal reserve (MR) dedication to be established along the Township Road 250 and Range Road 284 frontages.

The realignment of Township Road 250 will establish a suitable transition between potentially incompatible residential and business uses and a new intersection between Township Road 250 and Range Road 284 (Conrich Road) will provide an important 'northern gateway' access point between the Conrich Hamlet and the Conrich Regional Business Centre.

3.1.1 DEVELOPMENT AREAS

As illustrated on **Figure 7: Development Concept**, the design of **Conrich Crossing** contemplates the creation of five (5) distinct development areas.

Residential Area

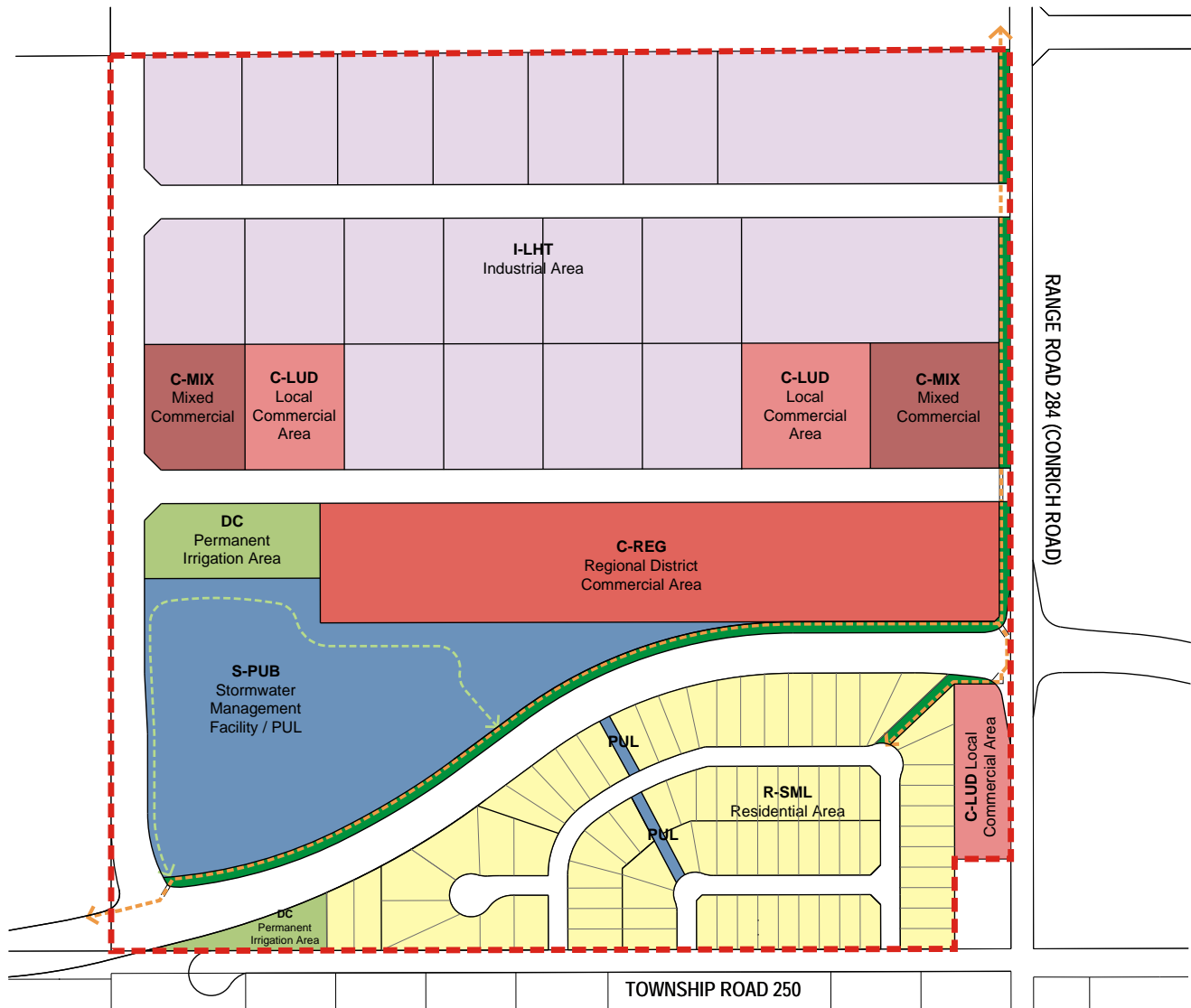
The southern portion of the plan with a residential neighbourhood based on a modified grid road pattern accommodating ± 79 residential lots sized in accordance with the County's Land Use Bylaw (C-8000-2020) Residential, Small Lot District (R-SML). Architectural controls to be established by the developer at the subdivision stage will implement building design considerations supportive of multi-generational housing and installation of appropriate screening and/or buffering along the realigned portion of Township Road 250.

Local Commercial Area

The area situated directly east of the residential area intended to accommodate local small-scale business within the Hamlet sized in accordance with the County's Land Use Bylaw (C-8000-2020) Commercial, Local Urban District (C-LUD). Architectural controls will be established by the developer at the subdivision stage to ensure that the form and character of buildings within this area presents an attractive façade to Range Road 284 (Conrich Road) and accommodates a safe and attractive pedestrian passage to enable residents to walk from the residential area to obtain conveniences and services.

3.0

FIGURE 7 | DEVELOPMENT CONCEPT



Land Use Statistics	± ha	± ac	%
R-SML Residential, Small Lot District	8.70	21.49	13.6%
C-REG Commercial, Regional District	6.50	16.05	45.4%
C-LUD Commercial, Local Urban District	3.05	7.54	4.8%
C-MIX Mixed Commercial District	2.29	5.66	3.6%
I-LHT Industrial, Light District	21.58	53.32	33.6%
S-PUB Stormwater Management Area (PUL)	7.21	17.82	11.2%
DC Permanent Irrigation Area	1.42	3.50	2.2%
S-PRK Special, Parks & Recreation District	1.36	3.37	2.1%
Road ROW	14.32	35.39	22.3%
Total	64.13	158.48	138.8%



Regional Commercial Area

The area situated directly north of the realigned Township Road 250 intended to accommodate large-scale commercial including a combination of comprehensively designed shops, services, offices, entertainment, accommodation and institutional businesses sized in accordance with the Commercial, Regional District (C-REG). It is expected that this area will be comprehensively developed at the detailed development permit stage and may require further subdivision to a minimum 04 .04 ha (1 ac).

Mixed Business Commercial Area

The area situated within the north central portion of the Plan area based on a uniform grid road pattern fronting onto the internal subdivision road intended to accommodate a range of developments including Commercial, Regional District (C-REG), Commercial, Mixed Urban District (C-MIX), Commercial, Local Urban District (C-LUD), and Industrial, Light District (I-LHT).

The developer's motivation to pursue the proposed mix of commercial land use designations in this area is intended to attract a wider variety of business support services to the Plan area that are not specifically permitted in the County's Land Use Bylaw C-8000-2000 Industrial, Light District (I-LHT) or the Commercial, Regional District (C-REG), such as a farmer's market or a hotel.

Industrial Area

The area situated within the northern portion of the Plan area based on a uniform grid road pattern intended to accommodate a range of industrial activities in accordance with the County's Land Use Bylaw (C-8000-2020) Industrial, Light District (I-LHT).

POLICIES

Policy 3.1.1.1 Development within the Plan area shall be organized into distinct land use areas as generally illustrated on **Figure 7: Development Concept**.

3.1.2 INFRASTRUCTURE CONSIDERATIONS

The Plan area will be accessed via paved subdivision roads constructed by the developer at the subdivision stage. Road ROWs within the residential, local commercial, will include cross sections with curb & gutter and sidewalks on both sides with ROWs in the regional commercial, industrial and mixed commercial industrial area will include a mix of urban and rural cross sections.

Potable water and wastewater services will be provided via the Conrich Water System and the East Rocky View Wastewater Transmission Line. The developer will construct an internal network of piped water and wastewater infrastructure in accordance with the County Servicing Standards.

Stormwater management will be provided by a centralized stormwater facility to be constructed by the developer within a public utility lot (PUL) designed to retain surface drainage generated within the Plan area, including the road rights-of-way in accordance with the requirements of the Conrich Master Drainage Plan. Pending a downstream connection with the Cooperative Stormwater Management Initiative (CSMI), two privately-owned permanent irrigation areas will be developed to facilitate seasonal drawdown of the stormwater retention pond. The permanent irrigation areas may be used to

support outdoor recreation pursuits subject to the recommendations of the Stormwater Management Report and the County's Land Use Bylaw. In order to implement the stormwater management system contemplated by this Conceptual Scheme, development within the northern portion of the site will be delayed and the lands used for temporary irrigation until such time the Plan area is connected to a regional stormwater system (i.e. CSMI). The proposed treatment of transportation, utility servicing and stormwater considerations are described in Section 3.3, 3.4 and 3.5 of this Plan.

3.1.3 PEDESTRIAN AMENITY

Pedestrian mobility will be promoted within the residential area and commercial areas primarily by the developer constructing road ROW's with cross sections accommodating tree-lined sidewalks. The developer will also construct a regional pathway along the western boundary of Range Road 284 (Conrich Road) and the northern boundary of the realigned Township Road 250. The proposed treatment of pedestrian connectivity is described in Section 3.6 of this Plan.

3.1.4 DEVELOPMENT PHASING

Phasing of development is expected to occur in logical stages anticipated to span approximately 10 – 15 years. Development of the urban residential and local commercial areas situated south of the Township Road 250 realignment is expected to proceed initially with the timing of the regional district commercial, industrial and mixed commercial/industrial areas development proceeding subject to market demand based on the availability of transportation and utility servicing infrastructure. The proposed treatment of development phasing is described in Section 4.3 of this Plan.

3.1.5 ARCHITECTURAL DESIGN CONSIDERATIONS

Architectural controls will be established by the developer at the subdivision stage to ensure the residential, commercial and industrial areas are developed with buildings that present a unified style, colour, finish and design in keeping with the 'gateway' provisions of the Conrich Area Structure Plan. Specific design guidelines will be established for the mixed commercial/industrial area to mitigate potential for incompatible forms of development therein. And specific landscaping and/or architectural treatments shall be established at the subdivision stage to ensure the residential area fronting onto the realigned portion of Township Road 250 is appropriately screened and buffered. The proposed treatment of architectural controls for this project are described in Section 4.4 of this Plan.

3.1.6 LOT OWNER ASSOCIATION(S)

Fee simple ownership is anticipated for all portions of the Plan area. A Residential Lot Owner Association will be established and one or several Business Lot Owner Association will be established within the commercial and/or industrial areas at the subdivision stage to manage various services within the project such as solid waste management, recycling, maintenance of private infrastructure. The proposed treatment of Lot Owner Association(s) are described in Section 4.5 of this Plan.

3.2. LAND USE STATISTICS

The Conrich Crossing Conceptual Scheme contemplates the development of a master-planned urban hamlet community purposefully designed to leverage business opportunities that capitalize on proximity to Stoney Trail NE, the Calgary International Airport and the Calgary Logistics Park at Conrich's evolving regional warehouse distribution area. The proposed development will also accommodate a residential neighbourhood with lot sizes and building envelopes suitable for homes that support multi-generational living. Most development areas within the Conceptual Scheme will be serviced with road ROW's constructed with urban cross sections featuring tree-lined sidewalks designed to promote pedestrian mobility and healthy active living. Likewise, a regional pathway will be constructed within a linear municipal reserve (MR) dedication to be established along the Township Road 250 and Range Road 284 frontages.

The realignment of Township Road 250 will establish a suitable transition between potentially incompatible residential and business uses and a new intersection between Township Road 250 and Range Road 284 (Conrich Road) will provide an important 'northern gateway' access point between the Conrich Hamlet and the Conrich Regional Business Centre.

TABLE 2: LAND USE STATISTICS

Land Use / Development Type	± ac	± ha	± %
Residential Small Lot District	21.49	8.70	13.6
Commercial, Regional District	16.05	6.50	45.4
Commercial, Local Urban District	7.54	3.05	4.8
Commercial, Mixed Urban District	5.66	2.29	3.6
Industrial, Light District	53.32	21.58	33.6
Special, Public Service District (PULs)	17.82	7.21	11.2
Direct Control (Permanent Irrigation Area)	3.50	1.42	2.2
Special, Parks & Recreation District (MRs)	3.37	1.36	2.1
Road ROWs	14.32	35.39	22.3
Total	158.48	64.13	138.8

3.3. TRANSPORTATION

Access to the Plan area will be as generally illustrated on **Figure 8: Transportation**.

The residential area will be accessed from Township Road 250 via an interconnected internal subdivision road network supported by three (3) access points.

The business areas will be accessed from Range Road 284 (Conrich Road) and Township Road 250 via an interconnected internal subdivision road network supported by three (3) access points. The internal subdivision road ROW will be extended to the northern boundary of the Conceptual Scheme to facilitate future access to adjacent lands.

POLICIES

Policy 3.3.1 Access will be provided to the Plan area as generally illustrated on **Figure 8: Transportation**, in accordance with the County Servicing Standards.

3.3.1 TRANSPORTATION IMPACT ASSESSMENT

A Transportation Impact Assessment (TIA) was prepared in support of this Conceptual Scheme to evaluate the impacts of the proposed development on the existing and future municipal and regional transportation network surrounding the project. The conclusions of the TIA indicate that all study intersections are currently operating acceptably within the existing road network, and are expected to operate acceptably in the future within the revised transportation network that is assumed to be in place, without the inclusion of traffic from the proposed development.

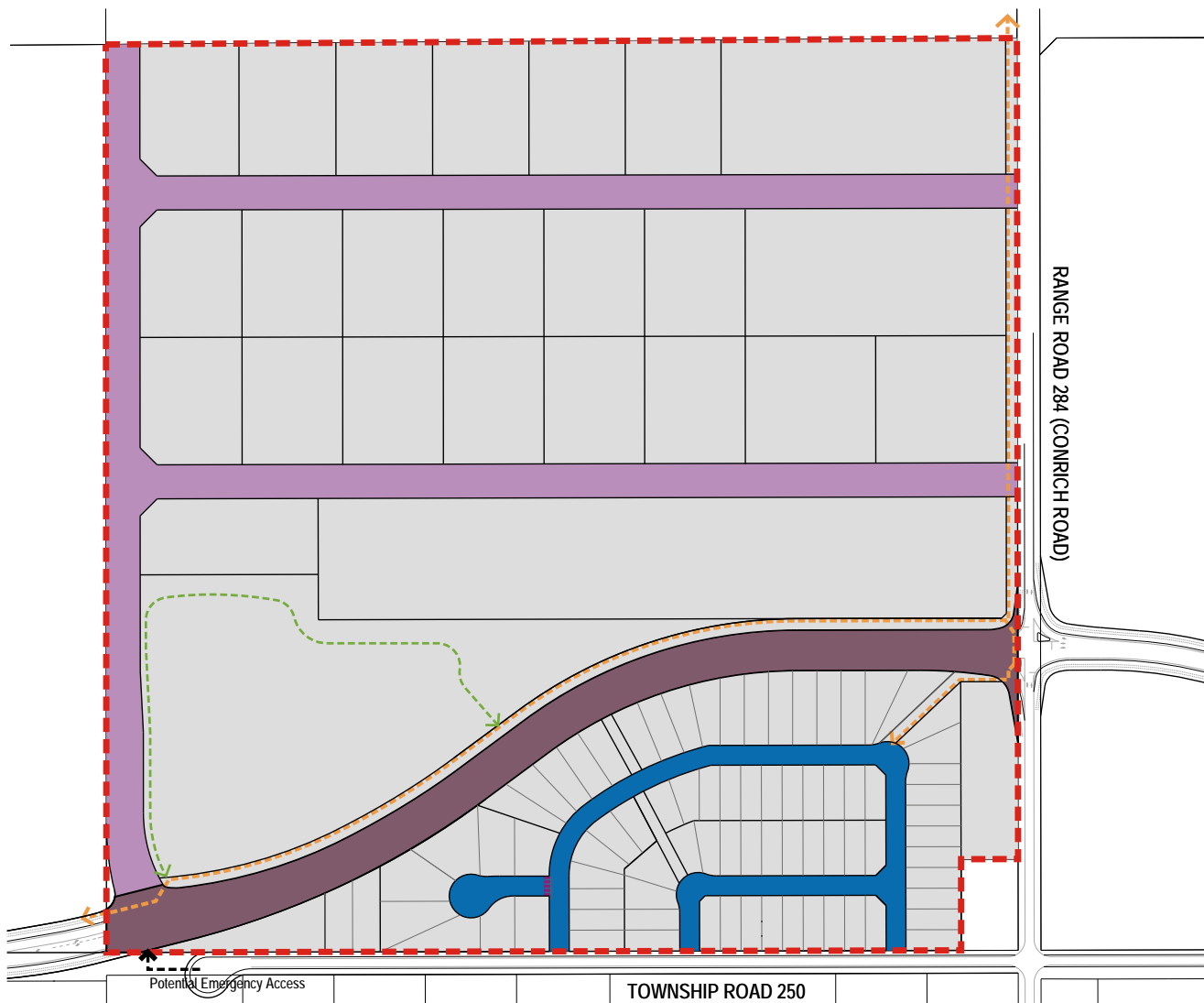
At opening day (expected at 2030), all intersections are expected to operate acceptably with the assumed future road network in place. Over the long-term, (beyond 2040), traffic signals are recommended at the intersection of Township Road 250 and the internal access road situated at the western edge of the Plan area and at the intersection of Township Road 250 and Range Road 284 (Conrich Road). A dual eastbound left turn bay is also recommended along Township Road 250 at the western access to the Plan area.

POLICIES

Policy 3.3.1.1 Infrastructure improvements to the road network shall be provided by the developer at the subdivision stage in accordance with the recommendations of the Transportation Impact Assessment.

Policy 3.3.1.2 The developer shall be required to provide applicable Transportation Off-Site Levies at the subdivision stage.

FIGURE 8 | TRANSPORTATION



Legend

- - - Conceptual Scheme Boundary
- 4 - Lane Major Road (± 36.0m ROW) (± 3.34ha/ 8.26ac)
- Industrial/Commercial Road (± 30.0m ROW) (± 7.01ha/ 17.31ac)
- Residential Local 2 Way Road (± 17.5m ROW) (± 1.83ha/ 4.15ac)
- - - Regional Pathway
- - - Local Pathway
- ||||| Potential Gated Access



3.3.2 INTERNAL SUBDIVISION ROADS

The general alignment and configuration of internal subdivision roads within the Plan area is illustrated on **Figure 8: Transportation**. The geometric design and capacity of all proposed intersections will be confirmed at the detailed subdivision design stage.

It is anticipated that all internal subdivision roads within the Plan area will include paved road surfaces constructed in accordance with the County Servicing Standards. Roadways within the residential and local commercial areas south of Township Road 250 will include urban cross sections with curb and gutter and sidewalks on both sides. Roadways within the business areas situated north of Township Road 250 are expected to include rural cross sections, to be determined at the subdivision stage in accordance with the County Servicing Standards.

The eight (8) lot cul-de-sac situated within the western portion of the residential area is proposed to be gated by the developer. ~~As such, this cul-de-sac road ROW would be developed as a private road with each residential lot having a proportional ownership share.~~ **If appropriate mechanisms allow at subdivision stage, the cul-de-sac road would be developed as a private road.** A Lot Owner's Association would be created to manage the operation and maintenance of the private road and access gate with obligations established via a restrictive covenant to be registered against title to each lot at the subdivision stage.

As discussed in Section 3.3.4 of this Plan, Township Road 250 is proposed to be realigned. As such, the existing portion of this road situated west of Range Road 284 (Conrich Road) will become a single access cul-de-sac. As illustrated on Figure 8: Transportation, the Plan contemplates installation of an emergency to provide a second access/egress to the area in the event the access to Conrich Road becomes impassable. This emergency access will be designed in accordance with the County Servicing Standards.

The design and configuration of the road cross sections within the Plan area should consider opportunities to accommodate future transit.

POLICIES

- Policy 3.3.2.1** The design of the internal subdivision road network shall be established at the subdivision stage in accordance with the County Servicing Standards.
- Policy 3.3.2.2** Roadways within the residential and local commercial areas south of Township Road shall include urban cross sections with curb and gutter and sidewalks on both sides, to be determined at the subdivision stage in accordance with the County Servicing Standards.
- Policy 3.3.2.3** Roadways within the business area situated north of Township Road 250 will include rural cross sections, to be determined at the subdivision stage in accordance with the County Servicing Standards.
- Policy 3.3.2.4** The eight (8) lot cul-de-sac situated within the western portion of the residential area may be gated. ~~As such, and the cul-de-sac road ROW shall be established as a private road, and each residential lot sharing access shall own a percentage share of it. A Lot Owner's Association shall be established to manage the operation and maintenance of the private road and access gate to be confirmed via a restrictive covenant registered against title to each lot.~~ **This shall only occur if appropriate mechanisms, such as a bare land condominium, and municipal standards allow such an arrangement.**
- Policy 3.3.2.5** All road cross sections within the Plan area should consider opportunities to accommodate future transit.
- Policy 3.3.2.6** **The provision of emergency/secondary access to Township Road 250 from the residential area in Phase 1 shall be confirmed at subdivision stage and considered against municipal standards.**

3.3.3 RANGE ROAD 284 (CONRICH ROAD) ROW WIDENING

The existing Range Road 284 (Conrich Road) statutory road allowance is ± 20 m wide. As such, potential dedication of ROW widening along the eastern portion of the Plan area will be evaluated at the subdivision stage.

POLICIES

Policy 3.3.1 The need for road ROW widening along Range Road 284 (Conrich Road) shall be evaluated at the subdivision stage.

3.3.4 TOWNSHIP ROAD 250 REALIGNMENT

Although portions of Township Road 250 both east and west of the Conceptual Scheme area have been substantially upgraded to support industrial traffic associated with the Calgary Logistics Park, the intersection at Range Road 284 (Conrich Road) has not been improved due to the lack of available road ROW at this location. As such, the Conrich ASP directs that the alignment of Township Road 250 be shifted to the north to provide for better intersection design at Range Road 284 (Conrich Road), a less oblique angle crossing of the CN Rail line, and the continued movement of heavy truck traffic in a location that is setback further from existing residential properties in the Conrich Hamlet.

The Transportation Impact Assessment prepared in support of this Plan evaluated the potential alignment of Township Road 250 to ensure an appropriate ROW cross section and geometry can be accommodated relative to the required curvature and railway intersections. The recommended alignment for Township Road 250 is illustrated on **Figure 8: Transportation**.

The future acquisition of the re-alignment of TWP Road 250 through the subject lands shall be determined at a future development stage. The County shall work with the developer to establish an agreement that outlines the terms of the acquisition and construction of the roadway.

The timing for the realignment of Township Road 250 is not known. As such, construction of this transportation upgrade is not contemplated by this Conceptual Scheme. Notwithstanding, the developer acknowledges a 'Future Road Acquisition Agreement' may be registered against the certificate of title to accommodate the dedication of road ROW within the Plan area at such time the County decides to proceed with this infrastructure project. This agreement will establish terms for appropriate compensation to the landowner and a procedure to register a road ROW plan accordingly.

POLICIES

Policy 3.3.4.1 The future realignment of Township Road 250 shall be accommodated within the Plan area as generally illustrated on **Figure 8: Transportation**.

Policy 3.3.4.2 The landowner shall enter into a 'Future Road Acquisition Agreement' to establish a process and procedure for the County to provide appropriate compensation to the landowner for road ROW dedication and the registration of a road ROW plan to accommodate the realignment of Township Road 250.

Policy 3.3.4.3 ~~The County shall establish a financial strategy to implement the land purchase requirements and construction costs necessary to facilitate the realignment of Township Road 250.~~ **A Road Acquisition Agreement and construction agreement is anticipated at the subdivision stage to accommodate the realignment and construction of Township Road 250.**

3.4. UTILITY SERVICING

3.4.1 POTABLE WATER SERVICE

The Plan area will be serviced with potable water by the Conrich water system as generally illustrated on **Figure 9: Potable Water Servicing**.

POLICIES

Policy 3.4.1 Potable water service shall be provided within the Plan area by the Conrich water system as generally illustrated by **Figure 9: Potable Water Servicing**.

3.4.2 INTERNAL WATER DISTRIBUTION NETWORK

The developer will provide potable water service to the Plan area by constructing a tie-in to the existing 600 mm potable water feeder main situated on Ellis Road approximately ½ mile east of Range Road 284 (Conrich Road). The developer will extend a 400 mm feeder main to the boundary of the Plan area and construct an internal water distribution network as generally illustrated on **Figure 9: Potable Water Servicing**. The design of the internal water system will accommodate fire suppression, including appropriately spaced pressurized hydrants, in accordance with applicable regulations and requirements and the County Servicing Standards and the Fire Hydrant Water Suppression Bylaw (C-7259-2013).

A **Preliminary Engineering Support Servicing Strategy** (Sedulous Engineering, July 2020) was prepared in support of this Plan. Analysis conducted in support of this report indicates that the implementation of Conrich Crossing may be affected by a requirement to expand the existing reservoir based on the timing and sequencing of other approved developments within the surrounding area and/or the specific land uses and associated water demands required by this project. Further analysis will be required at the detailed subdivision design stage.

POLICIES

Policy 3.4.2.1 An offsite feeder main and internal water distribution network shall be constructed by the developer at the subdivision stage in accordance with the County Servicing Standards.

Policy 3.4.2.2 The Developer shall engage a qualified professional to prepare a detailed estimation of water demand expected within the subdivision area at the subdivision stage.

Policy 3.4.2.3 The design of the internal water distribution network shall accommodate fire suppression in accordance with the County Servicing Standards.

Policy 3.4.2.4 All potable water infrastructure constructed within the Conceptual Scheme area shall be owned and maintained by the County.

Policy 3.4.2.5 The Developer shall provide payment for required water infrastructure upgrades in accordance with the County's Water & Wastewater Off-Site Levy Bylaw at the subdivision stage.

FIGURE 9 | POTABLE WATER SERVICING



Legend

- Conceptual Scheme Boundary
- Conceptual Water Distribution Main
- Conceptual Offsite Feeder Main
- Conceptual Future Offsite Feeder Main by others



3.4.3 WASTEWATER SERVICE

The Plan area will be serviced with wastewater by the East Rocky View Wastewater Transmission Line as generally illustrated on **Figure 10: Wastewater Servicing**.

POLICIES

Policy 3.4.3.1 Wastewater shall be provided within the Plan area by the East Rocky View Wastewater Transmission Line as generally illustrated by **Figure 10: Wastewater Servicing**.

3.4.4 INTERNAL WASTEWATER COLLECTION NETWORK

The developer will construct sanitary sewer collection system with a combination of gravity and force mains designed in accordance with the County Servicing Standards and the Conrich ASP's servicing strategy. The gravity sanitary sewers will flow to a local sanitary lift station and directed via a force main to the County's existing 600 mm regional transmission line. The Conrich ASP's servicing strategy envisions the Plan area to be serviced by a regional sanitary lift station situated within the adjacent quarter section to the east. Since the timing of construction of this regional lift station is unknown, the developer will construct a local lift station sized to accommodate all sanitary flow generated within the Plan area as generally illustrated on **Figure 10: Wastewater Servicing**.

A **Preliminary Engineering Support Servicing Strategy** (Sedulous Engineering, July 2020) was prepared in support of this Plan. The report indicates that future upgrades to the Langdon Wastewater Treatment Plant will be required to support the Conrich Crossing development. Further analysis will be required at the detailed subdivision design stage.

POLICIES

Policy 3.4.4.1 The internal wastewater collection network shall be constructed by the developer at the subdivision stage in accordance with the County Servicing Standards.

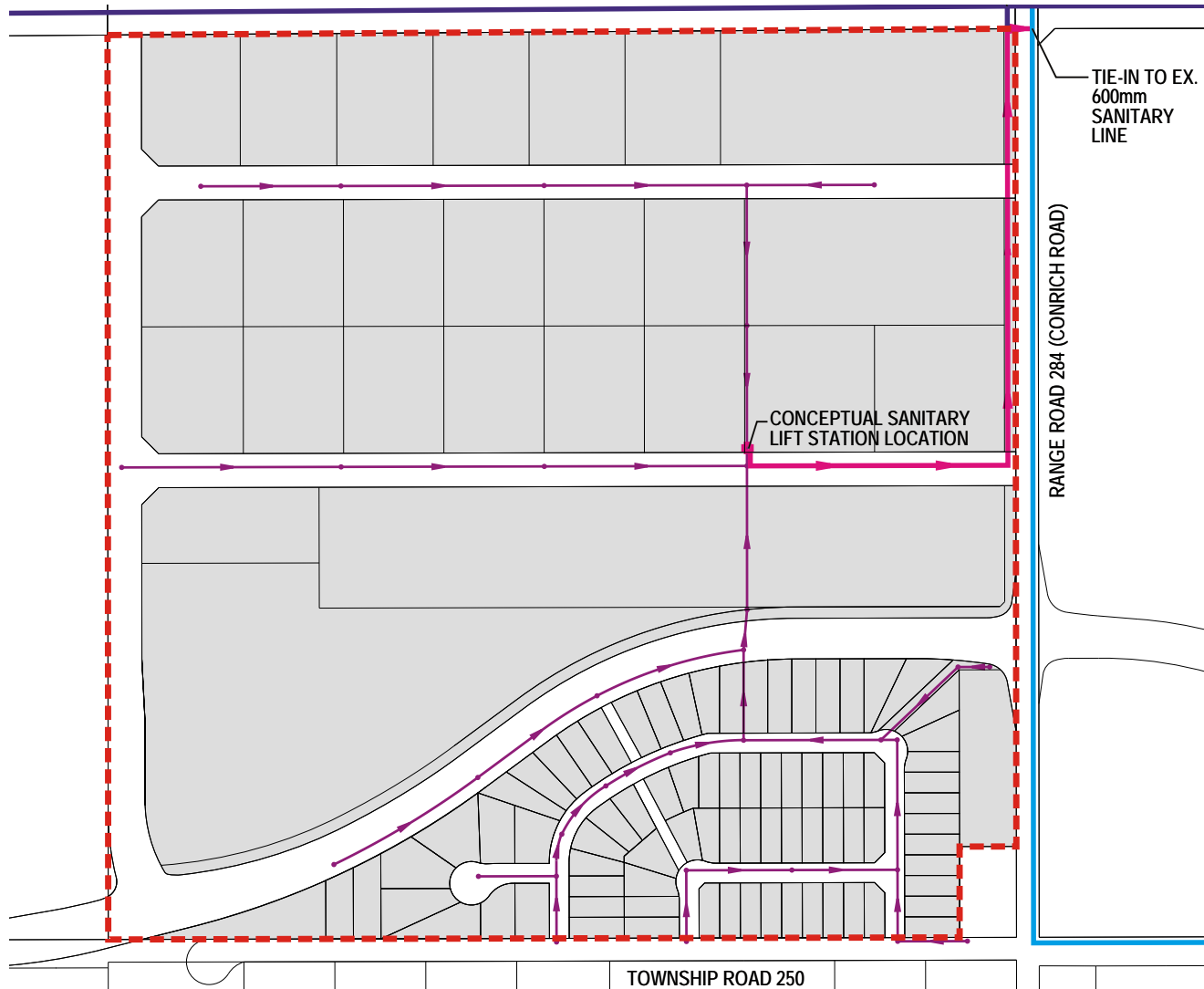
Policy 3.4.4.2 The Developer shall engage a qualified professional to prepare a detailed estimation of proposed wastewater generation expected within the subdivision area at the subdivision stage.

Policy 3.4.4.3 The developer shall construct a local sanitary lift station to convey wastewater generated within the Plan area to the East Rocky View Wastewater Transmission Line.

Policy 3.4.4.4 The internal wastewater collection network shall be owned and maintained by the County.

Policy 3.4.4.5 The Developer shall provide payment for required infrastructure upgrades in accordance with the County's Water & Wastewater Off-Site Levy Bylaw at the subdivision stage.

FIGURE 10 | WASTEWATER SERVICING



Legend

- - - Conceptual Scheme Boundary
- Conceptual Sanitary Line
- Conceptual Sanitary Force Main
- Existing Regional Sanitary Transmission Main by Others
- Conceptual Future Sanitary Gravity Main by Others



3.4.5 SHALLOW FRANCHISE UTILITIES

Shallow franchise utilities (i.e. electricity, telecommunication, natural gas, etc.) will be provided within the Plan area by the developer at the subdivision stage in accordance with the requirements of the applicable shallow utility providers and the County Servicing Standards.

POLICIES

- Policy 3.4.5.1** Shallow franchise utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with the applicable utility providers.
- Policy 3.4.5.2** The alignments for franchise utility installations shall be determined at the subdivision stage in accordance with the County Servicing Standards.

3.5. STORMWATER MANAGEMENT

Generally, topographical relief within the Plan area slopes generally from west to east. As illustrated on **Figure 11: Stormwater Management**, the developer will construct a stormwater management system to retain surface drainage within the Plan area.

POLICIES

- Policy 3.5.1** Stormwater management shall be provided within the Plan area as generally illustrated on **Figure 11: Stormwater Management**.

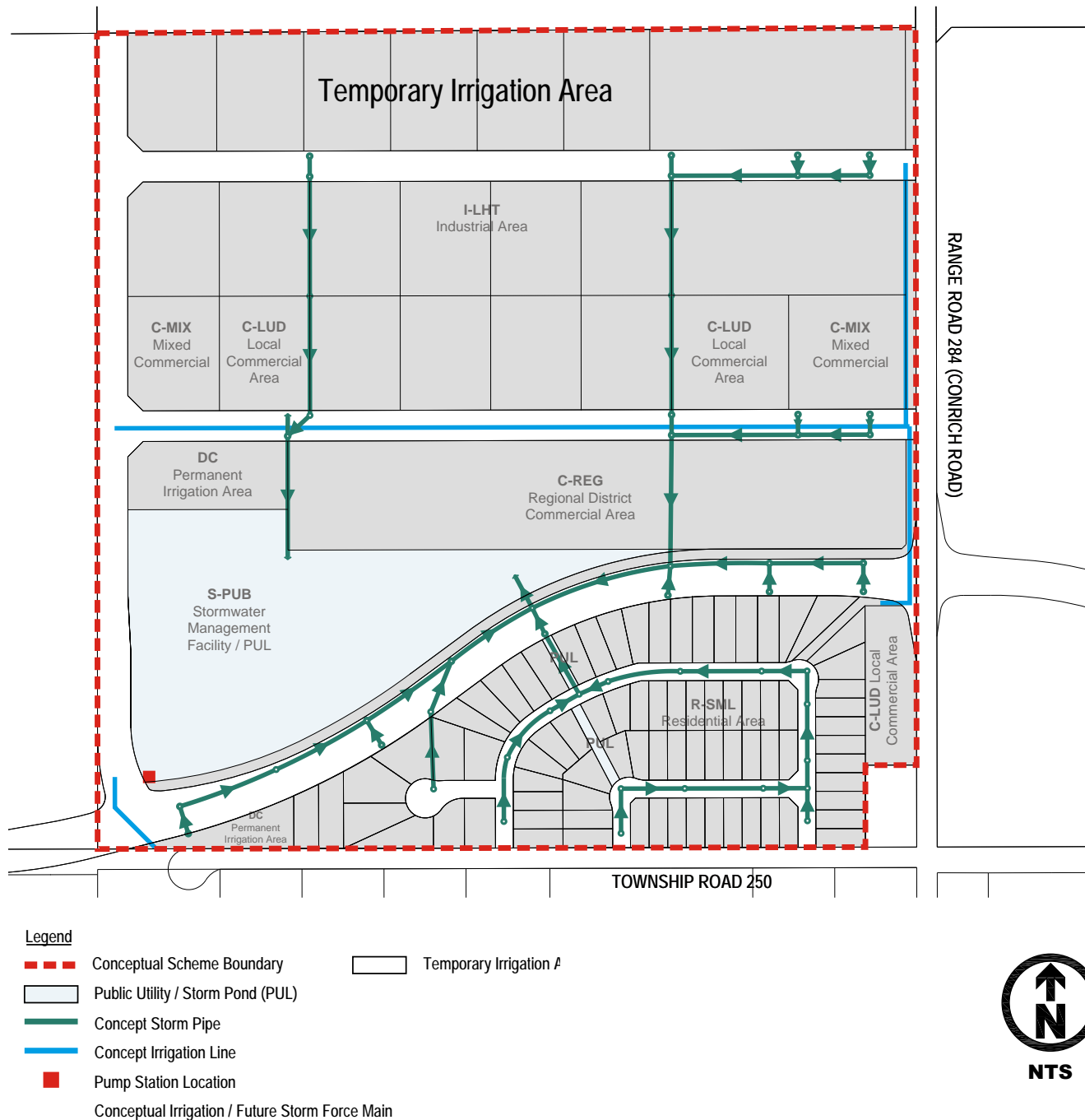
3.5.1 CONRICH MASTER DRAINAGE PLAN

The Conrich Master Drainage Plan identifies the surface drainage characteristics of the drainage basin and establishes targets for unit area release rates and volumes retention control. All development within the Conrich ASP area, including the subject lands, must be designed to accommodate surface drainage in accordance with the Master Drainage Plan.

POLICIES

- Policy 3.5.1.1** The design of the stormwater management system within the Plan area shall be consistent with the Conrich Master Drainage Plan.

FIGURE 11 | STORMWATER MANAGEMENT



3.5.2 STORMWATER MANAGEMENT PLAN

A Conceptual Stormwater Management Report (Sedulous Engineering, July 2020) was prepared in support of the Conceptual Scheme and recommends an engineered stormwater management facility be constructed by the developer as generally illustrated on **Figure 11: Stormwater Management**. The final configuration of the stormwater management system shall be determined at the detailed subdivision design stage.

The stormwater facility is expected to include a detention pond designed in accordance with the requirements of the County Servicing Standards with capacity to retain surface drainage generated within the Plan area in accordance with the established volume retention control and maximum release rates established by the Conrich Master Drainage Plan. Captured runoff will be stored and treated within a Public Utility Lot (PUL) to be dedicated to the County at the subdivision stage. The operation of the stormwater facility will be augmented by two privately-owned 'permanent irrigation area' to functionally maintain water levels in the retention ponds via seasonal irrigation. Opportunities to utilize these areas for outdoor recreation uses may be considered at the development permit stage. The permanent irrigation areas will be owned and maintained by the developer (and/or a Business Lot Owner's Association).

In some areas of the subject land the rural road cross sections with associated ditch conveyance systems will augment the proposed stormwater management system. The roadside ditches will include vegetation to filter sediment and accommodate uptake of suspended / dissolved pollutants. Surface drainage from each lot will be collected in the ditches and conveyed to the forebay upstream of the stormwater ponds. It is acknowledged that the roadside ditches shall not be used to store surface drainage.

All public infrastructure associated with the stormwater management system shall be owned and maintained by the County. The developer shall register an overland drainage right-of-way plan in favour of the County to assign right for the municipality to gain access to this infrastructure in the event of emergency or to ensure required maintenance activities are completed.

It is acknowledged that the developer will provide payment of offsite levies at the subdivision stage in accordance with the County's current Stormwater Offsite Levy.

3.5.3 COOPERATIVE STORMWATER MANAGEMENT INITIATIVE (CSMI)

The County is pursuing the Cooperative Stormwater Management Initiative (CSMI) which is intended to establish a regional stormwater conveyance and treatment system within the Conrich ASP involving the Western Irrigation District (WID) and multiple jurisdictional partners. Pending eventual connection with the CSMI's regional downstream stormwater conveyance system, the design of the Conrich Crossing stormwater management system will rely on the developer establishing a 'temporary irrigation area' situated within the northern portion of the Conceptual Scheme. Seasonal irrigation of this area will maintain water levels in the retention pond.

The two 'permanent irrigation areas' and the 'temporary irrigation area' will be designated Direct Control District (DC) to establish specific criteria to utilize each site for stormwater irrigation purposes. The DC land use provisions affecting the 'temporary irrigation area' will acknowledge opportunity for redesignation to an appropriate industrial and/or commercial land use to facilitate redevelopment at such time a downstream CSMI stormwater conveyance connection becomes available.

POLICIES

- Policy 3.5.3.1** The developer shall provide a site-specific Stormwater Management Plan at the subdivision stage to confirm pre and post development surface drainage characteristics to ensure positive drainage conditions are maintained during and after the development's implementation.
- Policy 3.5.3.2** The design of the stormwater management system shall accommodate the unit area release rates and volume retention targets within the Plan area as per the Conrich Master Drainage Plan.
- Policy 3.5.3.3** The stormwater management facility shall be constructed by the developer at the subdivision stage in accordance with the County Servicing Standards.
- Policy 3.5.3.4** The stormwater management facility shall be dedicated within a Public Utility Lot (PUL) at the subdivision stage.
- Policy 3.5.3.5** The developer shall establish two (2) permanent irrigation areas as generally illustrated on **Figure 11: Stormwater Management**.
- Policy 3.5.3.6** Pending a stormwater discharge to the downstream CSMI regional infrastructure, the operation of the stormwater management system shall be augmented by a temporary irrigation area to be operated and maintained by the developer within the northern portion of the Plan area as generally illustrated on **Figure 11: Stormwater Management**.
- Policy 3.5.3.7** The design, operation and maintenance of the permanent and temporary irrigation areas shall be determined at the subdivision stage in accordance with the recommendations of the Conceptual Level Stormwater Management Report. An encumbrance may be registered against all affected titles to outline each owner's obligations regarding same.
- Policy 3.5.3.8** With the exception of the permanent and temporary irrigation areas, all stormwater management infrastructure within the Plan area will be owned and operated by the County.
- Policy 3.5.3.9** The developer shall register an overland drainage ROW within the Plan area to reserve the County rights to gain access to all the stormwater management infrastructure, including the permanent and temporary irrigation areas, in the event of emergency or to ensure required maintenance activities are completed.
- Policy 3.5.3.10** The developer shall provide payment for required infrastructure upgrades at the subdivision stage in accordance with the County's Stormwater Offsite Levy Bylaw.

3.0

3.6. OPEN SPACE

The open space system within the Plan area will include a combination of municipal reserve (MR) and a public utility lot (PUL) as generally illustrated on **Figure 12: Open Space**.

3.6.1 MUNICIPAL RESERVE (MR)

Disposition of municipal reserve (MR) shall be provided by the developer at the subdivision stage and is expected to be accommodated via combination of land dedication and payment of cash-in-lieu of land in accordance with the requirements of the Municipal Government Act.

The amount of municipal reserve outstanding within the Plan area and anticipated disposition summarized in Table 3: Proposed Municipal Reserve Disposition .

TABLE 3: PROPOSED MUNICIPAL RESERVE DISPOSITION

	± ha	± ac
Gross Developable Area	64.3	159
Township Road 250 ROW (Future Dedication)	3.34	8.26
Net Developable Area	60.96	150.74
Amount of MR Outstanding (10% of NDA)	6.09	15.07
Proposed MR Dedication (land)	1.36	3.37
Proposed MR Dedication (cash-in-lieu of Land)	4.73	11.69

As generally illustrated on **Figure 12: Open Space**, a ± 15 m wide linear MR shall be dedicated along the Range Road 284 (Conrich Road), the realigned Township Road 250 and between the local commercial and residential area. These linear MRs shall include a paved pathway to be constructed by the developer in accordance with the County Servicing Standards at the subdivision stage. A landscaping plan shall be provided by the developer at the subdivision stage to detail the specific type and configuration of pedestrian amenities and associated landscaping enhancements within the MR in accordance with the County Servicing Standards.

As discussed in Section 3.5, the two permanent irrigation areas may be utilized to support outdoor recreation pursuits subject to the recommendations of the stormwater management report.

FIGURE 12 | OPEN SPACE



Legend

- Conceptual Scheme Boundary
- Municipal Reserve
- Public Utility Lot
- Permanent Irrigation Area
- Road ROW
- Regional Pathway
- Local Pathway



NTS

POLICIES

- Policy 3.6.1.1** Open space within the Plan area shall be provided by the developer at the subdivision stage to include a combination of municipal reserve (MR) and public utility lot (PUL) as generally illustrated on **Figure 12: Open Space**.
- Policy 3.6.1.2** The developer shall provide a ± 15 m linear MR dedication along the Range Road 284 (Conrich Road), realigned Township Road 250, and within the residential area as generally illustrated on **Figure 12: Open Space**.
- Policy 3.6.1.3** The developer shall prepare a Landscaping Plan at the subdivision stage, to be prepared by a qualified professional, to detail the proposed landscaping and configuration of recreation improvements, including a paved regional pathway, to be constructed in accordance with the County Servicing Standards.
- Policy 3.6.1.4** The County shall assume maintenance of the MR upon issuance of a Final Acceptance Certificate in accordance with the terms of a Development Agreement.
- Policy 3.6.1.5** Community signage may be installed within the MR subject to the approval of the County. The maintenance of such signage shall be provided by the Business Lot Owners Association in accordance with the terms of a License of Occupation, to the satisfaction of the County.
- Policy 3.6.1.6** Outstanding Municipal Reserve (MR) owing after the proposed land dedication shall be provided by the developer at the subdivision stage via cash-in-lieu payment pursuant to the provisions of the Municipal Government Act.

3.7. COMMUNITY SUPPORT SERVICES

3.7.1 FIRE RESPONSE

~~Fire response within the Plan area is expected to be provided from the Temple Fire Station No. 22 situated within the City of Calgary.~~ **Fire response within the Plan area is expected to be provided from the Balzac Fire Station No. 107 in East Balzac with secondary support provided from other facilities in the Region subject to the terms of Mutual Aid Agreements with the County's municipal partners.**

Secondary response may be provided from the Fire Hall in the City of Chestermere and from Fire Station No. 107 situated in East Balzac. The specific mechanism to provide fire response within the Plan area will be established at the subdivision stage.

3.7.2 POLICE RESPONSE

Police response will be provided by the RCMP Detachment in the City of Chestermere with support from the Rocky View County Community Peace Officers.

3.7.3 EMERGENCY RESPONSE

Emergency response will be accommodated by the Provincial 911 system with dispatch of ambulance service from EMS facilities located within the City of Chestermere and/or the City of Calgary.

3.7.4 SOLID WASTE MANAGEMENT

The developer will prepare a Waste Management Plan at the subdivision stage. Subsequently, the developer will establish a Residential and one or several Business Lot Owner Associations at the subdivision stage to contract with a qualified waste management service provider to accommodate waste management within the Plan area.

POLICIES

Policy 3.7.4.1 The developer shall prepare a Waste Management Plan at the subdivision stage, to the satisfaction of the County.

Policy 3.7.4.2 The developer shall establish one or more Lot Owner Associations at the subdivision stage to manage contracts with solid waste management service providers within the Plan area.

4.0 IMPLEMENTATION FRAMEWORK

4.1. PROPOSED LAND USE

Land use is expected to be implemented in accordance with the Land Use Bylaw (C-8000-2020) as generally illustrated on **Figure 13: Proposed Land Use** and described as follows:

- The residential area will be designated Residential, Small Lot District (R-SML);
- The local commercial areas will be designated Commercial, Regional District (C-REG), Commercial, Local Urban District (C-LUD), and Commercial, Mixed Urban District.
- The industrial area will be designated Industrial, Light District (I-LHT);
- The MR and PUL lots will be designated Special, Parks and Recreation District (S-PRK) and Special, Public Service District (S-PUB); and
- The permanent irrigation parcel will be designated Direct Control District (DC).

POLICIES

Policy 4.1.1 Land use will be assigned as generally illustrated on **Figure 13: Proposed Land Use**.

4.2. PROPOSED SUBDIVISION

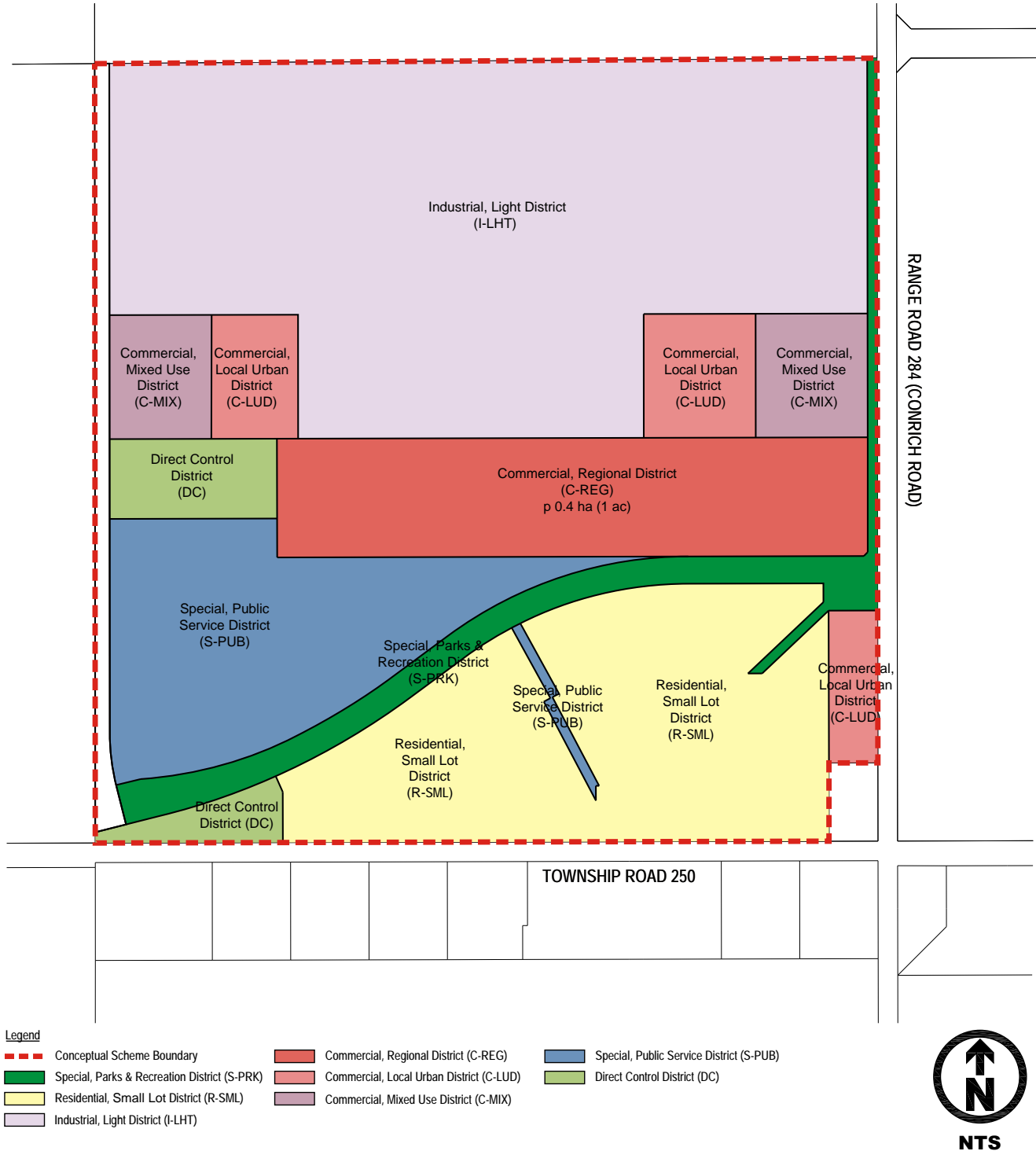
Implementation of subdivision is expected to occur within the Plan area as generally illustrated on **Figure 14: Proposed Subdivision** and described as follows:

- Approximately seventy-nine (79) residential lots;
- Approximately six (6) local and a regional commercial development blocks (each with potential to be further subdivided in accordance with the parcel size requirements of the associated land use district);
- Approximately eighteen (18) industrial lots;
- Two (2) parcels for permanent irrigation; and
- Linear Municipal Reserve (MR) parcels and a Public Utility Lot (PUL).

POLICIES

Policy 4.2.1 Subdivision is expected to proceed as generally illustrated on **Figure 14: Proposed Subdivision**.

FIGURE 13 | PROPOSED LAND USE



4.0

FIGURE 14 | PROPOSED SUBDIVISION

**Legend**

- | | | |
|--|--|--|
| --- Conceptual Scheme Boundary | C-MIX Mixed Commercial | DC Private Irrigation Area |
| S-PRK Special, Parks & Recreation District | C-LUD Commercial, Local Urban District | S-PUB Stormwater Management Area (PUL) |
| R-SML Residential, Small Lot District | C-REG Commercial, Regional District | |
| I-LHT Industrial, Light District | | |



4.3. DEVELOPMENT PHASING

Development within Plan area is expected to proceed in three (3) phases as generally illustrated on **Figure 15: Proposed Phasing**.

The first phase of development is expected to include:

- All of the residential area;
- The local and mixed commercial areas directly west of Range Road 284 and the regional commercial area;
- A portion of the industrial area;
- Public utility lots (PUL) and linear municipal reserve (MR) parcels;
- Two (2) permanent irrigation areas.

Subsequent development phasing is anticipated to proceed subject to market demand and availability of transportation and utility servicing infrastructure.

It is noted that the development of the Phase 3 area as illustrated on **Figure 15: Proposed Phasing** may only proceed at such time downstream CSMI regional stormwater infrastructure is constructed.

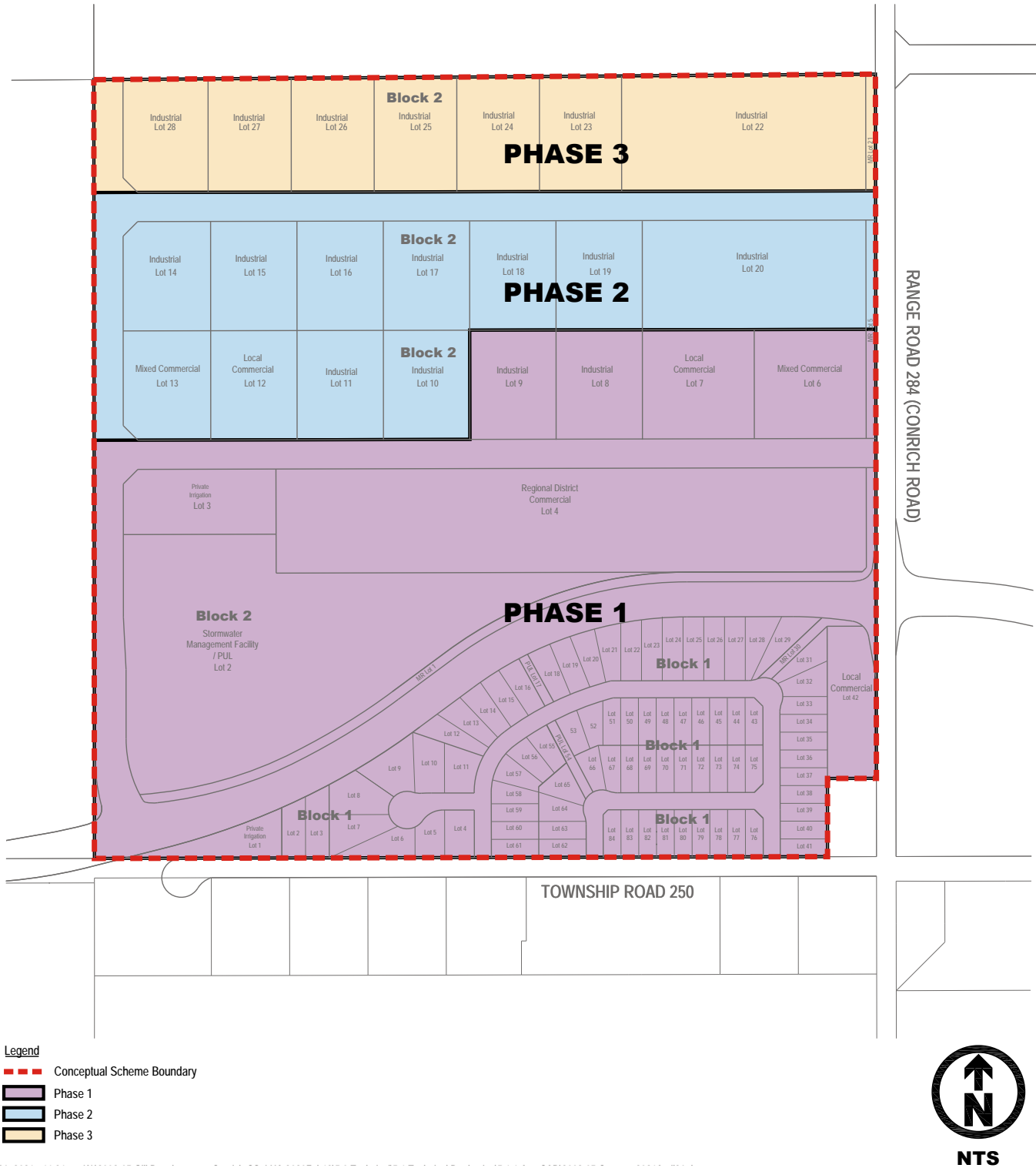
Notwithstanding the proposed phasing strategy described in this section, the developer may implement the project with an alternate phasing strategy provided that appropriate infrastructure is provided to support the development phase.

POLICIES

Policy 4.3.1	The development within the Plan area is expected to proceed in three (3) phases as generally illustrated on Figure 15: Proposed Phasing .
Policy 4.3.2	The development of the Phase 3 area, as generally illustrated on Figure 15: Proposed Phasing , may only proceed once the downstream CSMI infrastructure is constructed.
Policy 4.3.3	The developer may wish to develop the project in an alternate phasing program provided there is appropriate infrastructure available to support each development phase.

4.0

FIGURE 15 | PROPOSED PHASING



4.4. ARCHITECTURAL CONSIDERATIONS

The **Conrich Crossing Conceptual Scheme** contemplates the creation of a master-planned business and residential development area that will be attractively designed, integrate with existing adjacent developments, respect the County's Commercial, Office and Industrial Design Guidelines and the Conrich ASP's Non-Residential/Residential Interface requirements.

4.4.1 BUSINESS DEVELOPMENT DESIGN CONSIDERATIONS

As part of the subdivision application for each business area, the developer shall establish architectural guidelines to ensure the character of development within each phase maintains a cohesive built form by establishing specific design criteria relative to matters such as (but not limited to):

- Overall building form & character (i.e. architectural theming);
- Treatment of landscaping design within both public & private lands;
- Treatment of community entrance signage and local wayfinding signage treatments;
- Techniques to maintain an attractive and coordinated design aesthetic along the Twp Rd 250 public road frontage by;
 - » Providing appropriate articulation of building massing and treatment of facades;
 - » Ensuring appropriate treatment of exterior material finishing & colour;
 - » Addressing appropriate treatment of glazing and fenestration;
 - » Coordinating exterior building signage;
 - » Dark sky lighting;
 - » Outside storage limitations;
- Maintaining consistency with public realm design elements; and
- Implementing potable water conservation measures.

POLICIES

Policy 4.4.1 The developer shall establish Architectural Controls at the subdivision stage to coordinate building design criteria within each business area in accordance with the Commercial, Office and Industrial Design Guidelines and the Conrich ASP's Non-Residential/Residential Interface requirements.

4.5. RESIDENTIAL DEVELOPMENT DESIGN CONSIDERATIONS

As discussed within this Plan, the developer wishes to accommodate opportunity for multi-generational housing within the residential area. As part of the subdivision application for each business area, the developer may establish architectural guidelines to ensure the specific design of the residential homes considers design elements such as (but not limited to):

- Open floor plans with 'flex' potential that can be adapted over time;
- 'Age in place' universal barrier-free design;
- Multiple bathroom and kitchen facilities;
- Multiple access points;
- Outdoor amenity space;
- Accommodation for accessory dwelling units;
- Appropriate screening and buffering from the realigned portion of Township Road 250.

POLICIES

- Policy 4.5.1** The developer shall establish a Residential Lot Owner Associations at the subdivision stage for the purposes of managing and implementing the architectural controls.
- Policy 4.5.2** Should the developer wish to install a gated access for the eight (8) lot cul-de-sac situated in the western portion of the residential area, a lot owner's association shall be established to operate and maintain the gate and private access road.

4.6. VOLUNTARY RECREATION CONTRIBUTION

A wide range of recreation and cultural activities are important to the quality of life enjoyed by Rocky View residents. Rocky View County Council encourages recreation, leisure and cultural participation that is affordable and accessible to all. Rocky View County's Voluntary recreation contribution program is designed to provide, in accordance with the Municipal Government Act, a fair and equitable method to distribute recreation funding grants.

POLICIES

- Policy 4.6.1** The developer shall consider the County's Voluntary Contribution Program at the subdivision stage.

5.0 IMPLEMENTATION FRAMEWORK

5.0

5.1. THE COUNTY PLAN

Rocky View County adopted a Municipal Development Plan (The County Plan) in October 2013. The County Plan includes the following vision statement:

‘Rocky View is an inviting, thriving and sustainable county that balances agriculture with diverse residential, recreational and business development opportunities.

The County Plan establishes a series of ‘planning principles’ which all future developments within the municipality are expected to consider including:

- Growth & Fiscal Sustainability;
- The Environment;
- Agriculture;
- Rural Communities;
- Rural Service; and
- Partnerships.

The **County Plan’s Business Policies** encourage sustainable non-residential development within identified business areas and/or within hamlets. Emphasis is placed on the support for new business development within Regional Business Centres which are intended to accommodate regionally and even nationally significant development within master-planned business parks that are supported by municipal infrastructure that is suited for the anticipated scale of operations. In doing so, the County continues to leverage its’ non-residential assessment base to ensure the municipality can achieve its fiscal sustainability objectives.

The **County Plan’s Hamlet Policies** support the development of rural hamlets to establish and maintain and a strong sense of community identity and in carrying on their role as service hubs to the surrounding agricultural regions. They also support the development of attractive, high quality-built environments and distinct, safe residential neighbourhoods.

The **Conrich Crossing Conceptual Scheme** proposes to establish new business industrial development within an identified Regional Business Centre which is supported by an adopted statutory plan within vicinity of appropriate transportation & utility servicing infrastructure. Likewise, it proposes to establish a new residential neighbourhood within an identified Hamlet which will support Conrich evolving into a full-service rural community with a broad range of land uses, housing types in accordance with an adopted Area Structure Plan. **The Conrich Crossing Conceptual Scheme’s** objectives are consistent with the County Plan’s growth management framework.

5.2. CONRICH AREA STRUCTURE PLAN

The County adopted the Conrich Area Structure Plan in 2017. The ASP's development strategy is based on the following four (4) strategic priorities:

- 1) Accommodate expansion of the hamlet of Conrich and its evolution as a diverse, vital residential community. The hamlet location and land use will be developed as a separate process following adoption of this plan and amended into the Conrich Area Structure Plan later;
- 2) Support the development of the Conrich area as a regional business centre with more than half of the plan area devoted to industrial and commercial uses;
- 3) Ensure integration between residential and business uses in a manner that provides for the transition of land uses, promotes land use compatibility, and mitigates impacts on adjacent lands; and
- 4) Support the keeping of agricultural land in production until such time as it is required for other uses and the protection of the natural environment in the face of significant growth.

The portion of the **Conrich Crossing Conceptual Scheme** situated north of the proposed realignment of Township Road 250 is located within the Conrich ASP's industrial policy area with attendant policies that support the development of a regional business centre that provides local and regional employment opportunities, increase the County's business assessment base, and contribute to the long-term financial sustainability of the County in accordance with the following objectives:

- Support the development of well-designed industrial areas;
- Provide for the growth of local and regional employment opportunities;
- 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; and
- Promote financial sustainability by increasing the County's business assessment base.

The portion of the **Conrich Crossing Conceptual Scheme** situated south of the proposed realignment of Township Road 250 is located within the Conrich ASP's Future Policy Area which limit land use and development to agricultural redesignation, approved subdivisions, and allowed uses until the current land use districts, the hamlet of Conrich boundaries, community core, residential development areas, and other land uses are determined.

On July 28th, 2020, Rocky View County Council provided 1st reading to an amendment to the Conrich Area Structure Plan to establish the development strategy for the ASP's Future Policy Area. The proposed amendment includes a specific land use strategy for the Hamlet of Conrich with various attendant policies that support continued residential development within the community in accordance with the following objectives.

- Support the development of comprehensively designed residential neighbourhoods that promote interaction between residents;
- Require neighbourhoods to have an integrated parks, open space, and trail system that promotes walking and cycling and provides for a positive recreational and/or cultural experience for residents;
- Ensure hamlet residential areas within the hamlet provide for an efficient internal transportation network, with connections to other neighbourhoods and the hamlet's core area;
- Provide for a range of lot sizes and housing types to accommodate the varying needs and incomes of Rocky View County residents; and
- Provide for human scale design and attractive hamlet residential areas with architectural and community design guidelines.

The Conrich Crossing Conceptual Scheme's development strategy is consistent with the development objectives of the proposed amendment to the Conrich Area Structure Plan – which is expected to be approved prior to Council considering adoption of this Conceptual Scheme.

5.3. AGRICULTURAL BOUNDARY DESIGN GUIDELINES

The County adopted a design guideline intended to minimize land use conflicts that can occur when agricultural and nonagricultural uses are located next to one another. The guidelines provide a set of tools to incorporate into the design of an application to ensure consideration of agriculture and to reduce problems for agricultural operators, homeowners, and businesses.

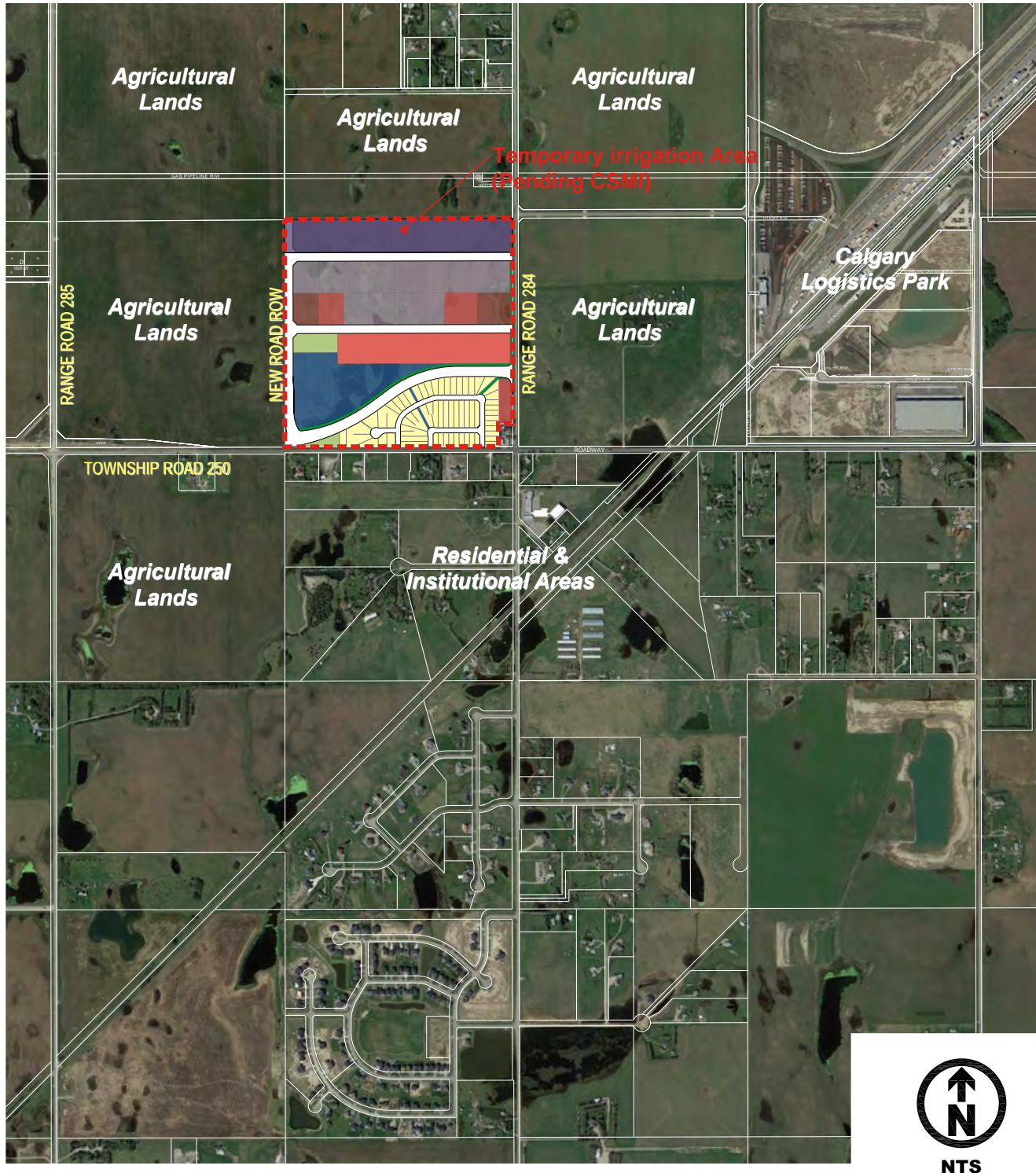
It is acknowledged that the northern and western portions of the Plan area are located directly adjacent to agricultural parcels. Notwithstanding the land use policies of the Conrich ASP which contemplates the eventual transition of these agricultural parcels to industrial land use, the timing of this potential transition is not known. As such, proposed development within the Conrich Crossing Conceptual Scheme must consider the County's Agricultural Boundary Design Guidelines.

As illustrated on **Figure 16: Agricultural Boundary Transitioning:**

- The northern portion of the Plan area will include a 'temporary irrigation area' pending construction of downstream CSMI infrastructure. Given the uncertain timing of implementation of the CSMI, the temporary agricultural area is likely to accommodate agricultural production for the foreseeable future. As such, it will provide an appropriate buffer to the agricultural lands to the north;
- The western portion of the Plan area will include a 30 m public road ROW which will provide an appropriate buffer to the agricultural lands to the west;
- The agricultural lands to the east of the Plan area are buffered by the existing Range Road 284 (Conrich Road) ROW; and
- Lands to the south of the Plan area contain existing residential development.

As such, the development concept proposed by **The Conrich Crossing Conceptual Scheme** is consistent with the County's Agricultural Boundary Design Guidelines.

FIGURE 16 | AGRICULTURAL BOUNDARY TRANSITIONING



Legend

--- Conceptual Scheme Boundary

6.0 COMMUNITY CONSULTATION

The developer of The Conrich Crossing Conceptual Scheme is committed to consulting with the adjacent landowners and key stakeholders from the broader community to ensure that specific details relative to this proposed development are communicated openly and transparently in accordance with the following principles:

- To ensure all key stakeholders are identified and included in the process;
- To generate awareness about the Conceptual Scheme and provide opportunity for stakeholders to provide input;
- To present preliminary plans for the development;
- To solicit and record concerns from interested stakeholders so they can be proactively addressed during the Conceptual Scheme review process;
- To ensure stakeholders are kept informed of the Plan's progress and provided opportunity to review additional information if desired;
- To inform stakeholders how their input was used;
- To ensure the engagement process is monitored and measured, and results are shared with all stakeholders; and
- To conduct communications related to the proposed development in an open, honest and respectful manner.

Conrich Crossing Conceptual Scheme and Land Use Amendment Application Public Engagement

To ensure community members and stakeholders were aware of the proposed application, the Project Team facilitated a multi-pronged communications and engagement approach, including:

- Project Information Flyer/Engagement Session Invitation to 145 stakeholders
- Project Website: ConrichCrossing.ca
- Post-Engagement Session Survey
- Stakeholder Database for ongoing correspondence
- Engagement Summary Report

Due to the Covid-19 pandemic and provincial regulations surrounding social gatherings, Gill Developments hosted a Virtual Engagement Session on March 10, 2021 from 6 - 7 p.m. to provide an opportunity for the public to learn about the project and provide feedback in a safe format. The meeting was held on the GoTo Webinar platform, which allowed interested stakeholders and community members to register for the webinar in advance and join the meeting by simply clicking on a link they received via email.

The engagement tactics resulted in:

- Two virtual open house attendees
- Approximately five questions and comments received through the virtual event
- Five project surveys completed
- Direct email correspondence with 10 stakeholders
- Direct phone calls with two stakeholders
- Three requests for ongoing communication as the project progresses

Additionally, all stakeholders who emailed the project team, attended the engagement session, or expressed interest received a copy of the presentation slides, and a video link to the recorded engagement session for their reference.

Throughout the engagement campaign, the project team heard from multiple stakeholders with comments and considerations for the following themes:

- Transportation
- Township Road 250
- Servicing and Utilities
- Timeline of Development
- Environmental Considerations

Based on the feedback received during the engagement campaign, the project team is aware of and has addressed many stakeholder concerns, and will continue to provide updates as the project progresses.

SUPPORTING TECHNICAL REPORTS

(SUBMITTED UNDER SEPARATE COVER)

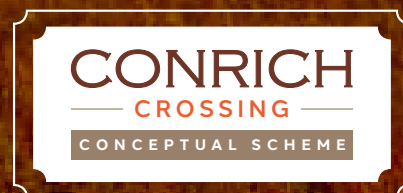
1. Wetland Assessment Impact Report, Westhoff Engineering Resources, September 2020
2. Geotechnical Report, McIntosh Lalani, June 2020
3. Transportation Impact Assessment, Bunt & Associates, September 2020
4. Conceptual Stormwater Management Report, Sedulous Engineering, August 2020
5. Preliminary Engineering Support Servicing Strategy, Sedulous Engineering, July 2020



CONRICH

— CROSSING —

CONCEPTUAL SCHEME



To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within SE-05-25-28-W4M.

Division: 5
Roll: 05305001
File: PL20200137
Printed: October 15, 2020
Legal: SE-05-25-28-W04M

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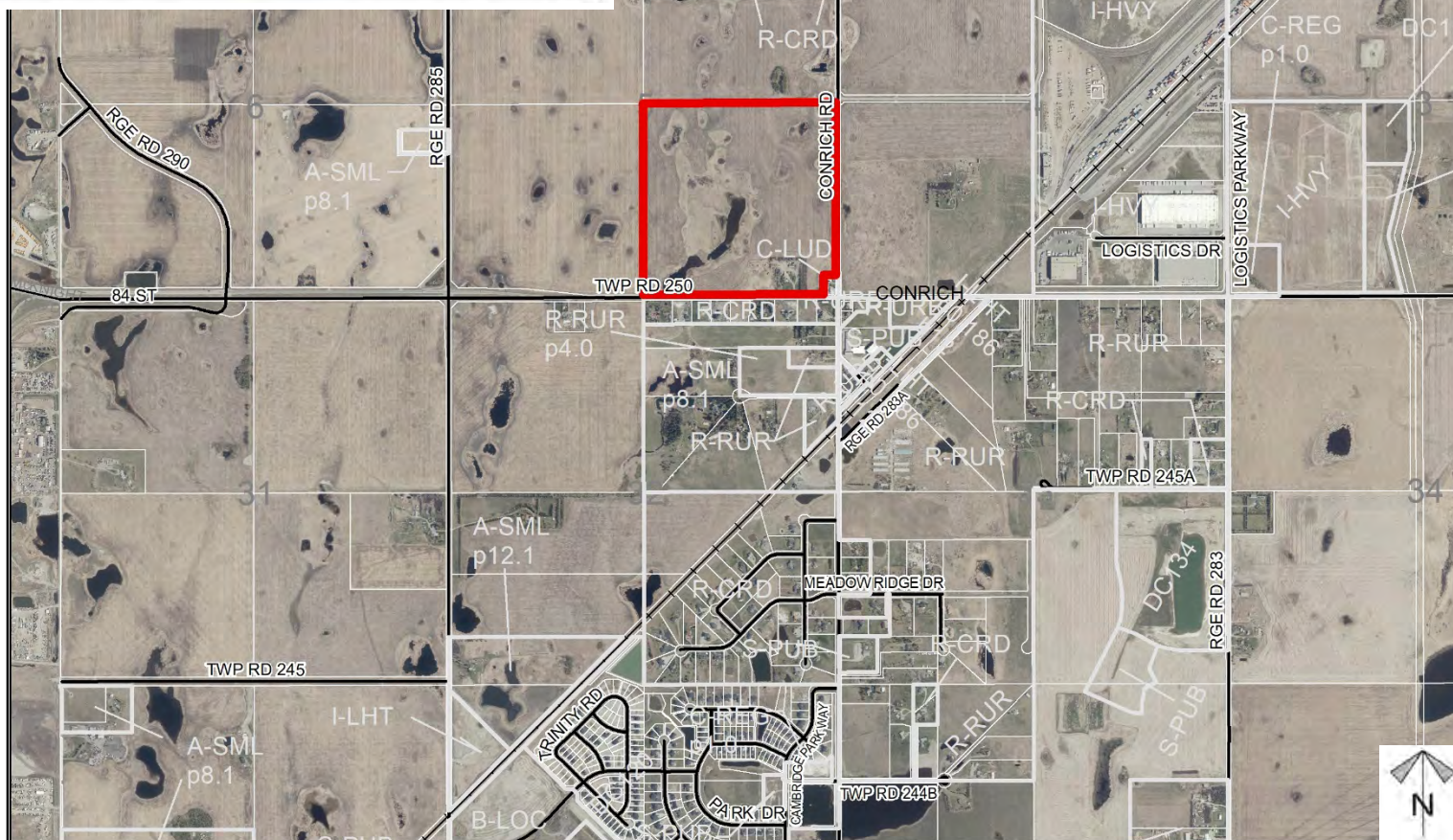
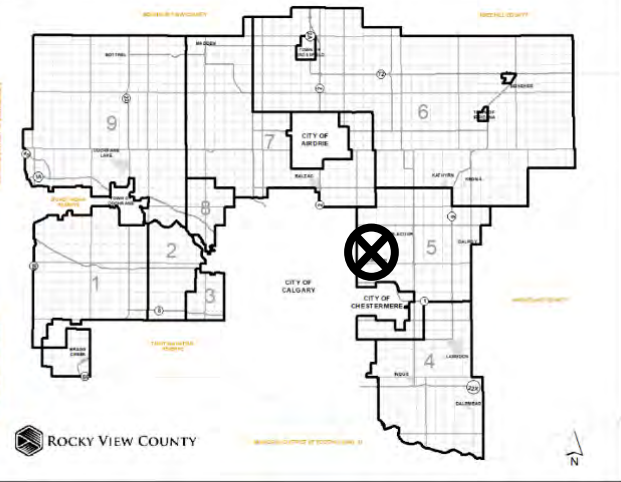


FIGURE 7 | DEVELOPMENT CONCEPT



Land Use Statistics	± ha	± ac	%
R-SML Residential, Small Lot District	8.70	21.40	13.6%
C-REG Commercial, Regional District	6.50	16.05	45.4%
C-LUD Commercial, Local Urban District	3.05	7.54	4.8%
C-MIX Mixed Commercial District	2.29	5.66	3.6%
I-LIT Industrial, Light District	21.58	53.32	38.6%
S-PUB Stormwater Management Area (PUL)	7.21	17.82	11.2%
DC Permanent Irrigation Area	1.42	3.50	2.3%
S-PRK Special, Parks & Recreation District	1.36	3.37	2.1%
Road ROW	14.32	35.39	22.3%
Total	64.13	158.48	138.8%



Conceptual Scheme Proposal:

To adopt the Conrich Crossing Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within SE-05-25-28-W4M in order to accommodate a residential, commercial, and industrial development.

Division: 5
 Roll: 05305001
 File: PL20200137
 Printed: October 15, 2020
 Legal: SE-05-25-28-W04M

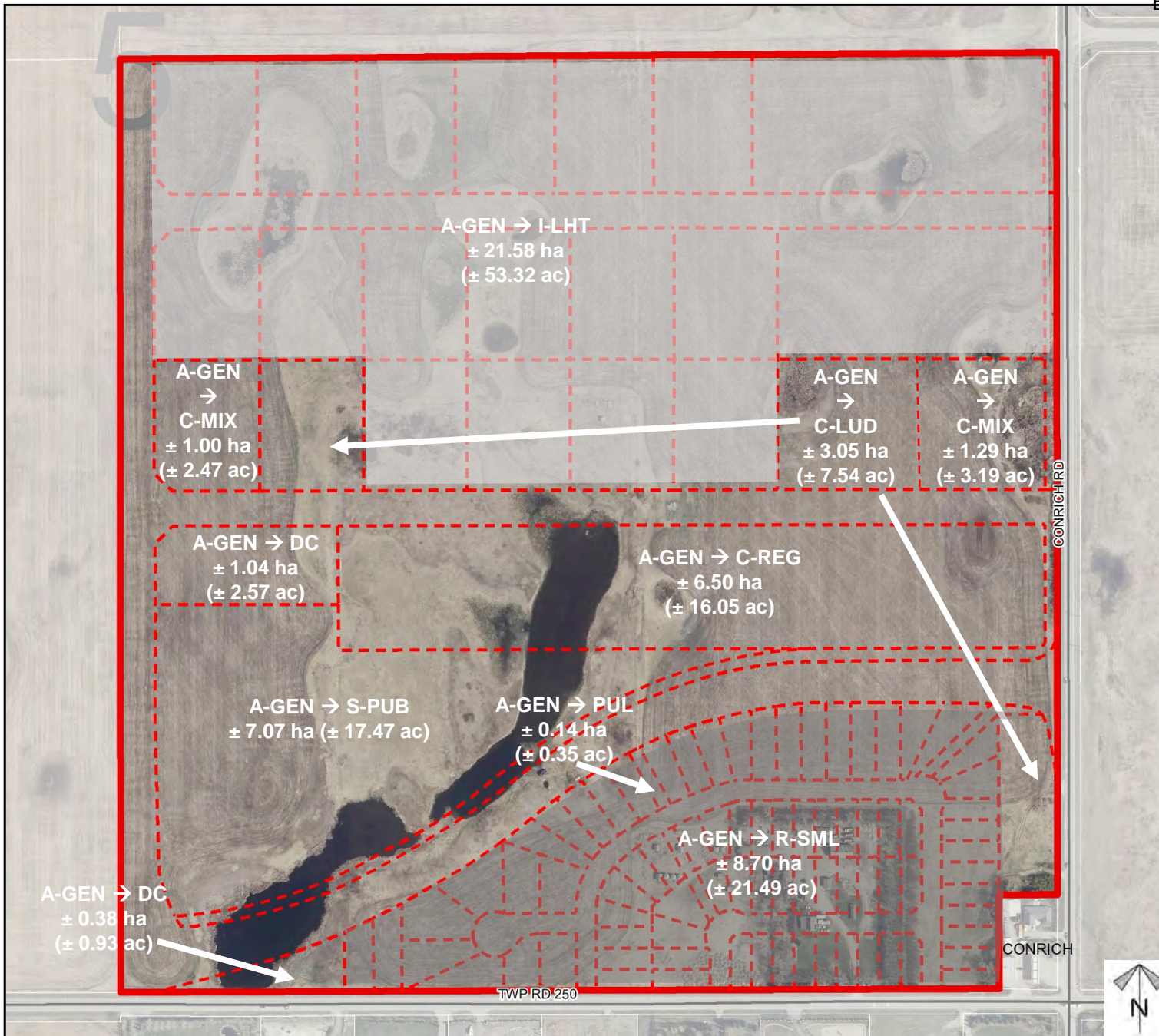
Development Proposal

To redesignate the subject lands from Agricultural, General District to:

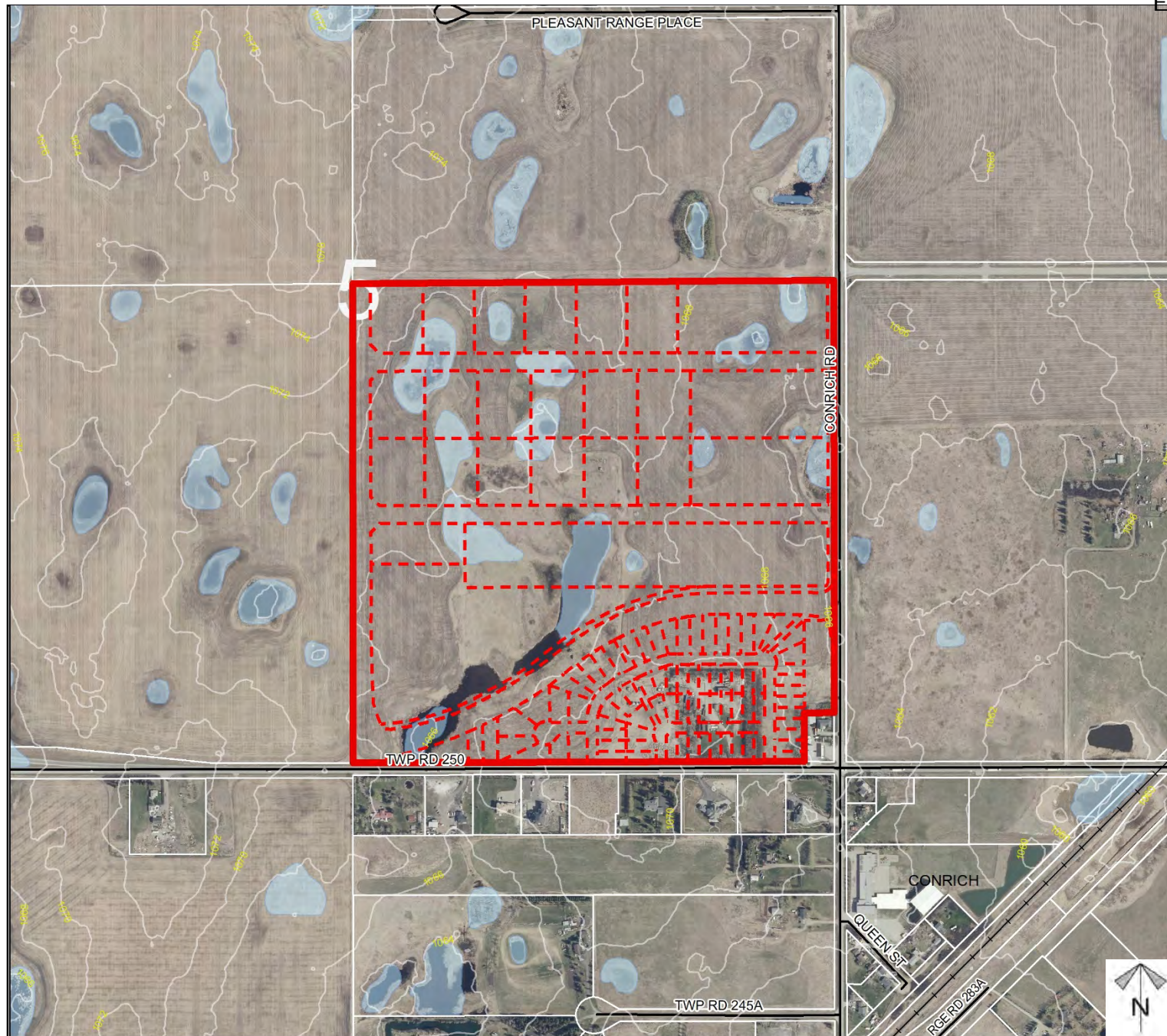
- Direct Control District – Permanent Irrigation Area (DC)
- Commercial, Local Urban District (C-LUD)
- Commercial, Regional District (C-REG)
- Industrial, Light District (I –LHT)
- Mixed Commercial District (C-MIX)
- Residential, Small Lot District (R-SML)
- Special, Parks & Recreation District (S-PRK)
- ~~Stormwater Management Area (PUL)~~

To accommodate a residential, commercial, and industrial development.

Division: 5
Roll: 05305001
File: PL20200137
Printed: October 15, 2020
Legal: SE-05-25-28-W04M

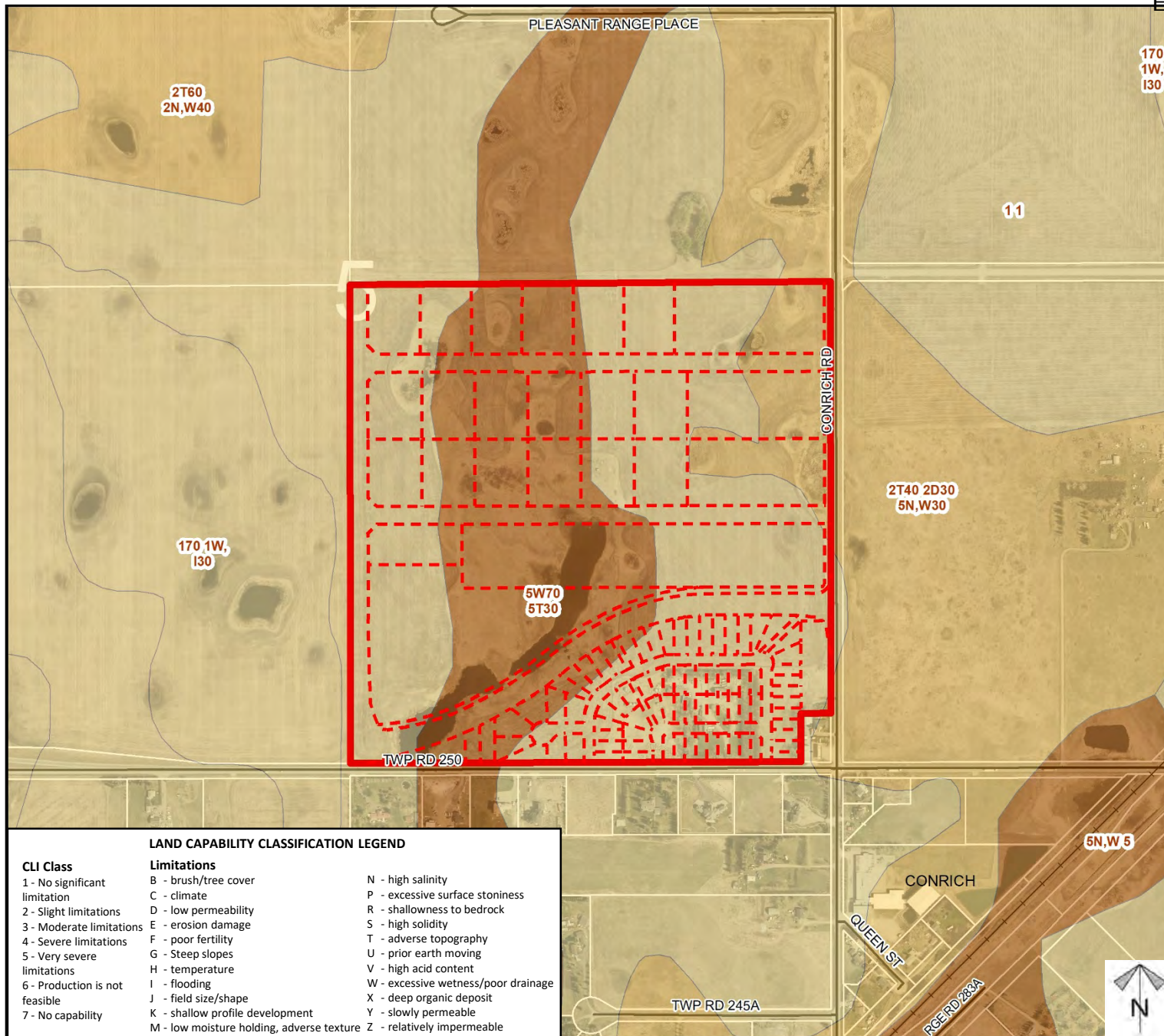


Environmental



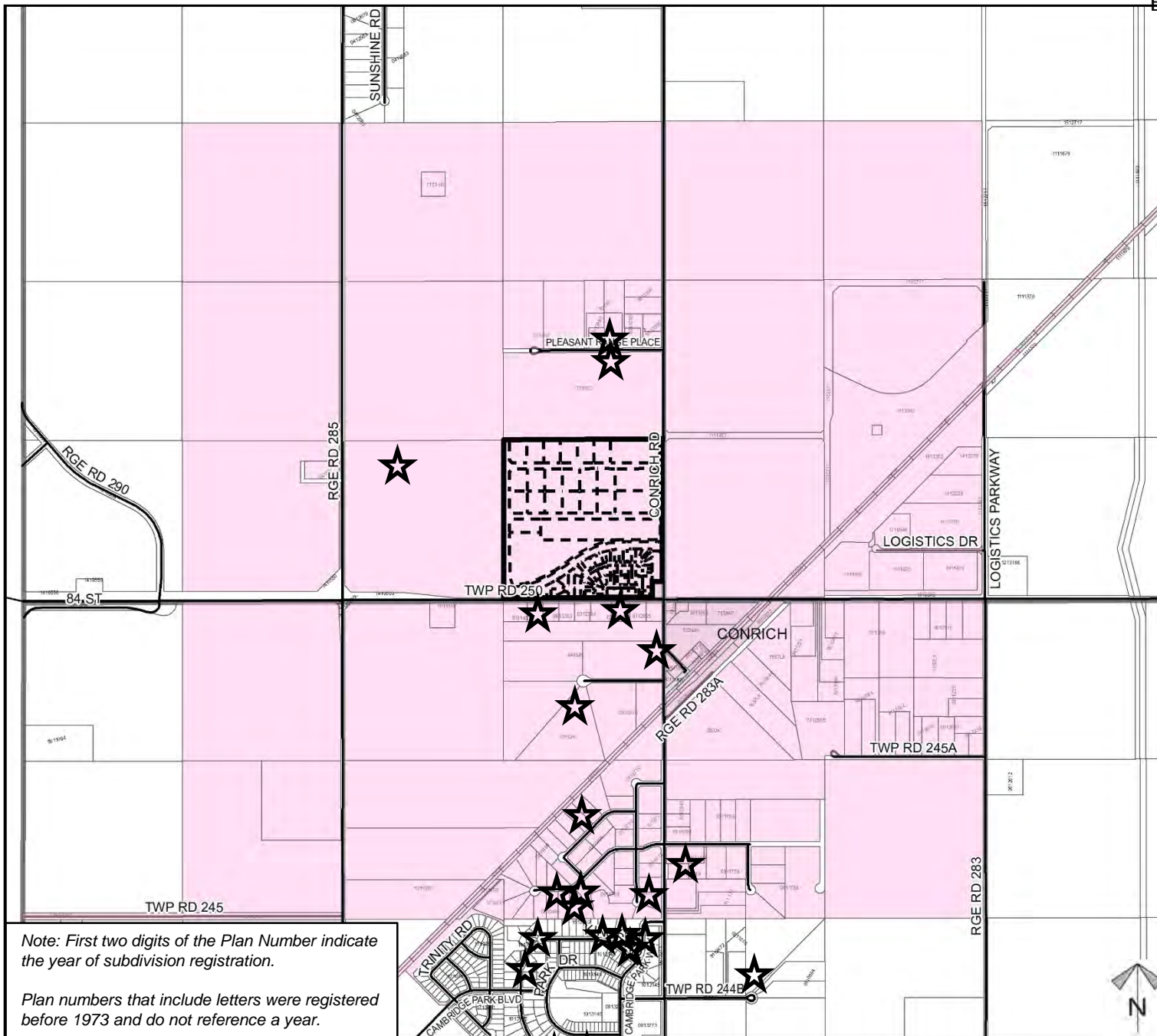
Division: 5
 Roll: 05305001
 File: PL20200137
 Printed: October 15, 2020
 Legal: SE-05-25-28-W04M

Soil Classifications



Division: 5
 Roll: 05305001
 File: PL20200137
 Printed: October 15, 2020
 Legal: SE-05-25-28-W04M

**Landowner
Circulation
Area**



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

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

Legend

Support



Opposition



Division: 5
Roll: 05305001
File: PL20200137
Printed: October 15, 2020
Legal: SE-05-25-28-W04M



PLANNING POLICY

TO:	Council	
DATE:	July 20, 2021	DIVISION: 5
TIME:	Morning Appointment	
FILE:	05305001	APPLICATION: PL20200139
SUBJECT:	Redesignation Item – Agriculture, General District (A-GEN) to various industrial, commercial and residential land use districts within a portion of SE-5-25-28-W4M.	
	NOTE: This application should be considered in conjunction with the Conrich Crossing Conceptual Scheme Application PL20200137 (agenda item E-2)	

APPLICATION: To redesignate the subject lands from Agriculture, General District (A-GEN) to:

- Commercial, Local Urban District (C-LUD);
- Commercial, Regional District (C-REG);
- Direct Control – Permanent Irrigation (DC)
- Industrial, Light District (I –LHT);
- Mixed Commercial District (C-MIX);
- Residential, Small Lot District (R-SML);
- Special, Parks & Recreation District (S-PRK);
- Special, Public Services District (S-Pub)

To facilitate a comprehensively planned business development and residential subdivision within a portion of SE-5-25-28-W4M.

GENERAL LOCATION: Located immediately north of Township Road 250, west of Conrich Road, and Northwest of the hamlet of Conrich.

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

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8179-2021 on May 25, 2021. Since first reading, the Applicant has amended the redesignation application taking into account feedback from stakeholders and Administration.

The land use amendment was assessed in accordance with the relevant policies of the Interim Growth Plan, County Plan and the Conrich Area Structure Plan (ASP). The southernmost portion of the subject lands are located within the Conrich ASP Future Policy Area, while the remaining area of the quarter section is identified for industrial land uses in the ASP.

Although the commercial and industrial uses proposed by the land use amendment are broadly consistent with the intent of the industrial area policies outlined in the ASP, residential land uses are proposed within the Future Policy Area, which does not currently have a land use strategy defined. Amendments are currently being undertaken by Administration to prepare a land use strategy for this area; the amendments are intended to define the hamlet boundary, a community core and residential uses, and are currently anticipated to be presented to Council for public hearing and second reading in fall 2021.

Policy 7.1 of the Conrich ASP states that applications shall not be supported within the Future Policy Area, with the intent being that the County will provide the comprehensive planning for the hamlet and residential uses in consultation with the community and stakeholders within the area. Therefore, this application is considered premature and Administration recommends that a decision on these applications is deferred until the Future Policy Area amendments to the Conrich ASP are approved by Council and the Calgary Metropolitan Region Board.

Administration Resources

Benazir Thaha Valencia, Planning Policy



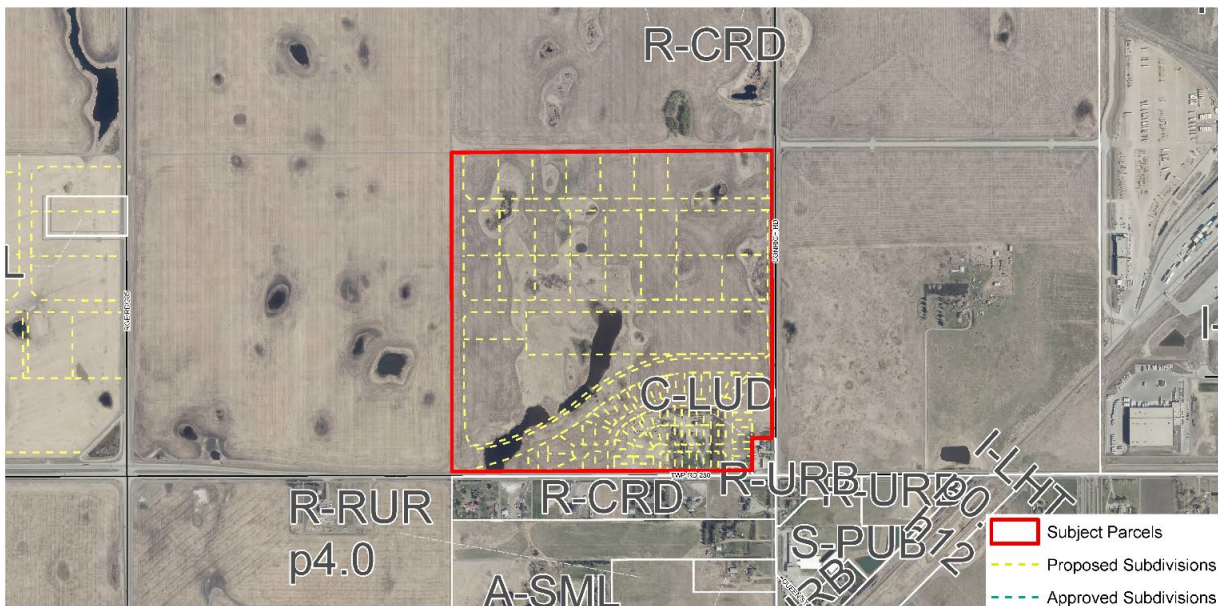
Technical aspects and the land use concept are guided by the proposed Conrich Crossing Conceptual Scheme being considered under Application PL20200139 presented concurrently to Council.

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

OPTIONS:

- | | | |
|------------|-----------|--|
| Option #1: | Motion #1 | THAT Bylaw C-8179-2021 be amended in accordance with Attachment 'C' |
| | Motion #2 | THAT Bylaw C-8179-2021, as amended, be given second reading. |
| | Motion #3 | THAT Bylaw C-8179-2021, as amended, be given third and final reading. |
| Option #2: | | THAT further consideration of Bylaw C-8179-2021 be tabled pending approval of comprehensive County-led amendments to the Conrich Area Structure Plan to define a land use strategy for the Future Policy Area. |
| Option #3 | | THAT further consideration of Bylaw C-8179-2021 be tabled and that the Applicant be directed to prepare a minor amendment to the Conrich ASP to support implementation of the land use amendment. |
| Option #4: | | That application PL20200139 be refused. |

AIR PHOTO & DEVELOPMENT CONTEXT:



**APPLICATION EVALUATION:**

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Interim Growth Plan; • Municipal Development Plan (County Plan); • Conrich Area Structure Plan; • Land Use Bylaw; and, • County Servicing Standards. 	<ul style="list-style-type: none"> • Traffic Impact Assessment (TIA) prepared by Bunt & Associates, dated September 14, 2020; • Conrich Gill Wetland Assessment and Impact Report, prepared by Westhoff Engineering Resources, Inc, September 18, 2020; • Conrich Crossing Conceptual Scheme Preliminary Engineering Support Servicing Strategy, prepared by Sedulous Engineering Inc., dated August 2020; • Conrich Quarter Proposed Mixed-Use Development, prepared by McIntosh Lalani Engineering Ltd., dated June 19, 2020; • Conceptual Level Stormwater Management Report, prepared by Sedulous Engineering Inc., dated July 2020.

POLICY ANALYSIS:Interim Growth Plan (IGP)

The Conceptual Scheme is consistent with the Employment Areas policies identified in the IGP. The proposed development would contribute to the economic competitiveness of the region and utilizes existing infrastructure. It would also be in alignment with the Expansion of Settlement Area policies as the development is planned contiguous to the existing Hamlet of Conrich.

The proposal is consistent with the Mobility Corridors policies in *Section 3.5*. The proposal sufficiently demonstrates that the proposed land use, built form, and density optimizes the proximity and adjacency to regionally significant mobility corridors. The proposal also provides mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors. Specifically, Policies 4.1.5 and 4.1.6 of the proposed Conceptual Scheme which state that required upgrades would be implemented at time of development.

As presented, the land use and non-statutory Conrich Crossing Conceptual Scheme considered under Application PL20200139 do not require referral to CRMB (per *Section 4*, Submission Criteria, of the Interim Regional Evaluation Framework); however, if a minor ASP amendment was submitted as per Option #3, referral would be required.

County Plan

The area defined by the Conrich ASP is identified as a Full-Service Hamlet and Regional Business Centre. The proposed Conrich Crossing Conceptual Scheme proposes to establish a new business industrial development and residential uses in alignment with the County Plan growth areas. The County Plan requires that applications within an adopted area structure plan be assessed in accordance with those lower order statutory plans.



Conrich Area Structure Plan (ASP)

The proposal has been assessed in accordance with the policies of the Conrich ASP. The subject lands are identified on Map 5 as Industrial and Future Policy Area.

The Conrich ASP identifies the subject lands north of Township Road 250 largely as industrial, with *Section 11.0* of the ASP supporting industrial uses that do not cause significant off-site nuisance impacts. Policy 11.4 of the ASP also provides for consideration of compatible commercial and other business uses to be developed alongside industrial uses. The Applicant is proposing a mix of industrial and commercial uses which align with the ASP intent.

To support future applications for subdivision and development of the conceptual scheme area, the applicant would apply specific business development design considerations, as described in *Section 4.4.1* of the proposed Conceptual Scheme, which specifically references the Commercial, Office, and Industrial Guidelines and the Conrich ASP's Non-Residential/Residential Interface requirements. Development considerations would also be established at the Development Permit stage in accordance with the specific requirements of the Land Use Bylaw.

Although much of the proposed conceptual scheme area is identified for industrial uses, ± 21.49 acres of the proposed development, south of the proposed realignment of Township Road 250, is located within the Conrich ASP's Future Policy Area. *Section 7.1* of the Conrich ASP notes that development within the Future Policy Area shall be limited until a development strategy for the hamlet and community core has been established. Although a County-led ASP amendment is underway to define uses for the Future Policy Area, the Plan amendment has yet to receive Council or Calgary Metropolitan Board approval. Therefore, this application is considered premature and Administration recommends that a decision on these applications be deferred until the Future Policy Area amendments to the Conrich ASP have been completed.

It is noted that if Council wishes to approve this application before completion of the proposed Conrich ASP amendments, *Section 654(1)(b)* of the *Municipal Government Act* states that a subdivision authority must not approve an application for subdivision unless it conforms to the provisions of relevant statutory plans. To ensure compliance with the Conrich Area Structure Plan and therefore the *Municipal Government Act*, Administration advises that a minor Area Structure Plan amendment would be required to identify the proposed residential uses in the Future Policy Area. Option #3 is available to Council, if it wishes to pursue this course. It should be noted that such an ASP amendment may require submission to the Calgary Metropolitan Board in line with Interim Growth Plan or any future Regional Growth Plan requirements.

Land Use Bylaw

The Conrich Crossing Conceptual Scheme proposes the development of a master planned urban hamlet community designed to capitalize on proximity to Stoney Trail, the Calgary International Airport and the Calgary Logistics Park by creating six development areas with land uses in accordance with the County's Land Use Bylaw (C-8000-2020):

Residential Area - A residential neighbourhood located on the southern part of the area that would accommodate ± 79 residential lots sized in accordance with the Residential, Small Lot District (R-SML).

Local Commercial Area - This area is situated directly east of the residential area and intended to accommodate local small scale business in accordance Commercial, Local Urban District (C-LUD).

Regional Commercial Area - Is situated directly north of the realigned Township Road 250 intended to accommodate large-scale commercial including a combination of comprehensively designed shops, services, offices, entertainment, accommodation and institutional businesses sized in accordance with the Commercial, Regional District (C-REG).

Mixed Business Commercial Area – is situated within the north central portion of the Plan area based on a uniform grid road pattern fronting onto the internal subdivision road intended to accommodate a range



ROCKY VIEW COUNTY

of developments including Commercial, Regional District (C-REG), Commercial, Mixed Urban District (C-MIX), Commercial, Local Urban District (C-LUD), and Industrial, Light District (I-LHT).

Industrial Area – located within the northern portion of the Plan area based on a uniform grid road pattern intended to accommodate a range of industrial activities in accordance Industrial, Light District (I-LHT).

Irrigation Area - The two ‘permanent irrigation areas’ and a ‘temporary irrigation area’ would be designated Direct Control District (DC) to establish specific criteria to utilize each site for stormwater irrigation purposes. The Applicant’s rationale for providing a Direct Control District is that it maintains private ownership and control. The Applicant suggests that this would allow for outdoor recreation uses to be planned and also provides the opportunity for them to redevelop the land in future once Cooperative Stormwater Management Initiative infrastructure has been implemented and the irrigation areas become redundant.

With the exception of the residential uses proposed in the Future Policy Area, land uses proposed by this application appear to align with the proposed Conrich Crossing Conceptual Scheme and the requirements of the ASP. There doesn’t appear to be a strong rationale for proposing a Direct Control District for the irrigation area, when a standard district such as Special – Public Services District would have served the same purpose. However, Administration is currently undertaking a review of all existing DC Bylaws, and if this application is approved, the proposed DC land use could potentially be amended by the County to an appropriate standard land use through the review project.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

BTV/sl

ATTACHMENTS:

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8179-2021 and Schedule A & B

ATTACHMENT ‘D’: Map Set

ATTACHMENT ‘E’: Public Submissions



ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Ken Venner (B&A Planning Group)	OWNERS: Gursewak Singh Gill and Hamek Gill
DATE APPLICATION RECEIVED: October 13, 2020	DATE DEEMED COMPLETE: October 14, 2020
GROSS AREA: ± 64.35 hectares (± 159.00 acres)	LEGAL DESCRIPTION: Within a portion of SE-5-25-28-W4M.
SOILS (C.L.I. from A.R.C.): 5W70 – Very severe limitations to cereal crop production due to excessive wetness/poor drainage. 5T30 – Very severe limitations due to adverse topography.	
HISTORY: December 8, 2015 The Conrich Area Structure Plan Bylaw (C-7468-2015) was adopted by Council. October 1, 2013 The County Plan was adopted.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 204 adjacent landowners; 25 letters were received in response (see Attachment 'E'). 25 people were in favour of the proposal with no one in opposition. 13 letters are from parcels within the landowner notification area, 10 outside the circulation area and 2 indistinct addresses. The application was also circulated to a number of internal and external agencies, with received comments listed in Attachment 'B'.	



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Environment	<p>Please accept this in response to the subdivision referral attached.</p> <p>A review of the aerial imagery of the land within this application area, indicates the presence of a large wetland. This wetland by all indication may be considered Provincial Crown land, as per section 3 of the <i>Public Lands Act</i>. Any occupation of this land would require application and approval under the Public lands act, and possibly the <i>Water Act</i>.</p> <p>To proceed with development and construction of residential lots around this wetland would require careful consideration of these two Provincial Acts.</p>
Alberta Health Services-Safe Healthy Environments	<p>Thank you for inviting Alberta Health Services-Safe Healthy Environments comments on the above referenced conceptual scheme and redesignation to guide and create the Conrich Crossing development.</p> <p>Alberta Health Services - Safe Healthy Environments has reviewed the land use circulation package and the Conceptual Scheme Circulation draft (Sept. 2020) and provides the following comments for your consideration;</p> <p>1) Alberta Health Services - Safe Healthy Environments is supportive of Phase 1 Environmental Site Assessments (ESA) for residential developments. If a Phase 1 ESA has been completed for this development Alberta Health Services - Safe Healthy Environments is able to review it from a public health perspective.</p> <p>2) Alberta Health Services - Safe Healthy Environments is supportive of land use decisions that incorporate aspects of healthy community by design. In respect of this particular development Alberta Health Services - Safe Healthy Environments encourages the following considerations;</p> <p>a) Healthy Neighbourhood Design: Neighbourhoods where people can easily connect with each other and access a variety of day-to-day services are beneficial to the well-being of residents. A complete, compact and connected neighbourhood can foster better mental and physical health of the individuals within that community. Land use decisions that influence zoning, transportation systems and neighborhood design can support this. This application includes support for 79 residential lots that will be designed to accommodate multi-generational housing. The community will integrate different land uses including commercial and industrial, which may lead to a relatively compact and complete community development.</p> <p>b) Healthy Housing: Housing features such as quality, accessibility and affordability have impacts on health. Incorporating healthy and</p>



AGENCY	COMMENTS
	<p>varied housing into land use planning assists in fostering good mental and physical health while improving the quality of life for residents of all ages and income levels. While this subdivision application does not appear to specifically incorporate a variety of housing types, Alberta Health Services - Safe Healthy Environments is available to provide further information on overall healthy housing options from a public health perspective.</p> <p>c) Healthy Natural Environments: Research supports a strong relationship between people's exposure to natural areas and the reduction of stress, chronic disease, depression and anxiety as well as improved concentration and cognitive function. Communities that are designed to incorporate the natural environment into their plans can help promote more physical activity and better mental health. This community is incorporating a special parks and recreation district and tree-lined sidewalks. If there are details that detail how this subdivision will encourage access to natural areas Alberta Health Services - Safe Healthy Environments would be happy to review them from a public health perspective.</p> <p>d) Healthy Transportation Networks: Prioritizing active transportation (i.e., walking or cycling) and encouraging residents to choose self-powered movement whenever possible can help reduce emissions and achieve an increase in physical activity, leading to better mental and physical health for residents. This community's design appears to support a regional pathway and tree-lined sidewalks that are intended to support pedestrian mobility.</p> <p>e) Healthy Food Systems: How people choose food and what kind of food items they have access to can be influential factors of their overall health status. Land use design decisions may impact the accessibility, quality and variety of food available to residents. Alberta Health Services - Safe Healthy Environments supports the promotion and integration of healthy food systems into the planning process. This may include such measures as; ensuring access to healthy foods in neighbourhood and public facilities (i.e., City Hall, recreation facilities, public libraries, etc.); consideration of the type of food services located in relation to other community uses (i.e., promoting healthy food options near schools) and support of community-scale food infrastructure and services (i.e., enhancing agricultural and community garden capacity or encouraging grocery stores to be located within walking distance of residential areas). There is no information in this application/scheme that discusses food choice or access but Alberta Health Services - Safe Healthy Environments would be happy to provide comment from a health perspective when that information becomes available.</p> <p>Alberta Health Services - Safe Healthy Environments is supportive of planning efforts that address healthy community design by promoting active living and shaping healthier built environments, and looks</p>



AGENCY	COMMENTS
<i>Adjacent Municipality</i>	forward to a chance to review more detailed community plans for the subject lands as they become available.
The City of Chestermere	This e-mail is in response to the circulation file # PL20200139. The City of Chestermere does not have any comments or concerns. Thanks for circulating this application to us.
<i>Internal Departments</i>	
Fire Services & Emergency Management	<p>Having reviewed the circulation, the Fire Service has the following comments in addition to the previously submitted comments by Randy Smith:</p> <ol style="list-style-type: none"> 1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. <p>Please contact the Fire Service to propose a design for a private hydrant systems if it is required.</p> <ol style="list-style-type: none"> 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code. 3. Please ensure that access routes are compliant to the designs specified in the National Building Code and the Rocky View County Servicing Standards. Consideration may be needed to having a secondary access route if Twp Rd. 250 is dead-ended. 4. Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the National Building Code & NFPA 1141. <p>There are no further comments at this time.</p>
Planning and Development Services – Engineering	<p>General</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the Owner is required to enter into a development agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following: <ul style="list-style-type: none"> ○ Construction of a public internal road system in accordance with the County Servicing Standards complete with cul-de-sacs and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan. ○ Realignment of Township Road 250 through the study area as shown on the Tentative Plan. ○ Construction of the necessary off-site improvements as identified in the final approved TIA to the satisfaction of the County.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ Extending the County's sanitary and potable water services to the proposed development. ○ Construction of the pressurized central fire suppression system to the satisfaction of the County. ○ Construction of stormwater management facilities in accordance with the recommendations of the approved stormwater management plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan. ○ Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County. ○ Installation of Street Lighting (Dark Sky). ○ Installation of power, natural gas, and communication utilities. ○ Obtain all necessary approvals from AEP for the loss of wetlands. ○ Obtain all necessary approvals from AEP for the use of stormwater for irrigation purposes. ○ Implementation of the recommendations of the approved construction management plan. ○ Implementation of the recommendations of the approved ESC plan. <ul style="list-style-type: none"> • As a condition of future subdivision, 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 Conrich Area Structure Plan (ASP). The proposal is to create a largescale residential/industrial/commercial development with a Municipal Reserve and a PUL. It is recommended that the lands be appropriately serviced as per policies 23.9 and 23.15 of the Conrich ASP <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> • The applicant provided a Geotechnical Report prepared by McIntosh Lalani Engineering Ltd. dated June 19 2020. The investigation assessed the onsite subsurface (soil and groundwater) conditions and determined that the soil and groundwater conditions at the site are suitable for the proposed development. • As a condition of future subdivision, the applicant will be required to conduct an onsite geotechnical evaluation,



AGENCY	COMMENTS
	<p>conducted by a qualified geotechnical professional, to assess the onsite subsurface (soil and groundwater) conditions to develop appropriate geotechnical recommendations for the design and construction of the proposed development including the internal road structure and recommendations for the pond liner thickness.</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant shall submit finished grade plans, and cut and fill plans. <p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> The applicant submitted a Transportation Impact Assessment prepared by Bunt and Associates Engineering Ltd. dated September 14, 2020. The TIA provides the impact of the proposed development on the adjacent road network and Recommends the following improvements: <ul style="list-style-type: none"> Realignment of Township Road 250 Street and construction of the new Township Road 250 and Range Road 284 intersection. Construction of two access points along Range Road 284 and one access on Township Road 250. Construction of three access points along the newly created service road after Township Road 250 is realigned. Installation of traffic Signals at the newly created access from Township Road 250 into the development following the 2040 buildout. Installation of traffic signals at the intersection of Township Road 250 and Range Road 284. By 2030, the ultimate configuration of the Stoney Trail and McKnight Trail interchange will need to be constructed due to background traffic. As a condition of future subdivision, the applicant will be required to enter into a Special Improvements Development Agreement with the County for the realignment of Township Road 250. Infrastructure Cost Recovery will be available as per Policy C-406. As a condition of future subdivision, 15 m along the east and south boundaries of the quarter section where the existing road allowance is 20 m shall be dedicated for road widening by plan of survey as per the applicable TOL bylaw since this portion of Township Road 250 and Range Road 284 are part of the long range transportation plan for a six lane cross section requiring 50m of ROW.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to provide a cost recovery payment for the upgrade of Township Road 250 from a two lane to four lane divided road in accordance with the active Cost Recovery Agreement with Canadian National Railway Company. • As a condition of future subdivision, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with the applicable by-law at time of approval. <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> • As per Policy 23.15 of the Conrich ASP, all new development shall connect to the County's wastewater system. The applicant has indicated that the development will be serviced by piped wastewater should the application be approved. • The applicant submitted a Preliminary Engineering Support Servicing Strategy prepared by Sedulous Engineering Inc. dated August 2020, which indicated that the site will be serviced by gravity mains that lead to a local lift station which directs a 250mm force main to the existing 600mm force main which eventually discharges at the Langdon Waste Water Treatment Plant. The servicing strategy determined that sanitary infrastructure upgrades may be required as part of the current first phase of the Conrich Station Development. The servicing strategy recommends monitoring the capacity of the system to determine if any upgrades are required at subdivision stage. • As a condition of future subdivision, the applicant will be required to enter into a capacity allocation agreement with the county and provide payment of the Wastewater Offsite Levy in accordance with the applicable by-law at time of approval. • As a condition of future subdivision, the applicant will be required to enter into a development agreement for the extension of wastewater services to the subject lands. • As a condition of future subdivision, the applicant shall submit a detailed wastewater servicing design for the Conrich Station Lands to verify that the downstream infrastructure has enough capacity for the increase in effluent due to the additional lots. <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • As per Policy 23.9 of the Conrich ASP, all new development shall connect to the County's potable water system. The



AGENCY	COMMENTS
	<p>applicant has indicated that the development will be serviced with piped water should the application be approved.</p> <ul style="list-style-type: none"> The applicant submitted a Preliminary Engineering Support Servicing Strategy prepared by Sedulous Engineering Inc. dated August 2020, which indicated that the site will be serviced by the existing regional East Rocky View Water System via a transmission main from the Conrich Reservoir and Pump Station. The servicing strategy determined that potable water infrastructure upgrades may be required as part of the first phase of the Conrich Station Development. The servicing strategy recommends monitoring the capacity of the system to determine if any upgrades are required at subdivision stage. As a condition of future subdivision, the applicant shall submit a detailed water servicing design for the Conrich Station lands to verify that the potable water infrastructure has enough capacity for the increase in demand. As a condition of future subdivision, the applicant will be required to enter into a capacity allocation agreement with the county and provide payment of the Water Offsite Levy in accordance with the applicable by-law at time of approval. <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> The applicant provided a Conceptual Level Stormwater Management Report Plan prepared by Sedulous Engineering Inc. dated July 2020. The concept consists of the use of overland and underground stormwater conveyance to a large central storm pond, which will eventually be tied to the CSML. As a condition of future subdivision, the applicant will be required to submit a detailed stormwater management plan, prepared by a qualified professional, providing the detailed designs of the stormwater management infrastructure necessary to support the proposed development. <p>As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for the construction of the stormwater infrastructure required as a result of the development and outlined in the final stormwater management plan in accordance with the County Servicing Standards. The applicant will be responsible for the registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision.</p>



AGENCY	COMMENTS
	<ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to provide an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands. As a condition of future subdivision, the applicant will be required to provide payment of the Stormwater Offsite Levy in accordance with the applicable bylaw at time of approval. <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> The applicant provided a Conrich Gill Wetland Assessment and Impact Report prepared by Westhoff Engineering Inc. dated September 18, 2020. The assessment took into consideration the significance of the existing onsite soils, vegetation, wildlife, historical resources and wetlands and provided several mitigations measures to prevent environmental impacts. As a permanent condition of future subdivision, the applicant will be required to adhere to all recommendations in the Westhoff report. As no historical resources have been identified and impacts to historical resources are not anticipated the development has been granted clearance under the Historical Resources Act. The Wetland Assessment indicates that there is fourteen naturally occurring wetlands as well as six ephemeral waterbodies within the development area and that all the wetlands will be lost as the result of the development. The applicant will be required to make a payment to the in-lieu program for the loss of the wetlands.
Recreation, Parks and Community Support	<p>Recreation, Parks and Community Support comments on the Conrich Crossing Conceptual Scheme:</p> <ul style="list-style-type: none"> If there is future linear connectivity identified along Range Road 284, then potentially the proposed pathway on the east side of 284 should be extended to connect with Township Road 250 intersection. However, if there is no proposed linear connectivity identified, then remove proposed MR dedication along the ROW of RR 284. Recommend full pathway around PUL. Any outstanding MR owing on the proposed land shall be provided in a cash in lieu payment by developer. <p>Also encourage developer to contribute to the County's voluntary recreation contribution program to help support future amenities in the</p>



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AGENCY**COMMENTS**

Conrich area as identified in the 2021 Recreation and Parks Master Plan

Circulation Period: November 2, 2020 to November 24, 2020

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



ROCKY VIEW COUNTY

BYLAW C-8179-2021

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

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as Bylaw C-8179-2021.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (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 Map No. 53 of Bylaw C-8000-2020 be amended by redesignating a portion of SE-5-25- 28-W04M from Agricultural, General District to:

- Direct Control District – Permanent Irrigation Area (DC);
- Commercial, Local Urban District (C-LUD);
- Commercial, Regional District (C-REG);
- Industrial, Light District (I –LHT);
- Mixed Commercial District (C-MIX);
- Residential, Small Lot District (R-SML);
- Special, Parks & Recreation District (S-PRK); and
- **Special, Public Services District (S-PUB)**
- ~~Stormwater Management Area (PUL);~~

as shown on the attached Schedule ‘A’ forming part of this Bylaw.

- 4 THAT a portion of SE-5-25-28-W04M is hereby redesignated to:

- Direct Control District – Permanent Irrigation Area (DC);
- Commercial, Local Urban District (C-LUD);
- Commercial, Regional District (C-REG);



ROCKY VIEW COUNTY

- Industrial, Light District (I –LHT);
- Mixed Commercial District (C-MIX);
- Residential, Small Lot District (R-SML);
- Special, Parks & Recreation District (S-PRK); and
- **Special, Public Services District (S-PUB)**
- ~~Stormwater Management Area (PUL);~~

as shown on the attached Schedule 'A' and 'B' forming part of this Bylaw.

4. Severability

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.

5. Effective Date

Bylaw C-8179-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this 25th day of May, 2021

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2021

READ A SECOND TIME IN COUNCIL this day of , 2021

READ A THIRD TIME IN COUNCIL this day of , 2021

 Reeve

 Chief Administrative Officer or Designate

 Date Bylaw Signed

**SCHEDULE 'A'****FORMING PART OF BYLAW C-8179-2021**

A Direct Control District affecting a portion of SE-05-25-28-W4M, consisting of a total of \pm 64.3 hectares (\pm 159.0 acres) acres of land.

1.0.0 GENERAL REGULATIONS

That the regulations of the Direct Control District comprise:

- 1.0.0 General Regulations
- 2.0.0 Compliance with Bylaw C-8000-2020
- 3.0.0 Reference to Bylaw C-8000-2020
- 4.0.0 Variances
- 5.0.0 Land Use Regulations
- 6.0.0 Subdivision Regulations
- 7.0.0 Development Regulations

1.0 GENERAL REGULATIONS

- 1.1.0 For the purposes of this Bylaw, the Lands shall are as indicated in Schedule "B" attached to and forming part of this Bylaw. The size and shape of the parcel(s) to which this Bylaw applies to is approximate and will be more precisely determined by a Plan of Survey at the subdivision stage.
- 1.2.0 Parts 1, 2, 3, 4 & 5 of the Land Use Bylaw C-8000-2020 shall apply to all uses contemplated by this Bylaw except where noted as otherwise in this Bylaw.
- 1.3.0 The Development Authority shall be responsible for the issuance of Development Permit(s) 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 any other Provincial Agencies.
- 1.5.0 The policies of the Conrich Crossing Conceptual Scheme shall be considered in all applications for subdivision and development

2.0 COMPLIANCE WITH BYLAW C-8000-2020

- 2.1 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4, 5, 6, 7, and 8 of Bylaw C-8000-2020 apply to this Direct Control District Bylaw.

3.0 REFERENCE TO BYLAW C-8000-2020

- 3.1 Within this Direct Control District Bylaw, a reference to a section of Bylaw C-8000-2020 is deemed to be a reference to the section as amended from time to time.

4.0 VARIANCES



- 4.1 The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 101, 102, 103, and 105 of Bylaw C-8000-2020.

5.0 LAND USE REGULATIONS

5.1 Purpose and Intent

The purpose and intent of this Bylaw is to accommodate a privately owned and maintained irrigation area with opportunity for outdoor recreation pursuits associated with a comprehensively planned stormwater management system which supports a mix of residential business development, as contemplated by the Conrich Crossing Conceptual Scheme.

5.2 Uses

The following uses conform to the purpose of this District and require a Development Application:

- 5.2.1 Accessory Building
- 5.2.2 Agriculture, General
- 5.2.3 Commercial Communications Facilities (Type A, B, C)
- 5.2.4 Recreation (Outdoor)
- 5.2.5 Utilities

5.3 Minimum Requirements

- 5.3.1 Front Yard (all roads): 6.0 m (19.69 ft)
- 5.3.2 Side Yard (all roads): 6.0 m (19.69 ft)
- 5.3.3 Rear Yard (all roads): 6.0 m (19.69 ft)

6.0 SUBDIVISION REGULATIONS

- 6.1 Unless otherwise provided for by this Bylaw, no subdivision for shall be endorsed within the Lands for any purpose, until:

- a) The Developer has submitted a Construction Management Plan, to the satisfaction of the County.
- b) The Developer has submitted a Weed Management Plan, to the satisfaction of the County.
- c) The Developer has submitted a Stormwater Management Plan, to the satisfaction of the County and all relevant Federal & Provincial Authorities.
- d) The Developer has submitted a Traffic Impact Analysis, to the satisfaction of the County.
- e) The Developer has submitted a Utility Servicing Plan, to the satisfaction of the County.
- f) The County has approved all necessary Easements and Rights-of-Way related to the supply and distribution of power, natural gas, cable, and telephone service within the subject lands.
- g) The Developer has submitted a Landscaping Plan, to the satisfaction of the County.



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7.0 DEVELOPMENT REGULATIONS

- 7.1 Those withstanding 6.1, the Development Authority may issue a Development Permit for stripping and/or grading within any portion of the development provided the County has endorsed a Construction Management Plan and a Stormwater Management Plan as required by Section 6.1.
- 7.2 Approval for any use contemplated by this Bylaw may be subject to approval from all relevant Federal and/or Provincial Authorities.

Schedule 'B'**Bylaw
C-8179-2021****Amendment**

From Agricultural, General
District (A-GEN) to:

Direct Control District –
Permanent Irrigation Area (DC)

Commercial, Local Urban
District (C-LUD)

Commercial, Regional District
(C-REG)

Industrial, Light District (I –LHT)

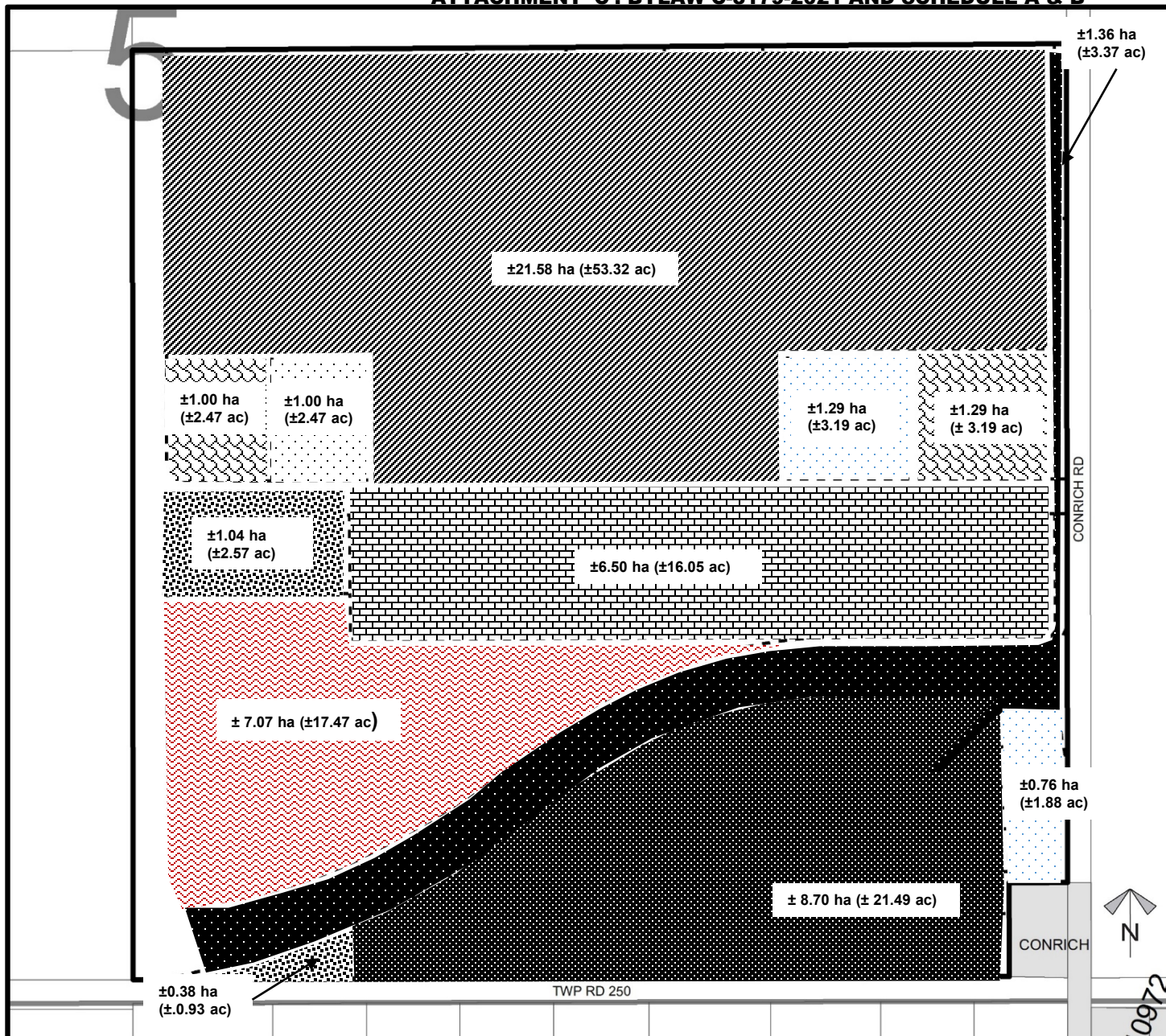
Mixed Commercial District (C-
MIX)

Residential, Small Lot District
(R-SML)

Special, Parks & Recreation
District (S-PRK)

**Special, Services District, (S-
PUB)**

Stormwater Management Area
(PUL)



Schedule 'B'**Bylaw
C-8179-2021****Amendment**

From Agricultural, General
District (A-GEN) to:

Direct Control District –
Permanent Irrigation Area (DC)

Commercial, Local Urban
District (C-LUD)

Commercial, Regional District
(C-REG)

Industrial, Light District (I –LHT)

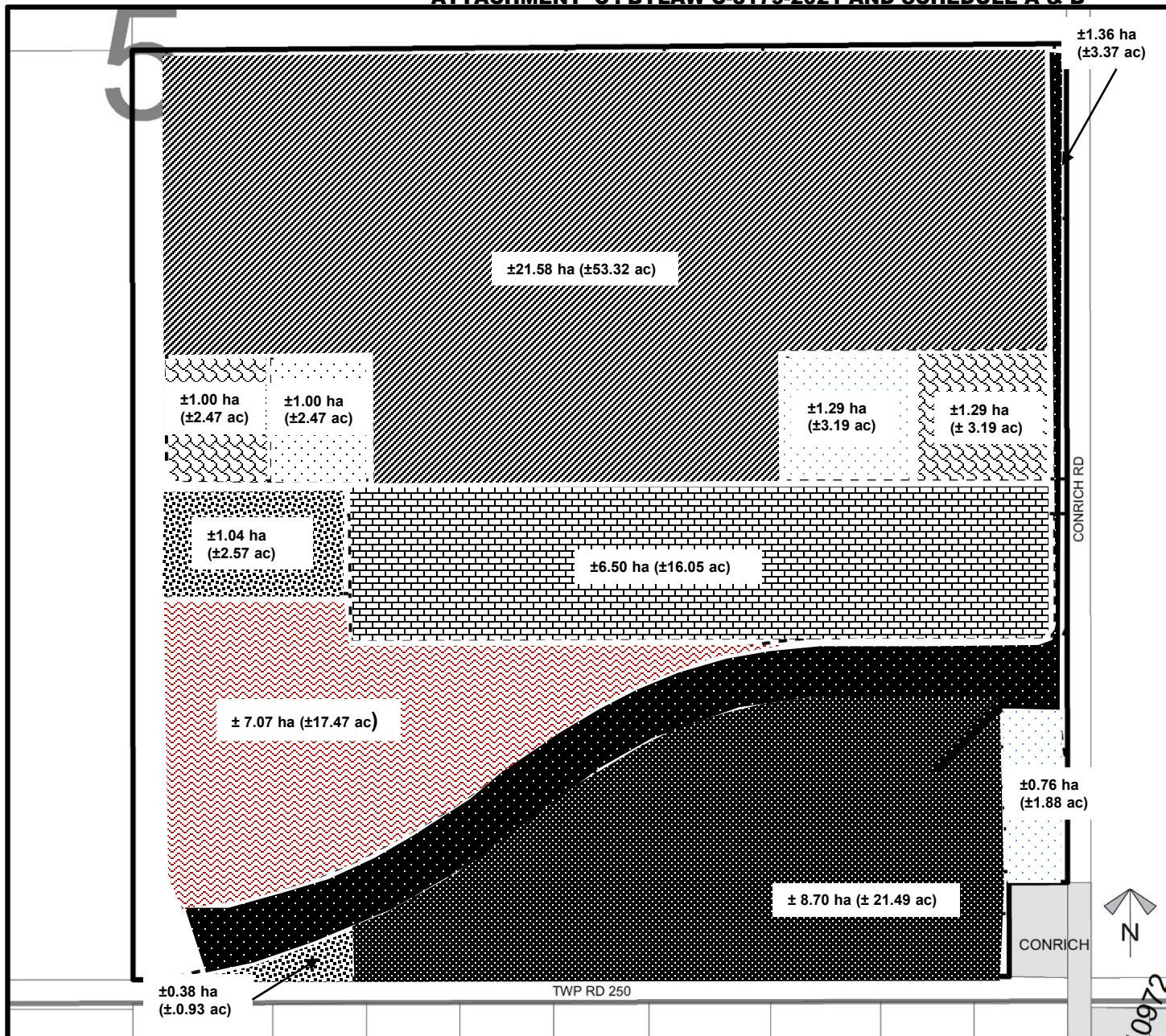
Mixed Commercial District (C-
MIX)

Residential, Small Lot District
(R-SML)

Special, Parks & Recreation
District (S-PRK)

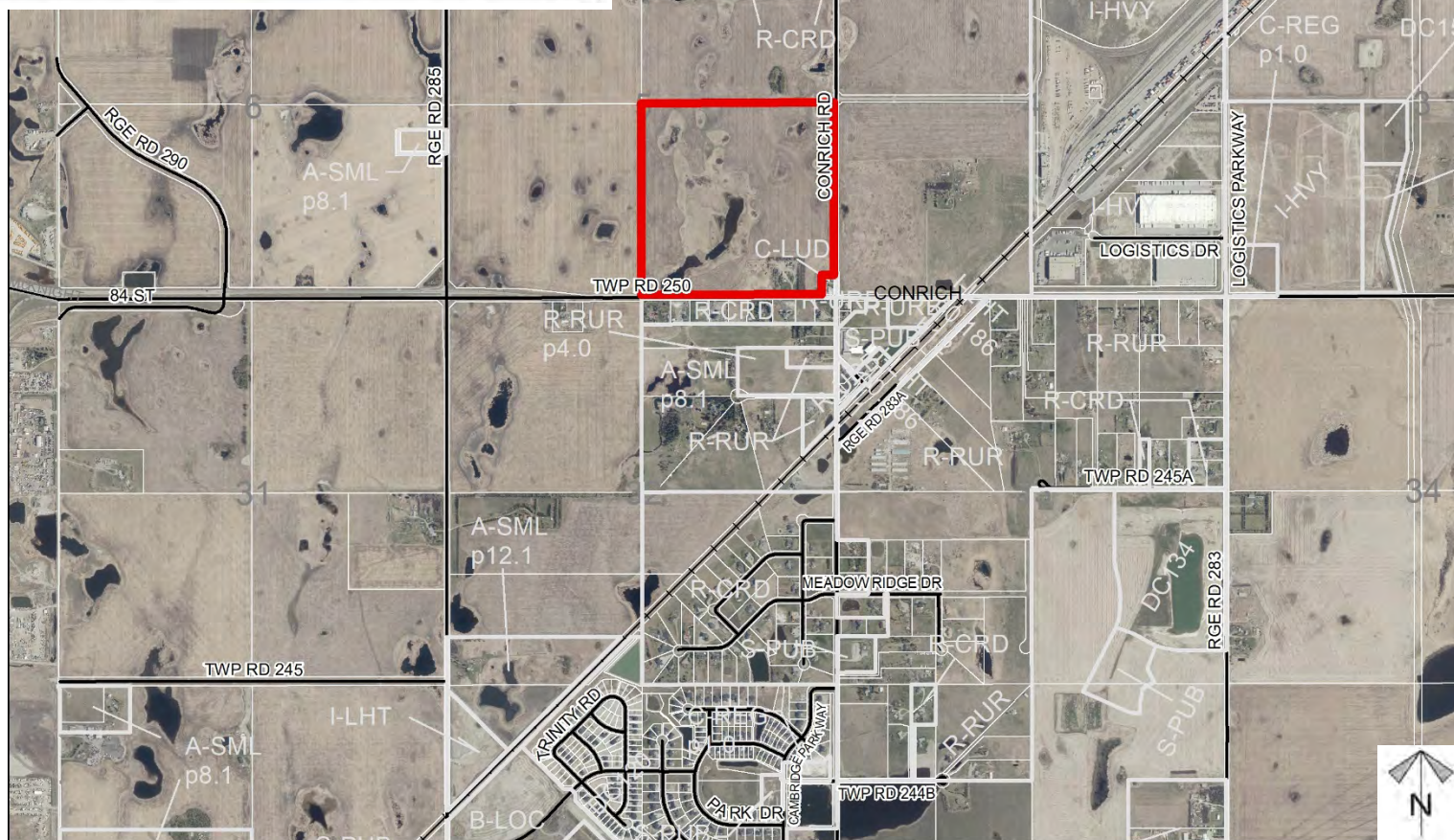
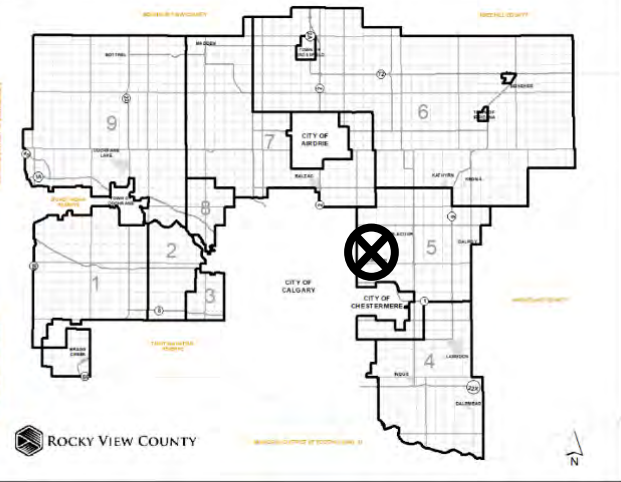
**Special, Services District, (S-
PUB)**

Stormwater Management Area
(PUL)



Location & Context

To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within SE-05-25-28-W4M.



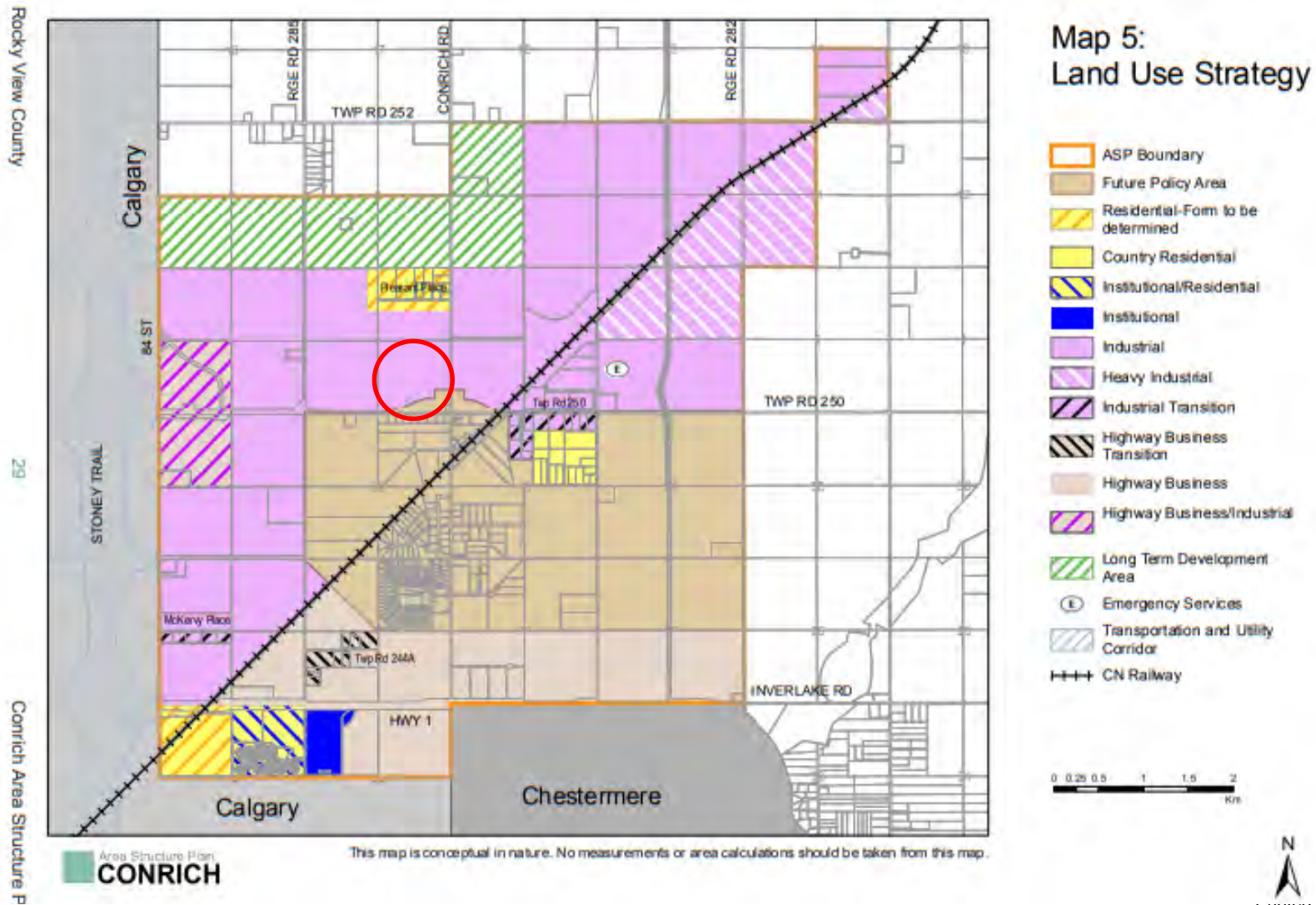
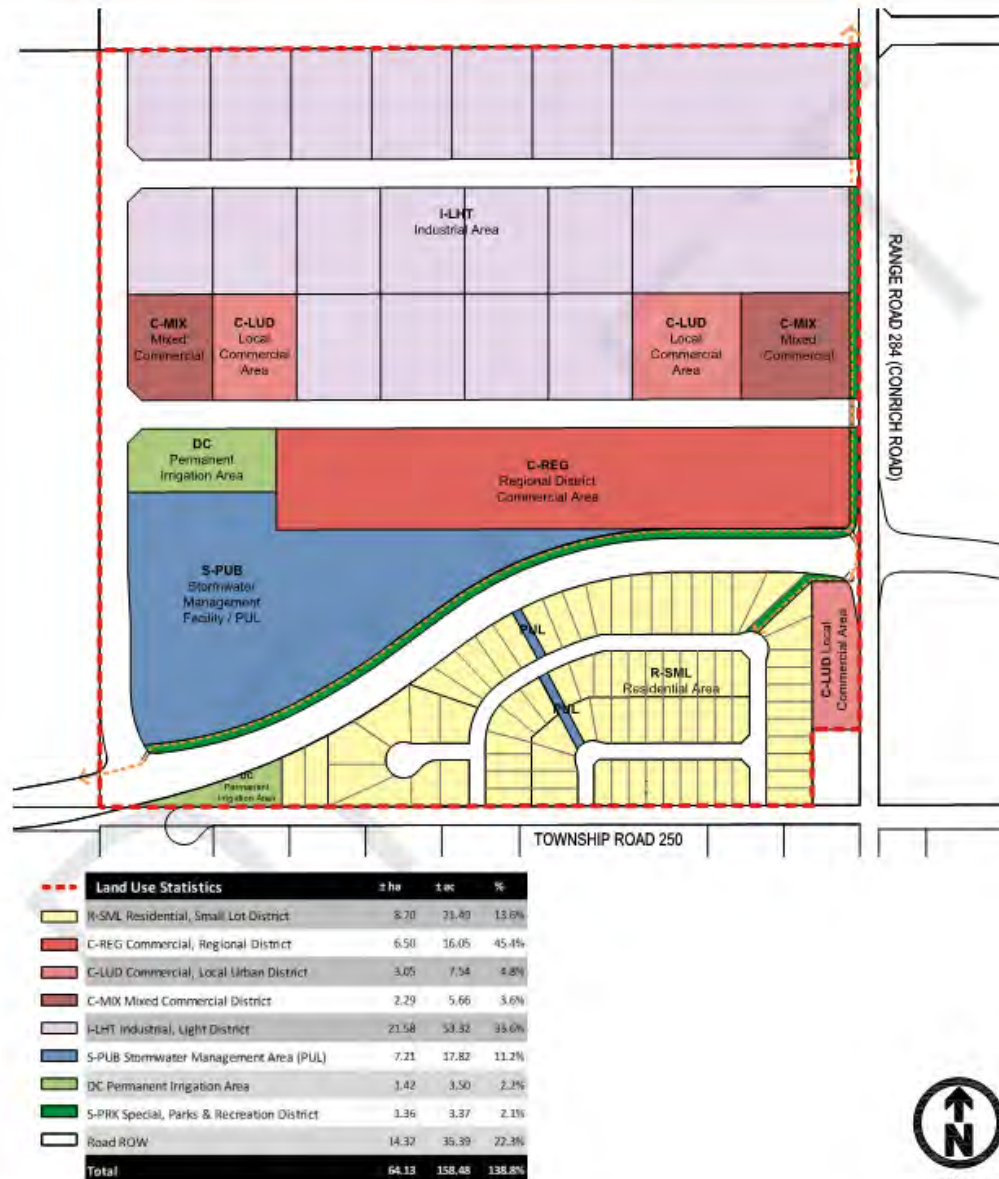


FIGURE 7 | DEVELOPMENT CONCEPT



Conceptual Scheme Proposal:

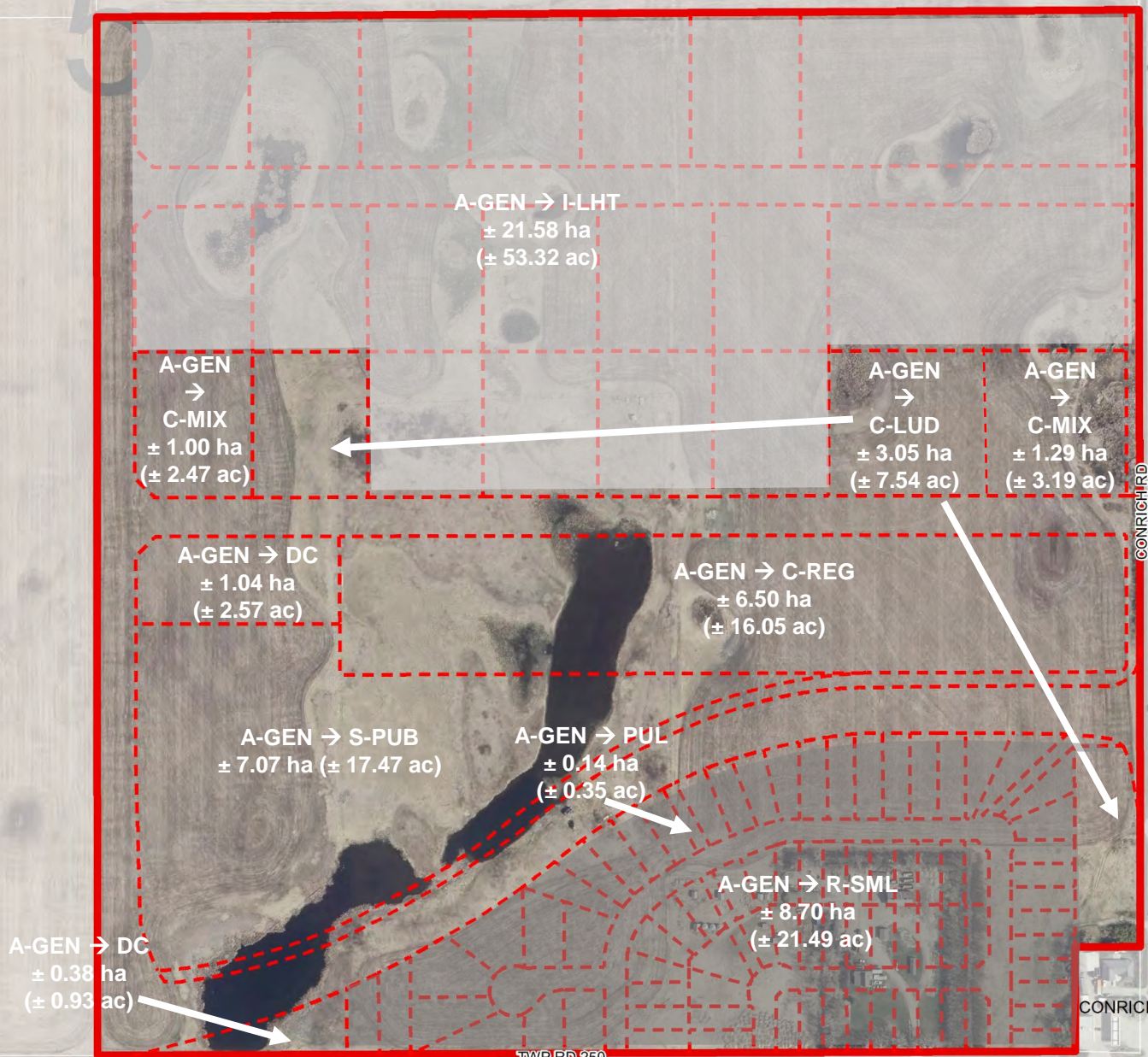
To adopt the Conrich Crossing Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within SE-05-25-28-W4M in order to accommodate a residential, commercial, and industrial development.

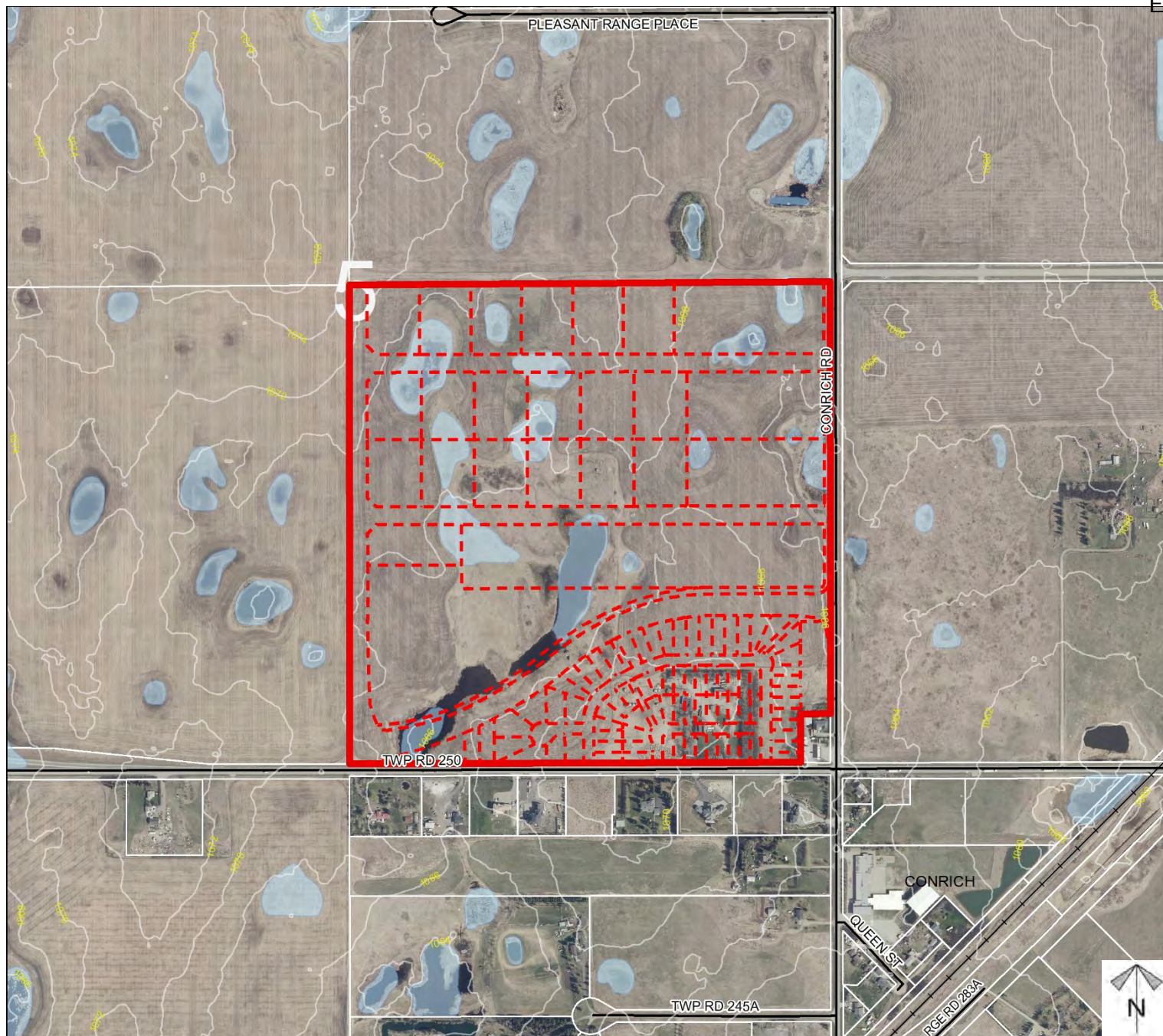
Development Proposal

To redesignate the subject lands from Agricultural, General District to:

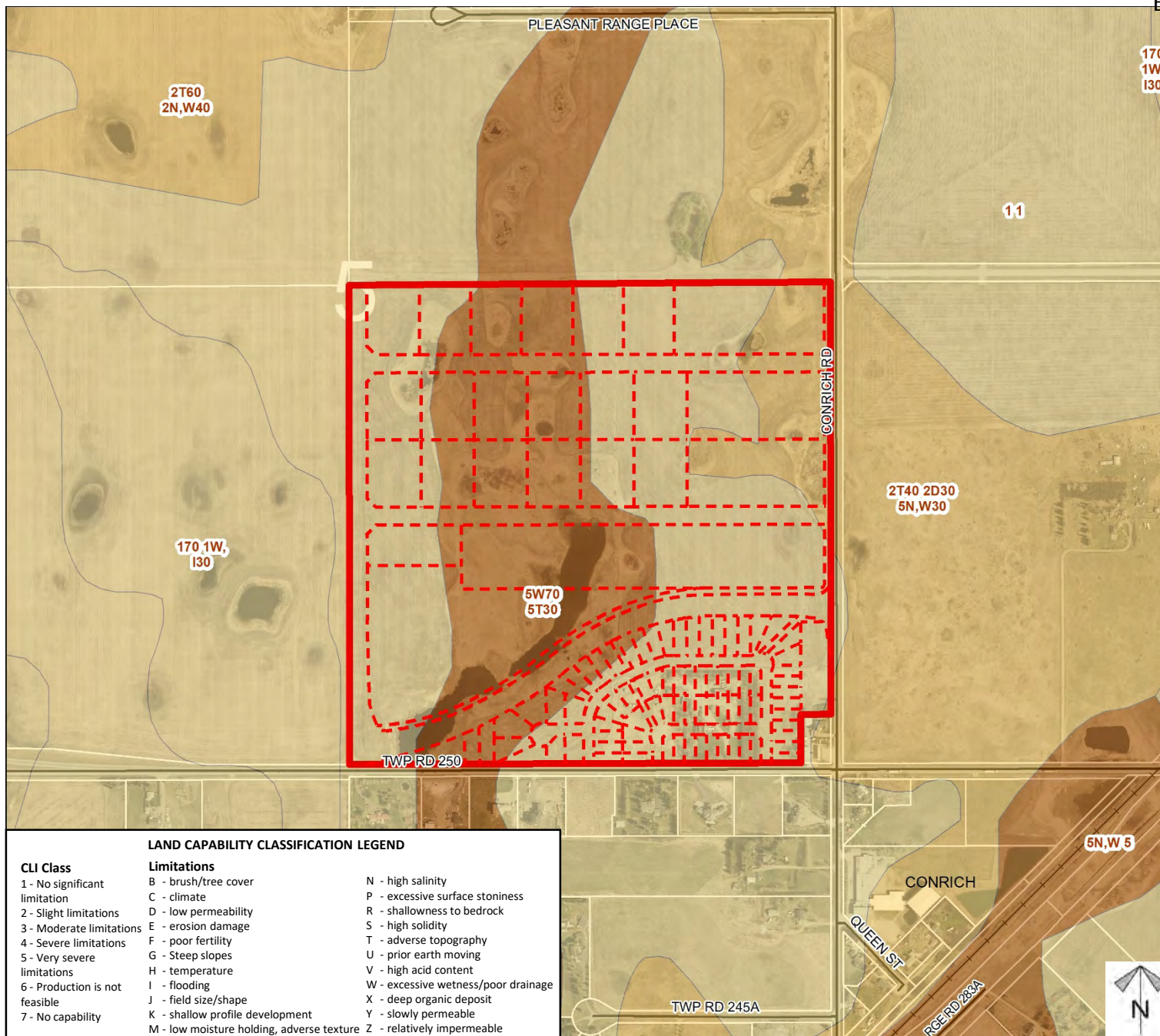
- Direct Control District – Permanent Irrigation Area (DC)
- Commercial, Local Urban District (C-LUD)
- Commercial, Regional District (C-REG)
- Industrial, Light District (I –LHT)
- Mixed Commercial District (C-MIX)
- Residential, Small Lot District (R-SML)
- Special, Parks & Recreation District (S-PRK)
- Stormwater Management Area (PUL)

To accommodate a residential, commercial, and industrial development.

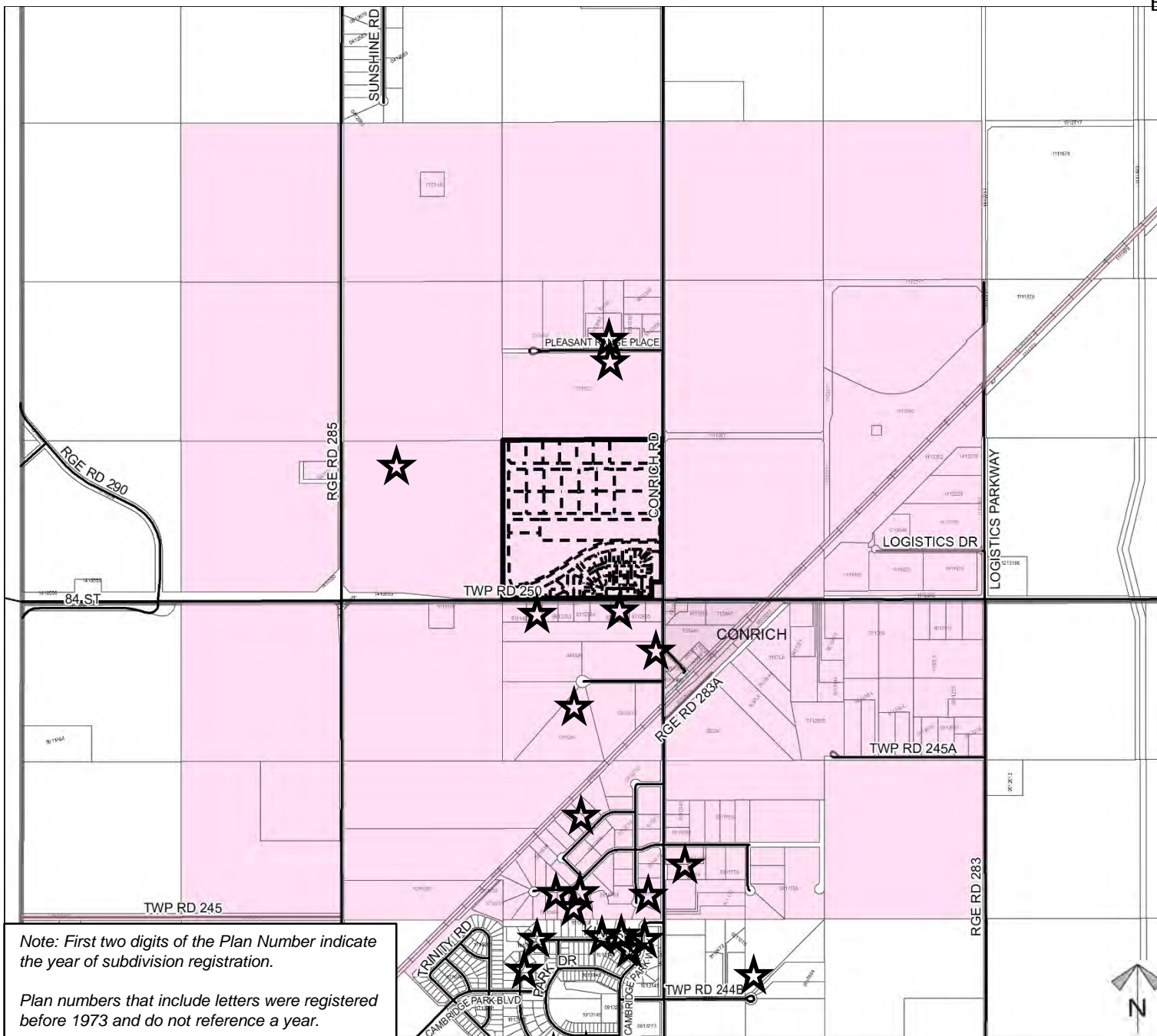


Environmental

Soil Classifications



Landowner Circulation Area



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

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

Legend

Support



Opposition



Division: 5
Roll: 05305001
File: PL20200139
Printed: October 15, 2020
Page: 11 of 302

Jenn Burton

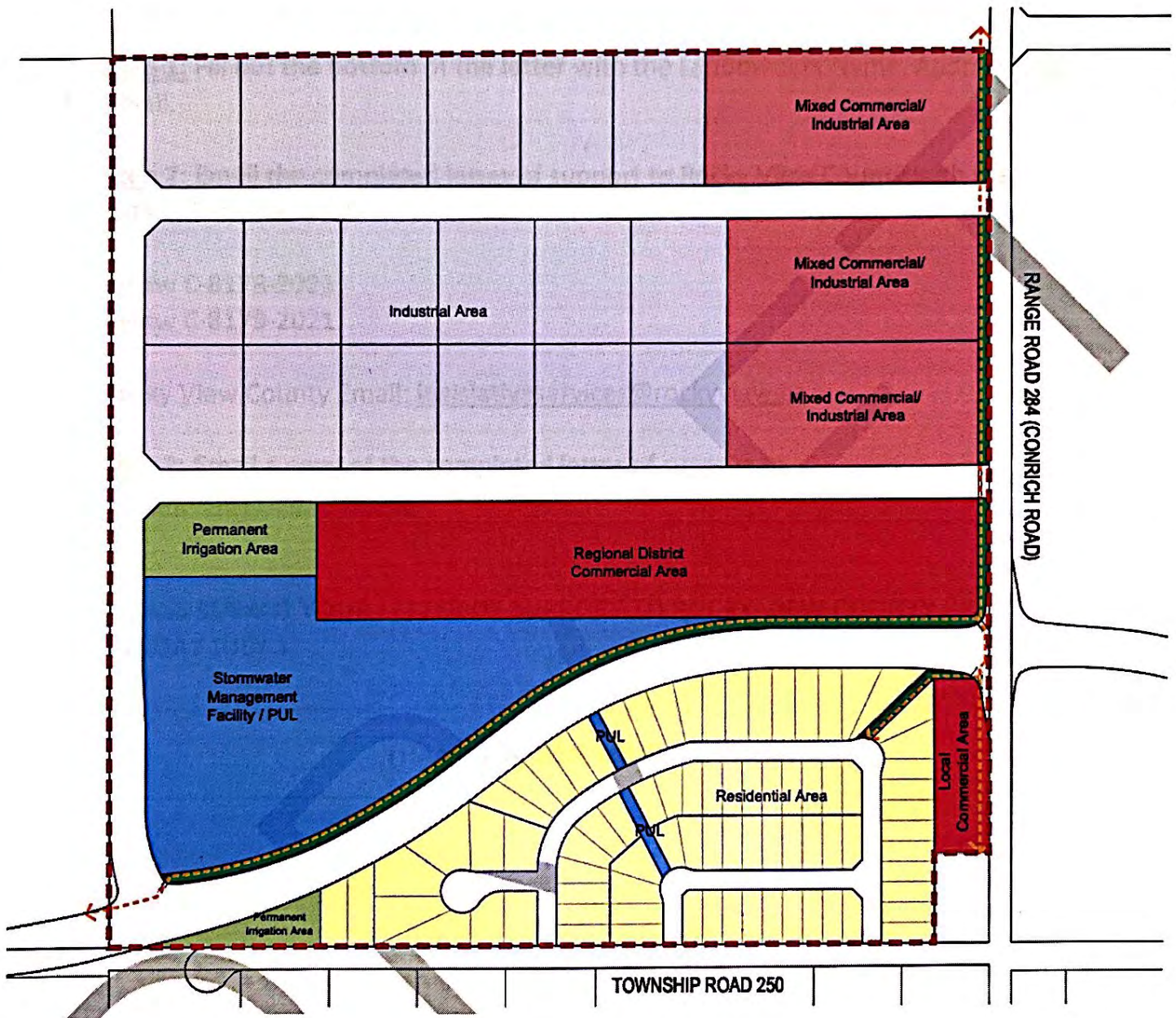
From: [REDACTED]
Sent: July 3, 2021 8:37 PM
To: Legislative Services Shared; info@gilldevelopments.ca
Subject: [EXTERNAL] - new doc 2021-07-03 20.14.40
Attachments: new doc 2021-07-03 20.14.40.pdf; ATT00001.htm

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

Scanned with CamScanner
<https://cc.co/16YRyq>

CONRICH

CROSSING



How to Submit Your Letter of Support to Rocky View County

Step 1: Fill out the bottom of the letter with the Landowners Name, Address, and Email.

Step 2: Email the completed letter of support to Rocky View County with the bylaws in the subject line:

Bylaw C-8178-2021

Bylaw C-8179-2021

Rocky View County Email: legislativeservices@rockyview.ca

Step 3: Email a copy of the completed letter of support to info@gilldevelopments.ca

PLEASE SUBMIT YOUR LETTER OF SUPPORT TO ROCKY VIEW COUNTY BY SUNDAY JULY 4.

THANK YOU FOR YOUR SUPPORT!

Date: July 1, 2021

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

Attn: Legislative Services

Re: Bylaw C-8178-2021 – Conrich Crossing Conceptual Scheme
Bylaw C-8179-2021 – Land Use Amendment

Dear Rocky View Council,

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Sincerely,

2306121 ALBERTA LTD

Landowner Name

284065 TOWNSHIP ROAD 245A ROCKY VIEW COUNTY

Municipal Address

Email Address



Jenn Burton

From: [REDACTED]
Sent: July 4, 2021 10:44 PM
To: Legislative Services Shared
Cc: info@gilldevelopments.ca
Subject: [EXTERNAL] - Development of the project
Attachments: IMG_0611.jpg; ATT00001.txt

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

Please find my remarks regarding this project of
C-8178-2021
C-8179-2021
Warm Regards

Hi To RockyView County
I support the development of this
Project

C-8178-2021

C-8179-2021

Abdul B. Chandhery
245038 Cornich Road CornRich

4.07.2021

Jenn Burton

From: Timmins, Alison <Alison.Timmins@stantec.com>
Sent: July 7, 2021 9:11 AM
To: Legislative Services Shared
Cc: Symes, David; Heather Hudson; Benazir Valencia
Subject: [EXTERNAL] - BYLAW C-8178-2021
Attachments: c-8178-2021_submission_20210707.pdf

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

Good morning,

Please see our written submission on behalf of Farm Air Properties Inc. regarding BYLAW C-8178-2021 (to be considered at a Public Hearing on July 20, 2021) attached.

Thank you for your consideration.

Alison Timmins CAPM
Planning Consultant, Community Development

Direct: 403-716-8221
Mobile: 403-616-3679
alison.timmins@stantec.com

Stantec
200-325 25 Street SE
Calgary AB T2A 7H8



Stantec Consulting Ltd
200-325 25 Street SE
Calgary AB T2A 7H8 CA

July 7, 2021
File: 116508034

Attention: Benazir Valencia

Planning Services Department, Rocky View Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Dear Benazir,

RE: WRITTEN SUBMISSION TO BYLAW C-8178-2021 (CONRICH CROSSING CONCEPTUAL SCHEME)

On behalf of Farm Air Properties Inc., Stantec Consulting Ltd ('Stantec') provides the following written submission for consideration of the proposed bylaw at the Public Hearing on July 20, 2021. Farm Air Properties Inc. own several quarter sections of land immediately west of the abovementioned Conceptual Scheme proposal, including:

- SW7-25-28-W4M
- SE7-25-28-W4M
- NW6-25-28-W4M
- NE6-25-28-W4M
- NW5-25-28-W4M
- SW6-25-28-W4M
- SW5-25-28-W4M

As an adjacent landowner with land similarly identified in the Conrich Area Structure Plan (ASP), Farm Air Properties have tracked the preparation and assessment of the Conrich Crossing Conceptual Scheme and connected with both Rocky View County ('the County') and the Applicant (B&A Planning Group and Gill Developments) through the process. While we've had the opportunity to review the Conceptual Scheme document itself, supporting technical reporting/studies considered necessary to understand the suitability of the proposal have not been made available by the Applicant or the County for review. Accordingly, while Farm Air Properties are supportive of development in accordance with the ASP, our submission is provided on the assumption that the following items are adequately addressed and do not generate conditions that would adversely impact and/or place constraints on the development of the adjacent lands owned by Farm Air Properties. We have categorized our comments and conditions of support below.

TRANSPORTATION

The Conceptual Scheme proposes the realignment of TWP 250 although does not provide details as to how this would be achieved/implemented. We do not have concerns with this realignment provided the costs associated with this realignment are not covered by future development within the ASP area. It is our understanding the costs of this realignment are the developer's responsibility in accordance with Section 27.11 of the ASP, with costs payable at time of Subdivision.

Design with community in mind

July 7, 2021
Page 2 of 3

Reference: Application number PL20200139/137 – Proposed Conceptual Scheme Conrich Crossing

Secondly, a north/south roadway is also proposed along the eastern boundary of Farm Air's property. We understand the implementation of this roadway does not require land dedication from our client's property to facilitate the Conceptual Scheme.

WATER

The proposed Conceptual Scheme identifies that the subject lands will be serviced by water that is routed from the east. We understand the Preliminary Servicing Strategy submitted with the Conceptual Scheme would provide additional details as to servicing requirements and details, however this has not been provided by the County or the Applicant for review. Without this detail being provided, we cannot comment on the suitability of proposed servicing for the development. With that said, we are supportive of the Conceptual Scheme provided the water infrastructure designed and implemented is appropriately sized to facilitate future development capacity in accordance with the wider ASP area.

SANITARY / SEWER

The proposed Conceptual Scheme identifies that an existing lift station is proposed to service the residential component of the development, as opposed to a new lift station identified as required under the ASP. Similar to the water servicing discussion above, we understand the Preliminary Servicing Strategy submitted with the Conceptual Scheme would provide additional details as to servicing requirements and details, however this has not been provided by the County or the Applicant for review. Without this detail being provided, we cannot comment on the suitability of proposed servicing for the development and we are concerned the liability of the new sanitary lift station construction (and corresponding costs) will be placed on remaining landowners. We understand that if the new lift station is not be required to facilitate the proposed Conceptual Scheme development, proportionate contributions to the costs of this infrastructure will be collected by the County at the subdivision stage.

With respect to the sanitary network itself, we are supportive of the Conceptual Scheme provided the sanitary infrastructure designed and implemented is appropriately sized to facilitate future development capacity in accordance with the wider ASP area.

SUMMARY

We trust the above comments are clear and we look forward to working with the County and surrounding landowners collaboratively in the growth and development of the Conrich area. Should you have any questions or require any further information regarding the above, please contact the undersigned.

July 7, 2021
Page 3 of 3

Reference: Application number PL20200139/137 – Proposed Conceptual Scheme Conrich Crossing

Regards,

Stantec Consulting Ltd.



David Symes, PMP RPP MCIP
Senior Planner, Project Manager
Interim Planning Team Lead

Phone: 403 830 2277
David.Symes@stantec.com

Cc Robert Manning, Farm Air Properties
v:\1165\active\116508034\conrich\gill_dev_response\c-8178-2021_submission_20210707.docx

Jenn Burton

From: [REDACTED]
Sent: July 4, 2021 12:04 PM
To: Legislative Services Shared; info@gilldevelopments.ca
Subject: [EXTERNAL] - Bylaw C-8178-2021. Bylaw C-8179-2021
Attachments: 2021-07-04 12-00.pdf; ATT00001.txt

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

Letter of support

Date: July 1, 2021

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

Attn: Legislative Services

Re: Bylaw C-8178-2021 – Conrich Crossing Conceptual Scheme
Bylaw C-8179-2021 – Land Use Amendment

Dear Rocky View Council,

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We trust Council will consider these reasons when deliberating the merits of the proposal. We are excited by this opportunity for continued investment into the Conrich Community and sincerely hope that Gill Developments is permitted to proceed with this project as quickly as possible.

Sincerely,

Amandeep Arora
Landowner Name

17 Pound Place Rocky View AB
Municipal Address

[REDACTED]
Email Address

Jenn Burton

From: [REDACTED]
Sent: July 5, 2021 12:36 AM
To: Legislative Services Shared
Cc: info@gilldevelopments.ca
Subject: [EXTERNAL] - Support letter
Attachments: IMG_3745.jpg; ATT00001.txt; IMG_3746.jpg; ATT00002.txt; IMG_3747.jpg; ATT00003.txt;
IMG_3748.jpg; ATT00004.txt

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

Date: July 4, 2021

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

Attn: Legislative Services

Re: Bylaw C-8178-2021 – Conrich Crossing Conceptual Scheme
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Sincerely,

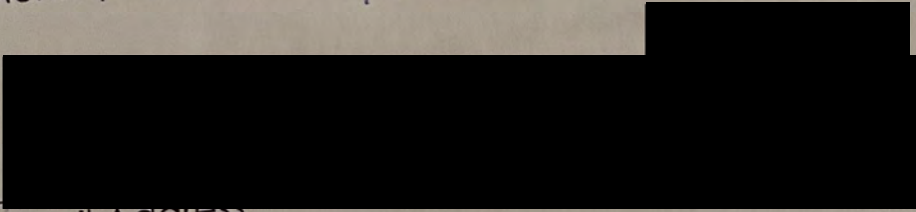
ANSARI KHURRAM

Landowner Name

32 Pleasant Range PL

Municipal Address

T12 0H2


Email Address

Jenn Burton

From: [REDACTED]
Sent: July 3, 2021 2:48 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gill Developments support letter

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

Date: July 1, 2021

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

Attn: Legislative Services

Re: Bylaw C-8178-2021 – Conrich Crossing Conceptual Scheme
Bylaw C-8179-2021 – Land Use Amendment

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Sincerely,

BALDEV SINGH GILL

Landowner Name

24 MEADOW ~~RIDGE~~ RIDGE WAY

Municipal Address

[REDACTED]
Email Address

Jenn Burton

From: [REDACTED]
Sent: July 4, 2021 10:17 PM
To: Legislative Services Shared
Cc: info@gilldevelopments.ca
Subject: [EXTERNAL] - Letter of support Bylaws C-8178-2021 & C-8179-2021
Attachments: 20210704_220250.jpg; 20210704_220231.jpg; 20210704_220243.jpg

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

Please find attached my letter of support for Gill Developments Conrich Crossing and Land Use Amendment as described in the Bylaws shown in subject line.

Thanks

Brad Rota "landowner"
284107 Meadow Ridge Lane

Date: July 1, 2021

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

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Sincerely,

BRAD ROTA 

Landowner Name

284107 MEADOW RIDGE LANE

Municipal Address


Email Address

CONRICH

— CROSSING —



Jenn Burton

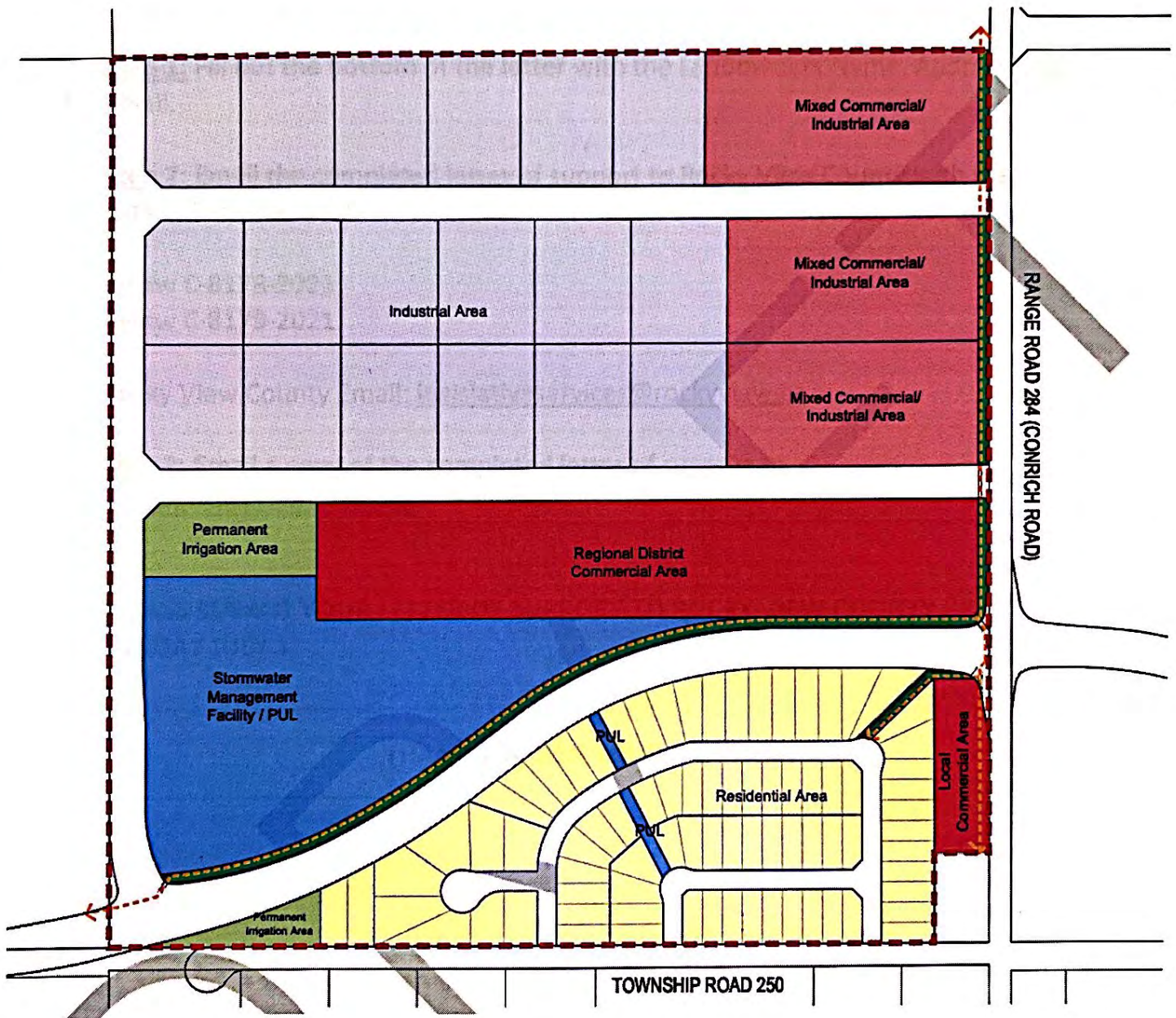
From: [REDACTED]
Sent: July 3, 2021 8:18 PM
To: Legislative Services Shared; info@gilldevelopments.ca
Subject: [EXTERNAL] - new doc 2021-07-03 20.14.40
Attachments: new doc 2021-07-03 20.14.40.pdf; ATT00001.htm

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<https://cc.co/16YRyq>

CONRICH

CROSSING



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Bylaw C-8178-2021

Bylaw C-8179-2021

Rocky View County Email: legislativeservices@rockyview.ca

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THANK YOU FOR YOUR SUPPORT!

Date: July 1, 2021

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

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Bylaw C-8179-2021 – Land Use Amendment

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Sincerely,

Gurinder Gill
Landowner Name

151 Cambridge Park Way
Municipal Address

[REDACTED]
Email Address

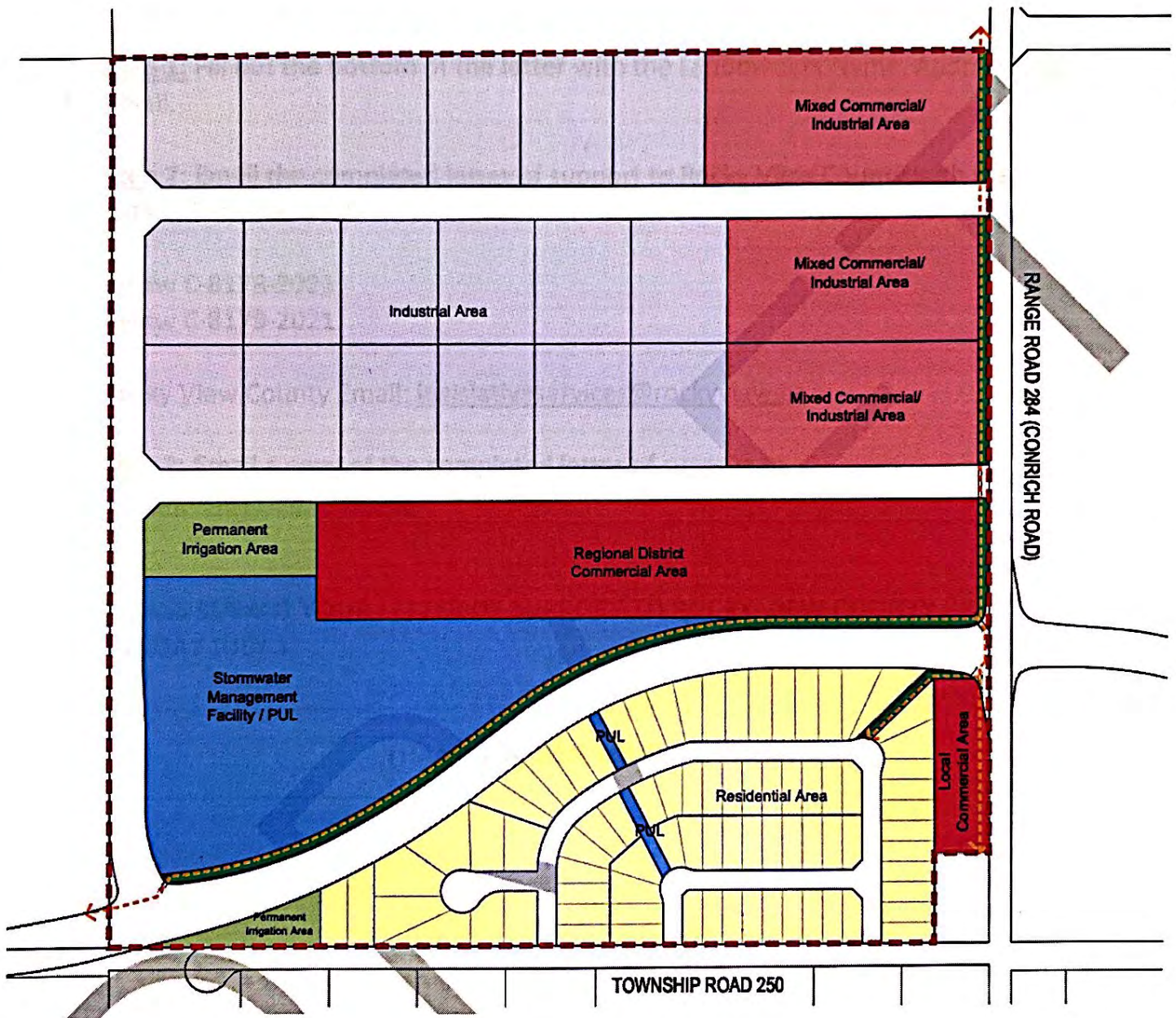
Jenn Burton

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Sent: July 3, 2021 10:48 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - new doc 2021-07-03 20.14.40.pdf
Attachments: new doc 2021-07-03 20.14.40.pdf; ATT00001.txt

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CONRICH

CROSSING



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262075 Rocky View Point
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Sincerely,

JASVIR BAINS

Landowner Name

2 Woodlock Rd Rocky View AB

Municipal Address

[REDACTED]

Email Address

Jenn Burton

From: [REDACTED]
Sent: July 3, 2021 2:49 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gill Developments support letter

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

Date: July 1, 2021

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

Attn: Legislative Services

Re: Bylaw C-8178-2021 – Conrich Crossing Conceptual Scheme
Bylaw C-8179-2021 – Land Use Amendment

Dear Rocky View Council,

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Sincerely,

DHARMINDER SINGH GILL (Jimmy)
Landowner Name

284131 Meadow ridge LANE
Municipal Address

[REDACTED]
Email Address

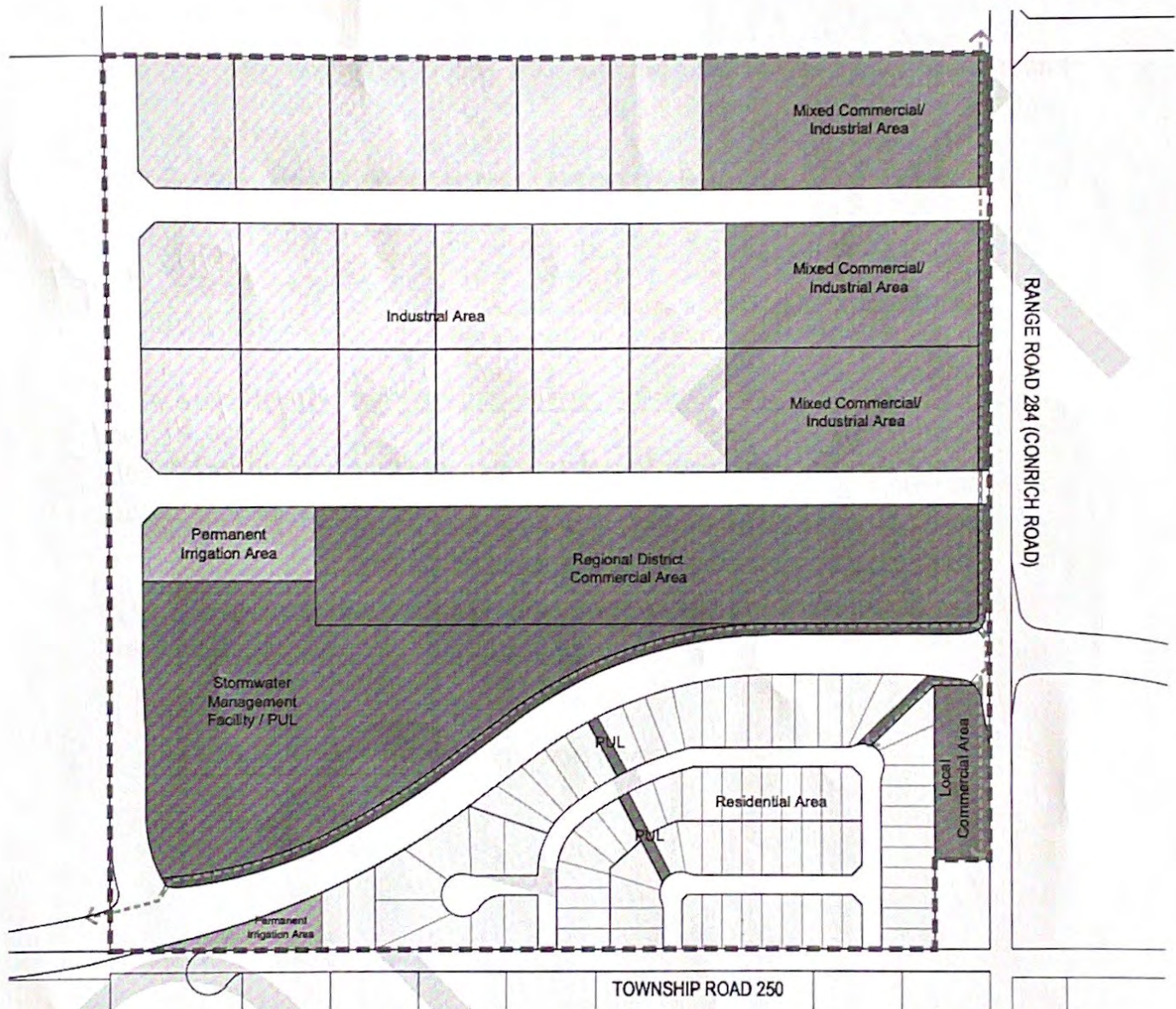
Jenn Burton

From: [REDACTED]
Sent: July 3, 2021 5:54 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8178-2021 and BYLAW 8179-2021
Attachments: CONRICH.pdf; ATT00001.txt

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

CONRICH

CROSSING



How to Submit Your Letter of Support to Rocky View County

Step 1: Fill out the bottom of the letter with the Landowners Name, Address, and Email.

Step 2: Email the completed letter of support to Rocky View County with the bylaws in the subject line:

Bylaw C-8178-2021

Bylaw C-8179-2021

Rocky View County Email: legislativeservices@rockyview.ca

Step 3: Email a copy of the completed letter of support to info@gilldevelopments.ca

**PLEASE SUBMIT YOUR LETTER OF SUPPORT TO ROCKY VIEW COUNTY BY
SUNDAY JULY 4.**

THANK YOU FOR YOUR SUPPORT!

Date: July 1, 2021

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

Attn: Legislative Services

Re: Bylaw C-8178-2021 – Conrich Crossing Conceptual Scheme
Bylaw C-8179-2021 – Land Use Amendment

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Sincerely,

Iqbal Gill

Landowner Name

245219 Conrich rd.

Rockyview county

AB T1Z 0N6

Municipal Address

[REDACTED]
Email Address

Michelle Mitton

From: [REDACTED]
Sent: July 5, 2021 4:49 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8178-2021 and Bylaw C-8179-2021
Attachments: Rockyview Letter.pdf

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

BHATIA CLOTH HOUSE LTD.

[REDACTED]

Hello,

Please see attached letter regarding mentioned bylaws.

Thanks,
Kartar Bhatia

Date: July 4, 2021

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

Attn: Legislative Services

Re: Bylaw C-8178-2021 – Conrich Crossing Conceptual Scheme
Bylaw C-8179-2021 – Land Use Amendment

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Sincerely,

KARTAR BHATIA
Landowner Name

245030 MEADOW RIDGE RD. ROCKYVIEW COUNTY, AB
Municipal Address


Email Address

Jenn Burton

From: [REDACTED]
Sent: July 5, 2021 12:36 AM
To: Legislative Services Shared
Cc: [REDACTED]
Subject: [EXTERNAL] - Support letter
Attachments: IMG_3745.jpg; ATT00001.txt; IMG_3746.jpg; ATT00002.txt; IMG_3747.jpg; ATT00003.txt;
IMG_3748.jpg; ATT00004.txt

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Date: July 4, 2021

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

Attn: Legislative Services

Re: Bylaw C-8178-2021 – Conrich Crossing Conceptual Scheme
Bylaw C-8179-2021 – Land Use Amendment

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Sincerely,

Parminder S Chatha

Landowner Name

40 Plant Pleasant Range Pl
T1Z 0H2

Municipal Address

[REDACTED]

Email Address

Jenn Burton

From: [REDACTED]
Sent: July 4, 2021 12:06 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - ATTN: Conrich Crossing LOS
Attachments: Scan20210704.pdf

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Good day,

Please find attached signed letter of support for the Conrich Crossing development.

Regards,

Satbir (Sam) Brar



CONRICH

CROSSING



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Bylaw C-8178-2021

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

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Sincerely,

SATBIR BARR

Landowner Name

23 St. John's Place, Rockyview County, AB

Municipal Address


Email Address

Jenn Burton

From: [REDACTED]
Sent: July 5, 2021 12:36 AM
To: Legislative Services Shared
Cc: info@gilldevelopments.ca
Subject: [EXTERNAL] - Support letter
Attachments: IMG_3745.jpg; ATT00001.txt; IMG_3746.jpg; ATT00002.txt; IMG_3747.jpg; ATT00003.txt; IMG_3748.jpg; ATT00004.txt

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

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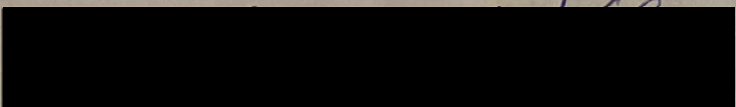
TAZIM ALARAKHYA

Landowner Name

250257 Range Road 284.

Municipal Address

T2M 4L5 -


Email Address

Date: July 1, 2021

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



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Sincerely,

AMIRIK SINGH BASSI

Landowner Name

283190 - Township Road 244B
Municipal Address Rocky View County, AB., T12-0N5

Email Address

Date: July 1, 2021

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

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Sincerely,

JAGJIT SINGH Chiu

Landowner Name

284097 250 Town Ship Rocky County T2M4L5 —

Municipal Address

[REDACTED]
Email Address

Date: July 1, 2021

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

Attn: Legislative Services

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Sincerely,

JASHEL S. TOOK

Landowner Name

155 CAMBRIDGE ROAD Rocky View County

Municipal Address

[REDACTED]

Email Address

Date: July 1, 2021

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

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Sincerely,

RESHAM Sidhu

Landowner Name

35- ABBey Rd, Rodcy View County, AB
T1Z 0A1

Municipal Address

[REDACTED]

Email Address

Date: July 1, 2021

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

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Sincerely,

RAJINDER SINGH GILL
Landowner Name

46 KINGS ROAD, ROCKYVIEW, AB T1Z0A2
Municipal Address


Email Address

Date: July 4, 2021

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

Attn: Legislative Services

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Landowner Name

284099 MEADOWRIDGE LANE ROCKYVIEW COUNTY T2M 4L5
Municipal Address


Email Address

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262075 Rocky View Point
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- 7) Effects of existing truck traffic on the lands directly south of this existing roadway.

- 8) The proposed regional pathway will provide excellent pedestrian connectivity between the residential area and the commercial sites, which will enhance the quality of life for Hamlet residents.

We trust Council will consider these reasons when deliberating the merits of the proposal. We are excited by this opportunity for continued investment into the Conrich Community and sincerely hope that Gill Developments is permitted to proceed with this project as quickly as possible.

Sincerely,

JASVIR K. GILL
Landowner Name

17 Park DR. Rocheymeir ALTA T1Z-0A3.
Municipal Address

[REDACTED]
Email Address

Date: July 4, 2021

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

Attn: Legislative Services

Re: Bylaw C-8178-2021 – Conrich Crossing Conceptual Scheme
Bylaw C-8179-2021 – Land Use Amendment

Dear Rocky View Council,

Thank you for this opportunity to provide comments regarding the matter above captioned. I am aware of the proposal by Gill Developments to create a new comprehensively planned, mixed-use neighbourhood in the Conrich Community. I am excited by the opportunity that is envisioned by the Conrich Crossing Conceptual Scheme.

I have reviewed the details of this development proposal and wish to provide my support for the application for the following reasons:

- 1) The proposed location, type, and configuration of this proposed development is consistent with the Conrich Area Structure Plan (ASP).
- 2) The proposed industrial development area will support the attraction of complementary businesses that will accelerate the continued evolution of the Calgary Logistics Park.
- 3) The proposed regional and local commercial development areas will bring much needed services and amenities to the existing and developing residential community in the Hamlet of Conrich.
- 4) The proposed residential development area will create opportunity for 79 families to be positively benefitted by the experience of the rural Hamlet lifestyle.
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Sincerely,

JARNAIL SINGH NIJAR
Landowner Name

152 CAMBRIDGE PARK WAY ROCKYVIEW Gentry.
Municipal Address T1Z 0A2.


Email Address

Date: July 4, 2021

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

Attn: Legislative Services

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Sincerely,

CHADEER AHAM

Landowner Name

15 ABBEY RD ROCKY VIEW COUNTY
A.B T121A0

Municipal Address

Email Address

Michelle Mitton

From: [REDACTED]
Sent: July 7, 2021 10:16 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Re: Submission regarding Bylaw C-8178-2021 - (Bylaw to amend Land Use Bylaw C-8000-2020)
Attachments: Email to Rocky View County.pdf

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

Good morning

In regard to the above mentioned matter, please find attached our submission for consideration. Cheers

Thank you,

Devinder Shory
Barrister and Solicitor

P. 403-216-1199
F. 403-216-1198
E. realestate@shorylaw.com
220 - 4851 Westwinds Drive NE
Calgary, Alberta T3J 4L4
<https://protect2.fireeye.com/v1/url?k=8f1e74eb-d0854c3f-8f197619-860a66ff9d26-de2ba8a5b3ebbd29&q=1&e=322cf8de-f8f6-4ae6-b65b-8548a80435f6&u=http%3A%2F%2Fwww.shorylaw.com%2F>

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DEVINDER SHORY

Managing Partner

dshory@shorylaw.com

July 7, 2021

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

Via: email to
legislative@rockyview.ca

Dear Sir/Madam:

Re: Response to Bylaw C-8178-2021

As we strongly believe in sustainable and reasonable development of the community so long as it does not interfere with the community members' safety, peace and quiet enjoyment of the neighborhood. That being said, we are completely in support of the proposed development.

It has come to our attention that the Council, among other things, is considering redesignating of McKnight Boulevard so as to convert it into a cul-de-sac on the West-end of the road and the local residents as well as other commuters will be forced to share the same road as will be used by heavy duty commercial vehicles going and coming from CN Yard. We believe that this designation poses significant challenges and danger to the safety to the residents of the community.

We are of the impression that residents of the community will have restricted access to the developed Eastern side of McKnight Boulevard. Notable developments on the Eastern side of the road are residences are, a school (Khalsa School), a playground, a park and other amenities. As **we live at 284039 Township Road 250**, right across the proposed development, we see numerous parents drive their children to and from Khalsa School. Forcing the residents and other commuters to share the road used by heavy duty commercial vehicles will not only pose the danger to the safety of those commuters but also will not achieve the goal of diverting the heavy-duty commercial vehicles away from local community.

It is our position that it would be in the best interest of the community to have the access that they have been enjoying since the creation of McKnight Boulevard. Another concern regarding the rezoning of McKnight Boulevard into a cul-de-sac would be that local traffic would now have to be redirected to the same road that experiences heavy traffic and is used by large vehicles. If this occurs, then local families will have to compete on the new road with commercial vehicles which could pose a safety hazard to the local residents.



We believe that a balanced approach in this situation is that any redesignation of McKnight Boulevard be such that it allows for local traffic and residents of the community to continue to be allowed to have access through McKnight Boulevard. This way, commercial vehicles and traffic would be barred from using this street, but local residents could continue to use this path that they have traditionally enjoyed. In this way, both interests would be served in that there would be a reduction of traffic going through McKnight Boulevard, without having to completely curtail the local resident's access through McKnight Boulevard.

We trust the above to be in order and look forward to being a part of the blossoming and growing community without upsetting the peace and quiet enjoyment of the existing community.

Respectfully submitted,

Devinder Shory

Devinder Shory

Barrister and Solicitor



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 20, 2021 **DIVISION:** 7

TIME: Afternoon Appointment

FILE: 06513002/06524001/002/004/007 **APPLICATION:** PL20200173

SUBJECT: Residential and Industrial Conceptual Scheme – Rocky Creek Conceptual Scheme

Note: This application should be considered in conjunction with Redesignation application (E-4 item - PL20200174).

APPLICATION: To adopt the Rocky Creek Conceptual Scheme (CS) that provides a policy framework to guide future redesignation, subdivision, and the development of a residential community with a mix of industrial, commercial, and recreational uses.

GENERAL LOCATION: Located on the northeast junction of Highway 566 and Range Road 11.

LAND USE DESIGNATION: Agricultural, General District (A-GEN) and Direct Control District (DC-80)

EXECUTIVE SUMMARY:

Council gave first reading to Bylaw C-8132-2021 on February 23, 2021. The proposal is consistent with the following documents:

- The proposal meets the Conceptual Scheme requirements outlined in the County Plan.
- The proposed development is consistent with the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), City of Airdrie/M.D. of Rocky View Intermunicipal Development Plan (IDP), Balzac West Area Structure Plan (ASP), Rocky Creek Country Club Conceptual Scheme (CS).

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

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8132-2021 be amended in accordance with Attachment ‘C’.
- Motion #2 THAT Bylaw C-8132-2021 be given second reading, as amended.
- Motion #3 THAT Bylaw C-8132-2021 be given third and final reading, as amended
- Option #2: THAT application PL20200173 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services

**APPLICATION EVALUATION:**

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i> (MGA); • Rocky View County/City of Calgary IDP; • City of Airdrie / M.D. of Rocky View IDP; • Municipal Development Plan (County Plan); • Balzac West ASP; and • Rocky Creek Country Club CS 	<ul style="list-style-type: none"> • Preliminary Geotechnical Subsoil Investigation (Almor Engineering Associates Ltd. August 2002) • Historical Resource Impact Assessment (Bison Historical Services Ltd. August 5, 2006) • Phase One Environmental Site Assessment (Base Property Consultants Ltd. September 10, 2010) • Water Body Ownership, Boundary Assessment and Research Program (Stantec Consulting Ltd., August 2017) • Environmental Desktop Assessment (Urban System Ltd., December 11, 2020) • Servicing Design Brief (Urban Systems, December 2020) • Sub-Catchment Master Drainage Plan (Urban Systems, December 2020) • Traffic Impact Assessment (ISL Engineering and Land Services Ltd. February 2021)

DEVELOPMENT CONCEPT:

The proposal is to establish a residential community with a mix of industrial, commercial, and recreational uses.

The proposed residential areas are designed through a number of cul-de-sacs and p-loops that back onto a series of open spaces with a comprehensive walkway system. The use of cul-de-sacs and p-loops typically lessen the amount of cut-through traffic and create a more desirable housing product which can lead to higher assessed property values. However, the number of cul-de-sacs proposed may increase the County's long-term winter maintenance costs based on present day levels of service.

The residential lands are anticipated to be developed primarily as single detached dwellings but may include semi-detached and row houses. The overall density is anticipated to be four to five (4-5) units per acre depending on market conditions.

Industrial development is to be situated adjacent to Highway 566 and within the existing Hamlet of Balzac. The location of industrial development is compatible with existing industrial uses in the vicinity. In addition, future industrial development at the north end of the plan area is intended to follow the Balzac West ASP requirements, which envision light industrial, commercial, and offices uses.

Commercial development and a variety of housing types would be situated at the southwest corner of the plan area, serving as a community hub to provide local services to patrons. The following table provides a breakdown of the various components of the plan area.



Residential Area proposed residential density: 4-5 units/acre anticipated 1045 -1306 dwelling units, pending servicing capacity	± 261.27 acres	± 41%
Industrial Area (total)	± 168.32 acres	± 27 %
Mixed Use Area (commercial + residential)	± 16.95 acres	± 3%
Municipal Reserve	± 51.07 acres	± 8%
Municipal School Reserve	± 12.08 acres	± 2%
Public Utility Lot	± 10.75 acres	± 2%
Internal Roads	± 117.52 acres	± 18%

Transportation

The proposed development is to be accessed from Range Road 11 and Highway 566. The intersection of Range Road 11 of Highway 566 is currently being upgraded from stop-controlled to a roundabout by Alberta Transportation and is anticipated to be completed by the end of September 2021. In addition, work for the 40th Ave and the QE II interchange is currently underway with an anticipated completion date of October 2023. It is anticipated that the completion of the 40th Ave interchange at the QE II would help alleviate the current traffic pressures seen on Range Road 11.

The submitted Traffic Impact Assessment (TIA) concluded that the Highway 2 & Highway 566 interchange will be able to accommodate approximately 200 residential units based on existing capacity. It is anticipated that the completion of the 40th Ave interchange at the QE II will likely increase the available capacity of the interchange at the QE II/Hwy 566 to accommodate a total of approximately 400 residential units. At each future subdivision stage, the Applicant will be required to provide an updated TIA to determine the timing for off-site improvements.

Water and Wastewater

Potable water and wastewater servicing would be provided by connection to the East Balzac systems that are currently being extended to West Balzac by the County. Construction is anticipated to be completed later this year. Water capacity is available for the development and also ensures adequate fire protection. Wastewater is to be collected and conveyed to the East Rocky View Wastewater Transmission Line.

Stormwater

The Applicant provided a Sub-Catchment Master Drainage Plan that meets the requirements of the Nose Creek Watershed Water Management Plan. Drainage from the development would be conveyed to the stormwater facilities, including piped and overland drainage systems, vegetated swales, ditches, and the reconstructed wetlands. Approval from Alberta Environment for any wetland disturbance would be required at future development stages. The reconstructed wetlands would form part of the stormwater infrastructure through the use of Public Utility Lots (PULs) that will be owned and maintained by the County. Drainage collected in the PULs would be released to Nose Creek at the stipulated release rates and volume requirements of the Nose Creek Watershed Water Management Plan.

Environmental Reserve

The Applicant provided an Environmental Desktop Assessment and Phase 1 Environmental Site Assessment. The studies confirm that there are no records of a contamination within the property, no sensitive vegetation and wildlife are identified on-site, and no significant environmental impairment.



Several linear wetlands are identified in the plan area and would be dedicated as Environmental Reserve at a future development stage. The large wetland at the east along the railway would act as a buffer to separate the existing railway and industrial development from the new residential development. This buffer places the residential development greater than 30m away from the railway, which meets the *Guidelines for New Development in Proximity to Railway Operations*.

Municipal Reserve and Open Space

The proposed development offers extensive open spaces and parks. The proposed Municipal Reserve accounts for 10% of the net development area, meeting the requirement of the MGA. Municipal Reserve would be owned by the County but maintained by the future Home Owners Association.

A \pm 12.0 acre school site is to be situated in the central area and meets the parcel size requirement of Rocky View Schools for a K-9 school.

Pathways and trails would be constructed within the open space and parks, and along the wetlands to promote connectivity and walkability within the community. The proposed pathway is intended to connect to the regional trail network where appropriate.

Development Phasing

The proposed development is expected to be completed over 14 phases. The development timing and sequence are pending market demand and availability of off-site infrastructure. The initial phase is to be constructed at the southwest of the plan area.

Home Owners Association

A Home Owners Association will be established to maintain and operate the community amenities, including the open space and pathway network, and solid waste management and recycling.

Public Consultation

The Applicant indicated that discussions have taken place with all landowners in the area and previous open houses have taken place regarding the development.

Historical Resource Act Clearance

The Applicant submitted a Historic Resource Impact which concludes that there are no significant archaeological sites identified within the plan area and that no further work is recommended within the proposed development. Historical Resource Act Clearance was granted on October 2, 2006.

Balzac West ASP

The south portion of the lands falls within the Existing Hamlet of Balzac Policy Area. Policy 6.4.1 states that predominant uses would include the approved Rocky Creek Country Club CS (residential uses and golf course), commercial, recreation, institutional, and light industrial uses. The Applicant proposes to replace the previously approved Rocky Creek Country Club CS with the new Rocky Creek CS. The proposed residential use components and open space network meet the intent of the Rocky Creek Country Club CS. In addition, the proposed industrial development along Highway 566 is consistent with the Existing Hamlet of Balzac policy area.

The north end of the plan area is identified as future industrial and is anticipated to include a light industrial business park, commercial, and office uses as per the ASP. As mentioned, prior to redesignation and subdivision, an amendment to the Rocky Creek CS or new CS would be needed to support development on these lands.

Overall, the proposed Rocky Creek CS addresses the Conceptual Scheme requirements within Appendix C of the County Plan.



Respectfully submitted,

"Brock Beach"

Acting Executive Director
Community Development Services

Concurrence,

"Kent Robinson"

Acting Chief Administrative Officer

XD/llt

ATTACHMENTS

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8132-2021 and Schedule A (Proposed Rocky Creek Conceptual Scheme)

ATTACHMENT 'D': Map Set

ATTACHMENT 'E': Public Submissions



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Urban System (Mike Coldwell)	OWNERS: Meclor Developments Ltd.
DATE APPLICATION RECEIVED: December 15, 2020	DATE DEEMED COMPLETE: April 6, 2021
GROSS AREA: ± 258.59 hectares (± 639.00 acres)	LEGAL DESCRIPTION: A portion of Section 24-26-01-W05M A portion of Section 13-26-01-W05M
SOILS (C.L.I. from A.R.C.): 1 1 – A portion of the land contains soil with no significant limitations for cereal crop production 2C, 2 – A portion of the land contains soil with a slight limitation for cereal crop production due to climate. 2T50, 2T, E30,5N, W20 – A portion of the land in the southwest corner contains soil with a slight limitation for cereal crop production due to adverse topography and erosion damage, and a portion of land contains soil with a very severe limitation for cereal crop production due to high salinity and excessive wetness / poor drainage. 3T 3 – A portion of the land in the south contains soil with moderate limitations for cereal crop production due to adverse topography. 4T E4 – A portion of the land in the north contains soil with severe limitations for cereal crop production due to adverse topography and erosion damage. 5T I5 – A portion of the land at the west end contains soil with very severe limitations for cereal crop production due to adverse topography and flooding. 5N,W5 – A portion of the land at the east end contains soil with very severe limitations for cereal crop production due to high salinity and excessive wetness / poor drainage.	
HISTORY: October 1, 2002: Council approved Rocky Creek Country Club Conceptual Scheme application (2002-RV-209) and Direct Control Bylaw (DC-80) (2001-RV-163). The proposed development was intended to develop 1400 units manufacture homes with a golf course in the community. As the servicing is not available in the subject land since the plan was adopted, there is no development.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 69 adjacent County landowners, 3 adjacent City of Calgary residents, and 4 adjacent City of Airdrie residents. Six (6) letters in support were received. The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'.	



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
Alberta Transportation	<p>In reviewing the CS, Traffic Impact Assessment, and proposed redesignation, Alberta Transportation has the following comments.</p> <ul style="list-style-type: none"> • Alberta Transportation will allow initial phases (approximately 200 units) until the QE II / Highway 566 interchange is upgraded, or the QE II / 40 Avenue partial interchange is constructed. The department will request an updated TIA to determine if additional capacity becomes available at the QE II / 566 Interchange after the 40th Avenue partial interchange is constructed and operational. • The TIA will require revisions or updates prior to subdivision, development, and/or future phases of the proposed project, to reflect changes. The department will provide further comments at that time. • Alberta Transportation will only permit access via RR11 for the interim condition. The south access "A" is not permitted until such time the QE II / 566 interchange is upgraded, 4 lane twinning is constructed on Highway 566 between QE II and RR11, and the roundabout at Access "A" has been constructed. This is subject to the completion of the roundabout intersection at Highway 566 and Range Road 11, scheduled for construction later this year. • It may not be possible to improve the existing intersection of Hwy 566 / Balzac Blvd to a Type IV intersection due to the proximity of the interchange. Other solutions may need to be identified to address short-term issues. Balzac Blvd. should not be relied on for interim access to the development site. Other options may be considered if Balzac Blvd. is desired to provide access to the proposed development
Canadian Pacific Railway	<p>Please be made aware that Canadian Pacific Railway is not in favor of residential development adjacent to our right-of-way as this land use is not compatible with railway operations.</p> <p>The health, safety, and welfare of future residents could be adversely affected by railway activities. Should any proposed residential subdivision application adjacent to railway right of way receive approval, Canadian Pacific Railway requests that all recommended guidelines are considered as it relates to residential development adjacent to the CPR, which can be found at the following link - http://www.proximityissues.ca</p> <p>We would appreciate being circulated with all future correspondence related to Residential or Commercial developments.</p>
City of Airdrie	<p>As stated in our IMC meeting last month and in response to the proposed Municipal Development Plan, we respect the right and opportunity for Rocky View County to direct growth to strategic locations, such as West Balzac. As discussed in our response to the MDP, the City of Airdrie has consistently supported the concepts of</p>



AGENCY	COMMENTS
	<p>regional planning, regional servicing, and other means to achieve efficiencies, equities, and successes as a region. We see substantial opportunities for our municipalities to achieve such objectives through inter-municipal collaboration. We note that this development proposal in West Balzac brings these potential impacts and opportunities into specific relief.</p> <p>Per our ongoing discussions with the County on shared service optimization as well as the potential impacts and inequities associated with growth in this area, Airdrie seeks the following measures in order to support these specific development applications:</p> <ul style="list-style-type: none"> a) Policy language in the proposed MDP to recognize the potential impacts and opportunities associated with growth in this corridor and to work collaboratively to resolve them; b) A Memorandum of Understanding (MOU) for the development of an Intermunicipal Collaborative Framework (ICF); c) A signed ICF detailing the municipal service categories for potential sharing and optimization; d) Signed cost-sharing agreements for the servicing identified in the ICF; and, e) A Joint Council meeting schedule and approach to review impacts and opportunities in common growth corridors, as well as to retain and amend the particulars of the ICF, where required. <p>The City of Airdrie looks forward to supporting the proposed applications with the formalization of all of these mechanisms.</p> <p>General Information and Concerns:</p> <ul style="list-style-type: none"> 1. Environmental Issues/Wetlands 2. Slopes/Grade Changes 3. Coordinated Economic Strategy (IDP Reference) 4. School Sites 5. Interface/Transition 6. Aligning ASPs <p>Impacts on Airdrie:</p> <ul style="list-style-type: none"> 1. Transportation 2. Transitioning/Buffering 3. Emergency Planning 4. Schools 5. Development Timeline



AGENCY	COMMENTS
City of Calgary	Additional Discussion Items:
	<ol style="list-style-type: none"> 1. Storm Pond Locations 2. Detailed Report Submissions (ESA, TIA) 3. Dark Sky Policy Approach 4. Intended Sequencing 5. Snow Removal
	<p>The City of Calgary has reviewed the above-noted application in reference to the Rocky View County/City of Calgary IDP and other applicable policies. The City of Calgary Administration has the following comments and requests for your consideration, requests a meeting regarding the conceptual scheme, and will provide a further position once the appropriate circulations have been received and reviewed.</p>
	Planning
	<ol style="list-style-type: none"> 1. The City of Calgary would suggest that the scale and intensity of this proposal should be reflected in the Balzac West Area Structure Plan through an amendment. This would allow for an understanding of the cumulative impacts of all of the proposed growth to be reflected and reviewed. 2. Rocky View County's Parks and Open Space Master Plan shows a conceptual pathway between Calgary and Airdrie. The alignment generally shows it on Range Road 11. The Conceptual Scheme includes a pathway for portions of this road but is not maintained north-south to Highway 566. The Conceptual Scheme should include a pathway north-south on Range Road 11 for the entire stretch of road. 3. A green corridor is outlined in the Nose Creek ASP which connects into the Cross Iron Mills pathways. A connection should be included in the Conceptual Scheme to the green corridor in the Nose Creek ASP. 4. A pathway connection from Nose Creek to the Environmental Reserve area and pathway would be beneficial within the Conceptual Scheme. 5. Nose Creek ASP has the following policy that should be mirrored in the CS. A seamless connection to pathways, roadways, and open space planning should be provided to communities adjacent to Nose Creek. There should be no clear delineation between communities in the City of Calgary and communities in RVC while achieving the vision of a healthy community. 6. The Rocky View County/City of Calgary IDP states that the 6.4.2 Scale of transition between industrial and residential should be proportionate to the level of impact between existing and planned land uses to mitigate potential health, safety, and nuisance factors. Consideration should be given to appropriate transition and buffering between these areas, specifically along Highway 566. 7. The Conceptual Scheme primarily proposes residential development which values a broader range of recreation programs in their community. Passive recreational services are provided within the plan area. However, limited recreational facilities are provided within the plan area, this outlines the need to



AGENCY	COMMENTS
	<p>draft area structure plan amendments that address this and reflect the Recreation and Parks Master Plan. Cost-sharing for recreation facilities within Calgary should be a policy within the Conceptual Scheme.</p> <p>Transportation</p> <ol style="list-style-type: none"> 1. Further information is required to provide a position of support or non-support. A TIA is required that outlines the impact of the development on Calgary's roadways given the proximity of the development area to the City of Calgary. 2. Recommend giving consideration to potential future regional transit connections through and to the development area given the close proximity to both Calgary and Airdrie. 3. The City has concerns over the cumulative impacts on City and regional mobility from County development on the edge of the City, this needs to be addressed in the appropriate planning documents. <p>Storm Water</p> <ol style="list-style-type: none"> 1. The stormwater management strategy shows the runoff from these developments to flow into the Nose Creek tributary system. A system of constructed wetlands will be used for the initial confluence of runoff. Though not a direct source of drinking water this creek does have segments that are in Calgary and eventually the creek does have a confluence with the Bow River southeast of downtown Calgary. The City would request further review of proposed stormwater systems at a later detailed design stage to ensure any future plans conform to the broader context of the stormwater servicing study. 2. The CS confirms that the requirements of the Nose Creek Watershed Water Management Plan will be adopted. The City would suggest a policy be included in <i>13.4.1 Stormwater Policies</i> committing the applicant to follow the policies outlined in the Nose Creek Watershed Water Management Plan. <p>Source Water</p> <ol style="list-style-type: none"> 1. The Conceptual Scheme area falls outside of the City of Calgary's Source Watershed. However, stormwater generated from the CS plan area could impact someone else's drinking water/source water downstream, re-emphasizing the importance that a sustainable stormwater solution be developed and approved by all parties involved prior to Conceptual Scheme being considered by County Council.
Internal Departments	
Agricultural Services	<p>Agricultural Services Staff Comments: The application of the buffer treatments referenced in the Rocky Creek CS will help to mitigate areas of concern including, trespass, litter, pets, noise, and concern over fertilizers, dust & normal agricultural practices.</p>



AGENCY	COMMENTS
Fire & Emergency Management Services	<p>Fire Services has the following comments:</p> <ul style="list-style-type: none"> • Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for private hydrant systems if it is required. • Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code. • Please ensure that access routes are compliant with the designs specified in the National Building Code and the Rocky View County Servicing Standards. Please ensure that the two access routes are maintained. • Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the National Building Code & NFPA 1141.
GIS Services	<p>The applicant needs to apply for the road naming application.</p>
Transportation Services	<p>Please be aware that this conceptual scheme will trigger an increase in operational cost due to the number of cul-de-sacs proposed. Currently, Transportation Services struggles to clear cul-de-sacs (bulbs) as the County continues urban development. This has resulted in the need for procuring specialized equipment but even still Snow and Ice Control (SNIC) is a challenge. Under current Council Policy, Transportation Services is to plow and sand all paved roads within the County. A reduced level of service may be expected in this area based on the current design.</p>
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to provide a detailed landscaping plan for all open space and recreational areas associated with each proposed phase of development. • As a condition of future subdivision, the applicant is required to submit a Construction Management Plan and Erosion and Sedimentation Control Plan, in accordance with the requirements of the County Servicing Standards. • It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed infrastructure that is required. <p>Geotechnical:</p> <ul style="list-style-type: none"> • A Preliminary Geotechnical Subsoil Investigation, prepared by Almor Engineering Associates Ltd. dated August 2002 was submitted. The report concluded that the lands are suitable for the proposed development. • At a future subdivision and/or development permit application stage, Engineering will require an updated Geotechnical report. The report shall evaluate the soil characteristics, existing groundwater conditions, and



AGENCY	COMMENTS
	<p>development constraints of the proposed development to the satisfaction of the County.</p> <p>Transportation:</p> <ul style="list-style-type: none"> The applicant submitted a Transportation Impact Assessment (TIA), prepared by ISL Engineering and Lands Services Ltd, dated February 2021. The report concluded that the existing interchange at QEII and HWY 566 will reach capacity in 2023 based on the assumption that 200 residential units will be added from the proposed development. With the construction of the HWY 2 & 40th Ave interchange in Airdrie (anticipated to be completed in 2023), fewer vehicles are expected to use Hwy 566 interchange to and from Airdrie, as such may further create additional capacity along Hwy 566 to allow for approximately 400 residential units. The TIA has also concluded that the existing RR 11 is sufficient to accommodate the first phase of the proposed development. At the time of future subdivision, the applicant will be required to submit an updated TIA to provide recommendations for off-site improvements that are required to be implemented with the applicable phase of the development. If offsite improvements are required to be implemented to support the applicable phase, the applicant will be required to enter into a Development Agreement with the County for the implementation of the necessary upgrades and be eligible to receive cost recoveries for any oversizing allowed in the infrastructure As a condition of future subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the Transportation Off-site levy bylaw at the time of subdivision approval. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The County is currently extending servicing from the East Rocky View Water and Wastewater system to the west of QE II. The extension of the services will support population growth of approximately 1,000 single-family units for the first stage and up to 2,240 units for the ultimate scenario. A Servicing Design Brief identifies that plan for a gravity sanitary sewer main system that will collectively drain south and east towards the new West Balzac sanitary lift station that ultimately flows to the East Rocky View Wastewater System. As a condition of future subdivision, the applicant is required to provide a detailed site servicing study to support the proposed development and determine if offsite upgrades to the regional system may be required. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> Water Servicing is proposed to be an extension of the East Rocky View Water System through series of connecting pipes. As a condition of future subdivision, the Applicant is required to provide a detailed Potable Water Servicing and Hydraulic Design Study to ensure the



AGENCY	COMMENTS
	<p>pipelines are sized adequately considering provision for fire protection in accordance with the County's Servicing Standards.</p> <ul style="list-style-type: none"> As a condition of future subdivision, the Applicant is required to enter into a Capacity Allocation Agreement for services to be provided at each phase of the development. As a condition of future subdivision, the Applicant is required to pay levies and/or address downstream system constraints in accordance with the current Regional Water and Wastewater Off-site Levy Bylaw, as amended at the time of subdivision approval. <p>Storm Water Management:</p> <ul style="list-style-type: none"> A Sub-Catchment Master Drainage Plan was submitted in support of the application. Stormwater runoff will be conveyed through a combination of piped and overland drainage systems including reconstructed wetlands that will manage peak flow for the 1:100 year event and provide the necessary water quality treatment required. The development release rates and volume release targets will adhere to the Nose Creek Watershed Water Management Plan. As a condition of future subdivision, the applicant shall be required to submit an updated Stormwater Management Plan to address the detailed design of the stormwater management infrastructure, in accordance with the County Servicing Standards and Nose Creek Watershed Water Management Plan. As a condition of future subdivision, the applicant shall be required to obtain Alberta Environment Water Act Approvals for the wetland and watercourse disturbances and any associated EPEA approval for the stormwater infrastructures as required. As a condition of future subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during the construction. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices. <p>Environmental:</p> <ul style="list-style-type: none"> An Environmental Assessment was completed and identified various wetlands exist within the site including an unnamed creek in the southwest corner of the proposed site. As a condition of future subdivision, the Applicant is required to complete a full Biophysical Impact Assessment, complete with field surveys, to provide a full assessment of the existing wetlands and watercourses and provide any recommendations as required to support each phase of the development. Phase 1 Environmental Site Assessment was completed and concluded that there is no significant environmental impairment exists on the subject site. A Historical Resources Clearance letter was submitted, indicated that no historical resources were recorded or found on the subject site.

**ROCKY VIEW COUNTY**

Circulation date: January 14, 2021 – February 4, 2021

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

BYLAW C-8132-2021

A Bylaw of Rocky View County, in the Province of Alberta, to adopt the Rocky Creek Conceptual Scheme.

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8132-2021*.

Definitions

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

Effect

- 3 THAT the “Rocky Creek Conceptual Scheme”, affecting a portion of Section 24-26-01-W05M and a portion of Section 13-26-1-W05M, be adopted as defined in Schedule ‘A’, which is attached to and forms part of this Bylaw.
- 4 THAT Bylaw C-5614-2002, being the “Rocky Creek Country Club Conceptual Scheme” be rescinded upon this Bylaw passing and coming into full force and effect.

Effective Date

- 5 Bylaw C-8132-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME this 23rd day of February, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

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

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

SCHEDULE 'A'

Forming Part of Bylaw C-8132-2021

A Conceptual Scheme affecting a portion of Section 24-26-01-W05M and a portion of Section 13-26-1-W05M, referred to as “Rocky Creek Conceptual Scheme” is attached to and forms part of this Bylaw.



Rocky Creek

CONCEPTUAL SCHEME



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Rocky Creek

CONCEPTUAL SCHEME

Landowner:

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Prepared by:

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T: 403.291.1193

File Number: 2176.0014.15
~~December 2020~~ July 2021
www.urbansystems.ca

1

Introduction

The Rocky Creek Conceptual Plan (CS) was prepared on behalf of Melcor Developments Ltd. pursuant to the requirements of the Balzac West Area Structure Plan (ASP). The plan provides an overall development rationale to guide development, and a policy framework to inform ongoing decision making for future land use redesignation and subdivision applications for these lands. This document includes a Development Concept showing proposed land uses, supported by development densities, and development and design elements pertaining to open space, road design, servicing (water and wastewater), and stormwater management. The overall buildout of Rocky Creek is described through the determination of future phasing, and implementation of the Plan.

Ultimately, Rocky Creek will be a complete community, providing residential, commercial and industrial land uses, designed with an ultimate objective of preserving and respecting the natural landscape. This will provide for an extensive open space network with naturalized pathways, resulting in an urban style, but rural feeling community. Rocky Creek will accommodate the best of both worlds – urban servicing, densities and amenities with a rural feel including ample open space, dark skies and larger lots.



2

Site Context

**FIGURE 1.** Location Plan

2.1 Plan Location & Ownership

The Plan area is located within Rocky View County (RVC), approximately 1 km south of the municipal boundary of the City of Airdrie and abuts the municipal boundary of the City of Calgary to the south. The Plan area is situated adjacent to the historic Hamlet of Balzac and is owned by Melcor Developments Ltd. Ownership of the subject site and surrounding lands is outlined in **Figure 2**.

The legal description of the Plan area includes:

- Plan 0311824; Block 5; Lot 1
- Lands within portions of 5;1;26;24; NE, SE and SW quarter sections

These lands combined form the Plan area, comprising approximately 259 hectares (639 acres).

The subject lands are bounded by Queen Elizabeth II Highway to the east, Highway 566 to the south, Range Road 11 to the west, and Township Road 264 to the north. The site is directly adjacent to the Canadian Pacific Railway (CPR) right-of-way that runs north/south, along the east side of the Plan area.



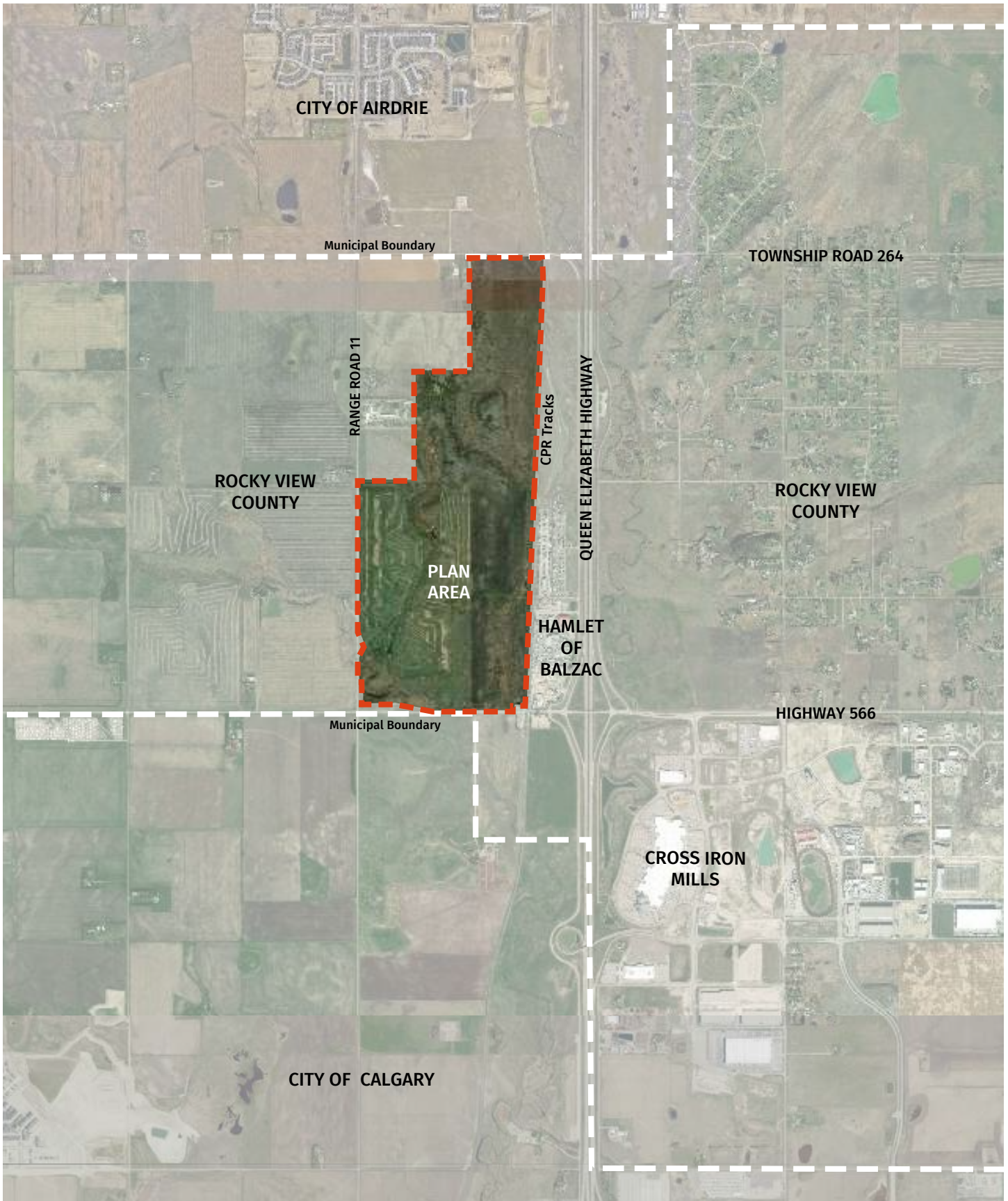


FIGURE 3. Context Plan

2.2 History of Balzac

1920-1929

The history of the Hamlet of Balzac dates back to 1910 when a Canadian Pacific Railway (CPR) train station began operating in the area. The name, named after a favorite French novelist, Honoré de Balzac, was established by the president of CPR at the time, William Cornelius Van Horne.

- 1910: CPR train station begins operating along the tracks in the area
- 1920: the Balzac Trading Company is established by a group of local farmers and loading platform is developed along the CP rail
- 1925: Grain elevator is built
- 1928: Development of the Balzac Community Hall
- 1929: Location of the Alberta Wheat Pool in Balzac

2000

Since the 2000's, the greater area of Balzac has seen a significant amount of commercial and industrial development with a number of business parks being developed over the years, including:

- The Nose Creek Business Park
- The Hopewell Business Park, and;
- Industrial developments in the Wagon Wheel Business Park and High Plains Industrial Park.

Below is a list of significant developments within these business parks that have been built in the past 10 years, and future development, that contribute to this area's identity as a significant regional employment area;

2009

- CrossIron Mills is built, the first enclosed mall to be built in Alberta in over 20 years

2010

- The development of the East Balzac Water Treatment Plant and Reservoir 20km east of Balzac (operational in 2011, servicing the area)
- Walmart Food Distribution Centre – one of Canada's largest refrigerated buildings
- Costco Wholesale – retail shopping centre

2016

- Sobeys Distribution Centre

2018

- Amazon Fulfillment Centre – processing orders from Western Canada
- New Horizon Mall – indoor marketplace operated by local, small businesses

2021

- Lowes Distribution Centre

2.3 Existing & Surrounding Land Use

The Rocky Creek lands are currently designated a combination of Direct Control - 80 (DC80) and Agricultural General (A-GEN). The intent of the DC80 land use was for the development of a community comprised of residential, commercial, an assisted living facility and recreation amenities including a golf course. This was based on the previously submitted Rocky Creek Conceptual Scheme adopted in 2002. Development of that plan was never undertaken.

The surrounding land uses are a combination of the following, as shown in **Figure 4**.

- **East of Plan Area**
 - B-REC (Business, Recreation District)
 - C-LRDs (Commercial, Local Rural District)
 - C-LUD (Commercial, Local Urban District)
 - DC118 (C-PT: Point Commercial)
 - DC117 (I-IS: Storage and Sales Industrial)
 - DC72 (B-HF: Highway Frontage Business)
 - DC150
 - I-LHT (Industrial, Light District)
 - S-PUB (Special, Public Service District)
- **West of Plan Area**
 - Agriculture, Small Parcel District (A-SML)
 - Agricultural General (A-GEN)
 - R-RUR (Residential, Rural District)





2.4 Site Conditions

The lands are bordered by 3 major roadways: Highway 566 to the south, Range Road 11 to the west and Range Road 264 to the north. The eastern most portion of the site is intersected by the Canadian Pacific Railway right of way, with the Queen Elizabeth Highway II (QEII) running parallel to the east. There are currently only agricultural access points into the subject lands from the bordering roadways.

The site is comprised of rolling topography, the highest point in the north eastern portion of the plan area, providing clear, 360-degree views across the highways and towards the mountains to the west. These high points are adjacent to a natural drainage course that runs north/south, providing a natural corridor throughout the site. These natural areas will be preserved and enhanced to provide for an extensive open space network with opportunities for public amenity spaces connected by a pedestrian network.

The Plan area is located within the Grassland Natural Region (Foothills Fescue Subregion) where native vegetation of this natural region is associated with the wetlands, watercourses and riparian areas. Much of the upland native species have been cultivated. There are several natural connected wetlands, drainages and an

unnamed Crown claimed watercourse in the southwest corner of the Plan Area. The watercourse flows southeast and is a tributary to Nose Creek. There are currently no existing buildings or structures that are situated on the lands.

The lands to the west are characterised by agriculture uses, with the lands to the east characterized by primarily industrial uses capitalizing on the proximity to the highway. The Plan area is located directly west of the existing Hamlet of Balzac, comprised of:

- The Balzac Community Hall - established in 1928, providing a community gathering space for Balzac and Airdrie residents for over 90 years.
- The Anglican Parish of St. Clement
- The Balzac United Church; and a
- Gas station

The site is approximately 2.5 km away from the regional commercial node, CrossIron Mills, the largest enclosed shopping mall in Alberta. The CrossIron Mills area also includes big box retail sites and industrial uses to the east, making the area a very important employment base and destination for residents and visitors in the region.

The existing conditions are highlighted in **Figure 5**.



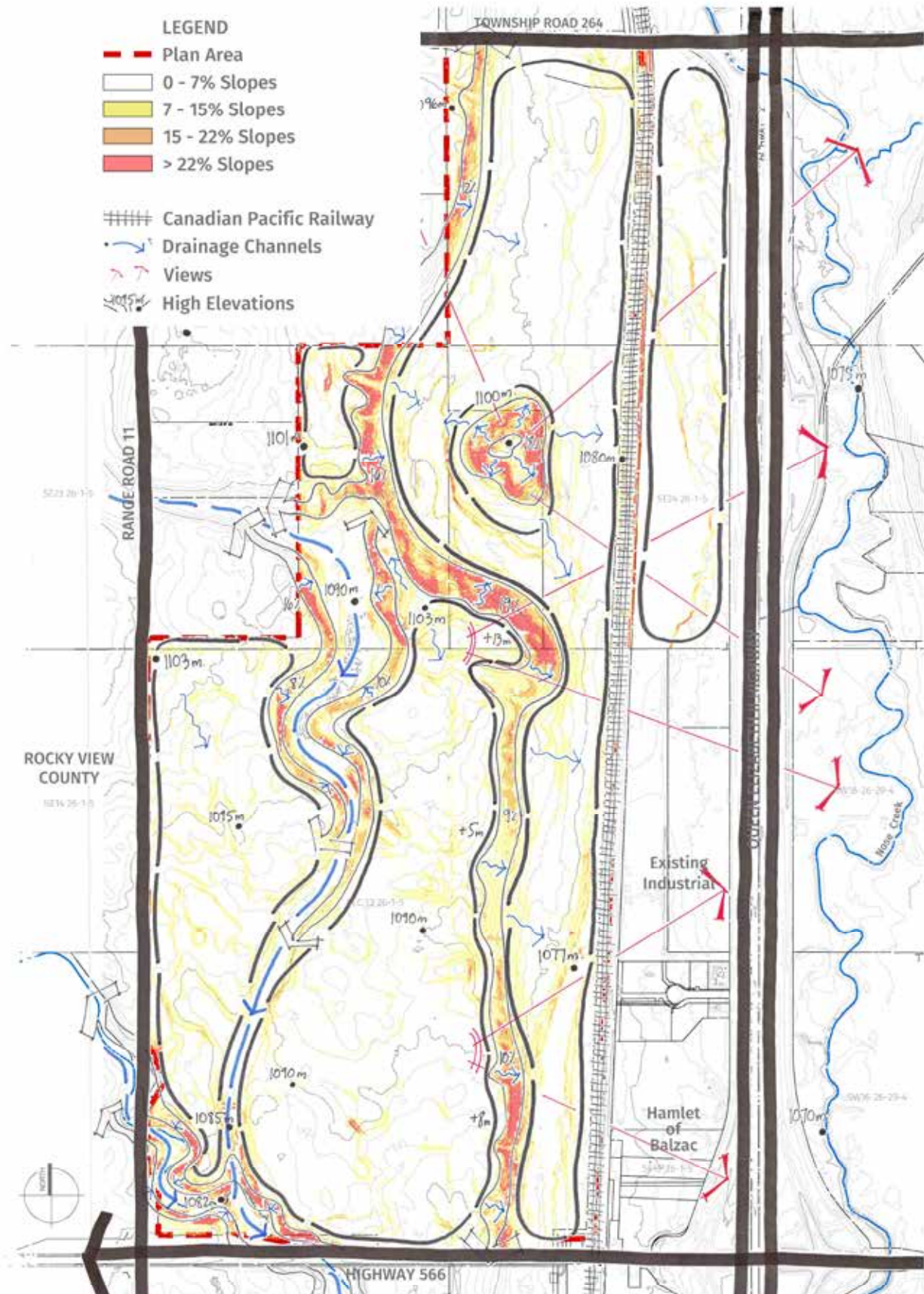


FIGURE 5. Site Conditions

3 Policy Review

3.1 Regional Statutory Plans

The following section outlines the relevant regional planning documents that apply to the Rocky Creek lands within the context of the greater region.

3.1.1 South Saskatchewan Regional Plan

The South Saskatchewan Regional Plan provides a framework for the management of the province of Alberta's land and natural resources by establishing land-use regions and development plans for each area in the region. It is required for statutory plans that fall within these land use regions to comply with the South Saskatchewan Regional Plan.

3.1.2 Calgary Metropolitan Regional Board (CMRB) - Interim Growth Plan

The Calgary Metropolitan Regional Board was established in 2018 and is made up of the Calgary Metropolitan Region's 10 member municipalities, which includes Rocky View County. The Interim Growth Plan (IGP) was developed by the CMRB to guide land-use, growth and infrastructure planning on an interim basis, prior to the approval of the long-term Growth Plan and Servicing Plan that is currently being developed. The Growth Plan and Servicing Plan will align with the policies of the South Saskatchewan Regional Plan. Statutory plans, such as Area Structure Plans, submitted in the CMRB region are subject to approval by the CMRB.

The proposed Rocky Creek Conceptual Scheme aligns with its corresponding Area Structure Plan (ASP), the Balzac West ASP, by providing a land use strategy to guide growth and determine opportunities for residential and business development of a fully sustainable community, including provisions for open space, within the County.

3.1.3 Intermunicipal Development Plans

Each intermunicipal development plan (IDP) that applies to the Rocky Creek lands outlines how these two municipalities, the City of Airdrie and the City of Calgary, will each work together with Rocky View County in the development of adjacent lands of interest. More specifically, these plans indicate how to coordinate the provision of services across borders such as transportation, water, utilities, parks, recreation and open spaces.

The Rocky View County/City of Airdrie Intermunicipal Development Plan (IDP) was adopted in August 2001 and identifies the northern portion of the Rocky Creek plan area as being within the IDP Policy Area. This means that the policies contained in the Airdrie IDP apply to the northern portion of Rocky Creek. The Conceptual Scheme proposes development of future industrial uses within these lands. This aligns with the objectives and relevant policies of the Airdrie IDP by;

- Providing business development opportunities for the region that will diversify the municipality's economic base
- Locating industrial development that compliments surrounding land uses, and including interface design policies to help achieve development with seamless transition between land uses
- Providing supporting technical studies that demonstrate how water and sanitary systems will be handled and provisions for adequate stormwater management for this area; and
- Considering the access points and how this future industrial will interact with provincial and intermunicipal transportation system

The Rocky View County/City of Calgary IDP was adopted in January/February 2012 and identifies the southern half of the Rocky Creek lands, adjacent to the shared border between municipalities, as part of the "Policy Area". This means that policies contained in the Calgary IDP apply to the southern portion of Rocky Creek.

More specifically, the Calgary IDP identified the subject site to be within the Queen Elizabeth II Highway (Queen Elizabeth II Highway) North Corridor, and as such, the Rocky Creek Plan aligns with these policies outlined by:

- Including Interface Design section and policies that encourage certain design measures to create a suitable interface between future development and the Hamlet of Balzac
- Including policy that all development must be circulated to Canada Pacific Railway (CPR) for commenting, to ensure the development does not compromise the function of the railway line
- Preserving the natural Crown claimed unnamed watercourse with a riparian setback aligning with the Nose Creek Watershed Water Management Plan. The unnamed creek is a direct tributary to Nose creek.

The Plan also takes into consideration section 6.0 Interface Planning of the Rocky View County/Calgary IDP and uses it as a framework to include specific policy that requires design considerations to ensure smooth transitions between land uses.

3.2 The County Plan

In October 2013, the County Plan was adopted by Rocky View County, providing an overall vision and framework for development to occur within the County over the long term. This statutory plan shows the Rocky Creek lands and surrounding area (West Balzac) under Residential Communities Hamlet-Full Service, and a future Highway Business Area.

The vision for Hamlets within the County plan is to:

- Support hamlets in maintaining and developing a strong sense of community identity and in carrying on their role as service hubs to the surrounding agricultural regions
- Support hamlets in developing and maintaining attractive, high quality, built environments and distinct, safe residential neighbourhoods

The County Plan includes policy that is supportive of the development of this existing Hamlet of West Balzac. The Hamlet is defined as having a range of land uses, primarily residential development, with variety of housing types, that includes a main street, crossroads, or central gathering area, and may have an associated business park with commercial/industrial uses. The Rocky Creek lands will align with the vision to create a community that is fully serviced with managed growth over time to respect the rural character of the County.

The County Plan also identifies the south eastern portion of the Rocky Creek lands as a Highway Business Area, where the majority of commercial and industrial development should locate within the County. The Rocky Creek plan proposes to focus its industrial uses within this determined Highway Business Area to take advantage of the provincial highway system (i.e., QEII and Highway 566) and provide regional business services and local employment opportunities.

The County Plan is a statutory plan that must be complied with for applications for development within the County. The Balzac West Area Structure Plan (ASP) adopted in 2007 was reviewed for its compliance with the County Plan. By aligning with the Balzac West ASP, the Rocky Creek plan shall also comply with those corresponding vision/policies of the County plan.

3.3 Balzac West Area Structure Plan (ASP)

The Balzac West ASP was adopted by Rocky View County Council in April 2007. This plan outlines the vision, goals and policies for the lands sharing a border with the City of Airdrie to the north and the City of Calgary to the south, in between the QEII to the east and Range Road 13 to the west. Highway 566 runs through the Plan area and connects the existing Hamlet of Balzac to the surrounding road network. The staging plan as outlined in Section 7.1 of the ASP identifies the plan area as requiring a Conceptual Scheme prepared to provide a framework for future development, implemented through land use redesignation and subdivision.

The Rocky Creek Plan area falls within the ASP policy areas; Existing Hamlet of Balzac and Queen Elizabeth II Highway Corridor. Below is an overview of how the Conceptual Scheme addresses the subsequent policies from these policy areas to guide development within the subject lands.



The Queen Elizabeth II Highway Policy Area:

This policy area of the ASP plans for regional commercial, retail employment, office and light industrial business park(s) land uses. The purpose of the lands within this policy area are to capitalize on the physical access and visual exposure to the regional road network, namely, the Queen Elizabeth II Highway (QEII). The northern most portion of the Rocky Creek Plan falls within this policy area and it is proposed that it will be a continuation of approved highway commercial and light industrial corridors, aligning with the intended purposes outlined in the QEII policies of the ASP.

The remainder of the Rocky Creek lands to the north identified as part of the QEII policy area includes the highest point of the Plan area, creating a challenging topography to accommodate the development of commercial and or industrial development. This would necessitate a clearing of the natural landscape which the Rocky Creek Plan seeks to avoid; the overall framework of this Conceptual Scheme is to preserve the natural areas and use them as opportunities to inform design. To address this, the Rocky Creek Plan proposes industrial land uses at the south eastern most portion of the subject lands in which the ASP identifies as the existing Hamlet of Balzac policy area. This area possesses the same qualities as the lands in the QEII corridor in the north by being contiguous with the highway commercial/industrial east of the CPR tracks, and visible and physically accessible by the QEII (by way of Highway 566). The future realignment and interchange proposed at both Highway 566 and Range Road 264 will improve access to the lands, both north and south, adding to their suitability for industrial development.

In order to meet policies 6.2.9 and 6.2.10 of the QEII policy area regarding the mitigation of environmental and nuisance impacts of commercial/light industrial (such as unsightly areas, outdoor storage, noise, contaminants, odors, lighting), the plan includes interface design policies in **Section 11** that require developers to employ specific design measures to mitigate potential impacts to adjacent residential development. Examples of these measures may include landscaping and architectural elements to enhance the visual appeal along the QEII highway corridor.

3.3.1 Balzac West Area Structure Plan (ASP) Policies

- 3.3.1.1 Subject to further definition of land uses for later phases of the Conceptual Scheme contained within the Queen Elizabeth II Highway policy area of the Balzac West Area Structure Plan, an application to amend the Area Structure Plan may be required to accompany future land use amendments to guide the proposed development within that area.
- 3.3.1.2 Prior to land use redesignation or subdivision, a Conceptual Scheme amendment (or new Conceptual Scheme) shall be prepared to guide the development of the area identified as Future Industrial.

Existing Hamlet of Balzac Policy Area:

For this policy area of the Balzac West ASP, the Rocky Creek Plan meets:

- **Policy 6.4.1** *"The predominant land uses in the Existing Hamlet of Balzac policy area include the Rocky Creek Conceptual Scheme, institutional and community uses, commercial and light industrial business park uses focused on the Queen Elizabeth II Highway, and business uses that require highway access" by:*
 - Including residential land uses, opportunities for local commercial, and an open space network with public amenity spaces and a school site, aligning with the existing Rocky Creek Conceptual Scheme, and placement of predominantly light industrial land use in areas contiguous with the existing industrial to the east, and to take advantage of access to the Queen Elizabeth II Highway
- **Policy 6.4.2** *"Commercial and light industrial business park densities should be determined by the capacity of the regional road network" by:*
 - Ensuring the area dedicated to these types of uses can be accommodated by the existing and planned regional transportation network. Any additional upgrades required will be the responsibility of the developer.
- **Policy 6.4.3** *"Any lands subject to land use redesignation or subdivision within the Existing Hamlet of Balzac policy area shall be required to connect to municipal utility servicing systems (i.e., sanitary sewer and water)" by:*
 - Connecting to the County's water and wastewater services
- **Policy 6.4.4** *"New open space systems within the Existing Hamlet of Balzac policy area are encouraged to incorporate linked linear networks of trails and pathways, connecting the Hamlet with existing or proposed regional open space systems, particularly within the Nose Creek valley." by:*
 - Creating opportunities to connect to a regional open space network, if/when available
- **Policy 6.4.7** *"To mitigate negative visual impacts, consideration should be given to screening of any outdoor storage, display, or unsightly areas on sites within view of the Queen Elizabeth II Highway." by:*
 - Including policy in the Interface Design Section 11 of the Conceptual Scheme to ensure that developers implement adequate screening and buffering of sites with outdoor storage, display, or unsightly areas within view of the Queen Elizabeth II Highway to reduce any negative visual impacts
- **Policy 6.4.8** *"The boundaries of the Existing Hamlet of Balzac may be expanded, provided such Hamlet expansion takes place in a logical, coordinated, and integrated fashion" by:*
 - Providing a phasing plan in Section 14, Figure 24, based on elements such as servicing capacity to demonstrate logical expansion to the north





PUBLIC CONSULTATION

As outlined in Section 5.3 Conceptual Schemes, the Balzac West ASP requires that all Conceptual Scheme submissions, at minimum, proceed with one open-house in order to gain feedback from all directly and indirectly affected landowners within and adjacent to the Plan area.

Public engagement with the surrounding community will be completed with all feedback gathered and appended to the Conceptual Scheme before it is approved by Council. This will be in the form of an open house, to provide information, answer questions and collect input to be included in this submission.

As outlined in Section 5.3 Conceptual Schemes, the Balzac West ASP states that Conceptual Scheme submissions may include public engagement with all directly and indirectly affected landowners within and adjacent to the Plan area.

Over time, discussions have taken place with all landowners in the area and previous open houses have taken place regarding development of the subject lands which have all informed the design and implementation strategy for Rocky Creek.

4

Community Vision

The overarching vision for the community of Rocky Creek is to provide a complete residential community, along with commercial and industrial uses providing local services and employment centres, all carefully positioned to respect and enhance the natural landscape. The objective of the Rocky Creek community design is to preserve and enhance the natural environment and provide an extensive network of naturalized/organic linkages that connect residents within the community, joining community members from park to park. This coupled with an appropriate density provides a rural residential character that creates a welcomed escape from higher intensity urban living.

The vision for the community of Rocky Creek is:

An escape from the traditional urban setting, and getting back into nature, through a fully sustainable community with a rural way of living by:

- Enhancing and preserving the natural environment, prioritizing naturalized pathway, open space, and roadway design
- Complementing and responding to the natural topography, capitalizing on opportunities for residents to have views of the mountains from their homes
- Providing commercial opportunities for provision of local services and industrial areas to create opportunities for local employment and regional economic development



The Rocky Creek Conceptual Scheme incorporates the following elements from the Balzac West ASP vision:

- To create a comprehensively planned, developed and fully serviced community offering a range of housing, employment, retail, community service and recreational opportunities
- To plan for residential densities slightly lower than the urban residential densities developed in the surrounding areas to offer more variety in the urban landscape, and a greater choice of housing options for citizens in the region
- To develop transportation and utility servicing at the highest standards
- To provide public access readily available to the citizens of the Balzac area
- To take advantage of the Plan areas strategic location along Queen Elizabeth II Highway and proximity to surrounding business parks, to foster both community and economic development
- To take advantage of the Plan areas strategic location along Queen Elizabeth II Highway and proximity to surrounding business parks, to foster both community and economic development



5

Development Concept

The Rocky Creek community will include residential, local commercial, industrial, and open spaces connected by a pathway network. The concept is a result of the Plan's community vision, site location and characteristics, regional context and guiding policy documents such as the Balzac West ASP. Natural features on the landscape formed a basis for the development of the community concept. The rolling topography was preserved and capitalized upon to create opportunities for views of the mountains and creation of a variety of open spaces. These open spaces also act as separation from land uses/built form to help achieve a seamless transition.

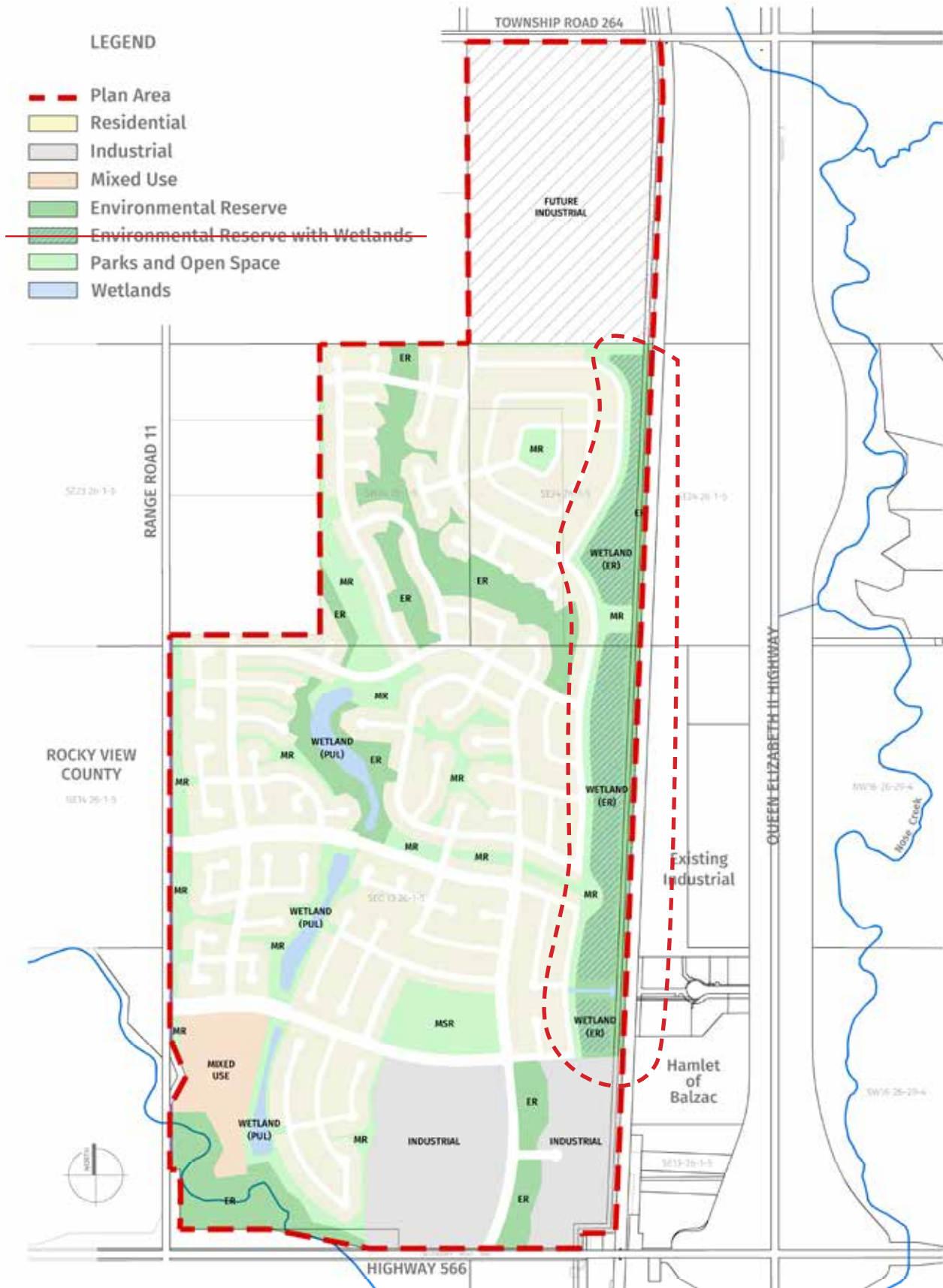


FIGURE 6. Land Use Concept

*Figure has been revised

5.1 GENERAL COMMUNITY FEATURES

Cul-de-sacs



The inclusion of residential cul-de-sacs produces less traffic and provides for safer, quieter streets for children to play. These residential enclaves will encourage neighbourly interaction and thereby contribute to the overall connectedness of community.

Open Space System



The open space network was created by respecting the existing natural features, enhancing areas as public amenity spaces while preserving the environmentally sensitive areas to be maintained and left in their natural state. This creates an extensive green space network with opportunities for homes to back directly onto them, providing visual and physical access to an enjoyable, back to nature experience right outside residents' backyards.

Back of Lot Walkway System



The community of Rocky Creek will be connected through a unique system of walkways that run between blocks and behind residential properties to provide for a naturalized, rural-feeling pedestrian experience. These walkways will consider safety design elements such as lighting and walkway width to accommodate for comfortable and safe ease of use.

Pedestrian Focused



With an abundance of open space distributed throughout the plan area, this community will focus on the off-street pathway system that not only connects residents to the different amenity spaces, and the commercial and industrial areas, but also provides for an enjoyable, naturalized experience at a comfortable scale.

Organic, Naturalized Design



The community is designed by enhancing the natural landscape, following the natural topography, and providing street and pathway design with added landscaping to evoke a rural feeling of walking the countryside.

Home Owner Association



A Home Owners Association (HOA) will be established in order to manage the maintenance and operation of certain community amenities, including the open space and pathway network, and management of solid waste pick up. When developing the HOA, the developer will also need to establish and enforce architectural guidelines that provide guidelines for aesthetically appropriate development.

Grande Boulevard Gateway



The main entry into the community will introduce the open space, rural theme and set the tone for the green network through the incorporation of wide boulevards, a landscaped median, street trees, and native landscape design that complements the natural character of the area.

Architectural Guidelines



Architectural guidelines will be established by the developer and enforced by restrictive covenants registered with the subdivision of residential lots. This includes guidelines for the design of the pedestrian oriented back of walk walkway and open space network to ensure fences on private lots backing onto open spaces or pathways are built to specified standards.

Mixed-Use



The plan proposes a mixed-use development situated at the southern most east/west entry point into the community. This area is located along a community collector, and on one of the two entry points to the community from the west along Range Road 11. The provision of mixed-use land use will provide opportunities for a variety of housing types mixed with commercial uses, all surrounded by an open space, creating a node of density, activity and community amenity spaces.

Dark Sky



Development within the community will follow the County's Dark Sky Policy, with the intent of cutting down on energy usage, and reducing the effects of unnatural lighting and light pollution on the environment and surrounding community.

Industrial Employment Areas



The portion of lands dedicated to industrial development is distributed within the Plan area to maximize proximity/ access to major transport routes. The industrial uses will provide ample employment opportunities for local residents and those within the greater region, creating a local and regional employment hub that contributes to the County's growing economy and reinforces the community's identity as a fully sustainable, complete community.

5.2 Land Use Statistics

TABLE 2. Land Use Statistics

CONCEPTUAL SCHEME	HECTARES	ACRES	%
Gross Developable Area West of the CPR Tracks	304.20	751.07	
Less			
(ER) Environmental Reserve	44.87	110.86	
Road Widening	1.00	2.47	
Net Developable Area	258.33	638.34	100
Residential	105.73	261.27	41
Mixed Use Site	6.86	16.95	3
Industrial (Future)	40.85	100.94	16
Industrial	27.27	67.38	11
PUL - Pond West	4.35	10.75	2
Municipal Reserve	25.71 20.67	63.53 51.07	10 8
Municipal School Reserve	4.89	12.08	2
Roads	47.56	117.52	18
Road - Primary Divided Collector (45.00m)	3.64	8.01	1
Road - Collector (32.00m)	4.84	11.96	2
Road - Rural Collector (25m)	8.21	20.29	3
Road - Rural Industrial (30m)	0.74	1.83	0
Road - Rural Industrial (24m)	0.98	2.42	1
Road - Pond Collector (20.0m)	1.72	4.25	1
Road - Rural Residential (20.0m)	9.92	24.51	4
Road - RVC Residential (15.0m)	17.51	43.27	6
Net Developable Area	258.33	638.34	100

Note: Areas are approximate based on the current concept plan.

6 Residential Development

The proposed residential development accounts for 41% of the Rocky Creek Plan area, with a focus on development of cul-de-sacs and blocks backing onto open spaces or connected to them through a back of lot walkway system. A lower density and grouping of residential areas vs. a grid network will allow for a greater provision of public open space, and the creation of naturalized pathways to connect residents, reinforcing a rural feel. This unique offering will attract residents of different ages and stages in life who wish for an escape from traditional urban living.

The residential cells have been designed by taking advantage of the rolling topography of the site, locating lots in areas that provide opportunities for views of the Rocky Mountains to the west. The steeper slopes and environmentally significant areas are to be left in their natural state, with enough buffering between built form to allow for the creation of significant open spaces with public amenities and pathway systems to connect residents throughout the greater community. This includes a formalized open space situated at the top of highest point within the Plan area, providing a unique space to enjoy the views, and opportunities for interesting lot types.

The gross density for this community is 4-5 units per acre determined based on the servicing capacity for the area, as outlined in **Section 13 Servicing**. The community will be characterized by laneless, front-drive homes, reinforcing a rural feel vs. the higher densities seen in laned neighbourhoods within urban municipalities.

The housing types within Rocky Creek will be primarily single detached dwellings, on a variety of lot sizes. The average depth of these lots will be 100 feet (30 metres) with lot widths from 48 feet (15 metres) to accommodate double car garages, to 58 feet (18 metres) to accommodate triple car garages. The residential zoning will provide opportunities for additional housing types such as semi-detached and duplexes, providing a variety of choices for the neighbourhood. This will also include opportunities for more attainable housing options such as manufactured dwellings, tiny dwellings and

accessory dwelling units. Lastly, the mixed-use area of the community will provide opportunities for multi-unit housing, such as row housing, all contributing to a greater variety of housing options available to residents in the community.

The commercial area within the mixed-use lands in the south western portion of the community will provide important neighbourhood services, and act as a destination for residents in surrounding areas due to its direct connection to Range Road 11. The intent for this area is to allow for residential housing developments, such as multi-unit housing, comprehensively designed to ensure appropriate integration with the surrounding commercial and open space, creating an area where residents can live, work, and meet their daily needs, all within walking distance.

6.1.1 Residential Policies

- 6.1.1.1 Residential development shall be generally consistent with the land use concept shown in **Figure 6 Development Concept**.
- 6.1.1.2 Residential development should be designed to be sensitive to adjacent acreage and agricultural development by incorporating complementary interface and transition treatments.
- 6.1.1.3 All residences in the Plan area should be located within a 400 metre radius (or 5 minute walk) of an open space or pathway.
- 6.1.1.4 All residential development directly adjacent to industrial land uses or major roadways (Highway 566 and Range Road 11) should follow policies as outlined in **Section 11 Interface Design**.
- 6.1.1.5 At the time of subdivision, the developer shall prepare and implement Architectural Guidelines for residential development that reflects the character of the community and ensures the high quality, natural aesthetic of the development.

7

Open Space & Pathways

The Rocky Creek community is characterized by close to 200 acres of open spaces, broken down into environmental reserve, municipal reserve and municipal school reserves. The subject site presents many characteristics that are consistent with a typical Alberta Prairie landscape including rolling topography, native grassland vegetation, and natural drainage courses. This existing combination of physical geography and biology establishes the foundation for an open space network that respects and enhances this natural landscape and creates a holistic community amenity through the vehicle of design.

The primary intent of the open space design for this development is to embrace and accentuate the prairie landscape with a focus on connectivity, proximity, view corridors, and a meaningful interface of man-made and natural amenities. This will create a strong connection to the landscape and a natural experience for all residents.

CONNECTIVITY

The overall intent of the open space system is to promote walkability and physical activity through a series of amenity nodes and an extensive pathway system that binds them together. The comprehensive pathway network will be designed to appeal to a wide range of uses and users, with a design strategy that complements both the natural terrain and manmade landscape through the integration of varying trail widths and surface treatments. The pathway network will seek to connect residents to different open spaces and connect those open spaces with each other. The pathway network design considered possible future connection to the County's broader pathway network when it may be available in the future.



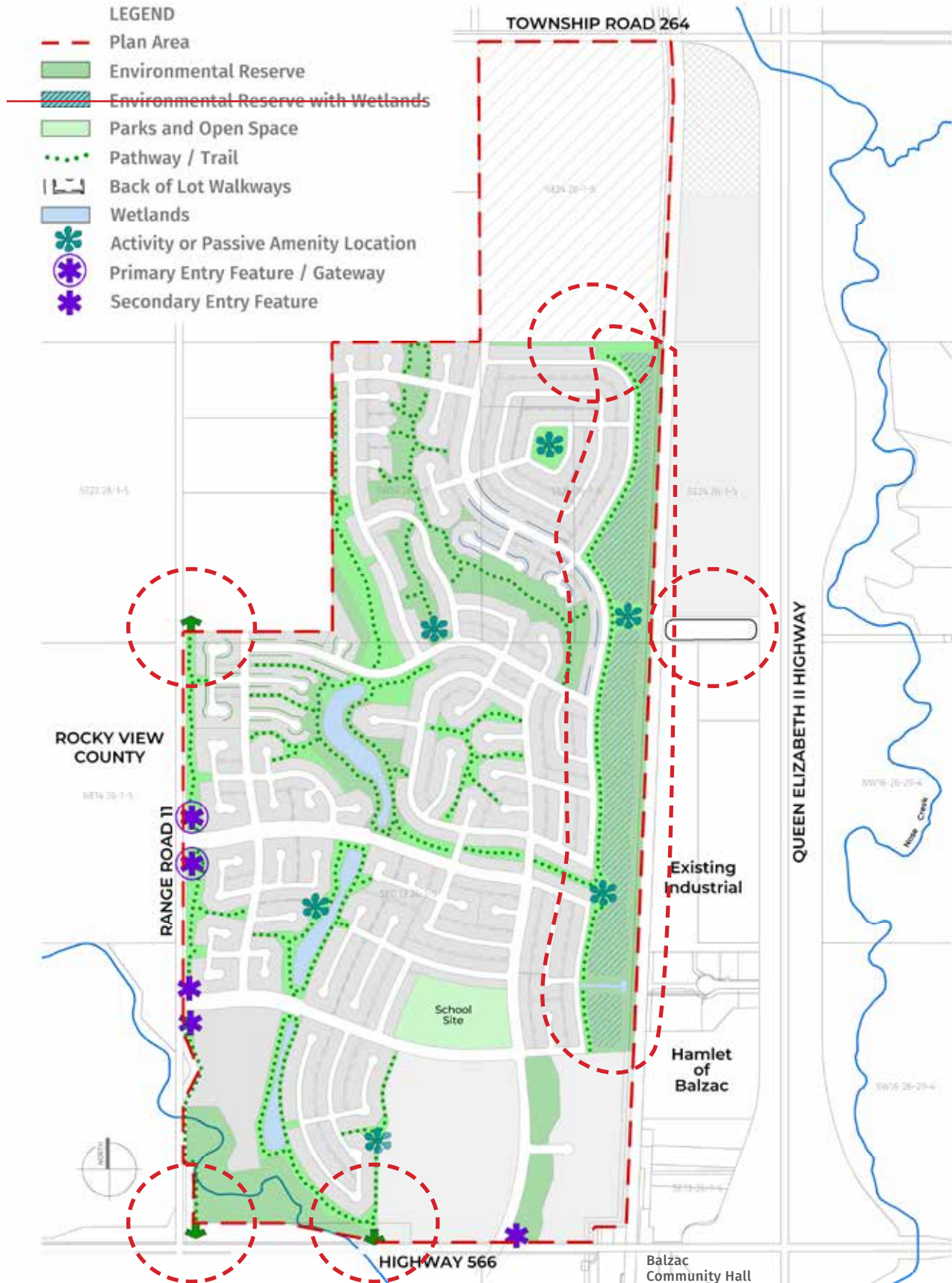


FIGURE 7. Open Space & Trails

*Figure has been revised

WATER

Water is ever present in the natural prairie landscape as it will be in the context of this open space system. Constructed wetlands will be integrated throughout as a nod to the native landscape as well as a means of stormwater management for the community. These water courses and the associated open space will also create opportunities to integrate amenity value in the form of active or passive recreational uses, and pathway integration where appropriate, in addition to creating habitat and promoting biodiversity.



NATURALIZATION & THE LANDSCAPE

Entry points to the community, as shown in **Figure 7**, will introduce the open space theme and set the tone for the green network through the incorporation of wide boulevards, a landscaped median, street trees, and native landscape. The unique Grand Boulevard street layout will provide opportunities for design to contribute to the community's overall identity.

The overall planting strategy in a general sense is to respect naturally occurring vegetation patterns, with native trees and shrubs located at lower elevations and adjacent to water bodies and drought tolerant species including naturalized grasses being established at higher elevations. Plant selection will focus on native, non-invasive, Chinook-hardy tree and shrub species.

The planting will be fundamentally integrated with the surface stormwater management system, as grasses and riparian species in low-lying areas will help prevent erosion, slow water flow, increase permeability, and help naturally treat water prior to entering the constructed wetlands. There will be strategic areas that require a more decorative plant palette to frame and/or accent specific site elements.

BUFFER ZONES

Buffer areas will utilize berming and denser planting as appropriate both as a visual screening mechanism as well as a method of noise attenuation, specifically along the east perimeter of the site, separating residential from the railway and existing industrial to the east, as well as in areas where there is residential adjacent to future industrial land uses and/or major roadways. Fencing options will also be considered as a buffering method and will be utilized for the purposes of both spatial definition and aesthetics intended to contribute to the character of the site.

SCHOOL SITE

The Rocky Creek Plan dedicates a portion of land towards a school site for the community that meets the anticipated size and configuration requirements of the school boards. This is located central within the community, along two collector roads, and allows a developable site for the required school building envelope and required playfield(s). This site will provide community opportunities for active recreation uses such as baseball diamonds, playfields etc. as per the school boards' site programming. Specific layout of the school site is to be determined by the school authority at the subdivision stage.



AMENITY SPACES

The open space network provides opportunities for public amenity spaces where passive and or active recreation activities can occur (shown in **Figure 7** as Activity or Passive Amenity Location). The existing Hamlet of Balzac south east of the community contains the Balzac Community Hall, a community institution that has been servicing residents in the surrounding region for over 90 years. The Rocky Creek Plan does not propose a community building in order to preserve the vitality of this existing historical landmark. The community seeks to compliment the Balzac Community Hall by providing local commercial services and additional residents in the area to continue the long-standing tradition of the Hall by serving the community.

7.1.1 Open Space Policies

- 7.1.1.1 Municipal Reserve dedication as shown in **Figure 7** is to be dedicated to Rocky View County in accordance with Section 666 of the Municipal Government Act.
- 7.1.1.2 The Municipal Reserve lands shall be maintained and operated by the Homeowners' Association via a license arrangement with Rocky View County.
- 7.1.1.3 The development of open spaces should be coordinated with the area's Recreation Boards and the development of the school site should be in consultation with the local school authority.
- 7.1.1.4 A Landscaping Plan for public and private open spaces should be required prior to the endorsement of the applicable plan of subdivision or the issuance of a Development Permit.
- 7.1.1.5 Open space amenities throughout the plan should be programmed to service a wide variety of ages and abilities, providing active and passive activities that are ideally year-round.
- 7.1.1.6 Design of open spaces should seek to enhance human comfort by maximizing solar exposure and providing protection from prevailing winds.
- 7.1.1.7 Provisions should be made by developers for the prevention and control of invasive noxious weeds (as listed by Alberta Weed Control) on both private and public lands.

7.2 Pathway Network

7.2.1 Back of Lot Walkways

The community will be characterized by an innovative network of walkways that will be located in the rear of residential properties with the purpose of connecting all residents to the open space network (as shown in **Figure 7**). At the time of subdivision, a right-of-way will be established with a Public Access Easement registered on each property to allow for the public access and use of these walkways that are not public MR, but instead located on private property. This will be accomplished by either locating the entire right of way on one property or splitting it onto backing adjacent properties. The Public Access Easement will also allow an established Home Owners Association to access the walkways for operations and upkeep, which where appropriate, will allow for shallow-utility servicing, along with public access.



7.2.2 Back of Lot Walkway Policies

7.2.2.1 At the time of subdivision, the developer shall register appropriate easements and utility rights-of-ways along properties that include back of lot walkways to provide public and utility access on private property.

7.2.3 Pathway Network Policies

Please note the following policies apply to the entire pathway network, including the back of lot walkways.

- 7.2.3.1 The pathway network shall provide naturalized connections between open spaces, significant community features and residential areas.
- 7.2.3.2 The pathways should be constructed by the developer as shown in the corresponding cross section design outlined in **Section 12.3**.
- 7.2.3.3 The pathway networks proposed should be constructed to minimize impacts on the natural environment.
- 7.2.3.4 The pathway network should incorporate design elements that allow for safe, comfortable use for pedestrians and cyclists.
- 7.2.3.5 The pathway network shall be maintained by a Home Owners' Association and shall provide public access for all Rocky View County residents.

7.2.3.6 The pathway connections shown to the south (Figure 7) should provide for connection to future regional pathways in the area. The exact location of these connections should be determined at the subdivision stage.

8 Home Owners Association

A Home Owner's Association (HOA) will be established to dispense a variety of community elements of the Rocky Creek development. The Home Owner's Association will also be required to enter into license arrangement with the County for the maintenance of public open space and facilities including Municipal Reserve lands.

In summary, the HOA will be responsible for the maintenance and operation of:

- Open space network and pathway network
- Management of solid waste pick up, i.e. garbage and recycling
- Enforcement of architectural guidelines

8.1.1 Home Owner's Association Policies

- 8.1.1.1 A Home Owner's Association shall be established by the developer at the time of subdivision, and each property owner shall be a member of the Home Owner's Association pursuant to a restrictive covenant registered against all titles on the subject land.
- 8.1.1.2 The Municipal Reserve lands, pathways and walkways, shall be maintained and operated by the Home Owner's Association via license arrangement with Rocky View County.
- 8.1.1.3 A Home Owner's Association shall be responsible for the following:
- a. Implementation and enforcement of the Architectural Guidelines as established by the developer at the subdivision stage;
 - b. Operation and maintenance of both the publicly owned and privately owned open spaces, pathway system, and the associated amenities which include public realm waste and recycling amenities; and
 - c. Solid waste management and recycling services for the residential development in accordance with the County's Solid Waste Master Plan and Solid Waste Servicing Strategy. Management Strategic Plan



Service & Employment Sector

9.1 Commercial

The Rocky Creek community includes a mixed-use area for the combining of residential and local commercial services as shown in **Figure 6**. This combination will allow residents to use local services to meet daily needs, and provides opportunities for local employment, all within the immediate area where community members can also live. This provides for an area that encourages social interaction and builds local community character. Additional to the commercial node within the Plan area, the Rocky Creek community is in close proximity to one of the largest commercial hubs in Alberta, CrossIron Mills. The combination of new and existing commercial uses will provide opportunities for residents to shop for their daily needs through local community services and other shopping and employment opportunities outside of the community all within close proximity.

9.1.1 Commercial Policies

- 9.1.1.1 The exact size of commercial parcels shall be determined at the subdivision stage and shall comply with the designated land use standards as per the Rocky View County Land Use Bylaw.
- 9.1.1.2 Applications for commercial development should align with the County's Commercial, Office, and Industrial Design Guidelines.
- 9.1.1.3 All commercial developments should follow the principles of Crime Prevention Through Environmental Design (CPTED).

9.2 Industrial

The Rocky Creek community will include various portions of land dedicated to industrial development as shown in **Figure 6**. Business and employment uses proposed will align with the Balzac West ASP which proposes light industrial and light industrial business park(s) along with residential and commercial development. The industrial districts within Rocky Creek are located in areas that are in close proximity to, and are well accessed by, major roadways Highway 566 in the south and Township Road 264 in the north. These ultimately provide each area a strong connection to the QEII, a major regional transportation corridor. By focusing industrial development in these locations, it contributes to orderly growth and desired economic efficiencies in the development of transportation and infrastructure systems, which is in alignment with the County Plan. Additionally, both east/west roadways Highway 566 and Range Road 264 have a planned future interchange that once developed, will improve the access from the north and south industrial lands to the QEII.

With close to 170 acres of industrial lands included within the community, these industrial developments will provide economic diversity for the County realized through additional tax revenue, increased spending dollars being retained within the County, and the provision of employment opportunities for the immediate community and surrounding region. The industrial areas are designed to accommodate a wide variety of industrial clients with parcel sizes determined at the subdivision stage. Uses in these areas will be required to follow the Rocky View County Land Use Bylaw, where the manufacturing and/or operation is contained entirely within the building/structure with little to no impacts on adjacent land uses. These uses include business such as distribution logistics, warehousing, construction, processing and manufacturing. In addition to locating the industrial next to the major transportation networks, the Rocky Creek community design has utilized the natural green spaces in various areas as a natural buffer between residential and industrial land uses. **Section 11** Interface Design also includes policy to ensure that in areas where industrial is adjacent to residential land uses, sufficient screening design methods are employed to mitigate against possible negative offsite impacts (i.e., visual, audible and or smell/contaminates), to achieve an appropriate transition.

9.2.1 Industrial Policies

- 9.2.1.1 Industrial development should be generally consistent with the land use concept shown in **Figure 6 Development Concept**.
- 9.2.1.2 The size of industrial parcels shall be determined at the subdivision stage and should comply with the designated land use as per the Rocky View County Land Use Bylaw.
- 9.2.1.3 Uses proposed in industrial areas should be businesses occurring within enclosed buildings and/or within outside areas that are appropriately buffered and screened from adjacent properties.
- 9.2.1.4 Applications for development within the industrial areas should align with the County's Commercial, Office, and Industrial Design Guidelines.
- 9.2.1.5 All industrial developments should follow the principles of Crime Prevention Through Environmental Design (CPTED).

10 Dark Sky

10.1 delete

All lighting within Rocky Creek will convey a cohesive community identity and should align with both the County's Dark Sky policy and the International Dark Sky Association guidelines. In adherence to these policies, Rocky Creek will be designed to be as inconspicuous as possible while still providing enough lighting to maintain visibility for a safe, high quality travel experience, no matter the mode. The scale of lighting should be considered along pathways to respect the pedestrian scale, for example, by installing low mounted lighting. Street lighting will adhere to both the County and Alberta Transportation design standards at the time of installation.

10.1.1 Dark Sky Policies

- 10.1.1.1 Low impact lighting should be incorporated to mitigate light pollution.
- 10.1.1.2 Flood lights, spot lights, or any other large-area, high intensity lighting is discouraged.
- 10.1.1.3 At the subdivision stage, an outdoor lighting plan should be completed to the satisfaction of Rocky View County and shall demonstrate;
 - a. Lighting techniques to reinforce community character and maintain visibility for safety; and
 - b. Rationale for how the outdoor lighting meets the Rocky View County's Dark Sky policy.

11

Interface Design

The Rocky Creek community will be comprised of primarily residential development with a portion of the land being dedicated to industrial development. Interface design measures should be employed between residential and industrial lands to achieve a seamless transition and mitigate against any potential negative impacts, such as noise, odor, or unsightly areas. Additional to buffering between industrial and residential, these design measures should be considered in the design of residential areas that are adjacent to major roadways, Highway 566 and Range Road 11, to mitigate from the sound and visual impacts of vehicular traffic.

Interface design measures that align with the community's overarching principle of preserving and enhancing the natural landscape will be encouraged, for example, utilizing natural vegetation buffers, open spaces, landscaping and or berming where possible.

Examples of interface design measures that may be used to mitigate impacts and provide an appropriate transition include;

- Strategic Phasing
- Open space
- Landscaping
- Berming
- Screening
- Fencing and;
- Architectural elements to enhance visual appeal

Sufficient interface design should be implemented in the following areas;

- Where industrial land use abuts residential, examples include;
 - Between the future industrial for the northern most portion of the Plan area and the adjacent residential

- Between the industrial in the south eastern portion of the Plan area and the residential/ open space that surrounds it on the north and west sides
- Where residential is adjacent to existing agricultural lands
- Where residential lots face the Canadian Pacific Railway and existing industrial land use to the east
- Land uses adjacent to major transportation corridors Range Road 11 (to the west), Range Road 246 (to the north) and Highway 566 (to the south)

11.1.1 Interface Design Policies

- 11.1.1.1 At the subdivision or detailed design stage, the developer should implement sufficient interface design measures in the following areas.
- a. Where residential is adjacent to and or facing existing industrial to the east
 - b. Where residential is adjacent to industrial and future industrial
 - c. Where industrial and future industrial is visible from the Queen Elizabeth II Highway corridor
 - d. Where residential is adjacent to major roadways Highway 566 and Range Road 11
 - e. Where residential is adjacent to agricultural lands by consulting with the County's Agricultural Boundary Design Guidelines
- 11.1.1.2 Development along the eastern portion of the Plan area shall mitigate visually from, and not interfere with the function of the Canadian Pacific Railway line.
- 11.1.1.3 Developers are encouraged to implement natural vegetation buffers where appropriate.

12

Transportation

The Rocky Creek transportation network will preserve the natural landscape, following the existing topography where possible, and includes street design that efficiently moves vehicles, provides adequate access in and around the community, and utilizes natural landscaping to enhance a rural atmosphere.

12.1 External Road Network

External road connections to Rocky Creek are to be made via two accesses from Range Road 11 to the west, and one access from Highway 566 to the south. Access to the north industrial lands will be longer-term in nature, but will eventually access Township Road 264; as shown in **Figure 8**.

At the south limit of the project, the development will be accessed from Queen Elizabeth II Highway via a future interchange constructed at Highway 566. This interchange has been designed and is currently awaiting funding before proceeding into construction.

A Transportation Impact Assessment (TIA) was completed by ISL Engineering and Land Services Ltd. in support of this Conceptual Scheme and will be provided to the County under separate cover. The TIA outlines specific off-site upgrades that may be required based on traffic volumes generated by way of this development.

12.2 Internal Road Network

Rocky Creek will be accessed by three main access points to and from the community, including;

- To/from the south at Highway 566
- To/from the west at Range Road 11 – one in the southern portion of the plan, and one approximately 435 metres north

The Grand Boulevard is the northern east/west access point originating from Range Road 11 to the west, providing the main point of entry to the community. This boulevard will be designed to be a wide, meandering access with a landscaped median and then taper to two lanes with no median as it meets the open spaces in the centre of the Plan area. This will then branch off north and south, with the southern portion circling back to the integrate with the second access point from Range Road 11, as shown in **Figure 9**. The location of the southern access point is to provide the industrial uses with access to the external highway connections.

The road network has been designed to work with the existing topography and preserve the natural landscape, where possible. Wide boulevards with ditch drainage have been incorporated throughout the road network wherever possible. This will enhance the rural feel of the community and provides significant benefits for stormwater treatment. There will be three main spine north/south collectors as shown in **Figure 9**.

While there is currently no regional public transit system proposed, community development will consider connection points with Rocky Creek should this occur in the future.

Road naming in accordance with approved municipal policy will be determined at subdivision stage, pending branding and theming of the neighbourhood.

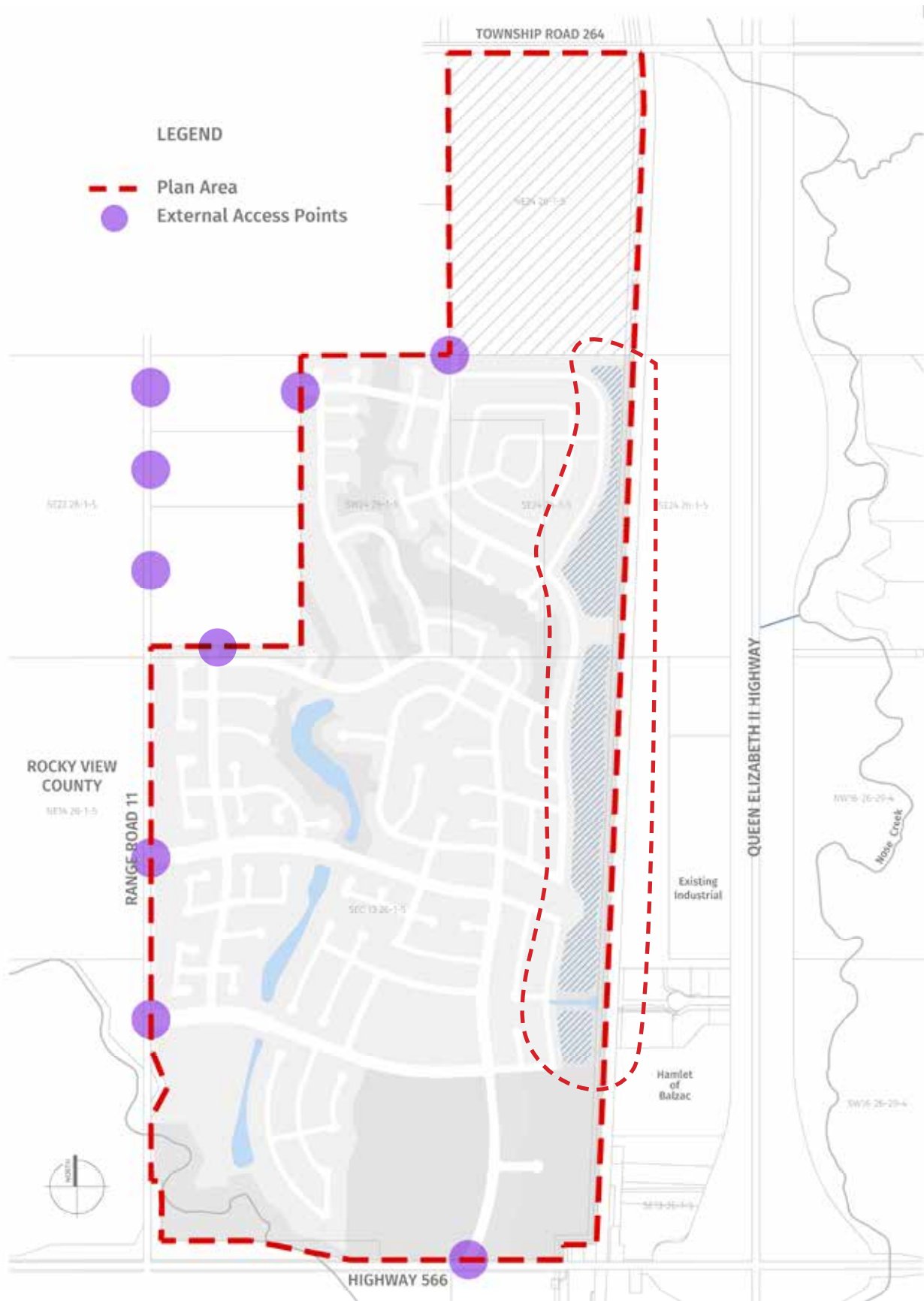


FIGURE 8. External Road Network

***Figure has been revised**

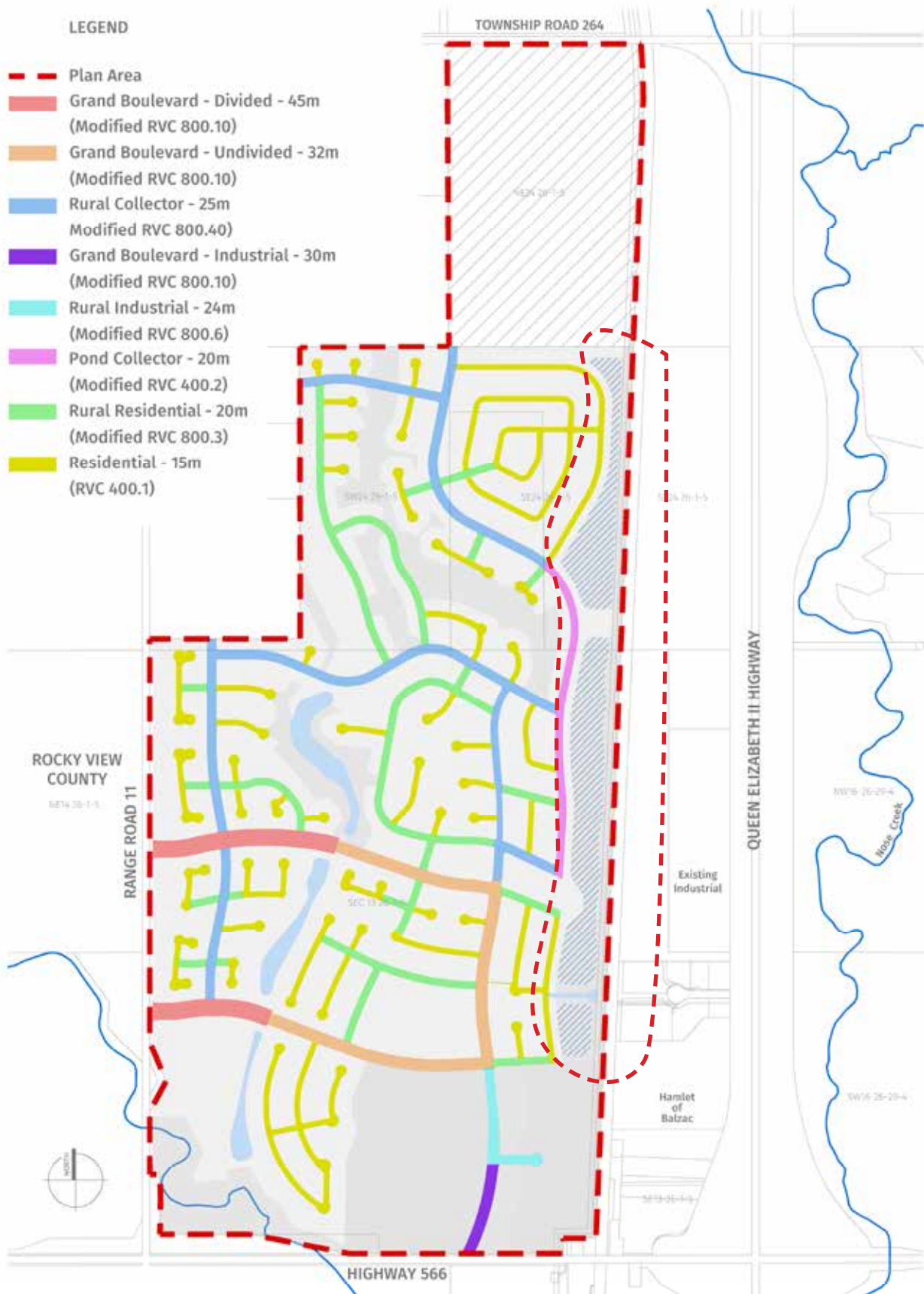


FIGURE 9. Internal Road Network

*Figure has been revised

12.3 Road Design

The Rocky Creek Conceptual Scheme has designed custom roadways that are in accordance with, or exceed the County Servicing Standards. An overview of each proposed roadway design and their corresponding cross section is outlined in this section below.

Grand Boulevard - Divided

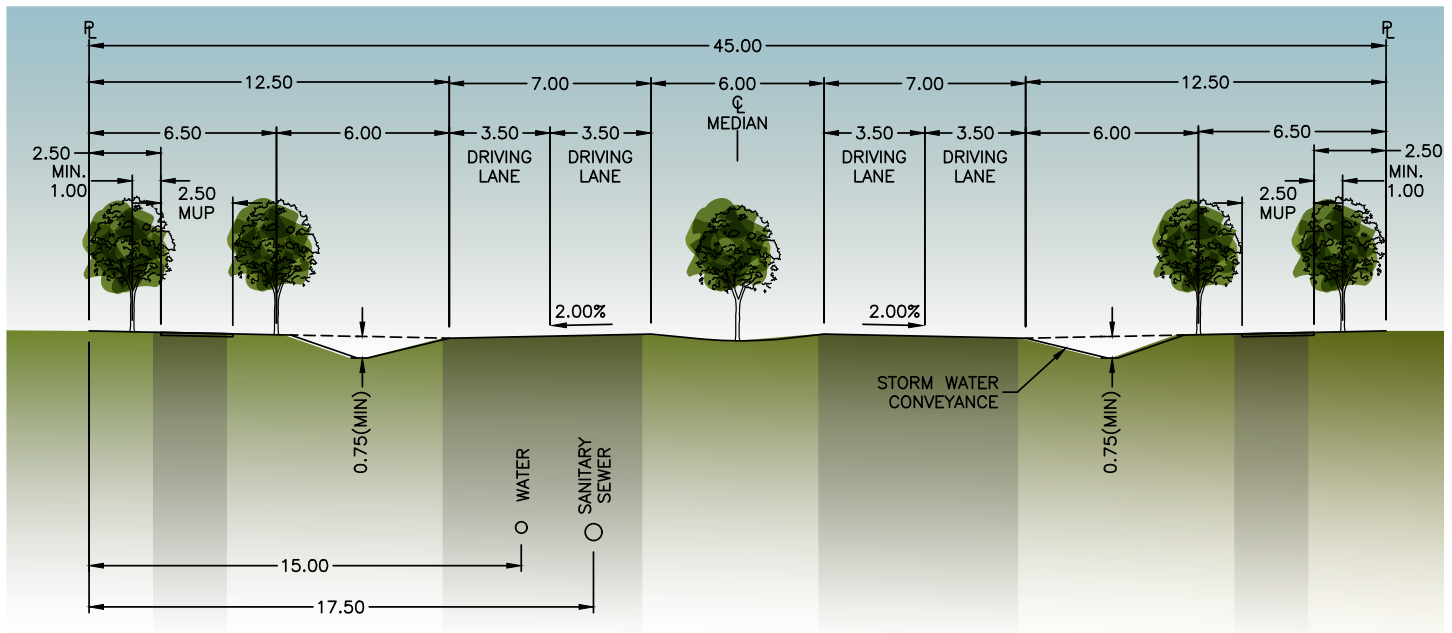


FIGURE 10. Grand Boulevard - Divided

This roadway design features a wide landscaped median with trees, multi-use pathways and a dual row of trees in both boulevards. Informed by Rocky View County's standards for a grand boulevard, this section is intended to serve as a grand entrance into the community with the enhanced landscaping and wide boulevards. As is the case with all rural sections to follow, no curb and gutter is proposed which enhances the rural character and capitalizes on the road ditches for storm water conveyance and treatment.



Grand Boulevard - Undivided

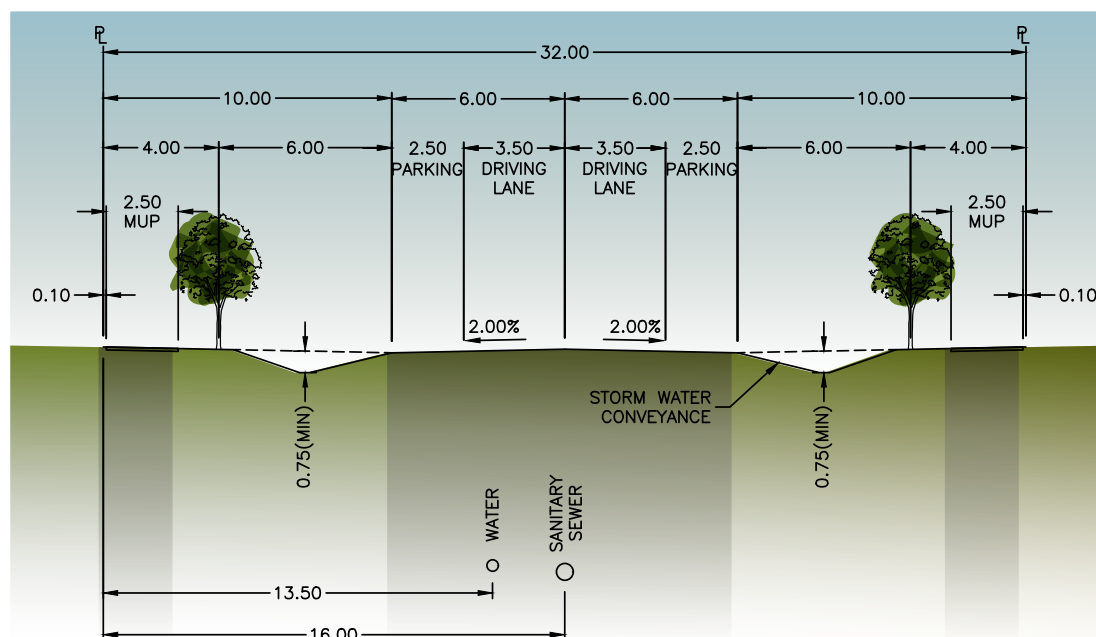


FIGURE 11. Grand Boulevard - Undivided (with Parking)

Three separate versions of this rural cross section are proposed based on varying parking requirements along the corridor loop for this section. Each version maintains a consistent 32 metre right of way which allows for seamless transitioning between each. Multi-use pathways are maintained throughout. Where no parking is required, the row of trees on either side of the pathway is also maintained.

- Undivided with Parking
- Undivided no Parking
- Undivided Parking One Side

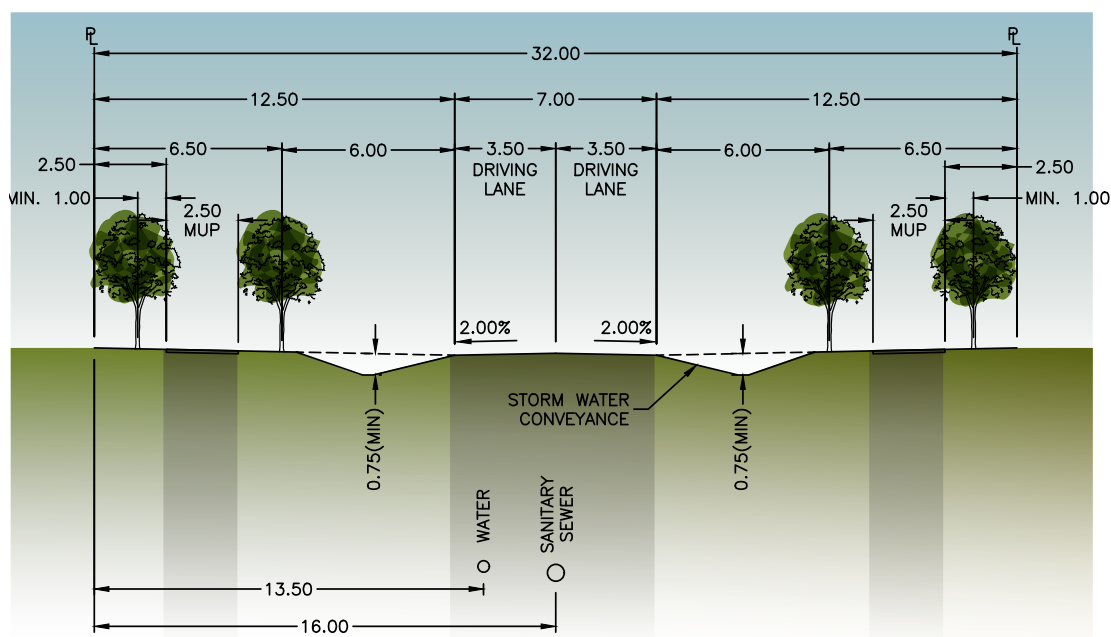


FIGURE 12. Grand Boulevard - Undivided (without Parking)

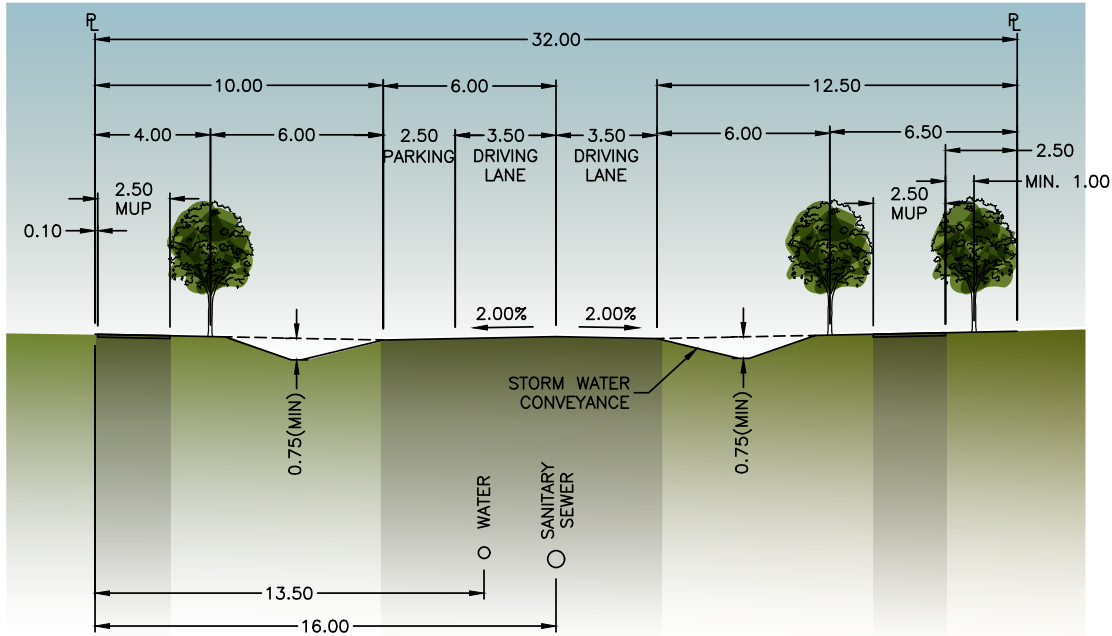


FIGURE 13. Grand Boulevard --~~Undivided Undivided~~ (Parking on one side)



Industrial

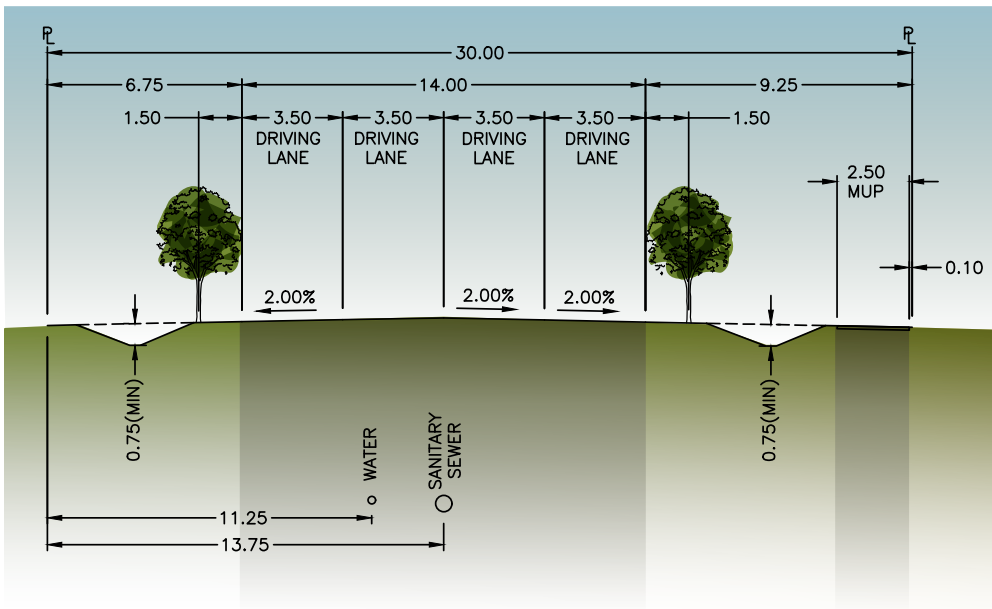


FIGURE 14. Grand Boulevard - 30m Industrial

The goal of designing this roadway is to strike a balance between the overall right of way width and access requirements for the community. The section provides a large carriageway with four lanes of travel given the higher volumes of traffic from the adjacent industrial uses. At the same time, this section provides a unique experience for pedestrians by proposing a multi-use pathway in parallel to the escarpment along the east side of the road. Boulevard trees have been added within the right of way to provide grand appeal.

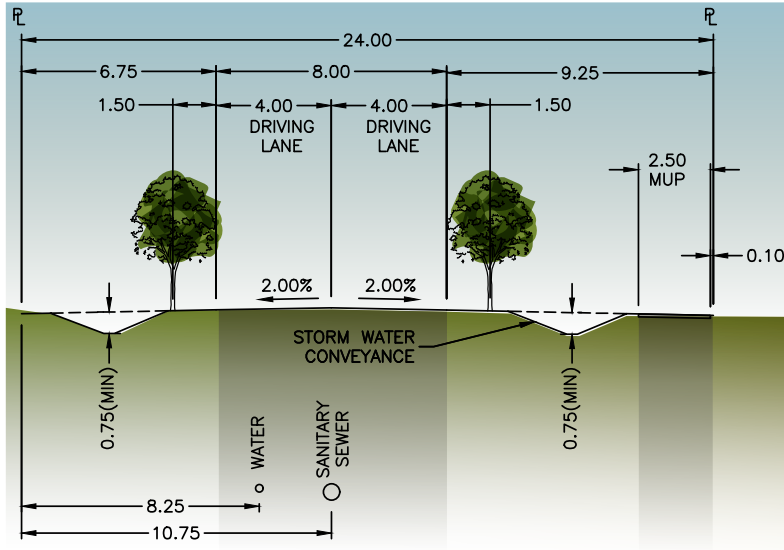


FIGURE 15. 24m Rural Industrial

This cross section provides two wide lanes of travel to support truck and heavy traffic movement and proposes to maintain boulevard trees throughout plus the multi-use pathway in parallel to the escarpment. The section is based on the standard neighbourhood business street but proposes to remove curb and gutter throughout.

Collector

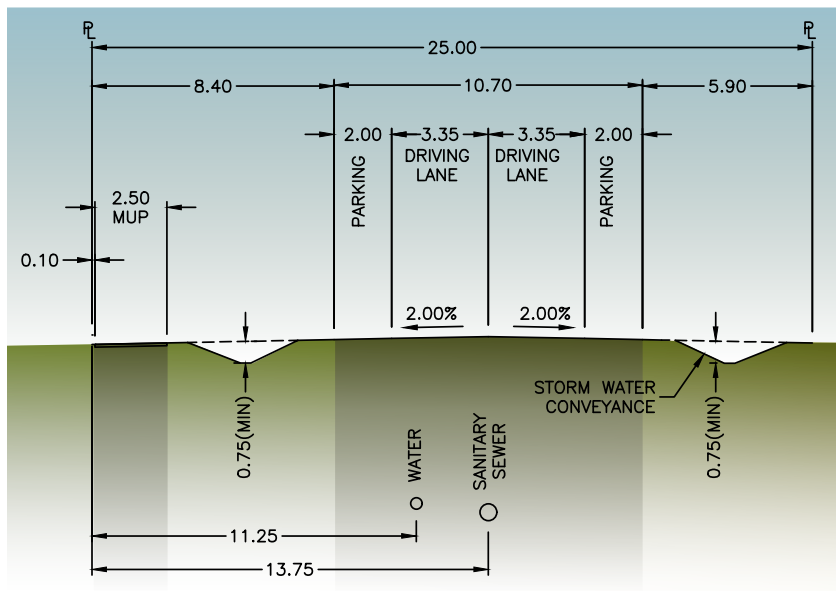


FIGURE 16. 25m Rural Collector

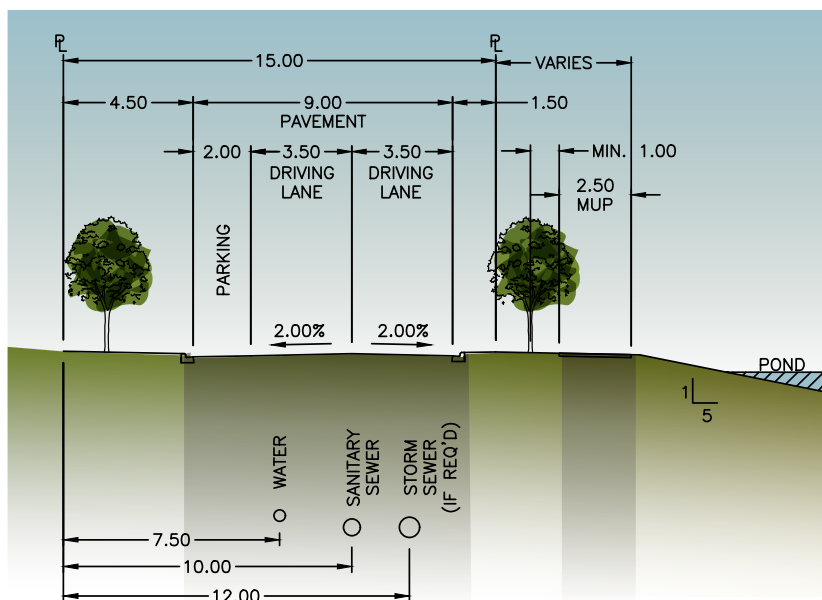
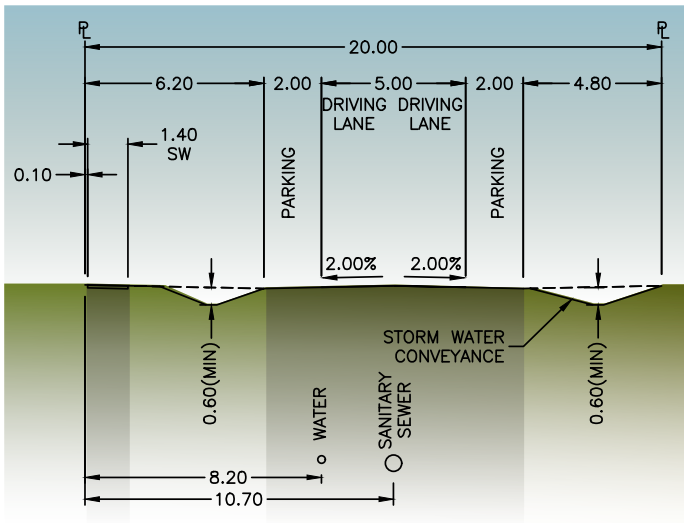


FIGURE 17. 15m Pond Collector

This cross section achieves standards for a residential collector aligning with the lane widths and space for parking. Proposed modifications include the removal of curb and gutter throughout and the addition of boulevard trees. Upgraded pedestrian facilities are proposed with the multi-use pathway instead of the standard separate sidewalk.

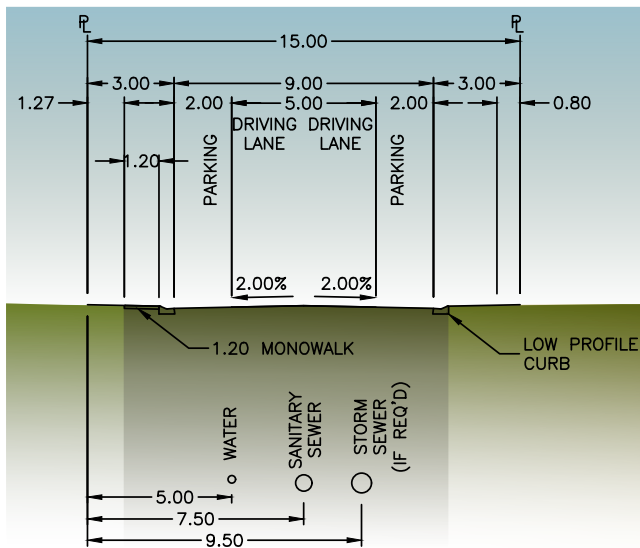
The pond collector is based on the standard for a typical urban residential collector but has proposed unique modifications given its adjacency to the pond. Typical urban boulevards are proposed to facilitate easy access onto adjacent residential lots. The carriageway width has been slightly narrowed to facilitate traffic calming. Boulevard trees are proposed to help with screening adjacent sites and nearby roads. Additionally, the right of way has been strategically narrowed to allow for enhanced pedestrian activity within the adjacent pond.

Residential



This cross section achieves standards for a residential local road aligning with the lane widths, and including parking, and pedestrian access. Similar to the rural collector, curb and gutter are proposed to be removed throughout.

FIGURE 18. 20m Rural Residential



This cross section proposes to match the standards for a typical residential road. The benefit of the standard boulevards (with no ditches) and curbs is to assist with driveway accesses.

FIGURE 19. 15m Residential

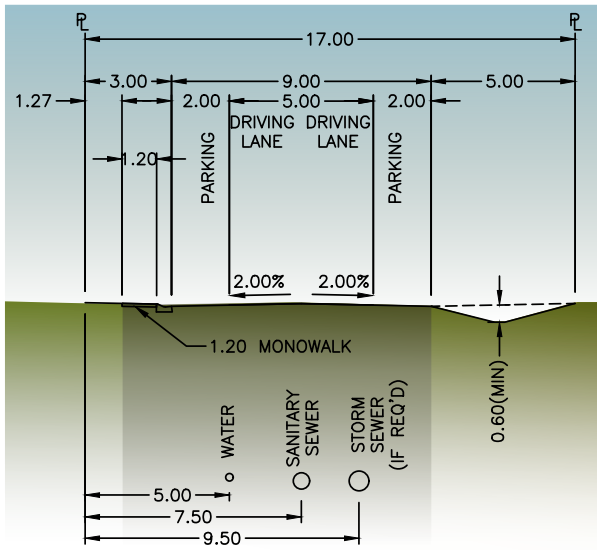


FIGURE 20. 17m Modified Residential

This roadway design is intended as a hybrid between the rural and urban residential sections and is anticipated to be proposed through detailed design wherever there are side yards across from standard lot frontages. The rural side of the section (i.e., the ditch side) is envisioned to be located along the side yard where no driveway access is required and where ditch conveyance can be directed towards storm facilities.

12.3.1 Transportation Policies

- 12.3.1.1 Access to the development shall generally be in accordance with **Figures 8 & 9**.
- 12.3.1.2 All road systems necessary to service the development shall be constructed by the developer to the satisfaction of Rocky View County, in accordance with the County's Servicing Standards for Roadways.
- 12.3.1.3 All road names shall be determined at the subdivision stage and shall be named in accordance with the approved municipal addressing policy, to ensure proper identification of distress calls and property locations in times of emergency.
- 12.3.1.4 Road cross sections shown in Figures 14-20 (inclusive) are conceptual in nature and should be refined at future detailed design stages. Consideration should be given to the County's Servicing Standards for Roadways.
- 12.3.1.5 At the detailed design stages, appropriate locations for snow storage should be investigated and incorporated into the plan, as appropriate.
- 12.3.1.6 At the subdivision stages, appropriate land dedication shall be provided for future Range Road 11 widening purposes, as the development progresses.



- 12.3.1.7 Consideration for transit readiness should be determined during detailed design at the subdivision stages, in collaboration with adjacent municipalities.

13 Servicing

Rocky Creek will be a fully serviced development and will include watermain, wastewater collection systems, shallow utilities and a stormwater conveyance system connecting to several storm water management facilities throughout the development. Servicing strategies have been reviewed and summarized in the Water/Wastewater Servicing Design Brief and Sub-Catchment Master Drainage documents completed by Urban Systems Ltd.

13.1 Shallow Utilities

Shallow utilities will be provided to the subject lands through the extension of existing networks in the surrounding areas. Shallow utility services will include electricity, natural gas, telephone and cable. Shallow utility feeds will be extended into the development on a phased basis and will be installed along roadways in 2.4-3.5m rights of way (as required). Wherever possible, servicing to residential cells is proposed from the back of lots through easements and rights-of-way as described in **Section 7.8**. This servicing strategy will minimize the amount of shallow utility trenching and cabling required throughout the development and is currently being explored in more detail in consultation with all utility providers.

13.1.1 Shallow Utilities Policies

- 13.1.1.1 Shallow utilities shall be provided within the Plan area at the sole expense of the developer and shall be located within the appropriate utility right-of-way established at the subdivision stage.
- 13.1.1.2 Rights-of-ways will be established at the subdivision stage to provide for utilities to be located within the rear of residential properties, where feasible.

13.2 Water Servicing

Potable Water servicing to the Rocky Creek development will be provided by an extension of the East Balzac water system by Rocky View County. A dual 400mm trunk main feed is proposed at the connection point which will extend to the west and north extents of the Rocky Creek development, and will feed smaller distribution mains throughout development.

The proposed servicing concept is shown on the following page, **Figure 21**. The proposed concept will allow for extensions to the west of Range Road 11 in the future as well as to future industrial lands to the north as required. All potable water servicing will occur in a logical, sequenced manner and will be in conformance with the current Rocky View County Servicing Standards.

The East Balzac water system is fed by the existing East Balzac Reservoir and Pump Station. Based on the pump discharge pressure, it is anticipated that the development will see pressures exceeding 80 PSI therefore pressure reducing valves will be required at buildings throughout the development.

The East Balzac extension and dual 400mm feed connection is currently in process for construction by Rocky View County. Construction completion is anticipated in 2021. Based on anticipated demands for water usage within Rocky Creek, water capacity is available for the development. Further detail has been provided in the supporting Servicing Design Brief completed by Urban Systems Ltd.

13.2.1 Water Servicing Policies

- 13.2.1.1 Potable Water servicing shall be provided by existing regional water utility services.
- 13.2.1.2 The potable water distribution system shall be designed to ensure adequate fire protection throughout the development, as per section 606.5 of the Rocky View County Servicing Standards. Details of Fire Flow Storage requirements will be confirmed at the detailed design stage.

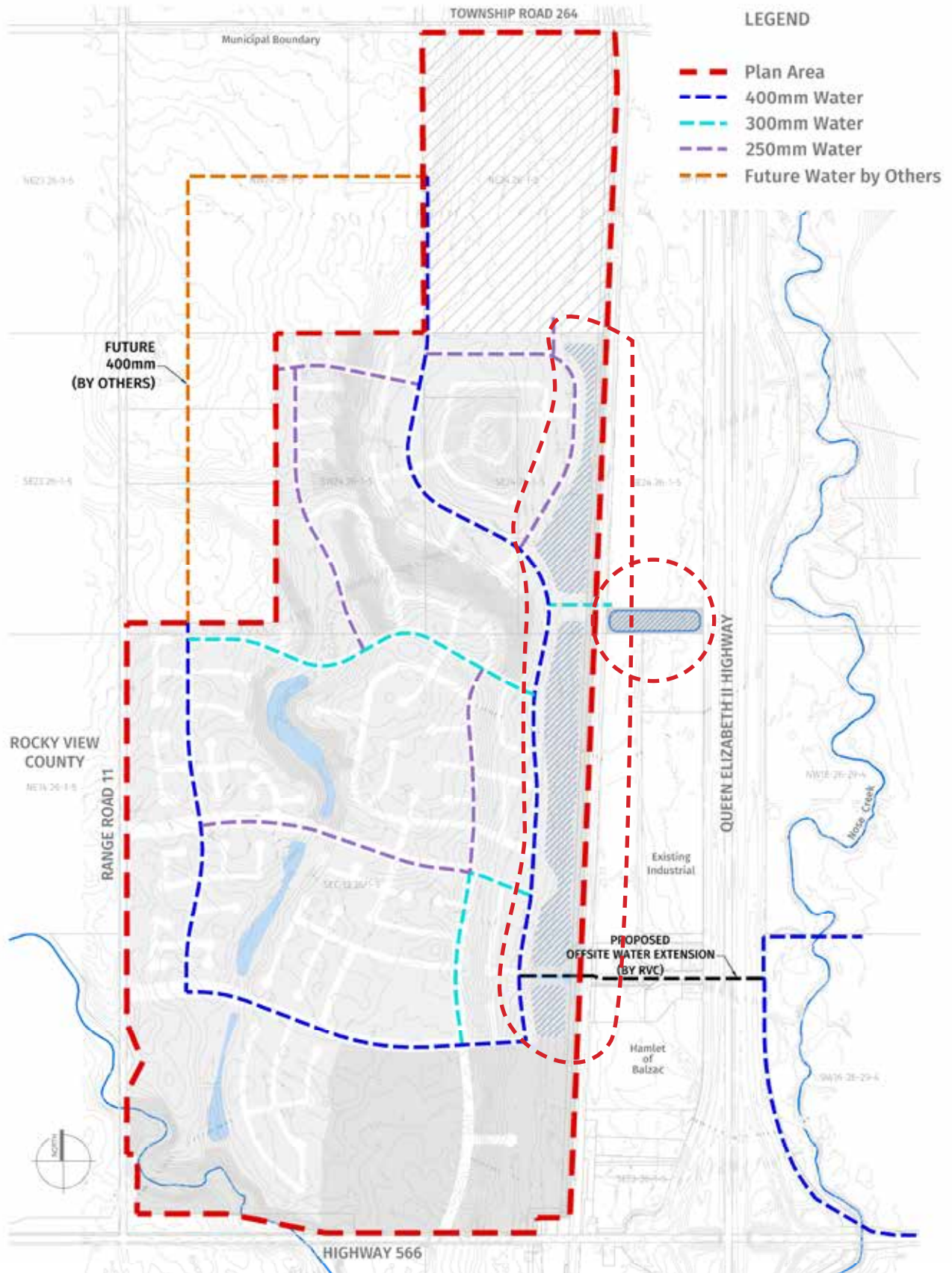
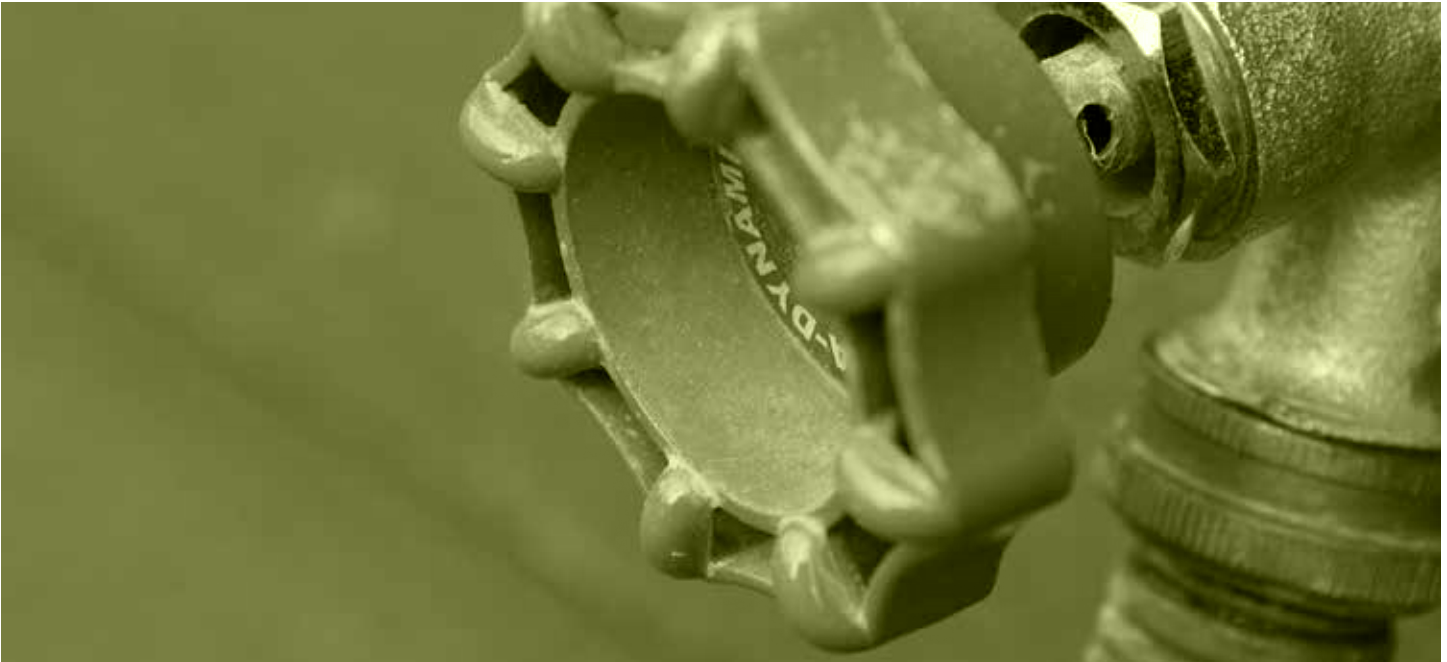


FIGURE 21. Water Servicing

***Figure has been revised**



13.3 Wastewater Servicing

Wastewater flows from the Rocky Development will be collected within a centralized sanitary sewer main system. The system will drain south and east by gravity towards a connection point at the West Balzac sanitary lift station where the flows will be conveyed through the existing sanitary system in East Balzac.

As per the Preliminary West Balzac Servicing Review completed by Sedulous Engineering Inc. in September 2019, the existing East Balzac Sanitary Collection has been sized to accommodate up to 190 L/s of flow. 150 L/s of this flow is allocated towards ultimate buildout of the West Balzac ASP area which includes the Rocky Creek development. Design of the lift station is currently being refined by Sedulous Engineering Inc. using the 150 L/s flow assumption and construction of the force main crossing is underway. Completion of all construction is anticipated in 2021.

Based on updated flow generations for the Rocky Creek development, 115 L/s of total flow is anticipated at full build out. There is therefore adequate capacity through the force main from the proposed West Balzac Lift Station and within the existing downstream sanitary mains in East Balzac. Further detail has been provided in the supporting Servicing Design Brief completed by Urban Systems Ltd.

It should be noted that coordination between Urban Systems Ltd. and Sedulous Engineering Inc. has occurred to confirm the proposed location of the lift station. The proposed location as well as the servicing concept for the development is shown on **Figure 22**.

13.3.1 Wastewater Servicing Policies

13.3.1.1 Wastewater Servicing shall be provided by piped utility services.

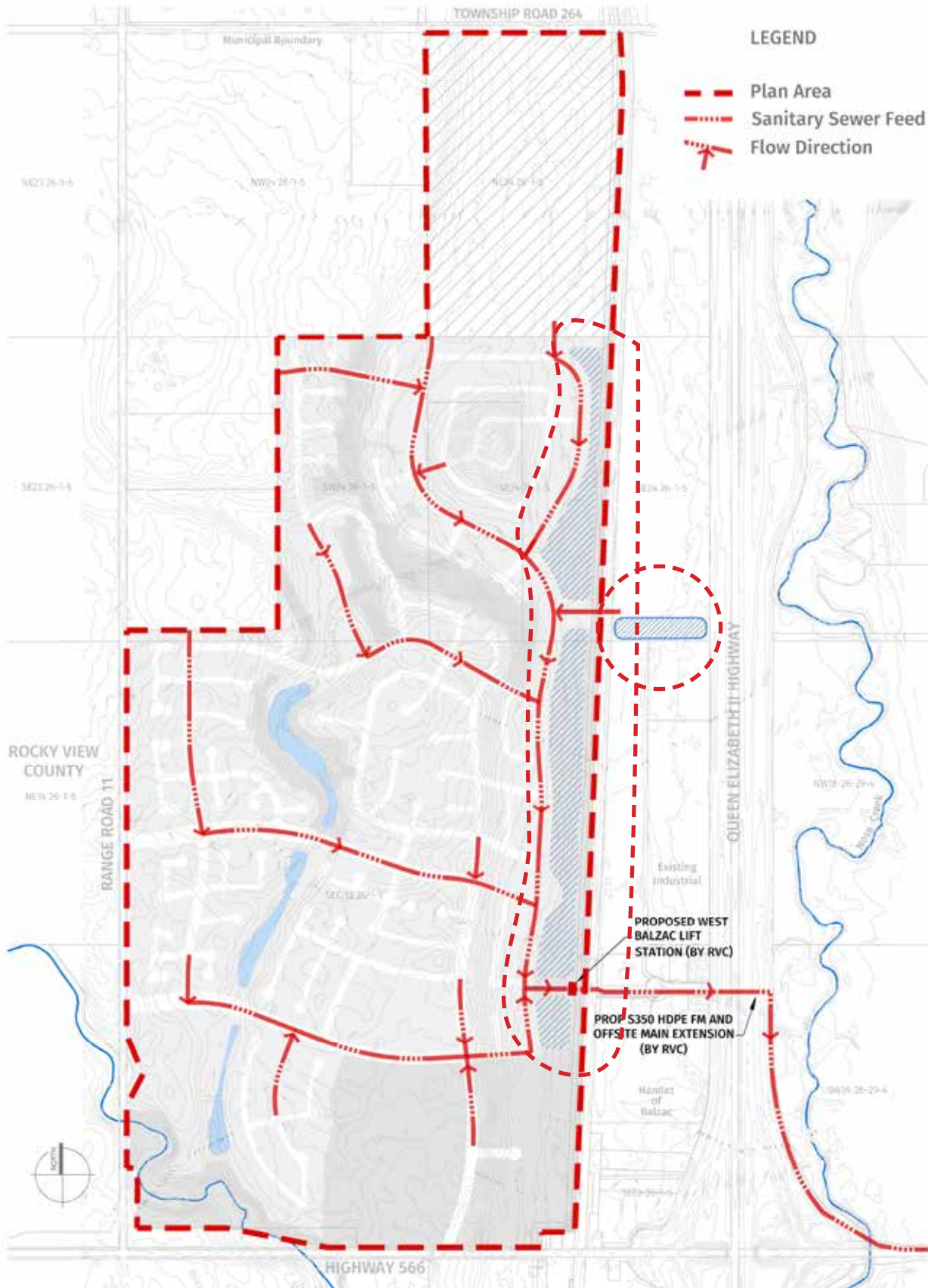


FIGURE 22. Wastewater Servicing

*Figure has been revised

13.4 Stormwater

The Plan area is in the Nose Creek Watershed. The post-development discharge rate to Nose Creek of 1.257 L/s/ha will be maintained post-development. A stormwater design approach combining a “low energy release” and a volume target of 35 mm will be utilized to achieve the watershed health objectives. This is further described in the Sub-Catchment Master Drainage Plan (SMDP) prepared by Urban Systems Ltd. and submitted as a supporting document to the Conceptual Scheme, to provide details on a servicing strategy for stormwater. Natural features in the landscape (drainage course, wetlands) will be utilized for stormwater management.

Although a number of wetlands exist within the site, none are significant or slated for preservation in a natural state. An unnamed creek in the southwest corner is claimed by the Crown. Discharges to this creek will follow the same targets as discharges to Nose Creek.

Within the Plan area, runoff will be conveyed to the stormwater facilities through a combination of piped and overland drainage systems. In addition to storm sewer network, vegetated swales and ditches will be utilized for both residential and commercial/industrial land uses.

All stormwater facilities within the Plan area are reconstructed wetlands. A west catchment area is directed to a series of cascading wetlands that ultimately discharge to the unnamed creek in the southwest of the Plan area. An east catchment area is directed to a reconstructed wetland that discharges under Queen Elizabeth II Highway and directly to Nose Creek.

Water quality is provided by a treatment system including lot-level LID/BMP strategies, conveyance via vegetated channels, Oil and Grit Separator (OGS) units, and reconstructed wetland facilities. The treatment system will ensure that current regulatory requirements with respect to quality of stormwater discharges to Nose Creek are met.

13.4.1 Stormwater Policies

- 13.4.1.1 All stormwater management infrastructure shall be designed and constructed in accordance with Rocky View County's Servicing Standards.
- 13.4.1.2 Low-Impact Development (LID) measures should be implemented throughout the development to enhance water quality, reduce volume of stormwater discharges, and support the sustainable nature of the community.



- 13.4.1.3 The stormwater management system should include a treatment train with lot-level source controls, vegetated channels, oil and grit separators, and reconstructed wetlands.
- 13.4.1.4 A stormwater management report, based on the servicing principles stipulated in the Sub-Catchment Master Drainage Plan, shall be required at each subdivision phase of development, to the satisfaction of Rocky View County and Alberta Environment and Parks
- 13.4.1.5 Stormwater infrastructure shall be located within Public Utility Lots and dedicated to Rocky View County at the subdivision stage, to be owned, maintained, and operated by the County.
- 13.4.1.6 Development should follow the policies outlined in the Nose Creek Watershed Water Management Plan.

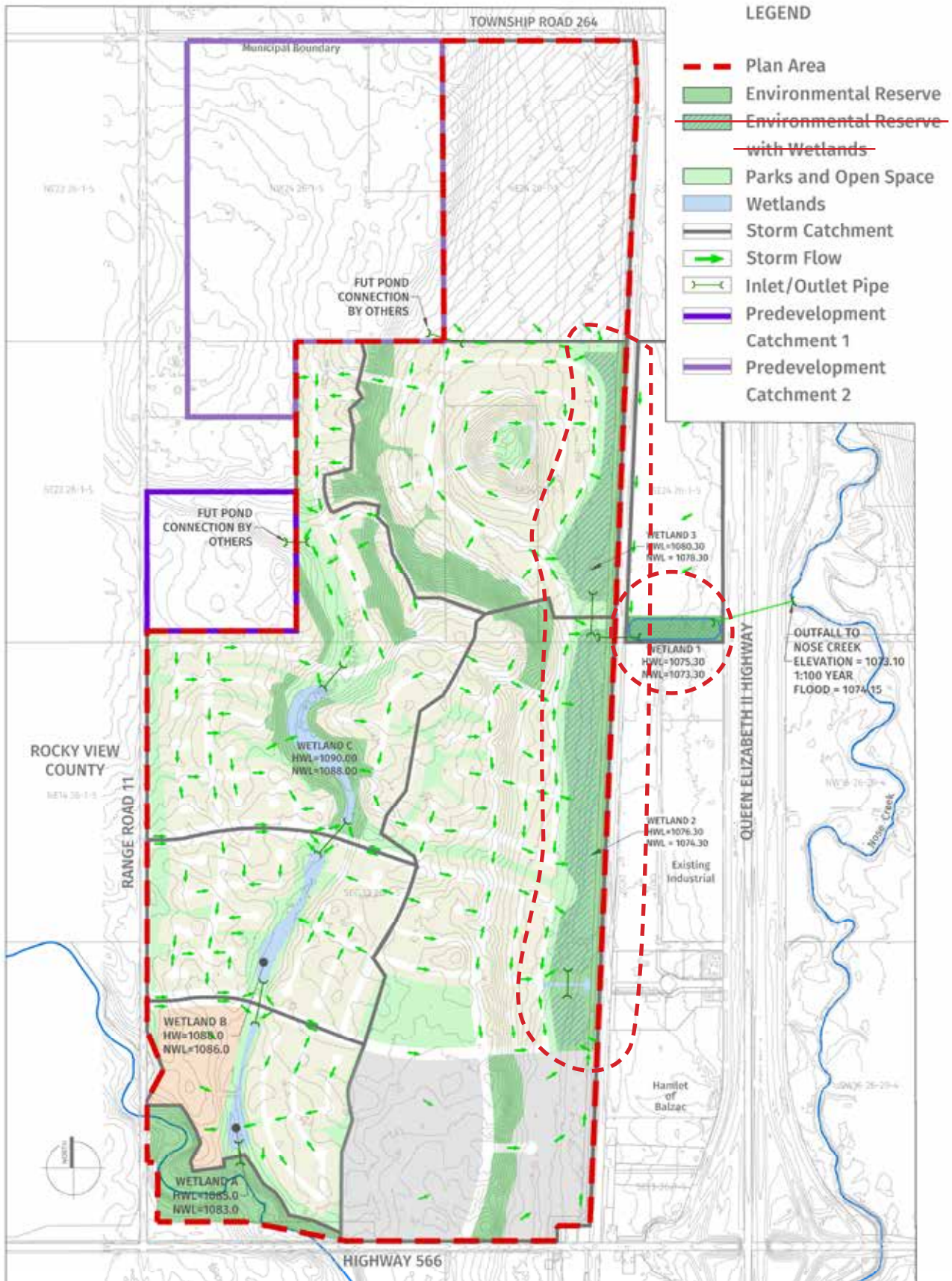


FIGURE 23. Stormwater Servicing

*Figure has been revised

14

Development Phasing



Phasing of the Rocky Creek Plan area is anticipated to occur in fourteen (14) phases and will generally follow **Figure 24**. The timeline for the ultimate buildout of the community is influenced by several factors such as market conditions, provision of off-site infrastructure, and development costs.

Development will begin in the western portion of the plan, to benefit from the building of the Grand Boulevard from Range Road 11 as the main entry point into the community. The development will then move eastward in logical, sequential phases.

Ultimate phasing will depend on market demand and infrastructure requirements. The logical extension of open space amenities, roads and utilities will progress along with associated phases of development.

14.1.1 Development Phasing Policies

14.1.1.1 Residential, commercial and industrial development, including services and utilities should be developed in phases generally corresponding to the development phases shown in **Figure 24**, depending on market demand and availability of off-site infrastructure.

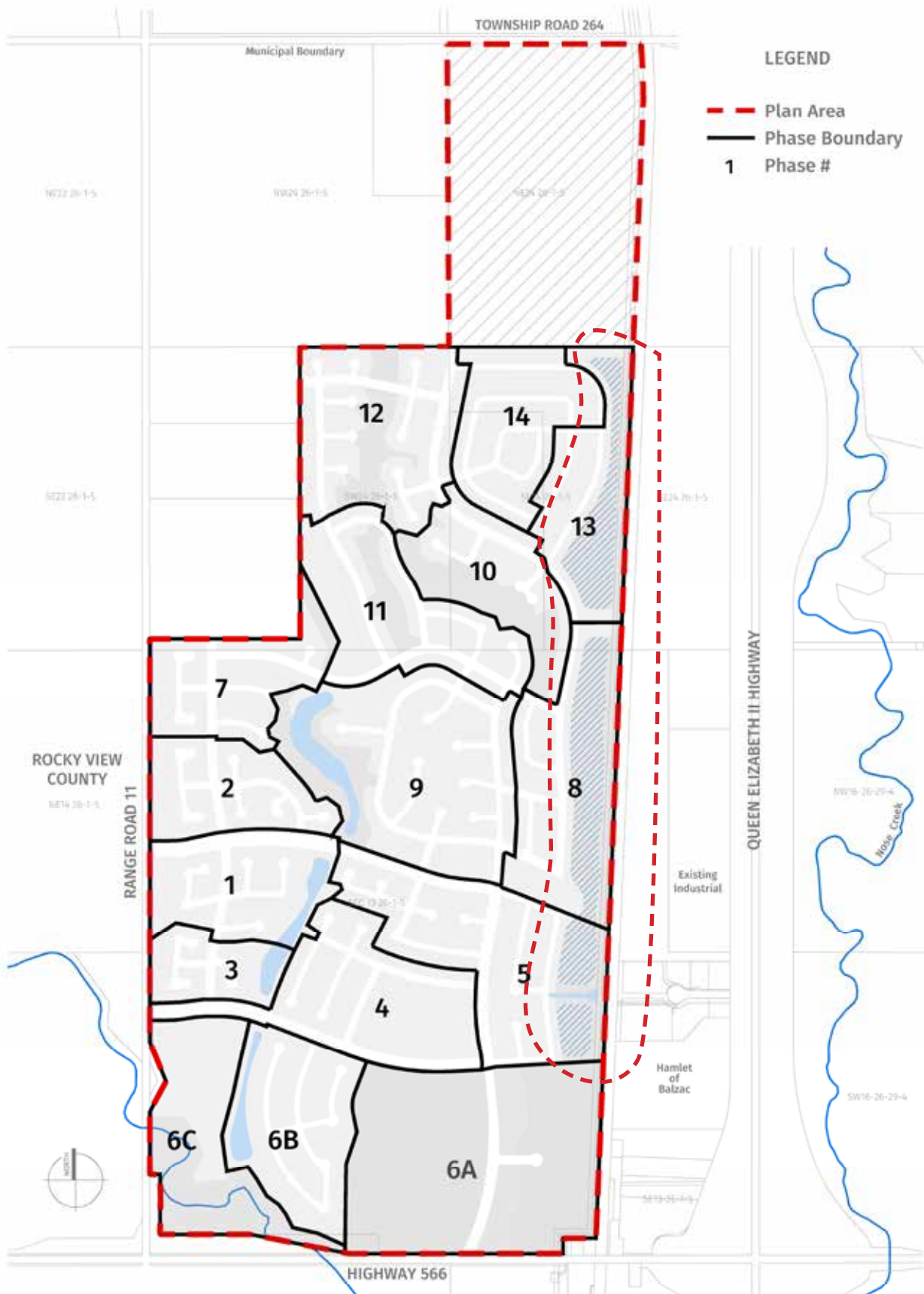


FIGURE 24. Proposed Development

*Figure has been revised

15

Implementation

The Rocky Creek Conceptual Scheme is a non-statutory plan adopted by Rocky View County Council to provide policy direction for the development of the subject area. In order to proceed with development of the lands, a successful redesignation must occur to designate the lands with the appropriate land use district in accordance with the Rocky View County Land Use Bylaw.

15.1 Land Use Redesignation

For development of the Rocky Creek community to proceed, land use redesignation application(s) shall be submitted to the County's satisfaction and should generally align with **Figure 6**. Development Concept. The phasing is an estimation, and each final stage will be established based on market conditions, therefore, the extent of each land use designation application will be determined at that time. Each land use application will be supplemented with a series of technical reports as deemed necessary by the County, addressing items including, but not limited to, traffic, stormwater management, water supply and sanitary sewer.

15.1.1 Land Use Designation Policies

- 15.1.1.1 Future land uses are expected to be assigned within the Plan Area as generally illustrated by **Figure 6**.
- 15.1.1.2 All applications for land use redesignation adjacent to the railway shall be circulated to Canadian Pacific Rail (CPR) for review.

15.2 Subdivision & Development Permits

Subdivision is generally anticipated to proceed in fourteen (14) phases as shown in **Figure 24**. It is possible that each phase may be broken down into one or more sub-phases and the subdivision may proceed in accordance with an alternative phasing pattern to better respond to market demand and infrastructure requirements with no requirement to amend the Conceptual Scheme. The subdivision applications should meet all Rocky View County subdivision application requirements, and are anticipated to include information that addresses elements such as lot configurations, dedication of Reserve(s), architectural guidelines, landscaping design, lighting design, relevant utility rights-of ways, interface design measures, stormwater management and any necessary updates to technical reports (i.e., Transportation Impact Assessment or Sub Catchment Master Drainage plan, etc.).

15.2.1 Subdivision & Development Permits Policies

- 15.2.1.1 All subdivision and/or development permit applications for development adjacent to the railway shall be circulated to Canadian Pacific Rail (CPR) for review.

16 Supporting Technical Studies

The following is a list of technical studies completed in support of the Conceptual Scheme submitted separately, under separate cover.

- Sub-Catchment Master Drainage Plan (SDMP), Urban Systems Ltd., December 2020
- Environmental Desktop Assessment, Urban Systems Ltd., December 2020
- Servicing Design Brief , Urban Systems Ltd., December 2020
- Waterbody Ownership, Boundary Assessment, and Research Program, Stantec Consulting Ltd. August 2017
- Phase 1 Environmental Site Assessment, Base Property Consultants Ltd., September 2010
- Historical Resource Impact Assessment (HRIA), Bison Historical Services Ltd., August 2006
- Preliminary Geotechnical Subsoil Investigation, Almor Engineering Associates Ltd., August 2002

Please note: A Transportation Impact Assessment (TIA) will be submitted in support of this Conceptual Scheme under separate cover.

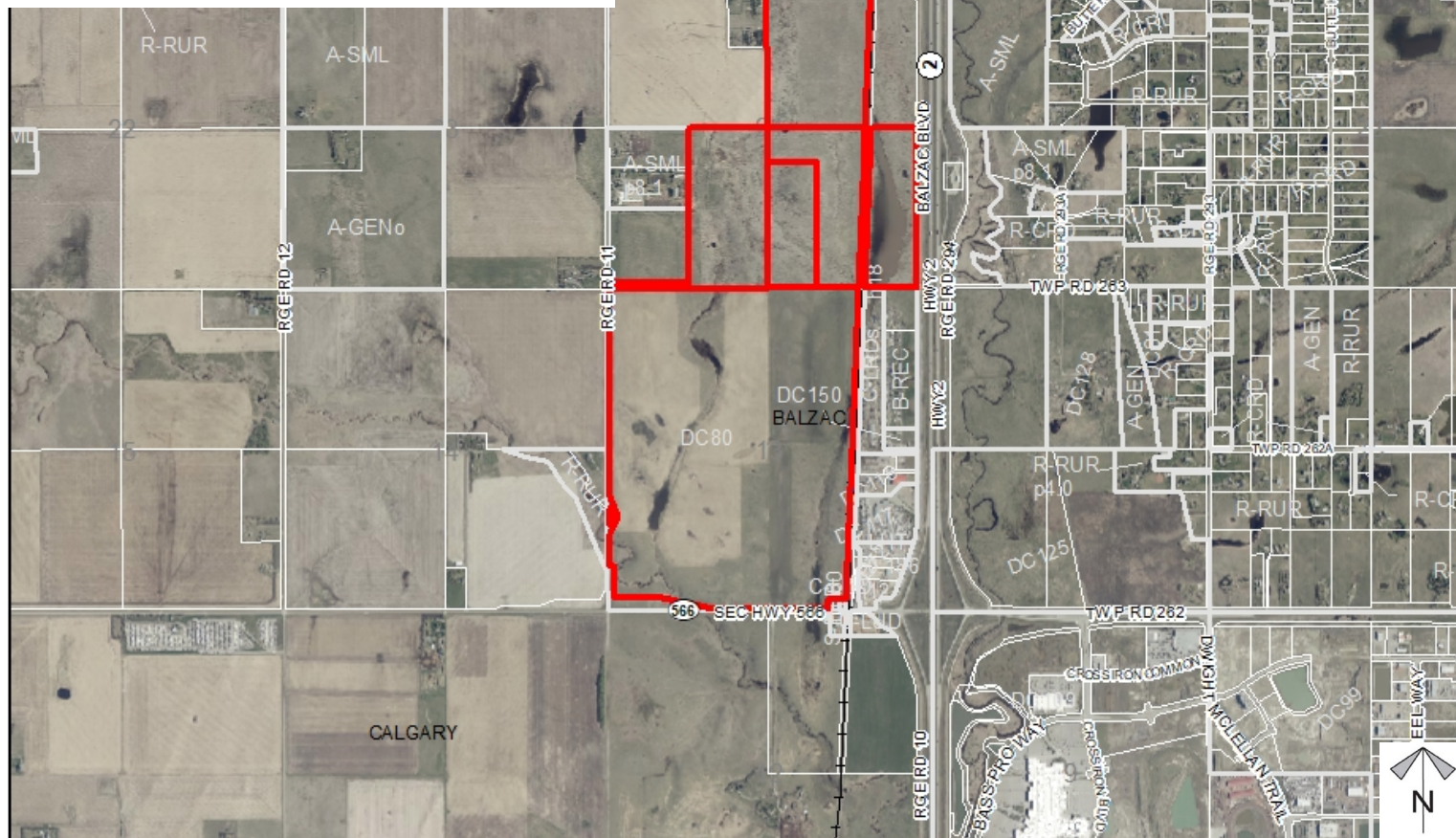
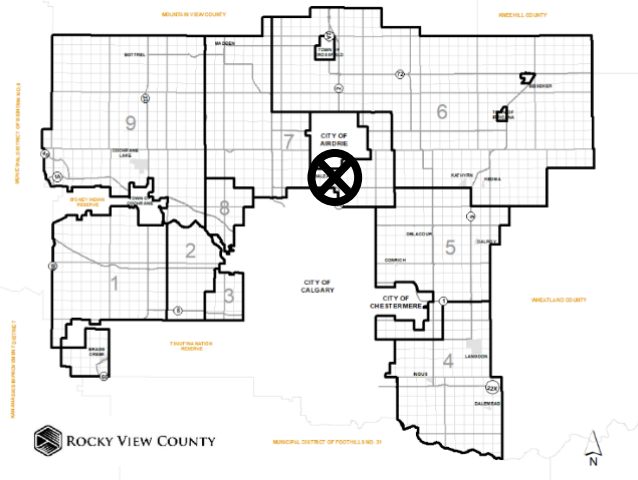


Location & Context

Conceptual Scheme Proposal

To adopt the Rocky Creek Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision applications, in order to facilitate the development of a residential community with industrial and mixed uses.

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Roll: 06513002/06524002/
06524007/06524001/
06524004
File: PL20200173
Legal: Lot:1 Block:5
Plan:0311824; within W-13-
26-01-W05M, SW/SE/NE-24-
26-01-W05M
Page 267 of 502
Printed: January 6, 2021

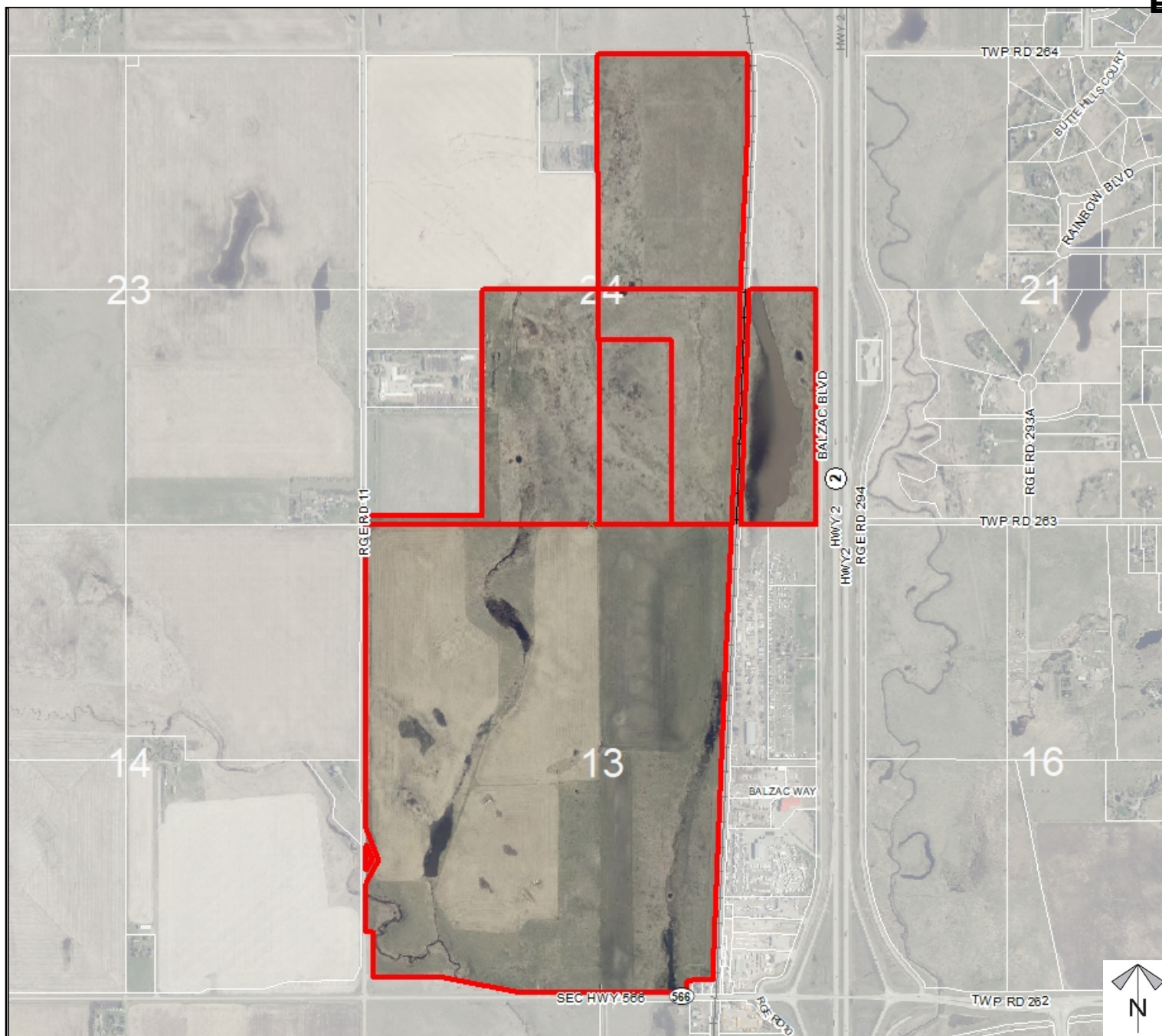




Development Proposal

Conceptual Scheme Proposal

To adopt the Rocky Creek Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision applications, in order to facilitate the development of a residential community with industrial and mixed uses.



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Development Concept

Conceptual Scheme Proposal

To adopt the Rocky Creek Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision applications, in order to facilitate the development of a residential community with industrial and mixed uses.



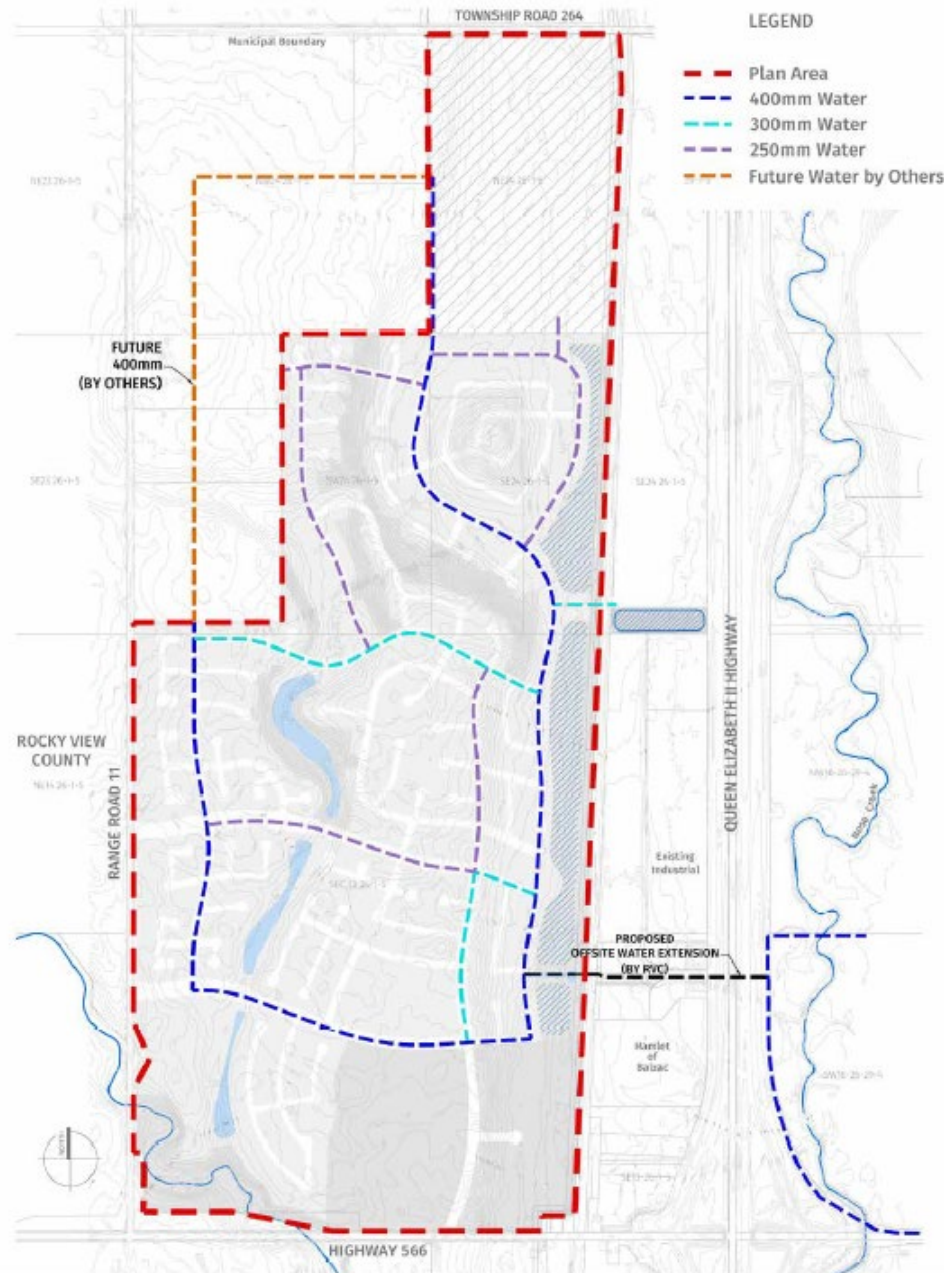
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 26-01-W05M, SW/SE/NE-24-
 26-01-W05M
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 Printed: January 6, 2021



Water Servicing

Conceptual Scheme Proposal

To adopt the Rocky Creek Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision applications, in order to facilitate the development of a residential community with industrial and mixed uses.



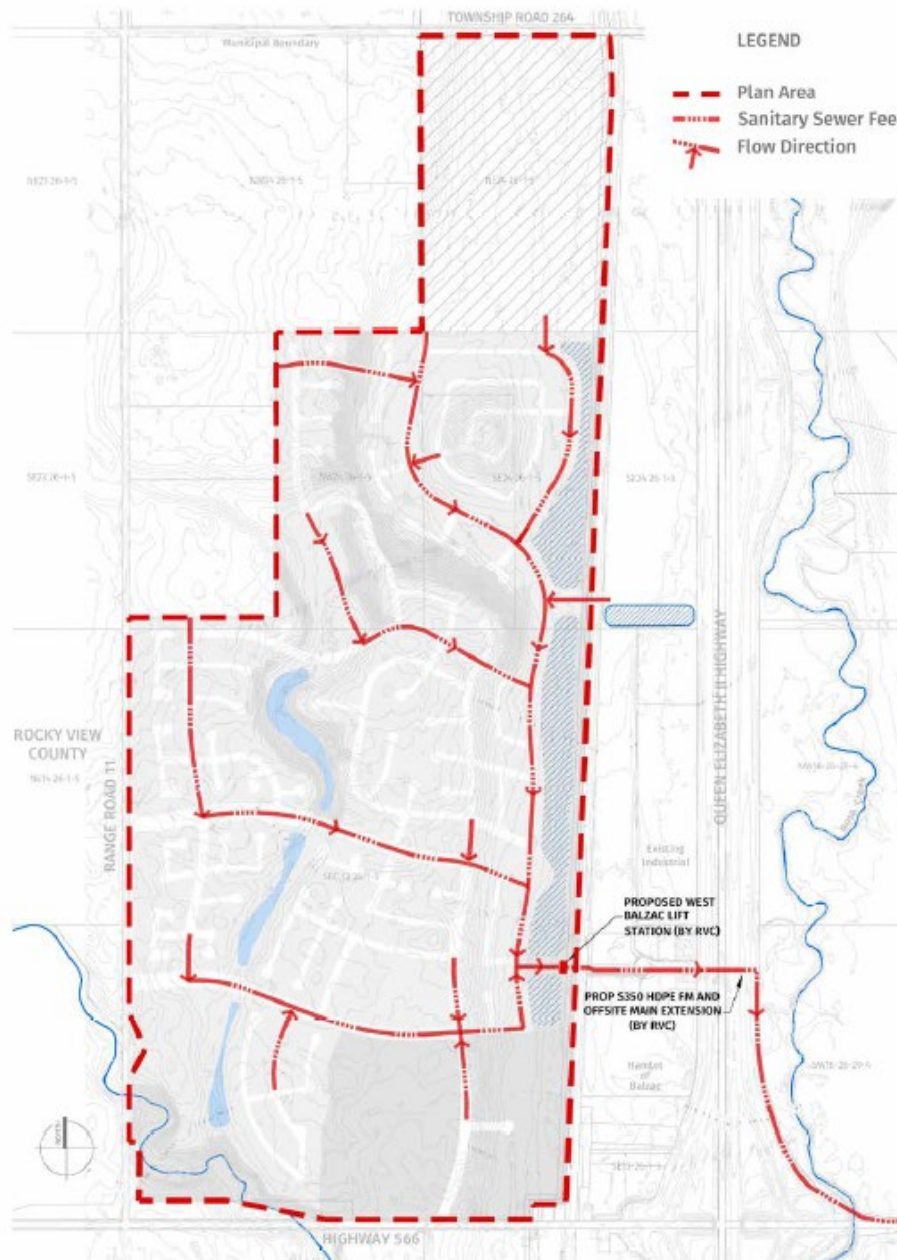
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 26-01-W05M
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 Printed: January 6, 2021



Wastewater Servicing

Conceptual Scheme Proposal

To adopt the Rocky Creek Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision applications, in order to facilitate the development of a residential community with industrial and mixed uses.



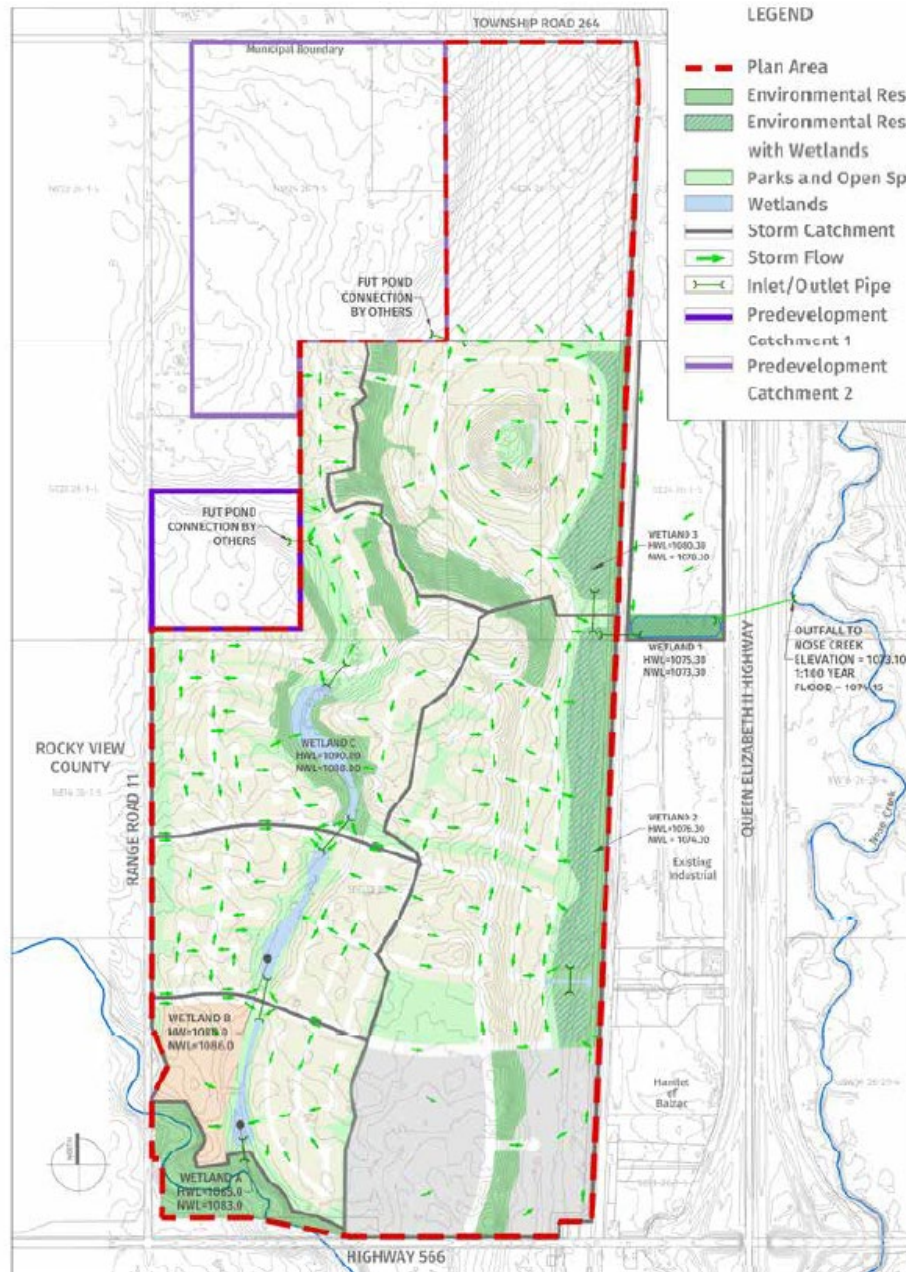
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Stormwater

Conceptual Scheme Proposal

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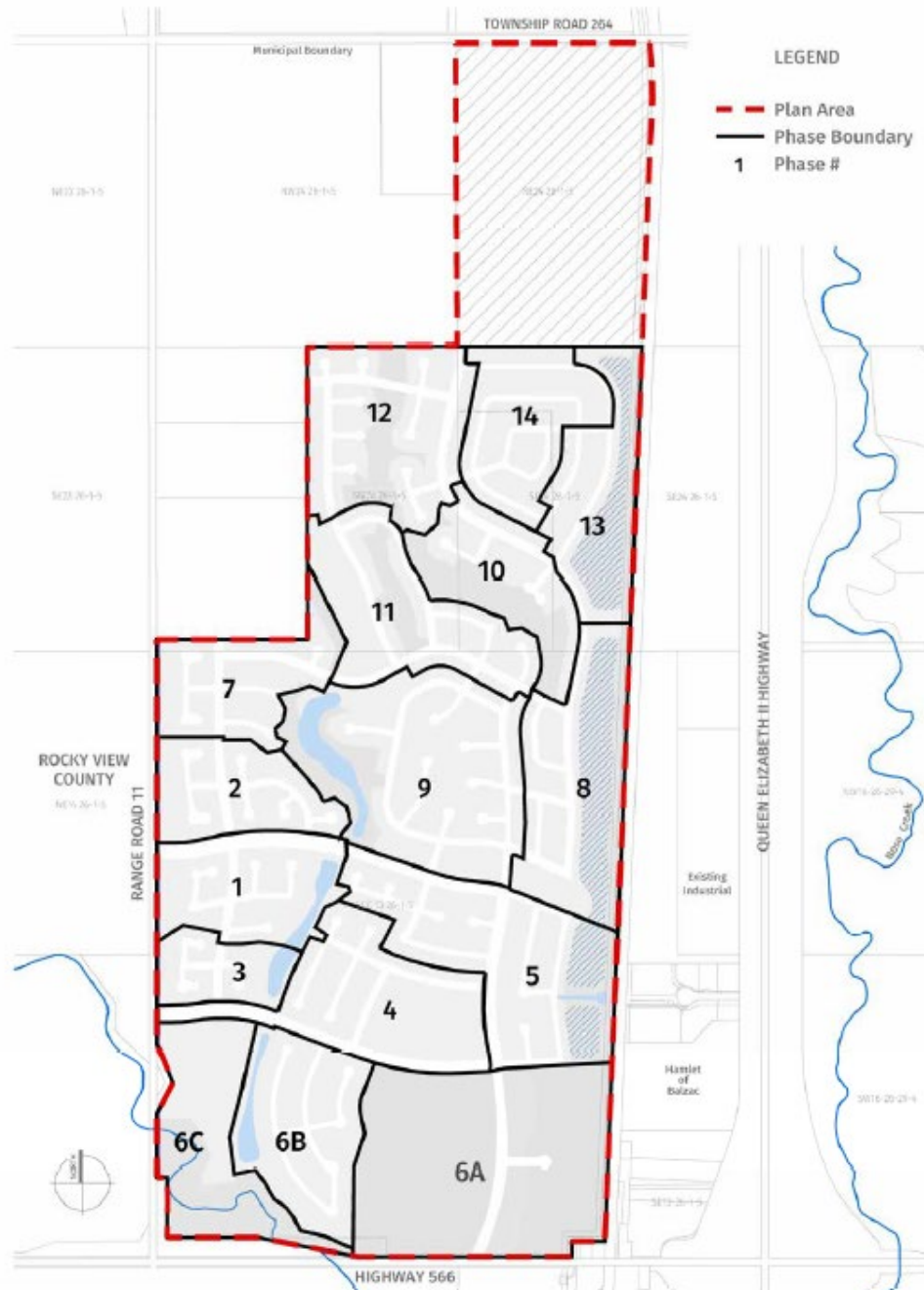
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Development Phases

Conceptual Scheme Proposal

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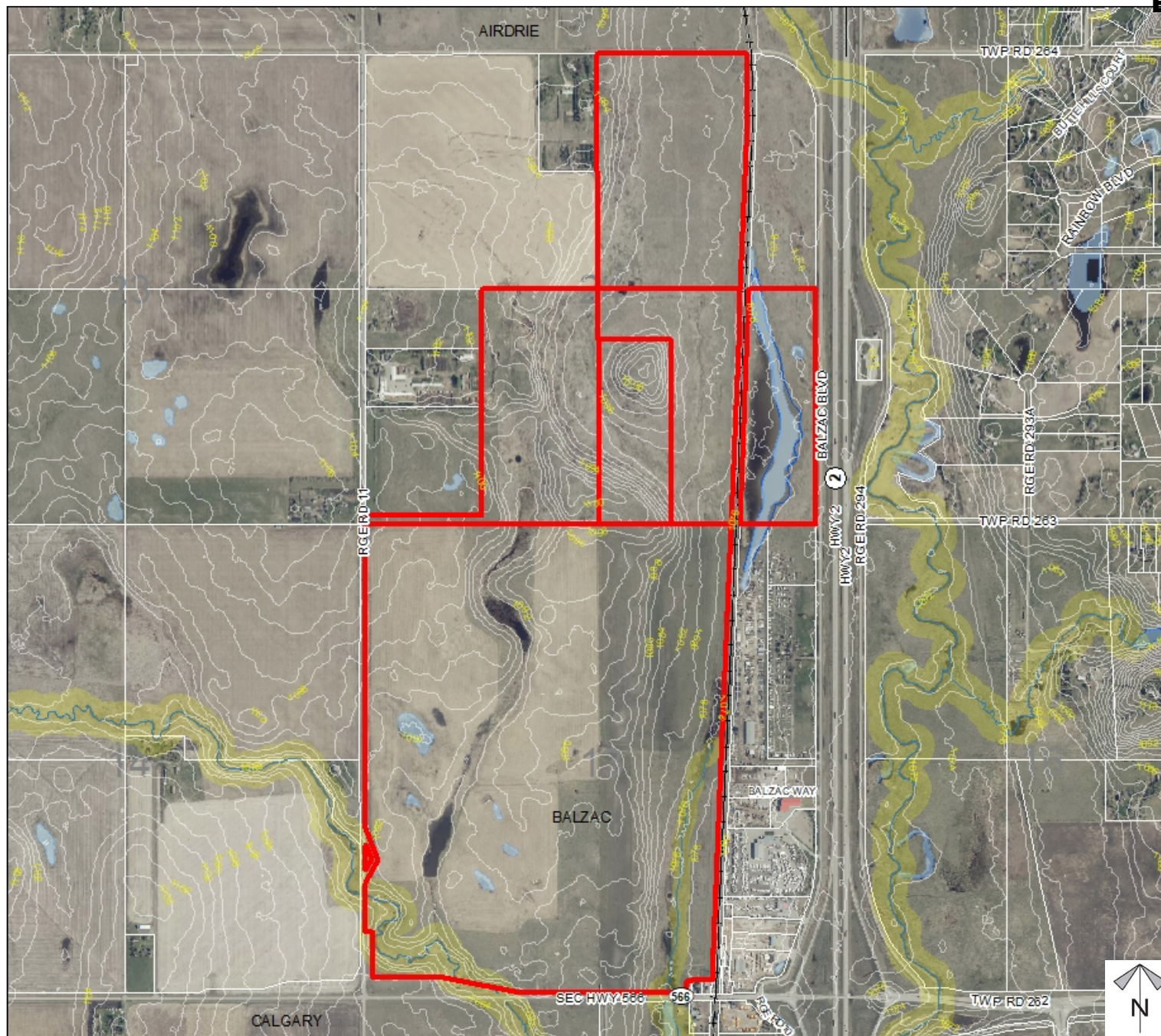
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 26-01-W05M
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Environmental

Conceptual Scheme
Proposal

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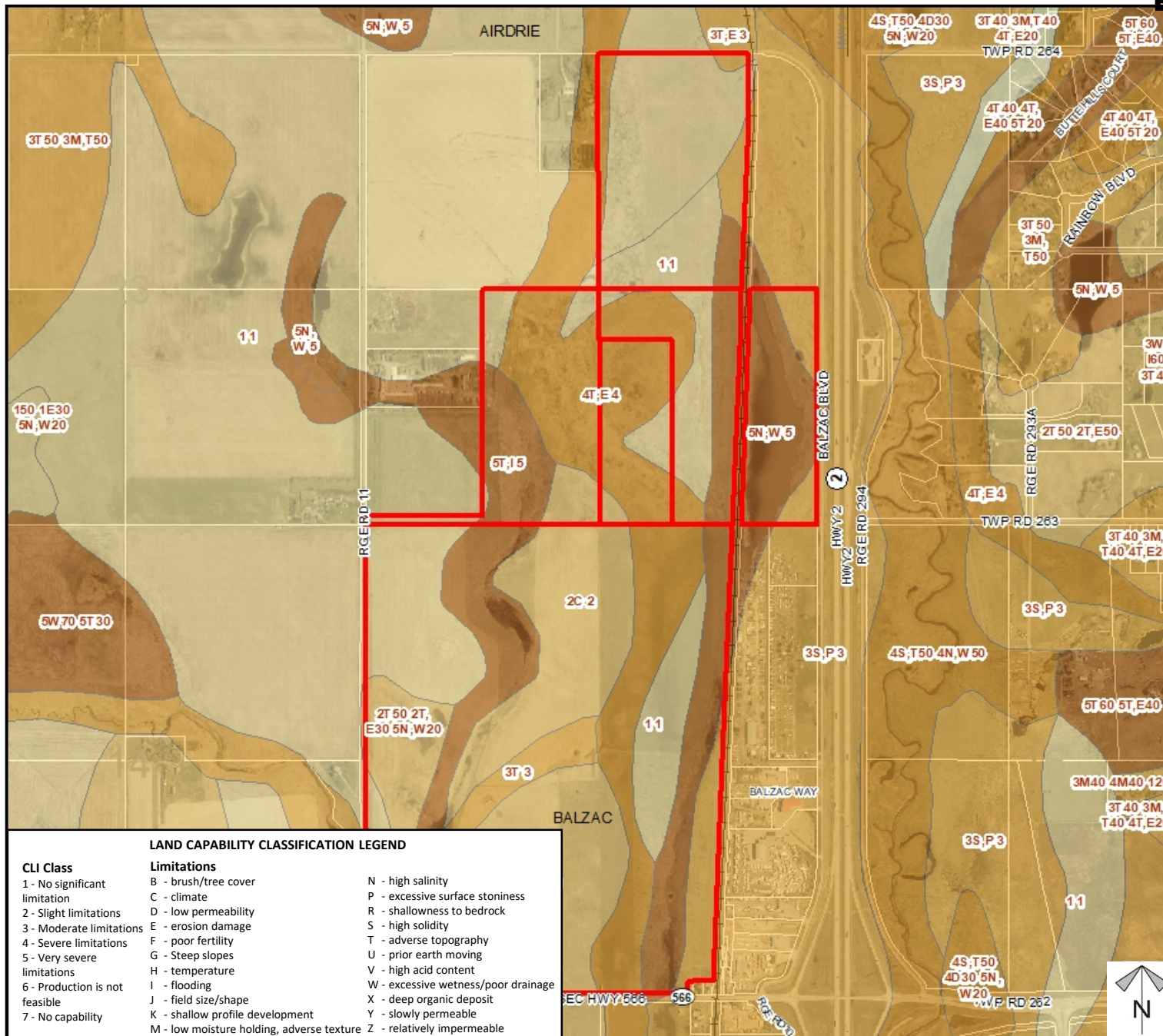
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- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

Division: 7
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 06524007/06524001/
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 File: PL20200173
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Conceptual Scheme Proposal

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26-01-W05M
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Landowner Circulation Area

Conceptual Scheme Proposal

To adopt the Rocky Creek Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision applications, in order to facilitate the development of a residential community with industrial and mixed uses.

Legend

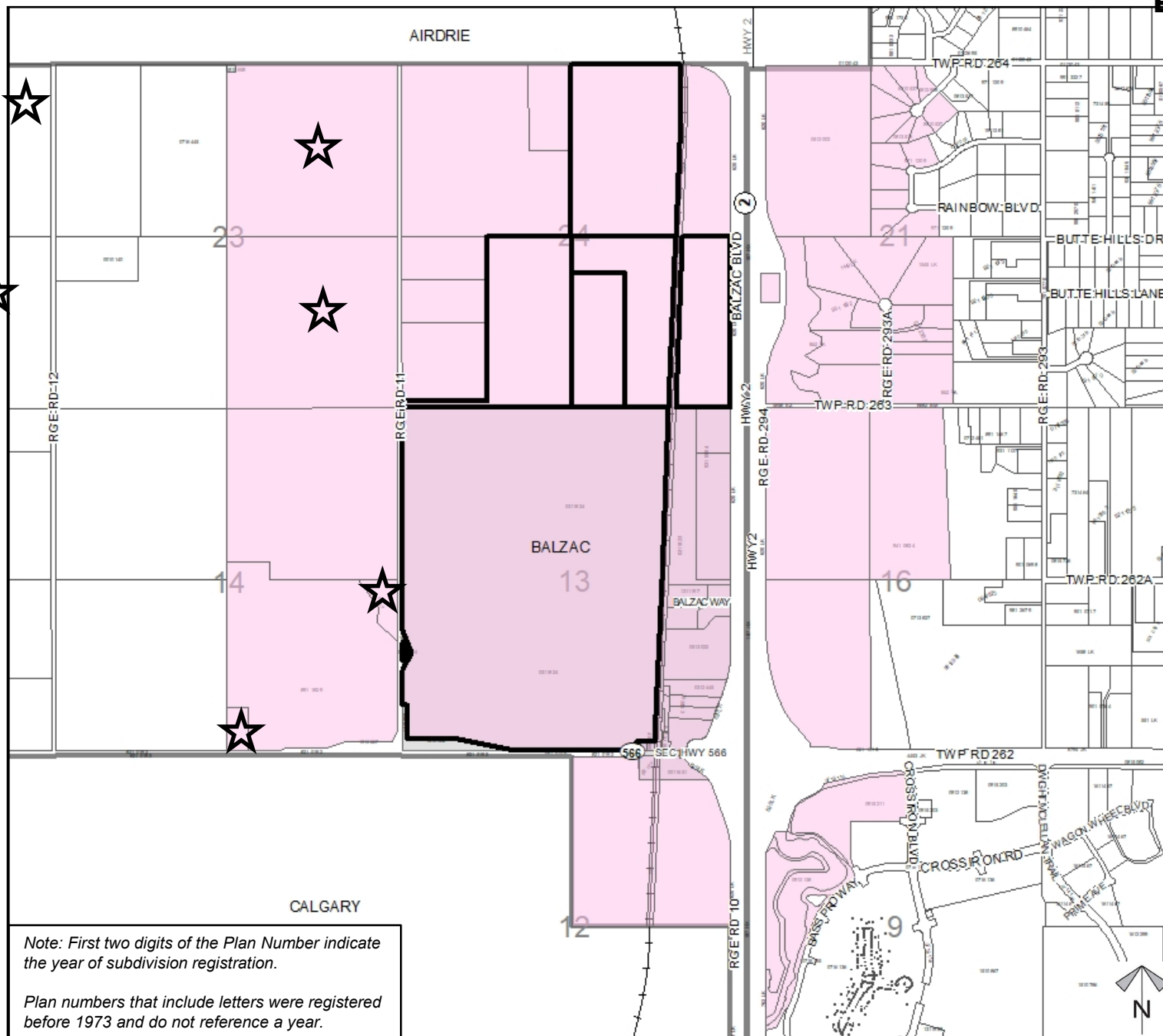
Support (6)



Not Support



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 26-01-W05M, SW/SE/NE-24-
 26-01-W05M
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 Printed: January 6, 2021



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.

June 4, 2021

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

Attention: Reeve Henn and Council

Re: **West Balzac - Public Hearings - Letter of Support - Melcor Developments**

This letter is in support of Melcor Developments' proposed developments in West Balzac including redesignations to commercial, Rocky Creek Conceptual Scheme for residential and mixed commercial and recreational uses, and Rocky Creek Redesignation for low density housing.

As a local land-owner in West Balzac, and member of the West Balzac Land Owners' Association, we have long supported the servicing to West Balzac that was recently approved by Council and currently under construction, and future development of West Balzac.

The proposed developments by Melcor Developments in West Balzac are scheduled for public hearing and include:

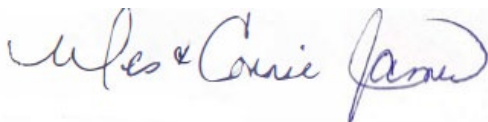
PL20200154 – Redesignation – Public Hearing scheduled June 15, 2021.

PL20200173 – Rocky Creek Conceptual Scheme – Public Hearing Scheduled July 20, 2021.

PL20200174 – Rocky Creek Redesignation – Public Hearing scheduled July 20, 2021.

We thank you for your consideration and support.

Sincerely,



Wesley and Connie James
263005 RR 11
Rocky View County, AB
T4B 2T3

cc. Alan Boucher, Regional Manger, Melcor Developments
West Balzac Land Owners Association

From: [REDACTED]
To: [Public Hearings Shared](#)
Cc: [Xin Deng](#)
Subject: [EXTERNAL] - FW: West Balzac-Public Hearings-Letter of Support Updated
Date: June 7, 2021 1:31:33 PM

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

Forwarded as directed.

From: Rick McDonald [REDACTED]
Sent: June 7, 2021 1:28 PM
To: 'XDeng@rockyview.ca'; [REDACTED]
Cc: 'MMitton@rockyview.ca'; 'chris@abnorthprojects.com'; ABoucher
Subject: RE: West Balzac-Public Hearings-Letter of Support Updated

Reeve Dan Henn and Rocky View County Council,

On behalf of Rocky View Capital Corp. we have updated and are re-submitting this letter in support of Melcor Developments' proposed developments in West Balzac including re-designations to commercial, Rocky Creek Conceptual Scheme for residential and mixed commercial and recreational uses, and Rocky Creek Re-designation for low density housing.

As a local land-owner in West Balzac, and member of the West Balzac Land Owners' Association, we have long supported the servicing to West Balzac that was recently approved by Council and currently under construction, and future development of West Balzac.

The proposed developments by Melcor Developments in West Balzac are scheduled for public hearing and include:

PL20200154 – Re-designation – Public Hearing scheduled June 15, 2021

PL20200173 – Rocky Creek Conceptual Scheme – Public Hearing Scheduled July 20, 2021

PL20200174 – Rocky Creek re-designation – Public Hearing scheduled July 20, 2021

We thank you for your consideration and support.

Sincerely,

Rick McDonald, President
Rocky View Capital Corp
Owner NE 22-26-01-W5

cc. Alan Boucher, Regional Manager, Melcor Developments
West Balzac Land Owners Association

June 7, 2021

Dear Reeve Henn and Council,

This letter is in support of Melcor Developments' proposed developments in West Balzac including; Rocky Creek Conceptual Scheme for residential and mixed commercial and recreational uses, and Rocky Creek Redesignation for low density housing.

As a local land owner in West Balzac, and member of the West Balzac Land Owners' Association, we have long supported the servicing to West Balzac that was recently approved by Council and currently under construction, and future development of West Balzac.

The proposed developments by Melcor Developments in West Balzac are scheduled for public hearing and include:

PL20200173 – Rocky Creek Conceptual Scheme – Public Hearing Scheduled July 20, 2021 – RVC Planner: Xin Deng

PL20200174 – Rocky Creek redesignation – Public Hearing scheduled July 20, 2021 – RVC Planner: Xin Deng

We thank you for your consideration and support.

Sincerely,

Marilea and Norman McCaw
Landowners of adjacent property west of the subject lands
SE ¼ 14 26 1 W5

cc. Alan Boucher, Regional Manger, Melcor Developments
West Balzac Land Owners Association

June 5, 2021

Dear Reeve Henn and Council,

This letter is in support of Melcor Developments' proposed developments in West Balzac including redesignations to commercial, Rocky Creek Conceptual Scheme for residential and mixed commercial and recreational uses, and Rocky Creek Redesignation for low density housing.

As a local land-owner in West Balzac, and member of the West Balzac Land Owners' Association, I have long supported the servicing to West Balzac that was recently approved by Council and currently under construction, and future development of West Balzac.

The proposed developments by Melcor Developments in West Balzac are scheduled for public hearing and include:

PL20200154 – Redesignation – Public Hearing scheduled June 15, 2021 – RVC Planner: Oksana Newmen

PL20200173 – Rocky Creek Conceptual Scheme – Public Hearing Scheduled July 20, 2021 – RVC Planner: Xin Deng

PL20200174 – Rocky Creek redesignation – Public Hearing scheduled July 20, 2021 – RVC Planner: Xin Deng

I thank you for your consideration and support.

Sincerely,

Philip Perry

262107 Range Road 11,

Rockyview County, AB T4B 2T3

cc. Alan Boucher, Regional Manger, Melcor Developments

West Balzac Land Owners Association

858811 Alberta Ltd.
[REDACTED]
[REDACTED]
[REDACTED]

Dear Reeve Henn and Council,

RE: West Balzac Servicing/Melcor Developments

This letter is in support of Melcor Developments' proposed developments in West Balzac including redesignations to commercial, Rocky Creek Conceptual Scheme for residential and mixed commercial and recreational uses, and Rocky Creek Redesignation for low density housing.

As a local land-owner in West Balzac, and member of the West Balzac Land Owners' Association, we have long supported the servicing to West Balzac that was recently approved by Council and currently under construction, and future development of West Balzac.

The proposed developments by Melcor Developments in West Balzac are scheduled for public hearing and include:

PL20200154 – Redesignation – Public Hearing scheduled June 15, 2021 – RVC Planner: Oksana Newmen

PL20200173 – Rocky Creek Conceptual Scheme – Public Hearing Scheduled July 20, 2021 – RVC Planner: Xin Deng

PL20200174 – Rocky Creek redesignation – Public Hearing scheduled July 20, 2021 – RVC Planner: Xin Deng

We thank you for your consideration and support.

Sincerely,

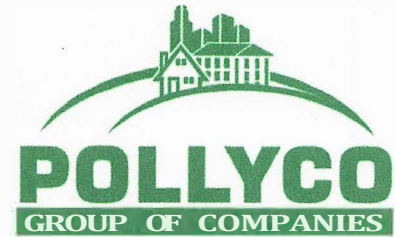
Brar

858811 Alberta Ltd.

Japant Brar

Owner: Rocky View County, Balzac NE-23-26-01-05

Pollyco Group of Companies
Unit #300, 7141 St SE, Calgary, AB T2G 2GB
[REDACTED]
[REDACTED]



Dear Reeve Henn and Council,

This letter is in support of Melear Developments' proposed developments in West Balzac including redesignations to commercial, Rocky Creek Conceptual Scheme for residential and mixed commercial and recreational uses, and Rocky Creek Redesignation for low density housing.

As a local developer land-owner in West Balzac, and member of the West Balzac Land Owners' Association, we have long supported the servicing to West Balzac that was recently approved by Council and currently under construction, and future development of West Balzac. Our lands are located in SW Sec 22 under Landquest.

The proposed developments by Melear Developments in West Balzac are scheduled for public hearing and include:

PL20200154 - Redesignation - Public Hearing scheduled June 15, 2021- RVC Planner: Oksana Newmen

PL20200173 - Rocky Creek Conceptual Scheme - Public Hearing Scheduled July 20, 2021- RVC Senior Planner: Xing Deng

PL20200174- Rocky Creek redesignation - Public Hearing scheduled July 20, 2021- RVC Senior Planner: Xing Deng

We thank you for your consideration and support.

Sincerely,

A handwritten signature in blue ink, appearing to read "W G Turnbull", is written over the word "Sincerely,".

W G Turnbull

cc. Alan Boucher, Regional Manger, Melear Developments
West Balzac Land Owners Association



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: July 20, 2021 **DIVISION:** 7
TIME: Afternoon Appointment
FILE: 06513002 **APPLICATION:** PL20200174
SUBJECT: Redesignation Item – Residential District, Special District, and DC-80 Amendment
 Note: This application should be considered in conjunction with Rocky Creek Conceptual Scheme application (E-3 item - PL20200173)

APPLICATION: Rocky Creek Stage 1: To redesignate \pm 30.59 hectare (\pm 75.59 acre) of the subject land from Direct Control District (DC-80) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), in order to facilitate the creation of 234 dwelling units.

DC-80 Amendment: To delete clauses that refer to Schedule B, and replace the existing Schedule A and Schedule B with the proposed new Schedule A.

GENERAL LOCATION: Located on the northeast junction of Highway 566 and Range Road 11.

LAND USE DESIGNATION: Direct Control District (DC-80)

EXECUTIVE SUMMARY:

Council gave first reading to Bylaw C-8133-2021 on February 23, 2021. The proposal is consistent with the following documents:

- The proposed development is consistent with the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), City of Airdrie/ M.D. of Rocky View Intermunicipal Development Plan (IDP), Balzac West Area Structure Plan (ASP), Rocky Creek Country Club Conceptual Scheme (CS), Direct Control Bylaw (DC-80) and Land Use Bylaw (LUB).

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

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8133-2021 be amended in accordance with Attachment 'C'.
 Motion #2 THAT Bylaw C-8133-2021 be given second reading.
 Motion #3 THAT Bylaw C-8133-2021 be given third and final reading.
- Option #2: THAT application PL20200174 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT



Administration Resources

Xin Deng, Planning and Development Services



APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Municipal Development Plan (County Plan); • Rocky View County / City of Calgary IDP; • City of Airdrie / M.D. of Rocky View IDP; • Balzac West ASP; • Rocky Creek Country Club CS; • Direct Control Bylaw (DC-80); and • Land Use Bylaw (LUB) 	<ul style="list-style-type: none"> • Preliminary Geotechnical Subsoil Investigation (Almor Engineering Associates Ltd. August 2002) • Historical Resource Impact Assessment (Bison Historical Services Ltd. August 5, 2006) • Phase One Environmental Site Assessment (Base Property Consultants Ltd. September 10, 2010) • Water Body Ownership, Boundary Assessment and Research Program (Stantec Consulting Ltd., August 2017) • Environmental Desktop Assessment (Urban System Ltd., December 11, 2020) • Servicing Design Brief (Urban Systems, December 2020) • Sub-Catchment Master Drainage Plan (Urban Systems, December 2020) • Traffic Impact Assessment (ISL Engineering and Land Services Ltd. February 2021)

POLICY ANALYSIS:

Rocky View County/City of Calgary IDP

The lands are located in a Rocky View County Growth Corridor in the IDP. Policy 8.1.1 states that County growth corridors should be governed by the County's statutory and local area plans. Therefore, the proposal was primarily evaluated in accordance with the County Plan and the Balzac West ASP.

The application was circulated to the City of Calgary. The City provided comments raising concerns on pathway connectivity to the City's Nose Creek ASP and consideration for incorporation of transit readiness into the site design of the proposed Conceptual Scheme. County Administration met with the City of Calgary in June 2021. As a result of discussion, Policy 7.2.3.6 and Policy 12.3.1.7 regarding pathway connectivity and consideration for transit readiness when appropriate have been added to the proposed CS.

City of Airdrie / M.D. of Rocky View IDP

The lands fall within the notification area of the Intermunicipal Development Plan, and thus, the City of Airdrie was circulated for comments. The City of Airdrie's comments focus around the proposed Rocky Creek Conceptual Scheme, which is discussed in the associated staff report (PL20200173).

Administration met with the City of Airdrie staff in June 2021, and provided clarification of the application and discussed the intent of the "future industrial" located at the north end of the plan area. It is intended that the "future industrial" will require an amendment to this CS (or an entirely new CS) closer to the time of development. In doing so, the interface, transportation network, and land uses of



the plan area will be further refined at that time. In order to clarify this intent, a new Policy 3.3.1.2 requiring an amendment or a new CS has been added to address the issue.

County Plan

Policy 9.1 of the County Plan encourages and supports the development of Hamlets as fully serviced rural communities providing a range of land uses, housing types, and rural services to their residents and local area, in accordance with their area structure plan or conceptual scheme. The proposal is located in the Hamlet of Balzac, and thus it was evaluated in accordance with the Balzac West ASP.

The proposed Rocky Creek CS was also evaluated in accordance with Section 29 and Appendix C Conceptual Scheme submission within the County Plan.

Balzac West ASP

The proposed redesignation area for Development Stage 1 includes residential uses and Municipal Reserves, which is consistent with the residential uses expected in the existing Hamlet of Balzac Policy Area within the Balzac West ASP.

Rocky Creek Country Club Conceptual Scheme

As explained in the associated staff report (PL20200173), the proposed new Rocky Creek Conceptual Scheme will replace the previously approved Rocky Creek Country Club Conceptual Scheme. The proposed Development Stage 1 is consistent with the proposed Rocky Creek Conceptual Scheme and meets the intent of the previously approved Rocky Creek Country Club Conceptual Scheme.

Direct Control Bylaw (DC-80)

The amendments to DC-80 are to delete Schedule B and all clauses that refer to Schedule B, and remove the lands being redesignated to R-MID and S-PRK in Schedule A. DC-80 was prepared to support the original Rocky Creek Country Club Conceptual Scheme. The applicant intends to redesignate the lands on a phase-by-phase basis. The detailed text amendments to DC-80 are included in the report package.

Land Use Bylaw

The proposed Residential, Mid-Density Urban District (R-MID) supports a variety of residential development types including single-detached, semi-detached, and rowhousing; all forms meet the intent of the proposed Rocky Creek Conceptual Scheme.

The proposed Special, Parks and Recreation District (S-PRK) supports open space, pathways, and trails, which form part of the development and is also consistent with the proposed Rocky Creek Conceptual Scheme.

Respectfully submitted,

Concurrence,

"Brock Beach

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

XD/llt



ATTACHMENTS

ATTACHMENT 'A': Application Information
ATTACHMENT 'B': Application Referrals
ATTACHMENT 'C': Bylaw C-8133-2021 and Schedule A & B
ATTACHMENT 'D': Proposed Amendment to DC-80 (Redline Version)
ATTACHMENT 'E': Map Set
ATTACHMENT 'F': Public Submissions



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Urban System (Mike Coldwell)	OWNERS: Meclor Developments Ltd.
DATE APPLICATION RECEIVED: December 15, 2020	DATE DEEMED COMPLETE: February 4, 2021
GROSS AREA: ± 193.25 hectares (± 477.54 acres)	LEGAL DESCRIPTION: A portion of Section 13-26-01-W05M
SOILS (C.L.I. from A.R.C.): <p>1 1 – A portion of the land contains soil with no significant limitations for cereal crop production</p> <p>2C,2 – A portion of the land contains soil with slight limitation for cereal crop production due to climate</p> <p>2T50,2T,E30,5N,W20 – A portion of the land in the southwest corner contains soil with slight limitation for cereal crop production due to adverse topography and erosion damage, and a portion of land contains soil with very severe limitation for cereal crop production due to high salinity and excessive wetness / poor drainage.</p> <p>3T 3 – A portion of the land in the south contains soil with moderate limitations for cereal crop production due to adverse topography.</p> <p>4T E4 – A portion of the land in the north contains soil with severe limitations for cereal crop production due to adverse topography and erosion damage.</p> <p>5T I5 – A portion of the land at the west end contains soil with very severe limitations for cereal crop production due to adverse topography and flooding.</p> <p>5N, W5 – A portion of the land at the east end contains soil with very severe limitations for cereal crop production due to high salinity and excessive wetness / poor drainage.</p>	
HISTORY: <p>October 1, 2002: Council approved Rocky Creek Country Club Conceptual Scheme application (2002-RV-209) and Direct Control Bylaw (DC-80) (2001-RV-163). The proposed development was intended to develop 1400 units manufacture homes with a golf course in the community. As the servicing is not available in the subject land since the plan was adopted, there is no development.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 69 adjacent County landowners, 3 adjacent City of Calgary residents, and 4 adjacent City of Airdrie residents. Six (6) letters in support were received.</p> <p>The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'.</p>	



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>External Departments</i>	
Alberta Transportation	<p>In reviewing the Conceptual Scheme, Traffic Impact Assessment, and proposed redesignation, Alberta Transportation has the following comments.</p> <ul style="list-style-type: none"> • Alberta Transportation will allow initial phases (approximately 200 units) until the Highway 2 / Highway 566 interchange is upgraded, or the Highway 2 / 40 Avenue partial interchange is constructed. The department will request an updated TIA to determine if additional capacity becomes available at the Highway 2/566 Interchange after the 40th Avenue partial interchange is constructed and operational. • The TIA will require revisions or updates prior to subdivision, development, and/or future phases of the proposed project, to reflect changes. The department will provide further comments at that time. • Alberta Transportation will only permit access via RR11 for the interim condition. The south access "A" is not permitted until such time the Hwy 2 / 566 interchange is upgraded, 4 lane twinning is constructed on Highway 566 between Hwy 2 and RR11, and the roundabout at Access "A" has been constructed. This is subject to the completion of the roundabout intersection at Highway 566 and Range Road 11, scheduled for construction later this year. • It may not be possible to improve the existing intersection of Hwy 566 / Balzac Blvd to a Type IV intersection due to the proximity of the interchange. Other solutions may need to be identified to address short-term issues. Balzac Blvd. should not be relied on for interim access to the development site. Other options may be considered if Balzac Blvd. is desired to provide access to the proposed development
Canadian Pacific Railway	<p>Please be made aware that Canadian Pacific Railway is not in favor of residential development adjacent to our right-of-way as this land use is not compatible with railway operations.</p> <p>The health, safety, and welfare of future residents could be adversely affected by railway activities. Should any proposed residential subdivision application adjacent to the railway right of way receive approval? Canadian Pacific Railway requests that all recommended guidelines are considered as it relates to residential development adjacent to the CPR, which can be found at the following link - http://www.proximityissues.ca</p> <p>We would appreciate being circulated with all future correspondence related to Residential or Commercial developments</p>



AGENCY	COMMENTS
City of Airdrie	<p data-bbox="404 310 1430 611">As stated in our IMC meeting last month and in response to the proposed Municipal Development Plan, we respect the right and opportunity for Rocky View County to direct growth to strategic locations, such as West Balzac. As discussed in our response to the MDP, the City of Airdrie has consistently supported the concepts of regional planning, regional servicing, and other means to achieve efficiencies, equities, and successes as a region. We see substantial opportunities for our municipalities to achieve such objectives through intermunicipal collaboration. We note that this development proposal in West Balzac brings these potential impacts and opportunities into specific relief.</p> <p data-bbox="404 632 1422 762">Per our ongoing discussions with the County on shared service optimization as well as the potential impacts and inequities associated with growth in this area, Airdrie seeks the following measures in order to support these specific development applications:</p> <ul style="list-style-type: none"> <li data-bbox="404 783 1425 877">a) Policy language in the proposed MDP to recognize the potential impacts and opportunities associated with growth in this corridor and to work collaboratively to resolve them; <li data-bbox="404 898 1312 961">b) A Memorandum of Understanding (MOU) for the development of an Intermunicipal Collaborative Framework (ICF); <li data-bbox="404 982 1409 1045">c) A signed ICF detailing the municipal service categories for potential sharing and optimization; <li data-bbox="404 1066 1403 1094">d) Signed cost-sharing agreements for the servicing identified in the ICF; and, <li data-bbox="404 1115 1435 1209">e) A Joint Council meeting schedule and approach to review impacts and opportunities in common growth corridors, as well as to retain and amend the particulars of the ICF, where required. <p data-bbox="404 1230 1398 1293">The City of Airdrie looks forward to supporting the proposed applications with the formalization of all of these mechanisms.</p> <p data-bbox="404 1325 891 1352">General Information and Concerns:</p> <ul style="list-style-type: none"> <li data-bbox="404 1373 846 1400">1. Environmental Issues/Wetlands <li data-bbox="404 1421 740 1449">2. Slopes/Grade Changes <li data-bbox="404 1470 1068 1497">3. Coordinated Economic Strategy (IDP Reference) <li data-bbox="404 1518 602 1545">4. School Sites <li data-bbox="404 1566 686 1593">5. Interface/Transition <li data-bbox="404 1614 621 1642">6. Aligning ASPs <p data-bbox="404 1684 659 1711">Impacts to Airdrie:</p> <ul style="list-style-type: none"> <li data-bbox="404 1732 626 1759">1. Transportation <li data-bbox="404 1780 729 1808">2. Transitioning/Buffering <li data-bbox="404 1829 708 1856">3. Emergency Planning <li data-bbox="404 1877 540 1904">4. Schools



AGENCY	COMMENTS
City of Calgary	5. Development Timeline
	<p>Additional Discussion Items:</p> <ol style="list-style-type: none"> 1. Storm Pond Locations 2. Detailed Report Submissions (ESA, TIA) 3. Dark Sky Policy Approach 4. Intended Sequencing 5. Snow Removal
	<p>The City of Calgary has reviewed the above-noted application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies. The City of Calgary Administration has the following comments and requests for your consideration, requests a meeting regarding the conceptual scheme, and will provide a further position once the appropriate circulations have been received and reviewed.</p>
	<p>Planning</p>
	<ol style="list-style-type: none"> 1. The City of Calgary would suggest that the scale and intensity of this proposal should be reflected in the Balzac West Area Structure Plan through an amendment. This would allow for an understanding of the cumulative impacts of all of the proposed growth to be reflected and reviewed. 2. Rocky View County's Parks and Open Space Master Plan shows a conceptual pathway between Calgary and Airdrie. The alignment generally shows it on Range Road 11. The Conceptual Scheme includes a pathway for portions of this road but is not maintained north-south to Highway 566. The Conceptual Scheme should include a pathway north-south on Range Road 11 for the entire stretch of road. 3. A green corridor is outlined in the Nose Creek ASP which connects into the Cross Iron Mills pathways. A connection should be included in the Conceptual Scheme to the green corridor in the Nose Creek ASP. 4. A pathway connection from Nose Creek to the Environmental Reserve area and pathway would be beneficial within the Conceptual Scheme. 5. Nose Creek ASP has the following policy that should be mirrored in the Conceptual Scheme. a. A seamless connection to pathways, roadways, and open space planning should be provided to communities adjacent to Nose Creek. There should be no clear delineation between communities in the City of Calgary and communities in RVC while achieving the vision of a healthy community. 6. The Rocky View County/City of Calgary Intermunicipal Development Plan states that 6.4.2 Scale of transition between industrial and residential should be proportionate to the level of impact between existing and planned land uses to mitigate potential health, safety, and nuisance factors. Consideration should be given to appropriate transition and buffering between these areas, specifically along Highway 566.



AGENCY	COMMENTS
	<p>7. The Conceptual Scheme primarily proposes residential development which values a broader range of recreation programs in their community. Passive recreational services are provided within the plan area. However, limited recreational facilities are provided within the plan area, this outlines the need to draft area structure plan amendments that address this and reflect the Recreation and Parks Master Plan. Cost-sharing for recreation facilities within Calgary should be a policy within the Conceptual Scheme.</p> <p>Transportation</p> <ol style="list-style-type: none"> 1. Further information is required to provide a position of support or non-support. A TIA is required that outlines the impact of the development on Calgary's roadways given the proximity of the development area to the City of Calgary. 2. Recommend giving consideration to potential future regional transit connections through and to the development area given the close proximity to both Calgary and Airdrie. 3. The City has concerns over the cumulative impacts on City and regional mobility from County development on the edge of the City, this needs to be addressed in the appropriate planning documents. <p>Storm Water</p> <ol style="list-style-type: none"> 1. The stormwater management strategy shows the runoff from these developments to flow into the Nose Creek tributary system. A system of constructed wetlands will be used for the initial confluence of runoff. Though not a direct source of drinking water this creek does have segments that are in Calgary and eventually the creek does have a confluence with the Bow River southeast of downtown Calgary. The City would request further review of proposed stormwater systems at a later detailed design stage to ensure any future plans conform to the broader context of the stormwater servicing study. 2. The Conceptual Scheme confirms that the requirements of the Nose Creek Watershed Water Management Plan will be adopted. The City would suggest a policy be included in <i>13.4.1 Stormwater Policies</i> committing the applicant to follow the policies outlined in the Nose Creek Watershed Water Management Plan. <p>Source Water</p> <ol style="list-style-type: none"> 1. The Conceptual Scheme area falls outside of the City of Calgary's Source Watershed. However, stormwater generated from the Conceptual Scheme plan area could impact someone else's drinking water/source water downstream, re-emphasizing the importance that a sustainable stormwater solution be developed and approved by all parties involved prior to Conceptual Scheme being considered by County Council.



AGENCY	COMMENTS
Internal Departments	
Agricultural Services	Agricultural Services Staff Comments: The application of the buffer treatments referenced in the Rocky Creek Conceptual Scheme will help to mitigate areas of concern including, trespass, litter, pets, noise, and concern over fertilizers, dust & normal agricultural practices.
Fire Services & Emergency Management	<p>The Fire Service has the following comments:</p> <ul style="list-style-type: none"> • Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for a private hydrant system if it is required. • Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code. • Please ensure that access routes are compliant to the designs specified in the National Building Code and the Rocky View County Servicing Standards. Please ensure that the two access routes are maintained. • Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the National Building Code & NFPA 1141.
GIS Services	The applicant needs to apply for the road naming application.
Transportation Services	Please be aware that this conceptual scheme will trigger an increase in operational cost due to the number of cul-de-sacs proposed. Currently, Transportation Services struggles to clear cul-de-sacs (bulbs) as the County continues urban development. This has resulted in the need for procuring specialized equipment but even still Snow and Ice Control (SNIC) is a challenge. Under current Council Policy, Transportation Services is to plow and sand all paved roads within the County. A reduced level of service may be expected in this area based on the current design.
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to provide a detailed landscaping plan for all open space and recreational areas associated with each proposed phase of development. • As a condition of future subdivision, the applicant is required to submit a Construction Management Plan and Erosion and Sedimentation Control Plan, in accordance with the requirements of the County Servicing Standards. • It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed infrastructure that is required.



AGENCY	COMMENTS
	<p>Geotechnical:</p> <ul style="list-style-type: none"> • A Preliminary Geotechnical Subsoil Investigation, prepared by Almor Engineering Associates Ltd. dated August 2002 was submitted. The report concluded that the lands are suitable for the proposed development. • At a future subdivision and/or development permit application stage, Engineering will require an updated Geotechnical report. The report shall evaluate the soil characteristics, existing groundwater conditions, and development constraints of the proposed development to the satisfaction of the County. <p>Transportation:</p> <ul style="list-style-type: none"> • The applicant submitted a Transportation Impact Assessment (TIA), prepared by ISL Engineering and Lands Services Ltd, dated February 2021. The report concluded that the existing interchange at QEII and HWY 566 will reach capacity in 2023 based on the assumption that 200 residential units will be added from the proposed development. With the construction of the QE II & 40th Ave interchange in Airdrie (anticipated to be completed in 2023), fewer vehicles are expected to use Hwy 566 interchange to and from Airdrie, as such may further create additional capacity along Hwy 566 to allow for approximately 400 residential units. • The TIA has also concluded that the existing RR 11 is sufficient to accommodate the first Phase of the proposed development. • At the time of future subdivision, the applicant will be required to submit an updated TIA to provide recommendations for off-site improvements that are required to be implemented with the applicable phase of the development. If offsite improvements are required to be implemented to support the applicable phase, the applicant will be required to enter into a Development Agreement with the County for the implementation of the necessary upgrades and be eligible to receive cost recoveries for any oversizing allowed in the infrastructure • As a condition of future subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the Transportation Off-site levy bylaw at the time of subdivision approval. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • The County is currently extending servicing from the East Rocky View Water and Wastewater system to the west of Hwy 2. The extension of the services will support a population growth of approximately 1,000 single-family units for the first stage and up to 2,240 units for the ultimate scenario. • A Servicing Design Brief identifies that plan for a gravity sanitary sewer main system that will collectively drain south and east towards the new West Balzac sanitary lift station that ultimately flows to the East Rocky View Wastewater System.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> As a condition of future subdivision, the applicant is required to provide a detailed site servicing study to support the proposed development and determine if offsite upgrades to the regional system may be required. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> Water Servicing is proposed to be an extension of the East Rocky View Water System through series of connecting pipes. As a condition of future subdivision, the Applicant is required to provide a detailed Potable Water Servicing and Hydraulic Design Study to ensure the pipeline is sized adequately considering provision for fire protection in accordance with the County's Servicing Standards. As a condition of future subdivision, the Applicant is required to enter into a Capacity Allocation Agreement for services to be provided at each phase of the development. As a condition of future subdivision, the Applicant is required to pay levies and/or address downstream system constraints in accordance with the current Regional Water and Wastewater Off-site Levy Bylaw, as amended at the time of subdivision approval. <p>Storm Water Management:</p> <ul style="list-style-type: none"> A Sub-Catchment Master Drainage Plan was submitted in support of the application. Stormwater runoff will be conveyed through a combination of piped and overland drainage systems including reconstructed wetlands that will manage peak flow for the 1:100 year event and provide the necessary water quality treatment required. The development release rates and volume release targets will adhere to the Nose Creek Watershed Water Management Plan. As a condition of future subdivision, the applicant shall be required to submit an updated Stormwater Management Plan to address the detailed design of the stormwater management infrastructure, in accordance with the County Servicing Standards and Nose Creek Watershed Water Management Plan. As a condition of future subdivision, the applicant shall be required to obtain Alberta Environment Water Act Approvals for the wetland and watercourse disturbances and any associated EPEA approval for the stormwater infrastructures as required. As a condition of future subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during the construction. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices.



AGENCY	COMMENTS
	<p data-bbox="404 310 618 338">Environmental:</p> <ul style="list-style-type: none"><li data-bbox="453 365 1442 464">• An Environmental Assessment was completed and identified various wetlands exist within the site including an unnamed creek in the southwest corner of the proposed site.<li data-bbox="453 485 1425 646">• As a condition of future subdivision, the Applicant is required to complete a full Biophysical Impact Assessment, complete with field surveys, to provide a full assessment of the existing wetlands and watercourses and provide any recommendations as required to support each phase of the development.<li data-bbox="453 667 1430 766">• Phase 1 Environmental Site Assessment was completed and concluded that there is no significant environmental impairment exists on the subject site.<li data-bbox="453 787 1435 850">• A Historical Resources Clearance letter was submitted, indicated that no historical resources were recorded or found on the subject site.

Circulation date: January 14, 2021 – February 4, 2021

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



BYLAW C-8133-2021

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020 being the *Land Use Bylaw*, and Direct Control Bylaw C-5613-2002.

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8133-2021*.

Definitions

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

Effect

- 3 THAT Schedule B, Land Use Map, of C-8000-2020 be amended by redesignating a portion of Lot 1, Block 5, Plan 0311824, W-13-26-1-W05M from Direct Control District (DC-80) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), as shown on the attached Schedule 'B' forming part of this Bylaw.
- 4 THAT a portion of Lot 1, Block 5, Plan 0311824, W-13-26-1-W05M is hereby redesignated to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), as shown on the attached Schedule 'B' forming part of this Bylaw.
- 5 THAT ~~Bylaw C-5613-2002 be amended as per Schedule A, forming part of this Bylaw. Section 1.3.0, 1.7.0, 2.6.3, 2.6.4, 3.7.0, 4.14.0, Schedule A and Schedule B of Bylaw C-5613-2002 be amended, as contained in Schedule “A” forming part of this Bylaw.~~
- 6 THAT Schedule A of Bylaw C-5613-2020 be amended in accordance with Schedule 'B' forming part of this Bylaw.
- 7 THAT Schedule B of Bylaw C-5613-2020 be deleted in its entirety.



ROCKY VIEW COUNTY

Effective Date

- 8 Bylaw C-8133-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME this _____ 23rd day of February, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

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

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



ROCKY VIEW COUNTY

SCHEDULE 'A'
Forming Part of BYLAW C-8133-2021

Amendment # 1

Delete Section 1.3.0

Amendment # 2

Delete Section 1.7.0, renumber and replace with:

- 1.6.0 In addition to the "Uses" contemplated in Section 2 hereof, the following Uses shall be allowed with in each Phase and shall be subject to the approval of the Municipality:

Amendment # 3

Delete Section 2.6.3

Amendment # 4

Delete Section 2.6.4

Amendment # 5

Delete Section 3.7.0, and replace with:

- 3.7.0 A permanent Recreational Vehicle Storage Area shall be provided concurrent with the Development Permit for Residential Phase A and shall be expanded at each subsequent Phase of Residential Development to the satisfaction of the Municipality.

Amendment # 6

Delete Section 4.14.0, and replace with:

- 4.14.0 Recreational Vehicle Storage Area - means the area of the Lands, set aside for the parking and/or storage of recreational vehicles owned by the Owner or lessees of the Residential Lease Sites.

Amendment # 7

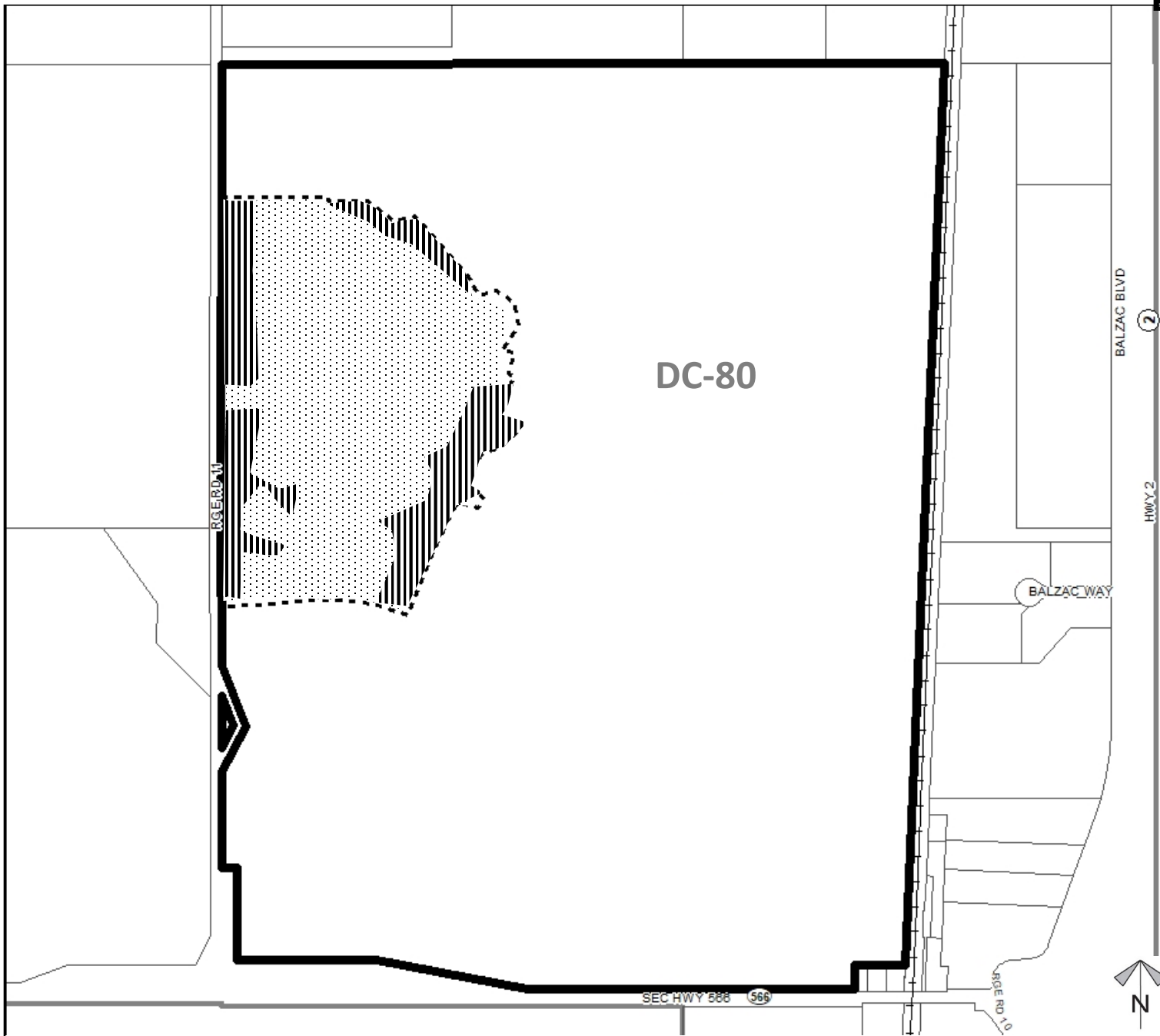
Delete the existing Schedule B of Bylaw C-5613-2002

Amendment # 8

Delete the existing Schedule A of Bylaw C-5613-2002, and replace with the proposed one, as shown as Schedule 'B'

Amendment # 9

Renumber the sections and rectify the previous typos.

Schedule 'B'
Bylaw
C-8133-2021
Amendment**FROM**
 Direct Control District
 (DC-80)
**TO**
 Residential, Mid-Density
 Urban District (R-MID)
FROM
 Direct Control District
 (DC-80)
**TO**
 Special, Parks and Recreation
 District (S-PRK)


Division: 7
 Roll: 06513002
 File: PL20200174
 Legal: Lot:1
 Block:5
 Plan:0311824;
 W-13-26-01-W05M

OFFICE CONSOLIDATION

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

Bylaw	Amendment Type	Date of Approval
C-5613-2002	Original Bylaw	October 1, 2002
C-8133-2021	Amending Section 1.3.0, 1.7.0, 2.6.3, 2.6.4, 3.7.0, 4.14.0, Schedule A and Schedule B	Month XX, 2021

DIRECT CONTROL BYLAW REGULATIONS

1. That Land Use Bylaw C-4841-97 be amended by redesignating the use of the Lands from Ranch and Farm District and Ranch and Farm (2) District to Direct Control District in accordance with the following guidelines:

- 1.0.0 General Regulations.
- 2.0.0 Land Use Regulations.
- 3.0.0 Development Regulations
- 4.0.0 Definitions

1.0.0 GENERAL REGULATIONS

- 1.1.0 Except where specifically noted that Council approval is required, the Development Officer shall consider and decide on applications for development permits for those "Uses" which are listed by this Bylaw provided the provisions of the same are completed in form and substance satisfactory to the Municipality.

- 1.2.0 For the purposes of this Bylaw, Part 1, Section 8, Definitions, General Administration (Part Two) and, General Regulations (Part Three) of the Land. Use Bylaw (Bylaw C-4841-97) shall apply except where specifically excepted herein.

~~1.3.0 For the purposes of this Bylaw the Lands shall notionally identify Development Phases, the boundaries and description of which shall be more or less as indicated on Schedule "B" attached hereto and forming part hereof, except as otherwise approved by Council.~~

- ~~1.4.0~~ 1.3.0 The final location, maximum size and shape of the Development Phases will be determined at the Development Permit Approval stage, to the satisfaction of the Municipality.

- ~~1.5.0~~ 1.4.0 The Development Authority shall consider and decide on applications for Development Permits for all uses listed by this Bylaw provided the provisions of Section 2 and Section 3 herein are completed in form and substance, satisfactory to the Municipality, except where specifically noted that Council approval is required.

- ~~1.6.0~~ 1.5.0 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.

- ~~1.7.0~~ 1.6.0 In addition to the "Uses" contemplated in Section 2 hereof, the following Uses shall be allowed with in each Phase ~~as generally shown on Schedule "B"~~ and shall be subject to the approval of the Municipality:

~~1.11.1~~ a. Private roads necessary to service the Development.

~~1.11.2~~ b. All utility distribution and collection systems necessary to service the Development, including water and sewage treatment and disposal systems, storm water management systems, shallow utilities and street lighting.

~~1.11.3~~ c. Private parks, open space and pedestrian pathways.

~~1.11.4~~ d. Vehicle Storage and Parking Areas associated with Residential Uses.

~~1.11.5~~ e. Signs.

~~1.11.6~~ f. Parking and Loading Facilities associated with Commercial Uses.

~~4.11.7~~ g. Recreational Vehicle Storage Area.

~~4.11.8~~ h. Fences.

~~4.8.0~~ 1.7.0 No development of the Lands, no Development Permits or Building Permits for any use shall be issued by the Development Officer and the endorsement of a plan of subdivision for any use shall not occur until the Owner has executed a Development Agreement(s) in form and substance satisfactory to the Municipality at its sole discretion, which shall describe all details of development, and development regulation, criteria, or condition, including the posting of financial securities in accordance with Municipal Policy, where necessary to ensure all subdivision and development of the Lands conforms to the development proposals upon which the Bylaw is based and shall include but not be limited to the following:

- a. The Owner has received the approval of Council and Alberta Environment and all necessary licenses and permits have been issued with respect to the provision of private wastewater collection, treatment and disposal;
- b. The Owner has received the approval of Council and Alberta Environment and all necessary licenses and permits have been issued with respect to the provision of a private surface water supply, treatment and distribution system, including fire hydrants for fire-fighting purposes which have been designed in conformity with Municipal Policy;
- c. A caveat regarding a Deferred Services Agreement is registered on the Lands, notifying the Owner and its lessees of the requirement to connect to Municipally owned piped water and wastewater systems at their own cost when such services become available. This Agreement is to outline the location of existing services within the Lands, the operation and maintenance of these services, the requirements for their decommissioning once Municipal Servicing becomes available and a commitment from the Owner to participate in mutually beneficial discussions with the Municipality regarding the provision of future Municipal Services including the possible future ownership of their facilities by the Municipality, all to the satisfaction of the Municipality;
- d. All necessary easements and rights-of-way related to the supply and distribution of power, telephone, gas, water, wastewater collection, treatment and disposal and stormwater management have been approved by the Municipality and registered by the Owner against title to the Lands or portions thereof;
- e. The Owner is to construct all private internal road systems in accordance with the Servicing Standards for Subdivisions and Road Construction as approved by Council on June 1, 1999, as amended and construct all off-site roads necessary to serve the development as identified in the Traffic Impact Review Assessment for each phase of development;
- f. The Owner 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.

~~4.9.0~~ 1.8.0 A review of the Traffic Impact Analysis shall be submitted with the Development Permit application for each Phase of Residential Development and the Commercial, Community and Assisted Living Facility Phase, at the Owners sole expense, to determine the timing of construction of the Highway and off-site road improvements,

to the satisfaction of the Municipality and Alberta Transportation including but not limited to the following:

- a. Highway widening shall be dedicated, by Plan of Survey, along the entire length of the Lands adjacent to Highway #566 to the satisfaction of Alberta Transportation concurrent with the Development Permit for Residential Phase A or the Recreational and Utility Phase, whichever comes first;
- b. Improvements to the intersection of Highway #566 and the main entrance to the Lands shall be designed and constructed, at the sole expense of the Owner, concurrent with the Development Permit for Residential Phase A or the Recreational and Utility Phase, whichever comes first to the satisfaction of the Municipality and Alberta Transportation;
- c. A 3-meter wide, paved pedestrian walkway from the main entrance to the Lands, easterly along the south boundary of the Lands and adjacent to Highway #566, to the Hamlet of Balzac Boundary shall be designed and constructed at the sole expense of the Owner, concurrent with the Development Permit for the Residential Phase whichever comes first to the satisfaction of the Municipality and Alberta Transportation;
- d. The Owner shall dedicate, by Plan of Survey, Road Widening along the entire length of the Lands adjacent to Rge Road 11 as a condition of Development Permit Approval for Residential Phase A or the Recreational and Utility Phase, whichever comes first to the satisfaction of the Municipality. The width of the Road Widening to be determined by the review of the Traffic Impact Analysis submitted with the Development Permit Application and its dedication is to be included as a condition of Development Permit Approval;
- e. The intersection of Highway #566 and Rge Road 11 shall be upgraded at the sole expense of the Owner in accordance with and to the satisfaction of Alberta Transportation and the Municipality when warranted by a review of the Traffic Impact Analysis;
- f. A temporary secondary access onto Rge Road 11 shall be provided concurrent with the Development Permit for Residential Phase A at the sole expense of the Owner to the satisfaction of the Municipality;
- g. A permanent secondary access onto Rge Road 11 shall be provided prior to or concurrent with the Development Permit for Residential Phase E at the sole expense of the Owner to the satisfaction of the Municipality;
- h. It is the Developers responsibility to obtain a Roadside Development Permit from Alberta Transportation regarding all highway improvements and signage pursuant. to the public Highways Development Act.

~~4.10.0-1.9.0~~ No development of the Lands shall be permitted without and until a Historical Impact Assessment prepared by the Owner has been submitted and is satisfactory in both form and substance to each of the Municipality and Alberta Community Development, Cultural Facilities and Historical Resources Division.

~~4.11.0-1.10.0~~ No development of the Lands shall be permitted until and Environmental Site Assessment is conducted and the recommendation for further testing and mitigation have been completed to the satisfaction of the municipality and/or Alberta Environment.

- ~~4.12.0~~ ~~1.11.0~~ The use of any portion of the Lands for man-made lakes associated with services shall be permitted only if the design and construction thereof is in accordance with plans prepared by a qualified professional engineer to the satisfaction of the Municipality and/or Alberta Environment.
- ~~4.13.0~~ ~~1.12.0~~ No use shall be made of all or any portion of the Lands for development without and until a Hydro- geological Study prepared by a qualified professional, which establishes existing groundwater chemistry, the rate and direction of the groundwater flow, a long term groundwater monitoring plan, a chemical management plan for fertilizers, herbicides, pesticides, and irrigation and the facilities that will be provided by the Owner to implement the monitoring and chemical management plan, has been submitted by the Owner and is satisfactory in both form and substance to each of the Municipality and/or Alberta Environment.
- ~~4.14.0~~ ~~1.13.0~~ No development of the Lands shall be permitted without and until the Owner has prepared and submitted a Management Plan for the handling and storage of hazardous or other waste materials proposed to be generated from the development, in form and substance satisfactory to each of the Municipality and/or Alberta Environment.
- ~~4.15.0~~ ~~1.14.0~~ No development of the Lands shall be permitted without and until the Owner has prepared and submitted a Storm Water Management Plan in form and substance satisfactory to each of the Municipality, Alberta Environment and Alberta Transportation.
- ~~4.16.0~~ ~~1.15.0~~ All Buildings within the Lands shall be serviced by piped water distribution and wastewater collection systems; septic tanks and tile fields or holding tanks are not permitted within the Lands except for Show Homes as detailed in Clause 3.10.0.
- ~~4.17.0~~ ~~1.16.0~~ The Owner is to provide a Construction Management Plan detailing the management of all construction activity on the site to the satisfaction of the Municipality.
- ~~4.18.0~~ ~~1.17.0~~ The Owner is to provide an Emergency Response Plan to include fire fighting, evacuation measures, containment of hazardous spills and derailments to be registered on the title for the Lands, to the satisfaction of Canadian Pacific Railway and the Municipality.
- ~~4.19.0~~ ~~1.18.0~~ The Owner shall register a Caveat on the Lands protecting a minimum of 20 meters of natural open space buffer on either side of Wet/Dry Creek from development to the satisfaction of the Municipality.
- ~~4.20.0~~ ~~1.19.0~~ The Owner shall conduct an Environmental Assessment of Wet/Dry Creek and its riparian area to determine if additional area should be protected and may establish the criteria under which development may be allowed in proximity to the natural open space buffer.

2.0.0 LAND USE REGULATIONS

2.1.0 Purpose and Intent

The purpose and intent of this District is to provide for the use of the Lands for the development of a residential community, commercial, community and assisted living facility centre and recreation amenity including a golf course.

~~2.0.0~~ 2.2.0 General Requirements for Residential Uses

~~2.0.1~~ **2.2.1** Minimum and Maximum Requirements

- a. Maximum Number of Residential Lease Sites: 1400
- b. Maximum Number of Residential Lease Sites per Phase:
 - Phase A – 90
 - Phase B - 260
 - Phase C - 225
 - Phase D - 250
 - Phase E - 575
- c. Maximum Height of Dwellings: 6 metres (19.7 feet)
- d. Minimum Habitable Floor Area per Dwelling - 102.2 square metres (1100 square feet)
- e. Minimum Building Separations - 1.8 metres (6 feet)
- f. Minimum Setback from a Dwelling to a Sewage Treatment Facility - 100 metres (328 feet)
- g. Minimum Number of off-street parking sites per Residential Lease Site: 2
- h. Minimum Front Yard Setback from Internal Road Carriageway: 3 metres (9.84 feet)

~~2.0.2~~ **2.2.2** Each dwelling unit and any associated structures shall be located entirely within the bounds of a Residential Lease Site as shown on an approved Site Development Plan.

~~2.0.3~~ **2.2.3** Each dwelling unit" shall be fixed on a permanent foundation and shall be skirted and the hitch removed.

~~2.0.4~~ **2.2.4** Each Residential Lease Site shall be a minimum of 325.2 m² (3500 sq.ft.) and shall have a minimum mean width of 11.6 meters (38 feet).

~~2.0.5~~ **2.2.5** A minimum of one (1) Recreational Vehicle Storage Site shall be provided in the Recreational Vehicle Storage Area per every four (4) Residential Lease Sites within each Residential Development Phase.

~~2.1.0~~ **2.3.0** Residential Development Phase A

The purpose and intent of this Development Phase is to provide for residential uses and accessory uses necessary to the development of a Residential Community.

~~2.1.1~~ **2.3.1** Uses

- a. Dwellings, Single Detached
- b. Carports
- c. Decks, Covered/Open Air
- d. One accessory building per lease site not to exceed 18.6 m² (200 ft²)
- e. Home Based Business - Type 1

~~2.2.0~~ **2.4.0** Residential Development Phase B

~~2.2.1~~ **2.4.1** Uses

- a. Private Park

~~2.2.2~~ **2.4.2** Requirements

An amendment to this Direct Control Bylaw shall be required prior to the establishment of any uses in this Development Phase.

~~2.3.0~~ **2.5.0** Residential Development Phase C

~~2.3.1~~ **2.5.1** Uses

- a. Private Park

~~2.3.2~~ **2.5.2** Requirements

An amendment to this Direct Control Bylaw shall be required prior to the establishment of any uses in this Development Phase.

~~2.4.0~~ **2.6.0** Residential Development Phase D

~~2.4.1~~ **2.6.1** Uses

- a. Private Park

~~2.4.2~~ **2.6.2** Requirements

An amendment to this Direct Control Bylaw shall be required prior to the establishment of any uses in this Development Phase.

~~2.5.0~~ **2.7.0** Residential Development Phase E

~~2.5.1~~ **2.7.1** Uses

- a. Private Park

~~2.5.2~~ **2.7.2** Requirements

An amendment to this Direct Control Bylaw shall be required prior to the establishment of any additional uses in this Development Phase.

~~2.6.0~~ **2.8.0** Recreation and Utility Phase

The purpose and intent of this Development Phase is to provide for recreational amenities and utility servicing facilities associated with the Residential Development Phase.

~~2.6.1~~ **2.8.1** Uses

- i. Golf Course
- j. Golf Driving Range
- k. Related Ancillary Buildings and Facilities associated with a Golf Course and Golf Driving Range
- l. One (1) Community Facilities Building
- m. One (1) Golf Clubhouse/Recreational Centre including a Restaurant and Drinking Establishment

~~2.6.2~~ 2.8.2 Maximum Height of Community Facilities, Golf Clubhouse Buildings and Golf Driving Range: 10 metres (32.8 feet.)

~~2.6.3~~ The Community Facilities Building, Golf Clubhouse and Golf Driving Range shall be generally located on the Lands as illustrated on Schedule "B".

~~2.6.4~~ The Golf Course and Golf Driving Range shall be generally located on the Lands as illustrated on Schedule "B".

~~2.6.5~~ 2.8.3 Subdivision Approval: The subdivision of the Golf Course/Golf Driving Range and related facilities, but not including the water and wastewater treatment and storage facilities, may upon approval of the Subdivision Authority be subdivided and registered as one separate titled area.

~~2.7.0~~ 2.9.0 Commercial and Assisted Living Phase

The purpose and intent of this Development Phase is to recognize the future potential of the lands for Commercial, Community and Assisted Living facility development.

~~2.7.1~~ 2.9.1 Uses

- a. Private Park

~~2.7.2~~ 2.9.2 Requirements

An amendment to this Direct Control Bylaw shall be required prior to the establishment of any uses in this -Development Phase.

~~2.7.3~~ 2.9.3 Subdivision Approval: The subdivision of the Commercial, Community and Assisted Living Facility may upon approval of the Subdivision Authority be subdivided and registered as one separate titled area.

3.0.0 DEVELOPMENT REGULATIONS

3.1.0 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 and the endorsement of a plan of subdivision for any use shall not occur until:

- a. The Owner, of the aforementioned sewer and water treatment facilities, as owner of all of the Lands and improvements thereto and as lease agent for all residential building sites shall indemnify the Municipality, its Councillors, employees, agents and assigns and saves them harmless from and against any and all claims, actions, damages, liabilities and expenses including lawyers and other professional fees, in connection with loss of life, personal injury, damage to property, and/or any other loss or injury whatsoever arising from or related to the design, construction, operation or maintenance of any aspect of the on-site or off-site sewage or water facilities (and appurtenances thereto) occasioned wholly or in part of any act or omission of the Owner, their officers, directors, volunteers, agents, contractors or employees;
- b. The Owner shall be required to place and maintain insurance against any peril that may cause harm to be suffered against all infrastructure servicing the development. Each insurance policy shall name the Municipality and any person, firm or corporation designated by the Municipality as additional insureds as their interest may appear and such policies will contain where appropriate:
 - (i) a waiver of any subrogation rights which the Owner's insurers may have

- against the Municipality;
- (ii) a severability of interest clause or a cross liability clause;
- (iii) a waiver in favour of the Municipality of any breach of warranty clause such that the insurance policies in question shall not be invalidated with respect to their interest, by reason of any breach or violation of any warranty, representation, declaration or condition contained in the policies; and,
- (iv) a clause stating the Owner's insurance policy will be considered as the primary insurance and shall not call into contribution any other insurance that may be available to the Municipality.

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DIRECT CONTROL BYLAW C-5613-2002**

DC-80

All policies shall be taken out with insurers and shall be in a form acceptable to the Municipality acting reasonably. The Owner agrees that certificates of insurance acceptable to the Municipality, or if required by the Municipality, certified copies of each such insurance policy, will be delivered to the Municipality as soon as practicable after the placing of the required insurance. All policies shall contain an undertaking by the insurers to notify the Municipality in writing, of any material change, cancellation or termination of any provision of any policy, not less than thirty (30) days prior to the material change, cancellation or termination thereof. Should for any reason the insurance referred to in this clause not be maintained by the Owner, the Municipality may purchase the insurance on behalf of the Owner and collect the costs of the said insurance from the Owner;

- c. The Owner's liability to the Municipality and to its councillors, employees, agents and assigns under any of the foregoing clauses shall be limited to those claims covered by insurance obtained by the Owner and shall be further limited to the total amount of the insurance coverages applicable to the claims made against the Owner.
- 3.2.0 The Owner is to provide a Site Development Plan for each Phase of development to the satisfaction of the Development Officer.
- 3.3.0 The Owner is to prepare a Landscape Plan for each Phase of development; to be submitted concurrent with an application for Development Permit, to the satisfaction of the Municipality. All Lands not developed or occupied by internal roads, walkways, driveways, dwelling units, buildings or other facilities shall be landscaped.
- 3.4.0 All Garbage and waste material at any location on the site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings and shall be screened from view by all adjacent properties and roadways.
- 3.5.0 All buildings on the subject Lands shall conform to architectural guidelines which shall be submitted and form a condition of the Development Permit for each Phase of Development, as approved by the Development Officer.
- 3.6.0 In accordance with the Calgary International Airport Vicinity Protection Area Regulation construction of all buildings on the subject Lands shall conform to the exterior acoustic insulation requirements of Part 11 of the Alberta Building Code.
- 3.7.0 A permanent Recreational Vehicle Storage Area ~~as shown on Schedule "B"~~ shall be provided concurrent with the Development Permit for Residential Phase A and shall be

**ROCKY VIEW COUNTY
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expanded at each subsequent Phase of Residential Development to the satisfaction of the Municipality.

- 3.8.0 Parking and Storage of vehicles not owned the Owner or by lessees of Residential Lease Sites are not permitted within the Recreational Vehicle Storage Area.
- 3.9.0 No Building Permits shall be issued for any Residential Units until full services are completed and operational.
- 3.10.0 Notwithstanding 3.9.0, a Development Permit may be issued for the siting of up to five residential dwelling units per Residential Development Phase prior to the issuance of a Development Permit for that Residential Development Phase, provided that no occupancy of the said show homes shall occur until full services (power, gas, sewer, water, telephone, etc) are available to and immediately useable by residents of said dwellings and that any interim holding tank for sewage disposal has been removed and the area reclaimed.

4.0.0 DEFINITIONS

- 4.1.0 Assisted Living Facility - means a number of suites, which do not contain kitchen facilities, located in a central building for occupancy by persons no longer capable of living independently.
- 4.2.0 Community Facilities Building - means a building in which recreation and leisure amenities are provided for the residents of the community and may include but not be limited to such things as woodworking shops, craft rooms and reading rooms.
- 4.3.0 Construction Management Plan - means a program that details site management of all construction activity that may include, but is not limited to the management of construction debris and dust, erosion and sedimentation control during construction and construction access requirements.
- 4.4.0 Council - means the Council of the Municipal District of Rocky View No. 44.
- 4.5.0 Development - means:
 - (i) any excavation or stockpile and the creation of either of them;
 - (ii) 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;
 - (iii) 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

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- (iv) 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.
- 4.6.0 Development Agreement - means an agreement between the Owner and the Municipality specifying development regulations, criteria or conditions necessary to ensure all developments on the land conform to municipal approvals.
- 4.7.0 Home Based Business -Type 1-has the same meaning as defined in Land Use Bylaw C-4841-97 excepting that a Home Based Business shall only be conducted within the Residential Dwelling Unit, no part of the Home Based Business shall be conducted on any other part of a Residential Lease Site.
- 4.8.0 Letter of Credit - means an unconditional and irrevocable Letter of Credit issued by a Canadian Chartered Bank at the request of the Owner naming the Municipality as the sole beneficiary thereof.
- 4.9.0 Municipality- means the Municipal District of Rocky View #44.
- 4.10.0 Owner - means Melcor Developments Ltd or its successor in title.
- 4.11.0 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).
- 4.12.0 Site Development Plan - means a plan which shows each Residential Lease Site within a Development Phase or other buildings within any Development Phase, its dimensions, areas, which side yard is the zero lot line, assigns a unique unit number to each site and any other matters required by the Development Officer.
- 4.13.0 Recreation Centre - means a building or a portion of a building used for recreation activities and may include such facilities as a swimming pool, assembly hall and attached kitchen, games room, passive recreation rooms, offices for the management of the community and related ancillary uses.
- 4.14.0 Recreational Vehicle Storage Area - means the area of the Lands, ~~as generally shown on Schedule "B"~~ set aside for the parking and/or storage of recreational vehicles owned by the Owner or lessees of the Residential Lease Sites.
- 4.15.0 Terms not defined herein have the same meaning as defined in Section 8 of the Land Use Bylaw C- 4841-97.

5.0.0 IMPLEMENTATION

- 5.1.0 This Bylaw comes into effect upon the date of its third reading



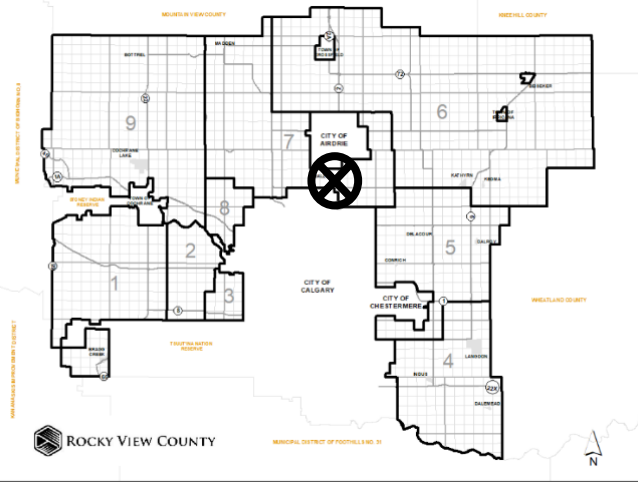
Location & Context

Redesignation Proposal

Rocky Creek Stage 1 Development: To redesignate ± 30.59 hectare (± 75.59 acre) of the subject land from Direct Control District (DC-80) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), in order to facilitate the creation of 234 dwelling units.

DC-80 (Direct Control Bylaw C-5613-2002) Amendment: To delete clauses that refer to Schedule B, and replace the existing Schedule A and Schedule B with the proposed new one

Division: 7
Roll: 06513002
File: PL20200174
Legal: Lot:1
Block:5
Plan:0311824;
W-13-26-01-W05M
Page 312 of 502
Printed: December 21, 2020





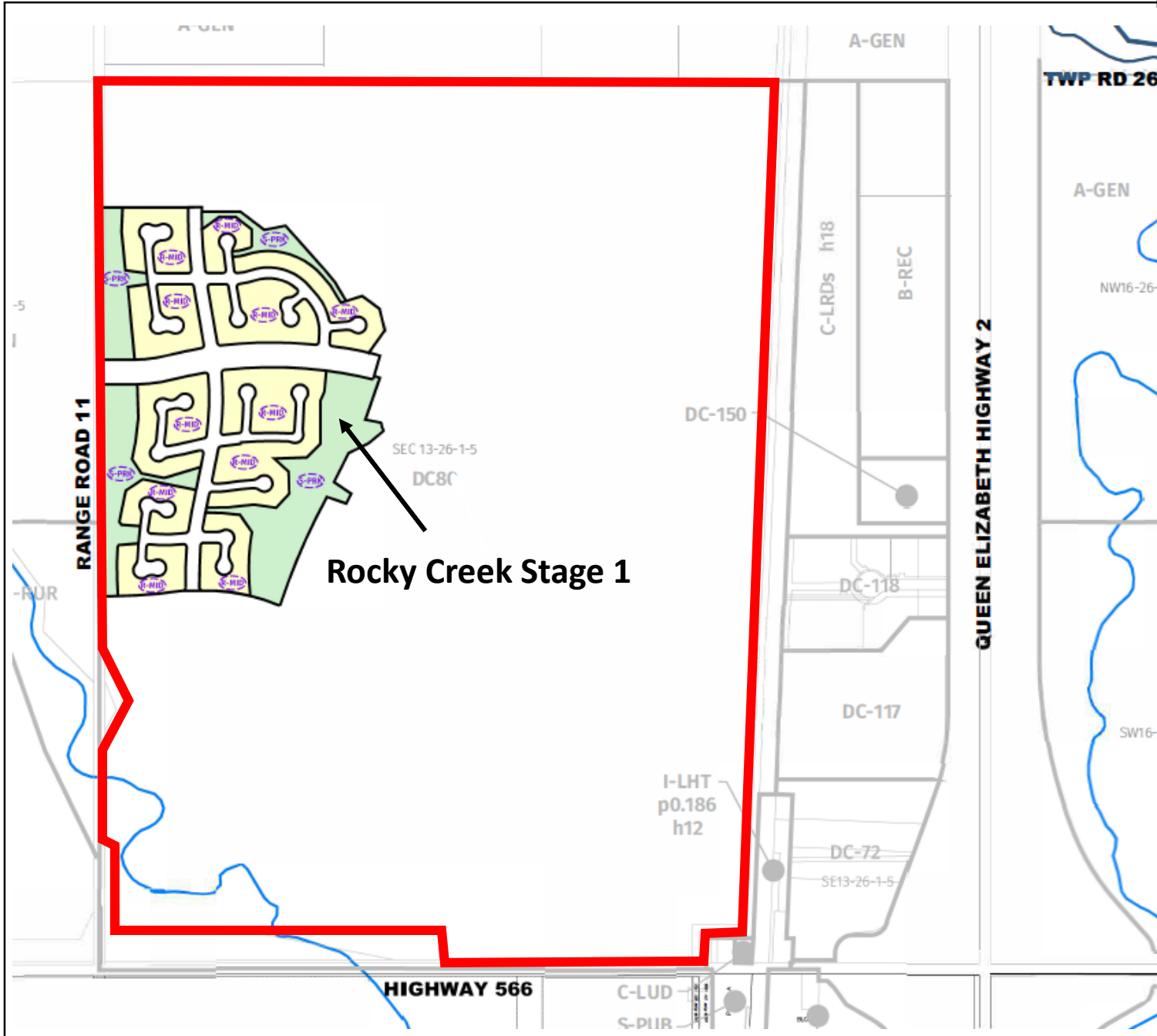
Proposed Site Plan for Stage 1

Redesignation Proposal

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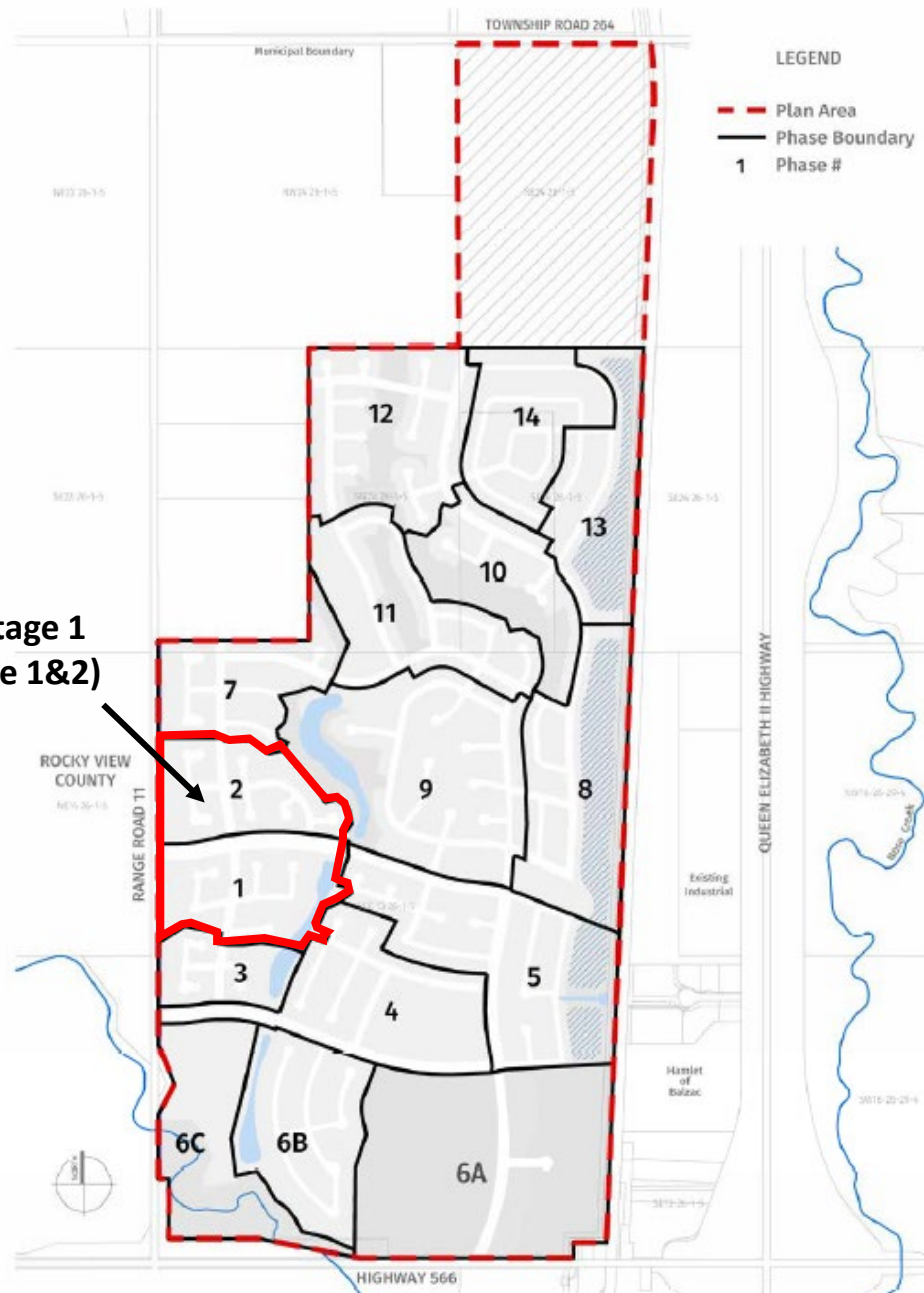
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Rocky Creek Stage 1 (including phase 1&2)



Redesignation Proposal

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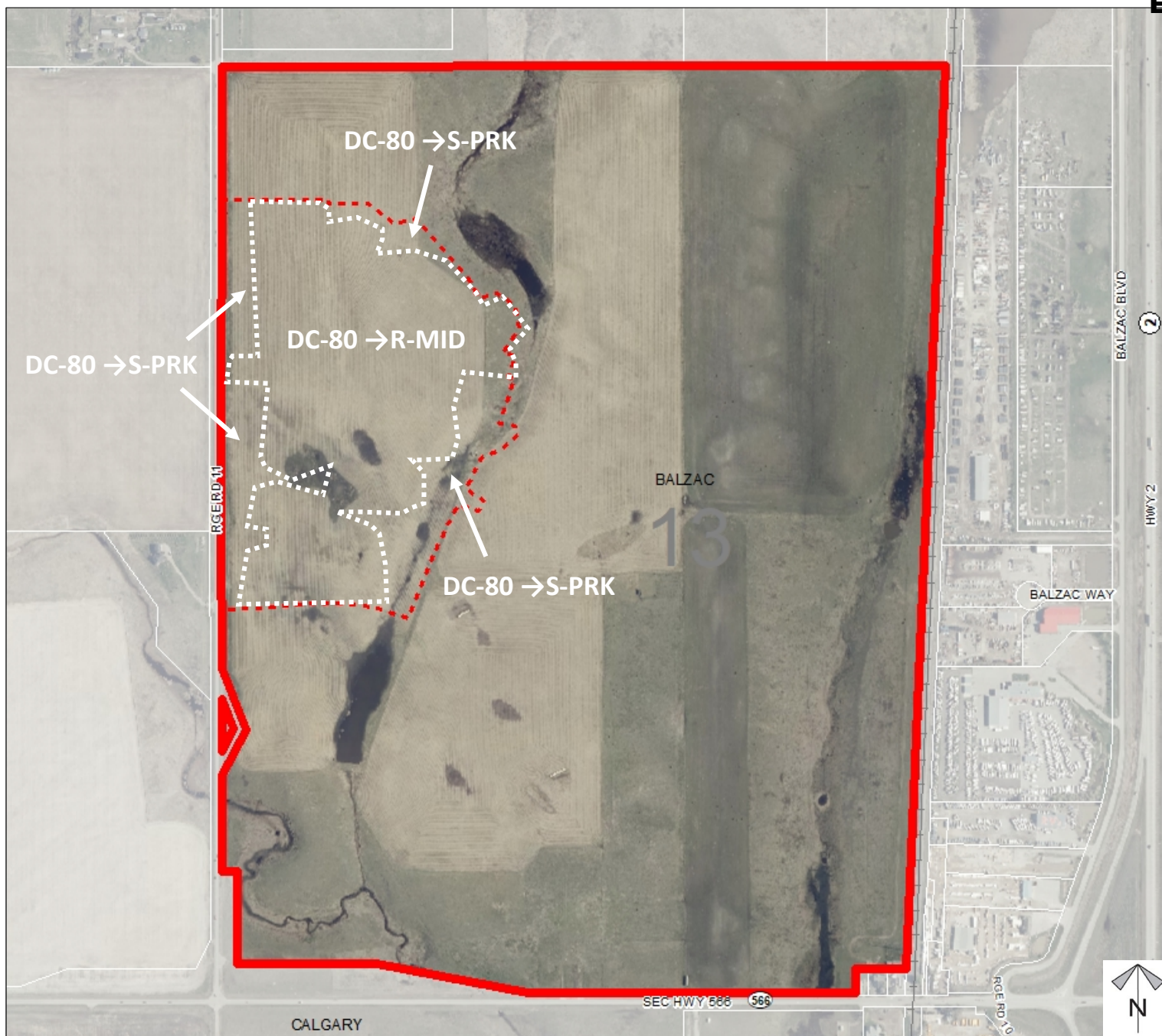
Development Proposal

Redesignation Proposal

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Environmental

Redesignation Proposal

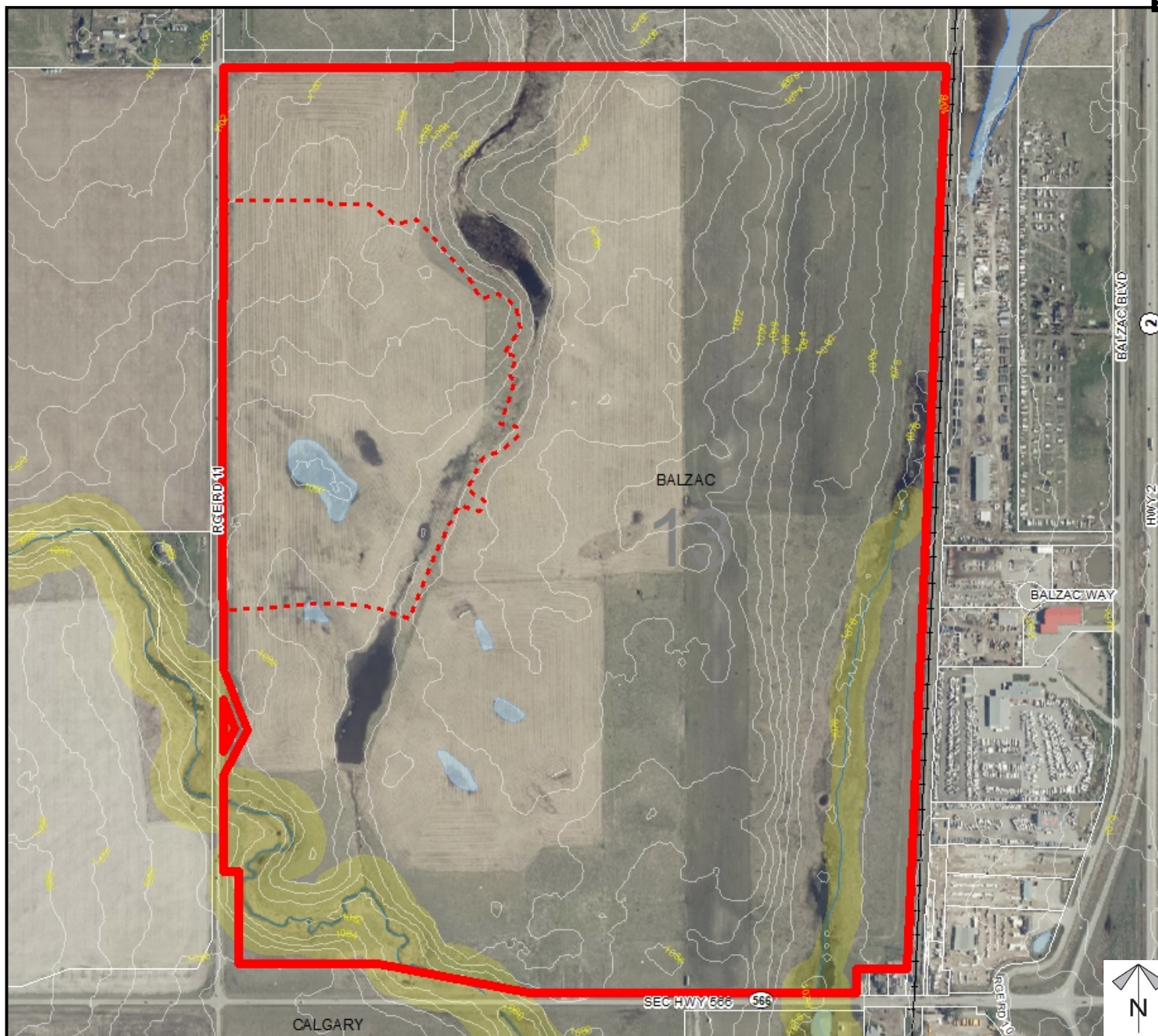
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DC-80 (Direct Control)

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

proposed new one

Division: 7
 Roll: 06513002
 File: PL20200174
 Legal: Lot:1
 Block:5
 Plan:0311824;
 W-13-26-01-W05M
 Page 316 of 502
 Printed: December 21, 2020





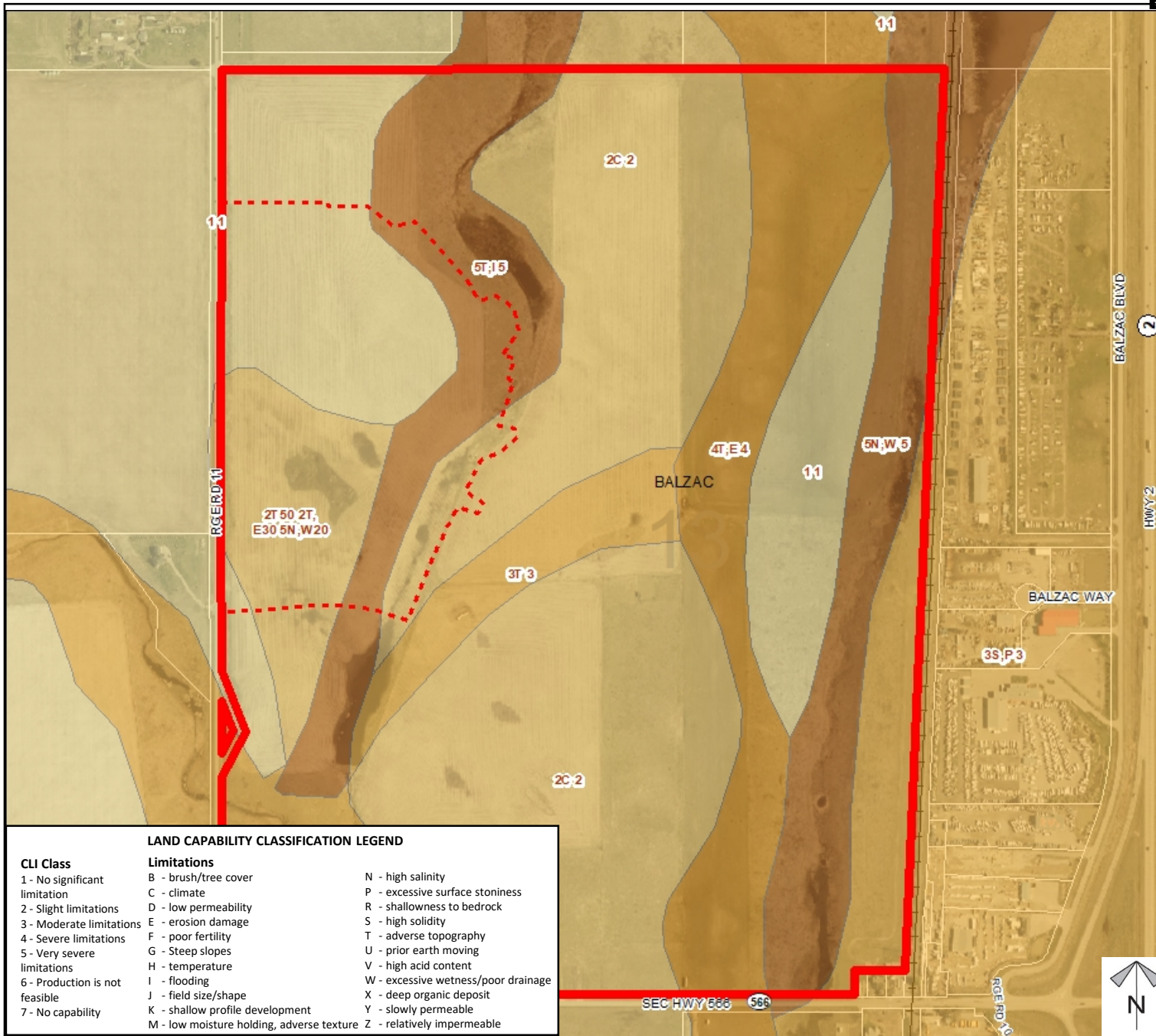
Soil Classifications

Redesignation Proposal

Rocky Creek Stage 1 Development: To redesignate \pm 30.59 hectare (\pm 75.59 acre) of the subject land from Direct Control District (DC-80) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), in order to facilitate the creation of 234 dwelling units.

DC-80 (Direct Control Bylaw C-5613-2002) Amendment: To delete clauses that refer to Schedule B, and replace the existing Schedule A and Schedule B with the proposed new one

Division: 7
Roll: 06513002
File: PL20200174
Legal: Lot:1
Block:5
Plan:0311824;
W-13-26-01-W05M
Page 317 of 502
Printed: December 21, 2020



DC-80 Amendment

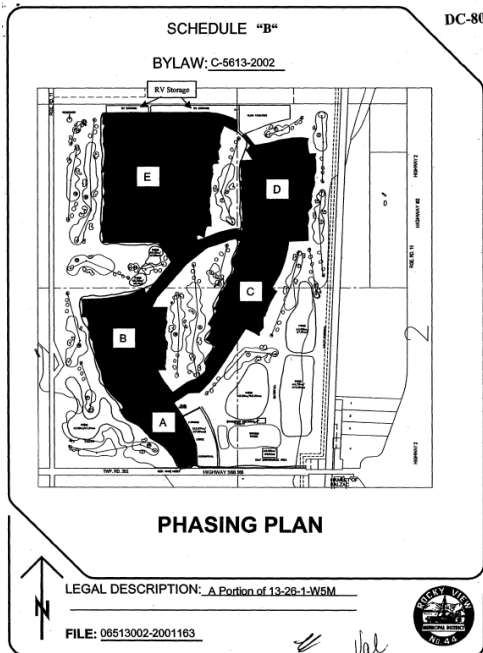
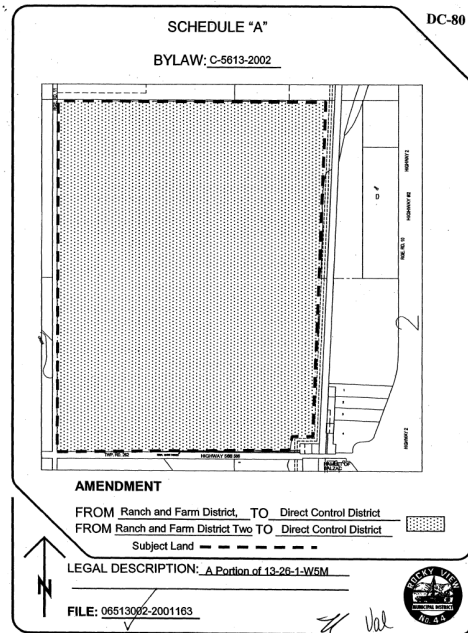
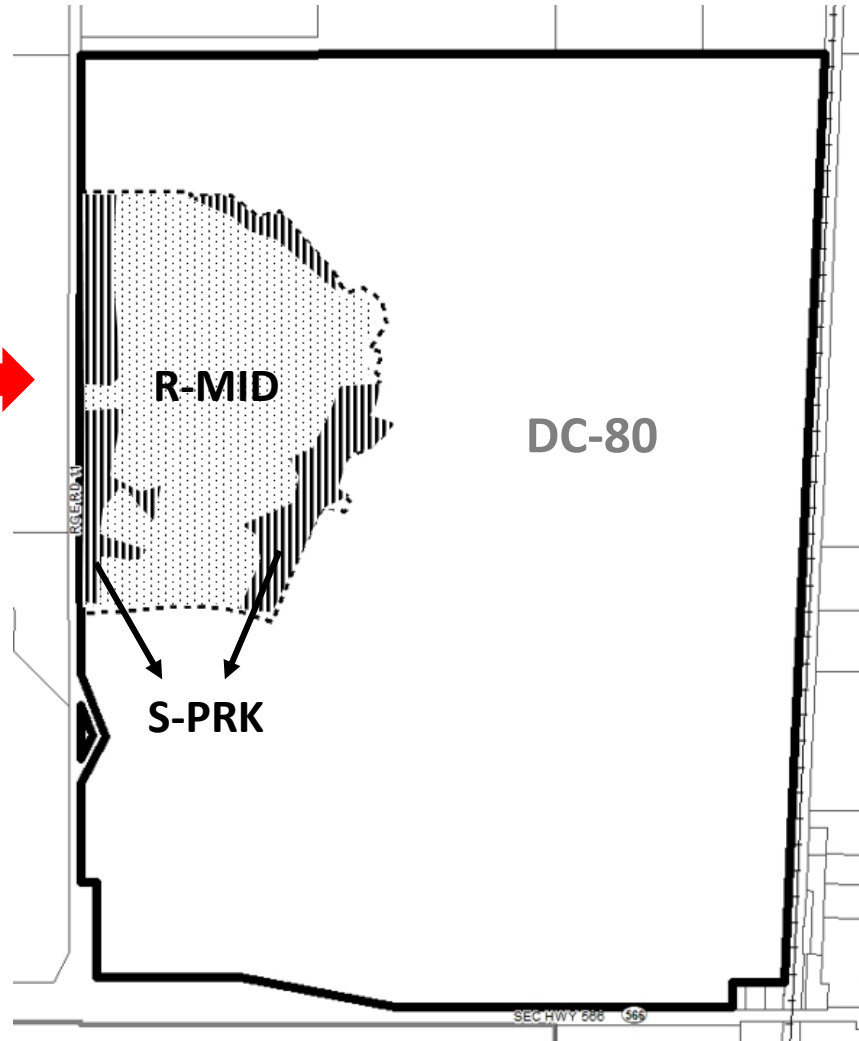
Redesignation Proposal

Rocky Creek Stage 1 Development: To redesignate ± 30.59 hectare (± 75.59 acre) of the subject land from Direct Control District (DC-80) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), in order to facilitate the creation of 234 dwelling units.

DC-80 (Direct Control Bylaw C-5613-2002) Amendment: To delete clauses that refer to Schedule B, and replace the existing Schedule A and Schedule B with the proposed new one

Division: 7
 Roll: 06513002
 File: PL20200174
 Legal: Lot:1
 Block:5
 Plan:0311824;
 W-13-26-01-W05M
 Page 318 of 502
 Printed: December 21, 2020

The existing Schedule A & B within DC-80 will
replaced with the new one



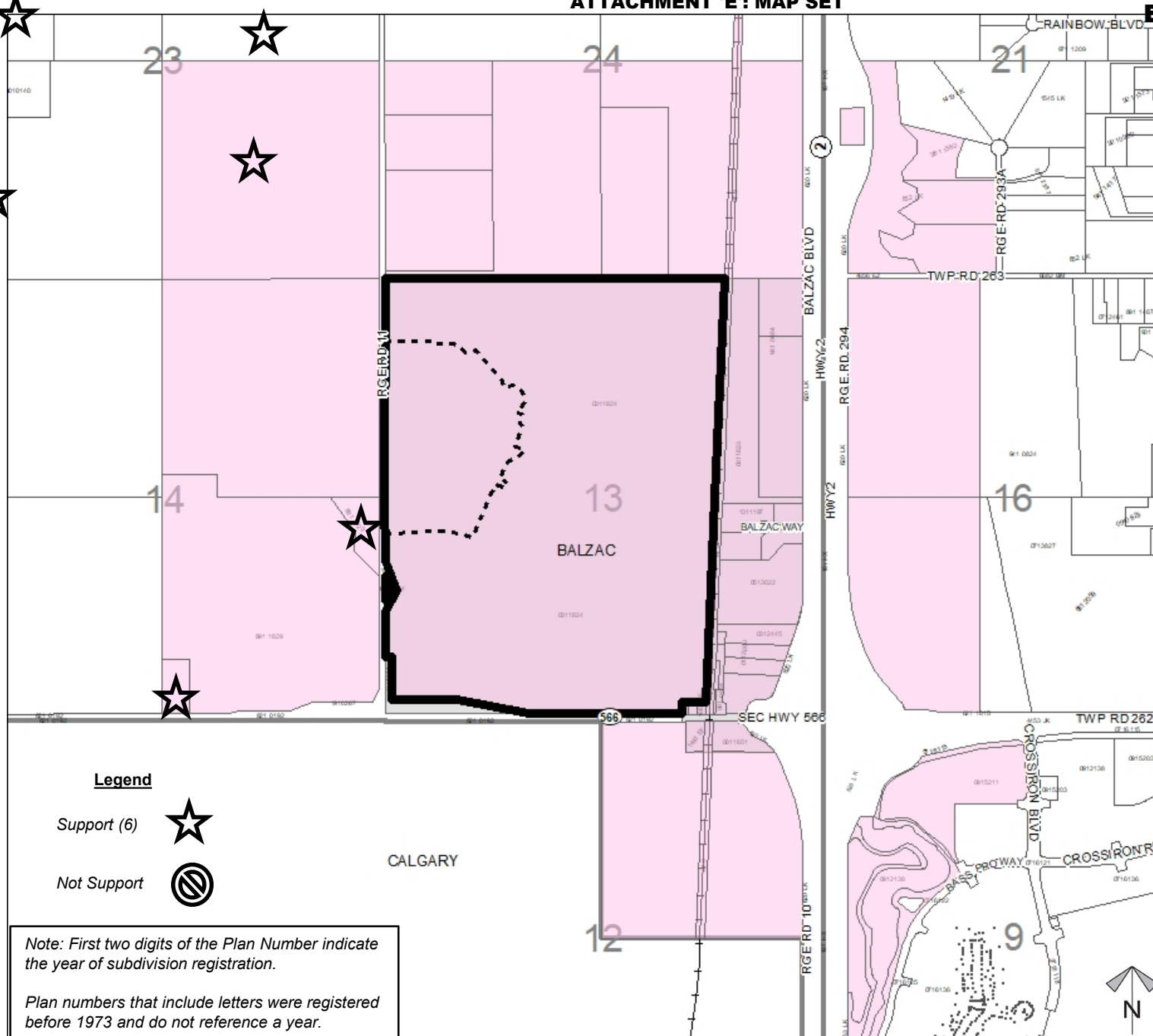
Landowner Circulation Area

Redesignation Proposal

Rocky Creek Stage 1 Development: To redesignate ± 30.59 hectare (± 75.59 acre) of the subject land from Direct Control District (DC-80) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), in order to facilitate the creation of 234 dwelling units.

DC-80 (Direct Control Bylaw C-5613-2002) Amendment: To delete clauses that refer to Schedule B, and replace the existing Schedule A and Schedule B with the proposed new one

Division: 7
 Roll: 06513002
 File: PL20200174
 Legal: Lot:1
 Block:5
 Plan:0311824;
 W-13-26-01-W05M
 Page 319 of 502
 Printed: December 21, 2020



June 4, 2021

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

Attention: Reeve Henn and Council

Re: **West Balzac - Public Hearings - Letter of Support - Melcor Developments**

This letter is in support of Melcor Developments' proposed developments in West Balzac including redesignations to commercial, Rocky Creek Conceptual Scheme for residential and mixed commercial and recreational uses, and Rocky Creek Redesignation for low density housing.

As a local land-owner in West Balzac, and member of the West Balzac Land Owners' Association, we have long supported the servicing to West Balzac that was recently approved by Council and currently under construction, and future development of West Balzac.

The proposed developments by Melcor Developments in West Balzac are scheduled for public hearing and include:

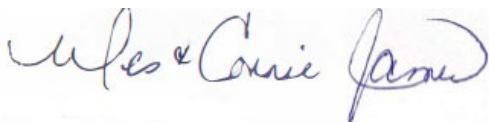
PL20200154 – Redesignation – Public Hearing scheduled June 15, 2021.

PL20200173 – Rocky Creek Conceptual Scheme – Public Hearing Scheduled July 20, 2021.

PL20200174 – Rocky Creek Redesignation – Public Hearing scheduled July 20, 2021.

We thank you for your consideration and support.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wesley & Connie James".

Wesley and Connie James
263005 RR 11
Rocky View County, AB
T4B 2T3

cc. Alan Boucher, Regional Manger, Melcor Developments
West Balzac Land Owners Association

From: [REDACTED]
To: [Public Hearings Shared](#)
Cc: [Xin Deng](#)
Subject: [EXTERNAL] - FW: West Balzac-Public Hearings-Letter of Support Updated
Date: June 7, 2021 1:31:33 PM

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

Forwarded as directed.

From: Rick McDonald [REDACTED]
Sent: June 7, 2021 1:28 PM
To: 'XDeng@rockyview.ca'; [REDACTED]
Cc: 'MMitton@rockyview.ca'; 'chris@abnorthprojects.com'; ABoucher
Subject: RE: West Balzac-Public Hearings-Letter of Support Updated

Reeve Dan Henn and Rocky View County Council,

On behalf of Rocky View Capital Corp. we have updated and are re-submitting this letter in support of Melcor Developments' proposed developments in West Balzac including re-designations to commercial, Rocky Creek Conceptual Scheme for residential and mixed commercial and recreational uses, and Rocky Creek Re-designation for low density housing.

As a local land-owner in West Balzac, and member of the West Balzac Land Owners' Association, we have long supported the servicing to West Balzac that was recently approved by Council and currently under construction, and future development of West Balzac.

The proposed developments by Melcor Developments in West Balzac are scheduled for public hearing and include:

PL20200154 – Re-designation – Public Hearing scheduled June 15, 2021

PL20200173 – Rocky Creek Conceptual Scheme – Public Hearing Scheduled July 20, 2021

PL20200174 – Rocky Creek re-designation – Public Hearing scheduled July 20, 2021

We thank you for your consideration and support.

Sincerely,

Rick McDonald, President
Rocky View Capital Corp
Owner NE 22-26-01-W5

cc. Alan Boucher, Regional Manager, Melcor Developments
West Balzac Land Owners Association

From: XDeng@rockyview.ca [mailto:XDeng@rockyview.ca]
Sent: June 7, 2021 10:38 AM
To: [REDACTED]
Cc: MMitton@rockyview.ca
Subject: West Balzac-Public Hearings-Letter of Support

Good morning All,

Your letter in support to Rocky Creek Conceptual Scheme application (PL20200173) and Redesignation application (PL20200174) was forwarded to me, as I am the planner for the applications. However, I noticed that the file planner name shown in your letter is incorrect. Here are two options for you to consider:

- You can either change the file planner name from Jessica Anderson to Xin Deng (me) OR
- Do not mention the file planner name. As long as the file number is correct, it will be forwarded to the right planner.

Please make the change, and send it to me directly. I will include your letter in the staff report package for council consideration. Thank you.

XIN DENG MPlan, RPP, MCIP
Senior Planner | Planning and Development Services

Rocky View County
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-3911
xdeng@rockyview.ca | www.rockyview.ca

-

Please note: Our County office will be closed to the public as of December 7, until further notice. Staff are working remotely. Please visit our webpage for further details:
<https://www.rockyview.ca/covid19>.

From: Michelle Mitton <MMitton@rockyview.ca>
Sent: June 7, 2021 9:38 AM
To: Xin Deng <XDeng@rockyview.ca>
Subject: FW: [EXTERNAL] - FW: West Balzac-Public Hearings-Letter of Support

MICHELLE MITTON, M.Sc
Legislative Officer | Legislative Services

Rocky View County
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-1290 | 403-835-2227
MMitton@rockyview.ca | www.rockyview.ca

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

June 7, 2021

Dear Reeve Henn and Council,

This letter is in support of Melcor Developments' proposed developments in West Balzac including; Rocky Creek Conceptual Scheme for residential and mixed commercial and recreational uses, and Rocky Creek Redesignation for low density housing.

As a local land owner in West Balzac, and member of the West Balzac Land Owners' Association, we have long supported the servicing to West Balzac that was recently approved by Council and currently under construction, and future development of West Balzac.

The proposed developments by Melcor Developments in West Balzac are scheduled for public hearing and include:

PL20200173 – Rocky Creek Conceptual Scheme – Public Hearing Scheduled July 20, 2021 – RVC Planner: Xin Deng

PL20200174 – Rocky Creek redesignation – Public Hearing scheduled July 20, 2021 – RVC Planner: Xin Deng

We thank you for your consideration and support.

Sincerely,

Marilea and Norman McCaw
Landowners of adjacent property west of the subject lands
SE ¼ 14 26 1 W5

cc. Alan Boucher, Regional Manger, Melcor Developments
West Balzac Land Owners Association

June 5, 2021

Dear Reeve Henn and Council,

This letter is in support of Melcor Developments' proposed developments in West Balzac including redesignations to commercial, Rocky Creek Conceptual Scheme for residential and mixed commercial and recreational uses, and Rocky Creek Redesignation for low density housing.

As a local land-owner in West Balzac, and member of the West Balzac Land Owners' Association, I have long supported the servicing to West Balzac that was recently approved by Council and currently under construction, and future development of West Balzac.

The proposed developments by Melcor Developments in West Balzac are scheduled for public hearing and include:

PL20200154 – Redesignation – Public Hearing scheduled June 15, 2021 – RVC Planner: Oksana Newmen

PL20200173 – Rocky Creek Conceptual Scheme – Public Hearing Scheduled July 20, 2021 – RVC Planner: Xin Deng

PL20200174 – Rocky Creek redesignation – Public Hearing scheduled July 20, 2021 – RVC Planner: Xin Deng

I thank you for your consideration and support.

Sincerely,

Philip Perry

262107 Range Road 11,

Rockyview County, AB T4B 2T3

cc. Alan Boucher, Regional Manger, Melcor Developments

West Balzac Land Owners Association

858811 Alberta Ltd.
[REDACTED]
[REDACTED]
[REDACTED]

Dear Reeve Henn and Council,

RE: West Balzac Servicing/Melcor Developments

This letter is in support of Melcor Developments' proposed developments in West Balzac including redesignations to commercial, Rocky Creek Conceptual Scheme for residential and mixed commercial and recreational uses, and Rocky Creek Redesignation for low density housing.

As a local land-owner in West Balzac, and member of the West Balzac Land Owners' Association, we have long supported the servicing to West Balzac that was recently approved by Council and currently under construction, and future development of West Balzac.

The proposed developments by Melcor Developments in West Balzac are scheduled for public hearing and include:

PL20200154 – Redesignation – Public Hearing scheduled June 15, 2021 – RVC Planner: Oksana Newmen

PL20200173 – Rocky Creek Conceptual Scheme – Public Hearing Scheduled July 20, 2021 – RVC Planner: Xin Deng

PL20200174 – Rocky Creek redesignation – Public Hearing scheduled July 20, 2021 – RVC Planner: Xin Deng

We thank you for your consideration and support.

Sincerely,

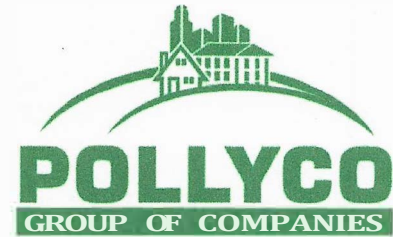
Brar

858811 Alberta Ltd.

Japant Brar

Owner: Rocky View County, Balzac NE-23-26-01-05

Pollyco Group of Companies
Unit #300, 7141 St SE, Calgary, AB T2G 2G8
[REDACTED]
[REDACTED]



Dear Reeve Henn and Council,

This letter is in support of Melear Developments' proposed developments in West Balzac including redesignations to commercial, Rocky Creek Conceptual Scheme for residential and mixed commercial and recreational uses, and Rocky Creek Redesignation for low density housing.

As a local developer land-owner in West Balzac, and member of the West Balzac Land Owners' Association, we have long supported the servicing to West Balzac that was recently approved by Council and currently under construction, and future development of West Balzac. Our lands are located in SW Sec 22 under Landquest.

The proposed developments by Melear Developments in West Balzac are scheduled for public hearing and include:

PL20200154 - Redesignation - Public Hearing scheduled June 15, 2021- RVC Planner: Oksana Newmen

PL20200173 - Rocky Creek Conceptual Scheme - Public Hearing Scheduled July 20, 2021- RVC Senior Planner: Xing Deng

PL20200174- Rocky Creek redesignation - Public Hearing scheduled July 20, 2021- RVC Senior Planner: Xing Deng

We thank you for your consideration and support.

Sincerely,

A handwritten signature in blue ink, appearing to read "W G Turnbull", is written over the word "Sincerely,".

W G Turnbull

cc. Alan Boucher, Regional Manger, Melear Developments
West Balzac Land Owners Association

Notice of Motion: To be read in at the July 6, 2021 Council Meeting

To be debated at the July 20, 2021 Council Meeting

Title: Withdrawal of Appeal of Kissel et al v. Rocky View County, 2020 ABQB 406

Presented by: Councillor Crystal Kissel, Division 9
Reeve Dan Henn, Division 7

WHEREAS Council passed a resolution on July 28, 2020 to direct Administration to proceed with the notice of appeal regarding Kissel et al v. Rocky View County, 2020 ABQB 406;

AND WHEREAS due to a backlogged court system, there is no ability to have the appeal heard before the spring of 2022 at the earliest;

AND WHEREAS a municipal election is scheduled for October 18, 2021;

AND WHEREAS the County is being reduced to seven elected councillors from the current nine councillor model, meaning this Council will not sit as it exists today;

AND WHEREAS all sanctions, other than the communication sanction, have already expired;

AND WHEREAS the appeal is not covered by the County's insurance;

AND WHEREAS Council's Strategic Plan speaks to accountability and financial resiliency with regards to lessening financial risk to our ratepayers;

THEREFORE, BE IT RESOLVED that Administration be directed to withdraw the application to appeal of Kissel et al v. Rocky View County, 2020 ABQB 406.



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 20, 2021

FILE: 04329003

SUBJECT: First Reading Bylaw – South Conrich Conceptual Scheme Amendment

DIVISION: 5

APPLICATION: PL20210078

NOTE: This application should be considered in conjunction with applications PL20210079 and PL20210080 (agenda items G-2 and G-3)

APPLICATION: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

GENERAL LOCATION: Located approximately 1.2 kilometres northwest of the city of Chestermere; located on the east side of Range Road 285, approximately 0.81 kilometres (1/2 mile) north of Highway 1.

LAND USE DESIGNATION: Business, Local Campus District

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

OPTIONS:

- Option #1: THAT Bylaw C-8193-2021 be given first reading.
- Option #2: THAT application PL20210078 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and Development Services



Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ON/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8193-2021 & Schedule A

ATTACHMENT ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8193-2021

A bylaw of Rocky View County, to amend the South Conrich Conceptual Scheme Bylaw C-6401-2006.

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as *Bylaw C-8193-2021*.

Definitions

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

Effect

- 3 THAT Bylaw C-6401-2006, the “South Conrich Conceptual Scheme” is hereby amended to revise Appendix D, in order to allow for residential development in a portion of NW-29-24-28-W4M, consisting of an area of approximately 9.82 acres as defined in Schedule ‘A’ attached to and forming part of this Bylaw.

Effective Date

- 4 Bylaw C-8193-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

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

PUBLIC HEARING HELD this _____ day of _____, 20__

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

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

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



ROCKY VIEW COUNTY

SCHEDULE 'A'
FORMING PART OF BYLAW C-6401-2006

Schedule of Amendments to Bylaw C-6401-2006 as shown by red text in the attached document.

South Conrich Conceptual Scheme

Appendix: Cell D

Submitted

to

Rocky View County
Planning Services

by

Amar Developments Ltd.

21 June 2021~~June 07, 2020~~

BYLAW No. _____

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1.0 Introduction

The South Conrich Conceptual Scheme Appendix: Cell D has been prepared for Rocky View County in conformity with the provisions of the South Conrich Conceptual Scheme (SCCS) Bylaw C-6401-2006 (adopted July 31, 2007) and the Conrich Area Structure Plan (CASP), Bylaw C-7478-2015 (approved December 08, 2015 and amended by MGB Order 020/17).

The South Conrich Conceptual Scheme Appendix: Cell D is prepared for Council consideration and upon approval, this Appendix should be amended to the SCCS in accordance with conceptual scheme policies.

2.0 Interpretation

In this Appendix, the following interpretation shall apply:

1. **SCCS** means the South Conrich Conceptual Scheme, Bylaw C-6401-2006 (adopted July 31, 2007).
2. **SCCS Plan Area** means the area shown on Figure 3 of the South Conrich Conceptual Scheme.
3. **CASP** means the Conrich Area Structure Plan, Bylaw C-7468-1015 (approved December 08, 2018 and amended by MGB Order 020/17).
4. **Council** means the Council of Rocky View County.
5. **County** means the Administration and Council of Rocky View County.
6. **County Plan** means the Rocky View County County Plan as amended and as approved by Council.
7. **County or RVC** means Rocky View County.
8. **Developer** means the registered landowner or any future landowner.
9. **Land Use Redesignation, Tentative Plan, Subdivision Stage** means the stage of the land development process that follows Council approval of the Conceptual Scheme. This stage is followed by a "Development Agreement" between the developer and the County.
10. **Qualified Professional** means a professional engineer, geologist, geophysicist, or environmental consultant licensed to practice in the Province of Alberta.
11. **Should** is an operative verb which means that in order to achieve certain goals and objectives it is strongly advised that the action be taken.

3.0 Purpose and Objectives

3.1 Purpose

The purpose of the South Conrich Conceptual Scheme Appendix: Cell D is to:

1. Provide supporting land use rationale and policy framework for the redesignation, subdivision and development of Cell D;
2. Conform to the policy framework of the Conrich Area Structure Plan (CASP), Bylaw C-7478-2015 (amended by MGB Order 020/17).
3. Conform to the policy framework of the South Conrich Conceptual Scheme (SCCS) Bylaw C-6401-2006 (adopted July 31, 2007);

3.2 Objective

The objective of South Conrich Conceptual Scheme Appendix: Cell D is:

1. To direct the orderly and sustainable development of Cell D within the policy context of the County Plan, the Conrich Area Structure Plan (CASP), and the South Conrich Conceptual Scheme (SCCS).

3.3 Policy Objectives

The policy objectives of South Conrich Conceptual Scheme Appendix: Cell D are:

1. To establish and guide the development of complimentary and compatible future land uses within Cell D;
2. To establish planning and development guidelines for the orderly and sustainable future development of Cell D;
3. To mitigate and minimize potential impacts of from the development of Cell D on water quality, stormwater flows, and development potential of properties adjacent to Cell D;
4. To guide the ~~the~~ dedication of public roadways and municipal reserve parcels within Cell D;
5. To guide the provision of integrated parks and pathways within Cell D and to facilitate pathway linkages with adjacent lands;

6. To ensure policy alignment with the County Plan, the Conrich Area Structure Plan (CASP), and the South Conrich Conceptual Scheme (SCCS) policy frameworks;
7. To establish requirements for amendments to the SCCS.

Policy - Purpose and Objectives

- 3.0.1 *Cell D shall be developed in an orderly and sustainable manner consistent with the policies of the the County Plan, the Conrich Area Structure Plan (CASP), the South Conrich Conceptual Scheme (SCCS) and this Appendix.*
- 3.0.2 *Notwithstanding the policies contained within the SCCS, where policies conflict or require interpretation, the policies of the Conrich Area Structure Plan (CASP) shall prevail.*

4.0 Planning Area - Cell D

This Appendix and its policies apply to lands identified in the SCCS as Cell D.

Figure 1 - Development Cells of the South Conrich Conceptual Scheme identifies SCCS development cells and community context of Cell D.

Cell D comprises the entire planning area discussed in this Appendix and is legally described as the remainder of the NW 1/4 Sec. 29-24-28-W4M.

Cell D comprises 68.1 Acres / 27.505 Hectares and is contained under Title No. 171 069 813 +119.

Cell D is located within Division 5 of Rocky View County, approximately one half (1/2) mile north of Highway #1 and one (1) mile east of the City of Calgary.

Cell D is bounded by the residential community of Cambridge Park Estates to the east, Garden Road (Range Road 285) to the west, country residential development to the south and the CNR right of way and future ~~industrial lands~~industrial lands to the north.

Figure 2 – Cell D Area Context identifies the regional context of Cell D.

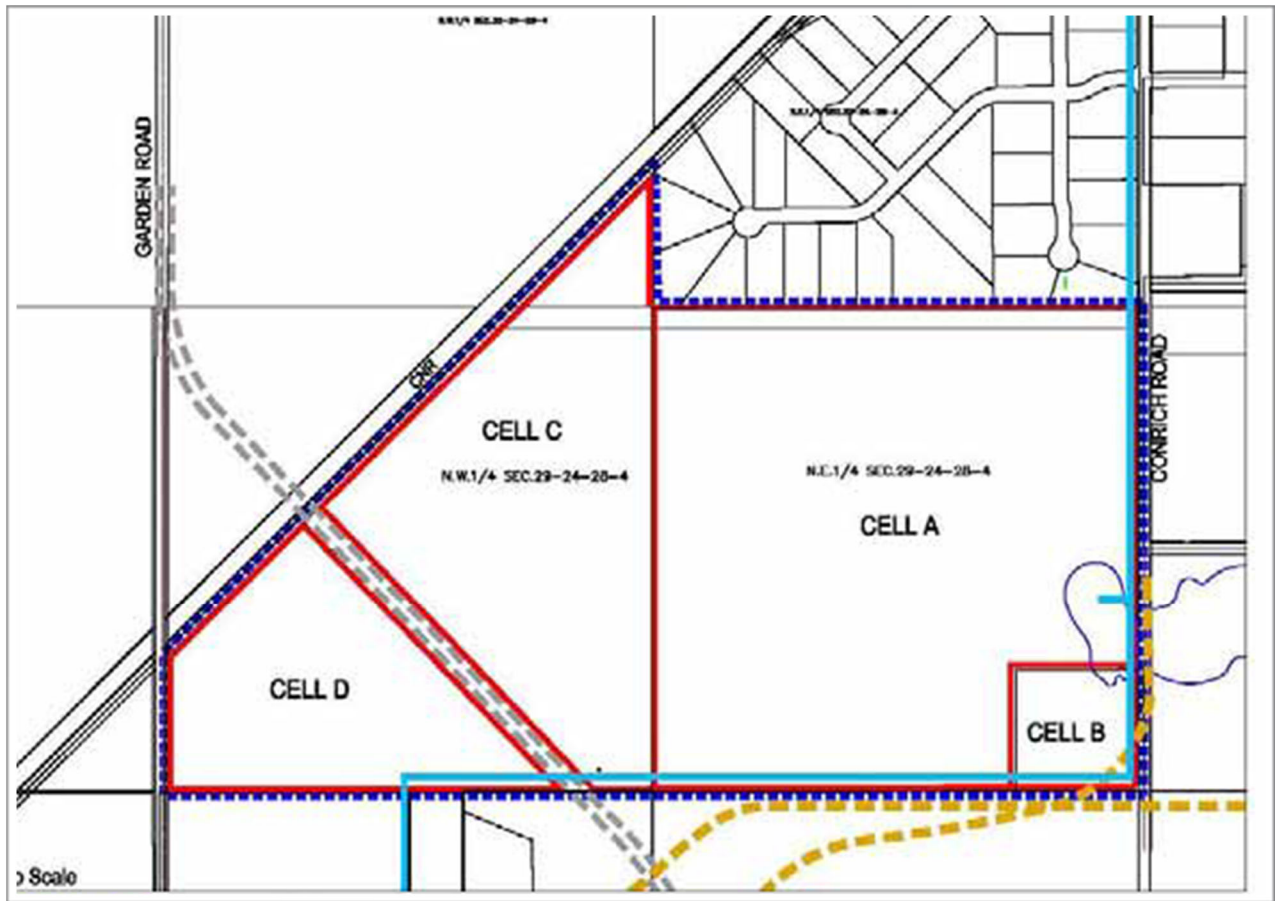
Policy - Planning Area - Cell D

4.0.1 The South Conrich Conceptual Scheme Appendix: Cell D shall apply to:

- Lands identified as Cell D within the SCCS, and
- Described in this Appendix amendment as Cell D and shown in Figures 1 and 2 of this Appendix.

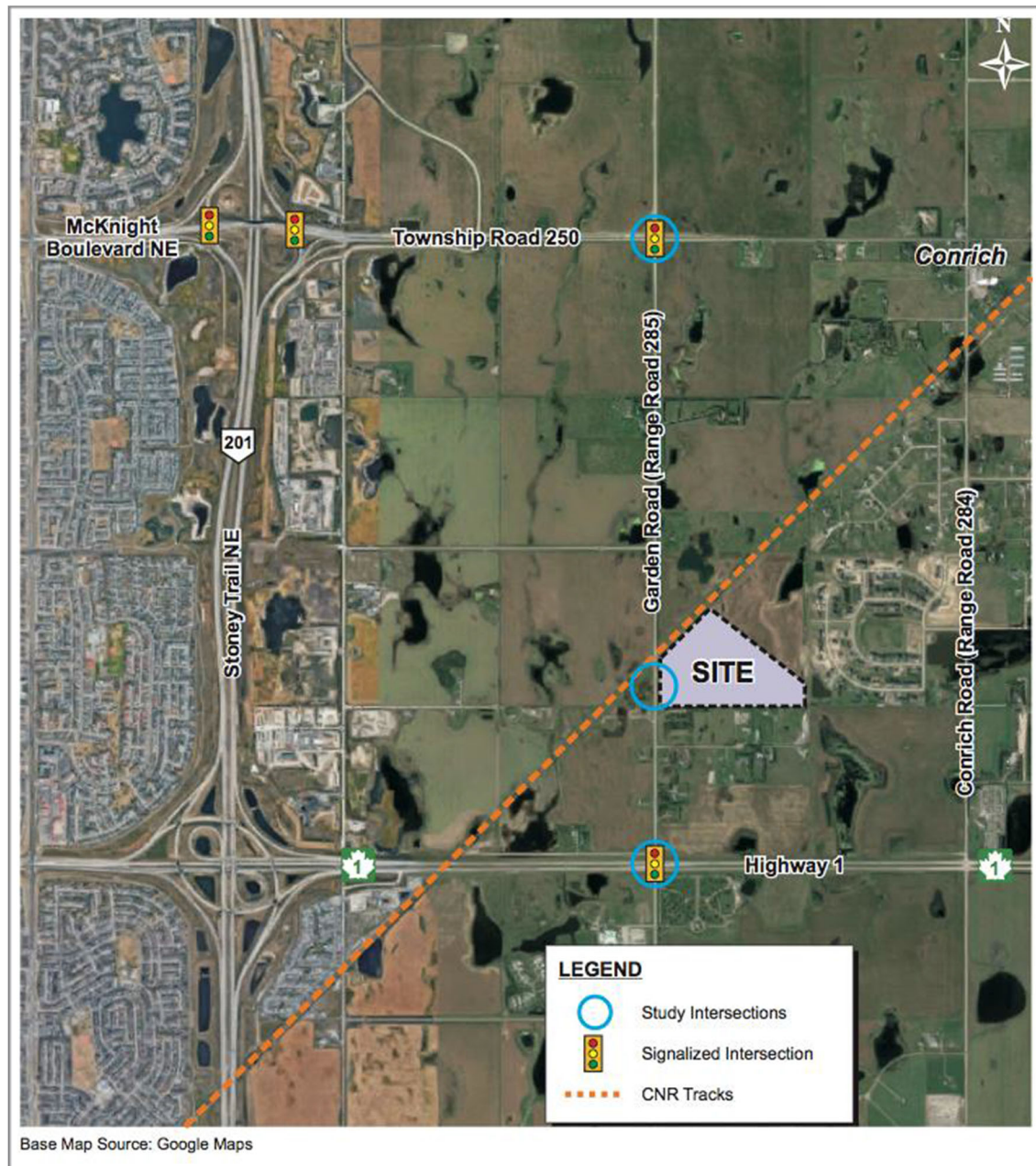
4.0.2 Cell D shall comprise the entire planning area discussed in this Appendix.

Figure 1 - Development Cells of the South Conrich Conceptual Scheme



Source: South Conrich Conceptual Scheme

Figure 2 - Planning Area Context



Source: Bunt and Associates TIA

5.0 Cell D - Planning Area Assessment

Figure 3 - Cell D Air Photo provides an aerial perspective of Cell D.

5.1 Soils

The Canada Land Inventory (CLI) rates the majority of the lands within Cell D as Soil Capability for Agriculture CLI Class 1, with no significant limitations in use for crops.

It is expected that soil quality may vary within Cell D in areas affected by water inundation, adverse soil salinity, and seasonal soil moisture levels.

The wetland assessment prepared for Cell D by Ecotone Environmental Ltd. provides additional information respecting soil characteristics of the planning area:

“The Soil survey of the Calgary urban perimeter (MacMillan 1987) was reviewed. The property is covered by two soil types: Delacour (27.5-ha or 99.5% of the property) and Balzac (0.2-ha or 0.5% of the property) (Figure 6). Delacour soils on the property are represented by DEL1/c, DEL2/c and DEL6/c units. These soils are well drained Black Chernozems with different amounts of poorly drained saline patches of Humic Gleysols. Parent material is fine loamy till and the landform varies from level to hummocky.

Balzac soils are represented by BZC1/c unit. These soils are poorly drained saline Humic Gleysols on depressional to undulating landforms. Parental material is fine clayey recent lacustrine overlying till.”¹

Figure 4 – Cell D Soils shows the distribution of soil types within Cell D.

5.2 Terrain

Cell D has a south east aspect with approximately a six (6) metre variance in elevation from its highest point within the northwest corner of the cell to its lowest in the southeast corner. Accordingly, Cell D surface drainage is generally flows flowing to the southeast corner of the cell.

With minor elevation variance within Cell D, development of the planning area is not expected to be impaired by hazardous terrain.

Figure 5 – Terrain shows the relief within Cell D in one-metre contour intervals.

¹ Ecotone Environmental Ltd. *Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property* (Calgary, AB, Author, September 2019), Page 7.

Figure 3 - Cell D Air Photo



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South Conrich Conceptual Scheme
Appendix: Cell D (~~Final~~ Draft)

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Figure 4 - Cell D Soil Types



Source:

Ecotone Environmental Ltd., *Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property*. (Calgary, Alberta: Author, September 2019), Page 27.

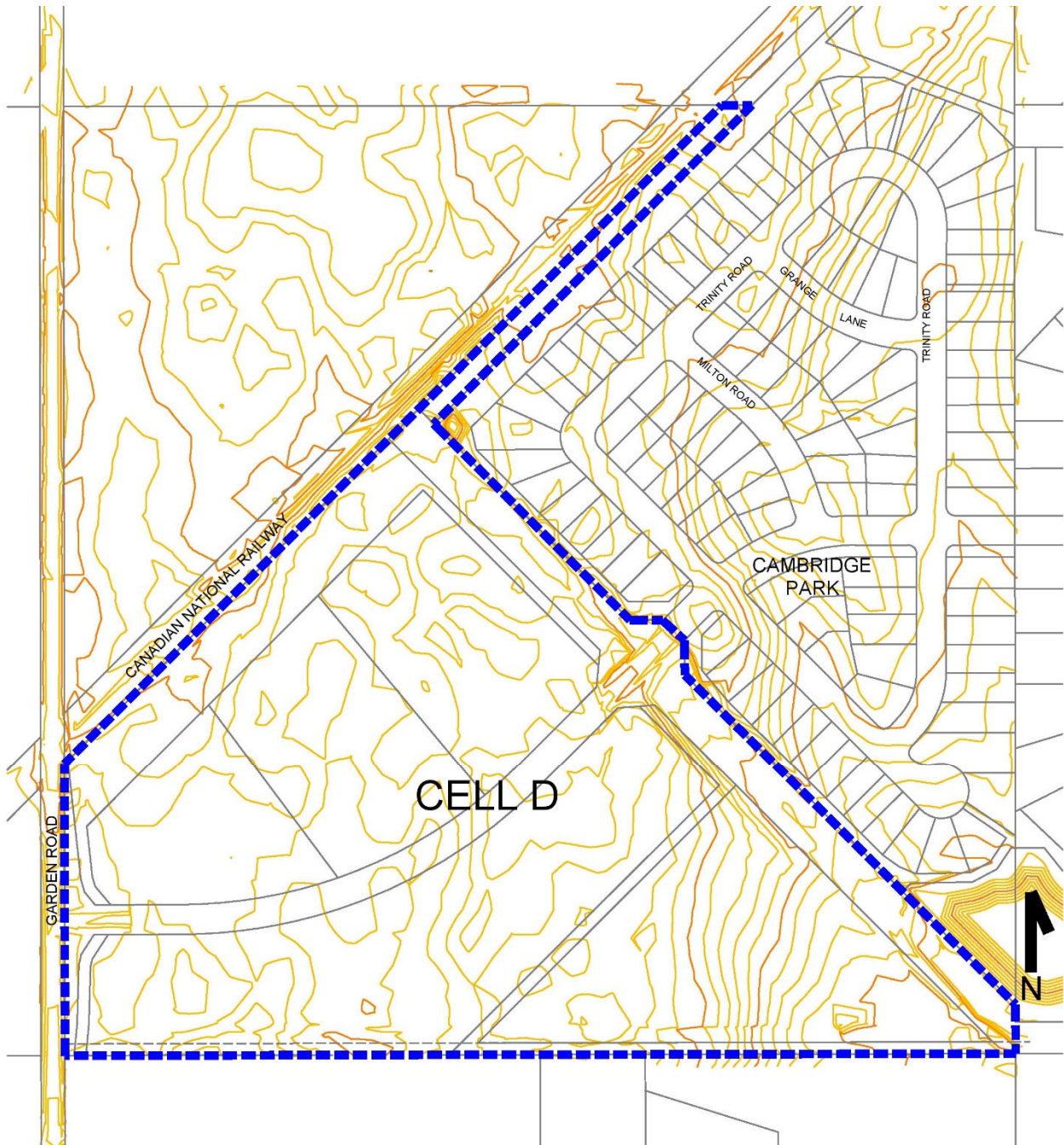
Figure 5 – Cell D Terrain

Figure Note: Contour interval shown is in one-half (0.5) metre intervals.

Figure Notes: Contour interval shown is in one (1) metre intervals.

5.3 Archaeological and Historical Resources

The Heritage Resource Management Branch at Alberta Community Development has indicated that *“there is little reason to expect the presence of intact archaeological sites”* within the SCCS. Following this reasoning, preparation of a Historical Resources Impact Assessment (HIA) is not considered necessary prior to development of Cell D.

Notwithstanding the above reasoning and pursuant to Section 31 of the *Historical Resources Act of Alberta*, the discovery of any archaeological, historic period, or paleontological resources during the development of Cell D shall be reported immediately to Alberta Community Development.

5.4 Biophysical Impact Assessment

A Biophysical Impact Assessment (BIA) was completed in March 2012 by HAB-TECH Environmental for the Cambridge Park Lands – Cells C and D.²

The March 2012 BIA was updated in March 2014 to provide an assessment of current ecological attributes found in Cell C and its access road.³

5.5 Wetland Assessment

in September 2019, a wetland assessment and impact report was completed for Cell D by Ecotone Environmental Ltd..⁴

The findings of the September 2019 Ecotone Environmental Ltd. report are summarized as follows:

- *This report provides a Wetland Assessment and Impact Report for nine wetlands located within the Cambridge Park Phase 4 property.*
- *Six wetlands are Temporary Marshes, (i.e. wetlands #1, #2, #6, #7, #8, and #9) and occupy a total of 0.70-ha, while three wetlands are Seasonal Marshes, (i.e. wetlands #3, #4, and #5) and occupy a total of 0.72-ha. All nine wetlands will be totally lost as a result of the proposed development.*

² Hab-Tech Environmental, *Biophysical Impact Assessment (BIA) Cambridge Park - Cells C and D*, Calgary, Alberta: Author, March 2012.

³ Hab-Tech Environmental, *2014 Update to the Biophysical Impact Assessment (BIA) Cambridge Park (Cell C and Access Road)*, Calgary, Alberta: Author, December, 2014.

⁴ Ecotone Environmental Ltd., *Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property*. Calgary, Alberta: Author, September 2019.

- No rare plants, rare plant communities, bird, amphibian, reptile, or mammal species at risk were found on the property during intensive field surveys. It is recommended that no further mitigation is required to offset construction effects on these ecological components. At a regional scale, the property is not considered to be a potential wildlife corridor/route. Local and sub-regional fragmentation of corridor areas, specifically those linking the property to adjacent waterways and semi-native pastures has already significantly taken place due to historical land development.
- The Alberta Wetland Rapid Evaluation Tool-Actual (ABWRET-A) was used to evaluate the existing functionality of the nine wetlands. The Final Score for wetlands #1, #3, #4, and #5 was C. Final Score for wetlands #2, #6, #7, #8, and #9 was D.
- All nine wetlands were assessed and will be totally lost as a result of this development. A total of 1.4205-ha of wetland area will be removed (Figure 1 and Table 2).
- Impacts on the hydrological, biological/ecological, water quality, and socio-economic functions of those wetlands will be of high magnitude, 100% spatial extent (i.e. all wetland area will be lost), permanent and irreversible.
- During construction water will be managed according to the Erosion and Sediment Control Report and Plan, which will be submitted to the Rocky View County for approval prior to construction.
- Alienation of seasonally important bird habitat and direct mortality resulting from construction will be mitigated by limiting stripping activities to times outside of the peak breeding and nesting season (April 1-August 20 inside of the wetlands and April 15-August 20 within upland habitats). If stripping is required to be completed within these time periods, then a nest search will be completed prior to stripping. Nests will be avoided as per Fish and Wildlife Division iv requirements. These measures will fulfill protection regulations under the Migratory Bird Convention Act. The active nest of Red-tailed Hawk found near the southern boundary of the property (outside the property) will be surveyed before stripping and grading. If that nest or any other raptor nest is active, then an adequate buffer will be set until the nest (s) are vacant to avoid any impact on this particular species.

5.6 Wetland Mitigation

Ecotone Environmental Ltd. in its September 2019 report, examined wetland mitigation having regard to the *Alberta Wetland Mitigation Directive* (Government of Alberta 2017b) and three levels of mitigation:

1. Avoidance;

2. Minimization; and
3. Replacement.⁵

Ecotone found nine (9) wetlands within Cell D comprising 1.4205 hectares and that all wetlands will be totally lost as a result of the proposed development of Cell D.⁶

Figure 6 - Cell D Wetland identifies Cell D wetlands as identified by Ecotone Environmental Ltd.

Having regard to its findings, Ecotone Environmental Ltd. concluded:

- *The proponent will make a payment to the in-lieu program. Replacement fees are included in section 8.0 (Replacement Proposal).*
- *Table 11 shows the replacement fees following the Alberta Wetland Mitigation Directive (Government of Alberta 2017b). The proponent will make a payment to the in-lieu program for the direct loss of nine wetlands for a total of 1.4205-ha. The proponent will enter into a financial replacement agreement with Alberta Environment and Parks and pay a replacement cost of \$40,982.60.⁷*

Policy - Planning Area Assessment

- 5.0.1 *All development within Cell D shall be supported by site assessments as required the County.*
- 5.0.2 *All development within Cell D shall be developed in accordance with the recommendations of the site assessments prepared in support of this Appendix.*
- 5.0.3 *The developer will be required to make a payment to the in-lieu program for the loss of the nine (9) wetlands identified by Ecotone Environmental Ltd. in its September 2019 Wetland assessment report. The developer will enter into a financial replacement agreement with Alberta Environment and Parks and pay a replacement cost of \$40,982.60.*

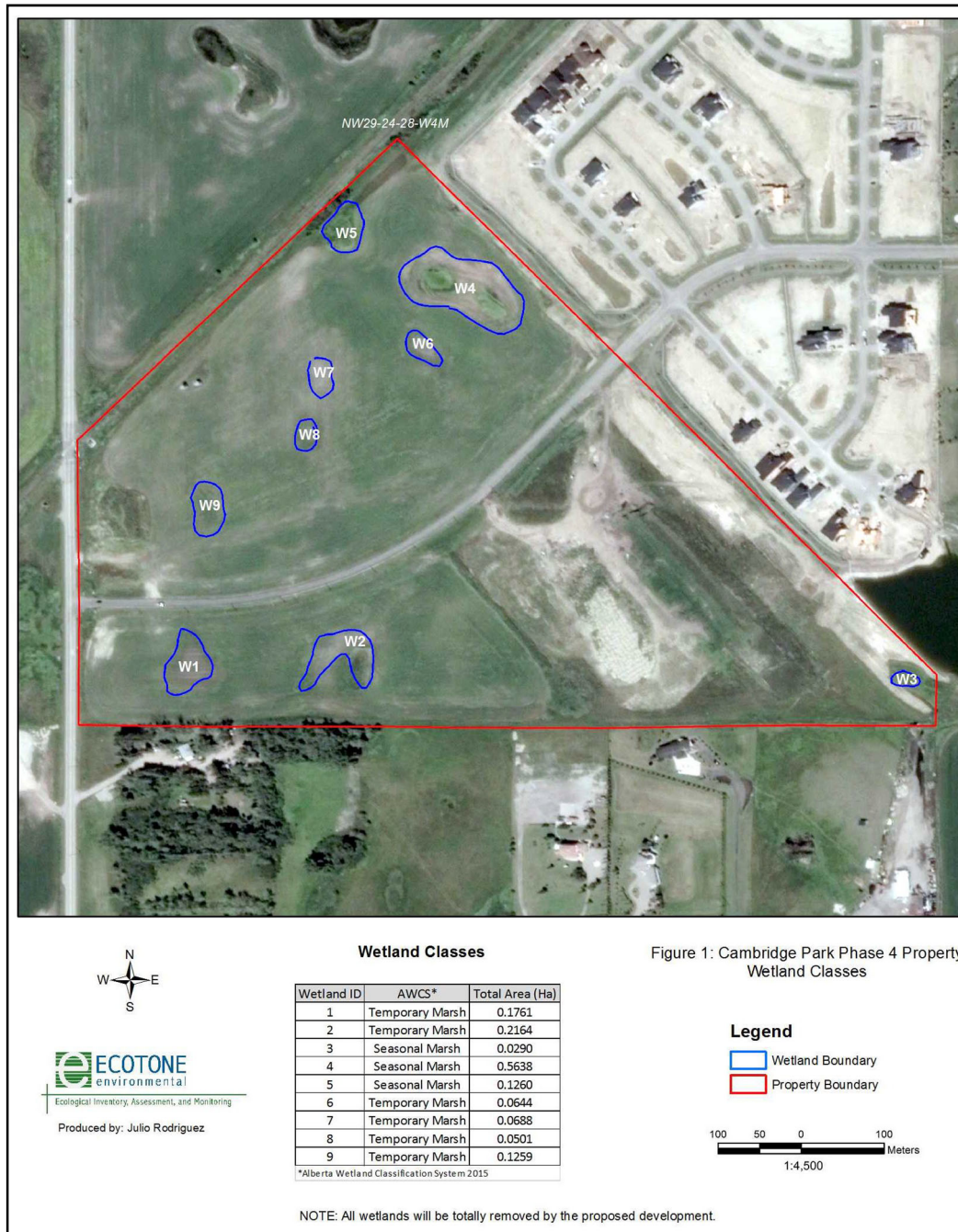
⁵ Ibid, Page 15.

⁶ Ibid, Page 15.

⁷ Ibid, Page 18.

5.0.4 During development of Cell D, it is the responsibility of the developer to report the discovery of any archaeological, historic period, or ~~palaeontological~~paleontological resources directly to Alberta Culture and Community Spirit.

Figure 6 - Cell D Wetlands



Source:

Ecotone Environmental Ltd., *Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property*. (Calgary, Alberta: Author, September 2019), Page 22.

6.0 Current Land Use

The Rocky View Land Use Bylaw currently designates Cell D as *Ranch and Farm (2)* that allows for a range of permitted and discretionary agricultural uses.

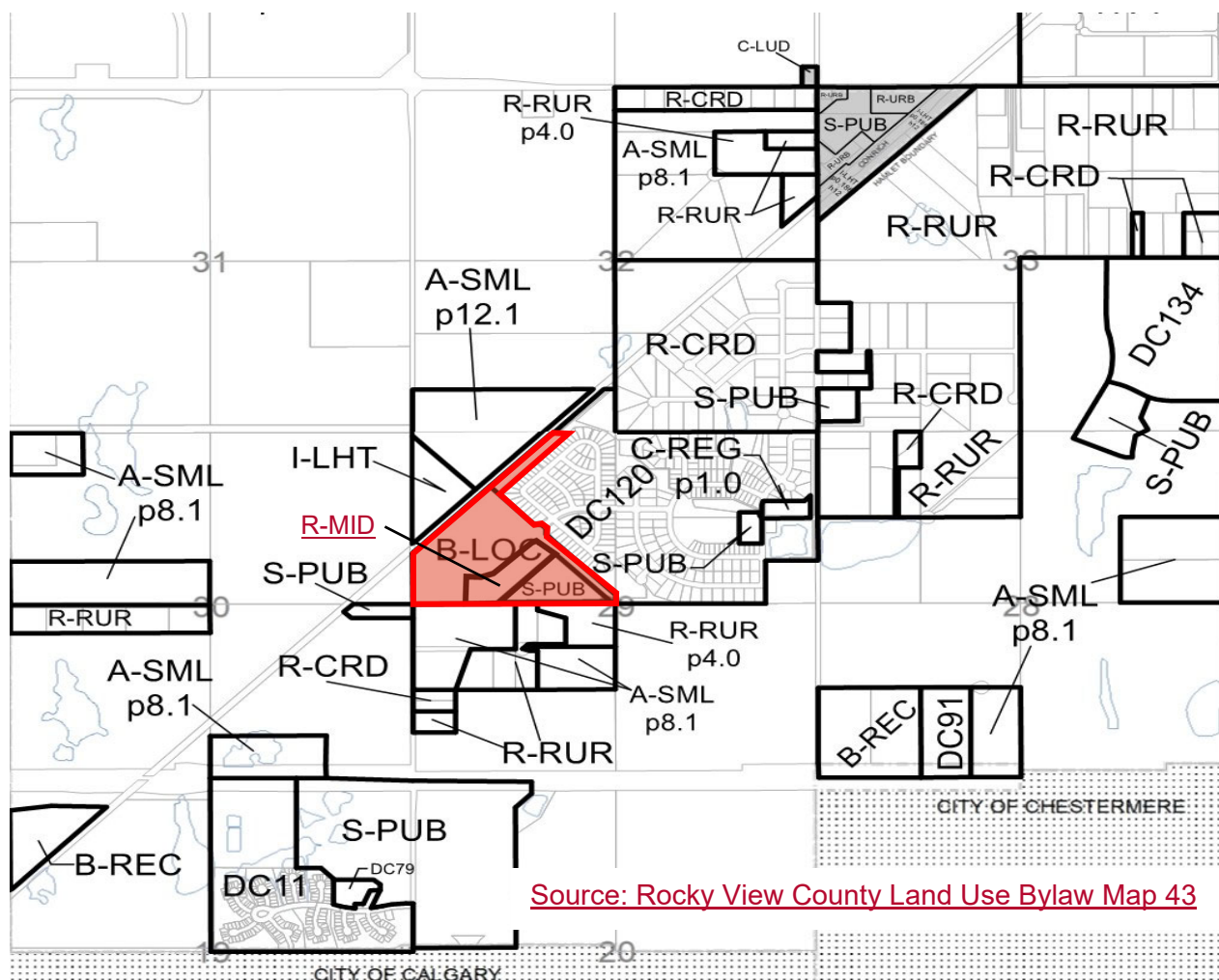
Cell D contains no permanent buildings.

Cell D is not under cultivation and does not contain active agricultural activities.

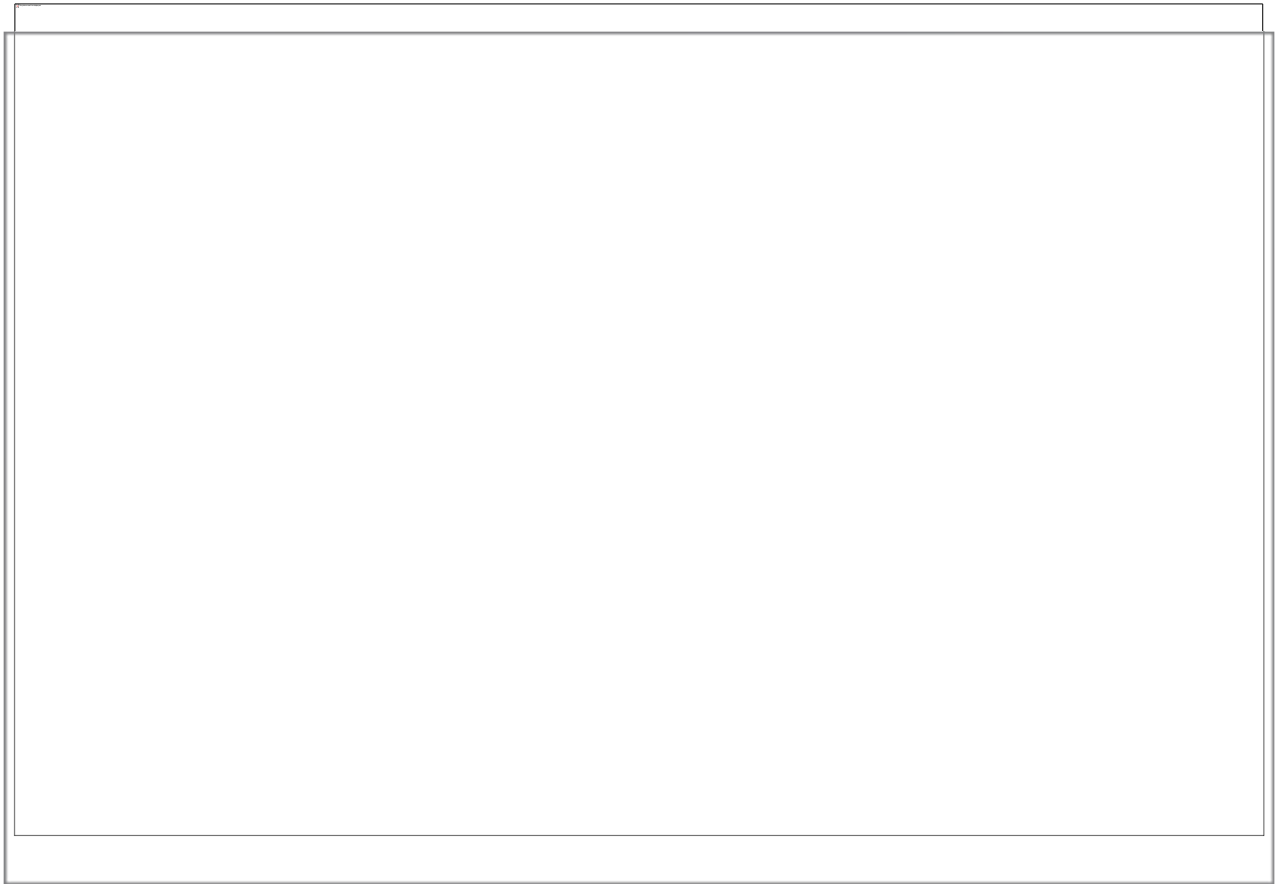
The lands surrounding Cell D comprise a mix of residential, country residential, and agricultural and industrial land uses.

Figure 7 – Land Use Districts and Community Context illustrates the context surrounding Cell D and the land use districts in place at the time this Appendix was prepared.

Figure 7 - Land Use Districts and Community Context



Source: Rocky View County Land Use Bylaw Map 43



~~Source: Rocky View County Land Use Bylaw Map 43~~

7.0 Conceptual Land Use Plan

7.1 Conrich Area Structure Plan —~~Land-~~ Land Use Strategy

The Conrich Area Structure Plan (CASP), Bylaw C-7478-2015 (approved December 08, 2015 and amended by MGB Order 020/17) is the current adopted statutory plan applicable to Cell D.

The land use strategy (Map 5) of the CASP, has identified Cell D for highway business use.

7.2 South Conrich Conceptual Scheme —~~Preferred-~~ Preferred Land Use

The South Conrich Conceptual Scheme (SCCP) was adopted by the County in 2007.

In 2007, the SCCP anticipated “higher residential densities, smaller dwelling units and more varied forms of housing” however development details and attendant policy framework expanding this comment are not provided. Future land use and an attendant policy framework was deferred to a future conceptual scheme amendment (to be attached as an amendment to the 2007 conceptual scheme). ~~Unfortunately~~ Unfortunately, at the time of its adoption CASP as a statutory plan (2015), the older SCCP (2007) non-statutory document inconsistencies were never corrected.

In the twelve years from SCCS adoption to consideration of the current Appendix amendment, a number of factors have changed the land use direction (adoption of a statutory plan with a business land use strategy for Cell D, evolving servicing options and changing land use patterns in the area).

Accordingly, this Appendix establishes a land use framework for Cell D that will facilitate its redesignation, subdivision and development aligned with the land use strategy identified in the CASP land use strategy, with a minor amendment to include a residential area for transitional purposes-

7.3 Conceptual Land Use Plan

Figure 8 - Conceptual Land Use Plan provides a conceptual land use and subdivision design for Cell D. *Table 1 - Land Use Areas (Conceptual Land Use Plan)* provides attendant areas ~~of-foref~~ for this concept.

Figure 8 - Conceptual Land Use Plan contains the entire area of Cell D and is intended to facilitate the future development of a comprehensive and sustainable business park and local commercial uses, kwith a transitional residential area. The proposed business park is intended to focus on a

market comprising the provision of services to on-site employees and the surrounding local clientele. The commercial area is intended to cater to the local community for its weekly goods and services needs. The residential area is intended to offer medium-sized lots for the single dwelling housing form.

7.4 Conceptual Land Use Plan - Future Land Use Designation

Redesignation of Cell D is required to accommodate the preferred business commercial and residential land uses, subdivision, and development.

This Appendix (through its conceptual land use plan and attendant policies) supports a redesignation of Cell D from its current designation of Ranch and Farm Two District (RF-2) Business, Local Campus (B-LOC) to Business Business Campus (B-BG) Commercial, Mixed Urban (C-MIX), and Public Service District (PS).

The stated purpose and intent of the Business Local Campus (B-LOC) Business Campus (B-BG) land use district is:

*"To accommodate a mix of office and light industrial activity uses within a comprehensively-planned campus-like setting. Development is intended to serve local clientele and must be compatible with adjacent uses, including a high quality of visual design. Uses secondary to office and light industrial activity may provide personal services primarily to the on-site employees and secondarily to the surrounding local clientele, but does not include regional commercial uses serving a regional clientele. Development should have no off-site impacts, and must be compatible with adjacent land use. Development will be of a high quality standard of visual design, and address compatibility and transitional issues with adjacent land uses, particularly those residential in nature."*⁸

The permitted and discretionary uses of the Business Local Campus (B-LOC) Business Campus (B-BG) land use district, its attendant district regulations and Land Use Bylaw regulations, the policy framework of this appendix and market requirements are expected to establish the final development form within Cell D.

Permitted uses in the Business Local Campus (B-LOC) Business Campus (B-BG) land use district include⁹:

Accessory Buildings ≤ 190m² (2045.14 ft²)

⁸ Rocky View County, Land Use Bylaw C-8000-2020C-4841-97, Office Consolidation, January 26, 2021 ~~September 1998~~, Page 73 ~~189~~.

⁹ Ibid, Page 193.

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~~Amenity Spaces for Pedestrian Use~~
~~Animal Hhealth care services, (S-small Aanimal)~~
~~Business Park~~
~~Commercial Communications Facilityies (Types A, B, C)~~
~~Communications Facility (Type B)~~
~~General industry Type-I~~
~~Government services~~
~~Laboratories~~
~~Office parks~~
~~Offices~~
~~Patio, accessory to the principal business use~~
~~Research Park~~
~~Restaurant~~
~~School (or College, Commercial)~~
~~Signs~~

Discretionary uses in the ~~Business, Local Campus (B-LOC)~~ ~~Business Campus (B-BG)~~ land use district include¹⁰:

~~Accessory Building $\geq 190\text{m}^2$ (2045.14 ft²)~~
~~Alcohol Production~~
~~Banks or Financial Institutions~~
~~Car Wwash (with internal bays only)~~
~~Care Facility (Child)~~
~~Care Facility (Clinic)~~
~~Communications Facility (Type C)~~
~~Colleges and Post-Secondary Education Institutions~~
~~Contractor, limited~~
~~Establishment (Drinking)~~
~~Establishment (Eating)Drinking establishment~~
~~Film Production~~
~~Industrial (Light)~~
~~Health care services~~
~~Office~~
~~Post-Secondary~~
~~Personal Service Business~~
~~Private Clubs and Organizations~~
~~Public buildings~~
~~Recreation (Private)~~
~~Recycling/Compost Facility~~
~~Religious Assembly~~
~~Retail (Small)~~
~~Special Function Business~~

¹⁰ ~~Ibid, Page 194.~~

~~Recycling collection point~~

~~Religious Assemblies~~

~~Retail store, local (Floor Area up to 600 m² (6,458.35 ft²))~~

~~Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses. Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above that also meets the purpose and intent of this district.~~

The stated purpose and intent of the Commercial, Mixed Urban District (C-MIX) land use district is:

"To provide for small scale business needs in support of comprehensive communities, where mixed use building may accommodate a variety of business types and scale. Development is intended to serve small to moderate sized residential communities and provide opportunities for local employment. The district includes high quality urban design standards. Vehicle oriented uses should be located so as to preserve and enhance the integrity of a pedestrian network."

The permitted and discretionary uses of the Commercial, Mixed Urban District (C-MIX) land use district, its attendant district regulations and Land Use Bylaw regulations, the policy framework of this appendix and market requirements are expected to establish the final development form within Cell D.

Permitted uses in the Commercial, Mixed Urban District (C-MIX) land use district include:

Accessory Buildings ≤ 75m² (807.29ft²)

Animal Health (Small Animal)

Care Facility (Child)

Care Facility (Clinic)

Communications Facility (Type A)

Discretionary uses in the Residential, Mid-Density Urban District (R-MID) land use district include:

Accessory Building > 75m² (807.29ft²)

Alcohol Production

Cannabis Retail Store

Car Wash

Care Facility (Group)

Care Facility (Seniors)

Conference Centre

Dwelling Unit accessory to principle use

Dwelling, Multiple Unit

Establishment (Drinking)

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Establishment (Eating)
Farmers Market
Hotel/Motel
Office
Post-Secondary
Recreation (Culture and Tourism)
Recreation (Public)
Recreation (Private)
Retail (Garden Centre)
Retail (General)
Retail (Grocery)
Retail (Restricted)
Retail (Small)
School, Commercial
Special Function Business
Station (Gas/Electric)
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

The Land Use Bylaw directs that Development Permit applications for discretionary uses of Business, Business Campus (B-LOC), Residential, Mid-Density Urban District (R-MID), and Commercial, Mixed Urban (C-MIX) land use districts shall be evaluated in accordance with Part 3 Permits and Conditions of the bylaw.

~~The Land Use Bylaw directs that Development Permit applications for both permitted and discretionary uses Business – Business Campus (B-BC) land use district shall be evaluated in accordance with Section 12 of the bylaw¹⁴.~~

Further and in accordance with the provisions of the *Business, Local – Business Campus (B-LOCBC)* land use district, development proposals within Cell D should address the visual design consideration of the proposed development.

All proposals for business development should provide architectural guidelines and site development standards that implement proposal design elements that consider development scale, architectural finishing, site lighting, land use context and impact mitigation (that may include site works such as screening and fencing, berming, landscaping and building and parking orientation).

All proposals for development shall address development compatibility and transitional issues with adjacent land uses (particularly those residential in nature).

¹⁴ ~~Ibid, Page 194.~~

~~SMunicipal Reserve parcels and stormwater management facilities will be designated Special, Public Service (S-PUB)Public Service District (PS).~~

7.5 Conceptual Land Use Plan - Conceptual Design

It is important to note that the subdivision design, lot sizes, and land use areas in *Figure 8 - Conceptual Land Use Plan* are conceptual only and will be refined at the subdivision approval stage. *Figure 8 —~~Conceptual~~ Conceptual Land Use Plan* comprises the following subdivision design elements:

- **Future Public Road**

Two (2) right of way plans (RW Plan 171-0749 and RW Plan 171-0750) affect the subject land and Cell D:

- Access R/W Plan 171-0749 is intended to accommodate future improvements to Highway #1 which is located adjacent and ~~northeast;~~northeast.
- Access R/W Plan 171-0750 is intended to accommodate the future extension of Cambridge Park Blvd. and its intersection with Range Road 285.

Figure 8 - Conceptual Land Use Plan provides for vehicular access to Cell D by proposing development as public road, all of the lands currently contained under Access R/W Plan 171-0750 (3.21 Acres / 1.30 Hectares).

A portion of the lands currently contained under Access R/W Plan 171-0749 are also proposed development as public road comprising (0.50 Acres / 0.20 Hectares).

A portion of lands is proposed as future public road to serve the residential area, comprising 2.52 Acres / 1.01 Hectares.

The total area of Cell D proposed for development as public road comprises 9.105-43 percent (6.233-74 Acres / 2.514-50 Hectares).¹²

- **Future Highway #1 Improvements - Right of Way**

That portion of Access R/W Plan 171-0749 not proposed for public road development should remain undeveloped and protected under an access right of way for the purpose of accommodating future improvements to Highway #1.

¹² Areas are conceptual and approximate and will require verification by legal survey.

This right of way area comprises 9.5~~43~~ percent of Cell D (6.50 Acres / 2.63 Hectares).¹³

- ***Future Public Utility Lot***

Figure 8 - Conceptual Land Use Plan provides for the dedication of a future Public Utility Lot (PUL). The future PUL is planned to contain required stormwater management facilities. The size and location of the future PUL was determined by stormwater management modelling and engineering requirements determined by Jubilee Engineering consultants Ltd.

A pedestrian pathway is proposed for development surrounding the 12.53~~---~~acre public utility parcel. The area of the public utility parcel not supporting active stormwater management facilities will be landscaped at the time its development. The 12.53~~---~~acre parcel with attendant landscaping is anticipated to address the requirements of the CASP with respect to its Non-Residential / Residential Interface provisions.

Total area of Cell D proposed for dedication and development of a future Public Utility Lot (PUL) comprising 18.3~~96~~ percent (12.53 Acres / 5.07 Hectares) of Cell D.¹⁴

- ***Future Connective Open Space System***

The SCCS requires that a connective open space system be established within each Development Cell.

The SCCS requirement for the establishment of an open space system within Cell D will occur at the subdivision approval stage and provided through the dedication of Municipal Reserve.

- ***Future Municipal Reserve (MR) Dedication***

Registration of a plan of subdivision for Cell C created a remainder parcel that comprises the titled land within Cell D (the remainder of the NW 1/4 Sec. 29-24-28-W4M under Title No. 171 069 813 +119).

At the time of subdivision approval for Cell C, it was determined that consideration of municipal reserve disposition for the remainder parcel should be deferred to a future subdivision approval. Accordingly, a deferred reserve caveat (Instrument 171 069 816)

¹³ Ibid.

¹⁴ Areas are conceptual and approximate and will require verification by legal survey.

expressing an interest in 6.6318 acres (2.6838 ha) was registered by the County against the remainder parcel.

Figure 8 - Conceptual Land Use Plan provides a concept design for the future dedication of four (4) municipal reserve (MR) lots comprising 14.460 percent (9.8197 Acres / 3.974.03 Hectares) of Cell D.¹⁵

Future MR ~~lots~~ are lots are intended to be used for recreation, to contain pedestrian pathways or as buffers between land uses. All future MR parcels are proposed to be irrigated with stormwater from the stormwater management system implemented for Cell D.

Fencing shall be required where MR and private lots intersect. All fencing shall be constructed on private lots regarding the design/style as deemed acceptable by architectural controls.

- ***Future Pedestrian Pathway System***

A pedestrian pathway system is proposed within MR lots ensuring that all public lands will be accessible to all residents of the County.

The proposed pedestrian pathway system within Cell D should expand and strengthen regional recreational opportunities by connecting to existing pedestrian networks on surrounding lands.

The design of the pedestrian pathway system within MR lots should be considered at the subdivision approval stage and constructed in accordance with County standards.

Walks on both sides of residential roads will be provided as part of a revised road cross-section (see Section 8.0 Transportation).

Maintenance of MR lots within Cell D including implementation of a weed management plan should be the responsibility of a Landowner's Association to be established as a requirement of subdivision approval.

¹⁵ Ibid.

- **Future Business Lots**

Figure 8 - Conceptual Land Use Plan provides for the creation of ~~six-two (26)~~ business lots comprising ~~51.94~~21.07 percent (~~35.45~~14.35 Acres / ~~14.34~~5.81 Hectares) of Cell D.¹⁶

The ~~sizes of the two lots are proposed lots range in size from 6.92~~4.21 Acres / ~~2.80~~1.70 Hectares ~~to and~~ 7.44 Acres / 3.012 Hectares.¹⁷

The provision of business lot sizes below the minimum parcel size requirements of the Business, Local Campus (B-LOC) ~~Business Campus (B-BG)~~ land use district is accommodated by the land use district where parcel size is supported by a comprehensive development design scenario the sizes proposed is intended to favour the development requirements of local business and services. It was considered that larger parcel sizes would attract businesses of an considered at the subdivision approval stage. The provision of serviced business lots in ~~the sizes proposed is intended to favour the development requirements of local business and services. It was considered that larger parcel sizes would attract businesses of an~~ industrial character with extensive outside storage requirements which is not aligned with the intended character of the Cell D business campus.

- **Future Commercial Lots**

Figure 8 Conceptual Land Plan provides for the creation of two separate parcels, comprising 3.01 Hectares (7.44 Acres) or 27% Cell D. The parcels are separated by Cambridge Park Boulevard, running east-west, with the northerly one containing 0.84 Hectare (2.08 Acres) and the southerly one containing 2.17 Hectares (5.36 Acres). The northerly parcel will form part of a comprehensively designed local commercial precinct, containing approximately 920 square metres (9,900 square feet) of retail. Uses will include a Gas Station/Car Wash/C-Store, Medical Clinic/Pharmacy, and general retail uses. The southerly parcel is intended to accommodate both assisted and independent living accommodations for seniors. There are spaces available for gardens and pathways, and a possible community garden, providing seniors the opportunity to connect with the general population. Overall, pedestrian connectivity will be provided with strategic linkages to the adjacent Municipal Reserve. Figure 9 A Concept Plan illustrates a possible concept for the C-MIX land uses. All areas are approximate and will require verification by a legal survey.

- **Future Residential Lots**

Figure 8 Conceptual Land Plan provides for the creation of forty-seven (47) single detached residential lots, comprising 3.27 Hectares (8.08 Acres) or 11.86% of Cell D. The proposed lot widths range from 14.02 Metres (46.0 Feet) to 16.74 Metres (54.9 Feet), with a minimum site area of 0.0490 Hectare (0.121 Acre) and a maximum site area of 0.150 Hectare (0.37 Acre). The intent of this redesignation is to offer another housing form within

¹⁶ Areas are conceptual and approximate and will require verification by legal survey.

¹⁷ Ibid.

the general Conrich area. Areas are approximate and will require verification by a legal survey.

7.6 Conceptual Land Use Plan - Design and Site Development Requirements

A comprehensive development design scenario is required by the proposed land use district to be implemented at the development approval stage.

A comprehensive development design scenario should comprise a framework of ~~architectural design~~architectural design and site development requirements intended to:

1. Facilitate comprehensive development of Cell D and ensure contextual land use ~~compatibly;~~compatibility.
2. Provide design guidelines and principles that will result in an attractive, cohesive and recognizable built form for business landscapes in Cell D;
3. Conform to the design principles established by Commercial, Office and Industrial Design Guidelines¹⁸ in Rocky View County.

All residential areas in Cell D should be considered as transitional lands between the existing Cambridge Park residential to the east and the future business campus uses to the north. Residential lots are proposed to be smaller than in the existing, adjacent development of Cambridge Park. In addition, horizontal distances, including open space and road rights-of-way, act as a buffer between uses. While transitional lands are not generally used between residential areas, it may serve a purpose here. when the area is adjacent to non-residential uses again. Therefore, transitioning from larger lot residential to medium lot residential, to business campus, is a logical gradation.

A portion of the residential area lies adjacent to Cambridge Park Boulevard. There is an opportunity here to provide some additional landscaping (native trees and shrubs), to serve as a buffer between these residential lots and the future business campus lands to the north. Figure 9 – Landscaped Area Plan identifies this augmentation.

3. All commercial areas in Cell D with a retail (goods and services) intent, should be designed in a way to be aesthetically pleasing on the perimeter as well as within the areas. Uses should be logically placed to complement each other, and to avoid potential traffic congestion. For example, a gas station or car wash is not necessarily ideal adjacent to a parkette.

¹⁸ Rocky View County, Commercial, Office and Industrial Design Guidelines, Resolution 182-10, July 6, 2010.

7.7 Conceptual Land Use Plan - Adjacent Development Compatibility

During the development of Cell D, it is important to consider development compatibility and transitional issues with adjacent land uses (particularly those residential in nature).

Alberta Health Services recommends that any development proposed within Cell D which might have the potential to adversely impact surrounding receptors (~~e.g.e.g.~~, noise, odours, emissions etc.) not ~~be located in~~ be in close proximity to residential or sensitive land use areas such as daycares, schools, hospitals, adult care facilities or food establishments. Appropriate setback distances and/or buffers should be developed to ensure that existing and future residential or sensitive land receptors are adequately protected.

The following provides additional direction respecting development compatibility:

- Development proposals for general Industrial uses as defined by the Land Use Bylaw and considered appropriate under a General industry Type I permitted use should be evaluated for compatibility with residential land use and directed to proposed Lots 3 and 4 adjacent to Garden ~~View Road;~~ Road.
- Business activities that support on-site storage or generate negative impacts off-site are restricted from development in Cell ~~D;~~ D.
- Permitted and discretionary uses for proposed lots 2 and, ~~4~~, ~~and 5~~ that include business uses in a campus setting pursuant definitions of same in the Land Use Bylaw; and
- Business uses that include high traffic uses such as car washes, service stations and ~~convenience~~ venience stores should be restricted to Lots 3 and 4 adjacent to Garden ~~View~~ Road.

7.8 Conceptual Land Use Plan - Adjacent Development Connectivity

Currently, a private roadway bisects Cell D and connects Cambridge Park Boulevard within Cambridge Park Estates to Garden Road. The private roadway was constructed as a condition of subdivision approval for Cell ~~C and~~ C and is located within an existing right of way (Access R/W Plan 171-0750). The private roadway was intended to facilitate emergency ingress and egress to Cambridge Park Estates.

It is anticipated that the subdivision of Cell D in accordance with *Figure 8 - Conceptual Land Use Plan* will require that the private roadway be removed and replaced with a public road ~~is~~ to be developed within the existing utility right ~~of~~ of way. ~~Thise~~ Thise public road identified in *Figure 8 - Conceptual Land Use Plan* shall be developed in accordance with RVC standards. ~~The proposed~~

~~public road within Cell D~~ and its intersection with Garden Road will serve as the primary roadway access to Cell D.

This proposed public road will enhance the County transportation system by establishing road connectivity between developments and facilitating inter-community traffic movements and emergency access.

At ~~at~~ such time as this public road is ~~considered~~constructed to County standards, traffic calming measures intended to manage vehicular speeds should be considered. Traffic calming measures may include a stop sign at the intersection of Access R/W Plan 171-0749 and Access R/W Plan 171-0750.

Additional public roads to serve the residential area will be generally configured in accordance with Figure 8 – Conceptual Land Use Plan.

The pedestrian pathway system proposed for Cell D should integrate with the existing Cambridge Park Estates pedestrian pathway systems promoting walkability within Cell D and to the greater community. AS part of the mandate for the C-MIX land use district, pedestrian enhancement within the parcels will be considered a priority at the development permit stage.

Policy - Conceptual Land Use Plan

Land Use Designation

- 7.0.1 All lands within Cell D should be designated: ~~Business, Local Campus (B-LOC)– Business Campus (B-BC)~~ in order to facilitate the comprehensively planned business development of the Cell D; Special, Public Service (S-PUB) to accommodate a stormwater facility; Residential, Mid-Density Urban (R-MID) to facilitate a transitional residential area, or Commercial, Mixed Urban (C-MIX) to facilitate local goods and

Future Subdivision

- 7.0.2 Subdivision of land within Cell D should generally be in accordance with the conceptual design provisions of Figure 8 - Conceptual Land Use Plan herein.

- 7.0.3 *A minimum residential lot area shall be 0.0490 Hectare (0.121 Acre).*
- 7.0.4 *A minimum residential lot width shall be 14.02 Metres (46 Feet).*
- 7.0.5 *A landscaped area of a minimum 5.5 Metres (18 Feet) shall be provided on lots as identified in Figure 9 - Landscaped Area Plan. The vegetation shall contain mainly large caliper trees but may also contain shrubs. Native species are preferred.*
- 7.0.6 *An open space system shall be developed within Cell D in general conformity with the provisions of Figure 8 - Conceptual Land Use Plan.*
- 7.0.~~7~~4 *All open spaces and pathways within Cell D shall be constructed by the Developer in accordance with a landscaping plan to be submitted at the subdivision approval stage.*
- 7.0.~~8~~5 *All open space and pathways within Cell D shall be maintained by a Landowner's Association or Associations. Maintenance and operational obligations is committed to be undertaken by the LOA via a license agreement with the County inclusive of maintenance and operations of the grounds and all site improvements located there within - including pathway.*
- 7.0.~~6~~9 *Preparation and implementation of a weed management plan should be the responsibility of a Landowner's Association or Associations to be established at the time of subdivision registration. All noxious weeds are to be controlled in accordance to the terms identified in the Provincial Weed Act. Weed control occurring on Municipal Reserves is inclusive of a ~~comprehensive grounds~~comprehensive ground keeping maintenance and operation program as specified in the terms of a formal license of occupation for County lands.*
Municipal Reserve (MR)
- 7.0.~~10~~7 *Within Cell D, a minimum of ten (10) percent Municipal Reserve will be provided by full dedication of land.*
- 7.0.~~11~~8 *Dedication of Municipal Reserve shall be in accordance with the terms and conditions established by the Municipal Government Act.*
- 7.0.~~12~~9 *Fencing shall be required where MR and private lots intersect. All fencing shall be constructed on private lots regarding the design/style as deemed acceptable by architectural controls.*

7.0.1~~39~~ In addition to construction, the Developer is responsible for all maintenance and operations of MR lands and improvements located there within until issuance of Final Acceptance Certificates - in accordance to the terms of the applicable Development Agreement.

Business and Commercial Land Use and Development

7.0.1~~44~~ In accordance with the provisions of the Business - Business Campus (B-~~LOCBC~~) and Commercial, Mixed Urban (C-MIX) land use districts, development proposals within Cell D shall be of a ~~high-quality~~high-quality standard of visual design, and address compatibility and transitional issues with adjacent land uses (particularly those

7.0.1~~52~~ All proposals for development should provide architectural guidelines and site development standards that will implement design elements that will consider development scale, ~~finish~~finish, and context.

7.0.1~~63~~ The provision of business lot sizes below the minimum parcel size requirements of the Business - Business Campus (B-~~LOCBC~~) land use district should be supported by a comprehensive development design scenario considered at the subdivision approval stage.

Figure 8 - Conceptual Land Use Plan

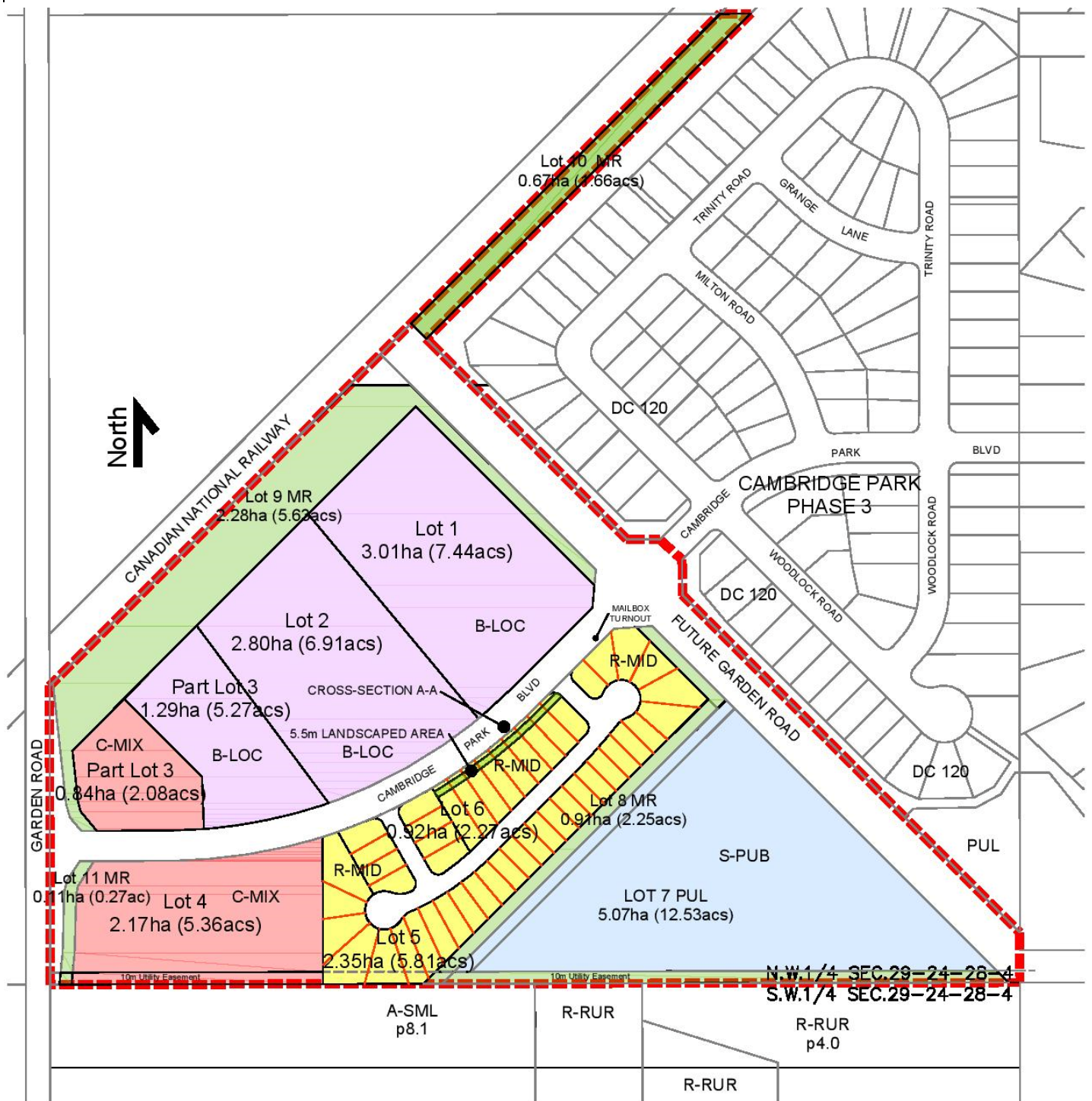


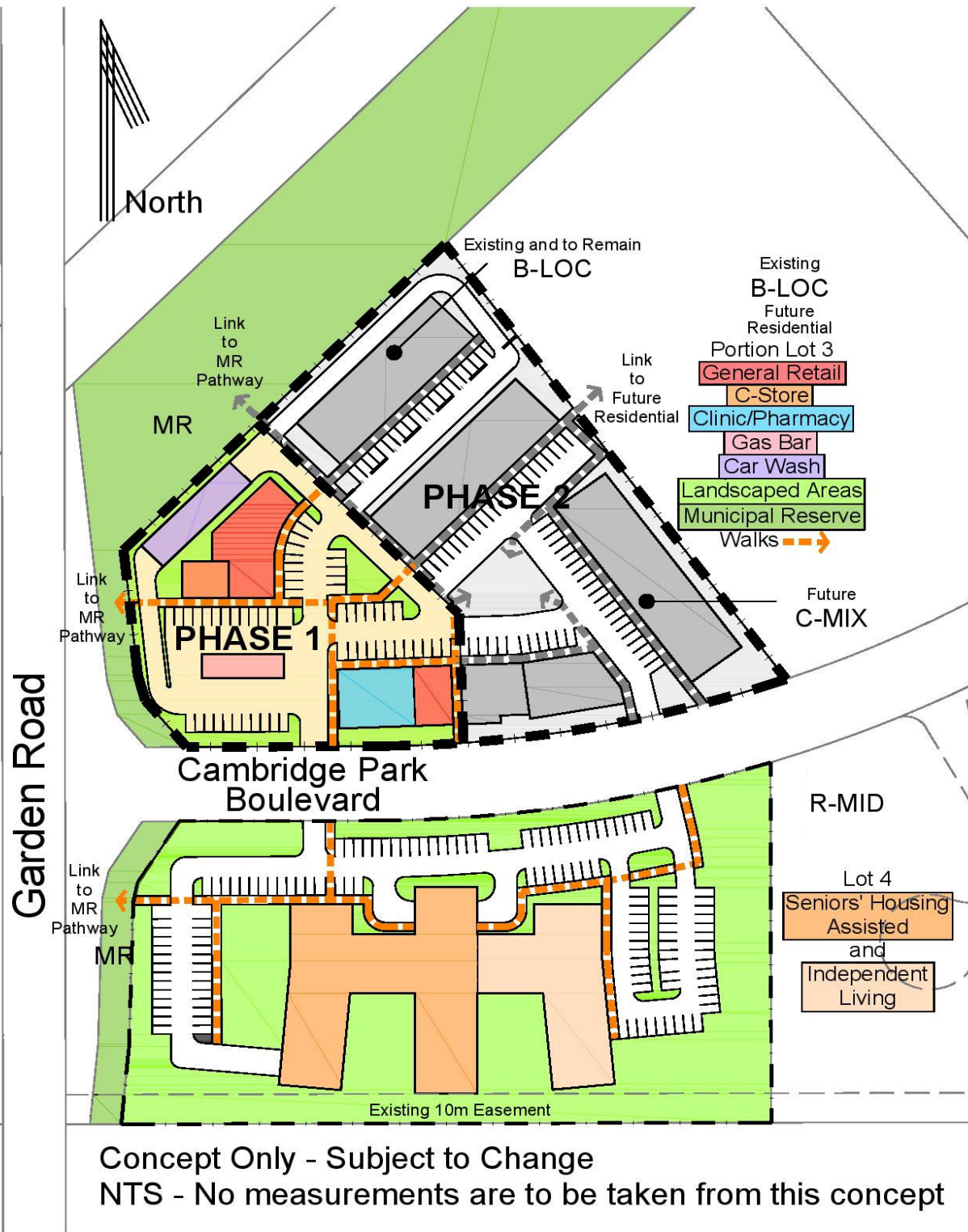
Figure 9 – A Concept Plan

Figure 10 - Landscaped Area Plan

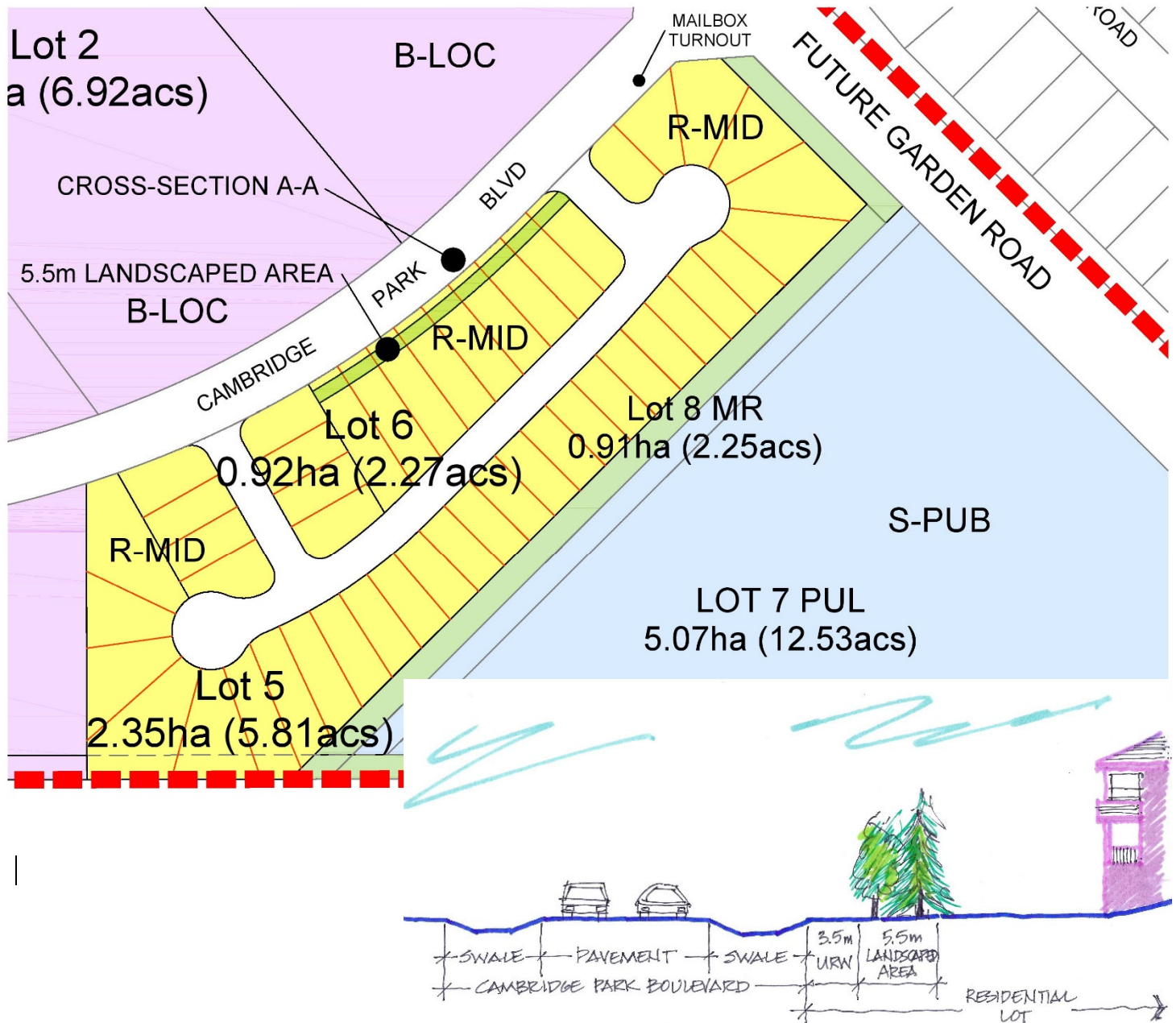


Table 1 - Land Use Areas by Future Land Use

Proposed Use	Lot No.	Area (Acres)	Subtotal (Acres)	Area (Hectares)	Subtotal (Hectares)	Percent
Business	1	7.4 46		3.0 12		
<u>Business</u> <u>Business</u>	2 <u>Part of 3</u>	6.9 15 0.77		2.8 04 0.31		
<u>Commercial</u>	<u>Part of 3</u>	4.5 05 54		1.8 22 24		
<u>Commercial</u>	4	5.3 66 9		2.1 73 0		
<u>Residential</u>	5	5.8 16 0		2.3 52 7		
<u>Residential</u>	6	2.2 74 21		0.9 21 70		
Subtotal <u>Business Subtotal</u>			33.0 635 45		14.34 13.3 8	51.94 48 .53
Public Utility <u>Lot</u>	7 PUL	12.53	12.53	5.07	5.07	18.3 96
Municipal Reserve	8 MR	2.25		0.91		
	9 MR	5.6 38 1		2.2 83 5		
	10 MR	1.66		0.67		
	11 MR	0.2 75		0.1 10		
Subtotal MR			9.8 19 97		3.9 74 03	14.4 60
Future Public Road		3.7 16 23	6.2 33 71	2.5 21 50	2.5 21 50	9.14 5 43
Future Road R/W		6.5 06 50	6.5 06 50	2.63	2.6 32 63	9.53 9 54
Total			68.1668 13		27.57	100.00

Table Notes:

1. All table areas are approximate and based upon a conceptual plan (Figure 8 - Conceptual land Use Plan in this document dated June 2019).
2. All areas will require verification by legal survey.

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3. Table columns may vary due to rounding and area conversions.

8.0 Transportation and Roadways

8.1 Regional Transportation Network

The City of Calgary, with involvement of City of Airdrie, City of Chestermere, Town of Cochrane, and Rocky View County have conducted The North Calgary Regional Transportation Study, which identifies the need for an interchange at the Highway #1 and Range Road 285 Intersection by 2030. This interchange is in Alberta Transportations long-term plans but is not planned in the near or intermediate future. The Transportation Off-site Levy Special Area 2 is currently capturing funding for this interchange.

8.2 Traffic Impact Assessment

A Traffic Impact Assessment (TIA) was completed by Bunt and Associates¹⁹.

The Bunt and Associates TIA considers the full build-out of lands contained within Cell D in accordance with the preferred future land use established by the SCCS and *Figure 8 - Conceptual Land Use Plan*. The TIA focused on intersections and roads directly affected by development in Cell D with consideration of background traffic conditions.

Alberta Transportation (AT) has proposed construction of an interchange to the south of the SCCS, on the ~~Trans-Canada~~Trans-Canada Highway at the Garden Road / Highway 1 intersection. This Appendix maintains future transportation road right-of way requirements associated with the long-term planning of that interchange. The Bunt and Associates TIA provides comment and an update on the timeline for this improvement:

"It is noted that AT plans to develop a grade separated interchange at the Garden Road/Highway 1 intersection at some point in the future, but this improvement is not currently funded nor is there an AT timeline identified for implementation. The North Calgary Regional Transportation Study that was recently completed in draft form by ISL Consulting for the City of Calgary, City of Airdrie, City of Chestermere, Town of Cochrane and Rocky View County identifies a need for this interchange prior to 2030, and Bunt & Associates concurs with that preliminary finding. However, in the absence of a confirmed and committed timeline for this improvement it is recommended that consideration be given by AT to allowing signalized side street delays to increase as a result of growth in both background traffic and development

¹⁹ Bunt and Associates, *Cambridge Park Phase 4, Traffic Impact Assessment, Final*. Calgary, Alberta: Author, June 2019.

traffic so as to protect and maximize capacity for critical east/west through volumes on Highway 1.”²⁰

Figure 8 - Conceptual Land Use ~~Plan provides~~Plan provides for primary public road access to Cell D and Garden Road (Range Road 285) via an internal public road connecting Garden Road and Cambridge Park Boulevard constructed within Access R/W Plan 171-0750 and a portion of Access R/W Plan 171-0749. All public roads located within the residential area are proposed with a Modified Urban Residential road cross-section. A curb and gutter design with medium-sized residential lots provides a better landscape than with swales and culverts. The number of culverts along a streetscape with the size of lots proposed, would be less attractive and therefore, undesirable. Walks on both sides of the pavement are proposed to link to the future and existing pathways within the adjacent Municipal Reserve parcels. Figure 10 – Modified Urban Residential Road provides a typical cross-section for this road type.

The Bunt and Associates TIA provides comment and a recommendation respecting upgrades at the intersection of Garden Road & Cambridge Park Boulevard that will be required as a result of Cell D development contemplated in this Appendix:

“The intersection of Garden Road & Cambridge Park Boulevard is currently a Type I intersection. AT Turning Warrants were evaluated for each of the future horizons to determine any necessary intersection treatments.

The intersection will require a Type IV treatment by the 2040 After Development horizon with a northbound right turn lane. However, based on the Conrich ASP₃, Garden Road will be terminated before the CN rail tracks and before Highway 1 to the south. This will reduce most of the through traffic and intersection improvements will not be necessary in the future. As the intersection is expected to operate with an LOS A and low delays, a Type IIIa intersection treatment is recommended.”²¹

In May 2021, a residential component was introduced to Cell D, requiring an update to the traffic generation based on less light industrial and more single detached residential. The findings concluded that the residential use traffic would generate less traffic than the light industrial use. A letter report by Bunt and Associates providing these details can be found in Appendix 1.

In June 2021, a commercial component was introduced to Cell D, requiring an update to the traffic generation based on less light industrial and more retail (good and services) and seniors' care. The findings concluded that the overall land use diversity will result in improved operations of the

²⁰ Bunt and Associates, *Cambridge Park Phase 4, Transportation Impact Assessment, Final*. Calgary, Alberta: ~~Author, June~~Author, June 2019, Page 3.

²¹ Bunt and Associates, *Cambridge Park Phase 4, Transportation Impact Assessment, Final*. (Calgary, Alberta: Author), Page 32.

21 June 2021~~June 07, 2020~~

Highway 1/Garden Road intersection. A letter report by Bunt and Associates providing these details can be found in Appendix 2.

Policy - Transportation and Roadways

- 8.0.1 *Vehicular access to all development within Cell D shall be provided from a public road linking Garden Road (Range Road 285) and Cambridge Park Blvd.*
- 8.0.2 *All public roads within Cell D shall be developed in accordance with sound professional engineering practices and County Servicing Standards.*
- 8.0.3 *Intersection upgrades required ~~as a result of~~because of the development of Cell D shall be considered at the subdivision approval stage and ~~with regard to~~regarding the findings and recommendations of the Bunt and Associates TIA referenced in this Appendix.*

8.0.4 A Modified Urban Residential Road with 9.0 metres pavement in a 15-metre right-of-way with monolithic walks on both sides shall be provided for all public roads in the residential area. Figure 10 – Modified Urban Residential Road illustrates this road type.

9.0 Servicing Infrastructure

9.1 Sanitary Sewer

Cell D is within the service area of the East Rocky View Regional Wastewater service system. Accordingly, all development within Cell D shall be serviced by connection to the ~~the~~ East Rocky View Regional Wastewater service system.

9.2 Potable Water

In accordance with Policies 23.9 and 23.15 of the CASP, all development within Cell D shall connect to the County's potable water system.

At the subdivision approval stage, a developer shall be required to enter into a Development Agreement for the connection of Cell D lots to the County's potable water system.

9.3 Stormwater Management

Jubilee Engineering Consultants Ltd. has prepared a conceptual stormwater management study for Cell D.²² The Jubilee Engineering study describes the stormwater management system for Cell D as follows:

- The analysis concludes that the ponds designed have sufficient capacity to manage the runoff generated by the Cambridge Estates Phase 3 and Cambridge Park Phase 4. The existing pond from Cambridge Estates Phase 3 and Cambridge Park Phase 4 will be connected and will act as one pond. The combined pond will be an evaporation with irrigating the municipal reserve areas on both phases.*
- The combined evaporation/irrigation pond will be a ~~zero-discharge~~zero-discharge facility to handle runoff from a 1:~~100-year~~100-year storm event. The pump house on the existing Cambridge Estates Phase 3 will be utilized for both phases.*
- The evaporation pond was designed for a 1:~~100-year~~100-year storm event and has no minor system outlet. Through Water Balance the 1:~~100-year~~100-year storm elevation in the pond is 56.25m which gives a freeboard of 0.95m. The SWMHYMO results for a 1:100 single event will give a freeboard of 1.45m.*

²²Jubilee Engineering Consultants Ltd., *Stormwater Management Report*. Calgary, Alberta: Author, April 2019.

- All details conform to the City of Calgary Standard Specifications and Stormwater Management Design Manual.²³

Figure 9-11 – Stormwater Management illustrates the overall concept for stormwater management within Cell D.

The County will require that requisite Maintenance Vehicle Access Road (Section 706.5.3 Servicing Standards) surrounding the proposed evaporation/irrigation pond be incorporated directly into the pedestrian network (sidewalk and pathways). Design and configuration shall be undertaken by the Developer to the County's satisfaction within an applicable Development Agreement.

9.4 Solid Waste Management

Solid waste containment and disposal within Cell D will be the responsibility of individual landowners or collectively managed by a Landowner's Association. Recycling opportunities are encouraged to be implemented throughout the community.

Policy - Servicing Infrastructure

Geotechnical

9.0.1 Geotechnical evaluations prepared by a qualified geotechnical professional shall be required at the subdivision approval stage in order to establish geotechnical considerations and establish design and construction requirements.

Sanitary Sewer and Potable Water

9.0.2 As per Policies 23.9 and 23.15 of the Conrich ASP, sanitary sewer and potable water servicing within Cell D shall be provided by connection to the County's potable water and wastewater system.

9.0.3 It will be the responsibility of the developer to provide sanitary sewer and potable water servicing plans for all lands within Cell D at the subdivision approval stage and to the satisfaction of the County.

²³ Jubilee Engineering Consultants Ltd., *Stormwater Management Report*. (Calgary, Alberta: Author, April 2019), Page 13.

9.0.4 Development of Cell D shall implement water conservation measures as required by the County.

~~Policy – Servicing Infrastructure~~

~~Geotechnical~~

- ~~9.0.1 Geotechnical evaluations prepared by a qualified geotechnical professional shall be required at the subdivision approval stage in order to establish geotechnical considerations and establish design and construction requirements.~~

~~Sanitary Sewer and Potable Water~~

- ~~9.0.2 As per Policies 23.9 and 23.15 of the Conrich ASP, sanitary sewer and potable water servicing within Cell D shall be provided by connection to the County's potable water and waste water system.~~
- ~~9.0.3 It will be the responsibility of the developer to provide sanitary sewer and potable water servicing plans for all lands within Cell D at the subdivision approval stage and to the satisfaction of the County.~~
- ~~9.0.4 Development of Cell D shall implement water conservation measures as required by the County.~~

Stormwater Management

- 9.0.5 *Stormwater Management within Cell D shall be in accordance with the preliminary stormwater management concepts in this Appendix and finalized at the subdivision approval stage.*

Solid Waste Management

- 9.0.6 *Solid waste containment and disposal within Cell D shall be the responsibility of individual landowners or collectively managed by a Landowner's Association. Recycling opportunities will be encouraged.*

Figure 129 - Stormwater Management

Source: Jubilee Engineering Consultants Ltd., *Stormwater Management Report*. Calgary, Alberta: Author, April 2019, revised May 2021.

10.0 Public Consultation

As required by Policy 9.1.3 of the SCCS, a public consultation process was implemented as follows:

- A public open house was held at Prince of Peace on November 28, 2019, to discuss the proposed conceptual land use plan, proposed Conceptual Scheme amendment and the proposed redesignation for Cell D.

The open house was advertised by direct mail to over three hundred (300) affected Conrich area residents.

Approximately ten (10) people recorded attendance at the November 28, 2019 open house.

Key issues raised included:

- Future development of the private road within Cell D to a public ~~road~~;road.
- Potential for business traffic impacting adjacent residential ~~area~~;area.
- Range of land uses permitted and the potential for impact on adjacent residential areas.
- A second open house was held at Prince of Peace on January 29, 2020, to discuss the proposed conceptual land use plan, proposed Conceptual Scheme amendment and the proposed redesignation for Cell D.

The second open house notification was provided directly to Cambridge Park Estates residents.

It is estimated that approximately fifty (50) people attended the second open house representing approximately ~~twenty-five~~twenty-five (25) to thirty five (35) residents of the two hundred and ten (210) Cambridge Park Estates residences notified. (Sign in sheets were removed by unknown parties impairing actual attendance recording).

Parties in attendance were opposed to business development of Cell D.

- On a number of occasions following the public open houses, the developer met individually and collectively with five (5) Cambridge Park Estates residents to discuss land use and development issues.

- Notwithstanding, there was no resolution to the five (5) Cambridge Park Estates ~~residents~~ ~~in~~residents in opposition to business land use within Cell D.
- In May 2021, since there were gathering restrictions imposed by the Alberta government due to the Covid pandemic, a newsletter was mailed to all Cambridge Park residents, seeking input for the proposed residential component of Cell D. [to complete after responses received]
- In July 2021, an open house was held to solicit further comments from the residential (R-MID) and commercial (C-MIX), land use amendments to Cell D. [add number of attendees, comments received and resolutions to any issues]
- In [month] 2021, a follow-up newsletter was mailed to all Cambridge Park residents, to inform them of any changes made during the circulation period. [list changes if any and any further comments received]

11.0 Implementation

This Appendix was prepared for adoption by the Council of Rocky View County as an amendment to the SCCS in conformance with SCCS policies.

The policy provisions of this Appendix are to be implemented through the approval by Council of conforming land use amendments and applications for subdivision approval.

Policy - Implementation

- 11.0.1 *The policy provisions of this Appendix shall be implemented through the approval by Council of land use amendments and applications for subdivision approval conforming to the CASP.*
- 11.0.2 *Where SCCS content does not align with the land use strategy provisions of the CASP and this Appendix, the SCCS should be concurrently amended with adoption of the Appendix amendment to bring it into alignment with the CASP.*

12.0 Policy Summary

This Appendix section provides a summary of the appendix policies guiding the redesignation and subdivision of Cell D:

12.1 Policy Summary: Section 3.0 Purpose and Objective

- 3.0.1 Cell D shall be developed in an orderly and sustainable manner consistent with the policies of the ~~the~~ County Plan, the Conrich Area Structure Plan (CASP), the South Conrich Conceptual Scheme (SCCS) and this Appendix.
- 3.0.2 Notwithstanding the policies contained within the SCCS, where policies conflict or require interpretation, the policies of the Conrich Area Structure Plan (CASP) shall prevail.

12.2 Policy Summary: Section 4.0 Planning Area - Cell D

- 4.0.1 The South Conrich Conceptual Scheme Appendix: Cell D shall apply to:
- Lands identified as Cell D within the SCCS, and
 - Described in this Appendix amendment as Cell D and shown in Figures 1 and 2 of this Appendix.
- 4.0.2 Cell D shall comprise the entire planning area discussed in this Appendix.

12.3 Policy Summary: Section 5.0 Planning Area Assessment

- 5.0.1 All development within Cell D shall be supported by site assessments as required the County.
- 5.0.2 All development within Cell D shall be developed in accordance with the recommendations of the site assessments prepared in support of this Appendix.

- 5.0.3 The developer will be required to make a payment to the in-lieu program for the loss of the nine (9) wetlands identified by Ecotone Environmental Ltd. in its September 2019 Wetland assessment report. The developer will enter into a financial replacement agreement with Alberta Environment and Parks and pay a replacement cost of \$40,982.60.
- 5.0.4 During development of Cell D, it is the responsibility of the developer to report the discovery of any archaeological, historic period, or ~~palaeontological~~paleontological resources directly to Alberta Culture and Community Spirit.

12.4 Policy Summary: Section 7.0 Conceptual Land Use Plan

Land Use Designation

- 7.0.1 All lands within Cell D should be designated: Business, Local Campus (B-LOC) in order to facilitate the comprehensively planned business development of the Cell D; Special, Public Service (S-PUB) to accommodate a stormwater facility; or Residential, Mid-Density Urban (R-MID) to facilitate a transitional residential area facilitate with the exception of Municipal Reserve parcels which shall be designated Public Service District Future Subdivision
- 7.0.2 Subdivision of land within Cell D should generally be in accordance with the conceptual design provisions of Figure 8 - Conceptual Land Use Plan herein.
- 7.0.3 A minimum residential lot area shall be 0.0490 Hectare (0.121 Acre).
- 7.0.4 A minimum residential lot width shall be 14.02 Metres (46 Feet).
- 7.0.7 All open spaces and pathways within Cell D shall be constructed by the Developer in accordance with a landscaping plan to be submitted at the subdivision approval stage.

7.0.8 All open space and pathways within Cell D shall be maintained by a Landowner's Association or Associations. Maintenance and operational obligations is committed to be undertaken by the LOA via a license agreement with the County inclusive of maintenance and operations of the grounds and all site improvements located there within - including pathway.

7.0.9 Preparation and implementation of a weed management plan should be the responsibility of a Landowner's Association or Associations to be established at the time of subdivision registration. All noxious weeds are to be controlled in accordance to the terms identified in the Provincial Weed Act. Weed control occurring on Municipal Reserves is inclusive of a comprehensive ground keeping maintenance and operation program as specified in the terms of a formal license of occupation for County lands.

Municipal Reserve (MR)

7.0.10 Within Cell D, a minimum of ten (10) percent Municipal Reserve will be provided by full dedication of land.

7.0.11 Dedication of Municipal Reserve shall be in accordance with the terms and conditions established by the Municipal Government Act.

7.0.12 Fencing shall be required where MR and private lots intersect. All fencing shall be constructed on private lots regarding the design/style as deemed acceptable by architectural controls.

7.0.13 In addition to construction, the Developer is responsible for all maintenance and operations of MR lands and improvements located there within until issuance of Final Acceptance Certificates - in accordance to the terms of the applicable Development Agreement.

Business and Commercial Land Uses and Development

7.0.14 In accordance with the provisions of the Business, Local Campus (B-LOC) and Commercial, Mixed Urban (C-MIX) land use districts, development proposals within Cell D shall be of a high quality standard of visual design, and address compatibility and transitional issues with adjacent land uses (particularly those residential in nature).

7.0.15 All proposals for development should provide architectural guidelines and site development standards that will implement design elements that will consider development scale, finish and context.

7.0.16 The provision of business lot sizes below the minimum parcel size requirements of the Business - Business Campus (B-LOC) land use district should be supported by a comprehensive development design scenario considered at the subdivision approval stage.

12.5 Policy Summary: Section 8.0 Transportation and Roadways

8.0.1 Vehicular access to all development within Cell D shall be provided from a public road linking Garden Road (Range Road 285) and Cambridge Park Blvd.

8.0.2 All public roads within Cell D shall be developed in accordance with sound professional engineering practices and County Servicing Standards.

8.0.3 Intersection upgrades required as a result of the development of Cell D shall be considered at the subdivision approval stage and with regard to the findings and recommendations of the Bunt and Associates TIA referenced in this Appendix.

8.0.4 A Modified Urban Residential Road with 9.0 metres pavement in a 15-metre right-of-way with monolithic walks on both sides shall be provided for all public roads in the residential area. Figure 10 – Modified Urban Residential Road illustrates this road type.

12.6 Policy Summary: Section 9.0 Servicing Infrastructure

Geotechnical

9.0.1 Geotechnical evaluations prepared by a qualified geotechnical professional shall be required at the subdivision approval stage in order to establish geotechnical considerations and establish design and construction requirements.

Sanitary Sewer and Potable Water

9.0.2 As per Policies 23.9 and 23.15 of the Conrich ASP, sanitary sewer and potable water servicing within Cell D shall be provided by connection to the County's potable water and waste water system.

9.0.3 It will be the responsibility of the developer to provide sanitary sewer and potable water servicing plans for all lands within Cell D at the subdivision approval stage and to the satisfaction of the County.

9.0.4 Development of Cell D shall implement water conservation measures as required by the County.

Stormwater Management

9.0.5 Stormwater Management within Cell D shall be in accordance with the preliminary stormwater management concepts in this Appendix and finalized at the subdivision approval stage.

Solid Waste Management

9.0.6 Solid waste containment and disposal within Cell D shall be the responsibility of individual landowners or collectively managed by a Landowner's Association. Recycling opportunities will be encouraged.

~~Land Use Designation~~

- ~~7.0.1 All lands within Cell D should be designated Business – Business Campus (B-BC) in order to facilitate the comprehensively planned business development of the Cell D with the exception of Municipal Reserve parcels which shall be designated Public Service District (PS).~~

~~Future Subdivision~~

- ~~7.0.2 Subdivision of land within Cell D should generally be in accordance with the conceptual design provisions of Figure 8 – Conceptual Land Use Plan herein.~~
- ~~7.0.3 An open space system shall be developed within Cell D in general conformity with the provisions of Figure 8 – Conceptual Land Use Plan.~~
- ~~7.0.4 All open spaces and pathways within Cell D shall be constructed by the Developer in accordance with a landscaping plan to be submitted at the subdivision approval stage.~~
- ~~7.0.5 All open space and pathways within Cell D shall be maintained by a Landowner's Association or Associations. Maintenance and operational obligations is committed to be undertaken by the LOA via a license agreement with the County inclusive of maintenance and operations of the grounds and all site improvements located there within – including pathway.~~
- ~~7.0.6 Preparation and implementation of a weed management plan should be the responsibility of a Landowner's Association or Associations to be established at the time of subdivision registration. All noxious weeds are to be controlled in accordance to the terms identified in the Provincial Weed Act. Weed control occurring on Municipal Reserves is inclusive of a comprehensive grounds keeping maintenance and operation program as specified in the terms of a formal license of occupation for County lands.~~

~~Municipal Reserve (MR)~~

- ~~7.0.7 Within Cell D, a minimum of ten (10) percent Municipal Reserve will be provided by full dedication of land.~~
- ~~7.0.8 Dedication of Municipal Reserve shall be in accordance with the terms and conditions established by the Municipal Government Act.~~
- ~~7.0.9 Fencing shall be required where MR and private lots intersect. All fencing shall be constructed on private lots regarding the design/style as deemed acceptable by architectural controls.~~
- ~~7.0.10 In addition to construction, the Developer is responsible for all maintenance and operations of MR lands and improvements located there within until issuance of Final Acceptance Certificates in accordance to the terms of the applicable Development Agreement.~~

~~Business Land Use and Development~~

- ~~7.0.11 In accordance with the provisions of the Business – Business Campus (B-BC) land use district, development proposals within Cell D shall be of a high quality standard of visual design, and address compatibility and transitional issues with adjacent land uses (particularly those residential in nature).~~
- ~~7.0.12 All proposals for development should provide architectural guidelines and site development standards that will implement design elements that will consider development scale, finish and context.~~
- ~~7.0.13 The provision of business lot sizes below the minimum parcel size requirements of the Business – Business Campus (B-BC) land use district should be supported by a comprehensive development design scenario considered at the subdivision approval stage.~~

~~12.4 Policy Summary: Section 7.0 Conceptual Land Use Plan~~

~~12.5 Policy Summary: Section 8.0 Transportation and Roadways~~

~~8.0.1~~

~~12.6 Policy Summary: Section 9.0 Servicing Infrastructure~~

~~8.0.2~~

12.7 Policy Summary: Section 11.0 Implementation

11.0.1 *The policy provisions of this Appendix shall be implemented through the approval by Council of land use amendments and applications for subdivision approval conforming to the CASP.*

11.0.2 *Where SCCS content does not align with the land use strategy provisions of the CASP and this Appendix, the SCCS should be concurrently amended with adoption of the Appendix amendment to bring it into alignment with the CASP.*

13.0 Supporting Information

The following studies and assessments are referenced herein and were submitted to Rocky View County in support of a South Conrich Conceptual Scheme Appendix: Cell D amendment:

1. Bunt and Associates, Cambridge Park Phase 4, Traffic Impact Assessment, Final. Calgary, Alberta: Author, June 2019.
2. Ecotone Environmental Ltd., Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property. Calgary, Alberta: Author, September 2019.
3. Hab-Tech Environmental, 2014 Update to Biophysical Impact Assessment (BIA) Cambridge Park. Calgary, Alberta: Author, December 2014.
4. Jubilee Engineering Consultants Ltd., Stormwater Management Report. Calgary, Alberta: Author, April 2019.
5. Bunt and Associates, Cambridge Park Phase 4, Traffic Impact Assessment, Cell D Update. Calgary, Alberta: Author, May 2021
6. Bunt and Associates, Cambridge Park Phase 4, Traffic Impact Assessment, Cell D Update. Calgary, Alberta: Author, June 2021
- 4-7. Jubilee Engineering Consultants Ltd., Cambridge Park Phase 4 Redesign of B-LOC to C-MIX. Calgary, Alberta: Author, June 2021

Appendix 1Bunt and Associates, Cambridge Park Phase 4
Traffic Impact Assessment Cell D Update May 2021

TRANSPORTATION PLANNERS AND ENGINEERS



May 20, 2021
02-19-0080

Rani Duhra
Amar Developments Ltd.
2 Park Drive
Rocky View County, AB T2M 4L5

Dear Rani,

**Re: Cambridge Park Phase 4 Transportation Impact Assessment
Cell D Update**

The *Cambridge Park Phase 4 Transportation Impact Assessment* (TIA), dated June 12, 2019, was prepared by Bunt & Associates in support of a land use redesignation in Rocky View County. At the time of the TIA, the proposed land use for the subject lands was entirely General Light Industrial. There is now an update in the density from General Light Industrial business to single-family residential. The purpose of this letter is to review the difference in trip rates and affirm the results and findings of the 2019 TIA.

1.1 Site Context

The site is located in Cell D of Cambridge Park in the NW 29-24-28-W4 quarter section in Rocky View County. The site context for the subject lands, where the density and land use change is proposed, is illustrated in **Figure 1.1**. The site plan for Cell D-1 is illustrated in **Figure 1.2**.

Bunt & Associates Engineering Ltd.

Suite 113 - 334 11th Avenue SE, Calgary, AB T2G 0Y2 Tel 403 252 3343 Fax 403 252 3323

Calgary Edmonton Vancouver Victoria www.bunteng.com

21 June 2021 ~~June 07, 2020~~

South Conrich Conceptual Scheme
Appendix: Cell D (~~Final~~ Draft)

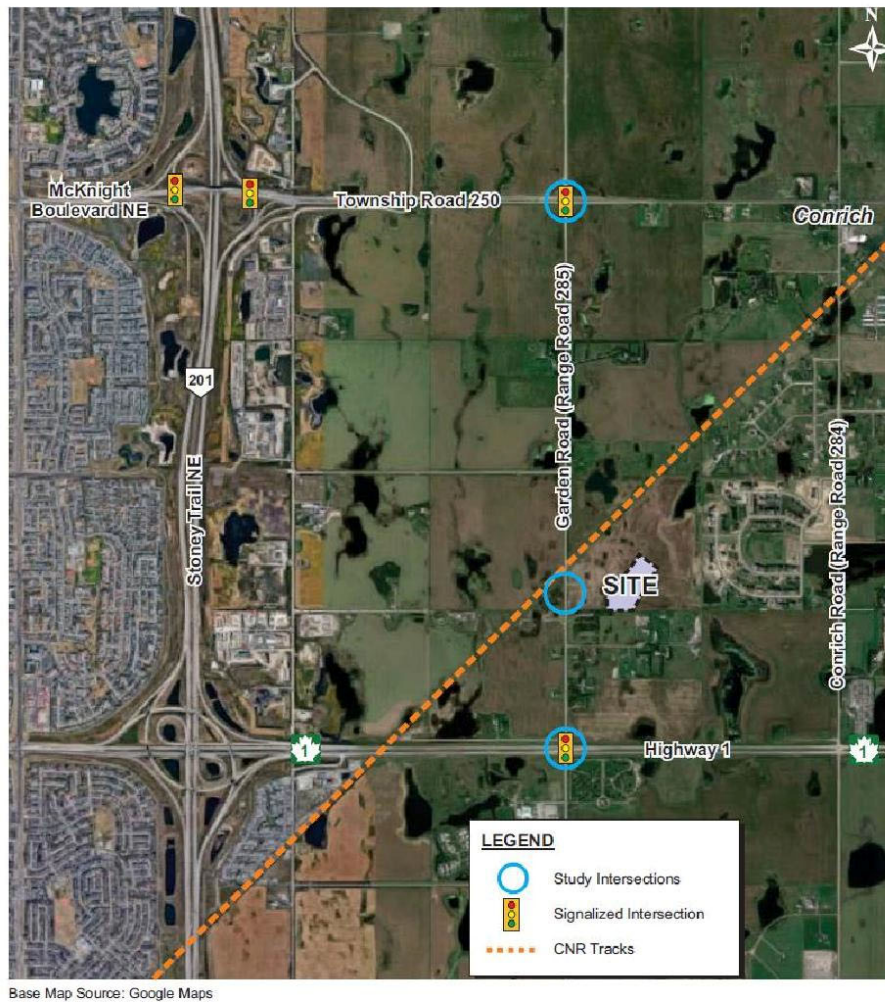
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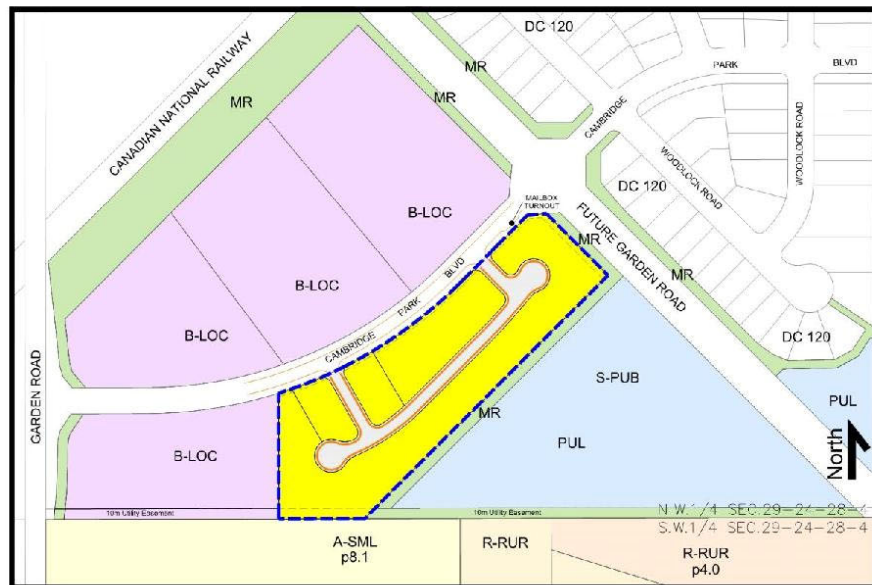
Figure 1.1: Site Context



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Figure 1.2: Site Plan



1.2 Trip Generation

In the 2019 TIA, the entirety of Cell D had a proposed density and use of 463,261 ft² of general light industrial. In the subject lands specifically, the TIA had assumed 128,460 ft² of the general light industrial business from a FAR of 0.3. However, this 128,460 ft² of the general light industrial business is now proposed to be 47 single-family dwelling units. The proposed development generated vehicle trips, based on ITE standard trip rates, are summarized in Table 1.1 for the 2019 TIA density and Table 1.2 for the new single-family use. Table 1.3 provides a comparison of the two trip generation tables.

Table 1.1: 2019 TIA Proposed Area Trip Generation

USE	DENSITY	TRIP RATE		AM PEAK HOUR TRIPS			PM PEAK HOUR TRIPS		
		AM	PM	Total	In	Out	Total	In	Out
General Light Industrial (Business)	128,460 ft ²	0.70 trips per 1,000 ft ² (88% in, 12% out)	0.63 trips per 1,000 ft ² (13% in, 87% out)	90	79	11	81	11	70
TOTAL				90	79	11	81	11	70

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Table 1.2: 2021 Letter Proposed Area Trip Generation

USE	DENSITY	TRIP RATE		AM PEAK HOUR TRIPS			PM PEAK HOUR TRIPS		
		AM	PM	Total	In	Out	Total	In	Out
Single-Family Residential	47 dwelling units	0.74 trips per unit (25% in, 75% out)	0.99 trips per unit (63% in, 37% out)	35	9	26	47	30	17
TOTAL				35	9	26	47	30	17

Table 1.3: Trip Generation Comparison

USE	AM PEAK HOUR TRIPS			PM PEAK HOUR TRIPS		
	Total	In	Out	Total	In	Out
General Light Industrial (Business)	90	79	11	81	11	70
Single-Family Residential	35	9	26	47	30	17
Difference	-55	-70	+15	-34	+19	-53

From the above tables, it is noted that overall, the single-family residential will generate less traffic than the original use of light industrial for proposed area.

However, due to the different in/out distributions for the single-family use, the outbound trips in the morning and the inbound trips in the afternoon will actually be higher for the single-family use compared to the industrial use. While the single-family use will now have 15 more AM peak hour outbound trips and 19 more PM peak hour inbound trips, this is a negligible volume increase when compared to the site traffic as a whole and the background volumes. The new trip generation for proposed area will not appreciably change the study intersection operations.

1.3 Conclusion

This trip generation review confirms that converting the area to single-family residential units will reduce the overall number of trips to the site and therefore, the findings and results of the 2019 TIA are upheld.

Yours truly,

Bunt & Associates



Jason Dunn, P.Eng.
Associate

APEGA Permit #: P13898



202-05-00

Appendix 2Bunt and Associates, Cambridge Park Phase 4
Traffic Impact Assessment Cell D Update June 2021

TRANSPORTATION PLANNERS AND ENGINEERS



June 7, 2021
02-19-0080

Rani Duhra
Amar Developments Ltd.
2 Park Drive
Rocky View County, AB T2M 4L5

Dear Rani,

**Re: Cambridge Park Phase 4 Transportation Impact Assessment
Cell D Update**

The *Cambridge Park Phase 4 Transportation Impact Assessment* (TIA), dated June 12, 2019, was prepared by Bunt & Associates in support of a land use redesignation in Rocky View County. At the time of the TIA, the proposed land use for the subject lands was entirely General Light Industrial (B-LOC). There is now an update in the density as some different residential and commercial uses will replace some of the General Light Industrial. This is a land use redesignation application from B-LOC to C-MIX. The purpose of this letter is to review the difference in trip rates with the new densities and affirm the results and findings of the 2019 TIA.

1.1 Site Context

The site is located in Cambridge Park in the NW 29-24-28-W4 quarter section in Rocky View County. The site context for the subject lands, where the density and land use change are proposed, is illustrated in **Figure 1.1**. The site plan for Cell D is illustrated in **Figure 1.2**.

Bunt & Associates Engineering Ltd.

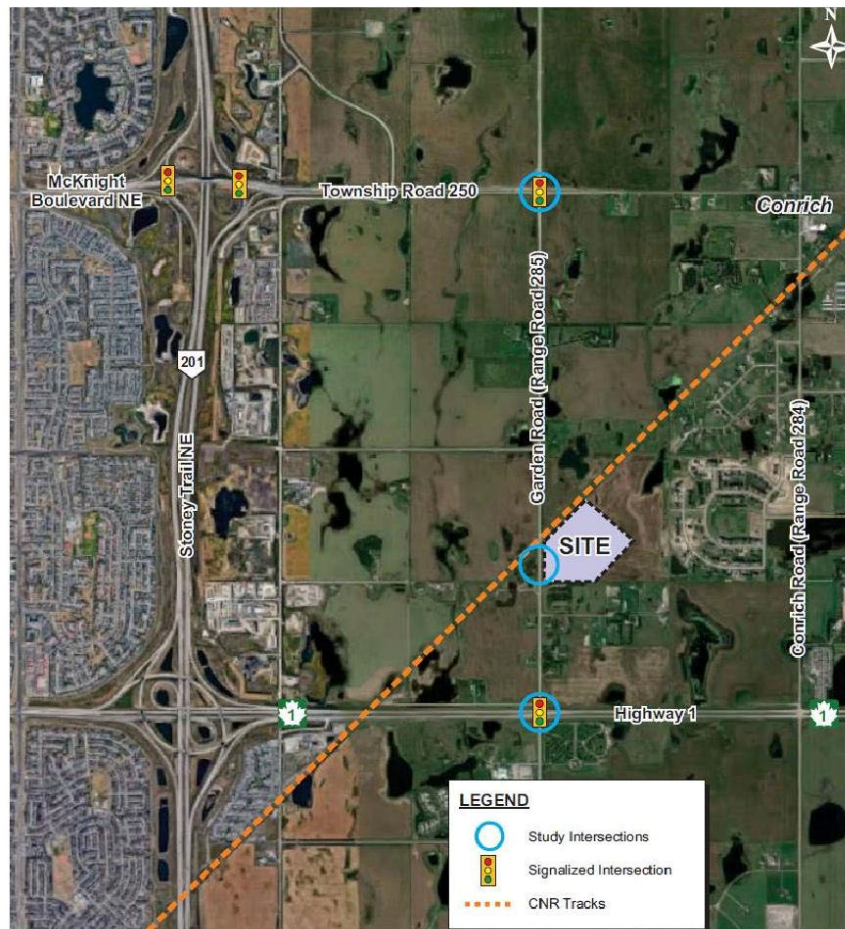
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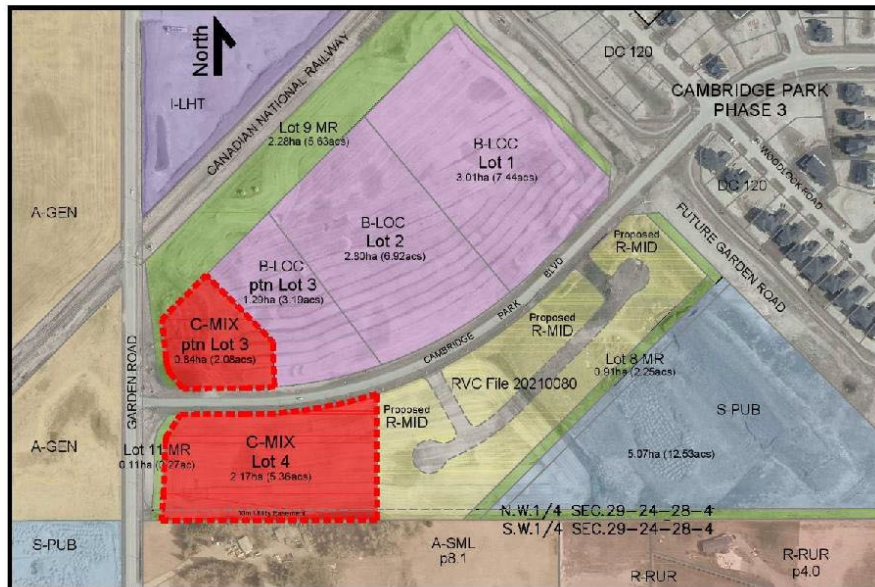
Figure 1.1: Site Context



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Figure 1.2: Site Plan



1.2 Densities

The updated development uses and densities are summarized in **Table 1.1**. In the 2019 TIA, the entirety of Cell D had a proposed density and use of 463,261 ft² of general light industrial, using an FAR of 0.3.

Table 1.1: Proposed Land Uses

LAND USE	DENSITY
General Light Industrial (B-LOC)	229,343 ft ² (21,307 m ²)
Single Family Residential	47 dwelling units
Assisted Living	200 rooms
Senior Adult Housing - Attached	50 dwelling units
Gas Bar	6 pumps
Car Wash	3,000 ft ² (279 m ²)
Medical Clinic	5,000 ft ² (465 m ²)
General Retail	9,900 ft ² (920 m ²)

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1.3 Trip Generation

The trip generation rates used in this analysis are summarized in **Table 1.2** and the passby and diverted trip rates are summarized in **Table 1.3**. The trip generation rates are based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual (10th Edition)*.

Table 1.2: Trip Generation Rates

USE	AM PEAK HOUR			PM PEAK HOUR			DATA SOURCE
	Trip Rate	In	Out	Trip Rate	In	Out	
General Light Industrial	0.70 per 1,000 ft ²	88%	12%	0.63 per 1,000 ft ²	13%	87%	ITE 110
Single Family Residential	0.74 per unit	25%	75%	0.99 per unit	63%	37%	ITE 210
Assisted Living	0.19 per unit	63%	37%	0.26 per unit	38%	62%	ITE 254
Senior Adult - Attached	0.20 per unit	35%	65%	0.26 per unit	55%	45%	ITE 252
Gas Bar	10.28 per pump	50%	50%	14.03 per pump	50%	50%	ITE 944
Car Wash	11.66 per 1,000 ft ²	50%	50%	11.66 per 1,000 ft ²	50%	50%	ITE 948
Clinic	3.69 per 1,000 ft ²	78%	22%	3.28 per 1,000 ft ²	29%	71%	ITE 630
Retail	0.94 per 1,000 ft ²	62%	38%	3.81 per 1,000 ft ²	48%	52%	ITE 820

Table 1.3: Passby and Diverted Trip Rates

USE	AM PEAK HOUR	PM PEAK HOUR
Gas Bar and Car Wash Passby from Cambridge Park	20%	30%
Retail Passby from Cambridge Park	0%	25%
Gas Bar and Car Wash Diverted from Hwy 1 and RR 285	45%	55%
Retail Diverted from Hwy 1 and RR 285	0%	30%

The updated expected development generated vehicle trips are summarized in **Table 1.4**.

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Table 1.4: 2021 Updated Vehicle Trip Generation

USE	DENSITY	AM PEAK HOUR			PM PEAK HOUR		
		Total	In	Out	Total	In	Out
General Light Industrial	229,343 ft ² (21,307 m ²)	161	142	19	144	19	125
Single Family Residential	47 units	35	9	26	47	30	17
Assisted Living	200 rooms	38	24	14	52	20	32
Senior Adult - Attached	50 units	10	4	6	13	7	6
Gas Bar	6 pumps	62	31	31	84	42	42
Car Wash	3,000 ft ² (279 m ²)	35	18	17	35	18	17
Clinic	5,000 ft ² (465 m ²)	18	14	4	16	5	11
Retail	9,900 ft ² (920 m ²)	9	6	3	38	18	20
Total Single Use Trips		368	248	120	429	159	270
Car Bar and Car Wash Passby		-20	-10	-10	-36	-18	-18
Retail Passby		0	0	0	-10	-5	-5
Car Bar and Car Wash Diverted Trips		-44	-22	-22	-66	-33	-33
Retail Diverted Trips		0	0	0	-12	-6	-6
TOTAL NEW EXTERNAL TRIPS		304	216	88	305	97	208

A comparison of the 2019 TIA trips and the 2021 updated trips is summarized in Table 1.5.

Table 1.5: Trip Generation Comparison

TRIP GENERATION	AM PEAK HOUR TRIPS			PM PEAK HOUR TRIPS		
	Total	In	Out	Total	In	Out
2019 TIA	324	285	39	292	38	254
2021 New External Trips	304	216	88	305	97	208
Difference	-20	-69	+49	+13	+59	-46

From the above tables, it is noted that overall traffic to the development will increase, especially when looking at the single use trips. However, the in/out distribution of the site traffic has changed, which allows for the key movements at the Highway 1 intersection to operate more efficiently. By decreasing the inbound trips in the AM peak hour and decreasing the outbound trips in the PM peak hour, the site traffic blends much better with the background traffic. This creates less overall delay at the intersection in both peak hours.

1.4 Synchro Results

Synchro analysis was performed at the same 2020 After Development horizon using the new site traffic volumes with the same process detailed in the 2019 TIA. The Synchro results for the updated densities are included in **Table 1.6**. As a comparison, the Synchro results sourced directly from the 2019 TIA for the same horizon are included in **Table 1.7**. The Synchro reports are attached to the letter.

Table 1.6: Updated Densities - 2020 After Development Intersection Analysis

INTERSECTION	MOVEMENT & LANES	AM PEAK HOUR				PM PEAK HOUR			
		v/c	LOS	Delay	Queue	v/c	LOS	Delay	Queue
Garden Road & Highway 1 (Signal)	EBL 1	0.99	F	137	94	0.66	E	76	54
	EBT 2	0.31	B	15	63	1.03	E	64	334
	EBR 1	0.13	A	3	9	0.23	A	3	13
	WBL 1	0.23	E	75	14	0.19	E	69	12
	WBT 2	1.04	E	68	367	0.58	C	34	116
	WBR 1	<0.02	A	4	8	0.08	A	1	<5
	NBTL 1	1.02	F	110	162	1.00	F	84	222
	NBR 1	<0.02	A	0	<5	0.10	A	3	5
	SBTL 1	0.58	E	66	44	1.11	F	155	90
	SBR 1	0.37	B	14	28	0.31	A	6	16
Overall		-	E	58.9	-	-	E	56.0	-

Table 1.7: 2019 TIA - 2020 After Development Intersection Analysis

INTERSECTION	MOVEMENT & LANES	AM PEAK HOUR				PM PEAK HOUR			
		v/c	LOS	Delay	Queue	v/c	LOS	Delay	Queue
Garden Road & Highway 1 (Signal)	EBL 1	1.07	F	147	103	0.59	F	82	39
	EBT 2	0.31	B	14	61	1.06	E	73	351
	EBR 1	0.13	A	3	9	0.23	A	3	14
	WBL 1	0.22	E	69	13	0.19	E	71	12
	WBT 2	1.07	E	76	354	0.55	C	32	111
	WBR 1	0.09	A	4	8	0.04	A	1	<5
	NBTL 1	1.03	F	109	157	0.96	E	74	219
	NBR 1	<0.02	A	0	<5	0.10	A	9	11
	SBTL 1	0.36	D	50	31	0.86	F	88	80
	SBR 1	0.30	A	9	16	0.31	A	6	17
Overall		-	E	64.2	-	-	E	56.1	-

The change in densities towards a more diverse development alleviates some of the strain on the Highway 1 intersection. While it is noted in the TIA the intersection requires improvement at the existing horizon, the new trip generation for proposed area will not appreciably change the study intersection operations. The shift in densities is beneficial for through volume on the highway.

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1.5 Conclusion

This trip generation review confirms that converting some of the light industrial to residential and commercial uses will improve the operations of the Highway 1 intersection. While the overall number of trips are increased, the diversity of the land uses allows for a shift in the inbound and outbound distribution, alleviating some of the strain on the highway. Therefore, the findings and recommendations of the 2019 TIA are considered valid.

Yours truly,

Bunt & Associates


Jason Dunn, P.Eng.
Associate

APEGA Permit #: P13898



26013898

1: Garden Road & Highway 1

AM Peak Hour

06-07-2021

2020 After Development - New Densities

	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SEB	SEB
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SEB	SEB
Lane Configurations	↑ ↑	↑ ↑	↑ ↓	↑ ↓	↑ ↓	↑ ↓	↑ ↓	↑ ↓	↑ ↓	↑ ↓	↑ ↓	↑ ↓	↑ ↓
Traffic Volume (vph)	156	627	130	18	1933	71	282	41	5	47	42	159	
Future Volume (vph)	156	627	130	18	1933	71	282	41	5	47	42	159	
Lane Util. Factor	1.00	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Frt		0.850		0.850		0.850		0.850		0.850		0.850	
Flt Protected	0.950		0.950		0.950		0.950		0.950		0.950		
Satd. Flow (prot)	1692	3291	1544	1676	3451	1486	0	1750	1590	0	1389	1314	
Flt Permitted	0.950		0.950		0.950		0.950		0.950		0.950		
Satd. Flow (perm)	1692	3291	1544	1676	3451	1486	0	1282	1590	0	615	1314	
Satd. Flow (RTOR)			130		71			55				127	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Heavy Vehicles (%)	5%	8%	3%	6%	3%	7%	2%	5%	0%	42%	19%	21%	
Aq. Adj. (vph)	156	627	130	18	1933	71	282	41	5	47	42	159	
Shared Lane Traffic (%)													
Lane Group Flow (vph)	156	627	130	18	1933	71	0	323	5	0	89	159	
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Perm	NA	Perm	Perm	NA	Perm	
Protected Phases	7	4		3	8		2		2		6		
Permitted Phases													
Detector Phase	7	4	4	3	8	8	2	2	2	6	6	6	
Switch Phase													
Minimum Initial (s)	4.0	10.0	10.0	4.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	
Minimum Split (s)	14.0	24.0	24.0	14.0	24.0	24.0	23.3	23.3	23.3	23.3	23.3	23.3	
Total Split (s)	18.0	91.0	91.0	14.0	87.0	87.0	45.0	45.0	45.0	45.0	45.0	45.0	
Total Split (%)	12.0%	60.7%	60.7%	9.3%	58.0%	58.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	
Lost Time Green (s)	14.0	84.5	84.5	10.0	80.5	80.5	37.7	37.7	37.7	37.7	37.7	37.7	
Yellow Time (s)	3.5	4.5	4.5	3.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	0.5	2.0	2.0	0.5	2.0	2.0	3.3	3.3	3.3	3.3	3.3	3.3	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.0	6.5	6.5	4.0	6.5	6.5	7.3	7.3	7.3	7.3	7.3	7.3	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag							
Lead-Lag Optimizer?	Yes	Yes	Yes	Yes	Yes	Yes							
Vehicle Extension (s)	3.0	0.0	0.0	3.0	0.0	0.0	3.0	3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	Min	Min	None	Min	Min	None	None	None	None	None	None	
Act Effct Green (s)	14.0	91.3	91.3	7.1	80.5	80.5	37.7	37.7	37.7	37.7	37.7	37.7	
Actuated g/C Ratio	0.09	0.61	0.61	0.05	0.54	0.54	0.25	0.25	0.25	0.25	0.25	0.25	
g/C Ratio	0.99	0.31	0.13	0.23	1.04	0.99	1.02	0.01	0.98	0.97	0.98	0.97	
Control Delay	136.5	15.4	2.5	74.9	67.5	3.7	109.8	0.0	66.0	14.3			
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
Total Delay	136.5	15.4	2.5	74.9	67.5	3.7	109.8	0.0	66.0	14.3			
LOS	F	B	A	E	E	A	F	A	E	B			
Approach Delay		34.2			65.3		106.2		32.8				
Approach LOS		C			E		F		C				
Queue Length 50th (m)	47.2	48.5	0.0	5.3	326.8	0.0	~101.4	0.0	23.4	7.4			
Queue Length 95th (m)	#63.8	63.0	0.1	13.8	#697.3	7.5	#161.8	0.0	44.2	27.6			
Internal Link Dist (m)		176.0			176.0		176.0		476.0				
Turn Bay Length (m)	140.0		150.0	140.0		150.0		60.0		30.0			
Base Capacity (vph)	157	2002	990	111	1852	830	317	440	154	425			
Stallion Cap Reductn	0	0	0	0	0	0	0	0	0	0			
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0			

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DB

1: Garden Road & Highway 1

AM Peak Hour

06-07-2021

2020 After Development - New Densities

	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SEB	SEB
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SEB	SEB
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.99	0.31	0.13	0.16	1.04	0.09		1.02	0.01		0.58	0.37	
Intersection Summary													
Cycle Length: 150													
Actualized Cycle Length: 150													
Natural Cycle: 150													
Control Type: Actuated-Uncoordinated													
Maximum v/c Ratio: 1.04													
Intersection Signal Delay: 58.9													
Intersection LOS: E													
Intersection Capacity Utilization: 103.5%													
ICU Level of Service: G													
Analysis Period (min): 15													
- Volume exceeds capacity, queue is theoretically infinite.													
- Queue shown is maximum after two cycles.													
# 50th percentile volume exceeds capacity, queue may be longer.													
- Queue shown is maximum after two cycles.													

Splits and Phases: 1: Garden Road & Highway 1

EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SEB	SEB
0.99	0.31	0.13	0.16	1.04	0.09		1.02	0.01		0.58	0.37	

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DB

1: Garden Road & Highway 1

06-07-2021

PM Peak Hour

2020 After Development - New Densities

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	1	1	1	1	1	1	1	1	1	1	1	1
Traffic Volume (vph)	122	1726	204	15	804	50	252	242	59	89	47	180
Future Volume (vph)	122	1726	204	15	804	50	252	242	59	89	47	180
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Fit	0.850			0.850			0.850			0.850		
Fit Protected	0.950			0.950			0.975			0.988		
Satd. Flow (prot)	1682	3291	1544	1676	3451	1486	0	1763	1590	0	1351	1314
Fit Permitted	0.950			0.950			0.788			0.248		
Satd. Flow (perm)	1682	3291	1544	1676	3451	1486	0	1388	1590	0	346	1314
Satd. Flow (RTOR)	204			89			84			180		
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles (%)	5%	8%	3%	6%	3%	7%	2%	5%	0%	42%	19%	21%
Adj. Flow (vph)	122	1726	204	15	804	50	252	242	59	89	47	180
Shared Lane Traffic (%)												
Lane Group Flow (vph)	122	1726	204	15	804	50	0	494	59	0	136	180
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	7	4	4	3	8	8	2	2	2	6	6	6
Permitted Phases												
Detector Phase	7	4	4	3	8	8	2	2	2	6	6	6
Switch Phase												
Minimum Initial (s)	4.0	10.0	10.0	4.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Minimum Split (s)	14.0	24.0	24.0	14.0	24.0	24.0	23.3	23.3	23.3	23.3	23.3	23.3
Total Split (s)	27.0	76.0	76.0	18.0	67.0	67.0	56.0	56.0	56.0	56.0	56.0	56.0
Total Split (%)	18.0%	50.7%	50.7%	12.0%	44.7%	44.7%	37.3%	37.3%	37.3%	37.3%	37.3%	37.3%
Maximum Green (s)	23.0	65.5	65.5	14.0	65.5	65.5	48.7	48.7	48.7	48.7	48.7	48.7
Yellow Time (s)	3.5	4.5	4.5	3.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	0.5	2.0	2.0	0.5	2.0	2.0	3.3	3.3	3.3	3.3	3.3	3.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	6.5	6.5	4.0	6.5	6.5	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag						
Lead-Lag Optimizer?	Yes	Yes	Yes	Yes	Yes	Yes						
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	Min	Min	None	Min	None	None	None	None	None	None	None
Act Effd Green (s)	15.0	69.6	69.6	6.7	55.2	55.2	48.8	48.8	48.8	48.8	48.8	48.8
Actuated g/C Ratio	0.11	0.51	0.51	0.05	0.40	0.40	0.36	0.36	0.36	0.36	0.36	0.36
v/c Ratio	0.96	1.03	0.23	0.19	0.56	0.98	1.00	1.00	1.00	1.11	0.31	0.31
Control Delay	75.5	63.7	3.2	69.2	34.2	0.9	84.1	3.0	154.9	5.9		
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	75.5	63.7	3.2	69.2	34.2	0.9	84.1	3.0	154.9	5.9		
LOS	E	E	A	E	C	A	F	A	F	A	F	A
Approach Delay	58.3			32.9			75.5			70.0		
Approach LOS	E			C			F			A		
Queue Length 50th (m)	30.9	227.9	0.0	3.8	87.5	0.0	125.2	0.0		-39.0	0.0	
Queue Length 95th (m)	53.6	#334.1	13.1	11.8	116.2	1.4	#223.3	5.0		#69.5	16.4	
Internal Link Dist (m)	176.0			176.0			176.0			476.0		
Turn Bay Length (m)	140.0		150.0	140.0		150.0					30.0	
Base Capacity (vph)	284	1674	886	171	1528	708	495	621		123	584	
Stationion Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0

Z:\ProjectFiles\2019\0808 Cambridge Park P4 TIA\0 Analysis & Design\4.2 Synchro\June 2021 - Cell D Update\PM 2020 AD synchro 10

DB

1: Garden Road & Highway 1

06-07-2021

PM Peak Hour

2020 After Development - New Densities

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.43	1.03	0.23	0.09	0.53	0.07				1.00	1.00	1.11
Intersection Summary												
Cycle Length: 150												
Actualized Cycle Length: 136.8												
Natural Cycle: 150												
Control Type: Actuated-Uncoordinated												
Maximum v/c Ratio: 1.11												
Intersection Signal Delay: 56.0												
Intersection Capacity Utilization: 109.0%												
Analysis Period (min): 15												
Volume exceeds capacity, queue is theoretically infinite.												
Queue shown is maximum after two cycles.												
# 50th percentile volume exceeds capacity, queue may be longer.												
Queue shown is maximum after two cycles.												

Splits and Phases: 1: Garden Road & Highway 1

← G2	→ G3	→ G4
← G5	→ G6	→ G7
← G8	→ G9	→ G10

Z:\ProjectFiles\2019\0808 Cambridge Park P4 TIA\0 Analysis & Design\4.2 Synchro\June 2021 - Cell D Update\PM 2020 AD synchro 10

DB

Appendix 3Jubilee Engineering Consultants Ltd.Cambridge Park Phase 4 Redesign of B-LOC to C-MIX. June 2021

Jubilee
Engineering Consultants Ltd.

MUNICIPAL ENGINEERING • INDUSTRIAL, COMMERCIAL & RESIDENTIAL LAND DEVELOPMENT • PLANNING • ENGINEERING SURVEYS
3702 Edmonton Trail N. E., Calgary, Alberta, T2E 3P4 T (403) 276-1001 F (403) 276-1012

June 7, 2021

File 20-167

Amar Developments Ltd.
Site 6, Box 37, RR 6
Calgary, Alberta T2M 4L5

Attention: Mrs. Rani Duhra

Dear Madam:

**Subject: Cambridge Park Phase 4
Redesign of B-LOC to C-Mix**

We have reviewed the water, sanitary, and storm infrastructure with respect to redesigning Lot 3 Block 9 and Lot 4 Block 10 from B-LOC to C-Mix.

The water distribution system is designed for fire flows that protect both B-LOC or C-Mix.

The sanitary sewer system is designed for commercial lots and has spare capacity to accommodate flow increase, if any, for this redesign.

The storm sewer system is not impacted by the redesign as the flows are controlled at 70 l/s/ha for either B-LOC or C-Mix.

The storm pond was remodelled with C-Mix (10% landscaping) and was found to have adequate capacity with no change to the size or depth. The free board reduced to 0.5m. (minimum required is 0.3m.).

The redesign of Lot 3 Block 9 and Lot 4 Block 10 from B-LOC to C-Mix will be accommodated by the designed infrastructure.

Yours truly,

Shiraz Remtulla, P. Eng.
Manager of Engineering Services

sr/cs

cc Darrell Grant

21 June 2021 ~~June 07, 2020~~

South Conrich Conceptual Scheme
Appendix: Cell D (~~Final~~ Draft)

Page 79 of 79

Page 411 of 502



ASP Amendment:
Conceptual Scheme
Amendment:
Redesignation Proposal

PL20210080: To redesignate ±3.97 hectares (±9.82 acres) from Business, Local Campus District (B-LOC) to Residential, Mid-Density Urban District (R-MID) to facilitate future subdivision into 47 lots.

Roll: 04329003
 File: PL20210080
 Printed: May 5, 2021
 Legal: A portion of NW-29-26-W4M
 Page 442 of 502



Development Proposal

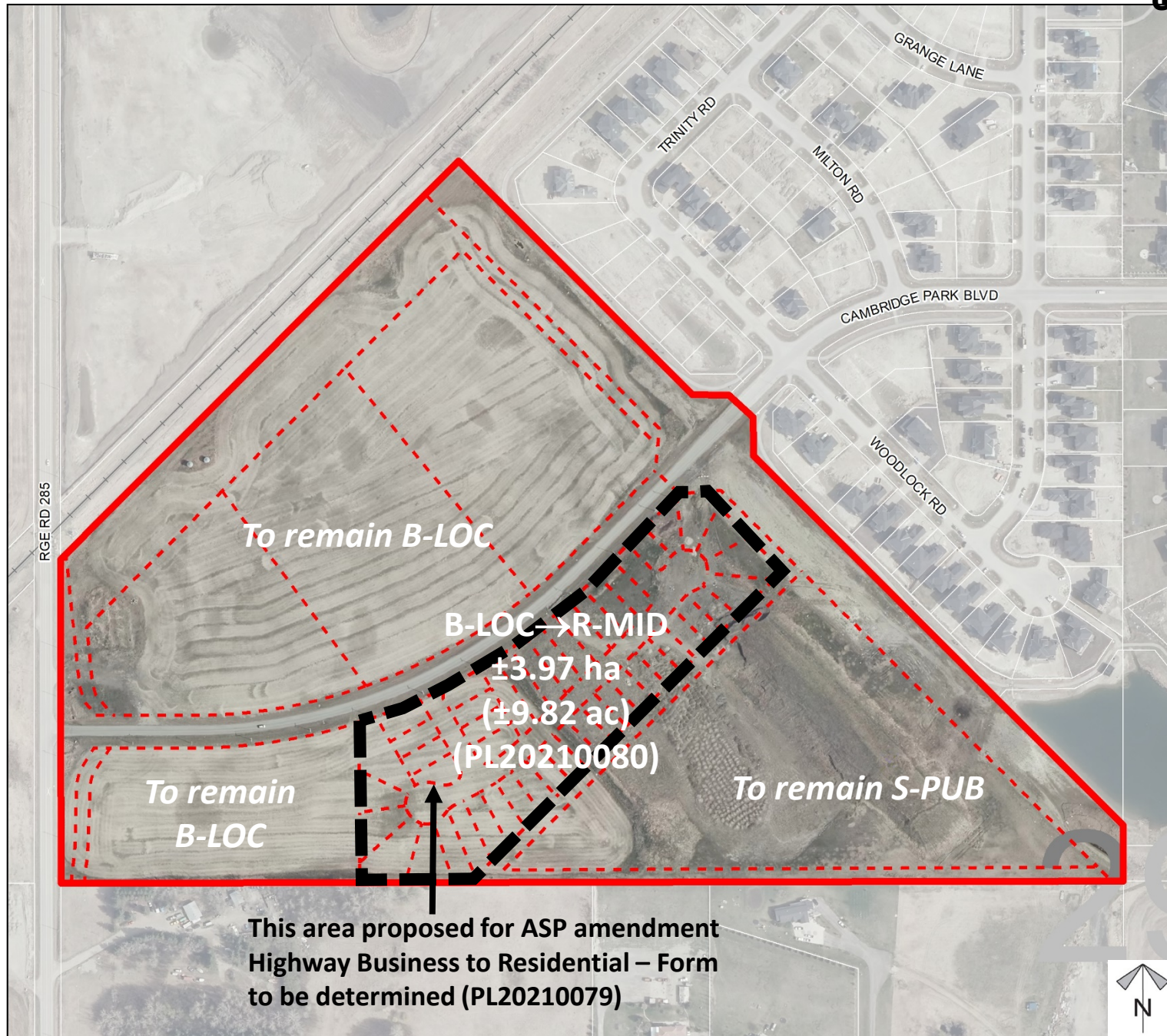
ASP Amendment:
Conceptual Scheme
Amendment:
Redesignation Proposal

PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

PL20210079: To amend the Conrich Area Structure Plan to change a portion of the subject lands from Highway-Business to Residential –Form to Be Determined, to allow residential use.

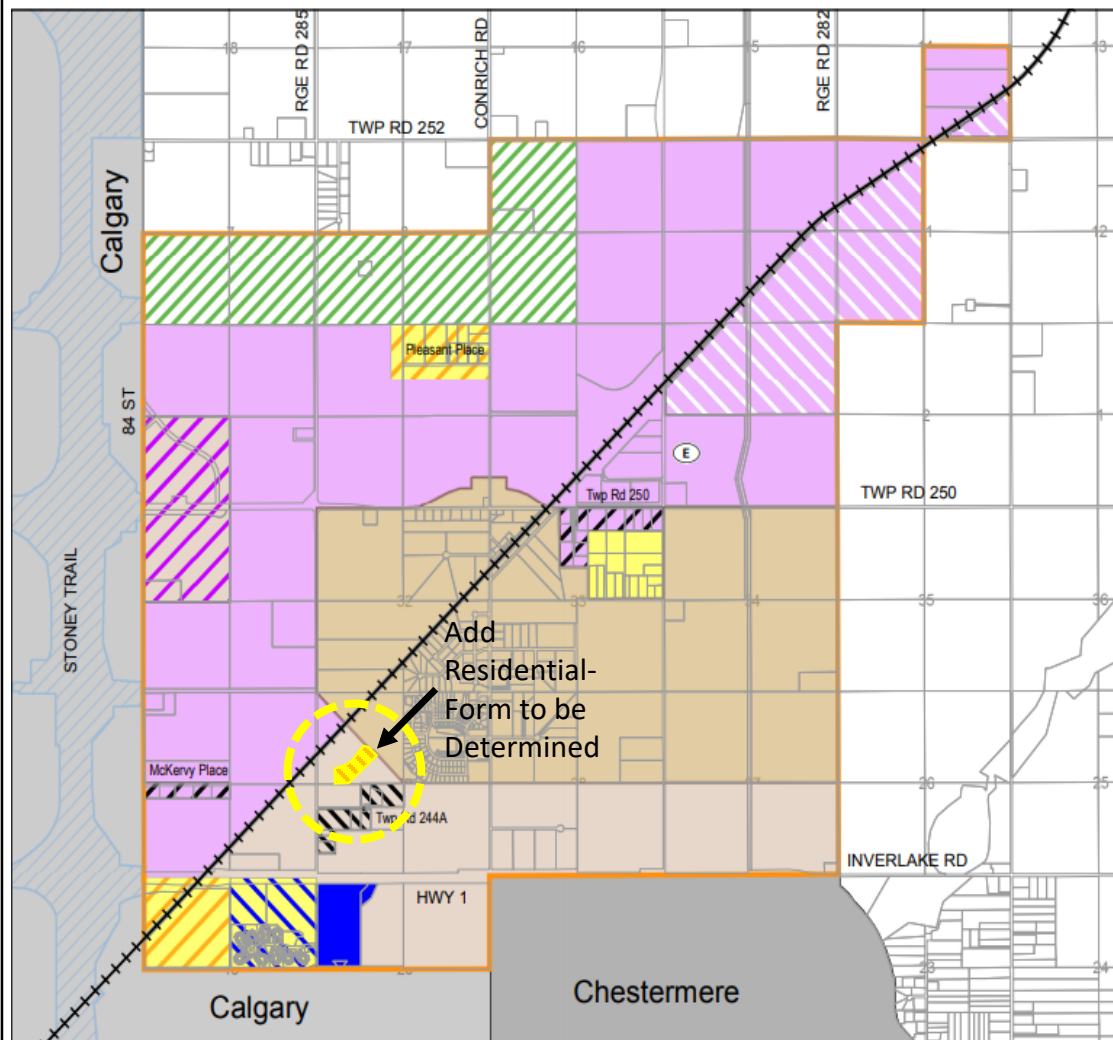
PL20210080: To redesignate ±3.97 hectares (±9.82 acres) from Business, Local Campus District (B-LOC) to Residential, Mid-Density Urban District (R-MID) to facilitate future subdivision into 47 lots.

Division: 05
 Roll: 04329003
 File: PL20210080
 Printed: May 5, 2021
 Legal: A portion of NW-29-24-41B of 502





Map 5: Land Use Strategy



Area Structure Plan
CONRICH

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

- ASP Boundary
- Future Policy Area
- Residential-Form to be determined
- Country Residential
- Institutional/Residential
- Institutional
- Industrial
- Heavy Industrial
- Industrial Transition
- Highway Business Transition
- Highway Business
- Highway Business/Industrial
- Long Term Development Area
- Emergency Services
- Transportation and Utility Corridor
- CN Railway

0 0.25 0.5 1 1.5 2
Km



ASP Amendment: Conceptual Scheme Amendment: Redesignation Proposal

PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

PL20210079: To amend the Conrich Area Structure Plan to change a portion of the subject lands from Highway-Business to Residential –Form to Be Determined, to allow residential use.

PL20210080: To redesignate ± 3.97 hectares (± 9.82 acres) from Business, Local Campus District (B-LOC) to Residential, Mid-Density Urban District (R-MID) to facilitate future subdivision into 47 lots.

Division: 05

Roll: 04329003

File: PL20210080

Printed: May 5, 2021

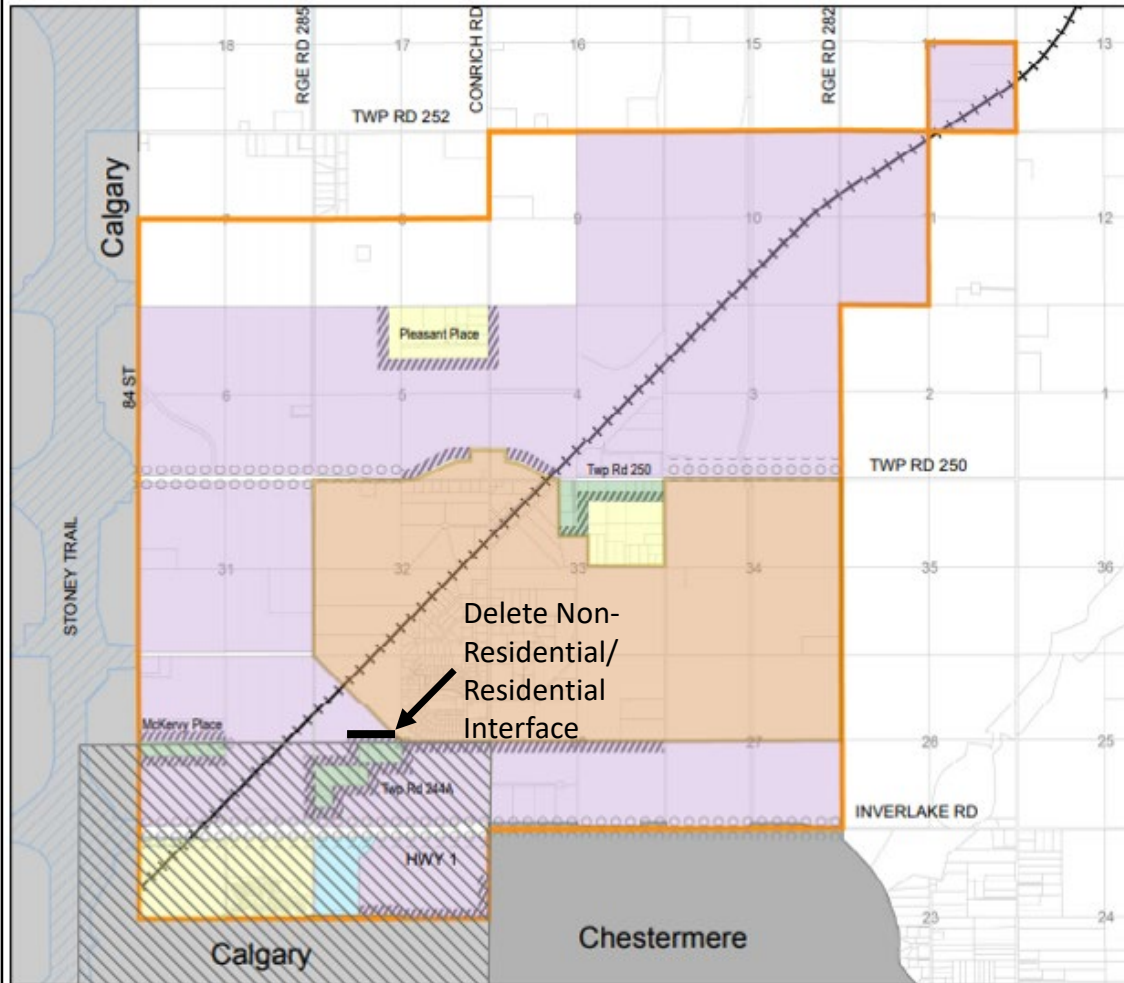
Legal: A portion of NW-29-

Page 414 of 502



Map 6: Non-Residential/ Residential Interface

- ASP Boundary
- Future Policy Area
- Residential
- Institutional
- Business
- Transition
- Non-Residential/
Residential Interface
- Gateways
- Transportation and Utility
Corridor
- Key Focus Area
(RVC/Calgary
Intermunicipal
Development Plan)
- CN Railway



Area Structure Plan
CONRICH

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

ASP Amendment: Conceptual Scheme Amendment: Redesignation Proposal

PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

PL20210079: To amend the Conrich Area Structure Plan to change a portion of the subject lands from Highway-Business to Residential –Form to Be Determined, to allow residential use.

PL20210080: To redesignate ± 3.97 hectares (± 9.82 acres) from Business, Local Campus District (B-LOC) to Residential, Mid-Density Urban District (R-MID) to facilitate future subdivision into 47 lots.

Division: 05

Roll: 04329003

File: PL20210080

Printed: May 5, 2021

Legal: A portion of NW-29-

Page 4 of 502



Environmental

**ASP Amendment:
Conceptual Scheme
Amendment:
Redesignation Proposal**

PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

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Division: 05

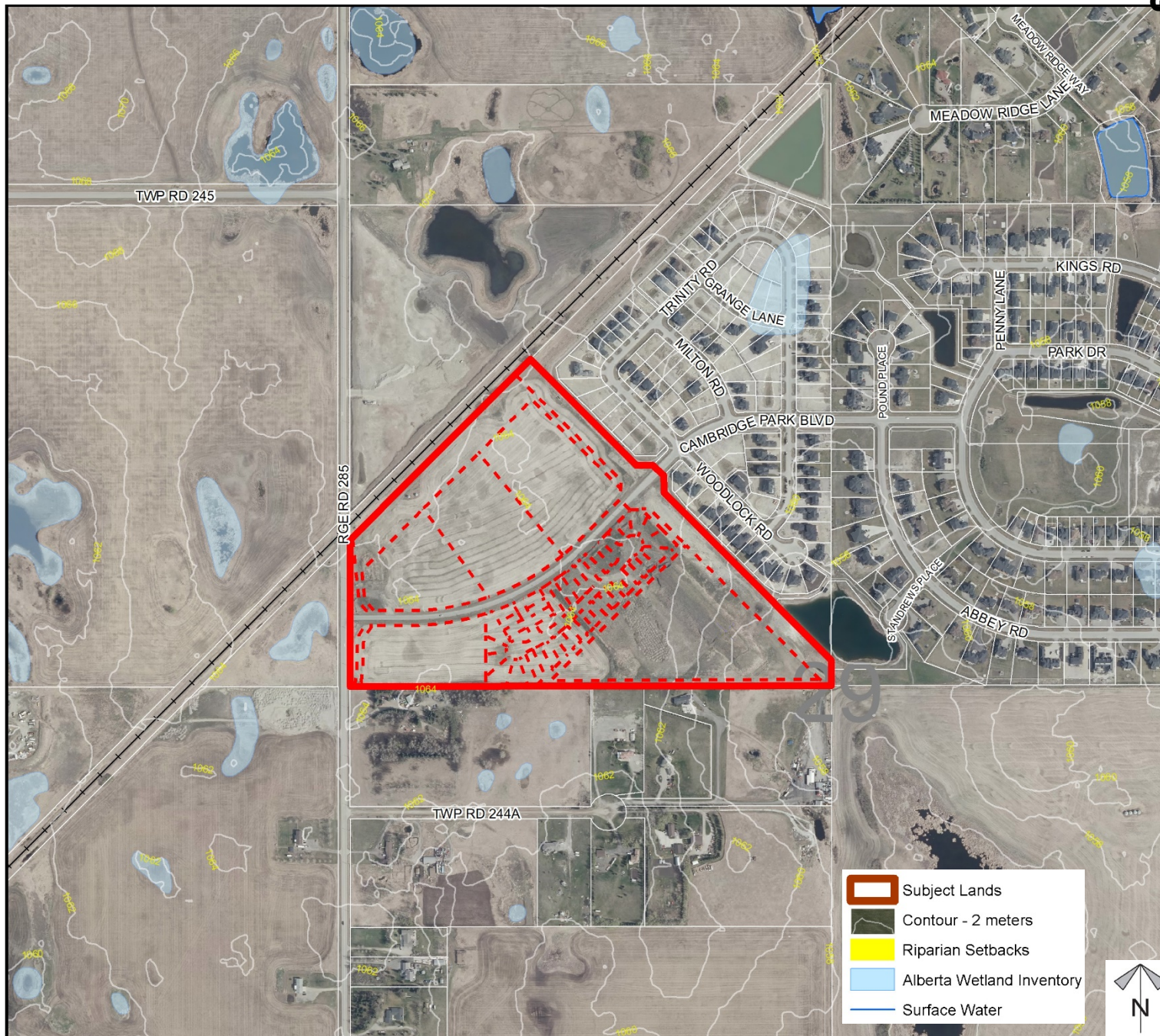
Roll: 04329003

File: PL20210080

Printed: May 5, 2021

Legal: A portion of NW-29-

Page 416 of 502





Soil Classifications

ASP Amendment: Conceptual Scheme Amendment: Redesignation Proposal

PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

PL20210079: To amend the Conrich Area Structure Plan to change a portion of the subject lands from Highway-Business to Residential –Form to Be Determined, to allow residential use.

PL20210080: To redesignate ±3.97 hectares (±9.82 acres) from Business, Local Campus District (B-LOC) to Residential, Mid-Density Urban District (R-MID) to facilitate future subdivision into 47 lots.

Division: 05

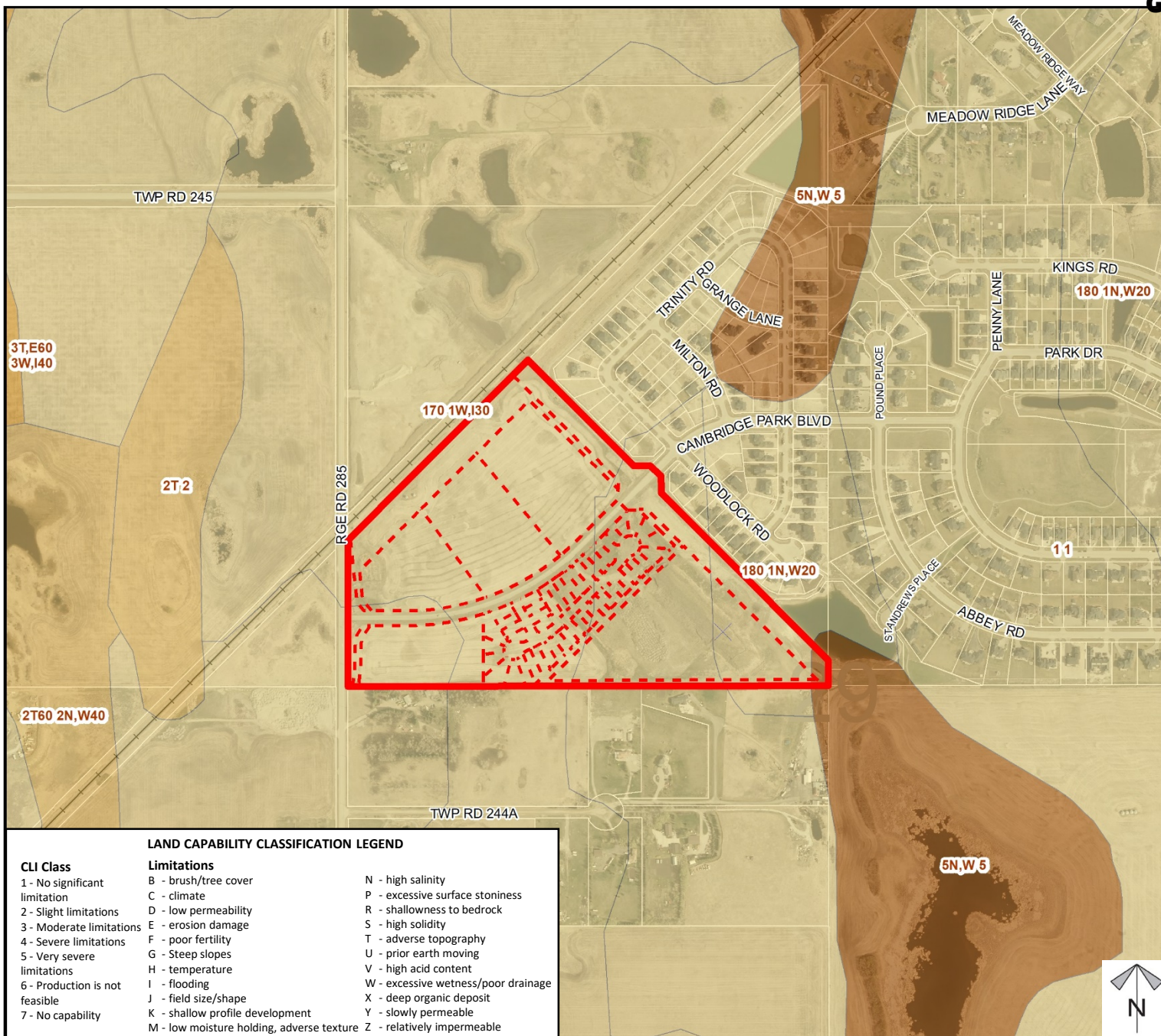
Roll: 04329003

File: PL20210080

Printed: May 5, 2021

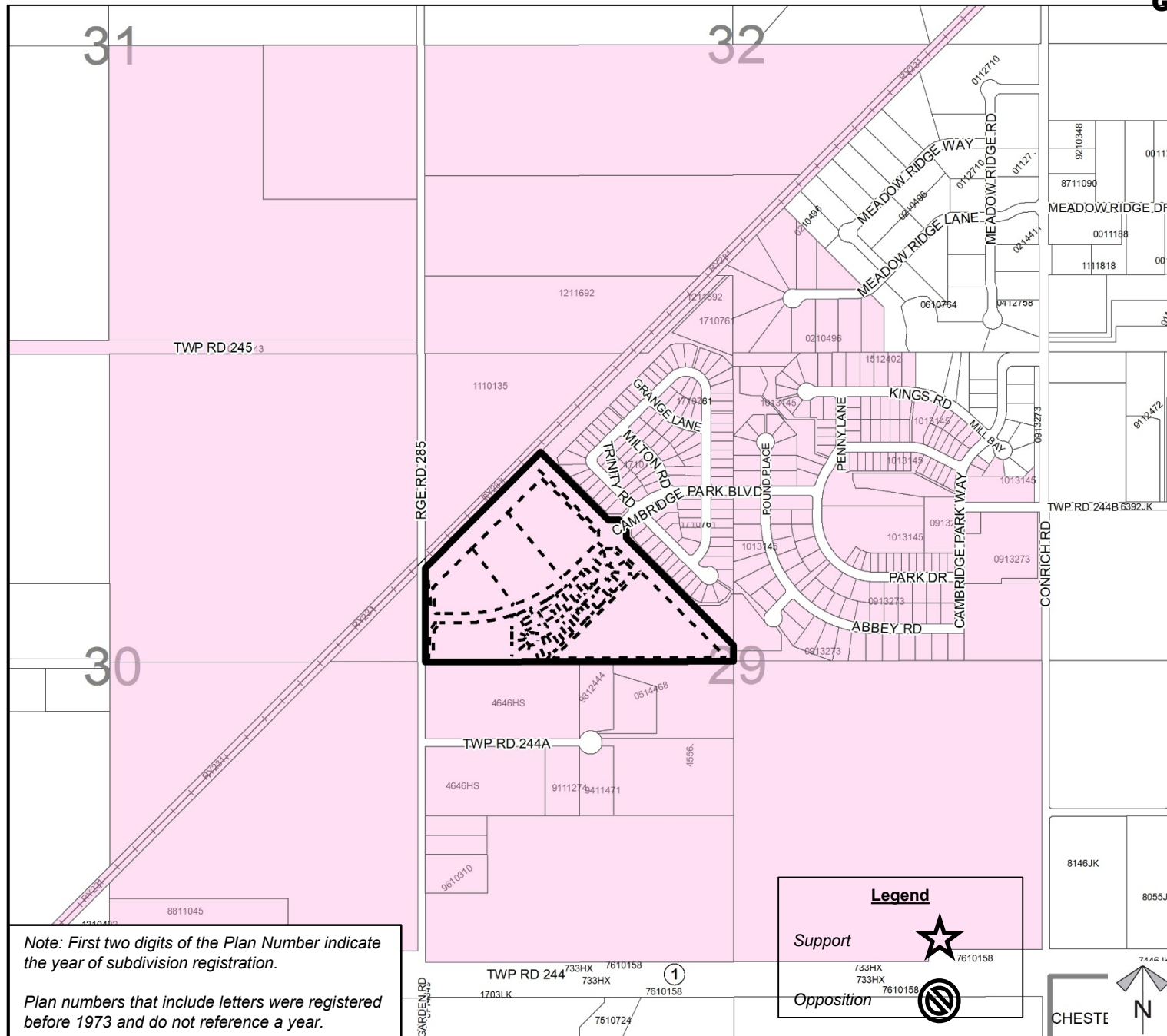
Legal: A portion of NW-29-

Page 417 of 502



ASP Amendment;
Conceptual Scheme
Amendment;
Redesignation Proposal

Division: 05
Roll: 04329003
File: PL20210080
Printed: May 5, 2021
Legal: A portion of NW-29-
24-26-W44N





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: July 20, 2021
FILE: 04329003
SUBJECT: First Reading Bylaw – Conrich Area Structure Plan Amendment

DIVISION: 5
APPLICATION: PL20210079

NOTE: This application should be considered in conjunction with applications PL20210078 and 0080 (agenda items G-1 and G-3)

APPLICATION: To amend the Conrich Area Structure Plan to change a portion of the subject lands from Highway-Business to Residential –Form to Be Determined, to allow residential use.

GENERAL LOCATION: Located approximately 1.2 kilometres northwest of the city of Chestermere; located on the east side of Range Road 285, approximately 0.81 kilometres (1/2 mile) north of Highway 1.

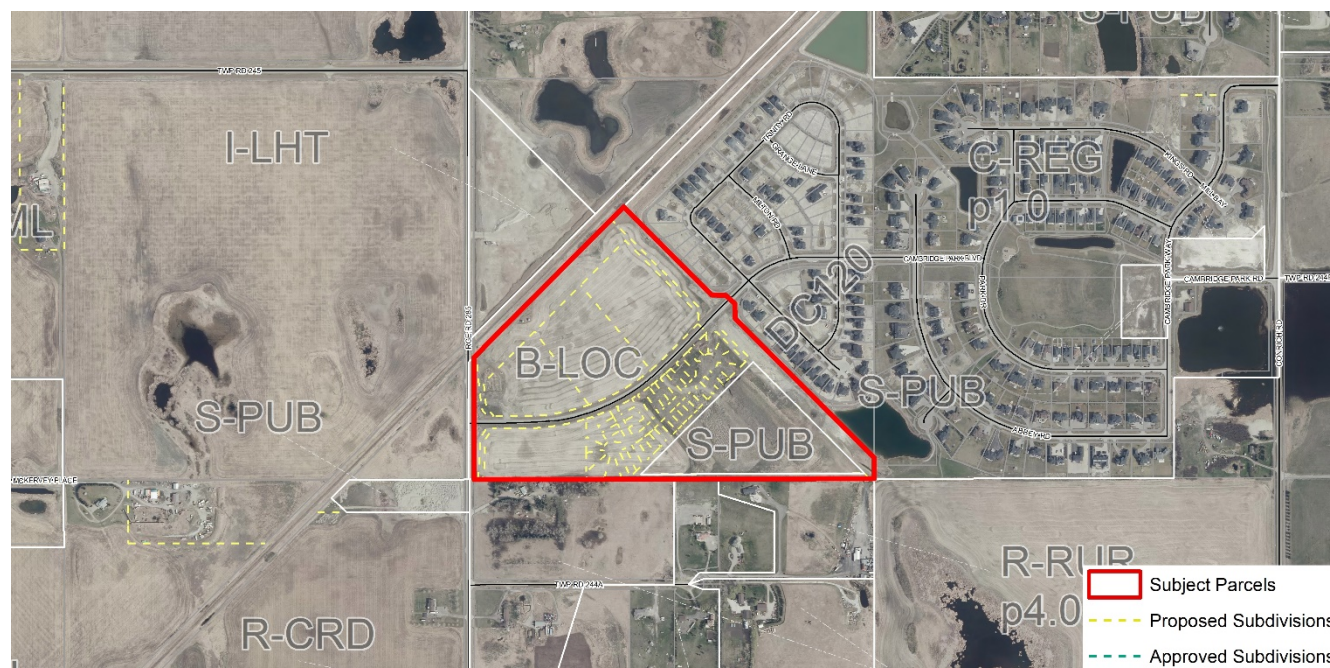
LAND USE DESIGNATION: Business, Local Campus District

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

OPTIONS:

- Option #1: THAT Bylaw C-8194-2021 be given first reading.
 Option #2: THAT application PL20210079 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and Development Services



Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ON/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8194-2021 & Schedule A
ATTACHMENT ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8194-2021

A Bylaw of Rocky View County, in the Province of Alberta, to amend Bylaw C-7468-2015 known as the Corich Area Structure Plan, pursuant to Section 633 of the *Municipal Government Act*.

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as *“Conrich Area Structure Plan Amendment”*.

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 the Conrich Area Structure Plan be amended as detailed in Schedule “A & B” forming part of this Bylaw.

Effective Date

- 4 Bylaw C-8194-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

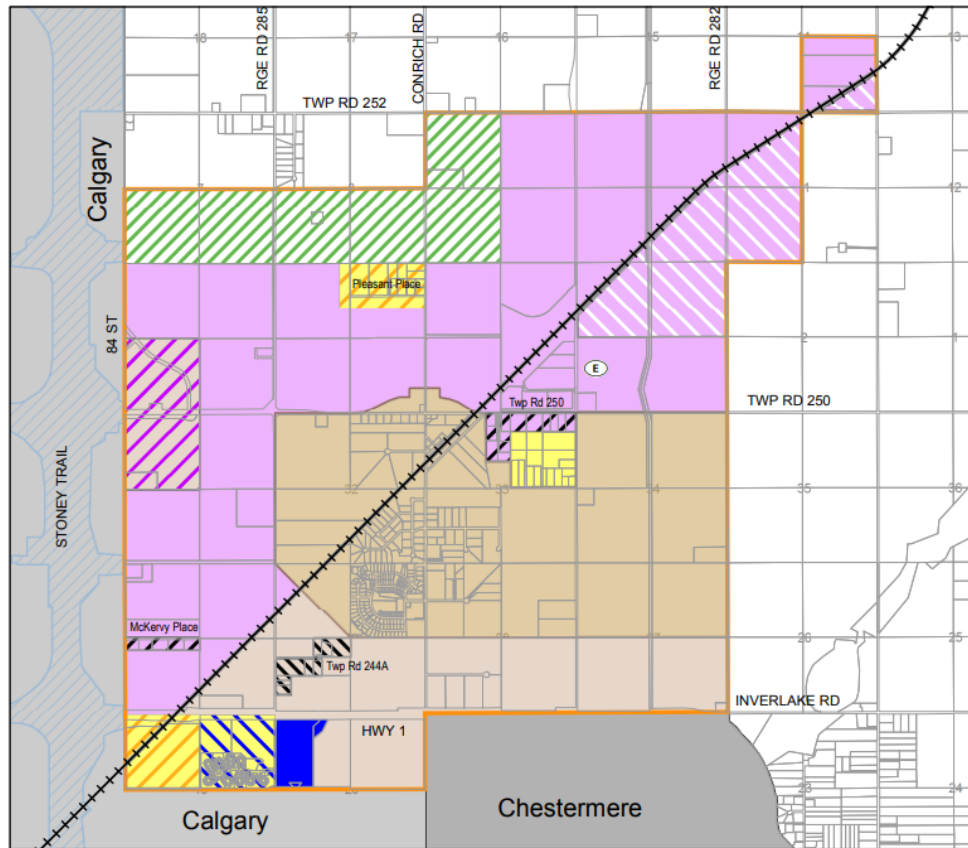
READ A SECOND TIME this _____ day of _____, 2021

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

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed

**SCHEDULE 'A'****FORMING PART OF BYLAW C-8194-2021****Conrich Area Structure Plan****Amendment #1**

Revise Map 5 which shows:

**Map 5:**
Land Use Strategy

- ASP Boundary
- Future Policy Area
- Residential-Form to be determined
- Country Residential
- Institutional/Residential
- Institutional
- Industrial
- Heavy Industrial
- Industrial Transition
- Highway Business Transition
- Highway Business
- Highway Business/Industrial
- Long Term Development Area
- Emergency Services
- Transportation and Utility Corridor
- CN Railway

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Km



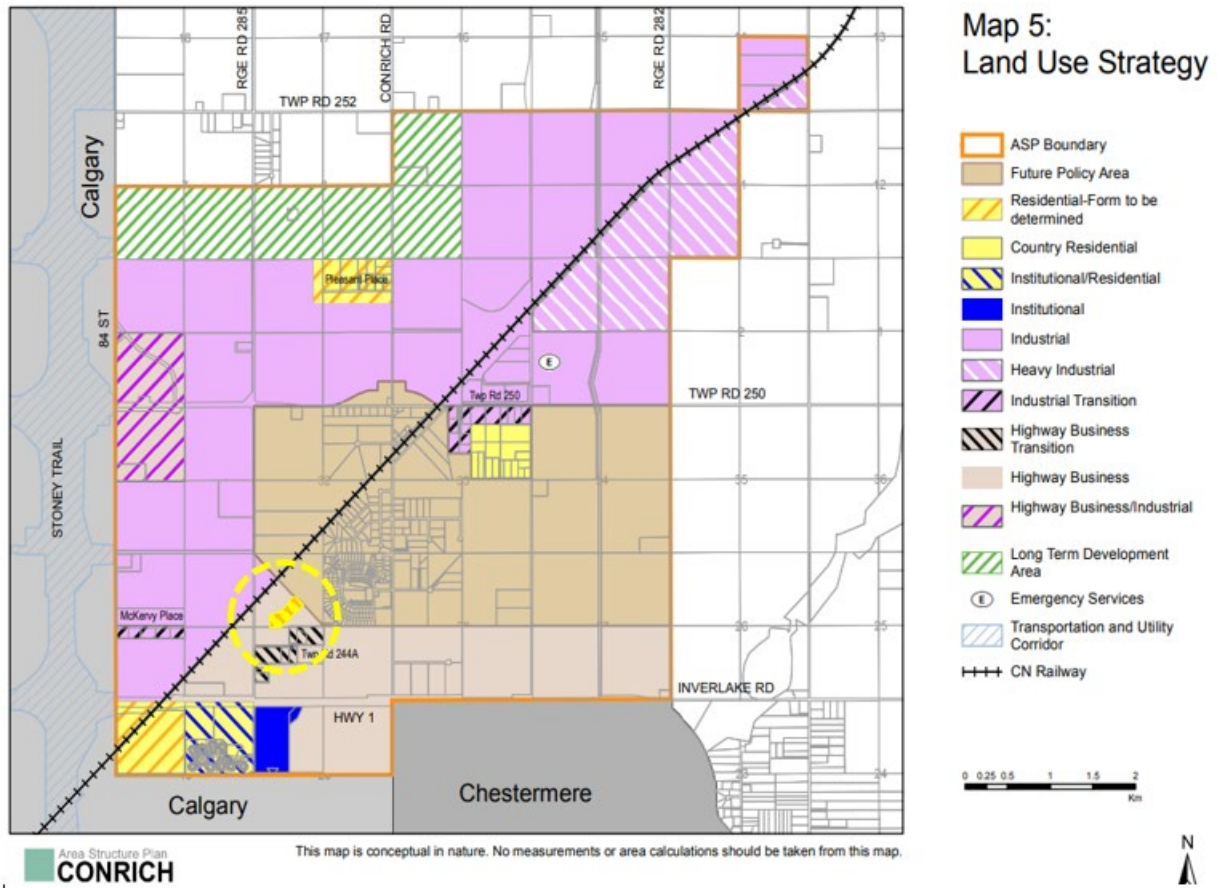
Area Structure Plan
CONRICH

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



ROCKY VIEW COUNTY

With the following:

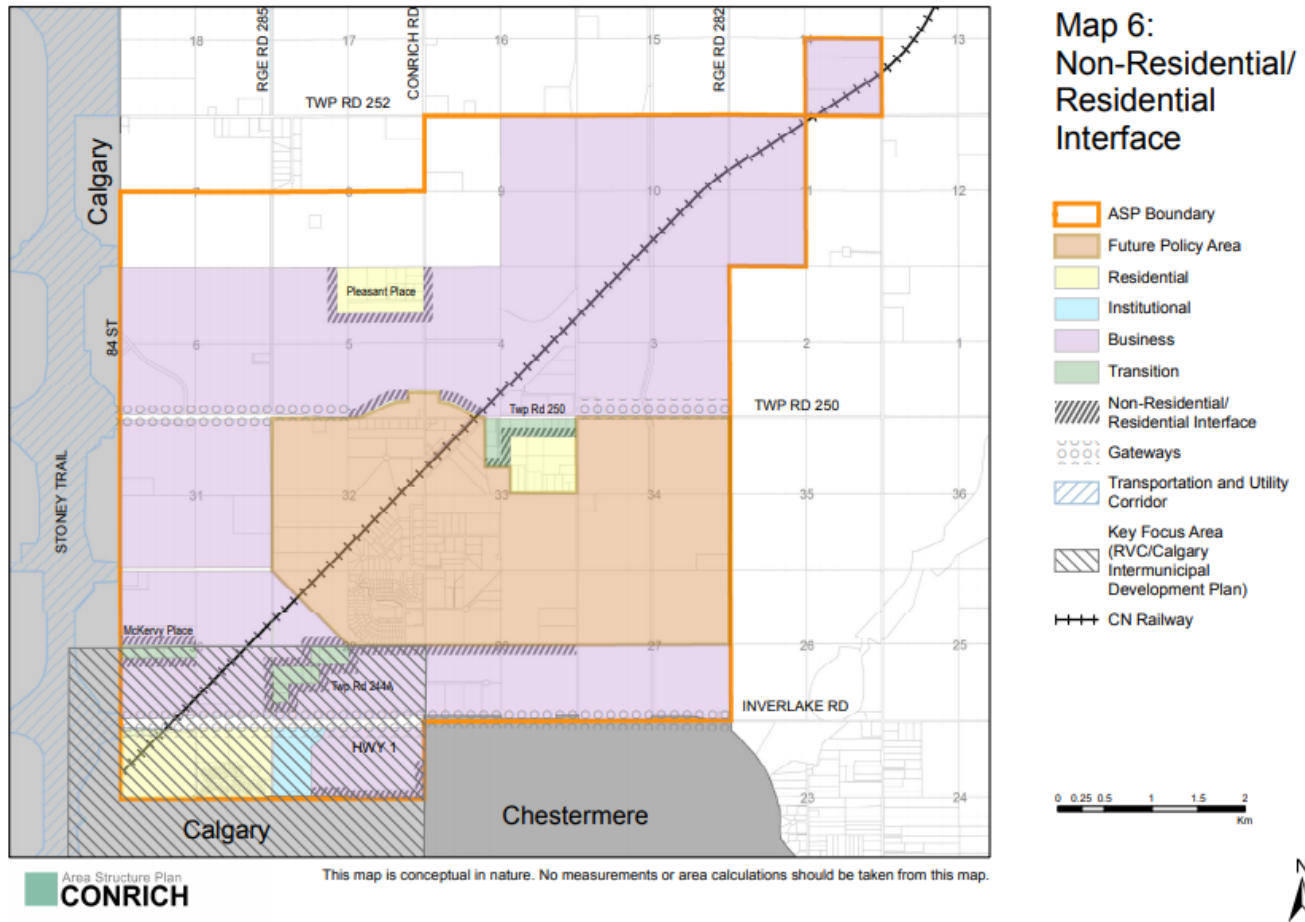




ROCKY VIEW COUNTY

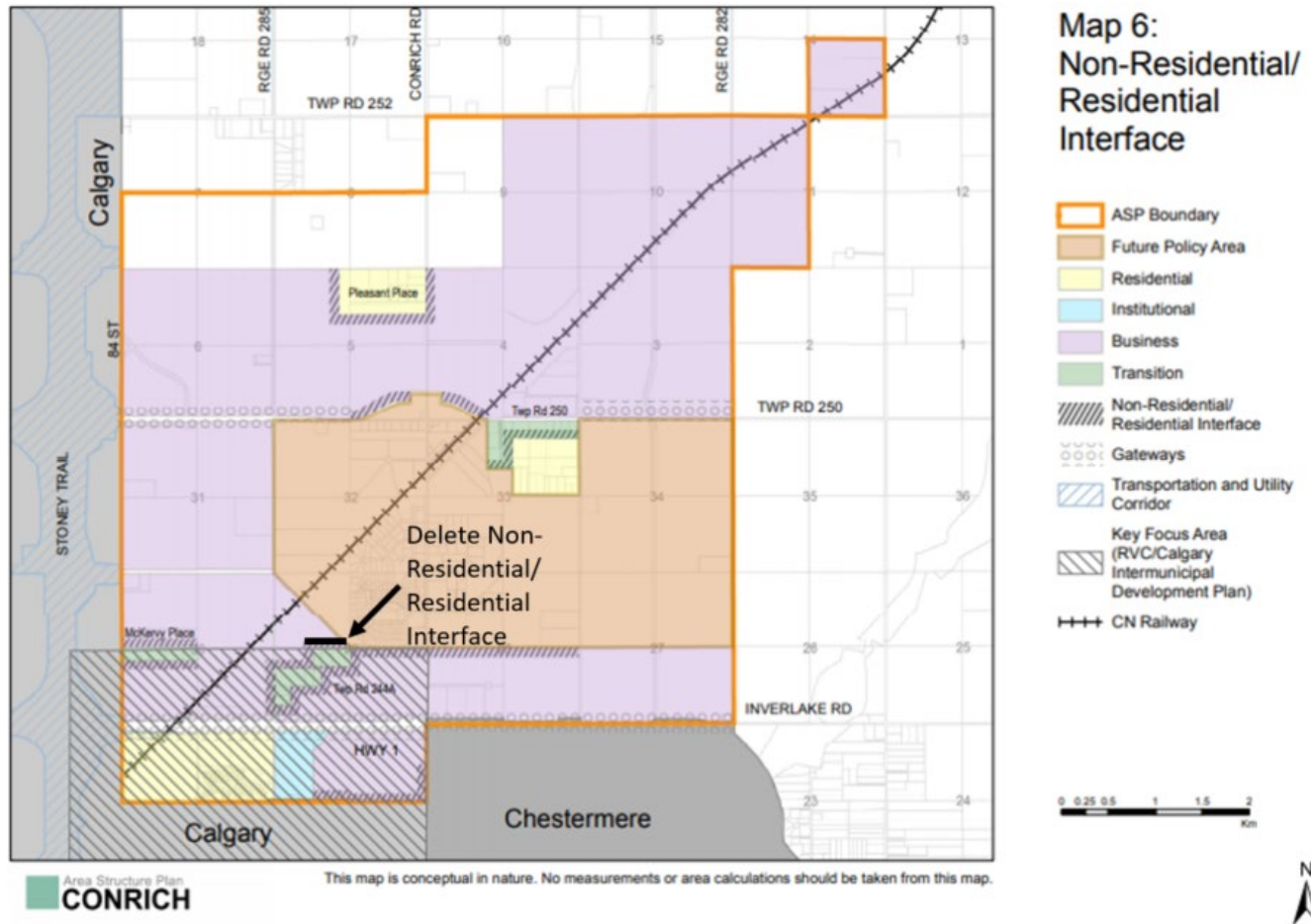
Amendment #2

Revise Map 6 which shows:





With the following:



Amendment #3

To revise Table 2 which shows:

Table 2. Approximate gross areas of the land use types

Land Use Type	Gross area hectares (ac)
Residential	215 (532)
Future Policy Area	1,100 (2,717)
Industrial	1,957 (4,836)
Highway Business/Industrial	131 (324)
Highway Business	574 (1,419)
Institutional	32 (78)
Long Term Development	393 (970)
Total	4,402 (10,876)



ROCKY VIEW COUNTY

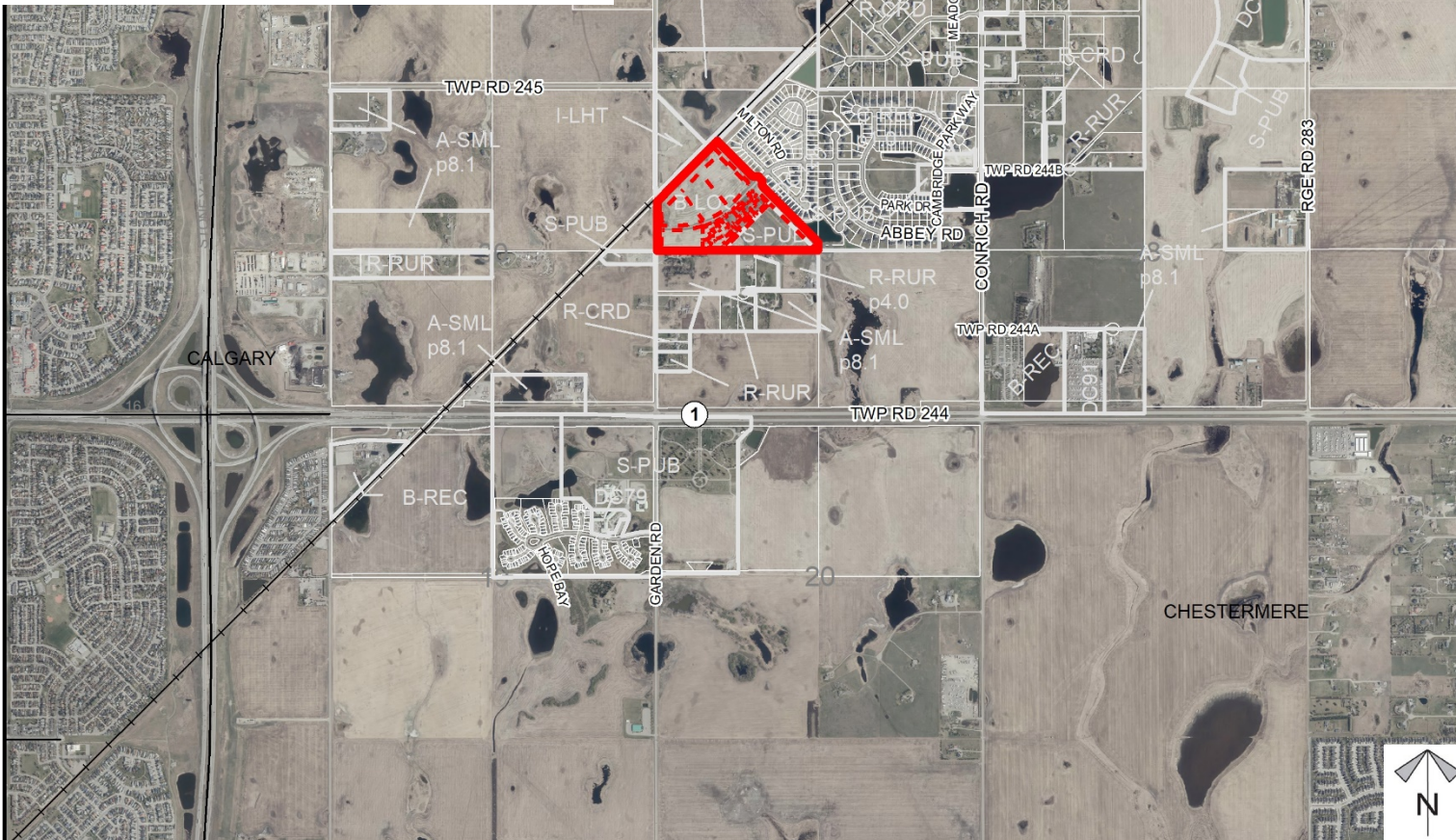
With the following:**Table 2. Approximate gross areas of the land use types**

Land Use Type	Gross area hectares (ac)
Residential	215 (532) 219 (542)
Future Policy Area	1,100 (2,717)
Industrial	1,957 (4,836)
Highway Business/Industrial	131 (324)
Highway Business	574 (1,419) 570 (1409)
Institutional	32 (78)
Long Term Development	393 (970)
Total	4,402 (10,876)

ASP Amendment;
Conceptual Scheme
Amendment;
Redesignation Proposal

PL20210080: To redesignate ±3.97 hectares (±9.82 acres) from Business, Local Campus District (B-LOC) to Residential, Mid-Density Urban District (R-MID) to facilitate future subdivision into 47 lots.

Division: 05
 Roll: 04329003
 File: PL20210080
 Printed: May 5, 2021
 Legal: A portion of NW-29-
 24-26-W428 of 502



Development Proposal

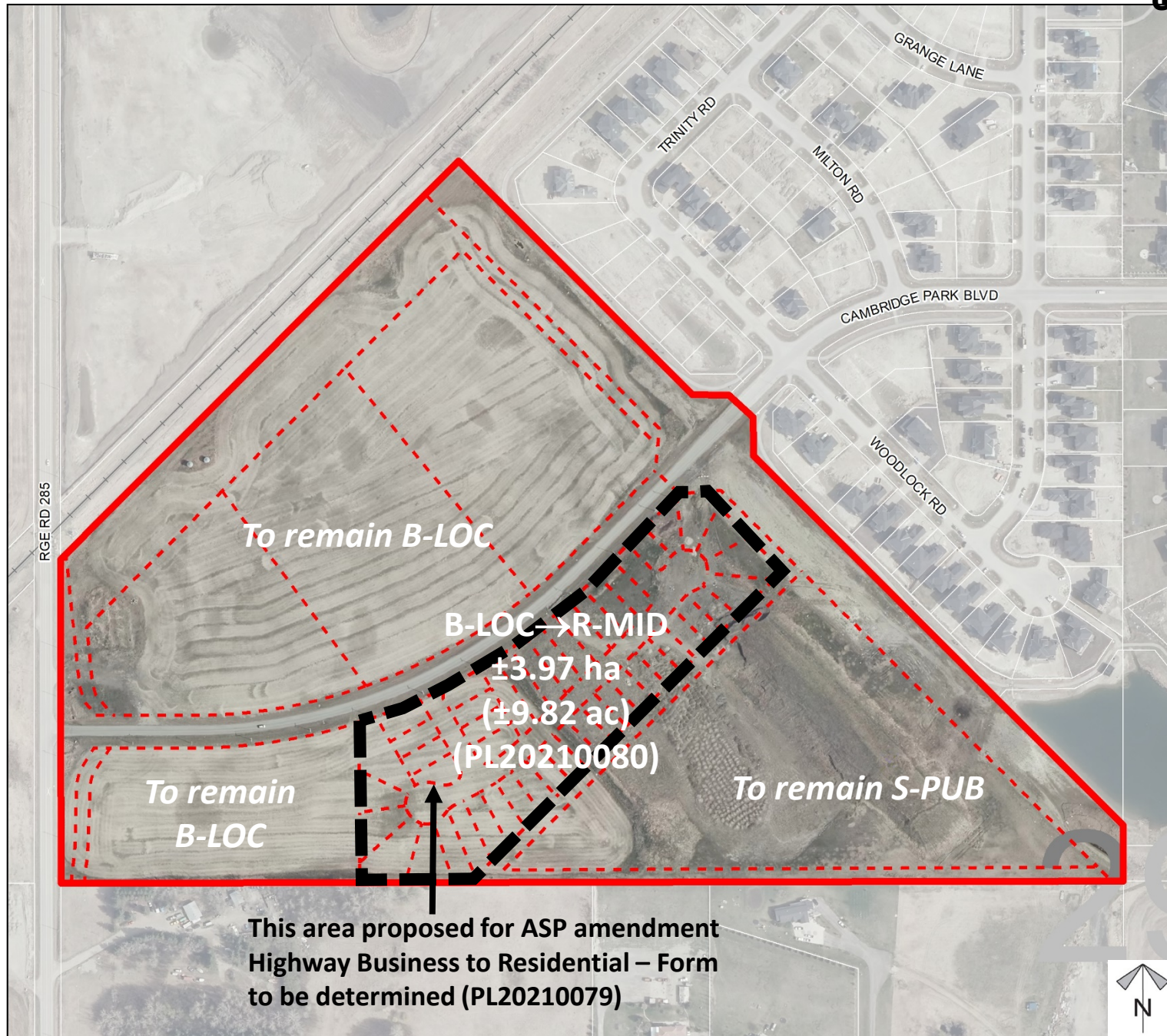
ASP Amendment: Conceptual Scheme Amendment: Redesignation Proposal

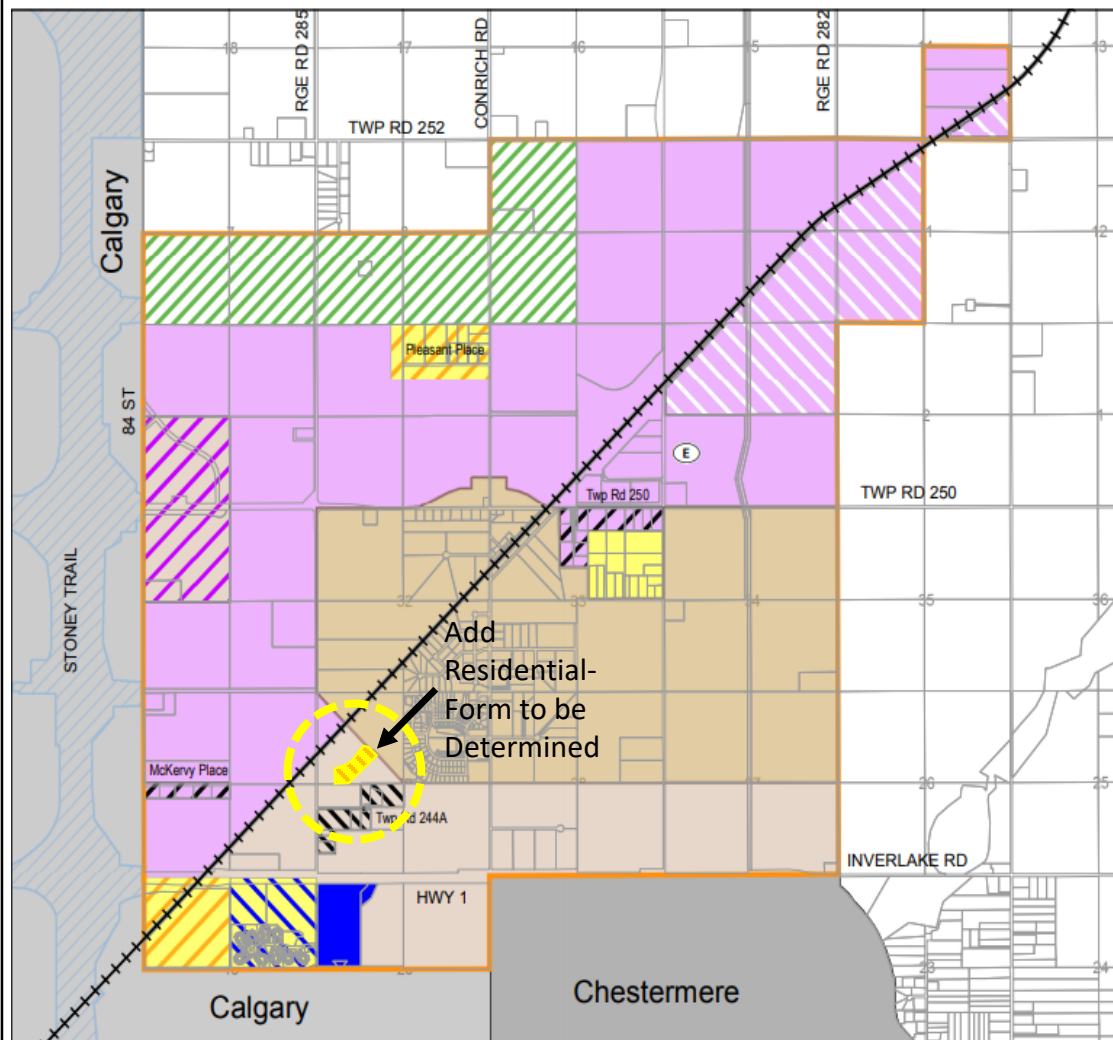
PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

PL20210079: To amend the Conrich Area Structure Plan to change a portion of the subject lands from Highway-Business to Residential – Form to Be Determined, to allow residential use.

PL20210080: To redesignate ±3.97 hectares (±9.82 acres) from Business, Local Campus District (B-LOC) to Residential, Mid-Density Urban District (R-MID) to facilitate future subdivision into 47 lots.

Division: 05
 Roll: 04329003
 File: PL20210080
 Printed: May 5, 2021
 Legal: A portion of NW-29-24-42-42
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Map 5:
Land Use Strategy

- ASP Boundary
- Future Policy Area
- Residential-Form to be determined
- Country Residential
- Institutional/Residential
- Institutional
- Industrial
- Heavy Industrial
- Industrial Transition
- Highway Business Transition
- Highway Business
- Highway Business/Industrial
- Long Term Development Area
- Emergency Services
- Transportation and Utility Corridor
- CN Railway

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Km



**ASP Amendment:
Conceptual Scheme
Amendment:
Redesignation Proposal**

PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

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Division: 05

Roll: 04329003

File: PL20210080

Printed: May 5, 2021

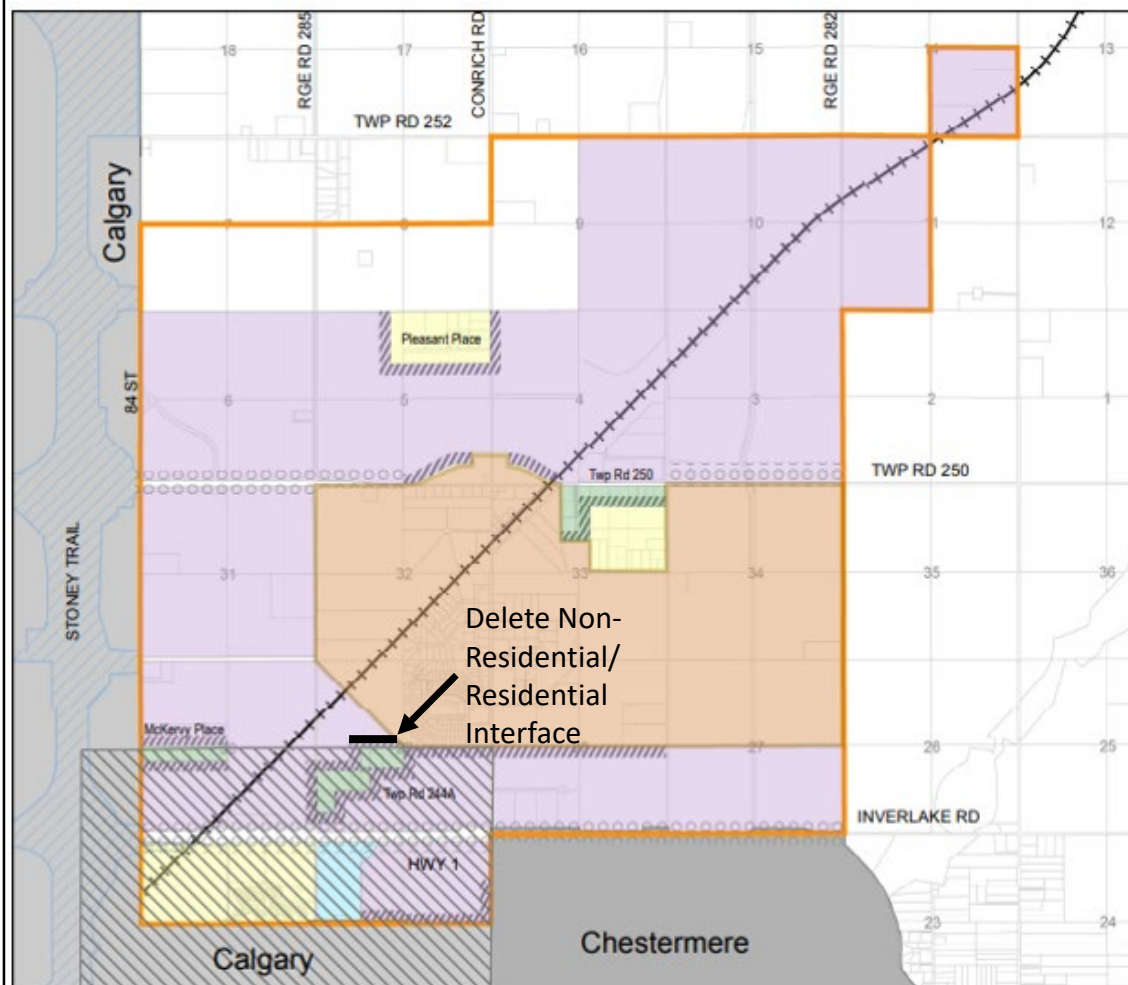
Legal: A portion of NW-29-

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Map 6: Non-Residential/ Residential Interface

- ASP Boundary
- Future Policy Area
- Residential
- Institutional
- Business
- Transition
- Non-Residential/
Residential Interface
- Gateways
- Transportation and Utility
Corridor
- Key Focus Area
(RVC/Calgary
Intermunicipal
Development Plan)
- CN Railway



Delete Non-
Residential/
Residential
Interface

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

ASP Amendment: Conceptual Scheme Amendment: Redesignation Proposal

PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

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Division: 05

Roll: 04329003

File: PL20210080

Printed: May 5, 2021

Legal: A portion of NW-29-

Page 4 of 502



Environmental

ASP Amendment:
Conceptual Scheme
Amendment:
Redesignation Proposal

PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

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PL20210080: To redesignate ± 3.97 hectares (± 9.82 acres) from Business, Local Campus District (B-LOC) to Residential, Mid-Density Urban District (R-MID) to facilitate future subdivision into 47 lots.

Division: 05

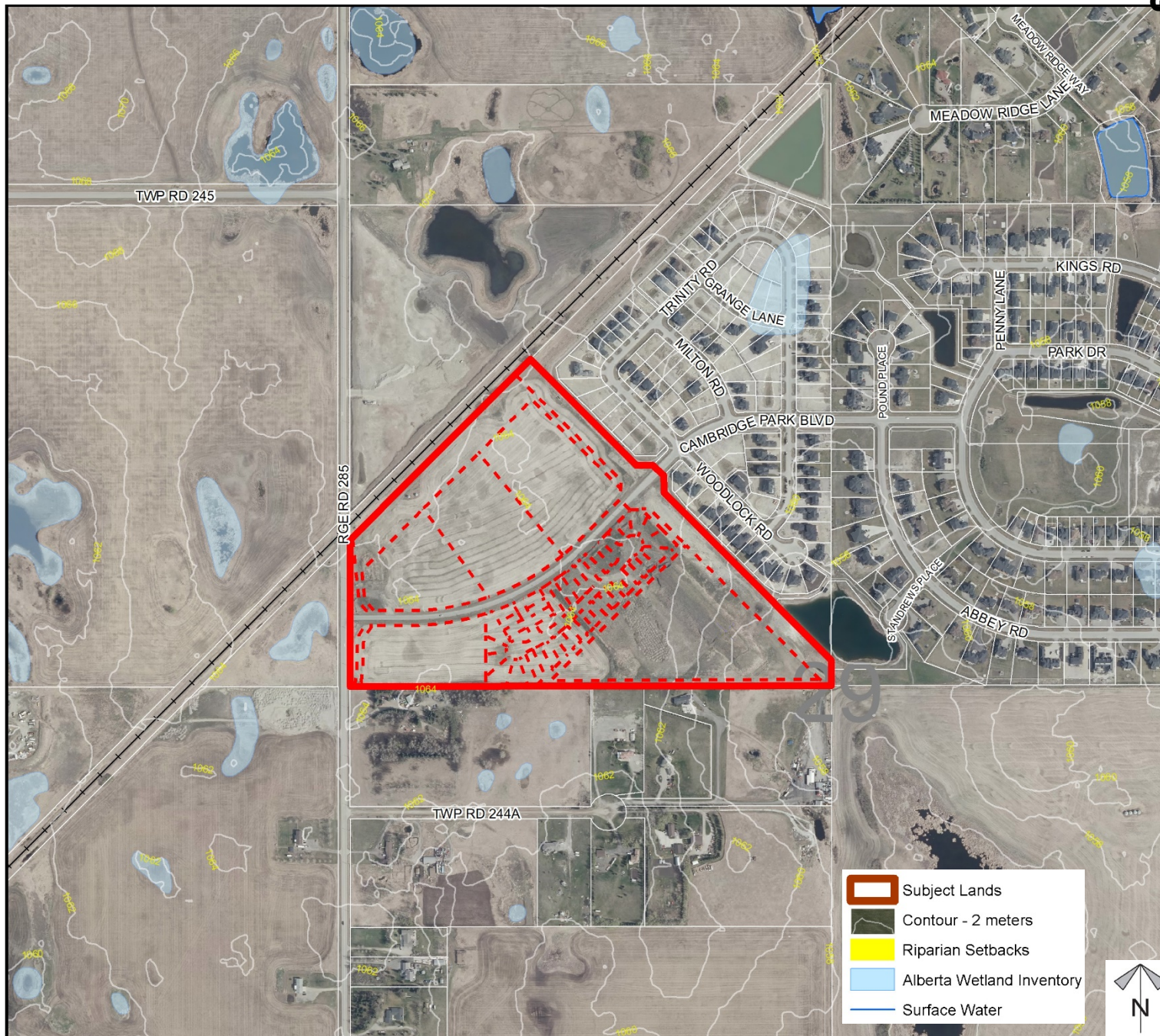
Roll: 04329003

File: PL20210080

Printed: May 5, 2021

Legal: A portion of NW-29-

Page 432 of 502





Soil Classifications

ASP Amendment: Conceptual Scheme Amendment: Redesignation Proposal

PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

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Division: 05

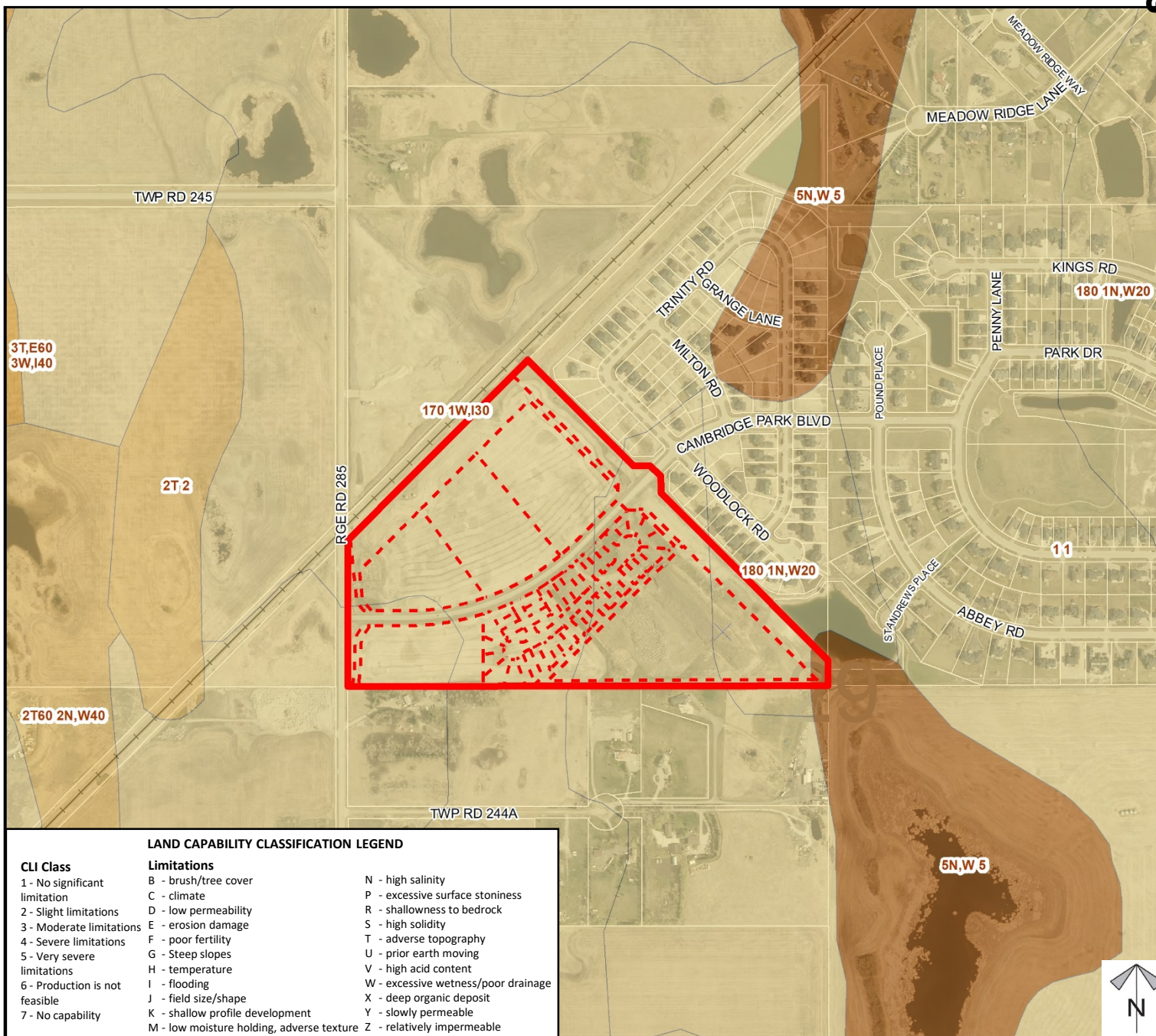
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File: PL20210080

Printed: May 5, 2021

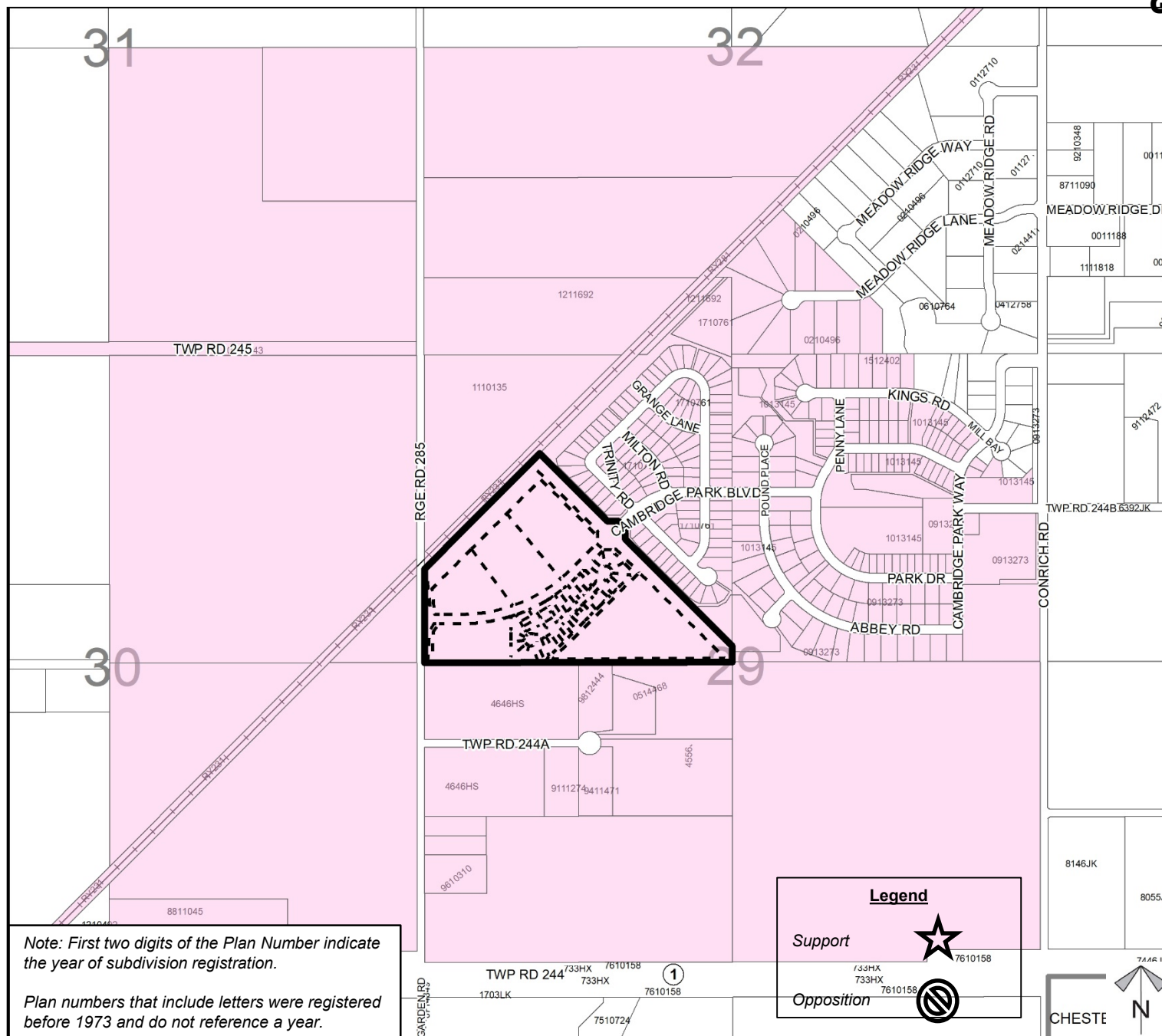
Legal: A portion of NW-29-

Page 43B of 502



ASP Amendment:
Conceptual Scheme
Amendment:
Redesignation Proposal

Roll: 04329003
 File: PL20210080
 Printed: May 5, 2021
 Legal: A portion of NW-29-
 26-W-434 of 502





ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 20, 2021 **DIVISION:** 5

FILE: 04329003 **APPLICATION:** PL20210080

SUBJECT: First Reading Bylaw – Residential Redesignation

NOTE: This application should be considered in conjunction with applications PL20210078 and PL20210079 (agenda items G-1 and G-2)

APPLICATION: To redesignate \pm 8.08 acres from Business, Local Campus District (B-LOC) to Residential, Mid-Density Urban District (R-MID) to facilitate future subdivision into 47 lots.

GENERAL LOCATION: Located approximately 1.2 kilometres northwest of the city of Chestermere; located on the east side of Range Road 285, approximately 0.81 kilometres (1/2 mile) north of Highway 1.

LAND USE DESIGNATION: Business, Local Campus District

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

OPTIONS:

Option #1: THAT Bylaw C-8195-2021 be given first reading.

Option #2: THAT application PL20210080 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and Development Services

Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ON/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8195-2021 & Schedule A
ATTACHMENT ‘B’: Map Set



BYLAW C-8195-2021

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

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as *Bylaw C-8195-2021*.

Definitions

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

Effect

- 3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating a portion of NW-29-24-28-W4M from Business, Local Campus District (B-LOC) to Residential, Mid-Density Urban District (R-MID) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT a portion of NW-29-24-28-W4M is hereby redesignated to Residential, Mid-Density Urban District (R-MID) as shown on the attached Schedule "A" forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8195-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

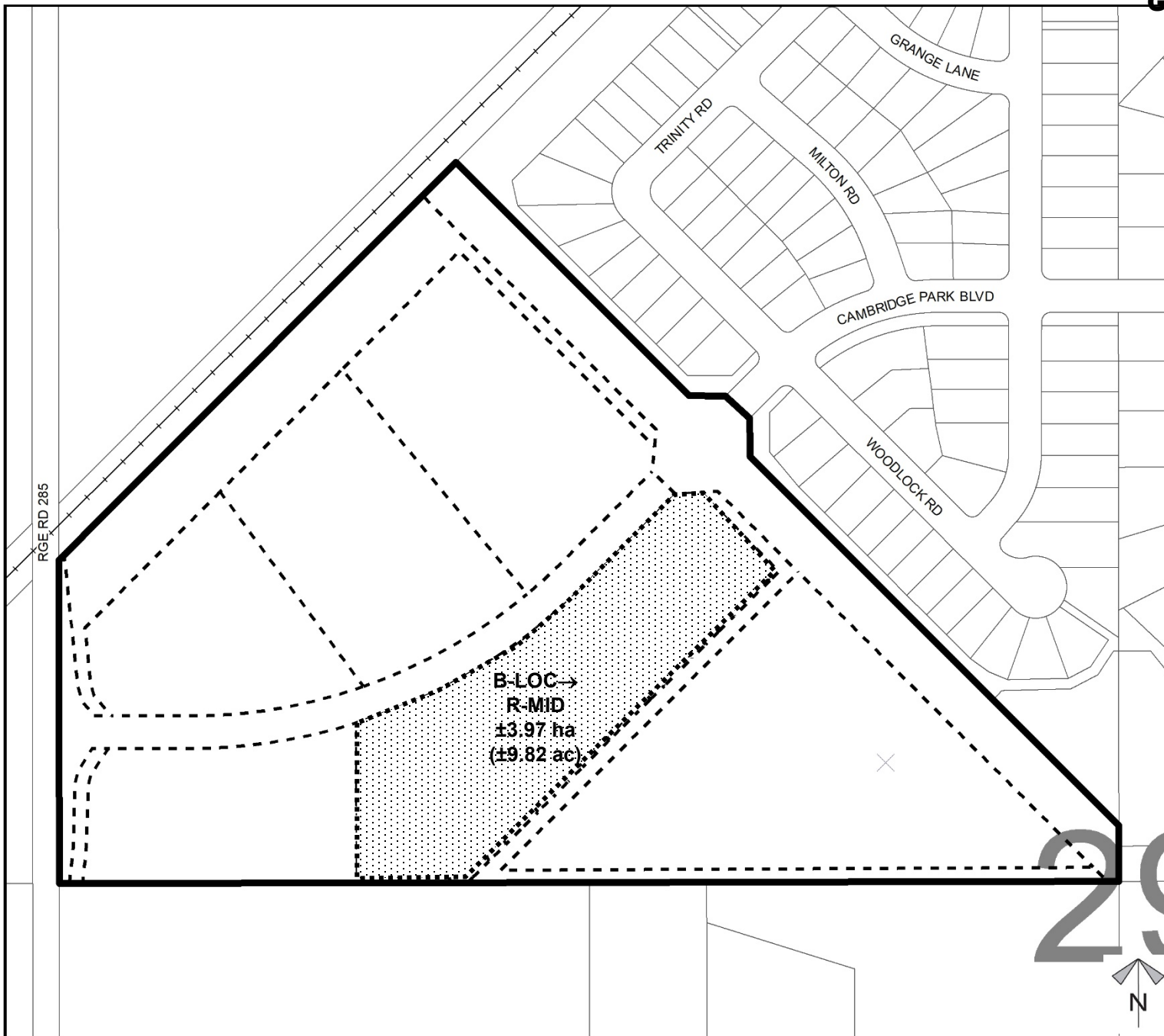
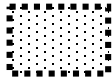
READ A FIRST TIME this _____ day of _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

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

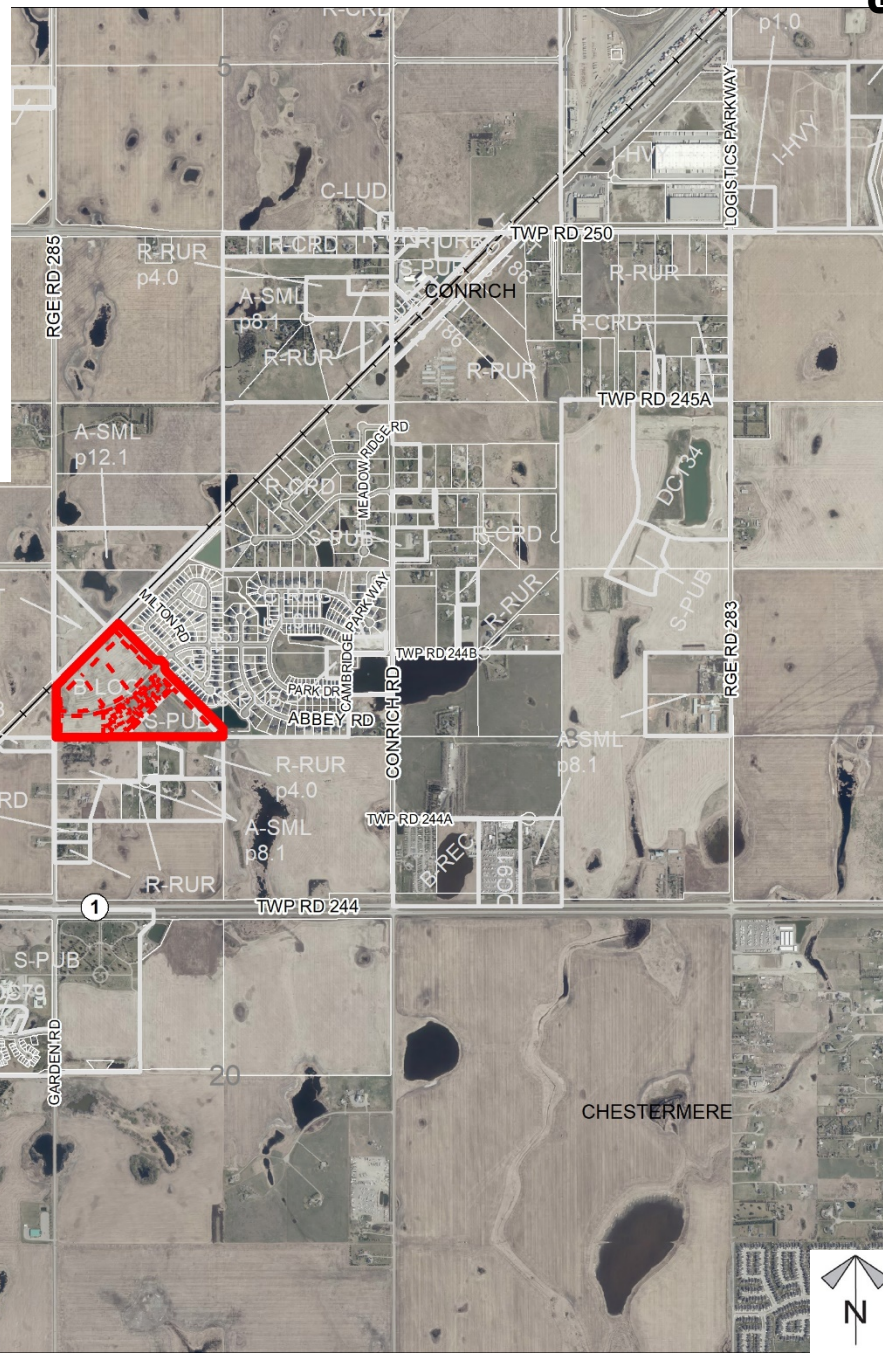
Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed

Schedule 'A'
Bylaw
C-8195-2021
Amendment**FROM**
 Business, Local Campus
 District
TO
 Residential, Mid-Density
 Urban District


ASP Amendment;
Conceptual Scheme
Amendment;
Redesignation Proposal

PL20210080: To redesignate ±3.97 hectares (±9.82 acres) from Business, Local Campus District (B-LOC) to Residential, Mid-Density Urban District (R-MID) to facilitate future subdivision into 47 lots.

Division: 05
Roll: 04329003
File: PL20210080
Printed: May 5, 2021
Legal: A portion of NW-29-24-28 W04N
Page 440 of 502





Development Proposal

ASP Amendment; Conceptual Scheme Amendment; Redesignation Proposal

PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

PL20210079: To amend the Conrich Area Structure Plan to change a portion of the subject lands from Highway-Business to Residential – Form to Be Determined, to allow residential use.

PL20210080: To redesignate ± 3.97 hectares (± 9.82 acres) from Business, Local Campus District (B-LOC) to Residential, Mid-Density Urban District (R-MID) to facilitate future subdivision into 47 lots.

Division: 05
Roll: 04329003
File: PL20210080
Printed: May 5, 2021
Legal: A portion of NW-29-
24-28-W0441
Page 441 of 502

RGE RD 285

To remain B-LOC

B-LOC → R-MID

 ± 3.97 ha(± 9.82 ac)

(PL20210080)

To remain
B-LOC

To remain S-PUB

This area proposed for ASP amendment
Highway Business to Residential – Form
to be determined (PL20210079)





Development Proposal

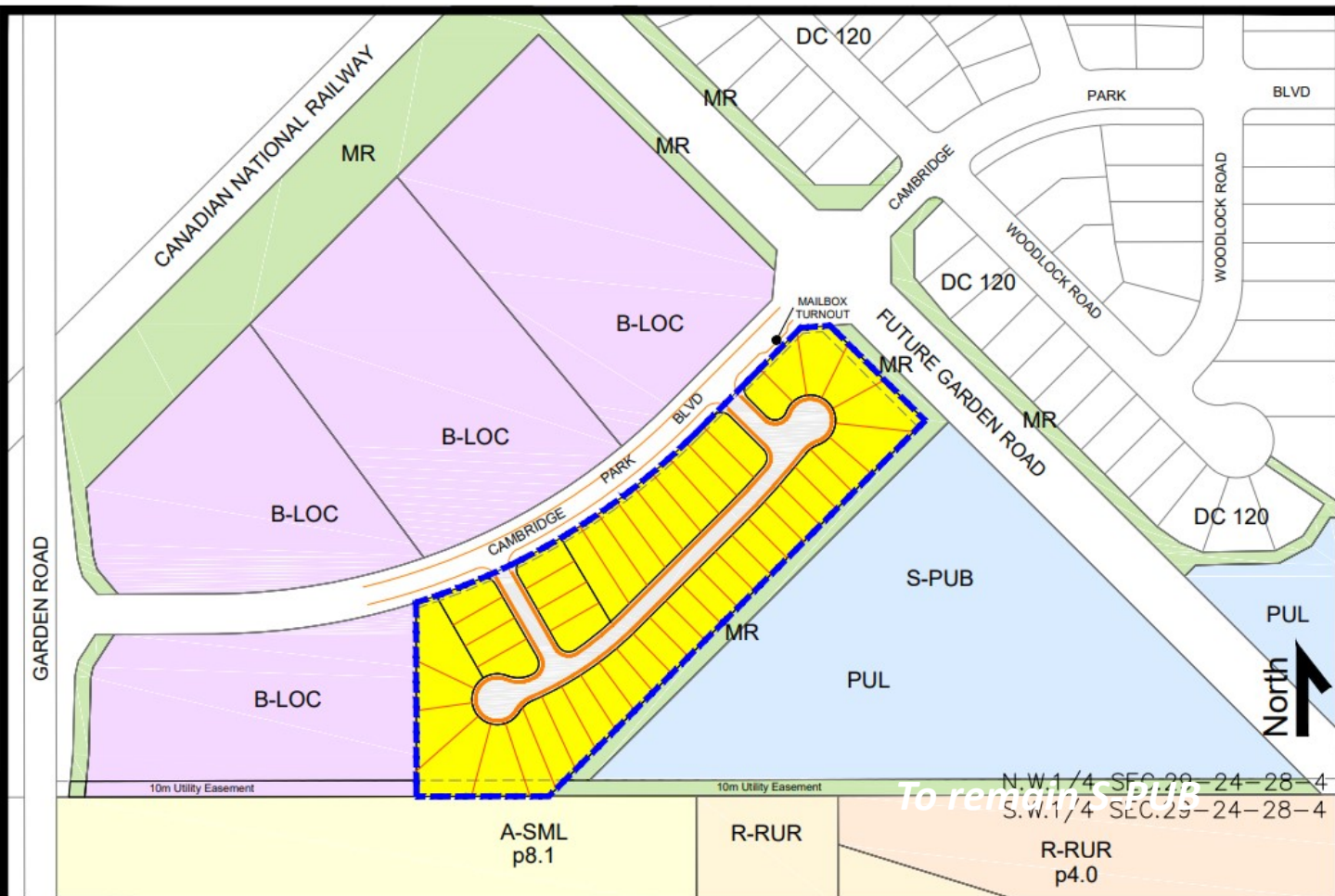
ASP Amendment; Conceptual Scheme Amendment; Redesignation Proposal

PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

PL20210079: To amend the Conrich Area Structure Plan to change a portion of the subject lands from Highway-Business to Residential – Form to Be Determined, to allow residential use.

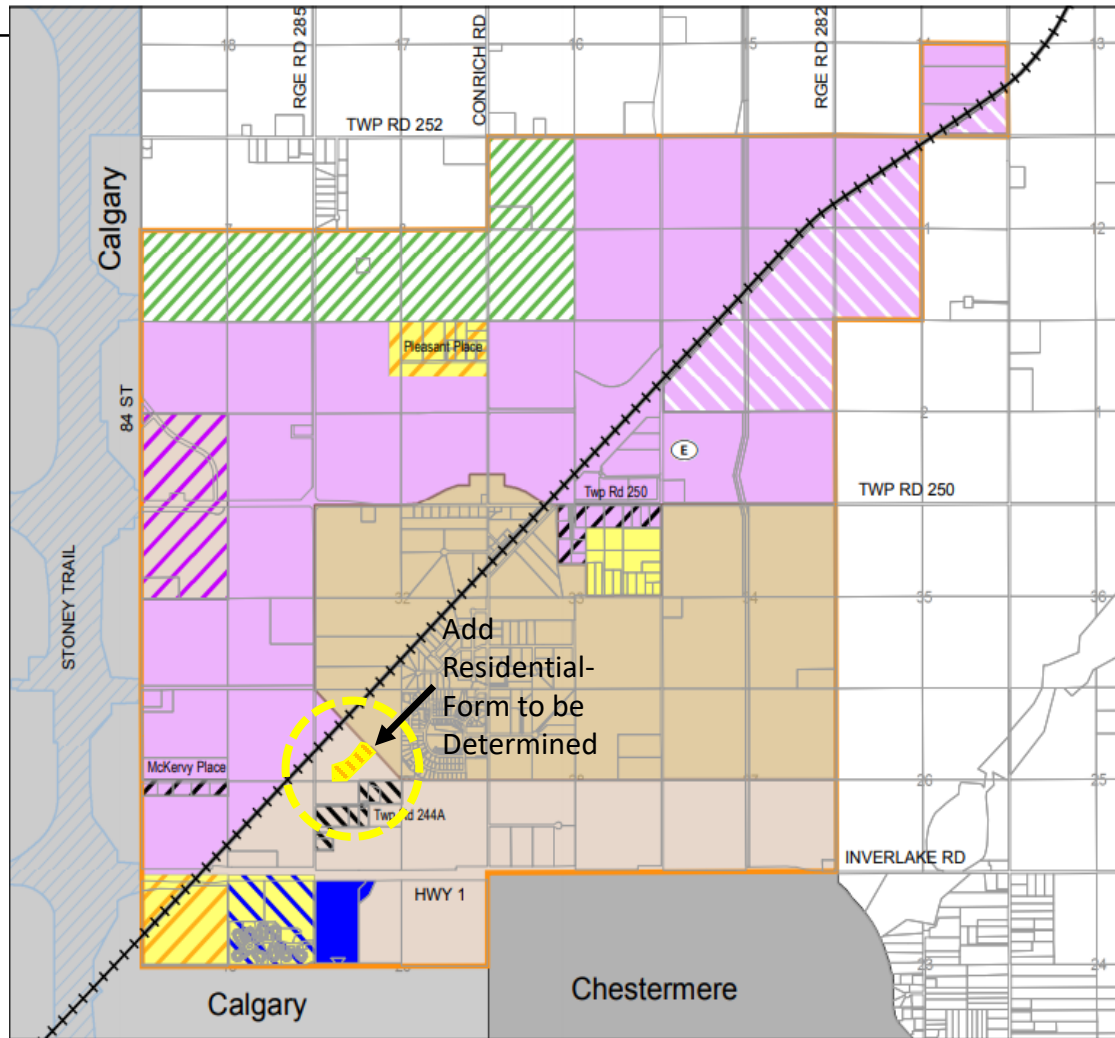
PL20210080: To redesignate ±3.97 hectares (±9.82 acres) from Business, Local Campus District (B-LOC) to Residential, Mid-Density Urban District (R-MID) to facilitate future subdivision into 47 lots.

Division: 05
Roll: 04329003
File: PL20210080
Printed: May 5, 2021
Legal: A portion of NW-29-24-28-W441
Page 442 of 502





Map 5: Land Use Strategy



Area Structure Plan
CONRICH

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

- ASP Boundary
- Future Policy Area
- Residential-Form to be determined
- Country Residential
- Institutional/Residential
- Institutional
- Industrial
- Heavy Industrial
- Industrial Transition
- Highway Business Transition
- Highway Business
- Highway Business/Industrial
- Long Term Development Area
- Emergency Services
- Transportation and Utility Corridor
- CN Railway

0 0.25 0.5 1 1.5 2
Km



ASP Amendment; Conceptual Scheme Amendment; Redesignation Proposal

PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

PL20210079: To amend the Conrich Area Structure Plan to change a portion of the subject lands from Highway-Business to Residential – Form to Be Determined, to allow residential use.

PL20210080: To redesignate ± 3.97 hectares (± 9.82 acres) from Business, Local Campus District (B-LOC) to Residential, Mid-Density Urban District (R-MID) to facilitate future subdivision into 47 lots.

Division: 05
Roll: 04329003
File: PL20210080
Printed: May 5, 2021
Legal: A portion of NW-29-28-W04N1E
Page 443 of 502

Map 6:
Non-Residential/
Residential
Interface

- ASP Boundary
- Future Policy Area
- Residential
- Institutional
- Business
- Transition
- Non-Residential/
Residential Interface
- Gateways
- Transportation and Utility
Corridor
- Key Focus Area
(RVC/Calgary
Intermunicipal
Development Plan)
- CN Railway

0 0.25 0.5 1 1.5 2
Km



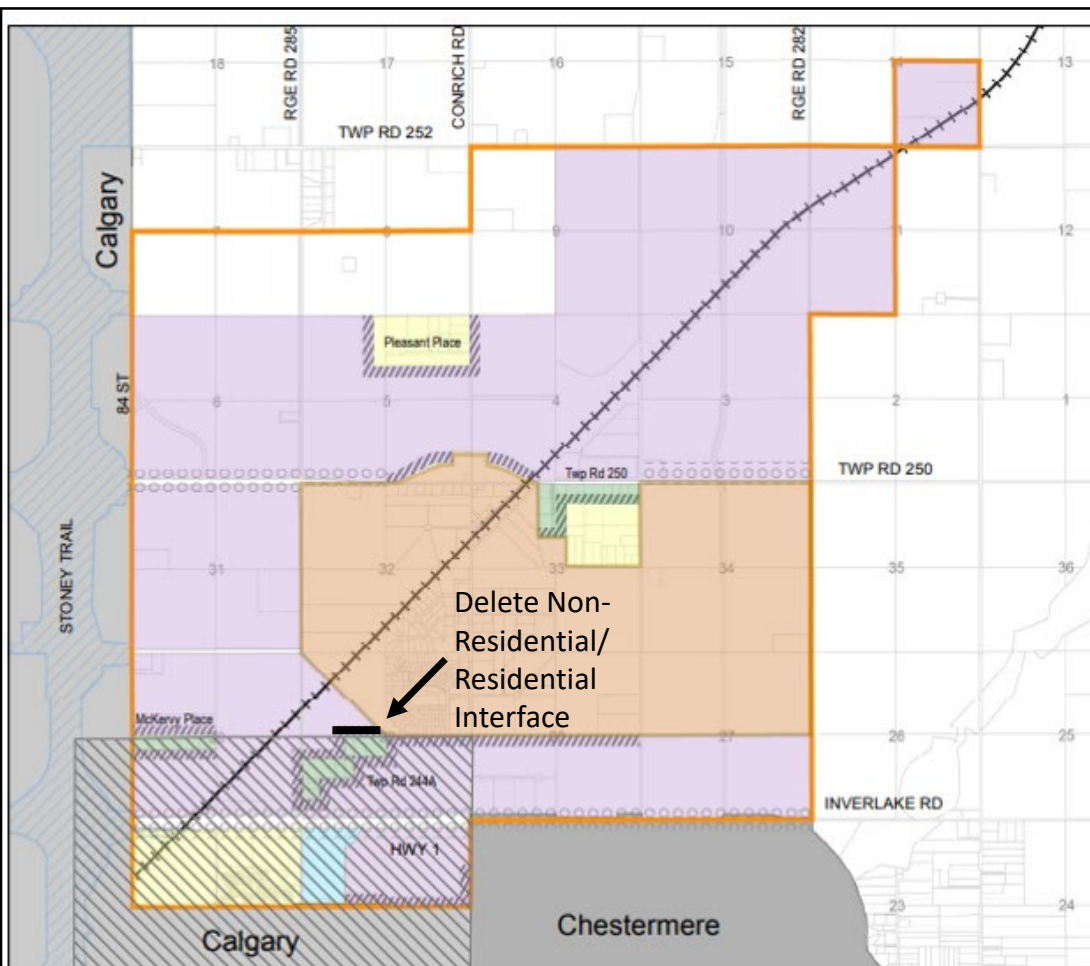
**ASP Amendment;
Conceptual Scheme
Amendment;
Redesignation Proposal**

PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

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Division: 05
Roll: 04329003
File: PL20210080
Printed: May 5, 2021
Legal: A portion of NW-29-
28-W044
Page 444 of 502



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

Environmental

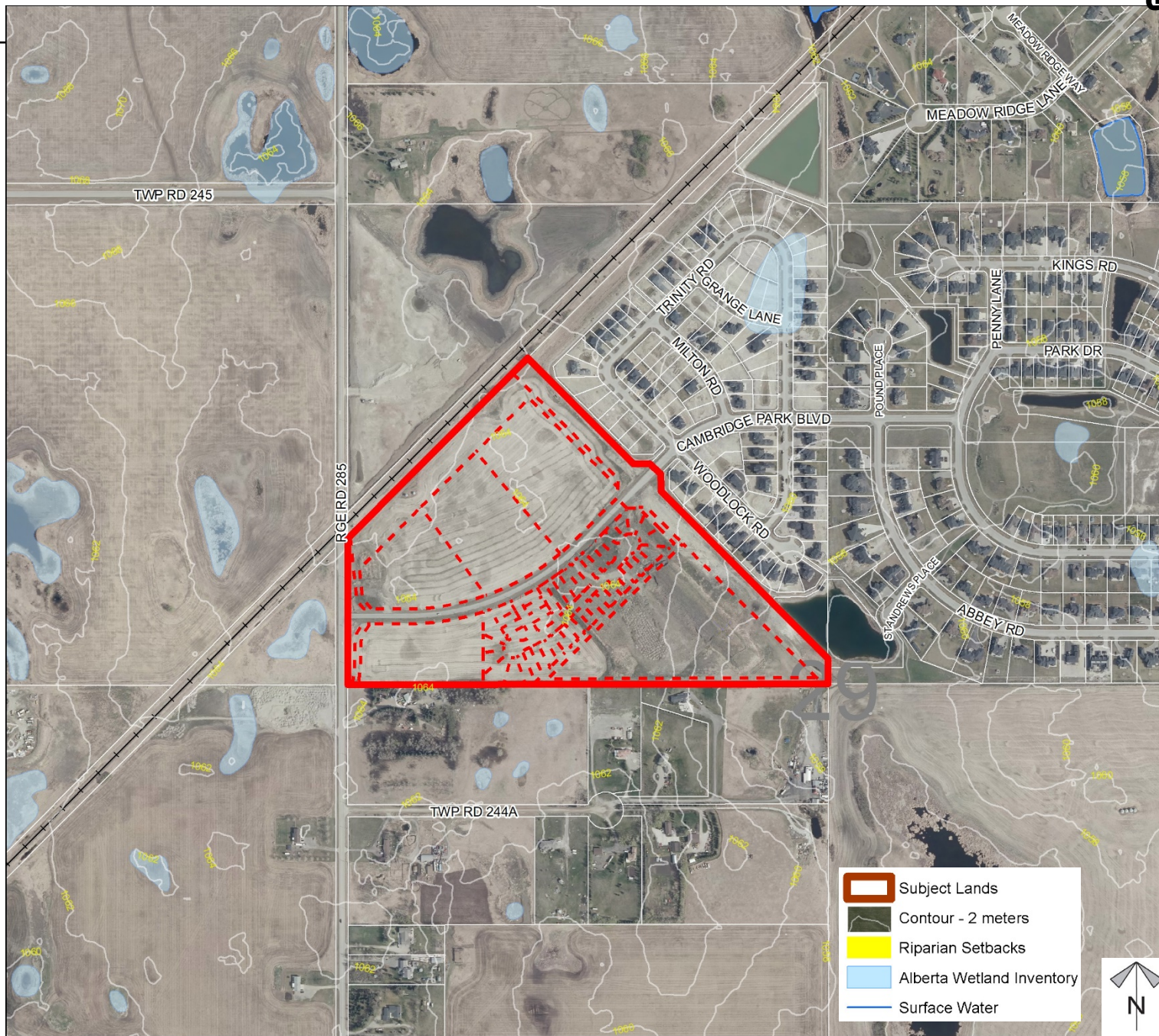
ASP Amendment; Conceptual Scheme Amendment; Redesignation Proposal

PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

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PL20210080: To redesignate ± 3.97 hectares (± 9.82 acres) from Business, Local Campus District (B-LOC) to Residential, Mid-Density Urban District (R-MID) to facilitate future subdivision into 47 lots.

Division: 05
 Roll: 04329003
 File: PL20210080
 Printed: May 5, 2021
 Legal: A portion of NW-29-24-28 W04M
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Soil Classifications

ASP Amendment; Conceptual Scheme Amendment; Redesignation Proposal

PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

PL20210079: To amend the Conrich Area Structure Plan to change a portion of the subject lands from Highway-Business to Residential – Form to Be Determined, to allow residential use.

PL20210080: To redesignate ±3.97 hectares (±9.82 acres) from Business, Local Campus District (B-LOC) to Residential, Mid-Density Urban District (R-MID) to facilitate future subdivision into 47 lots.

Division: 05
Roll: 04329003
File: PL20210080
Printed: May 5, 2021
Legal: A portion of NW-29-28-W44E
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TWP RD 245

3T,E60
3W,I40

2T,2

RGE RD 285

170 1W,I30

2T60 2N,W40

TWP RD 244A

5N,W 5

TRINITY RD

MILTON RD

CAMBRIDGE PARK BLVD

WOODLOCK RD

180 1N,W20

POUND PLACE

ST ANDREW'S PLACE

MEADOW RIDGE LANE WAY

MEADOW RIDGE LANE

PENNY LANE

KINGS RD

PARK DR

11

ABBNEY RD

5N,W 5

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 | N - high salinity |
| C - climate | P - excessive surface stoniness |
| D - low permeability | R - shallowness to bedrock |
| E - erosion damage | S - high solidity |
| F - poor fertility | T - adverse topography |
| G - Steep slopes | U - prior earth moving |
| 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 |





Landowner Circulation Area

ASP Amendment; Conceptual Scheme Amendment; Redesignation Proposal

PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential use within a portion of Cell D.

PL20210079: To amend the Conrich Area Structure Plan to change a portion of the subject lands from Highway-Business to Residential – Form to Be Determined, to allow residential use.

PL20210080: To redesignate ±3.97 hectares (±9.82 acres) from Business, Local Campus District (B-LOC) to Residential, Mid-Density Urban District (R-MID) to facilitate future subdivision into 47 lots.

Division: 05
Roll: 04329003
File: PL20210080
Printed: May 5, 2021
Legal: A portion of NW-29-28-W044
Page 447 of 502

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

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

Legend

Support



Opposition



CHESTE



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 20, 2021

FILE: 04329003

SUBJECT: First Reading Bylaw – Residential and Commercial Redesignation

DIVISION: 5

APPLICATION: PL20210113

NOTE: This application should be considered in conjunction with application PL20210078 (agenda item G-1)

APPLICATION: To redesignate ± 7.44 acres from Business, Local Campus District (B-LOC) to Commercial, Mixed Urban District (C-MIX) to facilitate future subdivision into two (2) lots for commercial and senior care facility developments.

GENERAL LOCATION: Located approximately 1.2 kilometres northwest of the city of Chestermere; located on the east side of Range Road 285, approximately 0.81 kilometres (1/2 mile) north of Highway 1.

LAND USE DESIGNATION: Business, Local Campus District

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

OPTIONS:

Option #1: THAT Bylaw C-8210-2021 be given first reading.

Option #2: THAT application PL20210113 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and Development Services



Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ON/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8210-2021 & Schedule A

ATTACHMENT ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8210-2021

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

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8210-2021*.

Definitions

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

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

Effect

3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating a portion of NW-29-24-28-W4M from Business, Local Campus District (B-LOC) to Commercial, Mixed Urban District (C-MIX) as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT a portion of NW-29-24-28-W4M is hereby redesignated to Commercial, Mixed Urban District (C-MIX) as shown on the attached Schedule “A” forming part of this Bylaw.

Effective Date

5 Bylaw C-8210-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2021

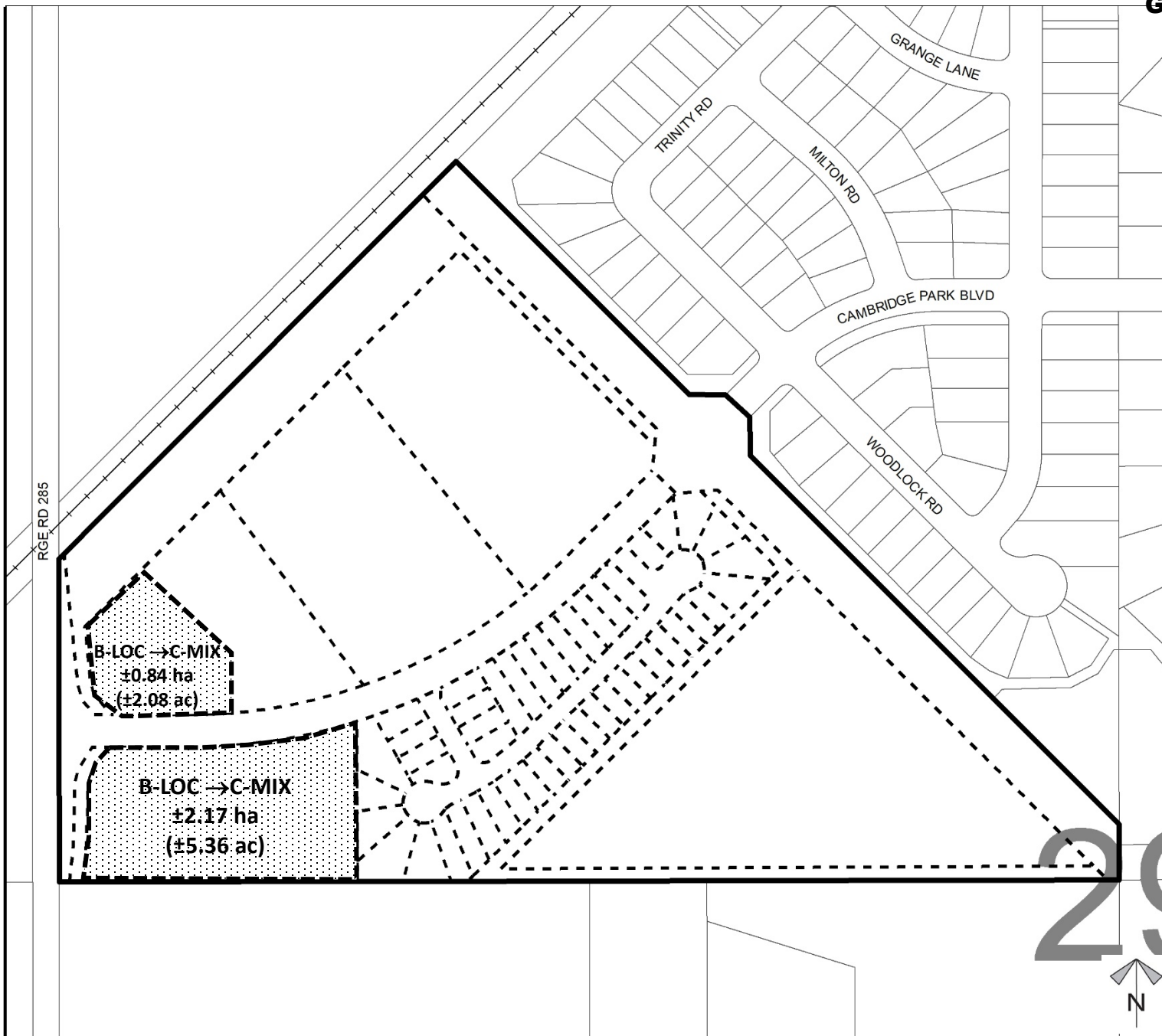
PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

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

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed

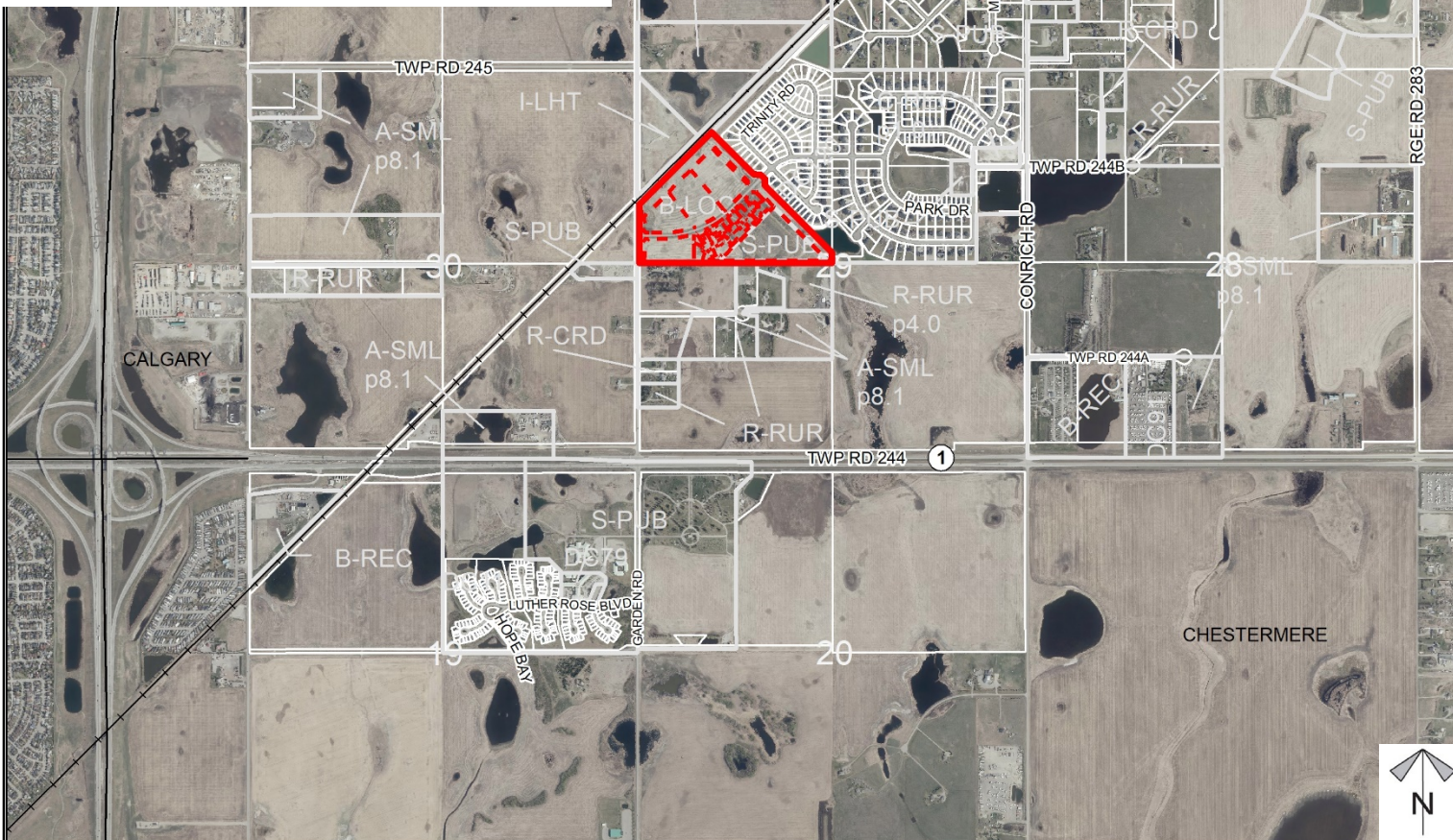
Schedule 'A'

 Bylaw
 C-8210-2021
AmendmentFROM
 Business, Local Campus
 District
TO
 Commercial, Mixed Urban
 District


Redesignation Proposal

Note: This application relates PL20210078, amending the South Conrigh Conceptual Scheme to allow these uses.

Division: 5
Roll: 04329003
File: PL20210113
Printed: June 10, 2021
Legal: A portion of NW-29-
24E-W45N
Page 453 of 502



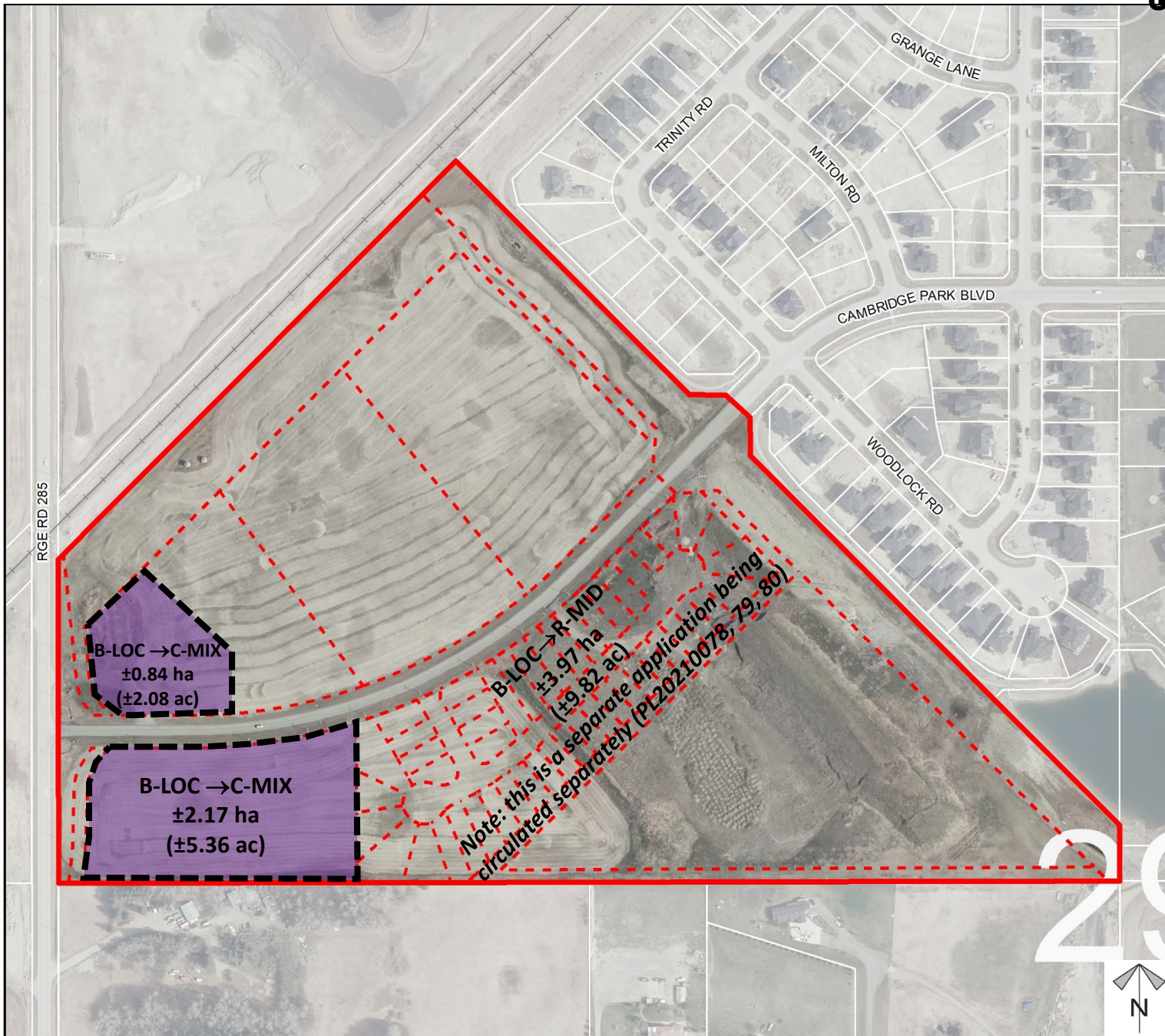


Development Proposal

Redesignation Proposal

To redesignate ± 3.01 hectares (± 7.44 acres) from Business, Local Campus District (B-LOC) to Commercial, Mixed Urban District (C-MIX) to facilitate future subdivision into 2 lots for commercial and senior care facility developments.

Note: This application relates PL20210078, amending the South Conrich Conceptual Scheme to allow these uses.



Division: 5
Roll: 04329003
File: PL20210113
Printed: June 10, 2021
Legal: A portion of NW-29-
Page 454 of 502

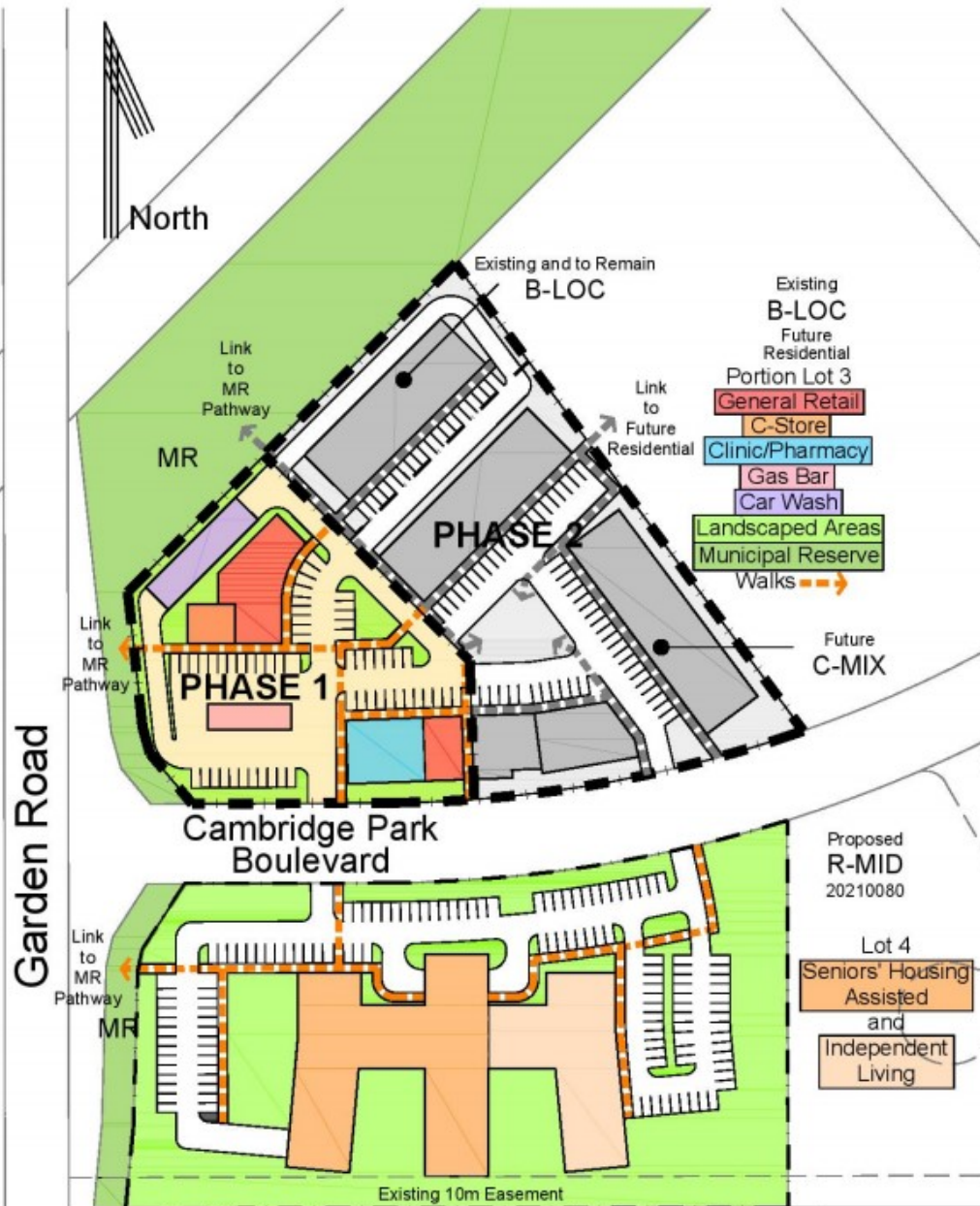


Development Proposal

Redesignation Proposal

To redesignate ± 3.01 hectares (± 7.44 acres) from Business, Local Campus District (B-LOC) to Commercial, Mixed Urban District (C-MIX) to facilitate future subdivision into 2 lots for commercial and senior care facility developments.

Note: This application relates PL20210078, amending the South Conrich Conceptual Scheme to allow these uses.



Concept Only - Subject to Change
NTS - No measurements are to be taken from this concept








Environmental

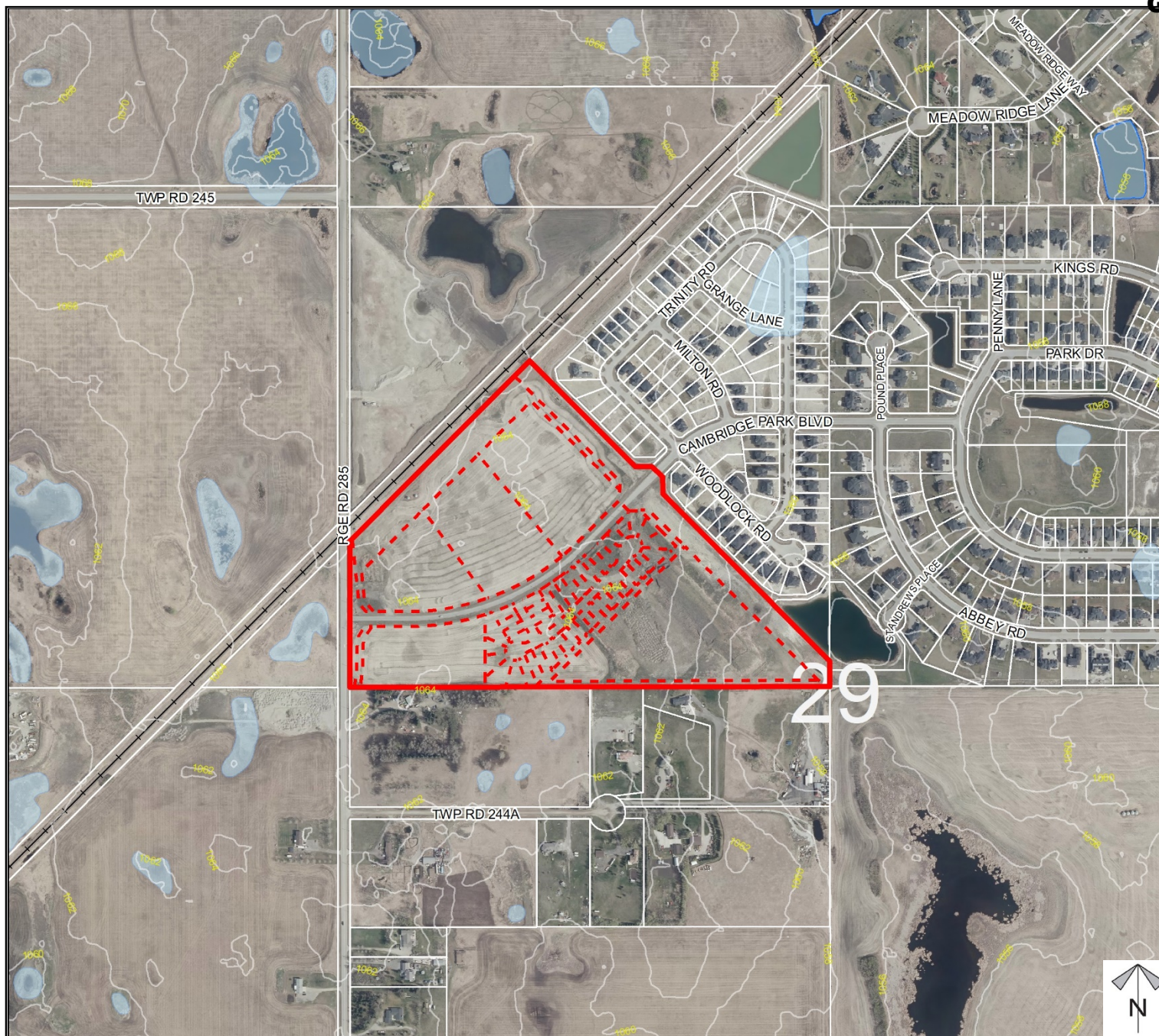
Redesignation Proposal

To redesignate ± 3.01 hectares (± 7.44 acres) from Business, Local Campus District (B-LOC) to Commercial, Mixed Urban District (C-MIX) to facilitate future subdivision into 2 lots for commercial and senior care facility developments.

Note: This application relates PL20210078, amending the South Carrieh Conceptual

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

Division: 5
Roll: 04329003
File: PL20210113
Printed: June 10, 2021
Legal: A portion of NW-29-
Page 456 of 502



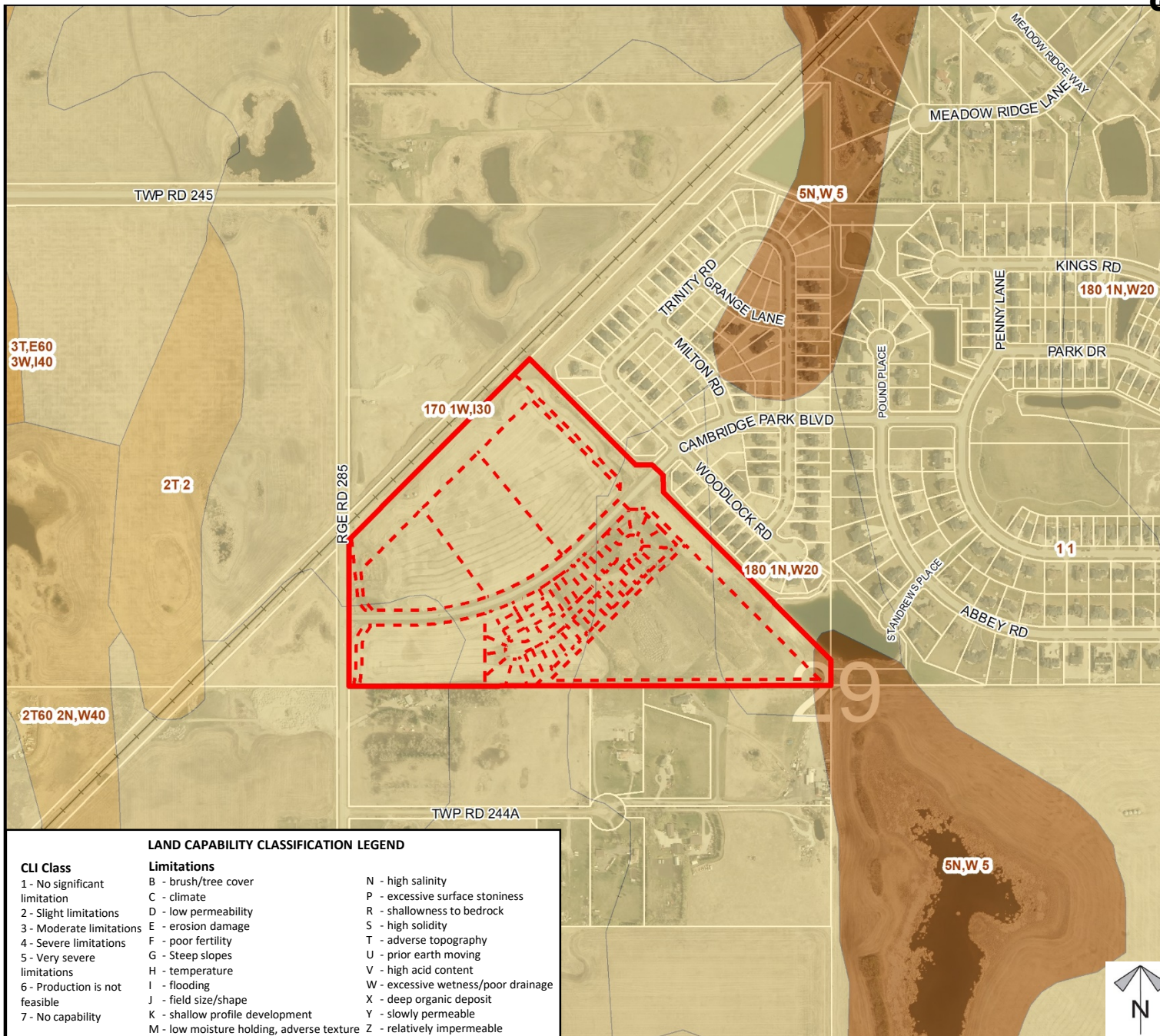


Soil Classifications

Redesignation Proposal

To redesignate ±3.01 hectares (±7.44 acres) from Business, Local Campus District (B-LOC) to Commercial, Mixed Urban District (C-MIX) to facilitate future subdivision into 2 lots for commercial and senior care facility developments.

Note: This application relates PL20210078, amending the South Conrich Conceptual Scheme to allow these uses.



Division: 5
Roll: 04329003
File: PL20210113
Printed: June 10, 2021
Legal: A portion of NW-29-244A of 502



Landowner Circulation Area

Redesignation Proposal

To redesignate ±3.01 hectares (±7.44 acres) from Business, Local Campus District (B-LOC) to Commercial, Mixed Urban District (C-MIX) to facilitate future subdivision into 2 lots for commercial and senior care facility developments.

Note: This application relates PL20210078, amending the South Conrich Conceptual Scheme to allow these uses.

Legend

Support



Not Support



Division: 5

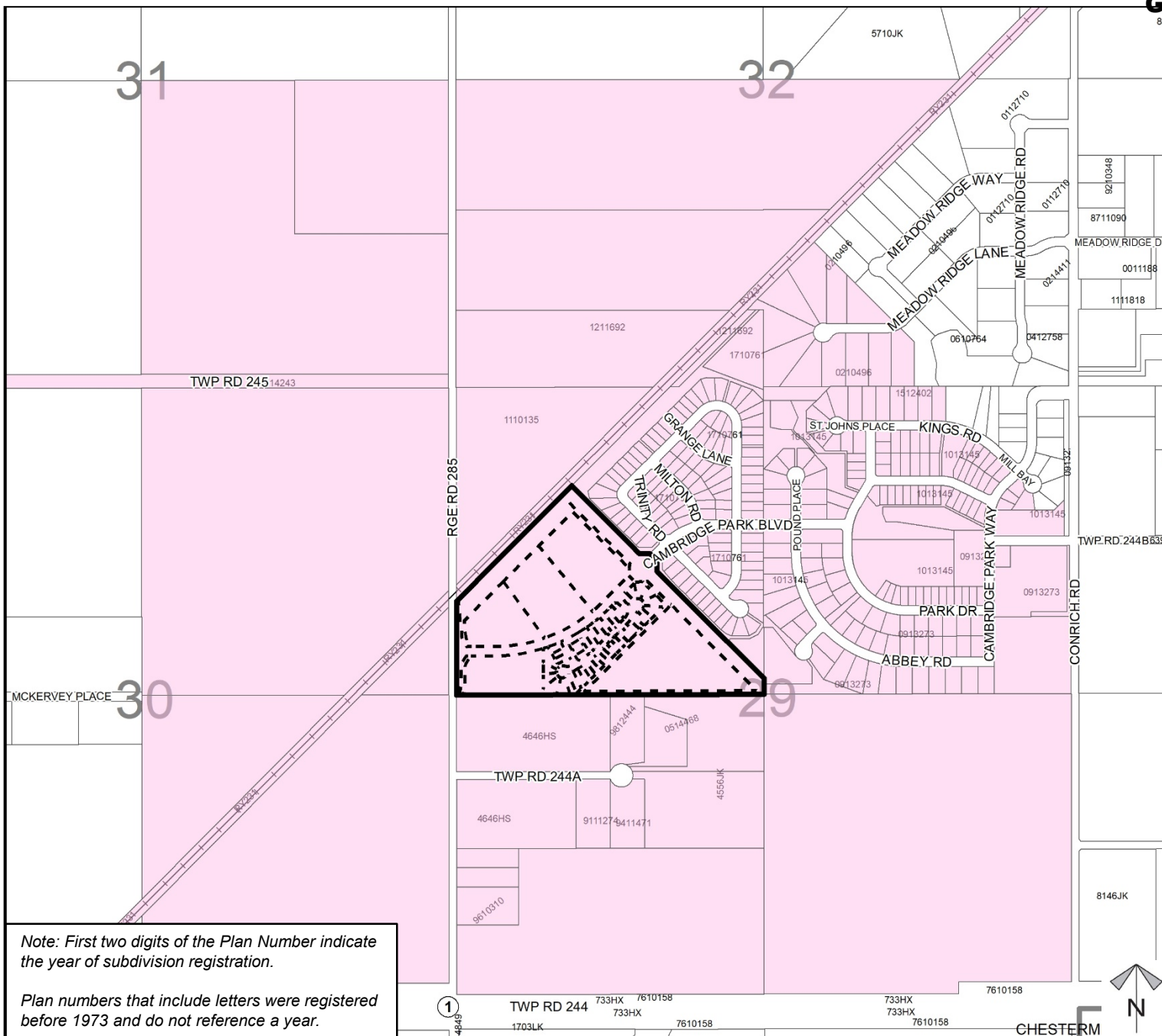
Roll: 04329003

File: PL20210113

Printed: June 10, 2021

Legal: A portion of NW-29-

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LEGISLATIVE SERVICES

TO:	Council	
DATE:	July 20, 2021	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Term of Appointment for the Chief and Deputy Chief Elected Officials	

POLICY DIRECTION:

Section 159(1) of the *Municipal Government Act* provides that chief elected officials who are appointed from amongst the councillors are to be appointed annually at each organizational meeting, unless otherwise provided by bylaw.

Section 152(1) of the *Municipal Government Act* states that municipalities must appoint a deputy chief elected official in such a manner as to keep the position filled at all times, but does not provide for a default term of appointment.

Sections 14 and 15 of the *Procedure Bylaw* provide for the appointment of the chief and deputy chief elected officials on an annual basis. Rocky View County's chief and deputy chief elected officials are currently referred to as the Reeve and Deputy Reeve. On October 18, 2021, these titles will change to Mayor and Deputy Mayor pursuant to *Electoral Boundaries and Composition Bylaw C-8077-2021*.

EXECUTIVE SUMMARY:

At the May 11, 2021 Council meeting, Administration was directed to investigate and report on potential amendments to the *Procedure Bylaw* to increase the term of appointment for the chief elected official from one year to two years.

Administration subsequently sought a legal opinion on the matter to ensure that any amendments would be legislatively compliant with the *Municipal Government Act*. The legal opinion stated that an amendment to the *Procedure Bylaw* would be sufficient.

Administration, therefore, has prepared an amendment to the *Procedure Bylaw* for Council's consideration. In addition to extending the term of appointment for the chief elected official from one year to two years, the proposed bylaw also does the following:

- Provides for a one-year term of appointment for the deputy chief elected official to align with the County's current practice of appointing the position on an annual basis;
- Changes all references to the "election" of the chief and deputy chief elected official to the "appointment" of those positions to reflect and clarify that they are appointed by Council under the *Municipal Government Act*; and
- Amends all references to the Reeve and Deputy Reeve to Mayor and Deputy Mayor throughout the bylaw to align with the *Electoral Boundaries and Composition Bylaw C-8077-2021*.

These amendments would come into effect on October 18, 2021, which is the date of the next municipal election. This is also when the County's new electoral boundaries and council composition come into effect.

Administration Resources

Tyler Andreasen, Legislative Services
Erin McGuire, Legislative Services



ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Chief Elected Official Term of Appointment

Section 159(1) of the *Municipal Government Act* states that the chief elected official must be appointed at each organizational meeting, which must be held on an annual basis. This requirement results in the default term of appointment for the chief elected official being one year.

Administration was directed by Council on May 11, 2021 to investigate the possibility of extending the term of appointment for the chief elected official. The direction provided by Council did not include the desired term of appointment, but the discussion at the meeting involved a two-year term of appointment. Administration, therefore, prepared the amendment for a two-year term.

Any changes to the term of appointment must be made by bylaw pursuant to section 159(1) of the *Municipal Government Act*. The *Procedure Bylaw* currently governs the election of the Reeve, Deputy Reeve, and other organizational meeting business. The proposed amendments, therefore, would be to the *Procedure Bylaw*.

Deputy Chief Elected Official Term of Appointment

Section 152(1) of the *Municipal Government Act* does not provide a default term of appointment for the deputy chief elected official and only requires that the position remain filled at all times. The proposed amendments to the *Procedure Bylaw* leaves the term of appointment at one-year for the deputy chief elected official.

If Council wishes to extend or reduce this term of appointment, an additional amendment would be required to the *Procedure Bylaw* to state the desired term length. There are also other methods of appointing the deputy chief elected official, such as providing for a rotating schedule with councillors switching on a monthly, quarterly, or other established basis.

Title Change from Reeve and Deputy Reeve to Mayor and Deputy Mayor

On October 27, 2020, Council passed *Electoral Boundaries and Council Composition Bylaw C-8077-2020*, which will realign the County's electoral boundaries, reduce the number of councillors from nine to seven, and change the title of the Reeve and Deputy Reeve to Mayor and Deputy Mayor. These changes come into effect on October 18, 2021.

The proposed bylaw would change all references to the Reeve and Deputy Reeve to the Mayor and Deputy Mayor in anticipation of these title changes, with an effective date of October 18, 2021.

Appointment vs. Election of the Chief and Deputy Chief Elected Officials

Section 150 of the *Municipal Government Act* provides for two methods of determining the chief elected official, which are either through a vote of the electors or through appointment by Council. The County's chief elected official is determined by appointment.

However, section 17 of the *Procedure Bylaw*, which outlines the process for determining the chief and deputy chief elected official, uses the term "election" even though these positions are appointed. The County uses a secret ballot system to determine which councillors are appointed as the chief and deputy chief elected officials. However, the results of a secret ballot are not official until the appointments are confirmed by resolution of Council in accordance with section 185.1 of the *Municipal Government Act*.

The proposed bylaw, therefore, would make minor amendments to the language of the *Procedure Bylaw* to better reflect the language found in the *Municipal Government Act*. The proposed language



clarifies that council appoints the chief and deputy chief elected officials and that a secret ballot system is used to determine which councillors are appointed to these positions.

BUDGET IMPLICATIONS:

There are no budget implications with the proposed amendment.

COMMUNICATIONS PLAN:

Any changes made to the term of appointment of the chief or deputy chief elected officials will be communicated through the County's website.

STRATEGIC OBJECTIVES:

There are no strategic plan considerations with the proposed amendment.

OPTIONS:

- Option #1: Motion 1: THAT Bylaw C-8123-2021 be given first reading.
- Motion 2: THAT Bylaw C-8123-2021 be given second reading.
- Motion 3: THAT Bylaw C-8123-2021 be considered for third reading.
- Motion 4: THAT Bylaw C-8123-2021 be given third and final reading.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Amy Zaluski"

"Kent Robinson"

Director, Legislative Services

Acting Chief Administrative Officer

TA

ATTACHMENTS:

ATTACHMENT 'A': Bylaw C-8213-2021



BYLAW C-8213-2021

A bylaw of Rocky View County, in the Province of Alberta, to amend the *Procedure Bylaw*

WHEREAS section 191 of the *Municipal Government Act* allows Council to amend bylaws;

AND WHEREAS section 159(1) of the *Municipal Government Act* provides that chief elected officials who are appointed from amongst the councillors are to be appointed annually at each organizational meeting, unless otherwise provided by bylaw;

AND WHEREAS section 152(1) of the *Municipal Government Act* states that municipalities must appoint a deputy chief elected official in such a manner as to keep the position filled at all times, but does not provide for a default term of appointment;

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

Title

- 1 This bylaw may be cited as *C-8213-2021*.

Definitions

- 2 Words in this bylaw have the same meaning as set out in the *Municipal Government Act* except for the definitions provided in Schedule 'A' of this Bylaw.

Effect

- 3 Section 14 of the *Procedure Bylaw* is amended as follows:
 - (1) "Council holds an annual Organizational Meeting pursuant to the *Municipal Government Act* for the purpose of ~~electing~~ **appointing, as required**, the ~~Reeve~~ **Mayor** and Deputy ~~Reeve~~ **Mayor**, establishing Council and Committee Meeting dates, appointing Members to Committees, and any other business included on or added to the Organizational Meeting Agenda."
- 4 Section 15 of the *Procedure Bylaw* is amended as follows:
 - (1) "At Organization Meetings, Council:
 - (1) ~~Elects~~ **Appoints** the ~~Reeve~~ **Mayor for the ensuing two years** and Deputy ~~Reeve~~ **Mayor for the ensuing year, as required**;
 - (2) Establishes the dates and times for regular Council and Committee Meetings as required;
 - (3) Makes Committee appointments as required, including appointments for member at large positions and Chair and Vice Chair positions;



(a) When a Councillor is appointed to a Council Committee, Council must appoint the Chair and Vice Chair from its members;

(4) Conducts any other business included on or added to the Organizational Meeting Agenda.”

5 Section 16 of the *Procedure Bylaw* is amended as follows:

(1) “During Organizational Meetings:

(1) The Chief Administrative Officer calls the Meeting to order, presides over the ~~election~~ **appointment** of the ~~Reeve~~ **Mayor**, and administers Oaths of Office; and

(2) Once elected, the ~~Reeve~~ **Mayor** presides over the ~~election~~ **appointment** of the Deputy ~~Reeve~~ **Mayor** and all subsequent business on the Organizational Meeting Agenda.”

6 Section 17 of the *Procedure Bylaw* is amended as follows:

(1) “During the **appointment** ~~election~~ of the ~~Reeve~~ **Mayor** and Deputy ~~Reeve~~ **Mayor**, the following procedures apply:

(1) If only one nomination is received for the position of ~~Reeve~~ **Mayor** or Deputy ~~Reeve~~ **Mayor**, the nominee ~~is declared elected~~ **will be appointed** by acclamation; or

(2) If more than one nomination is received for the position of ~~Reeve~~ **Mayor** or Deputy ~~Mayor~~ **Reeve**, ~~an election is conducted by secret ballot~~ **a vote by secret ballot will be conducted** using the following exhaustive ballot procedure:

(a) If no Councillor received a Clear Majority of votes on the first ballot, the Councillor who received the least number of votes is dropped from the ballot and a subsequent ballot is conducted;

(b) On any subsequent ballots, the Councillor who receives the least number of votes is dropped from the ballot until a Councillor receives a Clear Majority of votes.”

7 That all instances of the word “Reeve” be amended to “Mayor” throughout the entirety of the *Procedure Bylaw*, including in instances where it is used in relation to the “Deputy Reeve”.

8 A new section 10.1 be added to the *Procedure Bylaw* to read as follows:

(1) “The term of appointment for the Mayor is for two years and will not extend beyond the term of office of that person as a councillor”



ROCKY VIEW COUNTY

- 9 A new section 10.2 be added to the *Procedure Bylaw* to read as follows:
- (1) "The term of appointment for the Deputy Mayor is for one year and will not extend beyond the term of office of that person as a councillor. There must only be one councillor appointed as Deputy Mayor at a time and the position of Deputy Mayor must be filled at all times."
- 10 Schedule 'A' of the *Procedure Bylaw* is amended to add the following definitions in alphabetical order:
- (1) "Mayor" means the person elected or appointed as chief elected official under section 150 of the *Municipal Government Act*;
- (2) "Deputy Mayor" means the deputy chief elected official appointed under section 152 of the *Municipal Government Act*;

Repeal and Effective Date

- 11 Bylaw C-8213-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2021

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

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



ROCKY VIEW COUNTY

Bylaw C-8213-2021**Schedule 'A' – Definitions**

- (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;
- (3) **“Procedure Bylaw”** means Rocky View County Bylaw C-7907-2019, as amended or replaced from time to time; and
- (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



LEGISLATIVE SERVICES

TO: Council

DATE: July 20, 2021 **DIVISION:** All

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

SUBJECT: Board and Committee Terms of Reference Amendments

EXECUTIVE SUMMARY:

At the May 11, 2021 Council meeting, Administration was directed to prepare amendments to Rocky View County's board and committee governance documents to standardize the terms and methods of appointment.

The proposed amendments, in accordance with Council's direction, would standardize the term of appointment for members at large at three years and councillors at two years. The amendments would also standardize the term of appointment for chairs and vice chairs at two years.

The following boards and committees would be affected by the proposed amendments:

- Agricultural Service Board; (Attachment 'A')
- ALUS Partnership Advisory Committee; (Attachment 'B')
- Bragg Creek FireSmart Committee; (Attachment 'C')
- Recreation Governance Committee; (Attachment 'D')
- Assessment Review Boards; (Attachment 'E')
- Family and Community Support Services Board; (Attachment 'F')
- Municipal Planning Commission; (Attachment 'G')
- Subdivision and Development Appeal Board; and (Attachment 'J')
- Enforcement Appeal Committee. (Attachment 'J')

Section 15(3)(a) of the *Procedure Bylaw* currently states that Council must appoint councillors as chairs and vice chairs, which conflicts with many of the County's terms of reference. The proposed amendments provided in this staff report would remove vice chair appointments from Council's responsibilities, as well as allow for members at large to be vice chairs.

Administration has provided an amending bylaw (Attachment 'H') to remove this section from the *Procedure Bylaw* to ensure that the County's terms of reference and *Procedure Bylaw* are not in conflict.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

Administration Resources

Tyler Andreasen, Legislative Services
Caitlyn Anderson, Legislative Services



BACKGROUND:

Administration was directed at the October 27, 2021 Council meeting to investigate and bring back options to Council for standardizing the terms of appointment for the County's boards and committees. Administration returned to Council at the May 11, 2021 Council meeting with suggested amendments and was directed to prepare the following:

- Chairs must be councillors rather than members at large and vice chairs may be councillors or members at large;
- Chairs are appointed by council and vice chairs are appointed by the board or committee; and
- Councillors are appointed for two year terms, members at large are appointed for three year terms, and chairs and vice chairs are appointed for two year terms.

A more detailed analysis and rationale for the proposed changes is available in the staff report from the May 11, 2021 Council meeting.

BUDGET IMPLICATIONS:

There are no significant budget implications with this staff report.

COMMUNICATIONS PLAN:

If approved, the proposed changes would be communicated through the County's website and in the advertising for vacant member at large positions in advance of the 2021 organizational meeting.

STRATEGIC OBJECTIVES:

There are no strategic considerations for this staff report.

OPTIONS:

- | | |
|------------|--|
| Option #1: | Motion #1: THAT the Agricultural Service Board Terms of Reference be amended in accordance with Attachment 'A'. |
| | Motion #2: THAT the ALUS Partnership Advisory Committee Terms of Reference be amended in accordance with Attachment 'B'. |
| | Motion #3: THAT the Brag Creek FireSmart Committee Terms of Reference be amended in accordance with Attachment 'C'. |
| | Motion #4: THAT the Recreation Governance Committee Terms of Reference be amended in accordance with Attachment 'D'. |

Amendments to the Assessment Review Boards Bylaw

- | | |
|------------|--|
| Motion #5: | THAT Bylaw C-8201-2021 be given first reading. |
| Motion #6: | THAT Bylaw C-8201-2021 be given second reading. |
| Motion #7 | THAT Bylaw C-8201-2021 be considered for third reading. |
| Motion #8: | THAT Bylaw C-8201-2021 be given third and final reading. |



Amendments to the Family and Community Support Services Board Bylaw

Motion #9: THAT Bylaw C-8199-2021 be given first reading.

Motion #10: THAT Bylaw C-8199-2021 be given second reading.

Motion #11: THAT Bylaw C-8199-2021 be considered for third reading.

Motion #12: THAT Bylaw C-8199-2021 be given third and final reading.

Amendments to the Municipal Planning Commission Bylaw

Motion #13: THAT Bylaw C-8198-2021 be given first reading.

Motion #14: THAT Bylaw C-8198-2021 be given second reading.

Motion #15: THAT Bylaw C-8198-2021 be considered for third reading.

Motion #16: THAT Bylaw C-8198-2021 be given third and final reading.

Amendments to the Procedure Bylaw

Motion #17: THAT Bylaw C-8212-2021 be given first reading.

Motion #18: THAT Bylaw C-8212-2021 be given second reading.

Motion #19: THAT Bylaw C-8212-2021 be considered for third reading.

Motion #20: THAT Bylaw C-8212-2021 be given third and final reading.

Amendments to the Appeal and Review Panel Bylaw

Motion #21: THAT Bylaw C-8200-2021 be given first reading.

Motion #22: THAT Bylaw C-8200-2021 be given second reading.

Motion #23: THAT Bylaw C-8200-2021 be considered for third reading.

Motion #24: THAT Bylaw C-8200-2021 be given third and final reading.

Option #2: THAT alternative direction be provided.



Respectfully submitted,

Concurrence,

"Amy Zaluski"

"Kent Robinson"

Director, Legislative Services

Acting Chief Administrative Officer

TA

ATTACHMENTS:

- ATTACHMENT 'A': Agricultural Service Board Terms of Reference
- ATTACHMENT 'B': ALUS Partnership Advisory Committee Terms of Reference
- ATTACHMENT 'C': Bragg Creek FireSmart Committee Terms of Reference
- ATTACHMENT 'D': Recreation Governance Committee Terms of Reference
- ATTACHMENT 'E': Bylaw C-8201-2021 (Amendments to the Assessment Review Boards Bylaw)
- ATTACHMENT 'F': Bylaw C-8199-2021 (Amendments to the FCSS Bylaw)
- ATTACHMENT 'G': Bylaw C-8198-2021 (Amendments to the MPC Bylaw)
- ATTACHMENT 'H': Bylaw C-8212-2021 (Amendments to the Procedure Bylaw)
- ATTACHMENT 'J': Bylaw C-8200-2021 (Amendments to the Appeal and Review Panel Bylaw)



Agricultural Service Board

Terms of Reference

TOR #C-ASB

Purpose

- 1 The purpose of the Agricultural Service Board (ASB) is to fulfill the mandate set out in the *Agricultural Service Board Act* (the Act) and to promote the importance of agriculture to Rocky View County (the County).



Scope

- 2 The duties of the ASB are set out in section 2 of the Act and are reproduced below for convenience purposes only:

The duties of an agricultural service board are:

- (a) to act as an advisory body and to assist the council and the Minister, in matters of mutual concern;
- (b) to advise on and to help organize and direct weed and pest control and soil and water conservation programs;
- (c) to assist in the control of animal disease under the Animal Health Act;
- (d) to promote, enhance and protect viable and sustainable agriculture with a view to improving the economic viability of the agricultural producer; and
- (e) to promote and develop agricultural policies to meet the needs of the municipality.

- 3 In addition to the duties set out in the Act, the ASB is responsible for the following:

- (1) Communicating the successes of the County's agricultural services;
- (2) Assisting with the marketing of the County's agricultural producers; and
- (3) Educating the public on the importance of agriculture to the County.



Membership

- 4 The ASB consists of the following Members in a voting capacity:

- (1) Three Councillors appointed for ~~one~~ two year terms;
- (2) Two Members at Large from West of Highway 2 appointed for three year terms; and



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Cultivating Communities

Agricultural Service Board

- (3) Two Members at Large from East of Highway 2 appointed for three year terms.
- 5 Appointments to the ASB are generally made at the annual Organizational Meeting of Council or at a regular meeting of Council if necessary.
- 6 Members at Large must be:
 - (1) Residents of the County; and
 - (2) Familiar with agricultural concerns and issues and be qualified to develop agricultural policies consistent with the Act.



Administrative Support

- 7 Administration supports the ASB, in a non-voting capacity, by coordinating meetings and providing information and expertise as required.
- 8 Administration further supports the ASB by promoting the agricultural industry as follows:
 - (1) Communicating the successes of the County's agricultural services;
 - (2) Assisting with the marketing of the County's agricultural producers; and
 - (3) Educating the public on the importance of agriculture to the County.
- 9 Section 6 of the Act sets out that Alberta Agriculture and Forestry may provide a representative to attend ASB meetings in a non-voting capacity. This section of the Act is reproduced below for convenience purposes only:

In order to assist a board, the Minister may designate an employee under the administration of the Minister as a Minister's representative:

- (a) to advise the board on government programs, agricultural problems and needs of the municipality, and
- (b) to assist the board, on the request of the board, in the discharge of its duties.



Chair and Vice Chair

- 10 The Chair will be a Councillor appointed by Council at the annual Organizational Meeting for a two year term and the Vice Chair may be a Councillor or member at large and will be appointed elected by the ASB at its first meeting following the annual Organizational Meeting for a two year term.



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Agricultural Service Board

- 11 The Chair:
 - (1) Presides over ASB meetings when in attendance; and
 - (2) Approves ASB agendas prior to publication.
- 12 The Vice Chair will take over the duties of the Chair whenever the Chair is unavailable.



Meetings

- 13 The ASB will meet at least five times annually on the dates set at the annual Organizational Meeting of Council. Additional meetings may be called at the discretion of the Chair.
- 14 Quorum for meetings will be four Members.
- 15 Administration prepares an agenda for each ASB meeting in consultation with the Chair.
- 16 ASB Members may submit agenda items to Administration for inclusion on the next available ASB agenda.



Recommendations to Council

- 17 The ASB may make recommendations to Council on agricultural matters affecting Rocky View County.
- 18 Recommendations made by the ASB will be presented to Council by the Chair or Administration at the next available Council meeting.



Advisory Committees

- 19 The ASB may recommend to Council the creation of an advisory committee with respect to agricultural matters as per the Act.
- 20 Advisory committees shall act in an advisory capacity to the ASB and Council.
- 21 Advisory committee Members at Large may be reimbursed for reasonable expenses by the County in accordance with Council Policy C-221, *Board and Committee Remuneration*.





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Agricultural Service Board

Annual Report

- 22 The ASB will present an annual report to Council containing a summary of its activities from the previous year as per the Act.



Remuneration

- 23 ASB Members at Large may be reimbursed for reasonable expenses by the County in accordance with Council Policy C-221, *Board and Committee Remuneration*.



Definitions

- 24 In these Terms of Reference, the following definitions apply:
- (1) **“Administration”** means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;
 - (2) **“Agricultural Service Board Act”** means the *Agricultural Service Board Act*, RSA 2000, c A-10, as amended or replaced from time to time;
 - (3) **“Council”** means the duly elected Council of Rocky View County;
 - (4) **“Councillor”** means a duly elected member of Rocky View County Council;
 - (5) **“Member”** means a person appointed to the ASB and includes either a Councillor or a Member at Large;
 - (6) **“Member at Large”** means a person appointed to the ASB who is a member of the public and not a Councillor;
 - (7) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
 - (8) **“Organizational Meeting”** means an Organizational Meeting of Council held pursuant to the *Municipal Government Act*; and
 - (9) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.





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Agricultural Service Board

Approval Date

- January 8, 2019

Replaces

- Policy 500, *Operation of the Agricultural Service Board*
- Procedure 500, *Operation of the Agricultural Service Board*
- Agricultural Service Board Chair
- Manager of Agricultural and Environmental Services

Lead Role

Committee Classification

- Standing Board of Council

Last Review Date

- February 26, 2019

Next Review Date

- N/A





Terms of Reference

Purpose

- 1 The Partnership Advisory Committee (PAC) will guide the Alternative Land Use Services (ALUS) Program in Rocky View County. PAC members will provide advice and community input into the decision-making process that shapes how ALUS is delivered in Rocky View County.

Functions

- 2 Responsibilities of the PAC will include, but are not limited to, the following:
 - (1) Reviewing and deciding on potential agricultural producer/landowner projects based on ALUS principles;
 - (2) Establishing payment structure/amounts for each agricultural producer/landowner project;
 - (3) Monitoring demonstration parcels to ensure continued conformance with landowner agreements; and
 - (4) Promoting ALUS in Rocky View County.
- 3 Responsibilities of the PAC Coordinator include, but are not limited to, the following:
 - (1) Communicating with external organizations in regards to the Rocky View County ALUS program;
 - (2) Seeking in-kind contributions and grants to support the program;
 - (3) Acting as a liaison between the ALUS PAC, the Agricultural Service Board, Council, and the agricultural community; and
 - (4) Reporting to Council and ALUS.

Goals

- 4 The goal of the PAC is to promote sustainable management of Rocky View County's natural resources by supporting Rocky View County's local agricultural producers in alignment with the goals of ALUS Canada.
- 5 Alternative Land Use Services primary goal is to create a healthy landscape that sustains agriculture, wildlife and natural spaces for all Canadians.
- 6 The operation and delivery of the ALUS program encourages and supports sustainable agriculture by promoting beneficial management practices and the implementation of on-the-ground projects which protect and restore natural areas such as wetlands, grasslands, riparian areas, and treed areas. The results of these projects may include: habitat for fish and wildlife, species at risk, and native pollinator insects; cleaner air and water; and sustainable food production on working landscapes.



ALUS – Partnership Advisory Committee

Membership

- 7 The PAC is an ad hoc committee of Rocky View County's Agricultural Service Board, in partnership with ALUS Canada, as per the Memorandum of Understanding between Rocky View County and ALUS Canada.
- 8 The PAC will include seven voting members consisting of the following:
 - (1) Three Rocky View County Agricultural Service Board Council members; and
 - (2) Four Rocky View County Agricultural Service Board members at large.
- 9 Appointments of ASB members at large **will be for a three year term** and ASB Council members **will be for a two year term** to the PAC, **which** will be done at the first meeting of the ASB following the appointment of any new or incumbent ASB member.

Supporting Resources

- 10 The PAC will be supported by Rocky View County's ALUS Program Coordinator, Rocky View County staff, ALUS Canada, and additional technical advisors as required. Rocky View County will provide financial administration of revenues and expenditures for PAC and disbursements to the agricultural producer/landowner partner projects. Staff from ALUS Canada and the ALUS Alberta Municipal Alliance may be at PAC meetings to provide advice, information, and other resources. From time to time, representatives of interested groups will be invited to attend meetings as non-voting guests and provide input or information.
- 11 Supporting resources include:
 - (1) ALUS Coordinator;
 - (2) Rocky View County Agricultural Services Staff;
 - (3) ALUS Canada Representative; and
 - (4) Additional members of local agro-environmental government and/or non-government agencies occasionally invited as technical advisors.
- 12 The following list of organizations represents local agro-environmental government and/or non-government agencies from which technical advisors may be drawn. This list may change over time at the discretion of the PAC:
 - (1) Alberta Riparian Habitat Management Society ("Cows and Fish");
 - (2) Alberta Environment and Parks;
 - (3) Alberta Agriculture and Forestry;
 - (4) Alberta Conservation Association;
 - (5) Ducks Unlimited Canada;



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ALUS – Partnership Advisory Committee

- (6) Bow River Basin Council;
- (7) Red Deer River Watershed Alliance;
- (8) Jumpingpound Creek Watershed Partnership;
- (9) The Western Irrigation District; and
- (10) Foothills Forage and Grazing Association.

Remuneration

- 13 The per diem rate for the PAC will be same as the Agricultural Service Board rates established in Rocky View County Policy C-221, *Council Committee Remuneration*, for voting members of the PAC.
- 14 Technical advisors who are being paid by another organization to attend PAC meetings as part of their regular scope of work, and/or are considered to be providing in-kind support to Rocky View County's ALUS program, are not eligible for payment.

Chair

- 15 The ASB shall appoint the Chair for a two-year term at its first meeting following the annual organizational meeting of Council. The PAC members shall elect a Chair and shall appoint a Vice Chair for a two-year term at its first meeting following the annual organizational meeting of Council. The Chair, and in his/her absence the Vice-Chair, shall preside at meetings and carry out the following duties:
 - (1) Working with the ALUS Coordinator to prepare meeting agendas; and
 - (2) Knowing and following the rules of parliamentary procedure.

Meetings

- 16 There will be three to four planned meetings held per year. Additional meetings can be planned if deemed necessary by the PAC and/or ALUS Coordinator.
- 17 Decisions of the PAC will be reached by consensus as much as possible, where consensus is defined as close enough to agreement that there is no formal objection. PAC works primarily to advise and direct the general direction of ALUS within the community. If necessary, formal votes will be called and the majority shall rule. In the event of a tie vote, the motion will be deemed denied.
- 18 Quorum shall consist of a majority of PAC (at least four voting members).
- 19 Minutes will be taken at each meeting and circulated to all PAC members in a timely fashion following the meeting. Approved minutes will be made available to the public and may be posted on the County or ALUS Canada websites.



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Cultivating Communities

ALUS – Partnership Advisory Committee

Conflict of Interest and Confidentiality

- 20** PAC members must declare any conflict of interest and refrain from discussing or voting on any matter before PAC that the member has a pecuniary interest or conflict of interest. PAC members must not disclose confidential or personal information accessed as a committee member.

Dissolution

- 21** The PAC will exist as long as the ALUS Memorandum of Understanding between Rocky View County and ALUS Canada is renewed. Dissolution of PAC will occur if either ALUS Canada or Rocky View County decides to end their participation in the Rocky View County ALUS Program, pursuant to the dissolution clauses contained in the Memorandum of Understanding. Should dissolution of PAC occur as a result of the above, each member will be provided with written notification in advance of the dissolution of the PAC. Upon receipt of the notice of dissolution, the Chair of PAC may call for a final “wrap-up” meeting to resolve any outstanding business that may exist.



Approval Date

-

Replaces

- n/a

Lead Role

- PAC Chair

Committee Classification

- Ad Hoc Committee of the Agricultural Service Board

Last Review Date

- n/a

Next Review Date

-

Reeve

Approval Date



ALUS – Partnership Advisory Committee

Definitions

22 In this document, the following definitions apply:

- (1) “ALUS” means Alternative Land Use Services;
- (2) “ASB” means the Agricultural Service Board;
- (3) “Council” means the duly elected Council of Rocky View County;
- (4) “PAC” means the Partnership Advisory Committee; and
- (5) “PAC Coordinator” means the Agricultural Services Staff Member responsible for implementation and coordination of the ALUS program



Bragg Creek FireSmart Committee

Terms of Reference

TOR #C-BCFC

Purpose

- 1 The Bragg Creek FireSmart Committee ("the Committee"):
 - (1) Provides feedback to Rocky View County Fire Services on issues related to wildfire threat and community protection within a 10 km zone surrounding the Bragg Creek area;
 - (2) Consults with the community on a continuous and ongoing basis to respond to emerging issues and provide information on innovative solutions related to wildfire threats and community protection;
 - (3) Develops strategic and operational options to reduce wildfire threats for inclusion in municipal development, natural resource, and forest protection plans;
 - (4) Annually reviews and maintains the Greater Bragg Creek FireSmart Mitigation Strategy as approved by Council;
 - (5) Recognizes the diverse needs of stakeholders and community members and provides ongoing education regarding the threat of wildfire and actions that can be taken to mitigate the threat;
 - (6) Researches available funding options for community FireSmart activities; and
 - (7) Conducts other work as directed by Rocky View County Council.



Membership

- 2 The Committee consists of the following voting members:
 - (1) One Councillor appointed at the Organizational Meeting of Council for a ~~four~~ **two** year term ~~or for a term to coincide with the next municipal election~~; and
 - (2) A minimum of six Members at Large from the Greater Bragg Creek area appointed at the Organizational Meeting of Council for a ~~four~~ **three** year term.
- 3 The Committee is supported by the following resources:
 - (1) One staff member from Fire Services, appointed by the Fire Chief;
 - (2) One staff member from Rocky View County Emergency Management Agency, appointed by the Director of Emergency Management; and
 - (3) One representative from the Department of Agriculture and Forestry will be invited to attend Committee meetings.



ROCKY VIEW COUNTY
Cultivating Communities

Bragg Creek FireSmart Committee

- 4 At the discretion of the Chair, additional community members may be appointed to the Committee in a non-voting capacity.



Chair

- 5 The ~~members of the Committee choose the Chair~~ will be a Councillor appointed by Council at the annual Organizational Meeting for a two year term and the Vice Chair will be appointed by the Committee at its first meeting following the annual Organizational Meeting for a two year term from amongst the voting members.



Quorum

- 6 A quorum of the Committee is four voting members.



Reporting

- 7 The Committee shall provide an annual report to Council detailing the Committee's activities.
- 8 A Committee motion and/or recommendation to Council on any matter requires the approval of Council prior to being acted upon.



Budget

- 9 The Committee has no additional budget.



Meetings

- 10 The Committee shall hold Meetings not less than two times a year on dates and times as may be determined by the Committee or at the call of the Chair.





ROCKY VIEW COUNTY
Cultivating Communities

Bragg Creek FireSmart Committee

Approval Date	<ul style="list-style-type: none">• March 24, 2018
Revision Date	<ul style="list-style-type: none">• May 22, 2018• January 8, 2019
Reports To	<ul style="list-style-type: none">• Council
Supporting Department	<ul style="list-style-type: none">• Fire Services
Authority	<ul style="list-style-type: none">• Council Motion
Last Review Date	<ul style="list-style-type: none">• January 8, 2019
Next Review Date	<ul style="list-style-type: none">• TBD





RECREATION GOVERNANCE COMMITTEE

Terms of Reference

TOR-#C-RGC

Purpose

- 1 The Rocky View County Recreation Governance Committee (RGC or Committee) is to:
 - (1) Foster the creation, development, and operations of recreation programs, facilities, infrastructure, services, parks, and park land;
 - (2) Act as an approving body regarding matters pertaining to recreation, parks and cultural services in the County, including grant applications, studies, and master plans;
 - (3) Support recreation, parks, and cultural facility development and programs through the Community Recreation Funding program;
 - (4) Support the County-wide *Recreation and Parks Master Plan*, recreation planning, and community engagement; and
 - (5) Recognize that long-term strategic planning is required, planning for future facilities needs to be prioritized, and funding needs to be allocated.



Functions

- 2 Council delegates the following governance responsibilities to the RGC:
 - (1) Review and approve matters pertaining to recreation, parks, and cultural services, including the review of current and future recreation services in the County;
 - (2) Collaborate with other governmental agencies, school boards, and stakeholder groups in the advancement of parks and recreation planning and programming;
 - (3) Engage non-profit organizations and community groups in the advancement of parks and recreation planning and programming to ensure the most effective use of resources in the community;
 - (4) Receive, evaluate, and approve operational, capital, and emergency recreation grant applications based on policy, Administration's recommendations, criteria identified in the County-wide *Community Needs Assessment*, and the County *Recreation and Parks Master Plan*.
 - (a) With the exception of the pre-approved multi-year agreements, to be eligible for funding, applicants requesting \$100,000 or more are required to present to RGC, unless the Chair deems a presentation unnecessary.
 - (5) Hear presentations from the public and stakeholder groups on matters affecting the recreational needs of the County;



RECREATION GOVERNANCE COMMITTEE

Terms of Reference

TOR-#C-RGC

- (6) Ensure recreational, parks, and cultural services and facilities are available for County residents of all ages, income levels, skills, and lifestyles;
 - (7) Receive updates from Administration on emerging and ongoing recreation projects and initiatives;
 - (8) Establish recreation priorities by hearing from members of the public, stakeholder groups, and Administration that align with the County-wide *Recreation and Parks Master Plan*;
 - (9) Foster public awareness, recognition, and support for recreation; and
 - (10) Provide direction to Administration by resolution.
- 3 The RGC may establish subcommittees to address specific issues or topics (e.g.: public policy, research, sub-sector issues and challenges, district and regional issues, etc.)



Membership

- 4 The RGC consists of all members of Council **appointed for a two year term**.



Chair

- 5 The Chair is appointed by Council at the annual Organizational Meeting **for a two year term**, and the Vice Chair is appointed by the RGC at its first meeting following the Organizational Meeting **for a two year term**.
- 6 The Chair is responsible for presiding over meetings when in attendance.
- 7 The Chair and Vice Chair are responsible for:
- (1) Approving third party presentations; and
 - (2) Approving agendas prior to publication.
- 8 The Vice Chair will take over the duties of the Chair whenever the Chair is unavailable.



Meetings

- 9 The Committee will meet a minimum of four times annually on the dates set at the annual Organizational Meeting of Council.



RECREATION GOVERNANCE COMMITTEE

Terms of Reference

TOR-#C-RGC

- 10 Additional meetings or special meetings may be held at the call of the Chair.
- 11 No meetings are held during the summer and winter breaks (August and December).
- 12 Meetings will be conducted in accordance with the County's *Procedure Bylaw*.
- 13 All meetings are open to the public. If required, closed sessions will be held in accordance with the *Municipal Government Act*, *Freedom of Information and Protection of Privacy Act*, and the County's *Procedure Bylaw*.
- 14 Meetings are attended by the:
 - (1) Executive Leadership Team or their authorized delegates;
 - (2) Recreation, Parks, and Community Support Manager or their authorized delegate;
 - (3) Municipal Clerk or their authorized delegate; and
 - (4) Relevant subject matter experts.
- 14.1 Quorum is three members of the Recreation Governance Committee.



Agendas

- 15 Meetings will have a formal agenda. Agendas, information packages, and minutes will be circulated to the Committee via email one week prior to each meeting.
- 16 Agendas will be proposed by Administration with input from the Committee, with final approval by the Chair and Vice Chair.



Presentations

- 17 Public presentations to the RGC are no longer than 20 minutes in duration, unless the Committee passes a resolution to extend the presentation time, and may be followed by questions from the RGC to the presenters and Administration.
- 18 Notwithstanding the process outlined in the County's *Procedure Bylaw*, the Committee may, by resolution, allow members of the public to address the RGC on an agenda item following the presentation and question period for that item.



RECREATION GOVERNANCE COMMITTEE

Terms of Reference

TOR-#C-RGC

- 19 All presentations and discussion are directed through the Chair, and presenters are not permitted to ask questions of the Committee.
- 20 The Chair may defer approved presentations to a future RGC meeting or cancel the presentation when:
 - (1) A presenter introduces new material or amended presentation materials after the agenda has been published; or
 - (2) Otherwise at the discretion of the Chair.



Presentation Request Process

- 21 A completed application form must be submitted to Administration eight weeks prior to the scheduled RGC meeting in order for the presentation to be included on the agenda.
- 22 For all presentations, Administration will review the proposal and determine if the subject matter of the presentation is within the mandate of the RGC.
- 23 If the presentation request proceeds to the RGC, Administration will contact the presenter to confirm their presentation date and time and the deadline for submitting presentation materials.
- 24 Presentation materials must be submitted to Administration six weeks prior to the scheduled RGC meeting.
- 25 Administration will prepare an introductory cover report for each presentation, and the presentation materials provided by presenters will be included in RGC agendas.
- 26 If the Chair and Vice Chair reject a third party presentation request, Administration will advise the presenter of the reason for the rejection and that a revised presentation may be submitted in the future.



Relationship between the Committee and Administration

- 27 Administration will work as a liaison between the RGC and the community, providing support services to community organizations, as well as planning, coordinating, and communicating recreation, parks, and cultural interests, and opportunities.
- 28 Committee members will closely work with the Administrative staff assigned to their division to support community growth and the development and implementation of programs, facilities, and recreation amenities.



RECREATION GOVERNANCE COMMITTEE

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- 29 Administration will advise RGC on policy to support the vision of an active and healthy community, develop new community partnerships, and support the implementation of the *Recreation and Parks Master Plan*.
- 30 Notwithstanding Section 28, any dialogue between Committee members and Administration outside of Committee meetings will be informal, and RGC members should not provide direction to Administration except through resolution passed at a Committee meeting.
- 31 Administration will review operational and capital grant applications for compliance with policy, and the Committee will evaluate applications and may by resolution:
 - (1) Approve the funding request, either in full or in part;
 - (2) Request more information from the applicant; or
 - (3) Decline the request.
- 32 Administration will propose a list of preapproved recreational providers who will receive an annual contribution on a multi-year based agreement from the County as part of Recreation, Parks, and Community Support's operational budget, and the Committee will evaluate applications and may by resolution:
 - (1) Approve the proposed agreement and funding request, either in full or in part;
 - (2) Request more information from the applicant; or
 - (3) Decline the proposed agreement.
- 33 The Committee will receive administrative support, including the recording of minutes, meeting preparation and communicating recommendations to relevant stakeholders.



Relationship with Community Members

- 34 The Committee may reach out to residents to inform them of changes in recreation, to request feedback, or to establish subcommittees with public membership to address recreation-specific questions that require public input as defined in the County's *Public Participation Policy*.
- 35 The Committee may establish subcommittees as necessary to ensure meaningful stakeholder engagement and to enrich Council and Administration's decision-making when there is an opportunity for stakeholders to shape action or policy.
- 36 Subcommittees will be composed of individuals who:
 - (1) Can think strategically on behalf of the County as a whole;



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- (2) Have the ability to work in a group comprised of diverse individuals; and
 - (3) Are knowledgeable and experienced in their local recreational affairs.
- 37 Subcommittee members are appointed by the RGC based on Administration recommendation.
- 38 Subcommittee members may also be members of community or advocacy groups provided that their interests are declared at the time of appointment and they abide by the pecuniary interest provisions in the County's *Board and Committee Code of Conduct Bylaw*.



Definitions

- 39 In these Terms of Reference, the following definitions apply:
- (1) **"Administration"** means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;
 - (2) **"Chief Administrative Officer"** means the Chief Administrative Officer of Rocky View County as defined in the *Municipal Government Act* or their authorized delegate;
 - (3) **"Council"** means the duly elected Council of Rocky View County;
 - (4) **"Board and Committee Code of Conduct Bylaw"** means Rocky View County Bylaw C-7855-2018, being the *Board and Committee Code of Conduct Bylaw*, as amended from time to time;
 - (5) **"Council Policy"** means policies that are approved by Council and focus on the strategic direction of programs and services provided by the County;
 - (6) **"Cultural"** means a shared community identity as expressed by beliefs, values, traditions, and aspirations found in local events, arts, and heritage;
 - (7) **"Municipal Government Act"** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
 - (8) **"Organizational Meeting"** means an organizational meeting of Council held pursuant to section 192 of the *Municipal Government Act*;
 - (9) **"Park"** means a park space typically located in an urban setting that has been formally engineered and constructed to offer recreational and leisure activities. Parks typically contain turf grass, pathways, planted trees and horticultural beds, park furniture, sports fields and other built improvements.



RECREATION GOVERNANCE COMMITTEE

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- (10) **"Park Land"** means property owned, controlled, or maintained by the County that is typically located in rural, commercial, or industrial settings. Park land may include Municipal Reserves and Environmental Reserves that have not been formally landscaped or contain built improvements.
- (11) **"Procedure Bylaw"** means Rocky View County Bylaw C-7907-2019, being the *Procedure Bylaw*, as amended or replaced from time to time;
- (12) **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;
- (13) **"Recreation"** means an experience that results from freely chosen participation in physical, social, intellectual, creative, and spiritual pursuits that enhance individual and community wellbeing;
- (14) **"Recreation Master Plan"** is a Council approved planning document that defines the recreational and cultural needs of residents;
- (15) **"Recreation Facility"** means a location designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities;
- (16) **"Recreation Services"** means a broad concept related to sports, fitness, social recreation, special community events, and capital community Initiative development;
- (17) **"Social"** means the connections individuals have to each other and to the wider community;



Approval Date	<ul style="list-style-type: none"> January 26, 2021
Replaces	<ul style="list-style-type: none"> N/A
Lead Role	<ul style="list-style-type: none"> Recreation Governance Committee Chair Chief Administrative Officer
Committee Classification	<ul style="list-style-type: none"> Standing Committee of Council
Last Review Date	<ul style="list-style-type: none"> N/A
Next Review Date	<ul style="list-style-type: none"> N/A



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-8201-2021

A Bylaw of Rocky View County, in the Province of Alberta, to amend the *Assessment Review Boards Bylaw*.

WHEREAS section 191 of the *Municipal Government Act* allows Council to amend bylaws;

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

Title

- 1 This bylaw may be cited as Bylaw C-8201-2021.

Definitions

- 2 Words in this bylaw have the same meaning as those set out in the *Municipal Government Act*, except as follows:
 - (1) **“Assessment Review Boards Bylaw”** means Rocky View County Bylaw C-7778-2018, being the *Assessment Review Boards Bylaw*, as amended or replaced from time to time; and
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time.

Effect

- 3 Amend section 4 of the *Assessment Review Boards Bylaw* as follows:

At its Annual Organizational Meeting, Council appoints up to fifteen Members. ~~Councillors are appointed for a two-year term and members at large are appointed for a term up to three years~~ **three-year terms** and in a manner that the expiry dates of their appointments are staggered. Council may make appointments outside of the Annual Organizational Meeting as deemed necessary.

- 4 Amend section 8 of the *Assessment Review Boards Bylaw* as follows:

~~If t~~ **The Chair must be a Councillor and is appointed by Council at the annual organizational meeting for a two-year term and the or Vice-Chair may be a Councillor or member at large appointed by of the Assessment Review Boards for a two-year term.** ~~has not been appointed by Council, the Members must convene within sixty days of the annual Organizational meeting of Council to elect a Chair and Vice Chair for the ensuing year.~~

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-8201-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2021

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

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-8199-2021

A Bylaw of Rocky View County, in the Province of Alberta, to establish a Family and Community Support Services Board

WHEREAS section 191 of the *Municipal Government Act* allows Council to amend bylaws;

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

Title

- 1 This bylaw may be cited as Bylaw C-8199-2021.

Definitions

- 2 Terms in this bylaw have the same meaning as given to them in *Municipal Government Act*, RSA 2000, c M-26, as amended from time to time.

Effect

- 3 Amend section 12 of the *Establishment of the Family and Community Support Service Board Bylaw* as follows:

The Board consists of seven (7) members of which two (2) are Councillors and five (5) are members at large. Members at large, who are residents of the Municipality, shall be ~~elected~~ **appointed by Council** for a ~~two~~ **three**-year term of office **at its Organizational Meeting**. Two Councillors shall be appointed **by Council annually for a two-year term** at its Organizational Meeting.

- 4 Amend section 19 of the *Establishment of the Family and Community Support Service Board Bylaw* as follows:

~~A The Chairman must be a Councillor and will be appointed by Council at the annual Organizational Meeting for a two-year term, and the Vice-Chairman may be a Councillor or member at large and will be appointed for a two-year term by the FCSS Board at its first meeting after the annual Organizational Meeting shall be elected by members attending at their first meeting after the Organizational Meeting of Council.~~

- 5 Amend section 22 of the *Establishment of the Family and Community Support Service Board Bylaw* as follows:

The ~~Chairman~~ shall vote on any question and in the event of a tie vote, the motion shall be deemed lost.

- 6 Amend section 23 of the *Establishment of the Family and Community Support Service Board Bylaw* as follows:

Special meetings of the Board may be called by the Chairman.

Severability

- 7 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

- 8 Bylaw C-8199-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2021

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

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-8198-2021

A Bylaw of Rocky View County, in the Province of Alberta, to establish a Municipal Planning Commission.

WHEREAS section 191 of the *Municipal Government Act* allows Council to amend bylaws;

AND WHEREAS section 623(1) of the *Municipal Government Act* provides that Council must establish by bylaw a Subdivision Authority to exercise subdivision powers and duties on behalf of Rocky View County;

AND WHEREAS section 624(1) of the *Municipal Government Act* provides that Council must establish by bylaw a Development Authority to exercise development powers and duties on behalf of Rocky View County;

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

Title

- 1 This bylaw may be cited as Bylaw C-8198-2021.

Definitions

- 2 Terms in this bylaw have the same meaning as given to them in *Municipal Government Act*, RSA 2000, c M-26, as amended from time to time.

Effect

- 3 Amend section 8 of the *Municipal Planning Commission Bylaw* as follows:

Members of the Municipal Planning Commission are appointed by resolution of Council and serve at the pleasure of Council. **Councillors are appointed for two-year terms and members at large are appointed for three-year terms.** ~~Members serve for a term of office as determined by Council.~~

- 4 Amend section 10 of the *Municipal Planning Commission Bylaw* as follows:

Council must appoint a Chair, **who is a councillor, at the annual organizational meeting for a two-year term** and the Municipal Planning Commission must appoint a Vice Chair, **who may be a councillor or member at large, at its first meeting after the annual organizational meeting for a two-year term.** ~~of the Municipal Planning Commission by resolution for a term of office as determined by Council.~~

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-8198-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2021

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

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-8200-2021

A Bylaw of Rocky View County, in the Province of Alberta, to establish an Appeal and Review Panel.

WHEREAS section 191 of the *Municipal Government Act* allows Council to amend bylaws;

WHEREAS section 627 of the *Municipal Government Act* provides that a municipality must establish a Subdivision and Development Appeal Board;

WHEREAS Rocky View County Council has chosen to delegate to a Committee of Council the authority to review orders issued by Administration under section 545 and 546 of the *MGA*;

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

Title

- 1 This bylaw may be cited as Bylaw C-8200-2021.

Definitions

- 2 Terms in this bylaw have the same meaning as given to them in *Municipal Government Act*, RSA 2000, c M-26, as amended from time to time.

Effect

- 3 Amend section 18 of the *Appeal and Review Panel Bylaw* as follows:

Council members as regular members are appointed to the Panel ~~annually~~ at the Organizational Meeting for a ~~one~~ **two**-year term.

- 4 Amend section 20 of the *Appeal and Review Panel Bylaw* as follows:

Council shall appoint Members at Large to the Panel for a ~~two~~ **three**-year term.

- 5 Amend section 26 of the *Appeal and Review Panel Bylaw* as follows:

~~The members of each Panel shall elect from its membership~~ **Council will appoint a Chair for each Panel who must be a Councillor for a two-year term and Vice-Chair by majority vote at its annual organizational meeting.**

- 6 Amend section 27 of the *Appeal and Review Panel Bylaw* as follows:

Each Panel will appoint a The Vice-Chair for a two-year term who may be a Council member or Member at Large ~~of each Panel is elected from its membership by majority vote at the first meeting of each Panel following the annual organizational meeting.~~

Severability

- 7 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

- 8 Bylaw C-8200-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2021

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

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	Board and Committee Amendments	Administration was directed at the October 27, 2020 Council meeting to bring back amendments to standardize the term lengths for all boards and committees by the end of June, 2021. Administration was directed at the May 11, 2021 Council meeting to prepare amendments to the County's board and committee terms of references in accordance with the staff recommendation.	27-Oct-20	20-Jul-21	Legislative Services
All	Active	Mayor and Deputy Mayor Appointment Term	Administration was directed at the May 11, 2021 Council meeting to investigate amendments to the <i>Procedure Bylaw</i> to extend the appointment term of the chief elected official, on or before September 7, 2021.	27-Oct-20	20-Jul-21	Legislative Services
All	Active	Standardized Councillor Expense Reporting	Administration was directed at the June 8, 2021 Council meeting to standardize councillor expense reporting, and to include training on expense reporting as part of the orientation program after the October 2021 election.	8-Jun-21	31-Oct-21	Legislative Services
All	Active	Voter Identification Bylaw	Administration was directed at the January 12, 2021 Council meeting to prepare a voter identification bylaw.	12-Jan-21	TBD	Legislative Services
All	Active	Reinstatement of Dog License Fees	Administration was directed at the February 23, 2021 Council meeting to review reinstating the dog license fee in time for the 2022 budget cycle.	23-Feb-21	TBD	Municipal Enforcement
1	Active	Bragg Creek Hamlet Expansion Strategy	Council adopted a terms of reference for the Bragg Creek Hamlet Expansion Strategy Project at the January 8, 2019 Council meeting. Administration was directed at the May 12, 2020 Council meeting to continue with the project and to finalize amendments to the Greater Bragg Creek ASP based on higher residential densities.	8-Jan-19	TBD	Planning Policy
4	Active	Further Consideration of the Shepard Industrial Area Structure Plan	Administration was directed at June 29, 2021 Council meeting to engage in further dialogue with the City of Calgary on cost/revenue sharing options, amendments to the intermunicipal development plan, and joint planning endeavours. Administration was further directed to bring a report back to Council at the September 14, 2021 Council meeting.	9-Jul-19	14-Sep-21	Planning Policy
2 and 4	Active	Springbank and Langdon Stakeholder Engagement Terms of Reference	Administration was directed at June 22, 2021 Council to return to the July 13, 2021 Council meeting with new terms of reference incorporating councillor feedback.	22-Jun-21	13-Jul-21	Recreation, Parks and Community Support

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
8	Active	Blazer Water System Acquisition	Administration be directed to begin the process that will facilitate the purchase of Blazer Water System at the March 23, 2021 Council meeting. Council provided first reading to Borrowing Bylaw C-8165-2021 at the March 23, 2021 Council meeting. Council approved Borrowing Bylaw C-8165-2021 at the May 11, 2021 Council meeting, and was directed to prepare amendments to the Master Rates Bylaw.	23-Mar-21	TBD	Utility Services
9	Active	Horse Creek Water and Waste Water Services Acquisition	Administration was directed at the December 22, 2020 Council meeting to prepare a borrowing bylaw and budget adjustment for the purchase of Horse Creek Water & Waste Water Services Inc. Administration be directed to begin the process that will facilitate the purchase of Horse Creek Water & Waste Water Services Inc. at the March 23, 2021 Council meeting Council provided first reading to Borrowing Bylaw C-8166-2021 at the March 23, 2021 Council meeting. Council approved Borrowing Bylaw C-8166-2021 at the May 11, 2021 Council meeting, and was directed to prepare amendments to the Master Rates Bylaw.	12-Mar-19	TBD	Utility Services
All	Active	Report on Waste to Energy Solutions	Administration was directed at the March 23, 2021 Council meeting to bring a report back to Council on waste to energy solutions, including technologies, regional markets and economic costs/benefits to Council by end of July, 2021.	9-Jul-19	13-Jul-21	Utility Services
5	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

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
5	Ongoing	Sale of the Chestermere Regional Recreation Center	<p>Administration was directed at the September 24, 2019 Council meeting to explore the sale of the land and remediation of the facility.</p> <p>Administration was further directed at the January 28, 2020 Council meeting to review the letter of intent presented by the City of Chestermere and prepare a report for Council's consideration.</p> <p>At the May 12, 2020 Council meeting, Council declined an offer from the City of Chestermere.</p> <p>Administration was directed at the November 24, 2020 Council meeting to enter into negotiations with the City of Chestermere regarding the Chestermere Regional Recreation Centre.</p>	28-Jan-20	Ongoing	Legal and Land Administration
9	Ongoing	Sale of the Cochrane Gravel Pit Lands	<p>Administration was directed at the February 25, 2020 Council meeting to negotiate a purchase and sale agreement for the sale of the Cochrane Gravel Pit lands.</p> <p>At the June 9, 2020 Council meeting, Council declined a letter of intent received.</p>	25-Feb-20	Ongoing	Legal and Land Administration
All	Ongoing	Potential Joint Assessment Review Board	<p>Administration was directed at the February 11, 2020 Council meeting to bring back options for a joint Assessment Review Board once Administration has concluded preliminary discussions with potential partner municipalities.</p> <p>Administration was directed at the June 23, 2020 Council meeting to continue discussions and return with options for the 2021 assessment year.</p>	11-Feb-20	Ongoing	Legislative Services

Notice of Motion: To be read in at the July 20, 2021, Council Meeting

To be debated at the July 27, 2021 Council Meeting

Title: Storm Water Drainage – 254050 Range Road 285, 254082 Range Rd 285, 254048 Range Rd 285

Presented By: Councillor Jerry Gautreau, Division 5
Councillor Al Schule, Division 4

WHEREAS Ongoing onsite drainage issues have been observed in the area for several decades;

AND WHEREAS The drainage issues have caused landowners to make alterations to their properties without development permits, which is causing unrest and dispute between neighbors;

AND WHEREAS The disputes have escalated to enforcement calls, but no current solution has been determined;

AND WHEREAS A solution is needed to resolve the drainage issues and resolve the ongoing disruption so the residents can enjoy their properties;

AND WHEREAS A solution would alleviate the staff resources required to investigate the ongoing complaints;

AND WHEREAS Administrative Policy A-459, Storm Water Drainage Projects, stipulates that policy is in place to establish a standardized process for Rocky View County to rank storm water drainage projects valued under \$400,000 in order to prioritize and plan for projects over a five-year period;

AND WHEREAS The policies within Administrative Policy A-459, Storm Water Drainage Projects state:

- 3 *The County's Capital Project Management department assesses storm water drainage projects annual in order to update which projects are a priority, as required";*
- 4 *This policy applies to stormwater drainage projects in the County that... provide demonstrated landowner support"*
- 7 *Storm water infrastructure improvements on private lands are considered, but must have prescriptive easements in place*

AND WHEREAS There is currently no identified funding source for evaluating the issue in this area to find a solution;

AND WHEREAS A budget adjustment would be required to fund the assessment of the storm water drainage in the area;

AND WHEREAS A budget adjustment would be required to fund the assessed improvements project to alleviate the drainage issues;

AND WHEREAS An agreement would need to be developed between the affected landowners and Rocky View County;

THEREFORE, BE IT RESOLVED THAT Administration be directed to bring forward options and associated costs for Council's consideration for the assessment and alleviation of the drainage issues experienced on the private lands adjacent to Range Road 285, and that the report be brought back to Council by September 7, 2021