

#### **COUNCIL MEETING AGENDA**

Date: September 7, 2021

Time: 9:00 AM

Location: Council Chambers

262075 Rocky View Point

Rocky View County, AB T4A 0X2

			Pages		
A.	CALL MEETING TO ORDER				
В.	UPDATES/APPROVAL OF AGENDA				
C.	APPROVAL OF MINUTES				
	1.	July 20, 2021 Council Meeting Minutes	4		
	2.	July 27, 2021 Council Meeting Minutes	15		
	3.	August 3, 2021 Special Council Meeting Minutes	26		
D.	FINA	FINANCIAL REPORTS			
E.	PUBL	IC HEARINGS / APPOINTMENTS			
	The following public hearings were advertised on August 10, 2021 and August 17, 2021 on the Rocky View County website in accordance with the <i>Municipal Government Act</i> and <i>Public Notification Bylaw C-7860-2019</i> .				
	MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM				
	1.	Division 9 - Bylaw C-8188-2021 - Road Closure Application	28		
		File: PL20210002 (06717003)			
	2.	Division 1 - Bylaw C-8004-2020 - Redesignation Item - Agricultural	40		
		File: PL20190198 (04834011)			
		AFTERNOON PUBLIC HEARINGS / APPOINTMENTS 1:00 PM			
	3.	Division 1 - Bylaw C-8123-2020 - Redesignation - Residential	67		
		File: PL20200168 (03917014)			
	4.	Division 8 - Bylaw C-8129-2021 - Redesignation - Residential	98		
		File: PL20200186 (05735040)			
F.	GENI	ERAL BUSINESS			
	1.	Division 7 - Pathway Development Feasibility Study - Airdrie to Calgary	117		
		File: N/A			

	2.	Division 5 - Response to Notice of Motion – Storm Water Drainage – 254050 Range Road 285, 254082 Range Road 285, 254048 Range Road 285	122			
		File: N/A				
	3.	All Divisions - Consideration of Notice of Motion - Range Road 290 - Network expansion for service level increase for Rocky View County Heavy Industry	125			
		File: N/A				
	4.	All Divisions - Correction to July 13, 2021 Council Meeting Minutes	127			
		File: N/A				
G.	BYLA	BYLAWS				
	1.	Division 9 - Bylaw C-8215-2021 - First Reading Bylaw - Residential Redesignation	141			
		File: PL20210082 (08816005)				
	2.	Division 7 - Bylaw C-8223-2021 - First Reading Bylaw - Residential Redesignation	151			
		File: PL20210097 (06532018)				
	3.	Division 6 - Bylaw C-8206-2021 - First Reading Bylaw - Agricultural Redesignation	161			
		File: PL20210102 (07426001 / 6002 / 6003 / 6004)				
	4.	Division 7 - Bylaw C-8204-2021 - First Reading Bylaw - Commercial Redesignation	173			
		File: PL20210103 (06513005)				
	5.	Division 5 - Bylaw C-8214-2021 - First Reading Bylaw - Residential Redesignation	183			
		File: PL20210107 (05220009)				
	6.	Division 8 - Bylaw C-8221-2021 - First Reading Bylaw - Damkar Seniors Residential Conceptual Scheme	193			
		File: PL20210120 (05618459)				
	7.	Division 8 - Bylaw C-8222-2021 - First Reading Bylaw - Residential Redesignation	255			
		File: PL20210121 (05618459)				
	8.	Division 5 - Bylaw C-8228-2021 - First Reading Bylaw - The Omni Conceptual Scheme	268			
		File: PL20190202 (05318003/004)				
	9.	Division 5 - Bylaw C-8229-2021 - First Reading Bylaw - Mixed Use Redesignation	367			
		File: PL20190203 (05318003/004)				

10. All Divisions - Bylaw C-8216-2021 - Third Reading - Amendments to the Procedure Bylaw

378

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

383

File: N/A

#### K. NOTICES OF MOTION

1. All Divisions - Councillor Kamachi and Reeve Henn - Implementing a spruce budworm study to determine the best approach for future management of the spruce budworm infestation in RVC

#### L. PUBLIC PRESENTATIONS

#### M. CLOSED SESSION

1. RVC2021-29 - Memorandum of Understanding

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

Section 21 – Disclosure harmful to intergovernmental relations

Section 24 - Advice from officials

Section 27 - Privileged information

#### N. ADJOURN THE MEETING



#### **COUNCIL MEETING MINUTES**

Tuesday, July 20, 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

Councillor M. Kamachi (participated electronically) Councillor K. Hanson (participated electronically) Councillor A. Schule (participated electronically)

Councillor J. Gautreau (participated electronically) (left the meeting at 3:31 p.m.)

Councillor G. Boehlke

Councillor S. Wright (participated electronically) Councillor C. Kissel (participated electronically)

Also Present:

- K. Robinson, A/Chief Administrative Officer
- B. Riemann, Executive Director, Operations
- G. Kaiser, Executive Director, Community and Business
- B. Beach, A/Executive Director, Community Development Services
- G. Nijjar, Manager, Planning and Development Services
- D. Kazmierczak, Manager, Planning Policy
- S. MacLean, Planning and Development Supervisor, Planning and Development Services
- J. Lee, Engineering Supervisor, Planning and Development Services
- B. Valencia, Senior Planner, Planning Policy
- X. Deng, Planner, Planning and Development Services
- D. Dimopolous, FCSS Coordinator, Recreation, Parks, and Community Support
- T. Andreasen, Legislative Officer, Legislative Services E. McGuire, Legislative Officer, Legislative Services
- M. Mitton, Legislative Officer, Legislative Services
- C. Anderson, Legislative Officer, Legislative Services
- B. Scott, Executive Coordination

#### A <u>Call Meeting to Order</u>

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

#### B <u>Updates/Approval of Agenda</u>

MOVED by Deputy Reeve McKylor that the July 20, 2021 Council meeting agenda be amended as follows:

Add emergent item F-2 – Langdon Library Society and Letter of Support



MOVED by Deputy Reeve McKylor that the July 20, 2021 Council meeting agenda be accepted as amended.

Carried

#### C-1 July 6, 2021 Council Meeting Minutes

MOVED by Councillor Gautreau that the July 6, 2021 Council meeting minutes be approved as presented.

Carried

#### E-1 <u>Division 5 - Bylaw C-8178-2021 - Conceptual Scheme - Conrich Crossing Conceptual</u> Scheme

File: PL20200137 (05305001)

# E-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

File: PL20200139 (05305001)

MOVED by Councillor Gautreau that the public hearing for items E-1 and E-2 be opened concurrently at 9:06 a.m.

Carried

Person(s) who presented: Ken Venner, B&A Planning (Applicant)

Rob Deverell, Sedulous Engineering Jason Dunn, Bunt & Associates

The Chair called for a recess at 10:08 a.m. and called the meeting back to order at 10:20 a.m. with all previously mentioned members present.

Councillor Wright left the meeting at 10:55 a.m. and returned at 10:57 a.m.

Pre-recorded audio/video

presentations in support: Lesley Armson

Saadullah Jan Jugveer Johal Kam Sekhon M. Nahill Yaad Sra

Harpreet Randev Jasdeep Gill

Pre-recorded audio/video

submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 11:07 a.m. The Chair called the meeting back to order at 11:12 a.m. with all previously mentioned members present and declared email submissions closed.



The Chair called for a recess at 11:13 a.m. and called the meeting back to order at 11:20 a.m. with all previously mentioned members present.

Email submissions in support: Deepak Sandhu

Hiep Tran, Huioi Tran, and Jason Tran

Quentin Moore

Email submissions in opposition: Andrea Dyck

Person(s) who presented rebuttal: Ken Venner, Ken Venner, B&A Planning (Applicant)

MOVED by Councillor Gautreau that the public hearing for items E-1 and E-2 be closed at 11:27

a.m.

Carried

MOVED by Councillor Gautreau that Bylaw C-8178-2021 be amended in accordance with Attachment 'C'.

Carried

MOVED by Councillor Gautreau that Bylaw C-8178-2021, as amended, be given second reading. Carried

MOVED by Councillor Gautreau that Bylaw C-8178-2021, as amended, be given third and final reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-8179-2021 be amended in accordance with Attachment 'C'.

Carried

MOVED by Councillor Gautreau that Bylaw C-8179-2021, as amended, be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-8179-2021, as amended, be given third and final reading.

Carried

# G-1 <u>Division 5 - Bylaw C-8193-2021 - First Reading Bylaw - South Conrich Conceptual Scheme Amendment</u>

File: PL20210078 (04329003)

#### G-2 <u>Division 5 - Bylaw C-8194-2021 - First Reading Bylaw - Conrich Area Structure Plan</u> Amendment

File: PL20210079 (04329003)

## G-3 <u>Division 5 - Bylaw C-8195-2021 - First Reading Bylaw - Residential Redesignation</u> File: PL20210080 (04329003)



#### G-4 Division 5 - Bylaw C-8210-2021 - First Reading Bylaw - Residential and Commercial Redesignation

File: PL20210113 (04329003)

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

- Bylaw C-8193-2021;
- Bylaw C-8194-2021;
- Bylaw C-8195-2021; and
- Bylaw C-8210-2021.

Carried

#### G-5 All Divisions - Bylaw C-8213-2021 - Term of Appointment for the Chief and Deputy **Chief Elected Officials**

File: N/A

MOVED by Councillor Kissel that item G-5 be tabled.

Carried

#### F-2 <u>Division 4 - Emergent Item - Langdon Library Society and Letter of Support</u> File: N/A

MOVED by Councillor Schule that Administration be authorized to provide a letter of support for the Langdon Library Society's application to the Canada Community Revitalization Fund, as per Attachment 'B'.

Carried

The Chair called for a recess at 12:02 p.m. and called the meeting back to order at 1:01 p.m. with all previously mentioned members present.

#### E-3 Division 7 - Bylaw C-8132-2021 - Residential and Industrial Conceptual Scheme -**Rocky Creek Conceptual Scheme**

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

#### Division 7 - Bylaw C-8133-2021 - Redesignation Item - Residential District, Special E-4 **District, and DC-80 Amendment** File: PL20200174 (06513002)

Reeve Henn vacated the Chair as the proposed conceptual scheme and redesignation applications were located in Division 7. Deputy Reeve McKylor assumed the Chair.

MOVED by Reeve Henn that the public hearing for items E-3 and E-4 be opened concurrently at 1:04 p.m.

Carried

The Chair called for a recess at 1:35 p.m. and called the meeting back to order at 1:40 p.m. with all previously mentioned members present.

Person(s) who presented: Mike Coldwell, Urban Systems Ltd. (Applicant)

Allan Boucher, Melcor Developments



Pre-recorded audio/video

presentations in support: None

Pre-recorded audio/video

submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 2:06 p.m. The Chair called the meeting back to order at 2:10 p.m., with the exception of Councillor Boehlke, and declared email submissions closed.

Councillor Boehlke returned to the meeting at 2:11 p.m.

Email submissions in support: None

Email submissions in opposition: None

Person(s) who presented rebuttal: None

Reeve Henn that the public hearing for items E-3 and E-4 be closed at 2:12 p.m.

Carried

MOVED by Reeve Henn that Bylaw C-8132-2021 be amended in accordance with Attachment 'C'.

Carried

MOVED by Reeve Henn that Bylaw C-8132-2021 be given second reading, as amended.

Carried

MOVED by Reeve Henn that Bylaw C-8132-2021 be given third and final reading, as amended.

Carried

MOVED by Reeve Henn that Bylaw C-8133-2021 be amended in accordance with Attachment 'C'.

Carried

MOVED by Reeve Henn that Bylaw C-8133-2021 be given second reading, as amended.

Carried

MOVED by Reeve Henn that Bylaw C-8133-2021 be given third and final reading, as amended.

Carried

The Chair called for a recess at 2:20 p.m. Deputy Reeve McKylor vacated the Chair and Reeve Henn reassumed the Chair during the recess. The Chair and called the meeting back to order at 2:30 p.m.

# G-5 <u>All Divisions - Bylaw C-8213-2021 - Term of Appointment for the Chief and Deputy Chief Elected Officials</u>

File: N/A

MOVED by Councillor Boehlke that item G-5 be lifted from the table.



MOVED by Deputy Reeve McKylor that Bylaw C-8213-2021 be given first reading.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8213-2021 be given second reading.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8213-2021 be considered for third reading.

Lost

MOVED by Councillor Boehlke that the previous motion be reconsidered:

MOVED by Deputy Reeve McKylor that Bylaw C-8213-2021 be considered for third reading.

Lost

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8213-2021 be considered for third reading.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8213-2021 be given third and final reading.

Carried

# G-6 <u>All Divisions - Various Bylaws - Board and Committee Terms of Reference Amendments</u>

File: N/A

MOVED by Councillor Boehlke that the Agricultural Service Board Terms of Reference be amended in accordance with Attachment 'A';

AND THAT the ALUS Partnership Advisory Committee Terms of Reference be amended in accordance with Attachment 'B';

AND THAT the Bragg Creek FireSmart Committee Terms of Reference be amended in accordance with Attachment 'C';

AND THAT the Recreation Governance Committee Terms of Reference be amended in accordance with Attachment 'D'.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8201-2021 be given first reading.

Carried

MOVED by Deputy Reeve McKylor that that Bylaw C-8201-2021 be given second reading.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8201-2021 be considered for third reading.



MOVED by Deputy Reeve McKylor that Bylaw C-8201-2021 be given third and final reading. Carried MOVED by Councillor Hanson that Bylaw C-8199-2021 be given first reading. Carried MOVED by Councillor Hanson that Bylaw C-8199-2021 be given second reading. Carried MOVED by Councillor Hanson that Bylaw C-8199-2021 be considered for third reading. Carried MOVED by Councillor Hanson that Bylaw C-8199-2021 be given third and final reading. Carried MOVED by Councillor Boehlke that Bylaw C-8198-2021 be given first reading. Carried MOVED by Councillor Boehlke that Bylaw C-8198-2021 be given second reading. Carried MOVED by Councillor Boehlke that Bylaw C-8198-2021 be considered for third reading. Carried MOVED by Councillor Boehlke that Bylaw C-8198-2021 be given third and final reading. Carried MOVED by Councillor Boehlke that Bylaw C-8212-2021 be given first reading. Carried MOVED by Councillor Boehlke that Bylaw C-8212-2021 be given second reading. Carried MOVED by Councillor Boehlke that Bylaw C-8212-2021 be considered for third reading. Carried MOVED by Councillor Boehlke that Bylaw C-8212-2021 be given third and final reading. Carried MOVED by Deputy Reeve McKylor that Bylaw C-8200-2021 be given first reading. Carried MOVED by Deputy Reeve McKylor that Bylaw C-8200-2021 be given second reading. Carried MOVED by Deputy Reeve McKylor that Bylaw C-8200-2021 be considered for third reading. Carried



MOVED by Deputy Reeve McKylor that Bylaw C-8200-2021 be given third and final reading.

Carried

#### F-1 <u>All Divisions - Consideration of Motion - Withdrawal of Appeal of Kissel et al v. Rocky</u> View County, 2020 ABQB 406

File: N/A

Councillor Kissel declared a pecuniary interest and abstained from the discussion and voting on item F-1. Councillor Kissel left the meeting at 2:55 p.m.

Councillor Wright declared a pecuniary interest and abstained from the discussion and voting on item F-1. Councillor Wright left the meeting at 2:55 p.m.

Councillor Hanson declared a pecuniary interest and abstained from the discussion and voting on item F-1. Councillor Hanson left the meeting at 2:55 p.m.

The Chair called for a recess at 2:55 p.m. and called the meeting back to order at 3:00 p.m. with all previously mentioned members present, with the exception of Councillor Hanson, Councillor Wright, and Councillor Kissel.

MOVED by Councillor Schule that Council move into closed session at 3:00 p.m. to consider the following confidential item pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

# <u>F-1 – Consideration of Motion – Withdrawal of Appeal of Kissel et al v. Rocky View County,</u> 2020 ABOB 406

- Section 23 Local public body confidences
- Section 24 Advice from officials

Carried Abstained: Councillor Hanson Councillor Wright

Councillor Kissel

Council, with the exception of Councillor Hanson, Councillor Wright, and Councillor Kissel, held the closed session with the following people in attendance:

Rocky View County: K. Robinson, A/Chief Administrative Officer

B. Riemann, Executive Director, Operations

G. Kaiser, Executive Director, Community and Business

B. Scott, Executive Coordination

MOVED by Deputy Reeve McKylor that Council move into open session at 3:25 p.m.

Carried

Abstained: Councillor Hanson

Councillor Wright

Councillor Kissel

Council rose without report from the closed session.



Councillor Hanson, Councillor Wright, and Councillor Kissel returned to the meeting at 3:26 p.m.

# K-1 <u>Division 5 - Councillor Gautreau and Councillor Schule - Storm Water Drainage - 254050 Range Road 285, 254082 Range Rd 285, 254048 Range Rd 285</u>

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-459459, 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 improvement 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 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 28, and that the report be brought back to Council by September 7, 2021.

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

The Calgary Metropolitan Region Board (CMRB) Update for July 20, 2021 was provided as information.

#### M-1 **Closed Session Item - Bottrel Park Land Use** File: RVC2021-27

MOVED by Deputy Reeve McKylor that Council move into closed session at 3:31 a.m. to consider the following item under the following sections of the Freedom of Information and Protection of Privacy Act:

#### M-1 - Bottrel Park Land Use

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

Councillor Gautreau left the meeting during the closed session.

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

Rocky View County: K. Robinson, A/Chief Administrative Officer

B. Riemann, Executive Director, Operations

G. Kaiser, Executive Director, Community and Business

B. Beach, A/Executive Director, Community Development Services

A. Smith, A/Manager, Legal and Land Administration

B. Scott, Executive Coordination

MOVED by Deputy Reeve McKylor that Council move into open session at 4:04 p.m.

Carried

Absent: Councillor Gautreau

Council rose without report following the closed session.



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

The 2021 Council Priorities and Significant Issues List for July 20, 2021 was provided as information.

#### N Adjourn the Meeting

VED by Councillor Hanson that the July 20, 2021 Council Meeting be adjourned at 4:05 p.m. Carried
Absent: Councillor Gautreau
Reeve or Deputy Reeve
Chief Administrative Officer or Designate



#### **COUNCIL MEETING MINUTES**

Tuesday, July 27, 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

Councillor M. Kamachi (participated electronically) (arrived at 9:03 a.m.) Councillor K. Hanson (participated electronically) (arrived at 9:02 a.m.)

Councillor A. Schule (participated electronically)
Councillor J. Gautreau (participated electronically)

Councillor G. Boehlke

Councillor S. Wright (participated electronically) (arrived at 9:05 a.m.)

Councillor C. Kissel (participated electronically)

Also Present: K. Robinson, A/Chief Administrative Officer

B. Riemann, Executive Director, Operations

G. Kaiser, Executive Director, Community and Business

B. Beach, A/Executive Director, Community Development Services

G. Nijjar, Manager, Planning and Development Services

J. Anderson, A/Manager, Planning Policy

J. Lee, Supervisor Engineering, Planning & Development Services

R. Siddhartha, Planner, Planning Policy

L. Cox, Planner, Planning & Development Services

B. Manshanden, Intergovernmental Affairs Coordinator, Legislative Services

M. Mitton, Legislative Officer, Legislative Services T. Andreasen, Legislative Officer, Legislative Services

#### A <u>Call Meeting to Order</u>

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

Councillor Hanson arrived to the meeting at 9:02 a.m.

Councillor Kamachi arrived to the meeting at 9:03 a.m.



#### B <u>Updates/Approval of Agenda</u>

MOVED by Councillor Gautreau that the July 27, 2021 Council meeting agenda be amended as follows:

- Add emergent item G-11 2021 Master Rates Bylaw Amendments
- Add emergent closed session item M-2 CAO Search

AND THAT the July 27, 2021 Council meeting agenda be approved as amended

Carried

Absent: Councillor Wright

#### C-1 July 13, 2021 Council Meeting Minutes

MOVED by Councillor Gautreau that the July 13, 2021 Council meeting minutes be approved as presented.

Carried

Absent: Councillor Wright

Councillor Wright arrived to the meeting at 9:05 a.m.

#### E-1 <u>Division 4 - Bylaw C-8176-2021 - Residential Redesignation</u> File: PL20210040 (03215011 - 03215075, 03215078 - 03215100)

MOVED by Councillor Gautreau that the public hearing for item E-1 be opened at 9:06 a.m.

Carried

Person(s) who presented: Bill Maher (Applicant)

Pre-recorded audio/video

presentations in support: None

Pre-recorded audio/video

submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 9:16 a.m. The Chair called the meeting back to order at 9:21 a.m. with all previously mentioned members present and declared email submissions closed, with the exception of Councillor Gautreau who returned to the meeting at 9:22 a.m.

Email submissions in support: None

Email submissions in opposition: None

Person(s) who presented rebuttal: None

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



MOVED by Councillor Schule that Bylaw C-8176-2021 be given second reading.

Carried

MOVED by Councillor Schule that Bylaw C-8176-2021 be given third and final reading.

Carried

#### E-2 <u>Divisions 4 and 5 - Bylaw 8174-2021 - Adoption of the Proposed East Highway 1 Area</u> Structure Plan

File: 1013-380

MOVED by Councillor Schule that the public hearing for item E-2 be opened at 9:25 a.m.

Carried

Person(s) who presented: Steve Grande (Applicant)

Michael von Hausen (Applicant)

Brad O'Keefe (Applicant)
Justin Barrett (Applicant)
Jonathan Schmidt (Applicant)

The Chair called for a recess at 10:17 a.m. and called the meeting back to order at 10:29 with all previously mentioned members present, with the exception of Councillor Hanson who returned to the meeting at 10:30 a.m.

Pre-recorded audio/video

presentations in support: None

Pre-recorded audio/video

submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 10:52 a.m. The Chair called the meeting back to order at 10:57 a.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for a recess at 10:58 a.m. and called the meeting back to order at 11:10 with all previously mentioned members present, with the exception of Councillor Kissel who returned to the meeting at 11:11 a.m.

Email submissions in support: Henry Yong, on behalf of Meadow Lake Estates

Chestermere Ltd

Email submissions in opposition: Arthur Scott & M'Laurel Thompson

City of Chestermere Connor Robinson

Dan Enders, Joyce Enders, Hope Enders, Shaelynn Enders, Karissa Enders, Serenity Enders Dominic

Enders and their extended families

Ralph Brand

Person(s) who presented rebuttal: Steve Grande (Applicant)



MOVED by Councillor Schule that the public hearing for item E-2 be closed at 11:20 a.m.

Carried

The Chair called for a recess at 11:20 a.m. and called the meeting back to order at 11:25 a.m. with all previously mentioned members present, with the exception of Councillor Kissel, who returned to the meeting at 11:26 a.m.

MOVED by Councillor Schule that Bylaw C-8174-2021 be tabled and the applicant directed to work with the three neighbours to create a Joint Planning Area and to formulate a funding formula and revenue sharing plan.

Carried

#### F-1 <u>Division 7 - Budget Adjustment - Twinning of Secondary Highway 566 in East Balzac</u> File: N/A

MOVED by Councillor Boehlke that the Budget Adjustment for the Twinning of Secondary Highway 566 in East Balzac be approved in accordance with Attachment "B".

Carried

# F-2 <u>Division 6 - East Rocky View Wastewater Transmission Main Repair - Repayment of Reserve</u>

File: 4060-100

MOVED by Councillor Boehlke that Administration be directed to prepare an amendment to the Master Rates Bylaw that reflects a 10% increase to user rates for the East Rocky View Wastewater System.

Carried

The Chair called for a recess at 11:56 a.m. and called the meeting back to order at 1:02 p.m. with all previously mentioned members present, with the exception of Councillor Schule and Councillor Kissel who both returned to the meeting at 1:03 p.m.

# E-3 <u>Division 2 - Bylaw 8016-2020 - Residential Conceptual Scheme - Riverside Estates</u> File: PL20170009/10 (05701004)

MOVED by Deputy Reeve McKylor that the public hearing for item E-3 be opened at 1:04 p.m.

Carried

Person(s) who presented: Samuel Alatorre, IBI Group (Applicant)

Elvin Karpovich, IBI Group (Applicant) Rod Sieker, IBI Group (Applicant) Shane Sparks, SD Consulting (Applicant)

Shane Sparks, SD Consulting (Applicant)
David Rain, Caribou Capital (Applicant)

Pre-recorded audio/video

presentations in support: None

Pre-recorded audio/video

submissions in opposition: None



The Chair made the final call for email submissions and called for a recess at 2:02 p.m. The Chair called the meeting back to order at 2:08 p.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for the meeting to stand at ease at 2:09 p.m. and called the meeting back to order at 2:16 p.m. with all previously mentioned members present, with the exception of Councillor Kamachi and Councillor Kissel.

Email submissions in support: None

Email submissions in opposition: The City of Calgary

Person(s) who presented rebuttal: Shane Sparks, SD Consulting (Applicant)

Councillor Kissel returned to the meeting at 2:18 p.m.

MOVED by Deputy Reeve McKylor that the public hearing for item E-3 be closed at 2:22 p.m.

Carried

Absent: Councillor Kamachi

MOVED by Deputy Reeve McKylor that application PL2017009/10 be refused.

Carried

#### F-3 <u>All Divisions - Regional Off-Site Levy Bylaws - Update</u> File: N/A

MOVED by Councillor Boehlke that the Regional Off-Site Levies Bylaw Update report be received for information.

Carried

# F-4 All Divisions - Terms of Reference for Airdrie-Rocky View Master Shared Services Agreement

File: N/A

MOVED by Councillor Boehlke that the Terms of Reference and Project Management Plan for the Airdrie-Rocky View Master Shared Services Agreement be approved as presented in Attachments 'A' and 'B'.

Carried

# F-5 All Divisions - Consideration of Motion - Storm Water Drainage - 254050 Range Road 285, 254082 Range Rd 285, 254048 Range Rd 285

File: N/A

MOVED by Councillor Gautreau 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, and that the report be brought back to Council by September 7, 2021



The chair called for a recess at 3:05 p.m. and called the meeting back to order at 3:17 p.m. with all previously mentioned members present.

#### K-1 <u>All Divisions - Range Road 290 - Network Expansion for Service Level Increase for</u> Rocky View County Heavy Industry

Notice of Motion: To be read in at the July 27, 2021, Council Meeting

To be debated at the September 7, 2021, Council Meeting

Title: Range Road 290 – Network expansion for service level increase for Rocky

View County Heavy Industry

Presented By: Reeve Henn, Division 7

Councillor Boehlke, Division 6

WHEREAS Industry in Rocky View County are required to utilize Provincial High Load Corridors for the movement of overweight, oversized loads;

AND WHEREAS A High Load Corridor consists of designated highways that have had the overhead utility lines raised to accommodate loads up to 9 metres high unless noted otherwise;

AND WHEREAS The High Load Corridor within the East Balzac area identified by the Province is Highway 566 to Highway 772 to Highway 567 to Highway 22;

AND WHEREAS Industry has been utilizing the Rocky View County's Range Road 290, between Highway 566 and Township Road 270 to gain access to Highway 566 (High Load Corridor);

AND WHEREAS Overhead utilities along Range Road 290 are prohibiting easy access to the High Load Corridor due to height restrictions;

AND WHEREAS Range Road 290 within the section noted above is identified within the Rocky View County's Regional Transportation Offsite Levy Bylaw as a Network 'B' roadway that is characterized as 9.0m Paved Surface within a 30m Right of Way;

AND WHEREAS Range Road 290 is not currently on Rocky View County's 10 year Road Program;

AND WHEREAS There is currently no identified funding source for the improvement to Range Road 290 that would resolve the issue faced by Industry on Range Road 290 and thus allowing for easy and unrestricted access to the High Load Corridor;

THEREFORE, BE IT RESOLVED THAT Administration be directed to bring forward a report that provides options and associated cost estimates for Council's consideration that address the issues related to heavy industry hauling on Range Road 290, between Highway 566 and Township Road 270, and that the report be brought back to Council by September 21, 2021.



G-1 <u>Division 2 - Bylaw C-8202-2021 - First Reading Bylaw - Redesignation for Residential</u> Purposes

File: PL20210057 (04721006 / 04721022)

G-2 <u>Division 2 - Bylaw C-8203-2021 - First Reading Bylaw - Willow Ranch Conceptual Scheme</u>

File: PL20210058 (04721006 / 04721022)

G-3 <u>Division 9 - Bylaw C-8208-2021 - First Reading Bylaw - Redesignation for Agricultural Purposes</u>

File: PL20210073 (06832002)

- G-4 <u>Division 8 Bylaw C-8209-2021 First Reading Bylaw Residential Redesignation</u> File: PL20210085 (05735019)
- G-5 <u>Division 7 Bylaw C-8211-2021 First Reading Bylaw New Conceptual Scheme</u> File: PL20210093 (06413001 / 06413002 / 06413004)
- G-6 <u>Division 7 Bylaw C-8207-2021 First Reading Bylaw High Plains East Conceptual Scheme</u>

File: PL20210095 (06306002/3/5/7/8)

G-7 <u>Division 7 - Bylaw C-8205-2021 - First Reading Bylaw - Redesignation for Industrial Purposes</u>

File: PL20210096 (06306002/3/5/7/8)

MOVED by Deputy Reeve McKylor that the following Bylaws receive first reading:

- Bylaw C-8202-2021;
- Bylaw C-8203-2021;
- Bylaw C-8208-2021;
- Bylaw C-8209-2021;
- Bylaw C-8211-2021;
- Bylaw C-8207-2021; &
- Bylaw C-8205-2021.

Carried

# G-8 <u>Division 1 - Bylaw C-8217-2021 - Local Improvement Tax for Water Supply Conversion - Wintergreen Woods</u>

File: N/A

Councillor Kamachi declared a pecuniary interest and abstained from the voting on Bylaw C-8217-2021. Councillor Kamachi left the meeting at 3:24 p.m.

MOVED by Councillor Hanson that the Declaration of Sufficient Petition be received for information.

Carried

Absent: Councillor Kamachi



MOVED by Councillor Hanson that Administration be directed to prepare and send a Local Improvement Plan to all affected land owners for the water supply upgrade and conversion system installation in the Wintergreen Woods subdivision.

Carried

Absent: Councillor Kamachi

MOVED by Councillor Hanson that Borrowing Bylaw C-8217-2021 be given first reading as presented in Attachment 'B'.

Carried

Absent: Councillor Kamachi

# G-9 <u>All Divisions - Bylaw C-8216-2021 - Public Hearing Participation Methods</u> File: N/A

#### Main Motion

MOVED by Councillor Wright that Section 169 be amended as:

No wWritten or and audio/video submissions received after the advertised submission deadline will be accepted by Rocky View County or provided to Council as part of the Public Hearing may be added through a resolution of Council.

#### **Amending Motion**

MOVED by Deputy Reeve McKylor that the main motion be amended as follows:

No wWritten or and audio/video submissions received after the advertised submission deadline will be accepted by Rocky View County or provided to Council as part of the Public Hearing may be added through a resolution of Council.

Carried

Absent: Councillor Kamachi

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

#### Main Motion

MOVED by Councillor Wright that Section 169 be amended as:

Written submissions received after the advertised submission deadline will be accepted by Rocky View County or provided to Council as part of the Public Hearing may be added through a resolution of Council.

Carried

Absent: Councillor Kamachi

MOVED by Reeve Henn that Section 185(2) of the Procedure Bylaw be further amended to change the time limit for presentations from groups during a public hearing from 10 minutes to 5 minutes.

Carried

Absent: Councillor Kamachi

MOVED by Councillor Hanson that Bylaw C-8216-2021 be given first reading.

Carried

Absent: Councillor Kamachi



Councillor Kamachi returned to the meeting at 3:55 p.m.

MOVED by Councillor Hanson that Bylaw C-8216-2021 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8216-2021 be considered for third reading.

Defeated

The Chair called for a recess at 4:04 p.m. and called the meeting back to order at 4:06 p.m. with all previously mentioned members present.

MOVED by Deputy Reeve McKylor that the previous motion be reconsidered:

MOVED by Councillor Hanson that Bylaw C-8216-2021 be considered for third reading.

Defeated

Carried

MOVED by Councillor Hanson that Bylaw C-8216-2021 be considered for third reading.

Defeated

#### G-10 <u>Division 2 - Further Consideration of Bylaw C-8111-2020 - Elbow View Area Structure</u> Plan

File: 1013-220

MOVED by Councillor Boehlke that Bylaw C-8111-2020 (Elbow View Area Structure Plan) be amended to insert a new policy (Policy 26.9) that reads:

To provide a holistic, efficient, and thorough approach to community development in Elbow View, local plans must be prepared in accordance with Section 27 and Appendix B of this Plan, adopted by bylaw, and appended to the Plan.

Carried

MOVED by Councillor Boehlke that Bylaw C-8111-2020 (Elbow View Area Structure Plan) be amended, revising Section 21 in accordance with Attachment 'A', including insertion of a new policy (Policy 21.9) that reads:

As part of the initial local plan application, a multi-phase water servicing strategy shall be required and developed through a collaboration between the applicant, the County, and other relevant stakeholders.

Carried

MOVED by Councillor Boehlke that Bylaw C-8111-2020 (Elbow View Area Structure Plan) be amended, revising Section 20 (Transportation) of the Area Structure Plan in accordance with Attachment 'A'.



MOVED by Councillor Boehlke that Bylaw C-8111-2020, as amended, be re-submitted to the Calgary Metropolitan Region Board for approval.

Carried

#### G-11 All Divisions – 2021 Master Rates Bylaw - Amendments

File: 1007-500

MOVED by Councillor Kissel that Bylaw C-8219-2021 be given first reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8219-2021 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8219-2021 be considered for third reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8219-2021 be given third and final reading.

Carried

Councillor Hanson left the meeting at 4:30 p.m. and returned to the meeting at 4:32 p.m.

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

The Calgary Metropolitan Region Board (CMRB) Update for July 27, 2021 was provided as information.

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

The 2021 Council Priorities and Significant Issues List for July 27, 2021 was provided as information.

#### M-1 Closed Session Item - Grader Replacement

File: RVC2021-26

#### M-2 Closed Session Item - CAO Search

File: RVC2021-28

MOVED by Councillor Hanson that Council move into closed session at 4:44 p.m. to consider the following items under the following sections of the *Freedom of Information and Protection of Privacy Act*:

#### M-1 - Grader Replacement

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

#### M-2 - CAO Search

• Section 24 - Advice from officials



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

Rocky View County: K. Robinson, A/Chief Administrative Officer

B. Riemann, Executive Director, Operations

B. Beach, A/Executive Director, Community Development Services

S. Seroya, Manager, Utility Services B. Scott, Executive Coordination

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

Rocky View County: K. Robinson, A/Chief Administrative Officer

B. Riemann, Executive Director, Operations

B. Beach, A/Executive Director, Community Development Services

B. Scott, Executive Coordination

MOVED by Councillor Hanson that Council move into open session at 5:35 p.m.

Carried

#### M-1 <u>Closed Session Item – Grader Replacement</u> File: RVC2021-26

MOVED by Deputy Reeve McKylor that the 5-year operating lease methodology to supply 10 new graders be supported in the 2022 Operating Budget.

Carried

#### M-2 Closed Session Item - CAO Search

File: RVC2021-28

Council rose without report from the closed session.

#### N Adjourn the Meeting

MOVED by Deputy Reeve McKylor that the July 27, 2021 Council Meeting be adjourned at 5:36 p.m.

	Reeve or Deputy Reeve
Chief Adn	ninistrative Officer or Designate



#### **SPECIAL COUNCIL MEETING MINUTES**

Tuesday, August 3, 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 (participated electronically)

Absent: Councillor S. Wright

Councillor C. Kissel

Also Present: K. Robinson, A/Chief Administrative Officer

B. Riemann, Executive Director, Operations

K. Smigelski, A/Manager, Agricultural and Environmental Services

C. Anderson, Legislative Officer, Legislative Services T. Andreasen, Legislative Officer, Legislative Services

#### A <u>Call Meeting to Order</u>

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

#### B Updates/Approval of Agenda

MOVED by Councillor Schule that the August 3, 2021 Council meeting agenda be accepted as presented.

Carried

## F-1 All Divisions - Agricultural Disaster Declaration File: N/A

MOVED by Councillor Boehlke that Rocky View County declare a municipal agricultural disaster.

Carried



#### N Adjourn the Meeting

MOVED by Cour 9:18 a.m.	cillor Hanson th	nat the August 3,	2021 Special	Council	Meeting be	adjourned at
J. 20 G						Carried
					Poovo o	r Donuty Pooyo
					Reeve 0	r Deputy Reeve
			Chief A	Administ	rative Offic	er or Designate



#### PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 7, 2021 DIVISION: 9

TIME: Morning Appointment

**FILE**: 06717003 **APPLICATION**: PL20210002

**SUBJECT:** Road Closure Application

**APPLICATION:** To close ± 1.25 acres of the undeveloped road (Road Plan 2479 Q) in order to facilitate future consolidation with the subject land.

**GENERAL LOCATION:** Located approximately 3.2 kilometres northeast of the town of Cochrane, at the northwest junction of Glendale Road and Township Road 262.

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

**EXECUTIVE SUMMARY:** The application is consistent with the requirements of Road Allowance Closure and Disposal Policy C-443 as well as all other applicable policies. The proposed road closure is to consolidate the undeveloped roadway into the surrounding quarter section thereby allowing a continuous parcel. The resulting closure of the road allowance is not anticipated to negatively impact access to the property.

#### **OPTIONS:**

Option #1: Motion #1: THAT Bylaw C-8188-2021 be given first reading.

Motion #2: THAT Bylaw C-8188-2021 be forwarded to the Minister of Transportation.

Option #2: THAT Bylaw C-8188-2021 be refused.

#### **AIR PHOTO & DEVELOPMENT CONTEXT:**



Administration Resources
Reynold Caskey, Planning & 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: Municipal Government Act; Rocky View County Plan; County Servicing Standards; and Road Allowance Closure and Disposal Policy C-443

#### **POLICY ANALYSIS:**

The application was reviewed based on the Road Allowance Closure and Disposal Policy C-443, and the proposal meets the requirements of the policy. Further review of applicable policy follows below.

#### County Plan

Access to the property is provided from frontages along Township Road 262 and Glendale Road. The proposed closure of the road allowance would not affect the existing roads along the perimeter of the subject site or potential future access.

#### **ADDITIONAL CONSIDERATIONS:**

The closure of Road Plan 2479 Q to consolidate the area into the surrounding quarter section is anticipated to have limited to no impact on surrounding neighbouring parcels. With Township Road 262 constructed in the statutory road allowance along the south boundary of the parcel, access to the subject and neighbouring parcels is present. The applicant has expressed a desire to consolidate the road plan to have a contingous fence line along their south boundary and to limit conflicts with recreational users and trespassers.

Respectfully submitted,	Concurrence,	
"Brock Beach"	"Kent Robinson"	
Acting Executive Director Community Development Services	Acting Chief Administrative Officer	
RC/llt		

#### **ATTACHMENTS:**

ATTACHMENT 'A': Application Information ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8188-2021 and Schedule A

ATTACHMENT 'D': Map Set



#### **ATTACHMENT 'A': APPLICATION INFORMATION**

APPLICANT: Redtail Holdings 2004 Ltd.	OWNERS: Redtail Holdings 2004 Ltd. (Carol T. Raymond)
DATE APPLICATION RECEIVED: January 8, 2021	DATE DEEMED COMPLETE: January 22, 2021
<b>GROSS AREA:</b> ± 63.45 hectares (± 156.81 Acres)	LEGAL DESCRIPTION: SE-17-26-03-W05M

#### SOILS (C.L.I. from A.R.C.):

Class 4T4 - Severe limitations due to adverse topography.

#### **HISTORY:**

The subject land is an un-subdivided quarter section.

#### **PUBLIC & AGENCY SUBMISSIONS:**

The application was circulated to 12 adjacent landowners. No responses were received.

The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B.



#### ATTACHMENT 'B': APPLICATION REFERRAL

AGENCY	COMMENTS		
School Authority			
Calgary Catholic School District	The Calgary Catholic School District has no objection to the above- noted circulation (PL20210002).		
Province of Alberta			
Alberta Transportation	Alberta Transportation has no concerns with the proposed closure and consolidation. Further comments will be provided if/when the department receives a 1st reading bylaw complete package.		
Public Utility			
ATCO Pipelines	ATCO Transmission high-pressure pipelines has no objections.		
Internal Departments			
Recreation, Parks and Community Support	RPCS has no comment on the proposed road closure.		
Planning and Development Services - Engineering	Engineering has no comments for the above file (PL20210002).		
Transportation Services	Transportation Services (Road Maintenance) has no comments or concerns with the proposed road closure and consolidation for PL20210002.		
Utility Services	Below, please find comments from County Road Operations' perspective regarding attached circulation PL20210002:  1) No concerns or comments.		

Circulation Period: January 29, 2021, to February 22, 2021.

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



### **BYLAW C-8188-2021**

A bylaw of Rocky View County, in the Province of Alberta, for the purpose of closing for public travel and creating title to portions of a public highway in accordance with the *Municipal Government Act*.

WHEREAS the lands hereafter described are no longer required for public travel;

**AND WHEREAS** an application has been made to the Council of Rocky View County to have a portion of the road allowance closed;

**AND WHEREAS** the Council of Rocky View County deems it expedient to close for public travel certain roads, or portions of roads, situated in Rocky View County and to dispose of the same;

**AND WHEREAS** notice of this bylaw was provided in accordance with the *Municipal Government Act* by circulation to landowners and advertisements on the June 29 and July 6, 2021, Rocky View County Public Hearing Notice;

**AND WHEREAS** the Council of Rocky View County was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by this bylaw;

**NOW THEREFORE** the Council of Rocky View County enacts as follows:

#### **Title**

1 This bylaw may be cited as *Bylaw C-8188-2021*.

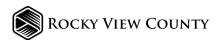
#### **Definitions**

- 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**

- The Council of Rocky View County does hereby close to public travel for the purpose of creating title to the following described highway as shown on Schedule 'A' attached to and forming part of this bylaw, subject to the rights of access granted by other legislation:
  - (1) THE ORIGINAL GOVERNMENT ROAD ALLOWANCE WITHIN THE SOUTH EAST SECTION 17, TOWNSHIP 26, RANGE 3, WEST OF THE 5TH MERIDIAN, CONTAINING 0.51 HECTARES (1.25 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS.

Bylaw C-8188-2021 File: 06717003 – PL20210002 Page 1 of 2



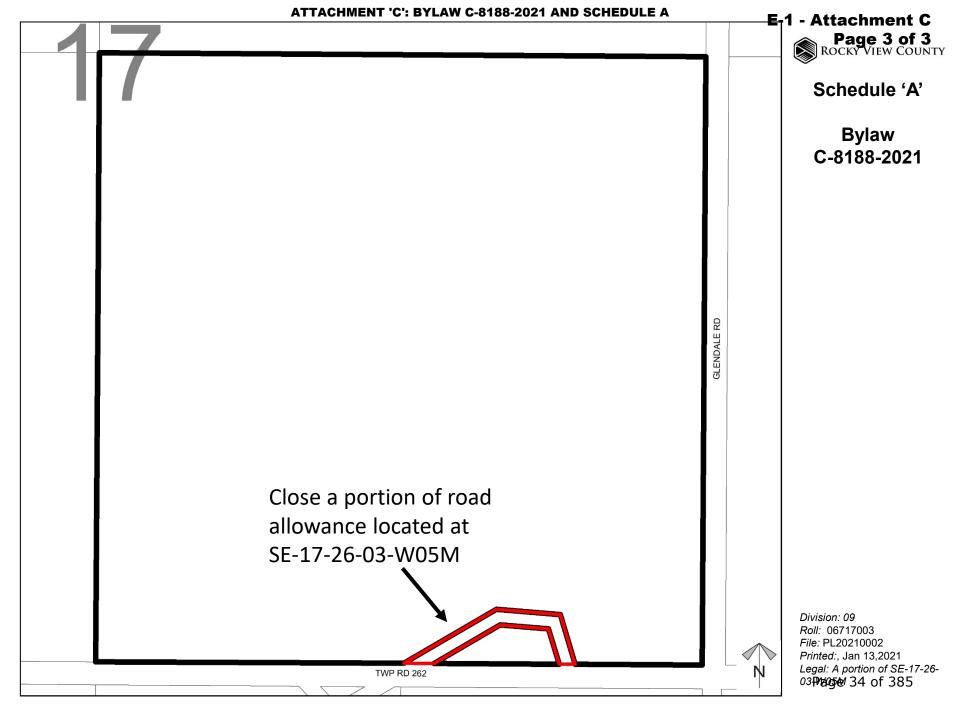
#### **Effective Date**

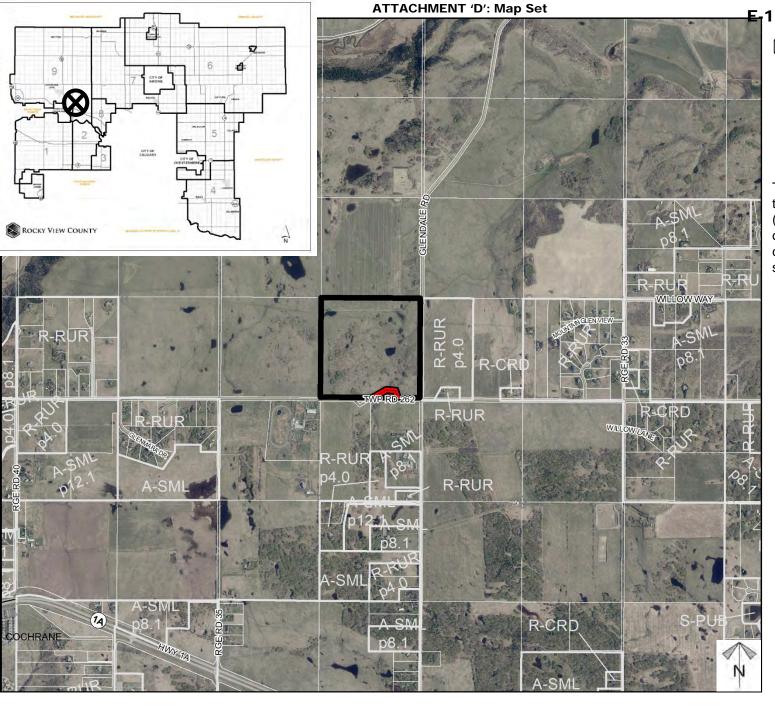
Bylaw C-8188-2021 is passed and comes into full force and effect when it receives approval from the Minister of Transportation and receives third reading and is signed in accordance with the *Municipal Government Act*.

PUBLIC HEARING HELD this	day of	, 2021
READ A FIRST TIME this	day of	, 2021
APPROVED BY ALBERTA TRANSPORTATION	day of	, 2021
	Minister of Transportation	on .
	Approval valid for	months
READ A SECOND TIME this	day of	, 2021
READ A THIRD AND FINAL TIME this	day of	, 2021
	Reeve	
	Chief Administrative Officer or Designa	
	Date Bylaw Signed	

Bylaw C-8188-2021

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E 1 - Attachment D

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ROCKY VIEW COUNTY

# Location & Context

#### **Road Closure Proposal**

To close a  $\pm$  1.25 acre of the undeveloped road (Road Plan 2479 Q), in order to facilitate future consolidation with the subject land.

Division: 09 Roll: 06717003 File: PL20210002 Legal: A portion of SE-17-26-03-W05M

Page 35 of 385 Printed:, Jan 13,2021 ATTACHMENT 'D': Map Set



E 1 - Attachment D



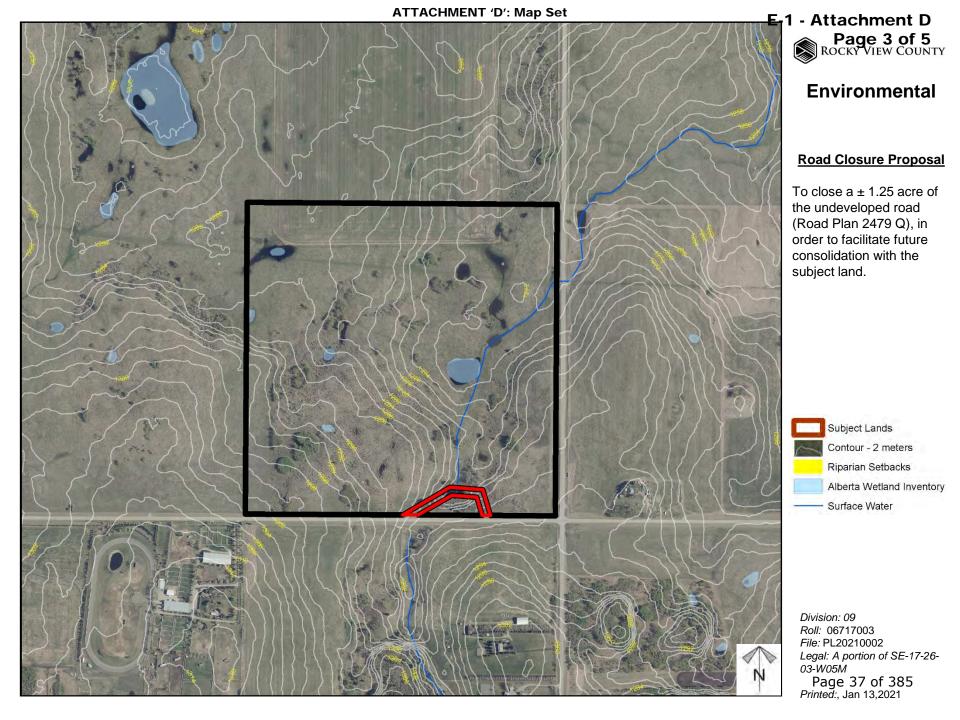
# Development Proposal

#### **Road Closure Proposal**

To close a  $\pm$  1.25 acre of the undeveloped road (Road Plan 2479 Q), in order to facilitate future consolidation with the subject land.

Division: 09 Roll: 06717003 File: PL20210002 Legal: A portion of SE-17-26-03-W05M

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ATTACHMENT 'D': Map Set 3C 3 3C80 3W20 414 4T,I50 4W,I50 **4T4** 4T90 4W10 3C3 4114 3C3 414 LAND CAPABILITY CLASSIFICATION LEGEND Limitations **CLI Class** N - high salinity 1 - No significant B - brush/tree cover P - excessive surface stoniness limitation C - climate 3C 3 R - shallowness to bedrock D - low permeability 2 - Slight limitations S - high solidity 3 - Moderate limitations E - erosion damage F - poor fertility T - adverse topography 4 - Severe limitations U - prior earth moving G - Steep slopes 5 - Very severe V - high acid content limitations H - temperature W - excessive wetness/poor drainage I - flooding 6 - Production is not 4T(4) X - deep organic deposit J - field size/shape feasible K - shallow profile development Y - slowly permeable 7 - No capability  $\mbox{M}$  - low moisture holding, adverse texture  $\mbox{ Z }$  - relatively impermeable

F 1 - Attachment D

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ROCKY VIEW COUNTY

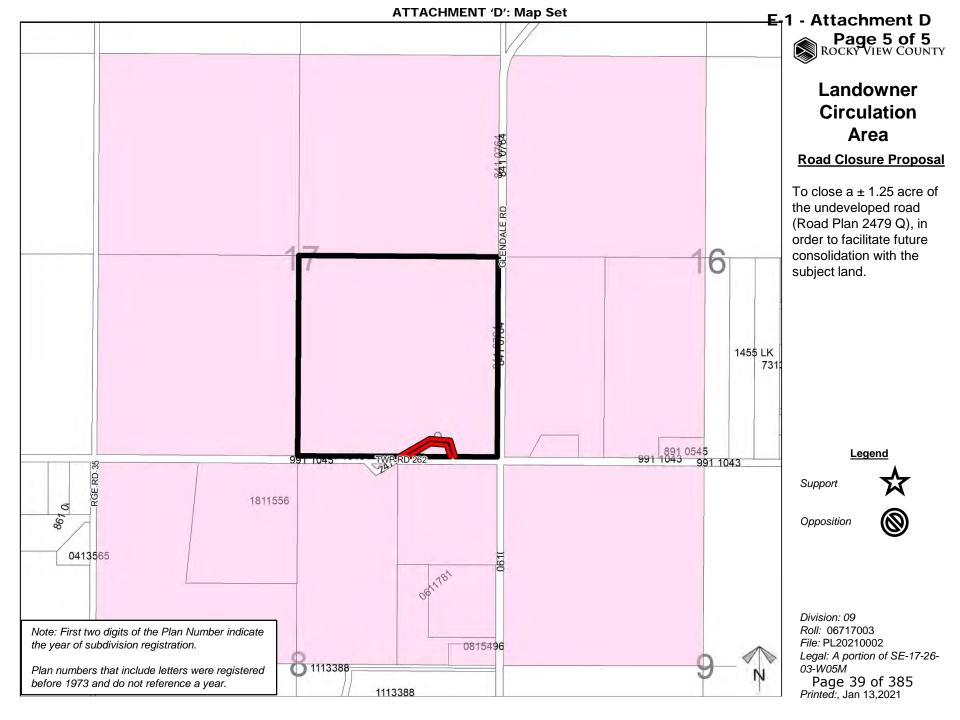
## Soil Classifications

#### **Road Closure Proposal**

To close a  $\pm$  1.25 acre of the undeveloped road (Road Plan 2479 Q), in order to facilitate future consolidation with the subject land.

Division: 09 Roll: 06717003 File: PL20210002 Legal: A portion of SE-17-26-03-W05M

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#### PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 7, 2021 DIVISION: 1

**TIME:** Morning Appointment

**FILE**: 04834011 **APPLICATION**: PL20190198

**SUBJECT:** Redesignation Item – Agricultural

**APPLICATION:** To redesignate the lands from Agricultural, General District to Direct Control District, in order to facilitate the future creation of a parking lot, outdoor storage, and storage facility.

**GENERAL LOCATION:** Located approximately 7.25 kilometres (4.5 miles) south of the town of Cochrane, on the north side of Highway 1, and the west side of Highway 22.

LAND USE DESIGNATION: Agricultural, General District

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8004-2020 on February 11, 2020. This Bylaw has been amended to reflect the update of the Rocky View County Land Use Bylaw from Bylaw C-4841-97 to Bylaw C-8000-8004. Council tabled the application on April 27, 2021, so that the Applicant could be directed to resume negotiations with Alberta Transportation on the road closure issue on Township Road 245A. The application meets the intent and goals of the County Plan's Highway Business Area; however, Alberta Transportation has also identified the parcel for future acquisition, as it is necessary for future expansion of Highway 22 and Highway 1 interchange, which is anticipated to commence within the next ten (10) years. As a result, Alberta Transportation has asked that no permanent uses be implemented on the parcel. The recent approval of the Springbank Off-Stream Reservoir (SR1) is not anticipated to affect the timeline for the upgrade of the interchange.

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

#### **OPTIONS**

Option #1: Motion #1 THAT Bylaw C-8004-2020 be amended in accordance with Attachment C.

Motion #2 THAT Bylaw C-8004-2020 be given second reading, as amended.

Motion #3 THAT Bylaw C-8004-2020 be given third and final reading, as amended.

Option #2: THAT application PL20190198 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;
- Municipal Development Plan;
- Land Use Bylaw; and
- County Servicing Standards.

#### TECHNICAL REPORTS SUBMITTED:

 Traffic Impact Assessment prepared by Bunt & Associates dated January 2017 dated December 9, 2019.

#### **POLICY ANALYSIS:**

#### **Interim Growth Policies**

The Interim Growth Policy states that all employment areas shall be planned for through statutory plans. The County Plan identifies the area as a Highway Business Area, which is intended to provide services to the traveling public. As such, the Direct Control District meets this requirement. In addition to this, the application aligns with policy 3.4.5.1 stating that Employment Areas shall be planned and developed to make efficient use of existing infrastructure. The subject parcel is adjacent to the Highway 1 and Highway 22 interchange.

#### County Plan

The County Plan identifies the subject parcel as a Highway Business Area, requiring an Area Structure Plan. An ASP for this area is on Administration's short-term horizon, with terms of reference anticipated to be brought to Council in Q4 2021 or Q1 2022.

Typically, advancing development before the implementation of an ASP restricts the ability to comprehensively plan appropriate uses, consider impacts, plan servicing, and provide access. However, this parcel has been identified by Transportation Alberta for acquisition for a future highway interchange within the next ten (10) years. As such, interim temporary Highway Business Area uses that are proposed in Option 1 are limited in size and not subject to incremental expansion.



#### Land Use Bylaw

The application proposes a new Direct Control District Bylaw to align with the Land Use Bylaw C-8000-2020. The direct control bylaw permits the uses of the Special, Future Urban Development District (S-FUD). This district intends to provide a limited range of temporary uses that can easily be removed when the parcel is taken by Alberta Transportation. In addition to the uses in S-FUD, the Direct Control Bylaw includes the uses of a Parking Lot and Mini-Storage, both of which are not defined under the current Land Use Bylaw. These uses are intended to be interim until the entire parcel is taken by Alberta Transportation. As such, these uses fit within the intent of the S-FUD and the Land Use Bylaw.

#### **ADDITIONAL CONSIDERATIONS:**

#### Alberta Transportation

Alberta Transportation has reviewed and accepted the Traffic Impact Assessment in support of this proposal. As a condition of a future development permit, the intersection of Township Road 245 would be required to be upgraded to the modified Type IV standard with appropriate illumination. Given that the parcel will be acquired as part of the future expansion of Highway 22 and Highway 1 interchange, Transportation Alberta has asked that all development that occurs onsite be temporary in nature.

#### TC Energy

There are two existing pipelines in this area, and a new pipeline is currently being constructed that will be routed through the site. The development plans should demonstrate and take into consideration all current and future pipelines (existing rights-of-way and Easements). Permanent structures must not be installed anywhere on the ROW and should be placed at least seven (7) metres from the edge of the ROW and twelve (12) metres from the edge of the pipeline.

Respectfully submitted,	Concurrence,
"Brock Beach"	"Kent Robinson"
Acting Executive Director Community Development Services	Acting Chief Administrative Officer

ST/IIt

#### **ATTACHMENTS:**

ATTACHMENT 'A': Application Information ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8004-2020 and Schedule A

ATTACHMENT 'D': Map Set

ATTACHMENT 'E': Public Submissions



#### ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Mediated Solutions (Phil Dack)	OWNERS: Vaughn Reid
DATE APPLICATION RECEIVED: December 16, 2019	DATE DEEMED COMPLETE: January 9, 2020
GROSS AREA: ± 5.84 hectares (± 14.44 acres)	LEGAL DESCRIPTION: SE-34-24-04-W5M

#### SOILS (C.L.I. from A.R.C.):

C.L.I. equivalent (from A.R.C.): 90% class 3 c, fair arable land with adverse climate; 10% class 4 s, restricted land with sodicity.

#### **HISTORY:**

October 7, 1997: Council approved a land-use application to redesignate the subject land from

Agricultural Conservation (1) District and Agricultural Commercial District to Highway Commercial District in order to facilitate the expansion of a parking

lot.

April 21, 1998: Council approved a boundary adjustment between a +/- 4 acre parcel and a

+/- 20 acre parcel in order to create a +/- 9 acre parcel and a +/- 11 acre

parcel.

#### **PUBLIC & AGENCY SUBMISSIONS:**

The application was circulated to 18 adjacent landowners. One (1) landowner responded to the circulation. The response is included in Attachment 'E.'

The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments are addressed within 'Additional Considerations' above.



#### ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS	
School Authority		
Rocky View Schools	Rocky View Schools has reviewed this circulation and has no objections.	
Province of Alberta		
Alberta Transportation	In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the <i>Highways Development and Protection Act / Regulation</i> , and will require a roadside development permit from Alberta Transportation.	
	The application form and instructions can be obtained from the department's website at https://www.alberta.ca/roadsidedevelopment-permits.aspx.	
	The department has the following additional comments on the referral:	
	1. Alberta Transportation acknowledges receipt of the plan for the future municipal road network that could provide access between Highway 22 and Jumping Pound Road and facilitating removal of the direct access ramps to Highway 1 in the future. This satisfies the requirement of Section 5 of the Highways Development and Protection Regulation and enables Alberta Transportation to issue a permit for the proposed development.	
	2. Alberta Transportation has reviewed and accepted the Traffic Impact Assessment in support of this proposal. As a condition of development permit approval, the intersection of Township Road 245 shall be upgraded to the modified Type IV intersection treatment, with the installation of illumination as required by detailed analysis. The applicant is advised to contact the undersigned in this regard.	
	3. Long-term plans for the Highway 22 and Highway 1 interchange will require a substantial amount of the existing property, as reflected on the attached plan. This project is not currently on the provincial construction program and may be 10 years (or more) from construction. Alberta Transportation's permit referenced above will be of a temporary nature to reflect this future need.	
Alberta Health	At this time we do not have any concerns with the information as provided.	
Public Utility		
ATCO Gas	ATCO Gas has no objection to the proposed Redesignation.	
Telus Communications	TELUS COMMUNICATIONS INC. has no objection to the above circulation.	



**AGENCY** 

#### COMMENTS

#### Other External Agencies

TC Energy

Thank you for sending B&A Planning Group (B&A) notice of this project. B&A is the land use planning consultant for TC Energy (TC), formerly TransCanada Corporation, in Western Canada. On behalf of TC, we work with municipalities and stakeholders regarding land use and development surrounding their pipeline infrastructure to ensure that it occurs in a safe and successful manner. As per the requirements of the Canada Energy Regulator (CER) (formerly the National Energy Board (NEB)), additional development in proximity to TC's pipelines with potential new residents, employees, structures, ground disturbance, and crossings could warrant pipeline remediation. Consultation between TC and the applicant prior to development assists both parties in determining the best course of action to proceed with potential remediation and development. This is to help prevent pipeline damage, unwarranted crossings, and identify development within proximity to the pipeline that may trigger a pipeline Class upgrade. Description of proposed development: We understand that this application is for a land-use redesignation from Ranch and Farm District to Direct Control District in order to facilitate the future creation of a storage facility. The parcel is approximately 5.84 ha in size and is located just NW of the intersection of Highway 1 and Highway 22 (Cowboy Trail). Please refer to Attachment 01 Approximate Location of TC Infrastructure for maps that show the proposal in relation to the approximate location of TC's infrastructure. Assessment of proposed development and comments: As demonstrated in Attachment 01, and the Site Plan provided by the applicant in Attachment 02, the plan area has two current pipelines and an additional ROW for a future pipeline running through it. Based on the proposed site plan and DC application TC Energy would like to oppose the approval of the land-use redesignation application at this time and proposes the following additional information, requirements. and revisions:

- The site plan demonstrates a drainage ditch and detention ponds over and adjacent to the pipeline ROW. This could have negative impacts depending on the depth and flow of water in these areas. Therefore, TC is requesting additional information on the depth and dimensions of these stormwater management features. In general, stormwater drainage should be directed away from the ROW to avoid erosion of the land cover.
- 2. Future site plans should include the dimensions and distances from the ROWs for all proposed features
- 3. It should be noted that there are two existing operating pipelines in this area, and a new pipeline currently being constructed will be going through the site soon. The site plans should demonstrate and take into consideration all current and future pipelines (existing ROWs and Easements).



#### **AGENCY**

#### **COMMENTS**

- 4. All ROWs should be clearly marked on the plan and specific uses specified in the DC Bylaw that will or will not be permitted on the ROW, for example: • Agriculture only on ROW • TC does not support the long-term storage of any vehicles on the ROW.
- 5. Permanent Structures shall not be installed anywhere on the ROW, and it is TC Energy's preference that permanent structures should be placed at least seven (7) metres from the edge of the ROW and twelve (12) metres from the edge of the pipeline. Additional guidelines on Structures can be found in Attachment 03 Structures on the Right-of-Way.
- 6. As the placement of the pipeline can vary within the right-of-way, a locate service should be requested to mark the alignment before any work takes place. Locate requests can be made online at www.clickbeforeyoudig.com, and usually take 72 hours for the facilities to be located and marked.
- 7. No work may take place within TC's pipeline right-of-way without a TC representative on site.
- 8. The site plan demonstrates features (parking lot, detention pond, admin office, etc) just outside of the ROW. Any ground disturbance (excavation, digging, or crossing) within 30m of the pipeline, requires written consent from TC Energy through the online application process, at https://piiaqforms.tcenergy.com/Runtime/Runtime/Form/Welcome. Form/
- 9. TC must still be allowed access to the ROW for maintenance
- 10. TC requests that this application be re-circulated at the Development Permit stage to ensure that all requirements are met. As specified in the Rocky View County Land Use Bylaw Section 34.5: "The Development Authority may require, as a condition of issuing a Development Permit for any use of land which is situated adjacent to the right-of-way of a pipeline, other than a sour gas pipeline, or an electrical transmission line or any other public utility, that the proposed development be set back from the right-of-way of the pipeline, the electrical transmission line or other public utility such distance as in its discretion it may determine." 11. In order to ensure that all requirements are being met, we recommend that all the attachments appended to this letter be reviewed in full, and their guidelines applied to future development., Attachment 03 Structures on the Right-of-Way, Attachment 04 Development within Proximity to TC Infrastructure, and Attachment 05 Work Safely Booklet. 12. TC Energy would be happy to meet with the applicant to discuss any of these requirements further and assist with the revisions to the proposed site plan and Direct Control District. General guidelines for development in proximity to TC Energy Infrastructure: All permanent or temporary crossings of any TC pipeline needs written consent from TC. A request for written consent must be submitted to TC Energy through the online



#### AGENCY COMMENTS

application form - TC's Canadian Third Party Crossings Application Portal at https://pi-

iagforms.tcenergy.com/Runtime/Runtime/Form/Welcome.Form/ or by calling 1-877-872-5177. A Locate Request must first be made at www.clickbeforeyoudig.com or by calling your local One-Call Centre https://www.tcenergy.com/sustainability/safety/safedigging/canada/contacts/#clickorcall. A crossing includes any of the following activities: • Constructing or installing a facility across, on, along, or under a TC pipeline Right-Of-Way: • Conducting ground disturbance (excavation or digging) on or within the prescribed area (30 meters from the centreline the pipeline); • Driving a vehicle, mobile equipment or machinery across a TC pipeline right-of-way outside the travelled portion of a highway or public road. • Using any explosives within 300 metres of TC's rightof-way. • Use of the prescribed area for storage purposes. Requirements and general guidelines for development on or near TC's pipelines and infrastructure are included within Attachment 04 Development within Proximity to TC Infrastructure, Attachment 03 Structures on the Right-of-Way, and Attachment 05 Work Safely Booklet. Further information can also be found on TC's website here: https://www.tcenergy.com/sustainability/safety/safedigging/canada/landowners-and-neighbours/. Additionally, we recommend that the Canadian Standards Association's Z663-18 Standard regarding "Land use planning in the vicinity of pipeline systems" be purchased and reviewed for information and recommended best practices and policies related to planning and development in proximity to pipelines and related infrastructure at https://store.csagroup.org/. Please continue to keep us informed on this project, including any changes to it and the ultimate outcome, and of any further land use, subdivision, and development-related activities in proximity to TC's pipelines and facilities. Referrals and any questions regarding land use planning and development around pipelines should be sent to tcenergy@bapg.ca. Thanks again for providing us with the opportunity to provide comments and we look forward to working with you in the future.

#### Internal Departments

Recreation, Parks, and Community Support

The Recreation, Parks and Community Support department has no concerns with this land-use redesignation application.

Comments pertaining to reserve dedication will be provided at any

future subdivision stage.

Development Compliance Development

Development Compliance has no concerns with this application at this time.



#### AGENCY

#### **COMMENTS**

Planning and Development Services - Engineering

#### General

- The review of this file is based on the application submitted.
   These conditions/recommendations may be subject to change to ensure best practices and procedures.
- Prior to issuance of a future development permit, the applicant/owner 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.
- Prior to issuance of a future development permit, the applicant/owner shall provide an erosion and sedimentation control plan to be implemented for the duration of the construction of onsite and offsite improvements and the proposed development.
- The application will need to be circulated to Alberta
   Transportation for review and comment since the development is
   adjacent to Highway 1.

#### **Geotechnical:**

- There appear to be no steep slopes on the subject land.
- Engineering has no requirements at this time.

#### **Transportation:**

- As part of the redesignation application, the applicant/owner submitted a Traffic Impact Assessment conducted by Bunt and Associates dated December 9, 2019. Alberta Transportation indicated that the proposed development triggers the requirement to close the road approaches off of Highway 1 providing access to the Petro Canada site. As a result, current traffic visiting the Petro Canada site, as well as traffic from the proposed development, will be redirected through Township Road 245A.
  - At the time of future development permit application, the applicant/owner shall provide a revised TIA that analyzes the anticipated traffic volume (vehicles per day) along Township Road 245A resulting from the proposed development and provide recommendations for road upgrades that are in accordance with the County Servicing Standards.
- Prior to issuance of a future development permit, the applicant/owner will be required to enter into a development



#### AGENCY COMMENTS

agreement with the County to construct the following improvements;

- Improve the intersection of Twp Rd 245A and Highway 22 to a modified Type IV intersection treatment;
- Signalization and illumination of the Township Road 245A / Highway 22 intersection to the satisfaction of Alberta Transportation;
- Improve Twp Rd 245A as recommended in the revised TIA to accommodate the proposed development traffic in accordance with the County Servicing Standards;
- Implementation of the ESC plan;
- o Implementation of the construction management plan;
- Prior to issuance of a future development permit, the applicant/owner will be required to obtain a roadside Development Permit from AT for the implementation of any improvements to the provincial highway network.
- Prior to issuance of a future development permit, the applicant/owner will be required to pay the transportation offsite levy, as per the applicable TOL bylaw at the time of DP issuance, on the development area of the proposed development. The applicant will be required to submit a revised site plan identifying the development area of the proposal.
  - The development area refers to the portion of lands utilized directly for development purposes and includes the driveway access; all structures (buildings), the storage and display areas directly associated with the use; and the required parking area (as defined in the Land Use Bylaw).

#### Sanitary/Waste Water:

- The applicant/owner indicated that the proposed development will be serviced via a holding tank with a pump-out service.
- Engineering has no requirements at this time.

#### **Water Supply And Waterworks:**

- The applicant/owner indicated that the proposed development will be serviced via cistern with trucked water service.
- Engineering has no requirements at this time.

#### Storm Water Management:

 Prior to issuance of a future development permit, the applicant/owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer that is in accordance with the Springbank Master



#### **AGENCY**

#### **COMMENTS**

Drainage Plan and the Springbank Creek Catchment Drainage Plan

 As a permanent condition of a future development permit, the owner shall adhere to the recommendations resulting from the SSIP.

#### **Environmental:**

- Engineering has no requirements at this time.
- The applicant/owner will be responsible to obtain all required AEP approvals should the proposed development impact any wetlands or other valuable environmental components.

#### Transportation Services

Transportation Services has the following recommendations/advisories/comments regarding this application:

- Applicant to confirm access to development / subdivided lots.
- Site Grading, fill placement, temporary stockpile placement, and berm construction are not to negatively impact existing surface drainage or direct additional surface drainage into adjacent County road allowance.
- Application involves Development along Alberta Transportation Road Allowance. Therefore recommend applications to be circulated to Alberta Transportation for review and comments.

#### **Utility Services**

No Concerns.

### Agriculture & Environment Services

If approved, the application of the Agricultural Boundary Design Guidelines will be necessary to buffer the storage facility from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including trespass, litter, pets, noise, providing a visual barrier, and concern over fertilizers, dust & normal agricultural practices.

Circulation Period: January 10, 2020, to January 31, 2020.

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



#### **BYLAW C-8004-2020**

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

The Council of Rocky View County enacts as follows:

#### PART 1 - TITLE

This Bylaw shall be known as Bylaw C-8004-2020.

#### **PART 2 - DEFINITIONS**

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97, the *Municipal Government Act*, and Section 2.0 herein.

#### PART 3 – EFFECT OF BYLAW

- THAT Part 5, Land Use Map No. 48 of Bylaw C-4841-97 Schedule B, Land Use Maps of Bylaw C-8000-2020 be amended by redesignating a portion of SE-34-24-4-W5M from Ranch and Farm-District Agriculture, General District (A-GEN) to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** A portion of SE-34-24-4-W5M is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** The regulations of the Direct Control District comprise of the following:
  - 1.0 General Regulations
  - 2.0 Land Use Regulations
  - 3.0 General Development Regulations

#### 1.0 General Regulations

- **1.1** All uses listed as permitted in the Ranch and Farm District are deemed approved in this Direct Control District.
- The Subdivision Authority shall be responsible for decisions regarding subdivision applications affecting the lands subject to this Bylaw.
- 1.3 Except where specifically noted that Council approval is required the Development Authority shall be responsible for the issuance of development permits for the lands subject to this Bylaw.
- 1.4 The Development Authority and/or Council may decide on an application for a development permit even though the proposed development does not comply with this bylaw or is a nonconforming building if, in the opinion of the Development Authority, the proposed development will not unduly interfere with the amenities of the neighbourhood, interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and the proposed use conforms with the uses outlined within this Bylaw.
- **1.5** Parts 1, 2, & 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw except where otherwise noted.



#### 2.0 Land Use Regulations

#### 2.1 Purpose and Intent

The purpose and intent of this district is to allow low impact activities on future road right-of-way lands while also allowing ranching and farming activities on the land to continue.

#### 2.2 Uses

- 2.2.1 The Permitted and Discretionary Uses listed in Section 43.3 and 43.4 of Land-Use Bylaw C-4841-97 are the Permitted and Discretionary Uses of this District with the inclusion of:
  - (i) Government Services
  - (ii) Mini storage
  - (iii) Mobile home (maximum of 2 for custodial purposes)
  - (iv) Outside Storage
  - (v) Outdoor storage Recreational Vehicles
  - (vi) Outdoor storage Truck trailers

#### 2.3 Development Regulations

- 2.3.1 Minimum Yard, Front for Buildings:
  - (i) 15.00 m (147.64 ft.) from anyroad, County;
  - (ii) 15.00 m (196.85 ft.) from any road, highway.
  - (iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service.
- 2.3.2 Minimum Yard, Side for Buildings:
  - (i) 15.00 m (147.64 ft.) from anyroad, County;
  - (ii) 15.00 m (196.85 ft.) from any road, highway;
  - (iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service;
  - (iv) 6.00 m (19.69 ft.) all other.
- 2.3.3 Minimum Yard, Rear for Buildings:
  - (i) 15.00 m (98.43 ft.) from any road, highway
  - (ii) 15.00 m (49.21 ft.) all other.
- 2.3.4 Maximum Height of Buildings: 10.00 metres (32.8ft).
- 2.3.5 Minimum Habitable floor area for dwellings, excluding basement:
  - (i) 92.00 sq. m (990.28 sq. ft.) single storey dwelling;
  - (ii) 92.00 sq. m (990.28 sq. ft.) split level dwelling, the total area of two-finished levels:
  - (iii) 74.00 sq. m (796.53 sq. ft.) split entry or bi-level and the main floor; 18.00 sq. m (193.75 sq. ft.) finished lower level;
  - (iv) 92.00 sq. m (990.28 sq. ft.) combined floor area, two-storey dwelling;
  - (v) 92.00 sq. m (990.28 sq. ft.) mainfloor for dwelling, moved-in.



#### 3.0 General Development Regulations

- 3.1. The following items are required prior to the endorsement of a plan of subdivision or the issuance of a Development Permit;
  - 3.1.1 A Traffic Impact Assessment and Intersection Assessment in accordance with the County Servicing Standards.
  - 3.1.2 A Solid Waste Management Plan detailing how solid waste will be collected and transported from the development.
  - 3.1.3 An access plan which shall include but is not limited to: a clearly defined access route, all necessary easements, rights-of-way and associated agreements, emergency access in accordance with the County Servicing Standards.
- 3.2 No vehicle storage shall be located in the front yard setback;
- 3.3 There shall be no storage of hazardous materials or goods on site;
- 3.4 No overnight or long-term camping shall be allowed on site;
- 3.5 There shall be no storage for the salvage of, or for derelict vehicles, used building or domestic products and similar discarded or recyclable materials;
- 3.6 All outdoor storage, recreation vehicle sites shall have a dump station

#### **PART 4 - TRANSITIONAL**

Bylaw C-8004-2020 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

#### 1.0 PURPOSE

1.1 The purpose and intent of this district is to allow low-impact activities on lands identified by Alberta Transportation for future interchange development while also allowing ranching and farming activities on the land to continue. Any buildings placed on site shall be temporary and mobile in nature.

#### 2.0 DEFINITIONS

- 2.1 **Commercial Parking Lot** means a portion of land, set aside for the parking of motor vehicles for a time period of no longer than 72-hours as approved by the Development Authority.
- 2.2 **Mini-Storage** means self-contained buildings or storage facilities intended to provide inside storage options on a small scale where the customer is charged a rental fee on a monthly or annual basis for the storage of personal products.

#### 3.0 COMPLIANCE WITH BYLAW C-8000-2020

3.1 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.

#### 4.0 REFERENCE TO BYLAW C-8000-2020

4.1 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.

#### 5.0 VARIANCES

5.1 The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 102, 103, 104, 105, and 106 of Bylaw C-8000-2020.



#### 6.0 ADMINISTRATION AS DEVELOPMENT AUTHORITY USES

- The permitted uses of the Special, Future Urban Development District (S-FUD) District of Bylaw C-8000-2020 are the permitted uses in this Direct Control District.
  - 6.1.1 The discretionary uses of the Special, Future Urban Development District (S-FUD) District of Bylaw C-8000-2020 are the discretionary uses in this Direct Control District with the addition of: Commercial Parking Lot and Mini-Storage

#### 7.0 USES NOT DEFINED

7.1 Those uses that are not otherwise defined in this Bylaw, which in the opinion of the Development Authority are similar to the Uses listed in Section 6.0 of this Direct Control and which conform to the purpose of this district, may be Uses as approved by the Development Authority.

#### 8.0 BYLAW C-8000-2020 DISTRICT RULES

Unless otherwise specified, the rules of Special, Future Urban Development District (S-FUD) District of Bylaw C-8000-2020 shall apply.

#### 9.0 DEVELOPMENT REGULATIONS

- 9.1 Minimum parcel size: 5.84 ha (14.44 ac)
- 9.2 Building and Storage Area Setback Requirements
  - 9.2.1 South and East property lines:
    - 9.2.1.1 15.00 m (49.21 ft.) from any road
  - 9.2.2 North and West property lines:
    - 9.2.2.1 6.00 m (19.69 ft.) all other.
- 9.3 Setbacks requirements to the south and east property lines may be reduced by the Development Authority if landscaping is provided in the setback area;
- 9.4 Maximum Height of Buildings: 10.00 metres (32.81ft).
- 9.5 Maximum Site Coverage: 10.00%

#### 10.0 ADDITIONAL REQUIREMENTS

- 10.1 The following items may be required by the Development Authority at the time of application for a Development Permit:
  - 10.1.1 A Traffic Impact Assessment and Intersection Assessment in accordance with the County Servicing Standards.
  - 10.1.2 A Solid Waste Management Plan detailing how solid waste will be collected and transported from the development.
  - 10.1.3 An access plan shall include but is not limited to: a clearly defined access route, all necessary easements, rights-of-way and associated agreements, and emergency access in accordance with the County Servicing Standards.
  - 10.1.4 Development Agreement as required by the Development Authority.
  - 10.1.5 All Development Permit applications shall be circulated to all easement holders on title.
  - 10.1.6 Stormwater Management Plan

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- 10.2 There shall be no storage of hazardous materials or goods on site;
- 10.3 There shall be no storage of salvaged and/or derelict vehicles, used building products, used domestic products, or similar discarded or recyclable materials; and
- 10.4 All Development Permits shall be issued with a term limit of no longer than two years.
- 10.5 All outdoor storage, recreation vehicle sites shall each have a dump station to efficiently remove wastewater from the recreational unit.

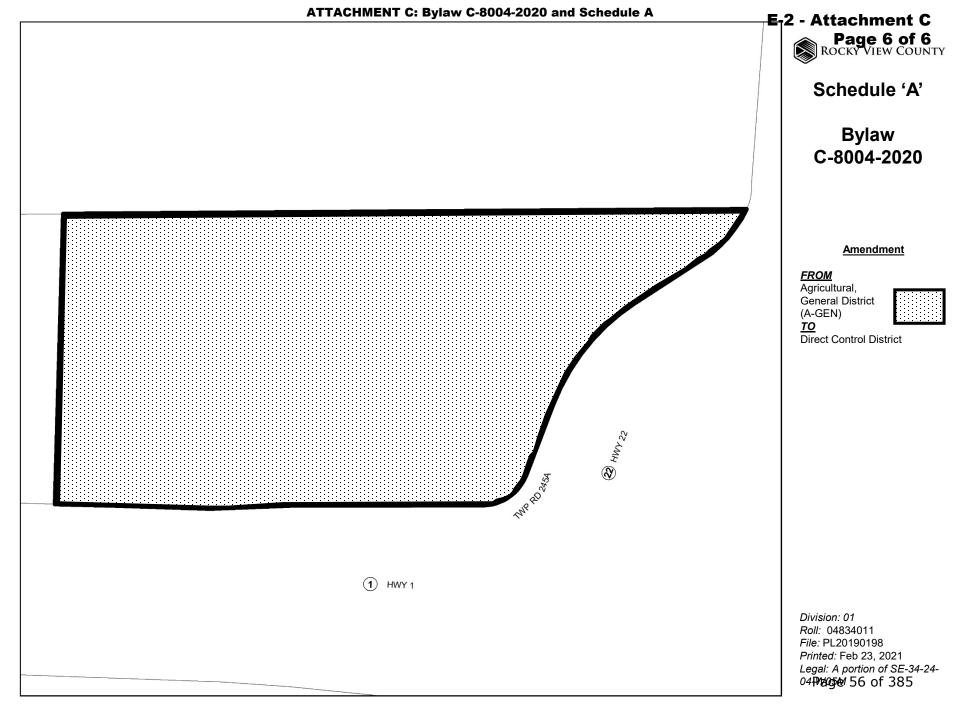
#### **PART 4 - TRANSITIONAL**

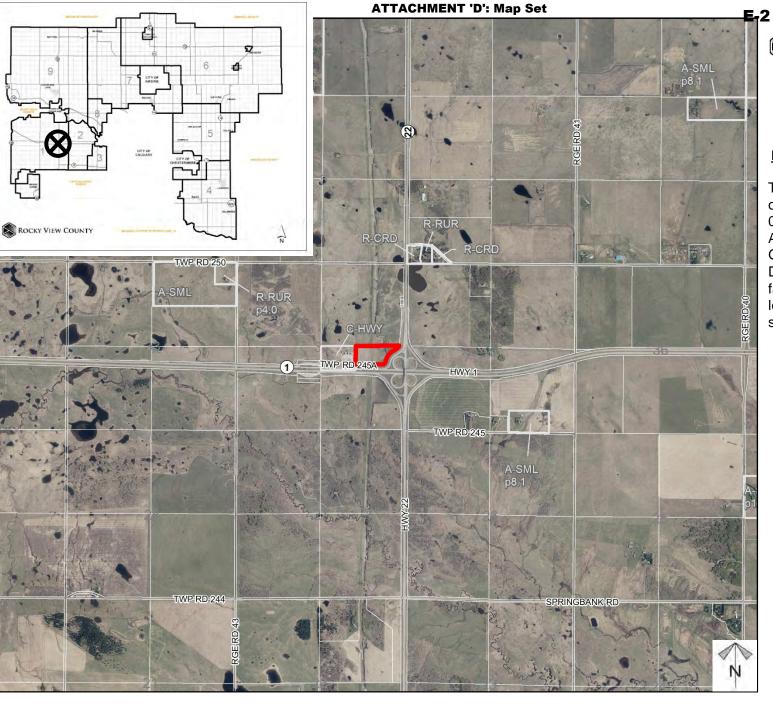
Bylaw C-8004-2020 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 1 File: 04834011 - PL20190198

READ A FIRST TIME IN COUNCIL this	11th	day of Februar	y, 2020
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
	Reev	e	
	CAO	or Designate	
	—— Date	Bylaw Signed	
	Date	Dylaw Cigilou	

Bylaw C-8004-2020 File: 04834011 – PL20190198 Page 5 of 5





# E-2 - Attachment D Page 1 of 5 ROCKY VIEW COUNTY

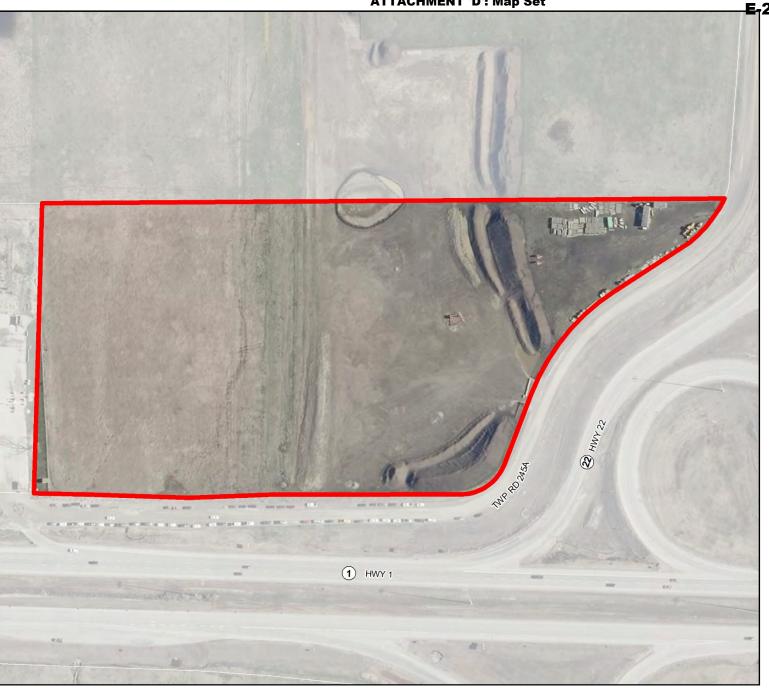
## Location & Context

#### **Redesignation Proposal**

To redesignate a portion of land within SE-34-24-04-W05M from Agricultural, District General (A-GEN) to a Direct Control District to facilitate a future parking lot, outdoor storage and storage facility.

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Roll: 04834011
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Printed: Feb 23, 2021
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**ATTACHMENT 'D': Map Set** 



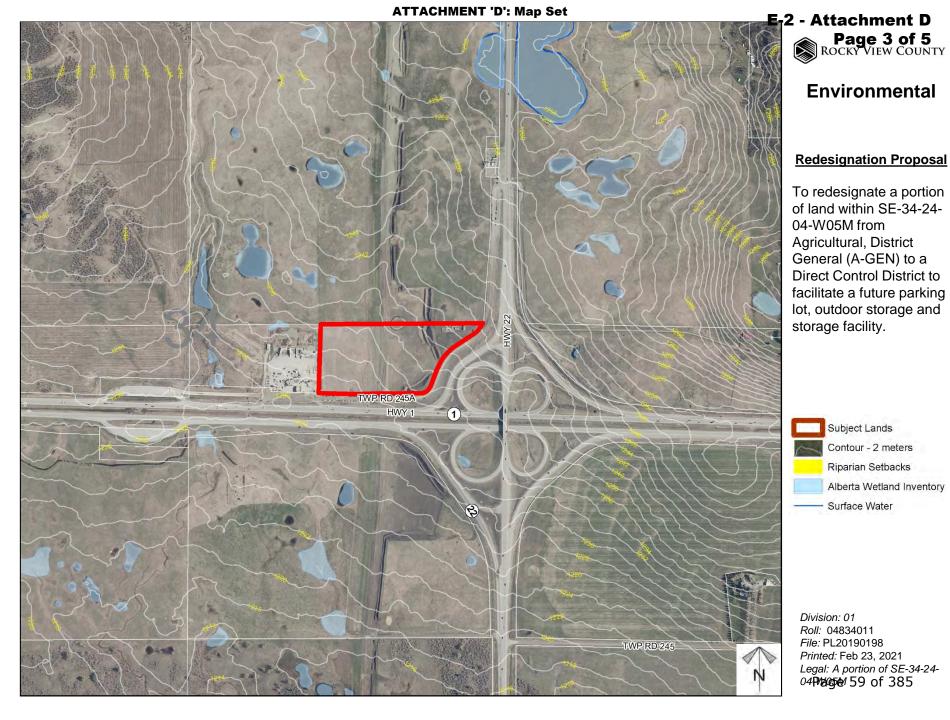


### **Development Proposal**

#### **Redesignation Proposal**

To redesignate a portion of land within SE-34-24-04-W05M from Agricultural, District General (A-GEN) to a **Direct Control District to** facilitate a future parking lot, outdoor storage and storage facility.

Division: 01 Roll: 04834011 File: PL20190198 Printed: Feb 23, 2021 Legal: A portion of SE-34-24-04 Mage 58 of 385



**ATTACHMENT 'D': Map Set** 3C 3 6T,E 6 3C 3 TWP RD 245A HWY 1 (1) (3) 484 LAND CAPABILITY CLASSIFICATION LEGEND Limitations **CLI Class** N - high salinity 1 - No significant B - brush/tree cover P - excessive surface stoniness limitation C - climate D - low permeability R - shallowness to bedrock 2 - Slight limitations S - high solidity 3 - Moderate limitations E - erosion damage T - adverse topography 4 - Severe limitations F - poor fertility U - prior earth moving G - Steep slopes 5 - Very severe **TWP RD 245** V - high acid content limitations H - temperature I - flooding W - excessive wetness/poor drainage 6 - Production is not X - deep organic deposit J - field size/shape feasible Y - slowly permeable K - shallow profile development 7 - No capability M - low moisture holding, adverse texture Z - relatively impermeable

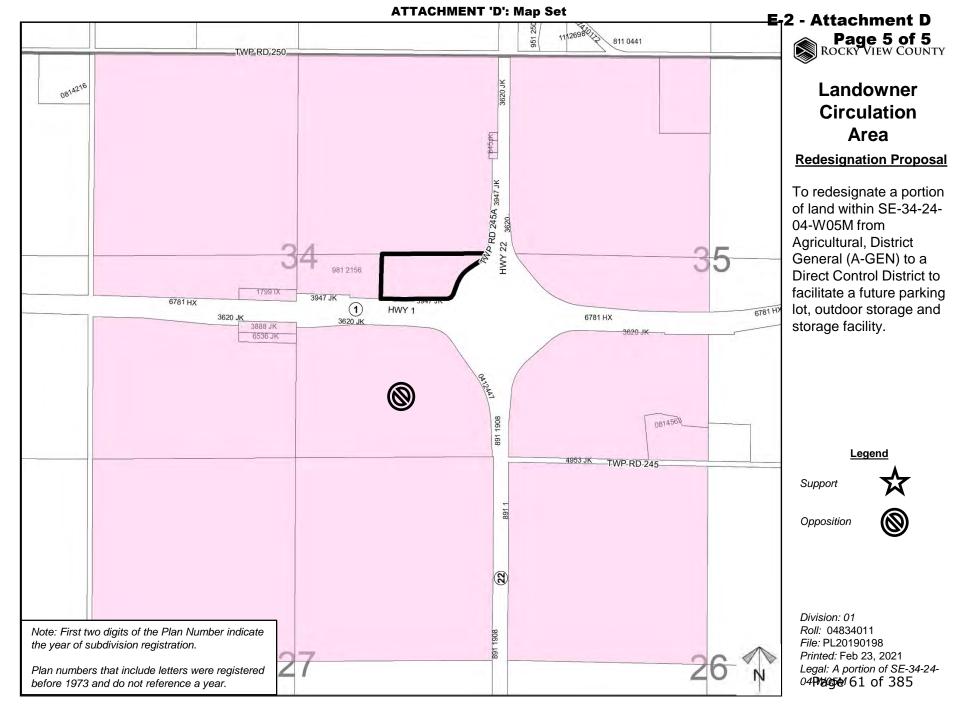
F-2 - Attachment D
Page 4 of 5
ROCKY VIEW COUNTY

## Soil Classifications

#### **Redesignation Proposal**

To redesignate a portion of land within SE-34-24-04-W05M from Agricultural, District General (A-GEN) to a Direct Control District to facilitate a future parking lot, outdoor storage and storage facility.

Division: 01 Roll: 04834011 File: PL20190198 Printed: Feb 23, 2021 Legal: A portion of SE-34-24-04₽₩₩ 60 of 385



TO: POCKYVIEW COUNTY LEGISLATIVE SERVICES

Appication# PL20190198 (04834011)

FROM: TAMARA KROWICKI

SW-35-24-4-W5







TAMARA KROWICKI
245 184 HIGHWAY 22 (SW-35-24-4-W5)
SUBJECT: Application PLZ0190198 (04834011)

HELLO, I AM STRONGLY OPPOSED TO THE PROPOSED BYLAW FOR THE ADDITIONAL FOLLOWING REASONS:

I. I BELEVE THAT AMMENDING THE BYLAW WOULD BE PROMOTING THE PROPOSED STORAGE FACILITY AND PARKING LOT. THESE TYPES OF FACILITIES ARE DESIGNED TO BE VISIBLE ATTENTION GRABBING STRUCTURES , THAT ARE BRIGHTLY LIT TO ATTRACT CUSTOMERS AND DETER CRIMINAL ACTIVITY. THIS TYPE OF PROPOSED DEVELOPMENT IS NOT SYMPATHETIC TO THE SUPPOUNDING AREA AND WILL DEVALUE PROPERTY VALUES IN THE AREA. THIS IS CONFIRMED BY GUYTOMLINSON. GUY IS A REALTOR WITH "THE REAL ESTATE COMPANY" WITH EXPERTISE IN THE AREA FOR OVER 45 YEARS. HIS STANCE WAS THAT THIS SORT OF PROPOSED DEVELOPMENT, WOULD ABSOLUTIEY DECREASE THE VALUE OF MY PROPERTY AND RESIDENCE, AS WELL AS THE NEIGHBOURING LANDS AND RESIDENCE THAT ARE, SURROUNDING.





2. AMMENDING THIS BYLAW, WOULD CONTRADICT THE POLICY THAT ROCKYVIEW COUNTY HAS IN PLACE. THE WETLAND CONSERVATION AND MANAGEMENT POLICY CONSERVATION AND MANAGEMENT POLICY CONSERVE AND MANAGE WETLANDS, AS THESE LANDS ARE AN INTEGRAL COMPONENT MANY IMPORTANT FUNCTIONS, INCLUDING BUT NOT LIMITED TO PROTECTING BIODIVERSITY AND PROVIDING WILDLIFE HABITAT, MAINTAINING OR IMPROVING TO GROUNDWATER RECHARGE. IN CONTRIBUTING THE PROPOSED DEVELOPMENT WOULD JEOPORDIZE THIS AND DIMINISH THE SUSTAINABILITY AND HABITAT THAT

3.

TO AMMEND THE CURRENT BY LAW, BY DEFINITION, WOULD BE CONSIDERED "SPOT ZONING". AND THIS INVOLVES "THE SINGLING OUT OF A SMALL PARCEL OF LAND FOR A USE CLASSIFICATION TOTALLY DIFFERENT FOR THE BENEFIT OF THE OWNER OF SUCH PROPERTY AND TO THE DETRIMENT OF OTHER OWNERS.

THE SURROUNDING PARCIELS ARE ZONED IN ROCKYVIEW COUNTY AS AGRICULTURAL DISTRICTS AND ROCKYV





SHOULD PROTECT AND BE RESPONSIBLE FOR ITS DISTRICTS, THE MUNICIPALITY WOULD NOT BE UPHOLDING ITS LAND USES AND ZONING PRACTICES BY ALLOWING AN INDIVIOUAL TO BARGAIN AND EXPLOIT THE MUNICIPALITY FOR THEIR OWN BENEFIT AND DISREGARD FOR OTHERS,

4. THIS IS BEING HANDWRITTEN AND SUBMITTED BY A DEADLINE BEING IMPOSED, THE DEADLINE IS FOR WEDNESDAY APRILIA THE JEADLINE IS FOR WEINES DAY APRILIA 2021. YET A COPY OF THE PROPOSED BYLAW AND ASSOCIATED STAFF REPORT IS NOT AVAILABLE TO THE PUBLIC, BEGINNING WEDNESDAY APRIL 21 2021. THIS IS NOT BEING TRANSPARENT AND DOES NOT ALLOW ME TO HAVE ACCESS TO A DOCOMENT IM SURE I COULD FIND MANY MORE POINTS WITH, TO OPPOSE

AS A DIRECTLY ADJACENT LAND DUNER THANK YOU COUNCIL, FOR ALLOWING ME A VOICE, AND FOR TAKING THE TIME TO HEAR MY OPPOSITION,

SINCERELY TAMARA KROWICKI APRIL 14

#### Stefan Kunz

From: tamara krowicki

**Sent:** Sunday, March 8, 2020 2:51 PM

To: Stefan Kunz

**Subject:** file#04834011 app#PL20190198 division1

regarding file # 04834011

application # PL20190198

division #1

as the landowner directly across from the land subject to the applications, i am strongly opposed to this matter. this land is currently a zoned parcel for ranch and farm. this is not a commercial park nor should rocky view entertain this idea.

the problems already transpiring at this intersection are numerous.

with it being the busiest petro canada in western canada, and with vehicles parking on the access road daily, the traffic is already at a very inflated level, so much so that truckers cannot use this road that was originally created for them! having a new developed storage facility directly beside this, creates an unreasonable and problematic amount of traffic and more pollution from the lack of dust control.

the lights currently housed int the vicinity are already a violation of light pollution.a storage facility would require lighting, affecting this RURAL RANCH AND FARM DISTRICT.except for the petro canada in the vicinity, which is obnoxious as it is, the surrounding land is dedicated to the farmers and ranchers.i strongly believe that rocky view needs to continue its protection and conservation of these dedicated lands.

a storage facility would also require a dumping station.this is an abundant burden to the lands and surrounding properties, who must now deal with the leeching effects of septic waste at a commercial level and the constant smell of septic waste due to the prevalent winds in the area.

there has been a noted rise of rural crime occurring as well.cars parked on the access road are increasingly being broken into.a storage facility would only increase this level of crime, and effect the landowners current risk.i believe it is a threat to the security and wellbeing of myself and others.

another concern i have is the gas pumping station [34834092] in the close proximity a storage facility with a storage of motorized vehicles, with each having a full tank of gas, seems to be lacking in safety prevention if anything were to happen, the flammability rate would be dramatically increased to a dangerous level that could cause a deathly spread of wild fire.

please take all of these points into consideration.

as a landowner i am asking rockyview to please please pleeeeeeeeease deny this application.DO NOT allow this intersection to become an industrial park.

thank you for taking the time to consider my objections.

tamara krowicki

SE-34-24-4-W5M





#### PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 7, 2021 DIVISION: 1

**TIME:** Afternoon Appointment

**FILE**: 03917014 **APPLICATION**: PL20200168

**SUBJECT:** Redesignation - Residential

**APPLICATION:** To redesignate the subject lands from Agricultural, Small Parcel District (A-SMLp8.1), to ± 15.42 acres of Residential, Rural District (R-RUR) for future creation of two lots, and ± 2.00 acres of Residential, Country Residential District (R-CRD) to accommodate future subdivision of one new lot.

**GENERAL LOCATION:** Located in the Bragg Creek area, approximately 0.41 kilometres (1/4 mile) west of Range Road 54, and 0.41 kilometres (1/4 mile) north of Township Road 232.

**LAND USE DESIGNATION:** Agricultural, Small Parcel District (A-SMLp8.1)

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8123-2020 on February 23, 2021. It has since been amended to reflect the new Land Use Bylaw references. The application is inconsistent with the relevant policies of the Greater Bragg Creek Area Structure Plan; however, in consideration of on-site topographic and development constraints and existing development in the area, Administration believes it generally meets the intent of policy 7.4.3 respecting minimum parcel size and the requirement of a conceptual scheme.

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

#### **OPTIONS**

Option #1: Motion #1 THAT Bylaw C-8123-2020 be amended as per Attachment 'C'.

Motion #2 THAT Bylaw C-8123-2020 be given second reading, as amended.

Motion #3 THAT Bylaw C-8123-2020 be given third and final reading, as amended.

Option # 2: THAT further consideration of Bylaw C-8123-2020 be tabled until the applicant has

prepared a conceptual scheme.

Option #3: THAT application PL20200168 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;
- Municipal Development Plan;
- Greater Bragg Creek ASP;
- Land Use Bylaw; and
- County Servicing Standards.

#### TECHNICAL REPORTS SUBMITTED:

- Slope Stability Comments, prepared by Lone Pine Geotechnical Ltd., dated May 17, 2021
- Level I Variation Private Sewage Treatment System Assessment, prepared by Groundwater Resources Information Technologies Ltd., dated May 4, 2021
- Phase I Groundwater Supply Assessment, prepared by Groundwater Resources Information Technologies Ltd., dated April 23, 2021

#### **POLICY ANALYSIS:**

#### County Plan

The County Plan provides specific policy guidance for areas that do not fall within the boundaries of an Area Structure Plan (ASP) or other subordinate plans. As the subject lands are located within the Greater Bragg Creek ASP, the ASP policies should be applied.

#### Greater Bragg Creek Area Structure Plan

The subject lands are located within the West Bragg Creek policy area, in the infill residential area.

Policy 7.4.3 (b) indicates that conceptual schemes should be required for redesignation in infill residential areas, except where the following criteria are met:

- direct road access is available;
- only a single lot is being created;
- proposed lot is two (2) acres or greater; and



 the creation of the new lot will not adversely affect or impede future subdivision of the balance lands.

Based on the above requirements, the application does not meet this policy as it will create two new lots. However, Administration does not believe preparation of a conceptual scheme would provide any additional beneficial information as the area has significant topography and is highly fragmented. Therefore, Administration recommends that Council consider varying the policy for preparation of a Conceptual Scheme as there would be limited information that may be gained.

Policy 7.4.3 (c) indicates that parcel sizes should not be less than four (4) acres, with an overall maximum density of one lot per four (4) acres of Gross Developable Area (GDA). With a parcel size of 17.42 acres and a total area of development constraints (wetland and riparian setback) of 0.80 acres, the maximum number of lots is calculated at four (4) lots.

While the proposal is less than the maximum density, the proposed R-CRD parcel is below the minimum four (4) acres and is therefore not consistent with policy 7.4.3 (c).

Administration notes, however, that there are several existing two-acre parcels on the same road, in the adjacent quarter section to the west. The proposed R-CRD parcel is also restricted due to topographic constraints, the existing wetland, and the existing driveway. As well, any technical review of the servicing would ensure that sufficient area is provided to support the parcel. In sum, Administration does not believe that the minimum parcel size requirement of four acres is required to be met in this case.

Per policy 6.1.2 (b) potable water outside the hamlet service area on subdivisions proposing lots sizes of four (4) acres or greater, on average, should provide potable water via individual groundwater wells. The application meets this requirement, as a groundwater supply assessment was prepared to indicate that there should be sufficient groundwater to support the proposed development.

Policy 6.1.3 (a) similarly indicates that lot sizes averaging four acres or greater on average may be serviced by private sewage treatment systems. The applicant would be required to provide a Level IV PSTS study to determine site suitability to support a PSTS at the subdivision stage to confirm whether servicing can be met.

An ongoing concern in West Bragg Creek relates to the single access to all lands west of the Elbow River and the absence of a municipal water supply and distribution system capable of delivering adequate fire flows

Administration has considered the ASP policies and, based on the presence of several two (2) acre parcels on the same road in the adjacent quarter to the west, that this is a residential infill area per the ASP, that a conceptual scheme would not provide any further clarity on the application, and that technical review would ensure appropriate servicing, Administration recommends approval of the redesignation. Additional technical studies may be required at future subdivision stage. These include a Level IV PSTS report, a geotechnical study providing supporting information regarding onsite slopes, a stormwater management report, and a possible biological impact assessment.

#### Land Use Bylaw

The proposal meets the minimum required by the Land Use Bylaw.



Respectfully submitted,	Concurrence,
"Brock Beach"	"Kent Robinson"
Acting Executive Director Community Development Services	Acting Chief Administrative Officer

ON/IIt

#### **ATTACHMENTS**

ATTACHMENT 'A': Application Information ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8123-2020 and Schedule A

ATTACHMENT 'D': Map Set

ATTACHMENT 'E': Public Submissions



#### **ATTACHMENT 'A': APPLICATION INFORMATION**

APPLICANT: Township planning	+ Design Inc. (Kristi Beunder)	OWNERS: Iris Ferguson	
DATE APPLICATION December 3, 2020	ON RECEIVED:	DATE DEEMED COMPLETE: December 3, 2020	
GROSS AREA: ± 7.05 hectares (± 17.42 acres)		<b>LEGAL DESCRIPTION:</b> Lot 3A, Plan 7510790 within SE-17-23-5-W5M	
SOILS (C.L.I. from A.R.C.): 5H,D,E70 6W30 – Very severe limitations due to temperature, low permeability, and erosion damage; production is not feasible due to excessive wetness/poor drainage			
HISTORY:			
July 30, 2020	Permit issued for construction of an accessory dwelling unit (suite within a building) (PRDP20200600)		
June 10, 2020	Renewal of permit for keeping of livestock at a density no greater than two units per 3.95 acres, from 4.5 to 9 permitted horses (PRDP20200715)		
April 5, 2017	Renewal of permit for keeping of livestock at a density no greater than two units per3.95 acres, from 4.5 to 9 permitted horses (PRDP20170172)		
March 19, 2013	Renewal of permit for keeping of livestock at a density no greater than two units per 3.95 acres, from 4.5 to 9 permitted horses (2013-DP-15290)		
March 30, 2010	Renewal of permit for keeping of livestock at a density no greater than two units per 3.95 acres, from 4.5 to 9 permitted horses (2010-DP-13917)		
March 21, 2006	Renewal of permit for keeping of livestock at a density no greater than two units per 3.95 acres, from 4.5 to 9 permitted horses (2006-DP-11906)		
March 27, 2003	•	ng of livestock at a density no greater than two units permitted horses (2003-DP-10203)	
March 6, 2001		ng of livestock at a density no greater than two units permitted horses (2001-DP-9183)	
March 17, 1999		ng of livestock at a density no greater than two units permitted horses (1999-DP-8190)	
March 25, 1998		ng of livestock at a density no greater than two units permitted horses (1998-DP-7635)	

#### **PUBLIC & AGENCY SUBMISSIONS:**

The application was circulated to 76 adjacent landowners. Three (3) letters of objection were received from two individuals. Four (4) letters of support were also provided with the application submission. The responses have been included in Attachment 'E.'

The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'.



#### ATTACHMENT B: APPLICATION REFERRALS

### AGENCY COMMENTS

#### School Authority

Calgary Catholic School District

The Calgary Catholic School District has no objection to the abovenoted circulation (PL20200168). As noted, Municipal Reserves are still outstanding and will be considered at the subdivision stage.

#### Internal Departments

Planning and Development Services - Engineering

#### Geotechnical:

- Engineering has no requirements at this time.
- From the GISMO LIDAR data, it appears that there are steep slopes present on the subject land that encroach on the proposed lot 2 (SE corner of the subject land) which is small in size. A slope stability assessment. The applicant/owner provided a site inspection conducted by Lone Pine Geotechnical Ltd. dated May 17, 2021, that confirmed that the slopes on Lot 2 are less than two (2) meters high and less than 15 percent steep. As a result, a slope stability assessment is not required at this time.

#### **Transportation:**

- Engineering has no requirements at this time.
- The applicant will be required to construct two new road approaches off of Hawk Eye Rd. to provide access to the proposed lots.
- The applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw at the time of approval over the two proposed lots.

#### Sanitary/Waste Water:

- At the time of future subdivision, the applicant/owner shall provide a Level IV PSTS Assessment conducted by a qualified professional that determines site suitability for the recommended PSTS system and field.
- The Applicant/owner submitted a Level 1 Variation Assessment conducted by Groundwater Resources Information Technologies Ltd. dated May 4, 2021, that confirmed that the existing PSTS and treatment field meets the setback requirements in accordance with the Alberta SOP.

#### Water Supply And Waterworks:

- Engineering has no requirements at this time.
- The applicant/owner submitted a Phase 1 Groundwater Supply Assessment conducted by Groundwater Resources Information Technologies Ltd. dated April 23, 2021, that determined that



#### **AGENCY**

#### **COMMENTS**

there should be sufficient groundwater to service the proposed developments.

#### **Storm Water Management:**

 At the time of future subdivision, the applicant owner will be required to submit a stormwater management report conducted and stamped by a professional engineer that provides recommendations on stormwater management infrastructure and/or LID practices that will be implemented to manage runoff from the proposed development to meet the stormwater requirements of the Bragg Creek Master Drainage Plan and the County Servicing Standards.

#### **Environmental:**

- Engineering has no requirements at this time.
- There appears to be a wetland on the proposed lot 1. Should the proposed development directly impact the wetlands, a BIA may be required at a later stage in the development process.

Circulation Period: December 31, 2020, to January 25, 2021.

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



## **BYLAW C-8123-2020**

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

The Council of Rocky View County enacts as follows:

#### **Title**

1 This Bylaw may be cited as *Bylaw C-8123-2020*.

#### **Definitions**

- 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**

- THAT Schedule B, Land Use Maps, Nos. 39 and 39-SW of Bylaw C-8000-2020 be amended by redesignating a portion of SE-17-23-5-W5M from Agricultural, General District Small Parcel District (A-GENSMLp8.1) to Residential, Rural District (R-RUR) and Residential, Country Residential District (R-CRD) as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT A portion of SE-17-23-5-W5M is hereby redesignated to Residential, Rural District (R-RUR) and Residential, Country Residential District (R-CRD) as shown on the attached Schedule 'A' forming part of this Bylaw.

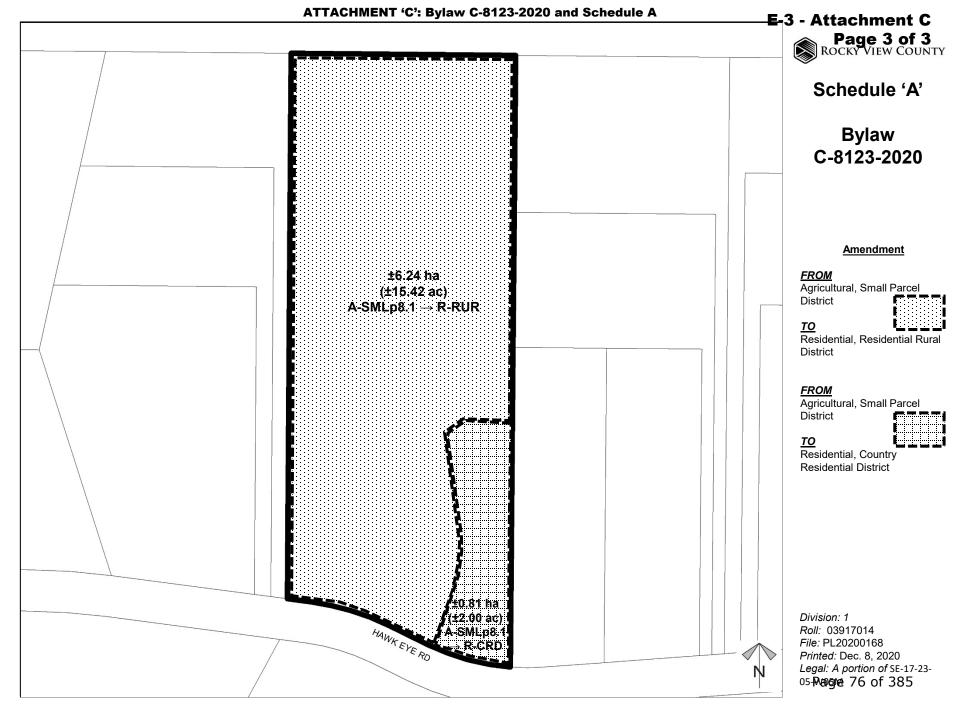
#### **Transitional**

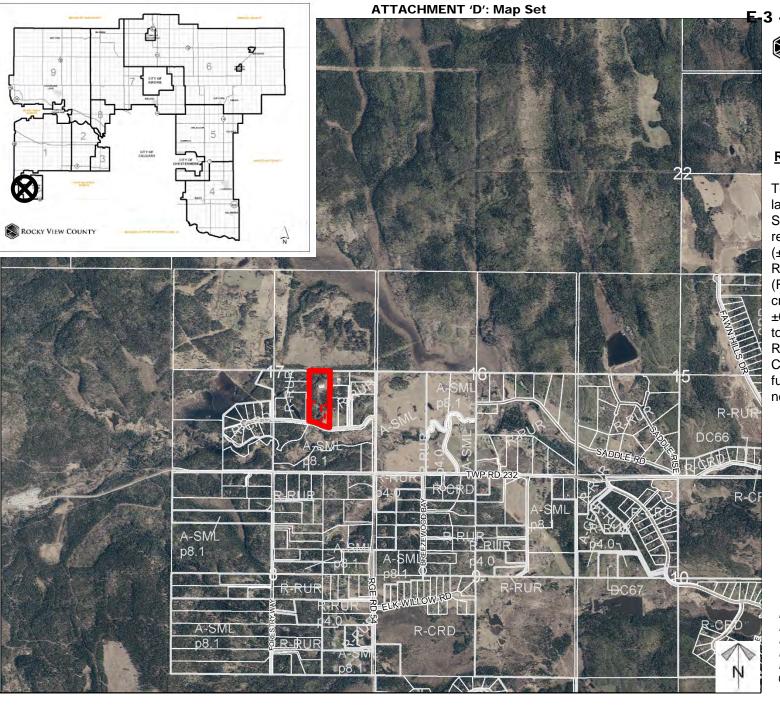
Bylaw C-8123-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

Bylaw C-8123-2020 File: 03917014 – PL20200168 Page 1 of 2
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READ A FIRST TIME IN COUNCIL this23rd	day of <u>February</u>	, 2021
PUBLIC HEARING HELD 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	





# F 3 - Attachment D Page 1 of 5 ROCKY VIEW COUNTY

## Location & Context

#### **Redesignation Proposal**

To redesignate the subject lands from Agricultural, Small Parcel District, resulting in ±6.24 hectares (±15.42 acres) of Residential, Rural District (R-RUR) for future creation of two lots; and ±0.81 hectare (±2.00 acre) to Residential, Country Residential District (R-CRD) to accommodate future subdivision of one new lot.

Division: 1
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## E-3 - Attachment D



## Development Proposal

#### **Redesignation Proposal**

To redesignate the subject lands from Agricultural, Small Parcel District, resulting in ±6.24 hectares (±15.42 acres) of Residential, Rural District (R-RUR) for future creation of two lots; and ±0.81 hectare (±2.00 acre) to Residential, Country Residential District (R-CRD) to accommodate future subdivision of one new lot.

Division: 1
Roll: 03917014
File: PL20200168
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ATTACHMENT 'D': Map Set

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ROCKY VIEW COUNTY



#### **Redesignation Proposal**

To redesignate the subject lands from Agricultural, Small Parcel District, resulting in ±6.24 hectares (±15.42 acres) of Residential, Rural District (R-RUR) for future creation of two lots; and ±0.81 hectare (±2.00 acre) to Residential, Country Residential District (R-CRD) to accommodate future subdivision of one new lot.



Alberta Wetland Inventory

Surface Water

Division: 1
Roll: 03917014
File: PL20200168
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ATTACHMENT 'D': Map Set E-3 - Attachment D 5H,V,P 6X,W,H 5H, T,V 6W70 5H,R30 5H,D,E70 6W30 6X,W,H HAWK EYE RD 5H,R70 6W30 LAND CAPABILITY CLASSIFICATION LEGEND Limitations CLI Class N - high salinity 1 - No significant B - brush/tree cover P - excessive surface stoniness limitation C - climate 2 - Slight limitations D - low permeability R - shallowness to bedrock 5H,D,E70 6W30 S - high solidity 6X,W,H 3 - Moderate limitations E - erosion damage T - adverse topography 4 - Severe limitations F - poor fertility U - prior earth moving G - Steep slopes 5 - Verv severe V - high acid content limitations H - temperature 5H,T,V I - flooding W - excessive wetness/poor drainage 6 - Production is not **TWP RD 232** X - deep organic deposit feasible J - field size/shape Y - slowly permeable K - shallow profile development 7 - No capability M - low moisture holding, adverse texture Z - relatively impermeable

## Soil Classifications

Page 4 of 5
ROCKY VIEW COUNTY

#### **Redesignation Proposal**

To redesignate the subject lands from Agricultural, Small Parcel District, resulting in ±6.24 hectares (±15.42 acres) of Residential, Rural District (R-RUR) for future creation of two lots; and ±0.81 hectare (±2.00 acre) to Residential, Country Residential District (R-CRD) to accommodate future subdivision of one new lot.

Division: 1 Roll: 03917014 File: PL20200168 Printed: Dec. 8, 2020 Legal: A portion of SE-17-23-05-Page 80 of 385

ATTACHMENT 'D': Map Set 001233 891152 0012338 0712096 SADDLE RD HAWK-EYE-RD 0612922 0712096 841 0246 911 1740 TWP RD 232 7811117 981 3102 1811530 881 0557 891 1642 951 1829 911 0219 901 831 0508 861 0285 891 1157 2095 Note: First two digits of the Plan Number indicate 921 2650 801 0572 0826 871 0948 the year of subdivision registration. Plan numbers that include letters were registered 861 0478 0110491 before 1973 and do not reference a year.

### E<sub>1</sub>3 - Attachment D



### Landowner Circulation Area

#### **Redesignation Proposal**

To redesignate the subject lands from Agricultural, Small Parcel District, resulting in ±6.24 hectares (±15.42 acres) of Residential, Rural District (R-RUR) for future creation of two lots; and ±0.81 hectare (±2.00 acre) to Residential, Country Residential District (R-CRD) to accommodate future subdivision of one new lot.

#### Legend

Support



Not support



Division: 1
Roll: 03917014
File: PL20200168
Printed: Dec. 8, 2020
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From:
To:
PAA Development

Cc: Oksana Newmen;

Subject: [EXTERNAL] - Re: OBJECTION TO SUBDIVISION - FILE NUMBER: 03917014 / APPLICATION No: PL 20200168

Date:January 18, 2021 9:54:24 AMAttachments:rocky view letter - subdivision..docx

52 hawk eye rd 1.PNG 52 hawk eye 2.PNG

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

Dear Sir / Madam,

Please find attached the information in support of my objection to the proposed subdivision.

Many thanks.

Craig & Alison Nixon

52 Hawk Eye Road



Bragg Creek Alberta TOL OKO

18<sup>th</sup> January 2021

Planning & Development Rocky View County 262075 Rocky View Point Alberta T4A 0X2

Re: Subdivision Application – File: 03917014 / App. Number: PL20200168

#### **OBJECTION TO APPLICATION. (2 acre residential plot only)**

I would like to take this opportunity to express my objection to the above proposal. The following are my reasons:

- 1. The owner (Iris Ferguson) informed the residents of this area that she was subdividing into only 2 properties where buildings are currently there 1 year ago as she applied for permission to build the secondary suite. All residents were ok with this. We had no notification until the letter about a 3 property subdivision.
- 2. This property is still be used as a horse business which increases the volume of road traffic considerably along a very quiet road. Another property would increase this volume again. The current road size and lack of secondary exit for emergencies would cause safety issues with increased volume of traffic.
- 3. The Hawk Eye subdivision consists of 4 + acre properties. To allow less than this would de value the current properties in this subdivision.
- 4. Allowing another property would take this plot to having 3 houses/ horse business /4 septic fields / 4 water wells, all contributing to more strain on the land usage.
- 5. Both properties adjacent to are breeding grounds for the Boreal Chorus Frog which would be impacted by a property being built on this 2 acre section of land.
- 6. **See Fig 1.** My property is situated at a Topographical low spot compared to all the other properties close by. I have spent over **\$20,000** dealing with a very high water table surrounding my basement and dealing with contaminated herbivore (horse

manure) coliforms in my water well coming from the surrounding horse based properties. A new property being built within 100m of my water well would make this situation worse and increase the water in the water table, which could affect my basement.

- 7. My water well is only 5GPM and a new property could also adversely affect the volume of my well, affecting the valuation of my property.
- 8. **See Fig 2.** All 3 properties that are next to each other currently have a seasonal water drainage ditch that flows heavily through the front of each property and drains into Bragg Creek. Any addition to this I feel would flood the front fields and my septic field. This has been an issue in the past few years already at great cost to deal with.

It is surprising to me that Rocky View are considering allowing a 2 acre subdivision in a very highly horse populated area when 3.97 acres are needed for owning 1 horse.

I thank you for your consideration.

Yours Faithfully

Craig & Alison Nixon.





52 Hawk Eye Road



Alberta
TOL OKO

12<sup>th</sup> August 2021

Planning & Development Rocky View County 262075 Rocky View Point Alberta T4A 0X2

Re: Subdivision Application – File: 03917014 / App. Number: PL20200168

**OBJECTION TO APPLICATION. (2 acre residential plot only)** 

I would like to take this opportunity to express my objection to the above proposal. The following are my reasons:

- 1. This property is currently running a horse stable business that is based around the full 15.42 Acres. Is this subdivision able to be rezoned as residential and operate this business on the same land section? It does not state anything about the business in the application details regarding number of horses compared to reduced acreage?
- 2. The owner (Iris Ferguson) informed the residents of this area that she was subdividing into only 2 properties where buildings are currently there 1 year ago as she applied for permission to build the secondary suite. All residents were ok with this. We had no notification until the letter about a 3 property subdivision.
- 3. This property is still be used as a horse business which increases the volume of road traffic considerably along a very quiet road. Another property would increase this volume again. The current road size and lack of secondary exit for emergencies would cause safety issues with increased volume of traffic.
- 4. The Hawk Eye subdivision consists of 4 + acre properties. To allow less than this would de value the current properties in this subdivision.
- 5. Allowing another property would take this plot to having 3 houses/ horse business /4 septic fields / 4 water wells, all contributing to more strain on the land usage.

- 6. Both properties adjacent to are breeding grounds for the Boreal Chorus Frog which would be impacted by a property being built on this 2 acre section of land.
- 7. **See Fig 1.** My property is situated at a Topographical low spot compared to all the other properties close by. I have spent over **\$20,000** dealing with a very high water table surrounding my basement and dealing with contaminated herbivore (horse manure) coliforms in my water well coming from the surrounding horse based properties. A new property being built within 100m of my water well would make this situation worse and increase the water in the water table, which could affect my basement.
- 8. My water well is only 5GPM and a new property could also adversely affect the volume of my well, affecting the valuation of my property.
- 9. **See Fig 2.** All 3 properties that are next to each other currently have a seasonal water drainage ditch that flows heavily through the front of each property and drains into Bragg Creek. Any addition to this I feel would flood the front fields and my septic field. This has been an issue in the past few years already at great cost to deal with.

It is surprising to me that Rocky View are considering allowing a 2 acre subdivision in a very highly horse populated area when 3.97 acres are needed for owning 1 horse.

I thank you for your consideration.

Yours Faithfully

Craig & Alison Nixon.





From:
To: Oksana Newmen
Cc:

Subject: [EXTERNAL] - FW: File 03917014 PL20200168 - ephemeral drainage

**Date:** January 21, 2021 10:37:51 AM

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

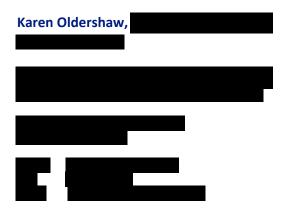
Hi Oksana, thank you for speaking with me yesterday. I am Iris's neighbor at #48 Hawkeye Road.

As discussed, we are not opposed to the land use re-designation. However, we want to ensure that, as planning progresses, the ephemeral drainage that crosses through all 3 lots (Iris's proposed 2 acre, our west neighbor, and our lot) is conserved in its natural state. This drainage provides a conveyance for seasonal surface water, primarily spring runoff, to drain east towards a wetland that is east of our property. Our direct west neighbor has a septic field that appears to overlap with the drainage, which we believe causes significant operational problems. It is also our concern that our west neighbors septic field could be seeping into the drainage when it becomes inundated with spring surface water.

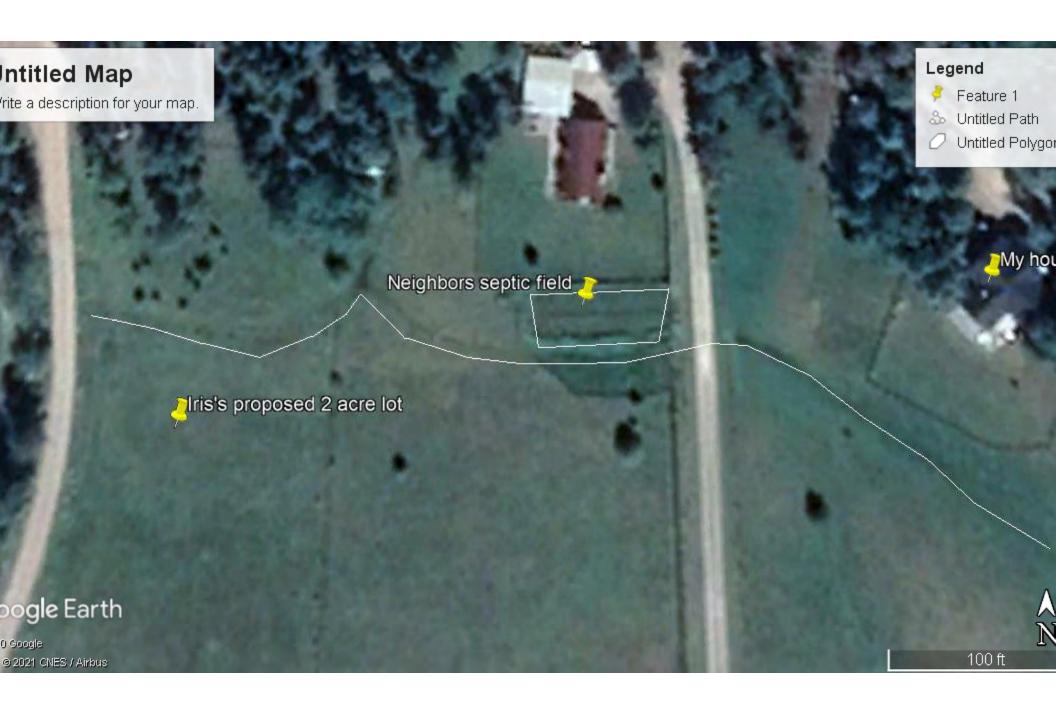
We ask that any development on Iris's 2 acre parcel avoids this ephemeral drainage and allows it to naturally perform its function as a conduit for seasonal surface water flows without interacting with any septic treatment system.

Thanks very much

Karen







April 22 2001.

To Whom it may concern.

My wife and I have been neighbours of Don and Iris Ferguson for more than 20 years and during that time we have found them to be excellent neighbours.

We understand that they are in the process of sub dividing their property and we would like to mention that we as neighbours do not have a problem with what they are wanting to do.

As responsible neighbours they did discuss their plans with us prior to making the initial application to the MD and we not only had a clear vision of their objectives but we did agree with their reasons to proceed with this application.

One must understand that we are in and equestrian neighbourhood and Don and Iris have always maintained their property and animals to the highest standard while offering any help that their neighbours might need

They have improved the ground water flow by directing standing water to the natural drainage flow thus helping to control mosquitos and other insects.

They have utilized their existing water wells which have been good producers of quality water for years without taxing the water table any further.

They have designed and installed an excellent septic system approved by the MD which exemplifies their care of the neighbourhood

With regards to their stables they are clean and the waste is cleaned up daily and hauled away to a storage area witch is hauled away each year.

With this new subdivision I believe that there will be less traffic as the stables will not be as busy but quite frankly the few cars that frequent the stables are hardly noticeable

In summary it is our opinion that Don and Iris have taken all the steps to insure a proper and smooth transition in their application and we are totally in favour as we are confident that there will be no interruption to our lives and properties

We have lived here for over thirty years and have whitnessed new houses being built and as well we can not and don't want to stop progress but this subdivision has the least impact on all concerned.

Thank you for reading our input on the mater

Bonnie and Brian Fitt Lot 34 Hawk Eye road

To Whom It May Concern:

I live just west of Don and Iris Ferguson, at 24 Hawkeye Rd.

I have known Iris for 21 years, and also boarded a horse at her facility.

They have been the best neighbors! Someone you can always count on. As we have had a few natural disasters out here over the years, floods and high winds, we have always been able to count on them for help, anytime.

All the neighbors around them can say the same.

When it comes to the upkeep of their property, they are always working hard to make sure everything is done right. They have done many upgrades all around the property, to make sure the drainage and pastures are in perfect conditions.

The care that the animal receive is wonderful. They keep a close eye on everything, and deal with what needs to be dealt with right away.

I know firsthand that their property is in great condition.

Regards,

Ulla N. Allan

To Whom It may concern

Please consider this to be a letter of support for my new box Don and Iris Fergussorri. Heighbors I'm one known for 16 years.
They are great people, of high Character and Integrity.
I have had several business dealing with I have had several business always handled them our the years, it was always handled them our the years, it was always handled their our the latest advan as well as I is upport the latest advan as well as I believe it has been well thought out and believe it has been well thought out and deemed as little to them.

That Central helfenhal 232089 Renge Ed SU Jan & Martin Marsh 40 Hawk Eye Road Bragg Creek Alberta, TOLOKO

April 15th 2021

#### To Whom It May Concern

Re: Iris & Don Ferguson, Hawk Wood Stables.

We have lived at this address for nearly 5 years and we have always found Iris & Don the most helpful people and caring of the environment and neighbourhood.

Their Stable yard is always clean and well presented and they are considerate to their neighbour's privacy and needs.

When ever we have needed assistance they have always been the first to offer and be there. We can strongly recommend them as caring neighbours.

Regards

Martin J. Mark Sto Marsh



#### PLANNING AND DEVELOPMENT SERVICES

TO: Council

**DATE:** September 7, 2021 **DIVISION:** 8

**TIME:** Afternoon Appointment

**FILE**: 05735040 **APPLICATION**: PL20200186

**SUBJECT:** Redesignation – Residential

**APPLICATION:** To redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate future subdivision.

**GENERAL LOCATION:** Located approximately 0.20 kilometres west of Woodland Road and approximately 1.61 kilometres north of Highway 1A.

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

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8129-2021 on March 9, 2021. The application is consistent with the relevant policies of the County Plan and the Land Use Bylaw. However, the application does not meet the intent of the Bearspaw Area Structure Plan as it proposes redesignation to allow for subdivision of a parcel less than four (4) acres in size.

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

#### **OPTIONS**

Option #1: Motion #1 THAT Bylaw C-8129-2021 be given second reading.

Motion #2 THAT Bylaw C-8129-2021 be given third and final reading.

Option #2: THAT further consideration of bylaw C-8129-2021 be tabled until the applicant has

prepared a conceptual scheme.

Option #3: THAT application PL20200186 be refused.

#### **AIR PHOTO & DEVELOPMENT CONTEXT:**



**Administration Resources** 

Logan Cox, Planning & 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:**

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

#### TECHNICAL REPORTS SUBMITTED:

- Rocky View Water Co-op Ltd. Confirmation of Water Capacity, prepared November 20, 2020, by Rocky View Water Co-op Ltd.
- Conceptual Level Site-Specific Stormwater Implementation Plan, prepared December 2020 by Sedulous Engineering Inc.
- Level 3 Private Sewage Treatment Systems (PSTS) Assessment of Site Suitability with Level 1 Variation, prepared December 2020 by Sedulous Engineering Inc.
- Traffic Memo, prepared December 12, 2020, by Sedulous Engineering Inc.

#### **POLICY ANALYSIS:**

#### County Plan

The application generally aligns with the County Plan as it proposes additional Country Residential development within an approved Area Structure Plan (ASP).

#### Bearspaw Area Structure Plan

The ASP requires a minimum parcel size of four (4) acres (policy 8.1.20) unless smaller parcel sizes are supported by a Conceptual Scheme (policy 8.1.21); the subject parcels are not within an adopted Conceptual Scheme.

While Figure 3 of the ASP identifies the lands within this quarter section as "Lands generally not requiring Concept Plans"; a Conceptual Scheme would be beneficial due to the relatively flat topography and minimal fragmentation. A Conceptual Scheme would also be beneficial in creating of a comprehensive road network and stormwater management plan.

Policy 8.1.14 of the ASP requires Concept Plans to contain proposals for area land uses, parcel sizing and density, an internal road hierarchy as well as special policies that may pertain to more technical aspects of the area.

#### Policy 8.1.14 states:

- 8.1.14 Concept Plans contemplated by this Plan shall contain:
  - a) a description of all lands contained within the Concept Plan Area;
  - b) the proposed uses of lands within the Concept Plan Area;
  - c) proposed parcel size and density for the Concept Plan Area;
  - d) the proposed internal road hierarchy;
  - e) a servicing proposal including, but not limited to, public and private utilities for the Concept Plan Area;
  - f) any special policies that may be required to give guidance to the preparation of tentative plans of subdivision including, but not limited to, geotechnical, hydrological, hazard and/or environmental conditions within the Concept Plan Area



g) any other matters deemed appropriate by the Municipality.

Due to the relatively large parcels within the quarter section, relatively flat topography, and presence of various wetlands, a Conceptual Scheme would be beneficial. A Conceptual Scheme would create a holistic design for future subdivision of the area, comprehensive stormwater design and management, as well as a comprehensive road network that would allow for interconnectivity through the area at minimal future operational costs. With the more ad-hoc nature of subdivision within this quarter section to date, fragmentation of parcels along the existing roadways has resulted in a proliferation of panhandle accesses, and no interconnecting stormwater management plans.

#### Land Use Bylaw

The proposal complies with the requirements of the proposed Residential, Country Residential District (R-CRD).

Respectfully submitted,	Concurrence,
"Brock Beach"	"Kent Robinson"
Acting Executive Director Community Development Services	Acting Chief Administrative Officer

LC/IIt

#### **ATTACHMENTS**:

ATTACHMENT 'A': Application Information ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8129-2021 and Schedule 'A'

ATTACHMENT 'D': Map Set

ATTACHMENT 'E': Public Submissions



#### ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: B & A Planning Group (Ken Venner)	OWNERS: Graziella & Giorgio Marini	
DATE APPLICATION RECEIVED: December 23, 2020	DATE DEEMED COMPLETE: January 15, 2021	
GROSS AREA: ± 1.74 hectares (± 4.3 acres)	LEGAL DESCRIPTION: Plan 9110294, Lot 1	

#### SOILS (C.L.I. from A.R.C.):

Severe limitations due to adverse topography and excessive wetness/poor drainage

#### **HISTORY:**

**February 7, 1991:** Subdivision of subject parcel from a parent 8.3 acre parcel, leaving a balance of 4.0 acres with a panhandle access to the south.

#### **PUBLIC & AGENCY SUBMISSIONS:**

The application was circulated to 164 adjacent landowners; four (4) letters were received in response and are included in Attachment 'E.'

The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'.



#### ATTACHMENT B: APPLICATION REFERRALS

#### **AGENCY**

#### **COMMENTS**

## Internal Departments

**GIS Services** 

A new address will need to be created if the application is approved. The current address will need to be given to the new parcel and a new address given to the remaining parcel. The current existing building would need to change its address. This will ensure the numbering is sequential.

#### Planning and Development Services (Engineering)

#### General

- The review of this file is based on the application submitted. Should the submission material be altered or revised at subsequent development stages these conditions/recommendations may be subject to change to ensure best practices and procedures.
- The application shall be circulated to Alberta Transportation for review and comment since the proposed subdivision is within the 1.6 km setback to Hwy 1A
- As per the application, the applicant is proposing to redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate future subdivisions.

#### Geotechnical:

- Based on the review of site contours on GIS, the slope greater is less than 15%.
- Engineering has no requirements at this time.

#### **Transportation:**

- Access to the subject lands is via an existing mutual approach and private driveway off Woodland Close. As per the application, access to proposed lots 1 and 2 will be provided by a new mutual approach off Woodland Close.
- As a condition of future subdivision, the owner shall be required to construct a paved mutual approach off Woodland Close in order to provide access to the subject lands. In addition, the owner shall:
  - o Provide an access right of way plan; and
  - Prepare and register respective easement on each title, where required.
- The applicant submitted a Letter RE: Opinion on Requirement for Traffic Impact Assessment (TIA) by Sedulous Engineering Inc. dated December 12, 2020. As per the letter, a TIA is not required for the proposed subdivision. Engineering has no further concerns.
- As a condition of future subdivision or development permit, the applicant is required to provide payment of the Transportation Offsite Levy in accordance with the applicable bylaw at the time of subdivision approval for the total gross acreage proposed to be subdivided.



#### AGENCY COMMENTS

#### Sanitary/Waste Water:

- The Applicant provided a Level 3 Private Sewage Treatment System (PSTS) Assessment of Site Suitability with Level 1 Variation, prepared by Sedulous Engineering Inc. dated December 2020. Based on the submitted PSTS assessment, sites for proposed lots 1 and 2 are moderately suitable for PSTS system. It is recommended advanced PSTS systems be used that result in the effluent quality of <30 mg/L. For residential developments relying on PSTS, where lot sizes are equal to, or greater than, 1.98 acres but less than 3.95 acres, the County requires the use of a Packaged Sewage Treatment Plant on individual lots which meet the Bureau de Normalisation du Quebec (BNQ) standards for treatment and the requirements set out in Procedure 449.</p>
- As a condition of future subdivision, the Owner is to enter into a Site Improvements / Services Agreement with the County, which shall be registered on each lot and shall include the following:
  - In accordance with the Level 3 Private Sewage Treatment System (PSTS) Assessment of Site Suitability with Level 1 Variation, prepared by Sedulous Engineering dated December 2020
  - For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment.
- As a condition of subdivision, the applicant is required to enter into a
   Deferred Services Agreement with the County for connection of the proposed
   lots to a regional or decentralized wastewater system once available.

#### **Water Supply And Waterworks:**

- As per the application, the existing house on the proposed Lot 1 is serviced by a groundwater well. The proposed Lot 2 will be serviced by Rocky View Water Co-op.
- Applicant provided a letter from Rocky View Water Co-op indicating that Rocky View Water Co-op Ltd has the capacity to service the proposed subdivision.
- As a condition of future subdivision, the applicant is required to provide confirmation of tie-in to the Rocky View Water Co-op potable water distribution system for the proposed Lot 2. The applicant will be required to provide:
  - Documentation showing that the necessary water supply has been purchased for both proposed lots 1 and 2.
  - Documentation showing that all necessary water infrastructure will be installed and that the water supplier has approved the associated plans and specifications. (Servicing Agreement)
  - Documentation showing the registration of utility right-of-way and/or restrictive covenants if required



#### **AGENCY**

#### COMMENTS

Engineering has no requirements at this time.

#### **Storm Water Management:**

- The applicant provided a Conceptual Level Site-Specific Stormwater Implementation Plan (CL-SSIP) prepared by Sedulous Engineering Inc. dated December 2020. The plan recommends the use of absorbent landscaping that can temporarily store runoff from impervious areas and thereafter promote discharge via infiltration, evaporation and evapotranspiration. The County may request an updated plan at the time of subdivision.
- The CL-SSIP considers the 2007 MPE Bearspaw Master Drainage Plan and Bearspaw – Glenbow Master Drainage Plan guidelines as the subject lands fall within the study boundaries.
- As a condition of future subdivision, the Applicant/Owner will be required to enter into a Site Improvement/Servicing Agreement registered on title for the construction of improvements as per the plan.
- As a condition of future subdivision, the applicant is required to enter into a
  Deferred Services Agreement with County requiring the owner to tie into
  municipal services when they become available.
- Engineering has no requirements at this time.

#### **Environmental:**

- As per the GIS review, wetlands could exist on the subject lands. Should the applicant/owner propose development that has a direct impact on any wetlands, the applicant/owner will be responsible for obtaining all required AEP approvals.
- Engineering has no requirements at this time.

Circulation Period: February 4, 2021, to February 26, 2021.

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



## **BYLAW C-8129-2021**

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-8129-2021*.

#### **Definitions**

- 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.

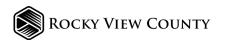
#### **Effect**

- THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating Lot 1, Plan 9110294 within NE-35-25-03-W05M from Residential, Rural Residential District to Residential, Country Residential District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT Lot 1, Plan 9110294 within NE-35-25-03-W05M is hereby redesignated to Residential, Country Residential District as shown on the attached Schedule 'A' forming part of this Bylaw.

#### **Effective Date**

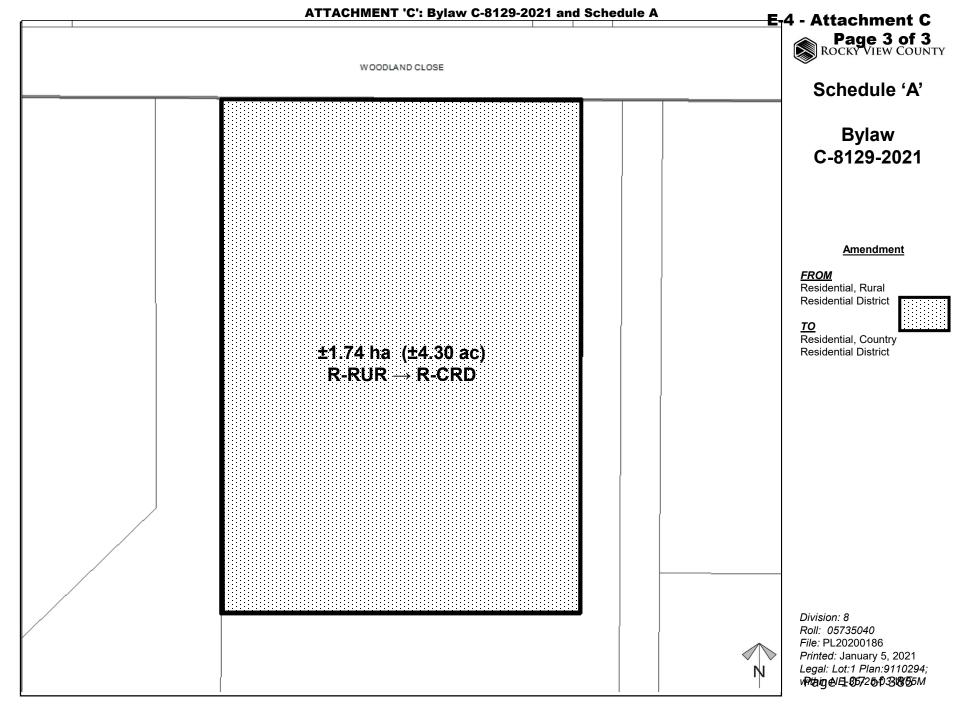
Bylaw C-8129-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

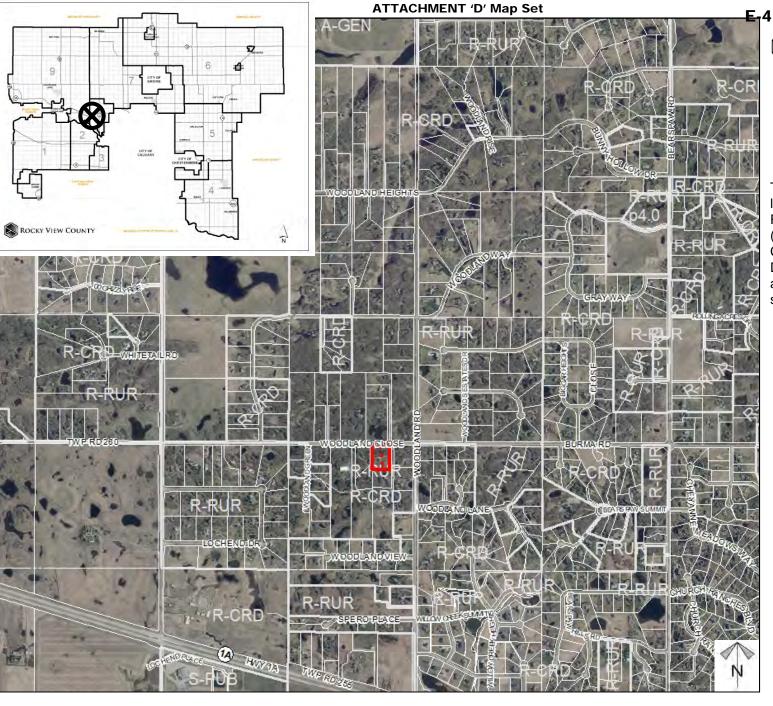
Bylaw C-8129-2021 File: 05735040 – PL20200186 Page 1 of 2



READ A FIRST TIME this	<u>9</u> day of <u>March</u> , 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	

File: 05735040 - PL20200186





# E-4 - Attachment D Page 1 of 5 ROCKY VIEW COUNTY



#### **Redesignation Proposal**

To redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate future subdivision.

Division: 8 Roll: 05735040 File: PL20200186 Printed: January 5, 2021 Legal: Lot:1 Plan:9110294; 中海噴色/E-61826节3幣55M



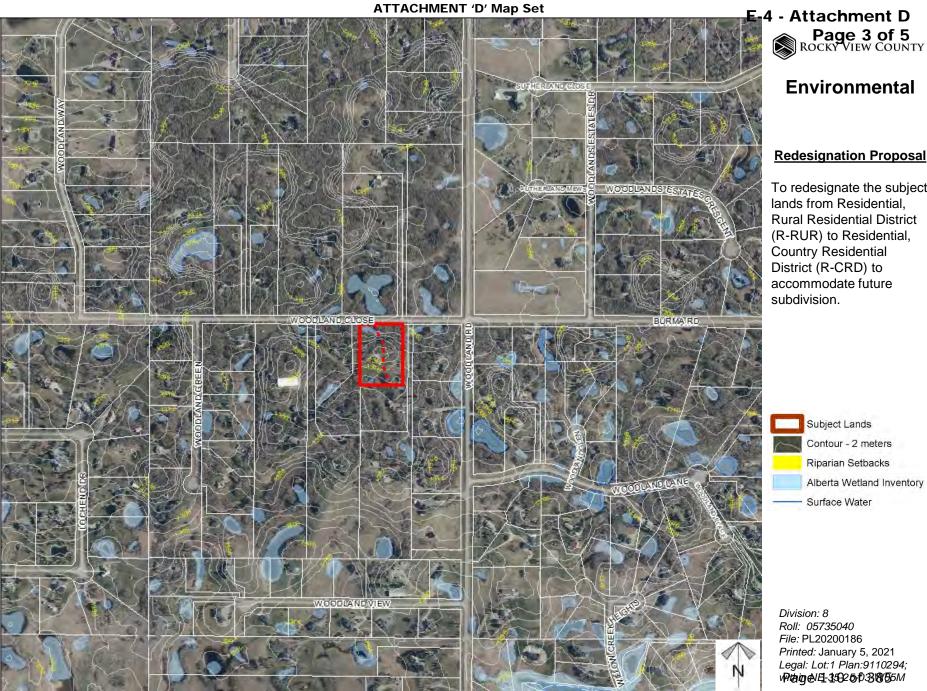
### Page 2 of 5 ROCKY VIEW COUNTY

### **Development Proposal**

### **Redesignation Proposal**

To redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate future subdivision.

Division: 8 Roll: 05735040 File: PL20200186 Printed: January 5, 2021 Legal: Lot:1 Plan:9110294; **₩#age/E1-859251038055***M* 



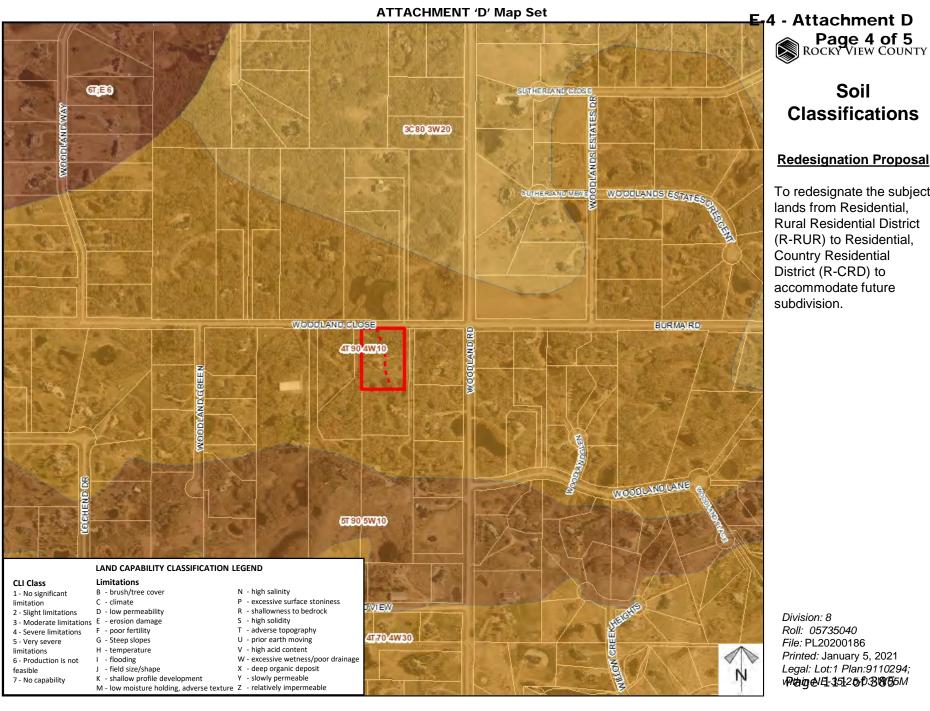
### **Environmental**

### **Redesignation Proposal**

To redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate future



Printed: January 5, 2021 Legal: Lot:1 Plan:9110294;

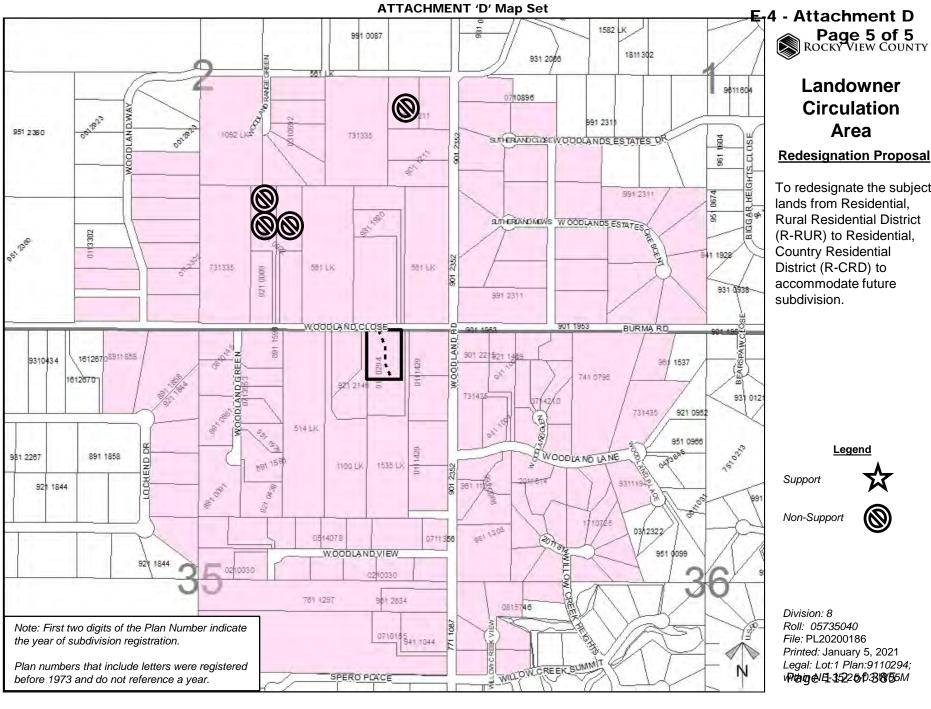


Soil **Classifications** 

### **Redesignation Proposal**

To redesignate the subject lands from Residential. Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate future subdivision.

Division: 8 Roll: 05735040 File: PL20200186 Printed: January 5, 2021 Legal: Lot:1 Plan:9110294;



### Landowner Circulation **Area**

### **Redesignation Proposal**

To redesignate the subject lands from Residential. Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate future subdivision.

Legend

Support



Non-Support



Division: 8 Roll: 05735040 File: PL20200186 Printed: January 5, 2021 Legal: Lot:1 Plan:9110294;

### **Logan Cox**

From: Joseph Dow on behalf of Joseph Dow

**Sent:** February 4, 2021 12:11 PM

To: Oksana Newmen

**Subject:** [EXTERNAL] - file # 05735040 app # PL20200186

Categories: CityView Planning Attachment

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

If I understand the map provided, this redesignation would allow the only 2 acre parcels in the area. I think this would set a precedent that I am not be in favour of as a neighbour.

Joseph Dow 31023 Woodland Way 
 From:
 Legislative Services Shared

 Subject:
 [EXTERNAL] - BYLAW C-8129-2021

 Date:
 August 23, 2021 10:35:26 AM

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

Hello. My name is Sherry Acker Bonderud and my address is 31090 Woodland Close. I am writing to indicate my opposition to the proposed bylaw.

My husband and I have lived here for 9 years and have seen unfavourable changes take place in our community due to development. We moved from the city to enjoy a more relaxed peaceful lifestyle. With every development comes a negative impact in our fragile and unique area. With the obvious increase in noise pollution, environment pollution, increase in traffic and wear and tear on this small road comes the decrease in the wildlife. Since moving here, two larger parcels were cleared and developed after which, understandably, we noticed a sharp decline in wildlife activity. One new home owner even gave permission to a friend to come on his property and allowed him to bow hunt. The animals in the area are used to seeing people and although they are still wild and keep a distance, do not fear them and run away. A moose was shot in the hind end and bled out and died on our property. The hunter tracked him the small distance and was going to "gut" him on our property saying the coyotes would take care of the remains! Unless you live here for some time you really don't understand the unique relationship between nature and people.

I feel strongly that there should be no more clearing and developing in this fragile area. Thank you.

Sherry

From: To:

Legislative Services Shared

**Subject:** [EXTERNAL] - proposed bylaw change

**Date:** August 17, 2021 4:48:37 PM

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

My name is Wayne Bonderud. I live at 31090 Woodland Close. I am against the proposed bylaw change C-8129-2021. I do not know what the owners are proposing to do with this land. We are on 4 plus acre parcels here, and I would like to keep it that way. The extra noise and dust due to construction equipment is very undesirable for the residents here.

Wayne Bonderud

From: To:

Legislative Services Shared

 Subject:
 [EXTERNAL] - BYLAW C-8129-2021

 Date:
 August 25, 2021 12:56:20 PM

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

Re: BYLAW C-8129-2021

Application Number PL20200186 (05735040)

From: Wayne Rotel

Lot 7, Plan 9210922, SE-2-26-3-W5M

I clearly **OPPOSE** this proposed bylaw for the following reasons:

1/ Not enough information has been given regarding the nature, the purpose, the timing, and the size of this proposed future subdivision.

2/ Due to the forested nature of this lot and its current state, any further subdivision would be highly detrimental to existing wildlife in the immediate and surrounding area.

Regards

Wayne Rotel



### PLANNING POLICY

TO: Council

**DATE:** September 7, 2021 **DIVISION:** 7

FILE: N/A APPLICATION: N/A

**SUBJECT:** Pathway Development Feasibility Study – Airdrie to Calgary

### **POLICY DIRECTION:**

The proposed Pathway Feasibility Study is guided by the County Plan, Parks and Open Space Master Plan, the City of Airdrie / MD of Rocky View Intermunicipal Development Plan, and the City of Calgary / Rocky View County Intermunicipal Development Plan.

#### **EXECUTIVE SUMMARY:**

The City of Airdrie has initiated discussions around supporting development of a regional pathway from its communities, through the County, and to the northern boundary of the city of Calgary. A potential route for the pathway previously brought before Airdrie's Council is within existing utility rights of way, immediately west of the Canadian Pacific Rail line running parallel with Highway 2. The general corridor and potential option for a pathway route is shown in Attachment 'A'.

The first step in development of the project would be to undertake a Pathway Development Feasibility Study to explore the potential for a pathway connection. The estimated cost of the study is \$70,000 and the scope would cover:

- a review and assessment of background information that may affect route alignment;
- detailed review and assessment of three potential pathway route options and the necessary supporting infrastructure;
- stakeholder engagement;
- a full lifecycle cost assessment for each of the three options; and
- establishment of a preferred option.

The City of Airdrie initially engaged the Trans Canada Trail (TCT) group to see what support it could provide, and in August, TCT provided a Contribution Agreement to the City of Airdrie, as the project lead, confirming funding of \$30,000 for the Feasibility Study under TCT's 2018-2022 Capital Improvement Program. A response from the three municipalities is required by September 10, 2021, confirming funding of the remaining costs, in order to proceed per the terms set out in the agreement.

Therefore, the request from the City of Airdrie to Rocky View County Council and the City of Calgary is to provide one-third of the remaining \$40,000 cost of funding the Feasibility Study. A budget adjustment of \$13,333 would be required to entertain this request.

### **BACKGROUND:**

The County's Parks and Open Space Master Plan, adopted in 2011, identifies a Trans Canada Trail (TCT) connection between the city of Airdrie and the city of Calgary. The Feasibility Study would help determine the appropriate route for the pathway. To proceed with the Feasibility Study, Council approval would be required in conjunction with a budget adjustment. County Administration has previously supported the preparation of a Feasibility Study, with the caveat that any financial support would need the support of Council.

### **Administration Resources**

Jessica Anderson, Policy Planning



The estimated cost to complete the Study is \$70,000. The project is being funded, in part, under TCT's 2018-2022 Capital Improvement Program. TCT will fund 42.86% of actual eligible expenditures for the Project, up to a maximum of \$30,000. Airdrie, Calgary, and the County would fund the remainder of \$40,000 proportionally, with the County's contribution being \$13,333.

The funding is conditional upon receiving confirmation of matching funds, Council approval, and submission of a signed Contribution Agreement by September 10, 2021. If the signed Contribution Agreement has not been received by September 10, 2021, it will be determined, by TCT, that the agreement is cancelled.

A draft timeline for the study presented by Airdrie would see the project commence on November 19, 2021, with an anticipated completion of August 2, 2022. If Council supports the initiative, the next step would be to submit the Council resolutions to TCT and arrange for a meeting between the parties to confirm the project scope, schedule, and requirements. The Feasibility Study would be presented to each Council upon completion for further direction.

#### **BUDGET IMPLICATIONS:**

Budget implications for this project include a request for \$13,333, which represents approximately one-third of the remaining portion not funded by the Trans Canada Trail group, to support the development of the Feasibility Study. The Budget Adjustment Form is set out in Attachment 'B'.

### STRATEGIC OBJECTIVES:

The TransCanada Trail project supports Council's strategic objectives, particularly embracing partnerships to reduce cost of service delivery to the County, and responsible growth.

### **OPTIONS:**

Option #1: Motion #1 THAT the request to provide matching funds of up to \$13,333 for

the Pathway Development Feasibility Study – Airdrie to Calgary

be approved as per Attachment 'B'.

Motion #2 THAT Administration be directed to work with the TransCanada

Trail group to execute the Contribution Agreement prior to

September 10, 2021.

Motion #3 THAT the Budget Adjustment for the Pathway Development

Feasibility Study – Airdrie to Calgary be approved in accordance

with Attachment 'B'.

Option #2: THAT alternative direction be provided.



Respectfully submitted,

"Brock Beach"

Acting Executive Director
Community Development Services

JA/rp

### **ATTACHMENTS:**

ATTACHMENT 'A': Project Location

ATTACHMENT 'B': Budget Adjustment Form

Concurrence,

"Kent Robinson"

Acting Chief Administrative Officer



### **ATTACHMENT 'A': Project Location**

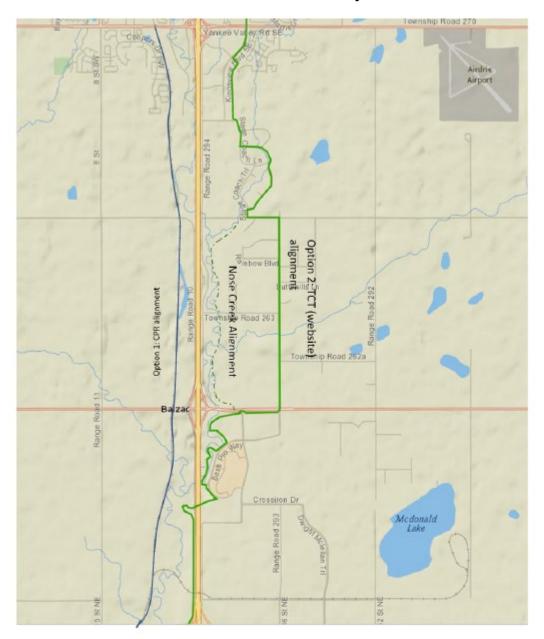


Figure 1: Trail Alignment Options for Feasibility Study

# ROCKY VIEW COUNTY BUDGET ADJUSTMENT REQUEST FORM BUDGET YEAR: 2021

Description			Budget Adjustment
EXPENDITURES:			,
Contribution to Regiona	l Footpath (Airdrie, County,	Calgary) Feasibility Study	13,330
TOTAL EXPENSE:			13,330
REVENUES:			
Transfer from Tax Stabil	zation Reserve		(13,330)
TOTAL REVENUE:			<u> </u> (13,330)
NET BUDGET REVISION:			0
REASON FOR BUDGET REVISION	J:		
The County will contribu between Airdrie and Cal		y on a potential footpath connectio	n through the County
AUTHORIZATION:			
Chief Administrative Officer:	Kent Robinson (Acting)	Council Meeting Date:	
Executive Director Corporate Services:		Council Motion Reference:	
	Kent Robinson		
Manager:		Date:	
		Budget AJE No:	

Posting Date:



### CAPITAL PROJECT MANAGEMENT

TO: Council

**DATE:** September 7, 2021 **DIVISION:** 5

FILE: N/A APPLICATION: N/A

**SUBJECT:** Response to Notice of Motion – Storm Water Drainage – 254050 Range Road 285,

254082 Range Road 285, 254048 Range Road 285

### **EXECUTIVE SUMMARY:**

At the July 28<sup>th</sup>, 2021 Council Meeting, Council directed Administration to bring forward options and associated costs for Council's consideration for the assessment and alleviation of the drainage issues experienced on private lands at 254050, 254082 and 254048 Range Road 285.

Administration has reviewed the historical information on the properties and concludes that the drainage issues experienced between 254050 and 254082 meet the criteria for the County's Policy 459 Storm Water Drainage Projects. There is a low lying area between these two properties. During spring melt or heavy rain, water has historically accumulated on the properties without an established outlet. The drainage issue could be resolved by regrading portions of the land between the properties and constructing a drainage swale that would convey water west to the County's road allowance of Range Road 285.

Policy 459 is used by the County to assess and prioritize community drainage projects for consideration by Council on an annual basis. This project meets the criteria for consideration under the Policy, and Administration recommends that this project be added to the list and ranked amongst others for consideration in the 2022 budget.

The third property (254048 Range Road 285) has applied for a Development Permit related to lot grading. It is expected that the drainage concerns surrounding this property will be addressed through the Development Permit process.

### **ADMINISTRATION RECOMMENDATION:**

Administration recommends approval in accordance with Option #1.

#### **BACKGROUND:**

There is a lower lying area between the properties at 254050 Range Road 285 and 254082 Range Road 285 where water temporarily accumulates during spring melt and rain events. The subdivision of these lands occurred in the late 1980's and there is no record of any storm water management infrastructure constructed at the time of subdivision nor are there any overland drainage easements or right of ways registered on the properties. Additionally, there are no historic records of development permits on the properties for the construction of drainage infrastructure.

To address the storm water issue, regrading on portions of the subject lands and a defined drainage swale could be constructed between the properties sloping westward to the County's road right of way. To achieve this, a survey of the lands would need to be conducted to assess the existing site conditions and a set of engineering drawings prepared showing the extent of grading work to be done both on private property and downstream along Range Road 285. As part of the improvement, it is

### **Administration Resources**

Angela Yurkowski, Capital Project Management



also recommended that an overland drainage easement be registered in order to protect any drainage infrastructure that is constructed.

The cost for an engineering assessment is approximately \$15,000 and this would include survey work, grading drawings and preparation of a detailed construction cost estimate. Administration estimates the construction costs would be in the realm of \$75,000 - \$100,000, however this would be confirmed through the engineer's assessment which would encompass an investigation of the downstream drainage course along Range Road 285.

Policy 459 is used by the County to asses and prioritize community drainage projects for consideration by Council on an annual basis. There are approximately 25 projects on the Policy 459 list and ranking is conducted in the fall in preparation for budget deliberations. This project meets the criteria for Policy 459 and should Council proceed with Option 1, the project would be added to the list and ranked amongst others for consideration in the 2022 budget. Policy 459 did not receive budget funding from Council in both 2020 and 2021.

### **BUDGET IMPLICATIONS:**

There are no budget implications should Council proceed with Option #1 or Option #2.

Should Council choose to fully fund the project in accordance with Option #3, Administration will prepare a budget adjustment for Council's consideration in the amount of \$115,000.

### COMMUNICATIONS PLAN-

ATTACHMENT 'A' - Location Overview

COMMUNICATI	UNS PLAN:					
N/A						
OPTIONS:						
Option #1:		THAT this project be placed on the County's Policy 459 list and ranked amongst others for consideration in the 2022 Budget.				
Option #2:		ninistration to undertake an engineering assessment of num budget of \$15,000 to be funded out of the existing				
Option #3:		ninistration to prepare a budget adjustment of \$115,000 unded from the tax stabilization reserve.				
Respectfully su	ıbmitted,	Concurrence,				
"Ву	ron Riemann"	"Kent Robinson"				
Executive Direct	or	Acting Chief Administrative Officer				
AY/bg						
<b>ATTACHMENTS</b>	S:					





Notice of Motion: To be read in at the July 27, 2021, Council Meeting

To be debated at the September 7, 2021, Council Meeting

Title: Range Road 290 – Network expansion for service level increase for

**Rocky View County Heavy Industry** 

**Presented By:** Reeve Henn, Division 7

Councillor Boehlke, Division 6

WHEREAS Industry in Rocky View County are required to utilize Provincial High

Load Corridors for the movement of overweight, oversized loads;

AND WHEREAS A High Load Corridor consists of designated highways that have had

the overhead utility lines raised to accommodate loads up to 9 metres

high unless noted otherwise;

**AND WHEREAS** The High Load Corridor within the East Balzac area identified by the

Province is Highway 566 to Highway 772 to Highway 567 to Highway

22;

**AND WHEREAS** Industry has been utilizing the Rocky View County's Range Road 290,

between Highway 566 and Township Road 270 to gain access to

Highway 566 (High Load Corridor);

**AND WHEREAS** Overhead utilities along Range Road 290 are prohibiting easy access

to the High Load Corridor due to height restrictions;

**AND WHEREAS** Range Road 290 within the section noted above is identified within

the Rocky View County's Regional Transportation Offsite Levy Bylaw as a Network 'B' roadway that is characterized as 9.0m Paved Surface

within a 30m Right of Way;

AND WHEREAS Range Road 290 is not currently on Rocky View County's 10 year Road

Program;

**AND WHEREAS** There is currently no identified funding source for the improvement

to Range Road 290 that would resolve the issue faced by Industry on Range Road 290 and thus allowing for easy and unrestricted access to

the High Load Corridor;

**THEREFORE, BE IT RESOLVED THAT** Administration be directed to bring forward a report that provides options and associated cost estimates for Council's consideration that address the issues related to heavy industry hauling on Range Road 290, between Highway 566 and Township Road 270, and that the report be brought back to Council by September 21, 2021.



### LEGISLATIVE SERVICES

TO: Council

**DATE**: September 7, 2021 **DIVISION**: All

FILE: N/A APPLICATION: N/A

**SUBJECT:** Correction to July 13, 2021 Council Meeting Minutes

### **POLICY DIRECTION:**

There is no guidance within the *Municipal Government Act* or Rocky View County's *Procedure Bylaw* on the process for correcting meeting minutes. However, the general principle for documents such as bylaws, policies, and agreements is that the same authority that approves something must be the one to make amendments to it.

#### **EXECUTIVE SUMMARY:**

The July 13, 2021 Council meeting minutes were approved at the July 27, 2021 Council meeting. The meeting minutes contain one error. It was in regards to an additional condition added to the Development Permit: Natural Resource Extraction/Processing for PRDP20211744. The additional prior to release condition recorded that the Good Neighbouring Plan would be approved by the County however it should have read Council.

The errors were discovered while preparing a report to bring the Good Neighbouring Plan to Council. Administration recommends that Council approve the corrections as presented in Attachment 'A'. The corrections can be found on page 5 of 12 of the meeting minutes.

### **ADMINISTRATION RECOMMENDATION:**

Administration recommends approval in accordance with Option #1.

### **BACKGROUND:**

The July 13, 2021 Council meeting minutes contained the following error:

MOVED by Councillor Boehlke that a new prior to release condition be added to read:

7. That prior to release of this development permit, the Good Neighbouring Plan as submitted shall be reviewed, amended and approved by the County (this should have been recorded as Council) to include a Complaint protocol requirement that includes a phone number and other forms of contact to be provided as per the Summit MSDP, and made available 24/7 to the area residents during the life of the pit. This plan will also be required to address assisting the neighbours should any groundwater wells be affected by the pit operations.

Carried



Βl	<b>JDG</b>	FT	IM	PΙΙ	CA	IT	OI	NS:
_,	,,,				$\mathbf{v}_{r}$	<b>` ' '</b> ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '	v	10.

There are no budget implications with this staff report.

### **COMMUNICATIONS PLAN:**

The revised meeting minutes will be reposted to the County's website.

### **STRATEGIC OBJECTIVES:**

There no strategic considerations.

OPTIO	NS:
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Option #1: THAT July 13, 2021 Council meeting minutes be corrected in accordance with

Attachment 'A'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,	Concurrence,		
"Amy Zaluski"	"Kent Robinson"		
Director, Legislative Services	Acting Chief Administrative Officer		

MM

### **ATTACHMENTS:**

ATTACHMENT 'A': July 13, 2021 Council meeting minutes with proposed corrections



### **COUNCIL MEETING MINUTES**

Tuesday, July 13, 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

Councillor K. Hanson (participated electronically) (arrived at 9:01 a.m.)

Councillor A. Schule (participated electronically) Councillor J. Gautreau (participated electronically)

Councillor G. Boehlke

Councillor S. Wright (participated electronically)

Absent: Councillor M. Kamachi

Councillor C. Kissel

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

S. Thompson, Planner, Planning and Development Services

X. Deng, 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

#### **Call Meeting to Order** Α

The Chair called the meeting to order at 9:00 a.m. with all members present, with the exception of Councillor Hanson who arrived at 9:01 a.m.

#### В **Updates/Approval of Agenda**

MOVED by Deputy Reeve McKylor that the July 13, 2021 Council meeting agenda be accepted as presented.

Carried

#### C-1 June 29, 2021 Council Meeting Minutes

MOVED by Deputy Reeve McKylor that the June 29, 2021 Council meeting minutes be approved as presented.

Carried



## E-1 <u>Division 7 - C-8147-2021 - Bylaw Redesignation Item - Agricultural, General District to Direct Control District 131</u> File: PL20200179 (06404005)

Reeve Henn vacated the Chair as the subject area of Bylaw C-8147-2021 was located in Division 7. Deputy Reeve McKylor assumed the Chair at 9:04 a.m.

The Deputy Reeve called the meeting to stand at ease at 9:06 a.m. and called the meeting back to order at 9:09 a.m. with all previously mentioned members present with the exception of Councillor Hanson who returned to the meeting at 9:10 a.m.

The Deputy Reeve called for a recess at 9:15 a.m. and called the meeting back to order at 9:26 a.m. with all previously mentioned members present with the exception of Councillor Hanson and Councillor Gautreau who both returned to the meeting at 9:28 a.m.

MOVED by Reeve Henn that the public hearing for item E-1 be opened at 9:30 a.m.

Carried

Person(s) who presented: Chuck McNutt (Applicant)

Pre-recorded audio/video

presentations in support: None

Pre-recorded audio/video

submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 9:39 a.m. The Chair called the meeting back to order at 9:45 a.m. with all previously mentioned members present and declared email submissions closed.

Email submissions in support: None

Email submissions in opposition: None

Person(s) who presented rebuttal: None

MOVED by Reeve Henn that the public hearing for item E-1 be closed at 9:45 a.m.

Carried

MOVED by Reeve Henn that Bylaw C-8147-2021 be amended in accordance with Appendix C.

Carried

MOVED by Reeve Henn that Bylaw C-8147-2021 be given second reading as amended.

Carried

MOVED by Reeve Henn that Bylaw C-8147-2021 be given third and final reading as amended.

Carried

Deputy Reeve McKylor vacated the Chair and Reeve Henn reassumed the Chair.



### E-2 <u>Division 4 - Bylaw C-8150-2021 - Redesignation Item - Agricultural Use</u> File: PL20210022 (03316010)

MOVED by Councillor Schule that the public hearing for item E-2 be opened at 9:49 a.m.

Carried

Person(s) who presented: Paul Schneider (Applicant)

Pre-recorded audio/video

presentations in support: None

Pre-recorded audio/video

submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 10:08 a.m. The Chair called the meeting back to order at 10:15 a.m. with all previously mentioned members present and declared email submissions closed.

Email submissions in support: None

Email submissions in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Schule that the public hearing for item E-2 be closed at 10:19 a.m.

Carried

MOVED by Councillor Schule that Bylaw C-8150-2021 be given second reading.

Defeated

The Chair called for a recess at 10:24 a.m. and called the meeting back to order at 10:38 a.m. with all previously mentioned members present.

### F-1 <u>Division 9 - Development Permit: Natural Resource Extraction/Processing / Listed Direct Control Use, with Variances</u>

File: PRDP20211744 (06731002 / 06731004)

MOVED by Councillor Hanson that the late written submissions for this item be received and distributed in accordance with section 79 of the Procedure Bylaw.

Defeated

MOVED by Councillor Hanson that the audio/video submissions for this item be allowed and played in accordance with section 79 of the Procedure Bylaw.

Defeated

MOVED by Councillor Hanson that the applicant be allowed to address Council regarding this item in accordance with section 79 of the Procedure Bylaw.

Carried



The Chair called for a recess at 11:28 a.m. and called the meeting back to order at 11:35 a.m. with all previously mentioned members present, with the exception of Councillor Schule who retuned to the meeting at 11:36 a.m.

MOVED by Deputy Reeve McKylor that item F-1 be tabled until after the afternoon public hearing.

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

Councillor Wright returned to the meeting at 1:02 p.m.

### E-3 <u>Division 4 - Bylaw C-8142-2021 - Redesignation Item - Residential and Special</u> Districts

File: PL20210007 (03222002/003/091)

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

Carried

Absent: Councillor Hanson

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

Councillor Wright left the meeting at 1:16 p.m. and returned to the meeting at 1:20 p.m.

Person(s) who presented: Ben Mercer, Qualico (Applicant)

Cary Kienitz, Qualico (Applicant)

David Wyatt, B&A Planning (Applicant)

Pre-recorded audio/video

presentations in support: None

Pre-recorded audio/video

submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 1:28 p.m. The Chair called the meeting back to order at 1:35 p.m. with all previously mentioned members present and declared email submissions closed.

Email submissions in support: None

Email submissions in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Schule that the public hearing for item E-3 be closed at 1:39 p.m.

Carried



MOVED by Councillor Schule that Bylaw C-8142-2021 and Schedule A be amended by removing a portion of SW-22-23-27-W04M (Roll: 03222091, Municipal Address 272188 Railway Ave) in accordance with Attachment 'C'.

Carried

MOVED by Councillor Schule that Bylaw C-8142-2021 be given second reading, as amended.

Carried

MOVED by Councillor Schule that Bylaw C-8142-2021 be given third and final reading, as amended.

Carried

# F-1 <u>Division 9 - Development Permit: Natural Resource Extraction/Processing / Listed Direct Control Use, with Variances</u> File: PRDP20211744 (06731002 / 06731004)

MOVED by Councillor Boehlke that item F-1 be lifted from the table.

The Chair called for a recess at 1:53 p.m. and called the meeting back to order at 1:59 p.m. with all previously mentioned members present.

MOVED by Councillor Boehlke that a new prior to release condition be added to read:

7. That prior to release of this development permit, the Good Neighbouring Plan as submitted shall be reviewed, amended and approved by the County Council to include a Complaint protocol requirement that includes a phone number and other forms of contact to be provided as per the Summit MSDP, and made available 24/7 to the area residents during the life of the pit. This plan will also be required to address assisting the neighbours should any groundwater wells be affected by the pit operations.

Carried

MOVED by Councillor Boehlke that current condition #9 be amended to read:

- 9. That any plan, technical submission, agreement, or other matter submitted and approved as part of the subject application, PL20200031 or PL20200034, prior to release or occupancy conditions, shall be implemented and adhered to in perpetuity, including but not limited to:
  - That Gravel operation shall construct and implement any necessary stormwater management facilities, in accordance with the approved site Stormwater Management Plan, in perpetuity.
  - ii. That the Gravel operation shall follow the recommendations of the Biophysical Impact Assessment, prepared by SLR, Proj. No 212.06650.00003, dated January 2020, in perpetuity.



iii. That the Gravel operation shall follow the recommendations of the Acoustic Assessment Report, prepared by SLR, Proj. No. 203.50207.00000, dated May 2020, and the Air Quality Assessment, prepared by SLR, Proj. No. 203.50207.00000, dated May 21, 2020 (including ongoing air quality monitoring detailing), in perpetuity. Quarterly reports are required to be submitted to the County for review.

Carried

### Main Motion:

MOVED by Deputy Reeve McKylor that current condition #21 be amended to read:

- 21. That any gravel extraction and processing operation shall occur 1.00 m (3.28 ft.) above the highest recorded groundwater table, as approved with the updated groundwater table readings and includes:
  - i. That the Applicant/Owner shall implement or continue to implement a groundwater measurement program, for which the Applicant/Owner is to install piezometers within the open pit area to take monthly readings of the groundwater levels. The readings will ensure mining activities remain a minimum of 1.00 m (3.28 ft.) above the recorded groundwater levels at all times. The Applicant/Owner shall be required to keep a log to record the readings and submit quarterly reporting to the County, upon request, and include the log and reporting in the Annual Report submissions.
    - a. That should any extraction operations negatively impact groundwater on adjacent parcels, further groundwater testing and corrective recommendations may be required, upon request from the County and/or Province, at the Applicant/Owner's expense.

### Amending Motion:

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

- 21. That any gravel extraction and processing operation shall occur 1.00 4.00 m (3.28 13.21 ft.) above the highest recorded groundwater table, as approved with the updated groundwater table readings and includes:
  - i. That the Applicant/Owner shall implement or continue to implement a groundwater measurement program, for which the Applicant/Owner is to install piezometers within the open pit area to take monthly readings of the groundwater levels. The readings will ensure mining activities remain a minimum of 1.00 4.00 m (3.28 13.21 ft.) above the recorded groundwater levels at all times. The Applicant/Owner shall be required to keep a log to record the readings and submit quarterly reporting to the County, upon request, and include the log and reporting in the Annual Report submissions.
    - a. That should any extraction operations negatively impact groundwater on adjacent parcels, further groundwater testing and corrective recommendations may be required, upon request from the County and/or Province, at the Applicant/Owner's expense.

Defeated



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

#### Main Motion:

MOVED by Deputy Reeve McKylor that current condition #21 be amended to read:

- 21. That any gravel extraction and processing operation shall occur 1.00 m (3.28 ft.) above the highest recorded groundwater table, as approved with the updated groundwater table readings and includes:
  - i. That the Applicant/Owner shall implement or continue to implement a groundwater measurement program, for which the Applicant/Owner is to install piezometers within the open pit area to take monthly readings of the groundwater levels. The readings will ensure mining activities remain a minimum of 1.00 m (3.28 ft.) above the recorded groundwater levels at all times. The Applicant/Owner shall be required to keep a log to record the readings and submit quarterly reporting to the County, upon request, and include the log and reporting in the Annual Report submissions.
    - a. That should any extraction operations negatively impact groundwater on adjacent parcels, further groundwater testing and corrective recommendations may be required, upon request from the County and/or Province, at the Applicant/Owner's expense.

Carried

MOVED by Deputy Reeve McKylor that current condition #11 be amended to read:

11. That all activity and equipment associated with the Natural Processing Extraction operation shall be located within the approved Phase area only in accordance with the approved Site plan for the Phase development permit.

Carried

MOVED by Councillor Hanson that current condition #32 be amended to read:

- 32. That the Applicant/Owner shall submit an Annual Report to the County, that includes all pertinent operation details, no later than six months after each operating year.
  - i. The report shall include but not be limited to Site Operations Manager contact information, site complaints/incident reports, groundwater elevations, all required quarterly monitoring summaries, all extraction details (tonnages and gradation exported, volumes of stockpiled onsite material), and onsite procedure updates Carried



MOVED by Councillor Wright that current condition #25 be amended to read:

25. That all landscaping, including the perimeter berming along the east property line shall be installed onsite within 24 months of permit approval the growing season during which the berms are constructed or within 2 months of the start of the next growing season if the berm is constructed outside of the current growing season. The landscaping shall incorporate a sufficient number of mature trees to provide meaningful site, dust, and noise mitigation. The applicant shall replace any dead or dying landscape material on a timely basis. If it is not possible to put up trees in a timely manner.

Defeated

MOVED by Councillor Gautreau that Development Permit No. PRDP20211744 be approved with the conditions noted in Attachment 'A', as amended.

Carried

The Chair called for a recess at 2:30 p.m. and called the meeting back to order at 2:34 p.m. with all previously mentioned members present.

### F-2 All Divisions - Waste to Energy (WtE) Solutions Report File: N/A

Presenter: Dr. Christina Seidel, Sonnevera International

Steve Jenkins

MOVED by Councillor Boehlke that the Waste to Energy (WtE) Solutions report be received as information.

Carried

### F-3 <u>Division 4 - Terms of Reference for Langdon Stakeholder Advisory Group</u> File: N/A

Councillor Wright left the meeting at 3:17 p.m.

MOVED by Councillor Schule that the Langdon Stakeholder Advisory Group Terms of Reference be approved in accordance with Attachment 'A'.

Carried

Absent: Councillor Wright

### F-4 <u>Division 2 - Terms of Reference for South Springbank Facility Stakeholder Advisory</u> <u>Group</u>

File: N/A

Councillor Wright returned to the meeting at 3:20 p.m.

The Chair called for a recess at 3:33 p.m. and called the meeting back to order at 3:36 p.m. with all previously mentioned members present.



MOVED by Deputy Reeve McKylor that section 6 of the South Springbank Facility Stakeholder Advisory Group Terms of Reference be amended to read:

The Stakeholder Advisory Group will meet 3 to 4 times within a two to three five month time frame. The project is anticipated to be completed by the end of the fourth first quarter of 2021 2022.

AND THAT section 13 of the South Springbank Facility Stakeholder Advisory Group Terms of Reference be amended to read:

13 The Stakeholder Advisory Group will dissolve upon completion of the Springbank Facility Development Assessment project. Estimated completion of project is last first quarter of 2021 2022

Carried

MOVED by Deputy Reeve McKylor that the South Springbank Facility Stakeholder Advisory Group Terms of Reference be approved in accordance with Attachment 'A', as amended.

Carried

### F-5 <u>All Divisions - Development Cooperation MOU between the Village of Beiseker and Rocky View County</u>

File: N/A

MOVED by Councillor Boehlke that the Development Cooperation Memorandum of Understanding between Rocky View County and the Village of Beiseker (Attachment 'A') be approved.

Carried

### F-6 <u>Division 1 - Budget Adjustment - Bridge File 72994 West Bragg Creek Bridge</u> File: N/A

MOVED by Councillor Gautreau that the Budget Adjustment for Bridge File 72994 be approved in accordance with Attachment 'A'.

Carried

### F-7 <u>Division 8 - Neighbours Against High Water (NAHW) - Pumping Cost Recovery</u> File: N/A

MOVED by Councillor Wright that the offer from the Bearspaw Golf and Country Club of \$0.40/cubic metre to offset the County's water pumping costs be accepted.

Carried

MOVED by Councillor Wright that the Budget Adjustment for Neighbours Against High Water (NAHW) – Pumping Cost Recovery be approved in Accordance with Attachment  $^{\circ}$ C'

Carried

### G-1 <u>Division 7 - Bylaw C-8192-2021 - First Reading Bylaw - Residential Redesignation</u> File: PL20210089 (07711001)

Moved by Deputy Reeve McKylor that Bylaw C-8192-2021 be given first reading.

Carried



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

The Calgary Metropolitan Region Board (CMRB) Update for July 13, 2021 was provided as information.

### Motion Arising:/

MOVED by Councillor Hanson that Administration be directed to formally withdraw IREF Application 2021-10 (Elbow View ASP) from the CMRB approval process;

AND THAT Administration be directed to work with the Applicant to make amendments to *Bylaw C-8111-2020* (Elbow View ASP) to address the CMRB Administration's refusal recommendation and bring back the amendments to Council for consideration by July 27, 2021.

Carried

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

The 2021 Council Priorities and Significant Issues List for July 13, 2021 was provided as information.

### M-1 Closed Session Item - Langdon Waterworks System Update

File: RVC2021-23

### M-2 Closed Session Item - HAWSCO Utilities Update

File: RVC2021-24

### M-3 Closed Session Item - Blazer Water System Acquisition Update

File: RVC2021-25

MOVED by Deputy Reeve McKylor that Council move into closed session at 4:13 p.m. to consider the following item under the following sections of the *Freedom of Information and Protection of Privacy Act*:

### M-1 – Langdon Waterworks System Update

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

### M-2 - HAWSCO Utilities Update

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

### M-3 - Blazer Water System Acquisition Update

- Section 16 Disclosure harmful to business interests of a third party.
- Section 24 Advice from officials
- Section 25 Disclosure harmful to the economic or other interests of a public body



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

Rocky View County: K. Robinson, A/Chief Administrative Officer

B. Riemann, Executive Director, Operations

S. Seroya, Manager, Utility Services B. Scott, Executive Coordination

M. Moore, Mooreview Management Consulting Inc.

Council held the closed session for confidential items M-2 with the following additional people in attendance:

Rocky View County: K. Robinson, A/Chief Administrative Officer

B. Riemann, Executive Director, Operations

S. Seroya, Manager, Utility Services B. Scott, Executive Coordination

M. Moore, Mooreview Management Consulting Inc.

Council held the closed session for confidential items M-3 with the following additional people in attendance:

Rocky View County: K. Robinson, A/Chief Administrative Officer

B. Riemann, Executive Director, Operations

S. Seroya, Manager, Utility Services B. Scott, Executive Coordination

b. Scott, Executive Coordination

MOVED by Deputy Reeve McKylor that Council move into open session at 5:54 p.m.

Carried

### M-1 Closed Session Item - Langdon Waterworks System Update

File: RVC2021-23

MOVED by Councillor Schule that Administration continue to work with Langdon Waterworks System on a new Franchise Agreement.

Carried

### M-2 Closed Session Item - HAWSCO Utilities Update

File: RVC2021-24

MOVED by Deputy Reeve McKylor that Administration be directed to allow the current Franchise Agreement to finalize its term.

Carried

### M-3 Closed Session Item - Blazer Water System Acquisition Update

File: RVC2021-25

MOVED by Deputy Reeve McKylor that the Blazer Water System Acquisition Update report be received for information.

Carried

ATTACHMENT 'A': July 13, 2021 Council Meeting Minutes with Proposed Corrections F-4 - Attachment A
Page 12 of 12



### N Adjourn the Meeting

MOVED by p.m.	Deputy Ree	ve McKylor th	at the July	13, 2021	Council	Meeting	be adjourn	ed at 5:58
-								Carried
						ŀ	Reeve or De	eputy Reeve
				C	hief Adn	ninistrati	ve Officer o	or Designate



### PLANNING AND DEVELOPMENT SERVICES

TO: Council

**DATE:** September 7, 2021 **DIVISION:** 9

**FILE:** 08816005 **APPLICATION:** PL20210082

**SUBJECT:** First Reading Bylaw – Residential Redesignation

**APPLICATION** Redesignation of ± 4.00 acres from Agricultural, General District (A-GEN)

to Residential, Rural District (R-RUR) to allow for the future subdivision of

one (1)  $\pm$  4.00 acre parcel leaving a  $\pm$  74.00 acre balance parcel.

**GENERAL LOCATION:** Located approximately 2.5 kilometres west of Highway 22, 800 meters

west of Range Road 43, and adjacently south of Township Road 283.

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

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

**OPTIONS:** 

Option #1: THAT Bylaw C-8215-2021 be given first reading.

Option #2: THAT application PL20210082 be denied.

### **AIR PHOTO & DEVELOPMENT CONTEXT:**





Respectfully submitted,	Concurrence,				
"Brock Beach"	"Kent Robinson"				
Acting Executive Director Community Development Services	Acting Chief Administrative Officer				

LC/IIt

### **ATTACHMENTS:**

ATTACHMENT 'A': Bylaw C-8215-2021 & Schedule 'A' ATTACHMENT 'B': Map Set



### **BYLAW C-8215-2021**

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-8215-2021*.

### **Definitions**

- 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**

- THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating ±1.62ha (±4.00 acre) within the E ½ of NW-16-28-04-W05M from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT ±1.62ha (±4.00 acre) within the E ½ of NW-16-28-04-W05M is hereby redesignated to Residential, Rural District (R-RUR) as shown on the attached Schedule "A' forming part of this Bylaw.

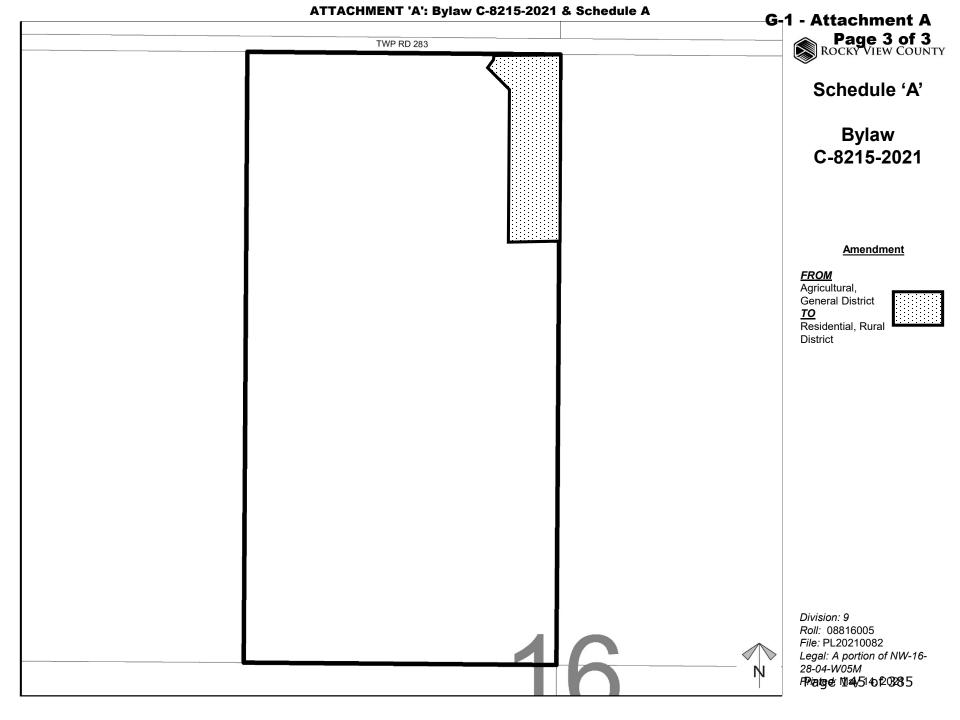
#### **Effective Date**

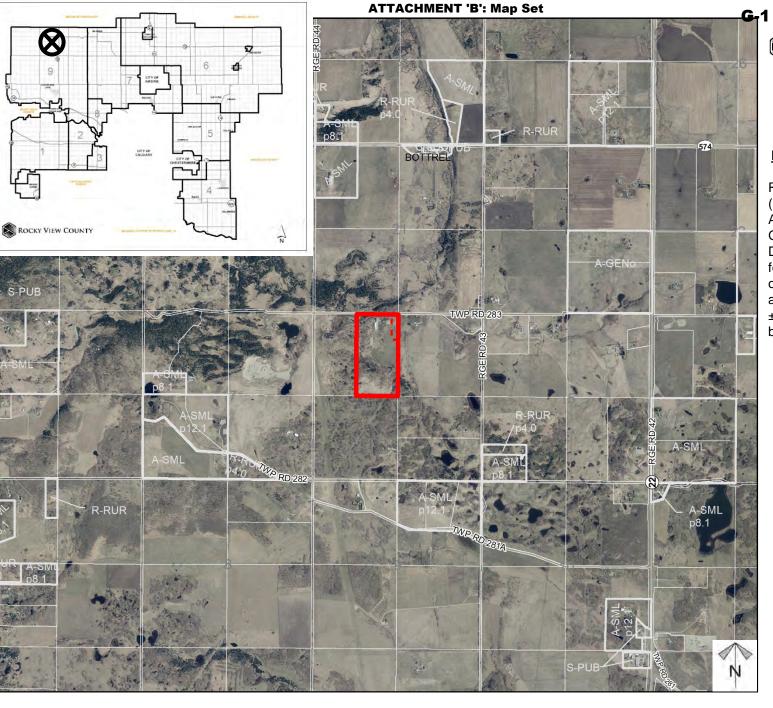
Bylaw C-8215-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



READ A FIRST TIME this	, day of, 2021
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

File: 08816005 - PL20210082





## G-1 - Attachment B Page 1 of 5 ROCKY VIEW COUNTY

#### Location & Context

#### **Redesignation Proposal**

Redesignation of ±1.62ha (±4.00 acre) from Agricultural, General (A-GEN) to Residential, Rural District (R-RUR) to allow for the future subdivision of one ±1.62ha (±4.00 acre) parcel leaving a ±29.95ha (±74.00 acre) balance parcel.

Division: 9 Roll: 08816005 File: PL20210082

Legal: A portion of NW-16-28-04-W05M

APriarge: N/4/6140f20385

**ATTACHMENT 'B': Map Set TWP RD 283** 

G-1 - Attachment B
Page 2 of 5
ROCKY VIEW COUNTY

# Development Proposal

#### **Redesignation Proposal**

Redesignation of ±1.62ha (±4.00 acre) from
Agricultural, General (A-GEN) to Residential, Rural District (R-RUR) to allow for the future subdivision of one ±1.62ha (±4.00 acre) parcel leaving a ±29.95ha (±74.00 acre) balance parcel.

Division: 9 Roll: 08816005 File: PL20210082 Legal: A portion of NW-16-28-04-W05M

Prace May 7140 2038 5

## G-1 - Attachment B Page 3 of 5 ROCKY VIEW COUNTY

#### **Environmental**

#### **Redesignation Proposal**

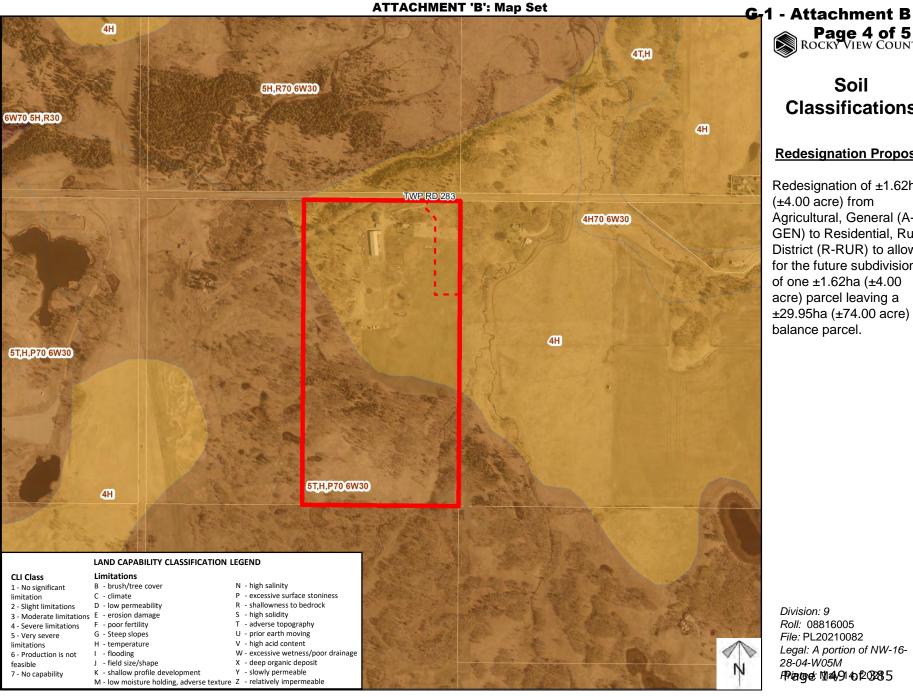
Redesignation of ±1.62ha (±4.00 acre) from Agricultural, General (A-GEN) to Residential, Rural District (R-RUR) to allow for the future subdivision of one ±1.62ha (±4.00 acre) parcel leaving a ±29.95ha (±74.00 acre) balance parcel.



Division: 9 Roll: 08816005 File: PL20210082

Legal: A portion of NW-16-28-04-W05M

APriarge: NIA)8140f20385



Soil Classifications

Page 4 of 5
ROCKY VIEW COUNTY

#### **Redesignation Proposal**

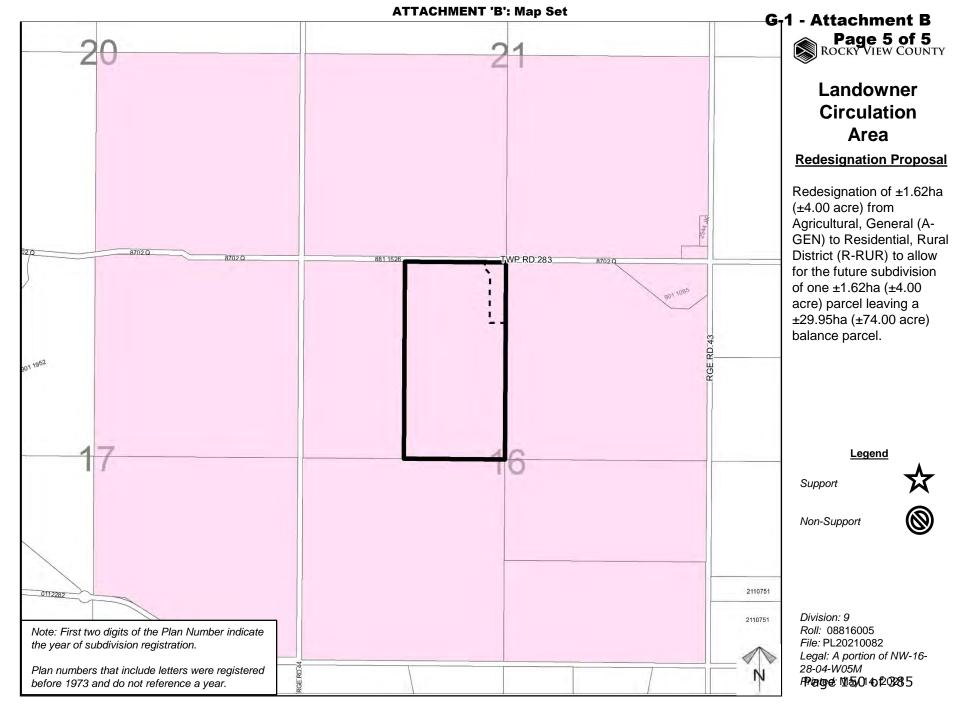
Redesignation of ±1.62ha (±4.00 acre) from Agricultural, General (A-GEN) to Residential, Rural District (R-RUR) to allow for the future subdivision of one ±1.62ha (±4.00 acre) parcel leaving a ±29.95ha (±74.00 acre) balance parcel.

Division: 9 Roll: 08816005 File: PL20210082

Legal: A portion of NW-16-

28-04-W05M

Prace 1491402885





#### **PLANNING POLICY**

TO: Council

**DATE:** September 7, 2021 **DIVISION:** 7

**FILE:** 06532018 **APPLICATION:** PL20210097

**SUBJECT:** First Reading Bylaw – Residential Redesignation

**APPLICATION:** To redesignate a portion of the subject lands from Agricultural, General

District (A-GEN) to Residential, Country Residential District (R-CRD) to

facilitate the creation of a ± 1.33 hectare (± 3.30 acre) parcel

(Lot 1) and a  $\pm$  1.21 hectare ( $\pm$  3.00 acre) parcel (Lot 2) with a  $\pm$  35.15

hectare (± 86.86 acre) remainder.

**GENERAL LOCATION:** Located on the west side of Range Road 14, approximately 0.84 km (1/2)

mile) south of Big Hill Springs Road and approximately 1.62 km (1mile)

west of the city of Airdrie.

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

**EXECUTIVE SUMMARY:** The application will be reviewed against the County Plan.

**OPTIONS:** 

Option #1: THAT Bylaw C-8223-2021 be given first reading.

Option #2: THAT application PL20210097 be denied.

#### AIR PHOTO & DEVELOPMENT CONTEXT:





Respectfully submitted, Concurrence,

"Brock Beach" "Kent Robinson"

Acting Executive Director Community Development Services Acting Chief Administrative Officer

BTV/rp

**ATTACHMENTS:** 

ATTACHMENT 'A': Bylaw C-8223-2021 & Schedule A

ATTACHMENT 'B': Map Set



## **BYLAW C-8223-2021**

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-8223-2021*.

#### **Definitions**

- 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**

- THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating a portion of Lot 2, Block 4, Plan 1711320 within SE-32-26-01-W5M from Agricultural, General District (A-GEN) to Residential, Country District (R-CRD) as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT a portion of Lot 2, Block 4, Plan 1711320 within SE-32-26-01-W5M is hereby redesignated to Residential, Country District (R-CRD) as shown on the attached Schedule "A' forming part of this Bylaw.

#### **Effective Date**

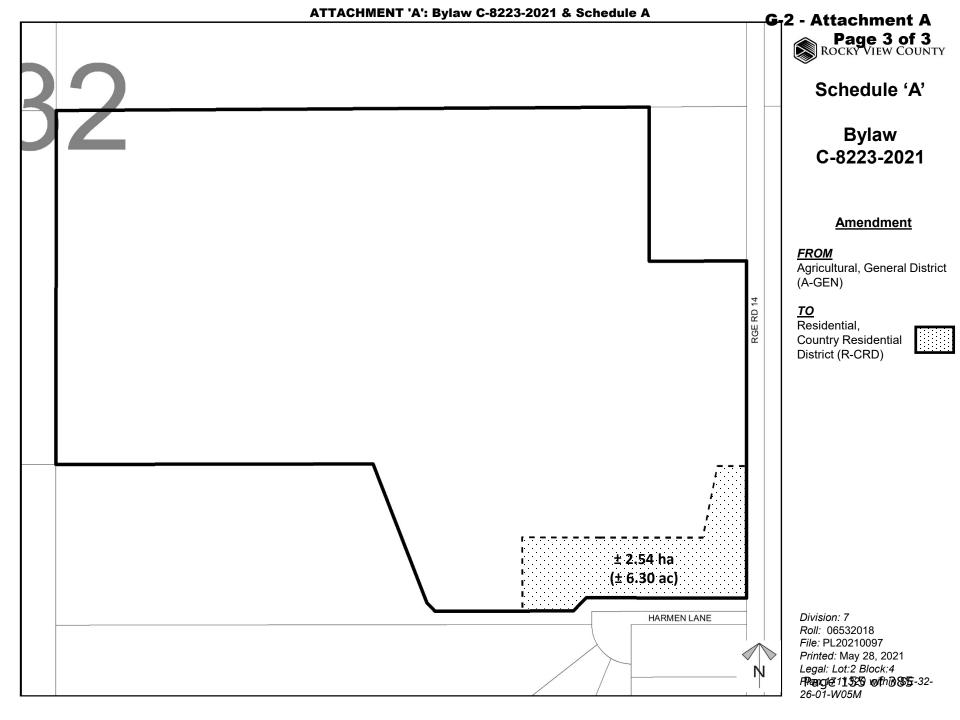
Bylaw C-8223-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

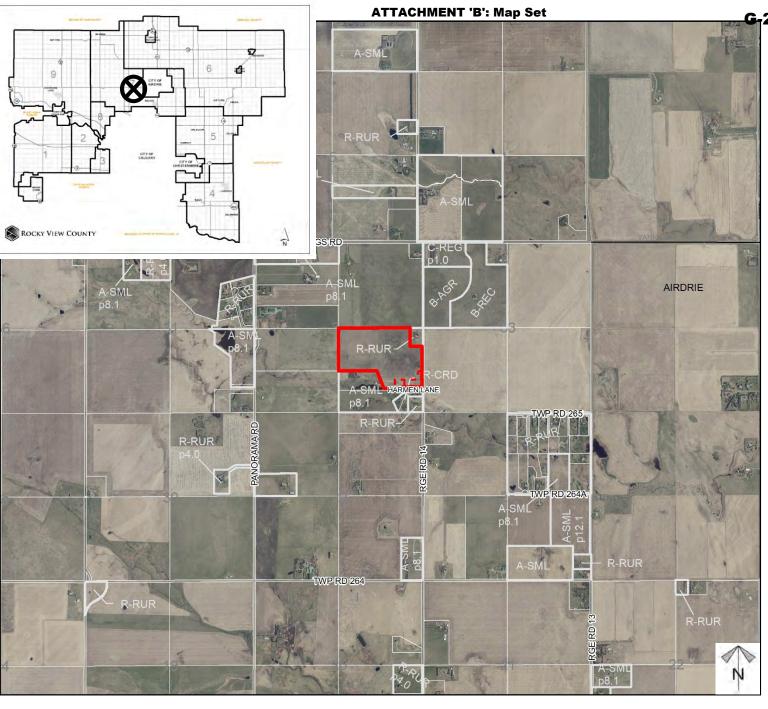
Page 153 of 385



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

File: 06532018 - PL20210097





G-2 - Attachment B Page 1 of 5
ROCKY VIEW COUNTY

#### Location & Context

#### **Redesignation Proposal:**

To redesignate a portion of the subject lands from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD) to facilitate the creation of a ± 1.33 hectare (± 3.30 acre) parcel (Lot 1) and a ± 1.21 hectare (± 3.00 acre) parcel (Lot 2) with a ± 35.28 hectare (± 87.17 acre) remainder.

Division: 7 Roll: 06532018 File: PL20210097 Printed: May 28, 2021 Legal: Lot:2 Block:4 Prange 1150 with 1355-32-26-01-W05M

**ATTACHMENT 'B': Map Set** ± 35.15 ha (± 86.86 ac) RGE RD 14 **A-GEN Remainder** A-GEN → R-CRD ± 1.33 ha A-GEN → R-CRD (± 3.30 ac) ± 1.21 ha Lot 1  $(\pm 3.00 ac)$ Lot 2 HARMEN LANE

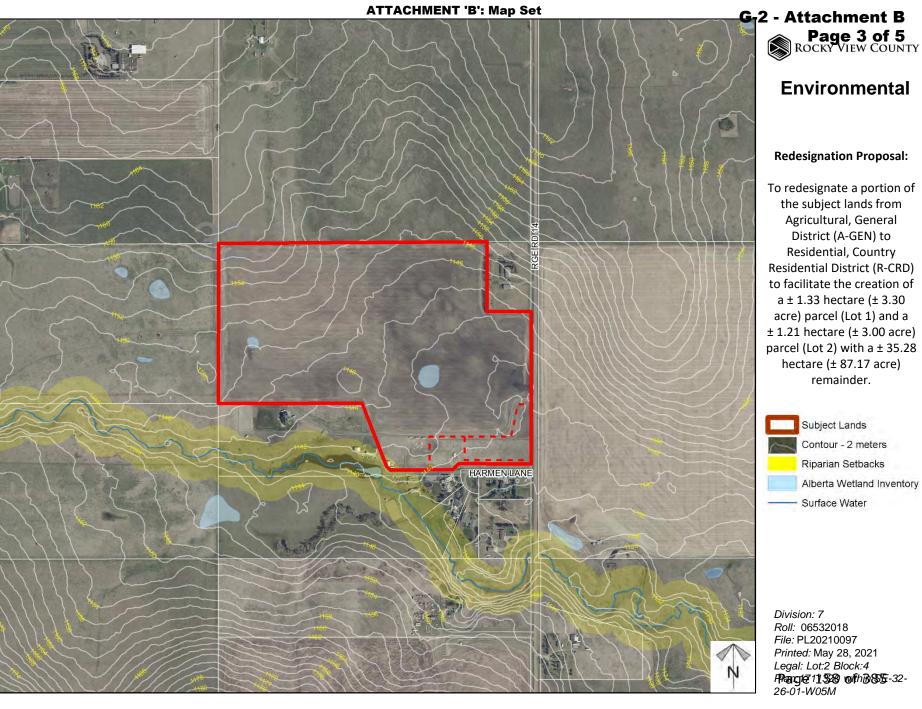
G-2 - Attachment B
Page 2 of 5
ROCKY VIEW COUNTY



#### **Redesignation Proposal:**

To redesignate a portion of the subject lands from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD) to facilitate the creation of a ± 1.33 hectare (± 3.30 acre) parcel (Lot 1) and a ± 1.21 hectare (± 3.00 acre) parcel (Lot 2) with a ± 35.28 hectare (± 87.17 acre) remainder.

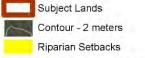
Division: 7
Roll: 06532018
File: PL20210097
Printed: May 28, 2021
Legal: Lot:2 Block:4
Prangle: 11570 of hib 85-32-26-01-W05M



**Environmental** 

#### **Redesignation Proposal:**

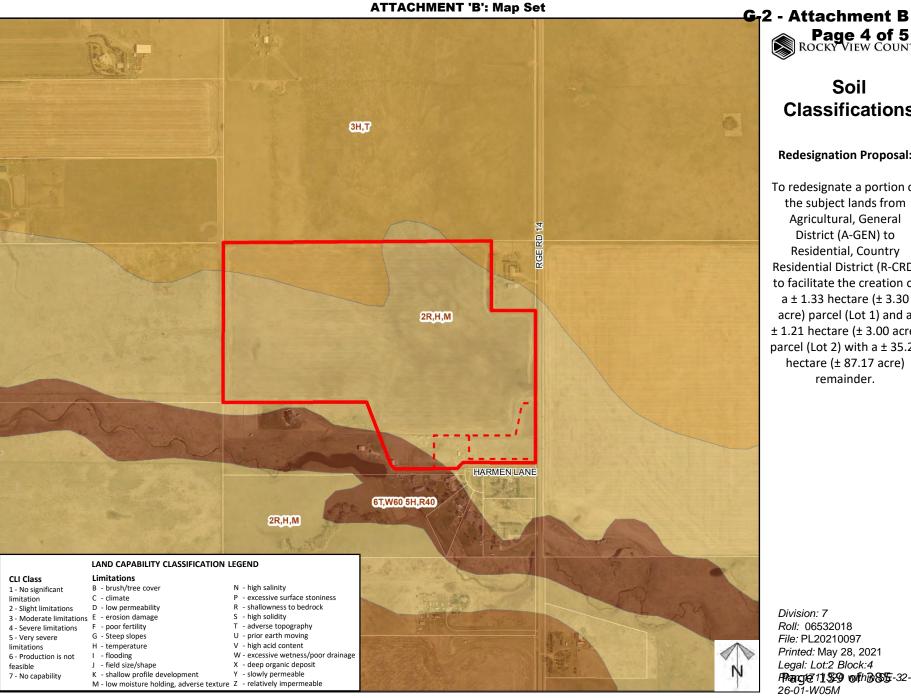
To redesignate a portion of the subject lands from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD) to facilitate the creation of a ± 1.33 hectare (± 3.30 acre) parcel (Lot 1) and a ± 1.21 hectare (± 3.00 acre) parcel (Lot 2) with a ± 35.28 hectare (± 87.17 acre) remainder.



Alberta Wetland Inventory

Surface Water

Division: 7 Roll: 06532018 File: PL20210097 Printed: May 28, 2021 Legal: Lot:2 Block:4 Prange 1158 with 1355-32-26-01-W05M



Soil Classifications

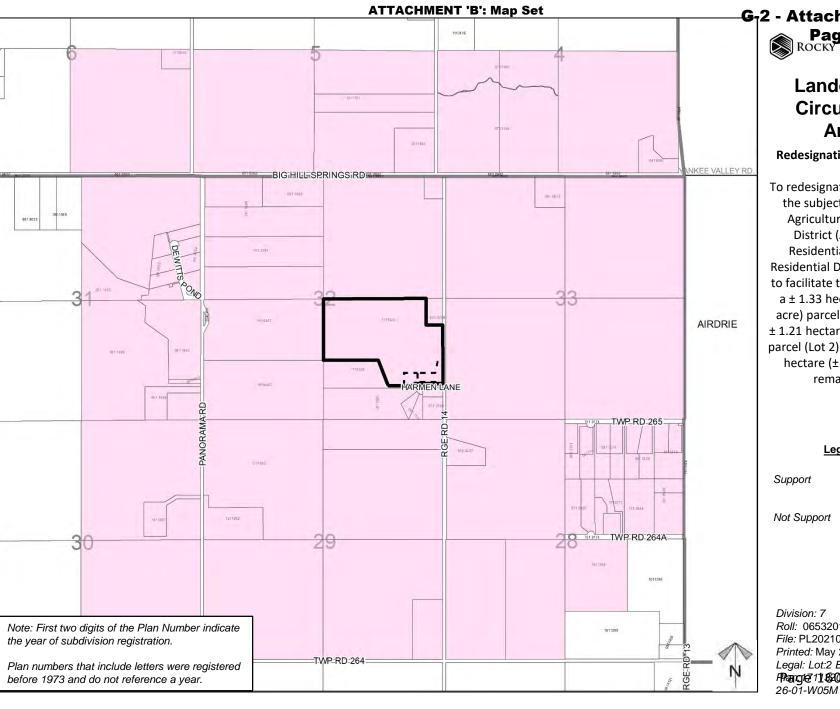
Page 4 of 5
ROCKY VIEW COUNTY

#### **Redesignation Proposal:**

To redesignate a portion of the subject lands from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD) to facilitate the creation of a ± 1.33 hectare (± 3.30 acre) parcel (Lot 1) and a ± 1.21 hectare (± 3.00 acre) parcel (Lot 2) with a ± 35.28 hectare (± 87.17 acre) remainder.

Division: 7 Roll: 06532018 File: PL20210097 Printed: May 28, 2021 Legal: Lot:2 Block:4 Prancie 1159 with 355-32-

26-01-W05M



### G-2 - Attachment B Page 5 of 5 ROCKY VIEW COUNTY

#### Landowner Circulation Area

#### **Redesignation Proposal:**

To redesignate a portion of the subject lands from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD) to facilitate the creation of a ± 1.33 hectare (± 3.30 acre) parcel (Lot 1) and a ± 1.21 hectare (± 3.00 acre) parcel (Lot 2) with a ± 35.28 hectare (± 87.17 acre) remainder.

#### Legend

Support



Not Support



Division: 7 Roll: 06532018 File: PL20210097 Printed: May 28, 2021 Legal: Lot:2 Block:4 Prancie 11.600 with 1385-32-



#### PLANNING AND DEVELOPMENT SERVICES

TO: Council

**DATE:** September 7, 2021 **DIVISION:** 6

**FILE:** 07426001 / 6002 / 6003 / 6004 **APPLICATION:** PL20210102

**SUBJECT:** First Reading Bylaw – Agricultural Redesignation

**APPLICATION:** Redesignation of  $\pm$  640 acres – four (4) quarter sections – from

Agricultural, General District (A-GEN) to Direct Control (DC) to allow for a

Solar Farm.

**GENERAL LOCATION:** Located adjacently north of the city of Airdrie, approximately 800 meters

east of Highway 2 and adjacently east of Range Road 292.

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

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

**OPTIONS:** 

Option #1: THAT Bylaw C-8206-2021 be given first reading.

Option #2: THAT application PL20210102 be denied.

#### **AIR PHOTO & DEVELOPMENT CONTEXT:**





Respectfully submitted,	Concurrence,
"Brock Beach"	"Kent Robinson"
Acting Executive Director Community Development Services	Acting Chief Administrative Officer

LC/IIt

#### **ATTACHMENTS:**

ATTACHMENT 'A': Bylaw C-8206-2021 and Schedule 'A' & 'B'

ATTACHMENT 'B': Map Set



## **BYLAW C-8206-2021**

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-8206-2021*.

#### **Definitions**

- 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**

- THAT SE/NE/SW/NW-26-27-29-W04M be designated Direct Control as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT the special regulations of the Direct Control District are as detailed in Schedule 'B' attached to and forming part of this Bylaw.

#### **Effective Date**

Bylaw C-8206-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

Bylaw C-8206-2021 File: 07426001 / 2 / 3 / 4 – PL20210102 Page 1 of 5

## ATTACHMENT 'A': Bylaw C-8206-2021 and Schedules A & B G-3 - Attachment A Page 2 of 5

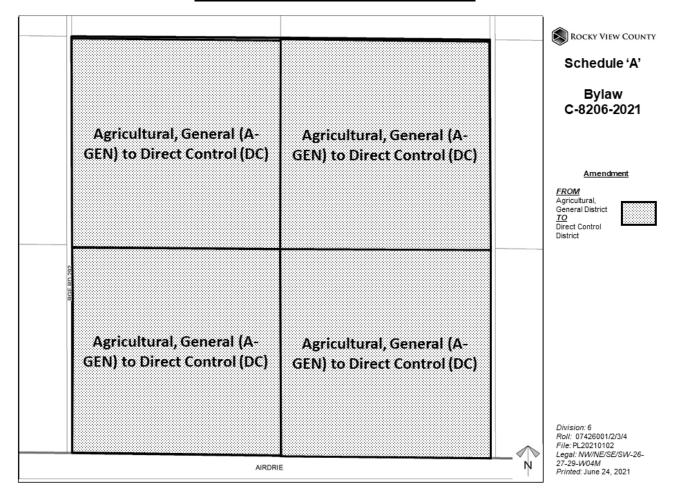


READ A FIRST TIME this	day of, 2021
PUBLIC HEARING HELD this	day of, 20
READ A SECOND TIME this	day of, 20
READ A THIRD AND FINAL TIME this	day of, 20
	Reeve
	Chief Administrative Officer or Designate
	Date Bylaw Signed

File: 07426001 / 2 / 3 / 4 - PL20210102



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



File: 07426001 / 2 / 3 / 4 - PL20210102



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

#### 1.0 DEFINITIONS:

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

"Solar Farm Infrastructure" means the infrastructure required for the operation of a commercial solar farm, including but not limited to a transformer station, poles, and electrical cabling.

#### 2.0 PURPOSE:

The purpose of this Direct Control District is to facilitate the development of a commercial solar farm and ancillary uses as required for the efficient operation of said solar farm, pursuant to the desires of Council as expressed through Land Use Bylaw C-8000-2020, while retaining the existing agricultural entitlements.

#### 3.0 GENERAL REGULATIONS:

- 3.1 The rules regulating the Agricultural, General District (A-GEN) shall apply unless otherwise specified in this Bylaw.
- 3.2 Parts 1, 2, 3, 4, 5, 7, and 8 of the Land Use Bylaw C-8000-2020 shall apply unless otherwise specified in this Bylaw.
- 3.3 Notwithstanding 4.1 of this Bylaw, Council shall be the Development Authority for the additional discretionary uses identified under 4.2 in this Bylaw.
- 3.4 The Development Authority may vary the Direct Control designation regulations of this Bylaw for the approval of a development permit if, in the opinion of the Development Authority, the granting of a variance would not unduly interfere with the spirit and intent of this Direct Control District pursuant to this Bylaw and the portions of Land Use Bylaw C-8000-2020 identified in 3.2 of this Bylaw.

#### 4.0 USES:

- 4.1 The permitted and discretionary uses of the Agricultural, General (A-GEN) District of Land Use Bylaw C-8000-2020 are the permitted and discretionary uses in this Direct Control District.
- 4.2 Notwithstanding the Discretionary Uses identified in Section 302 of the Land Use Bylaw C-8000-2020, the following are also Discretionary Uses in this Direct Control District:
  - 4.2.1 Solar Farm
  - 4.2.2 Solar Farm Infrastructure

#### **5.0 MINIMUM SETBACKS:**

- 5.1 For Solar Farms and Solar Farm Infrastructure the following setbacks shall apply:
  - 5.1.1 From Any Property Line: 15.0 metres

Bylaw C-8206-2021 File: 07426001 / 2 / 3 / 4 – PL20210102 Page 4 of 5

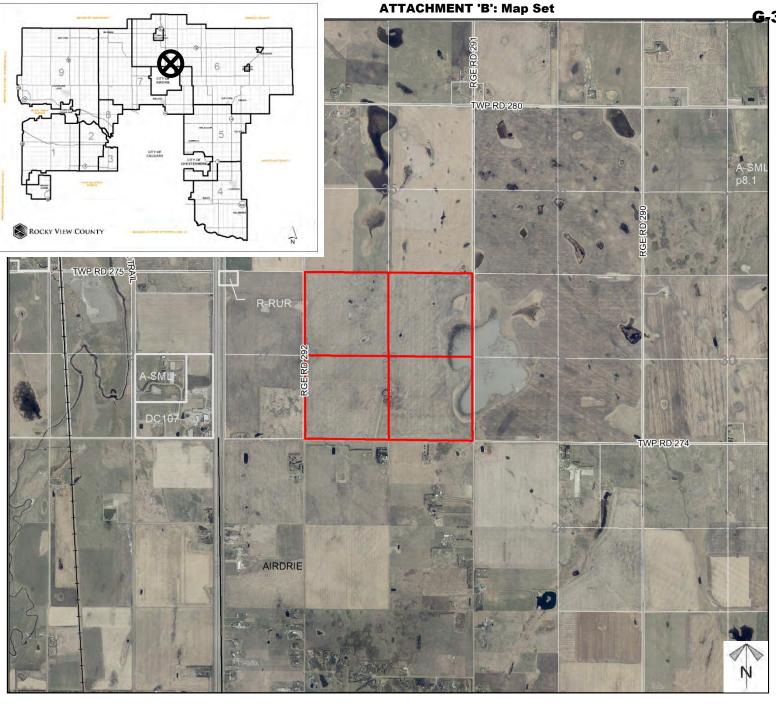


#### **6.0 ADDITIONAL REQUIREMENTS:**

- 6.1 Prior to a Solar Farm development permit being issued on the subject lands, the following technical assessments and/or plans may be required at the discretion of the Development Authority:
  - 6.1.1 Biophysical Impact Assessment
  - 6.1.2 Erosion and Sediment Control Plan
  - 6.1.3 Stormwater Management Plan
  - 6.1.4 Landscaping Plan

Bylaw C-8206-2021 File: 07426001 / 2 / 3 / 4 – PL20210102

Page 5 of 5 Page 167 of 385



## G-3 - Attachment B Page 1 of 5 ROCKY VIEW COUNTY

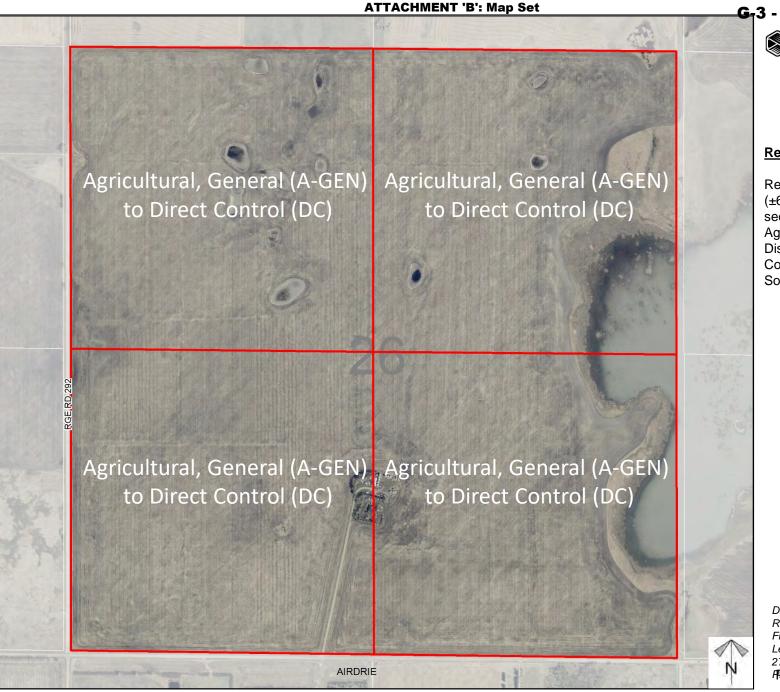
#### Location & Context

#### **Redesignation Proposal**

Redesignation of ±259ha (±640 acres) – four quarter sections - from Agricultural, General District (A-GEN) to Direct Control (DC) to allow for a Solar Farm.

Division: 6 Roll: 07426001/2/3/4 File: PL20210102 Legal: NW/NE/SE/SW-26-27-29-W04M

Prage 146820f23815



G-3 - Attachment B



# Development Proposal

#### **Redesignation Proposal**

Redesignation of ±259ha (±640 acres) – four quarter sections – from Agricultural, General District (A-GEN) to Direct Control (DC) to allow for a Solar Farm.

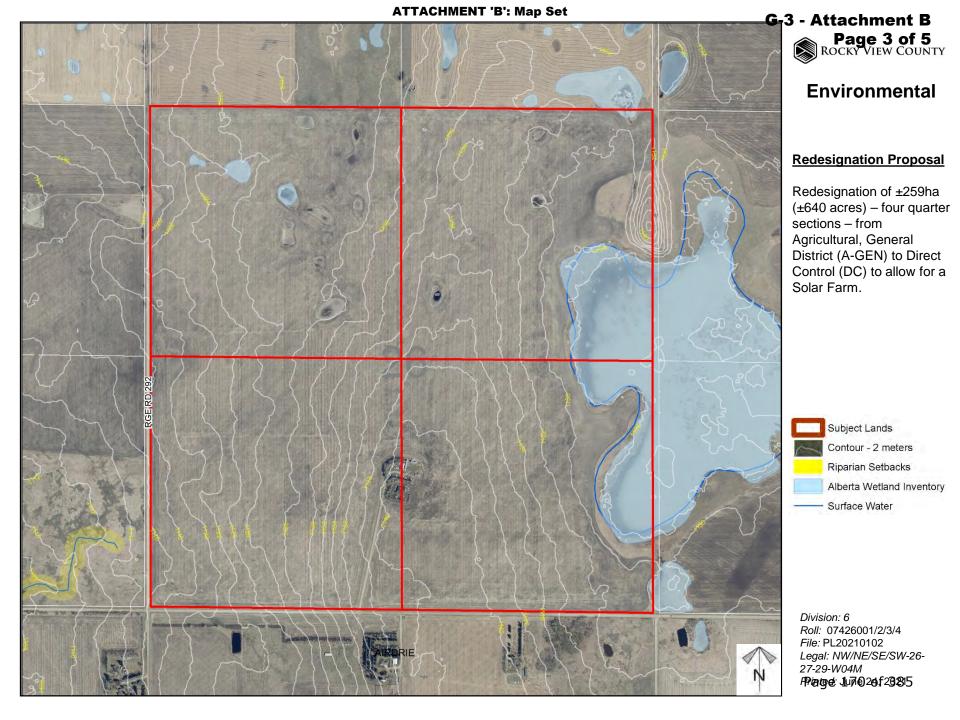
Division: 6

Roll: 07426001/2/3/4

File: PL20210102 Legal: NW/NE/SE/SW-26-

27-29-W04M

Priatre: 106920f23815



**ATTACHMENT 'B': Map Set** G-3 - Attachment B Page 4 of 5
ROCKY VIEW COUNTY 2H,M,E 2H,M,T 2H,M,T, 7W,N 5H,R70 6W30 2H,M 3M,D,H70 7W,N30 2H,M,T RGE RD 292 3M,D,H70 7W,N30 3M,D,H LAND CAPABILITY CLASSIFICATION LEGEND Limitations **CLI Class** N - high salinity 1 - No significant B - brush/tree cover P - excessive surface stoniness limitation C - climate D - low permeability R - shallowness to bedrock 2 - Slight limitations S - high solidity 3 - Moderate limitations E - erosion damage T - adverse topography F - poor fertility 4 - Severe limitations U - prior earth moving G - Steep slopes 5 - Very severe 5W,N V - high acid content limitations H - temperature RDRIE W - excessive wetness/poor drainage I - flooding 6 - Production is not X - deep organic deposit J - field size/shape feasible K - shallow profile development Y - slowly permeable 7 - No capability M - low moisture holding, adverse texture Z - relatively impermeable

Soil **Classifications** 

#### **Redesignation Proposal**

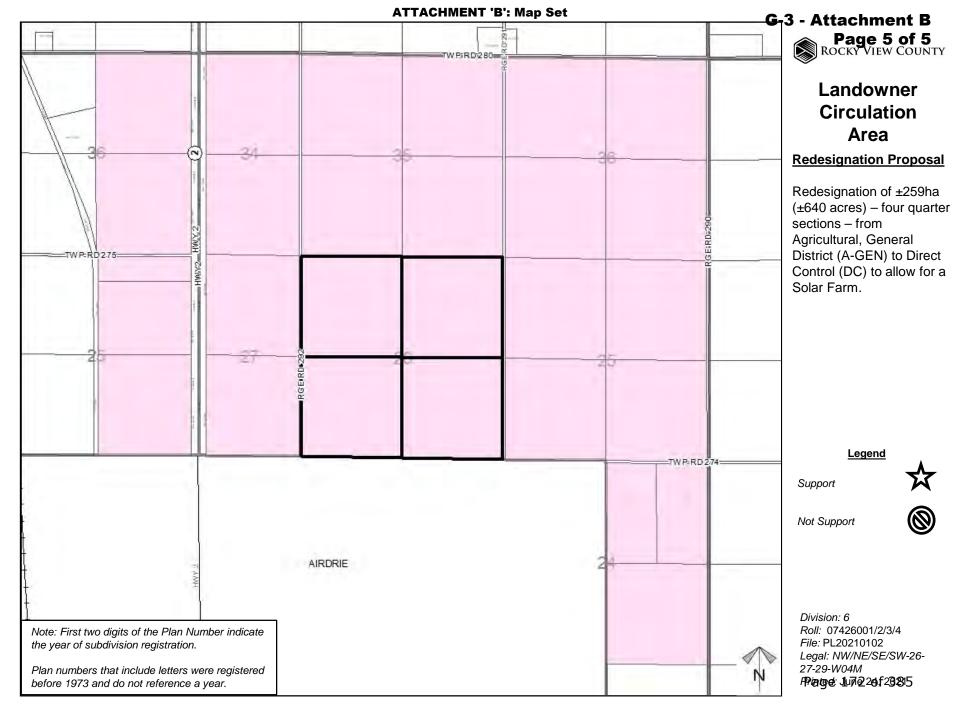
Redesignation of ±259ha (±640 acres) - four quarter sections - from Agricultural, General District (A-GEN) to Direct Control (DC) to allow for a Solar Farm.

Division: 6 Roll: 07426001/2/3/4

File: PL20210102 Legal: NW/NE/SE/SW-26-

27-29-W04M

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#### PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 7, 2021 DIVISION: 7

**FILE**: 06513005 **APPLICATION**: PL20210103

**SUBJECT:** First Reading Bylaw – Commercial Redesignation

**APPLICATION** To redesignate the subject lands from Business, Recreation District

(B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway

District (C-HWY) to accommodate light industrial or commercial uses.

**GENERAL LOCATION:** Located approximately 1.0 kilometre north of the city of Calgary, and

0.81 kilometres (1/2 mile) north of Highway 566 and on the west side of

Highway 2.

**LAND USE DESIGNATION:** Business, Recreation District (B-REC) & Direct Control District (DC 150)

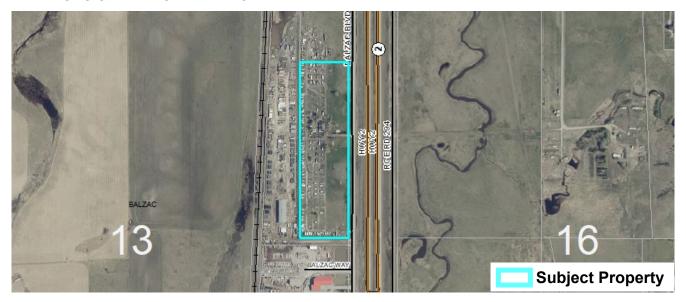
**EXECUTIVE SUMMARY:** This application will be reviewed against the relevant policies of the Rocky View County/City of Calgary Intermunicipal Development Plan, County Plan, Balzac West Area Structure Plan, and the Land Use Bylaw.

#### **OPTIONS:**

Option #1: THAT Bylaw C-8204-2021 be given first reading.

Option #2: THAT application PL20210103 be denied.

#### **AIR PHOTO & DEVELOPMENT CONTEXT:**





Respectfully submitted,	Concurrence,
"Brock Beach"	"Kent Robinson"
Acting Executive Director Community Development Services	Acting Chief Administrative Officer

CL/IIt

#### **ATTACHMENTS:**

ATTACHMENT 'A': Bylaw C-8204-2021 & Schedule A ATTACHMENT 'B': Map Set



## **BYLAW C-8204-2021**

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

The Council of Rocky View County enacts as follows:

#### Title

1 This bylaw may be cited as *Bylaw C-8204-2021*.

#### **Definitions**

- 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**

- THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating Block 2, Plan 9310884 within NE-13-26-01-W05M from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT Block 2, Plan 9310884 within NE-13-26-01-W05M is hereby redesignated to Commercial, Highway District (C-HWY) as shown on the attached Schedule "A' forming part of this Bylaw.
- 5 THAT Bylaw C-7265-2013 and all amendments thereto are repealed upon this bylaw passing and coming into full force and effect.

#### **Effective Date**

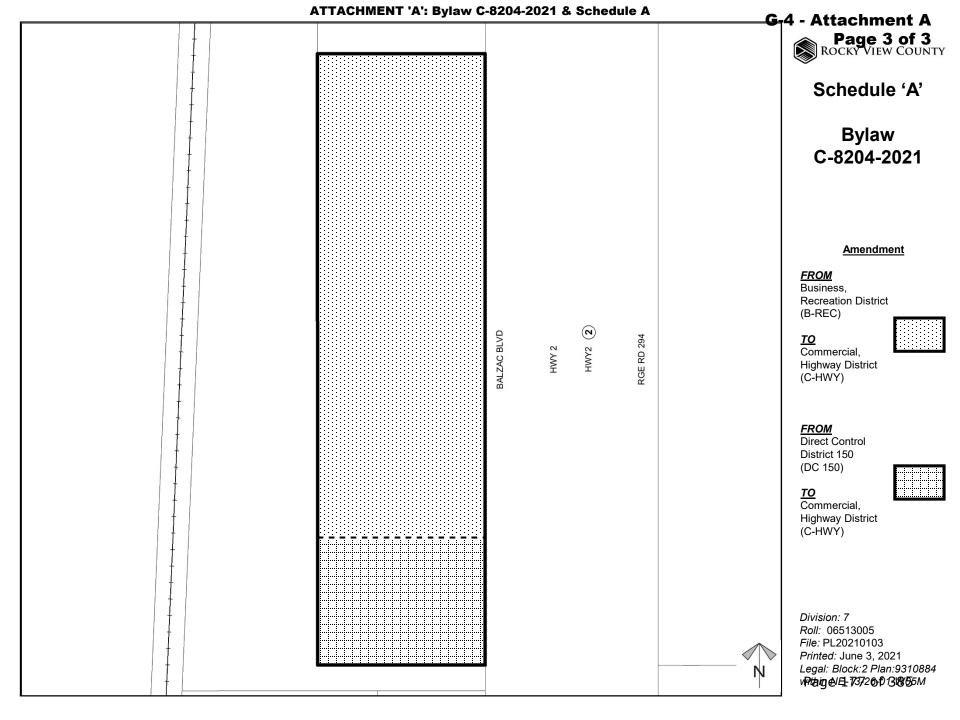
Bylaw C-8204-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

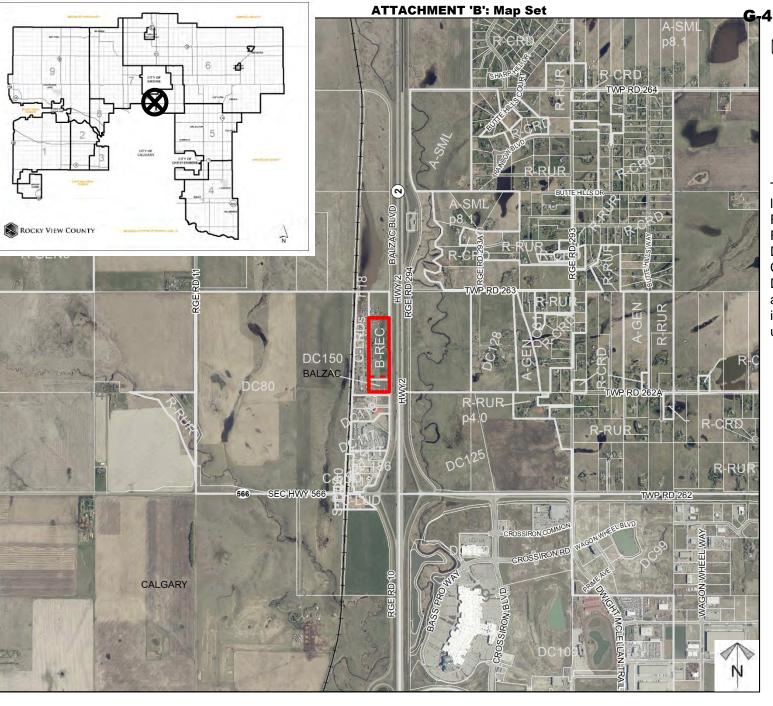
Bylaw C-8204-2021 File: 06513005 – PL20210103 Page 1 of 2



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

File: 06513005 - PL20210103





# G-4 - Attachment B Page 1 of 5 ROCKY VIEW COUNTY

## Location & Context

#### **Redesignation Proposal**

To redesignate the subject lands from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) to accommodate light industrial or commercial uses.

Division: 7
Roll: 06513005
File: PL20210103
Printed: June 3, 2021
Legal: Block:2 Plan:9310884
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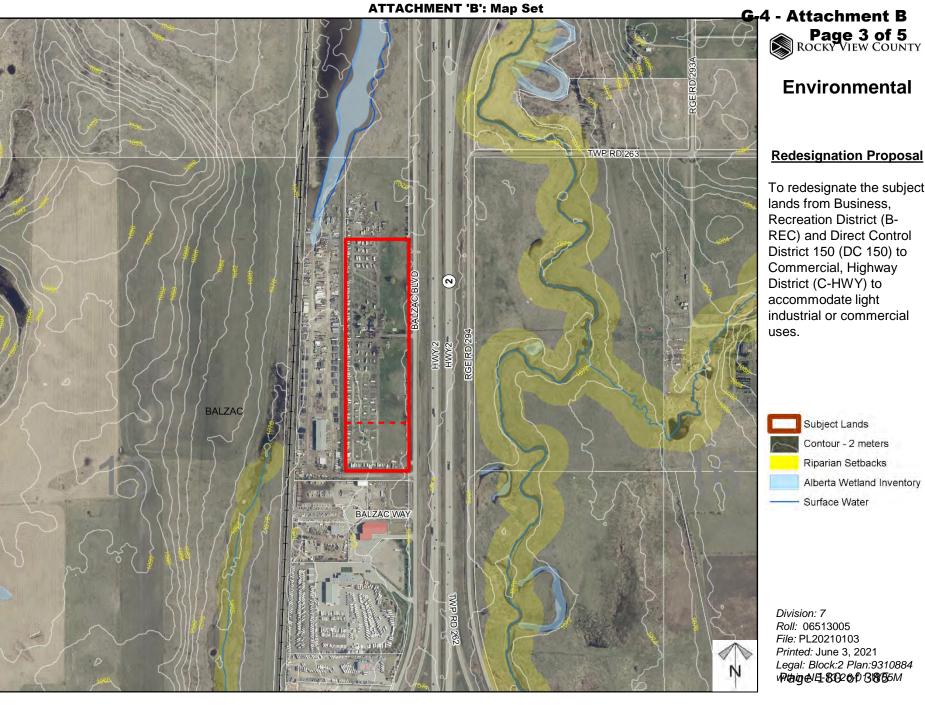
# G-4 - Attachment B Page 2 of 5 ROCKY VIEW COUNTY

# Development Proposal

#### **Redesignation Proposal**

To redesignate the subject lands from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) to accommodate light industrial or commercial uses.

Division: 7
Roll: 06513005
File: PL20210103
Printed: June 3, 2021
Legal: Block:2 Plan:9310884
W神典科王792分別器55M



## **Environmental**

#### **Redesignation Proposal**

To redesignate the subject lands from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) to accommodate light industrial or commercial uses.



Division: 7 Roll: 06513005 File: PL20210103 Printed: June 3, 2021

Legal: Block:2 Plan:9310884 

**ATTACHMENT 'B': Map Set** G-4 - Attachment B 11 RGE RD 293A 5T,I 5 **4T,E4** 2T50 2T,E50 **TWP RD 263** 5N,W,5 3S,P3 2C 2 4T,E4 BALZAC BLVD (2) RGE RD 294 4S,T50 4N,W50 3S,P.3 BALZAC 111 3T(3) **BALZAC WAY** 11 3S,P.3 LAND CAPABILITY CLASSIFICATION LEGEND Limitations **CLI Class** N - high salinity 1 - No significant B - brush/tree cover TWP RD 262 P - excessive surface stoniness limitation C - climate R - shallowness to bedrock 2 - Slight limitations D - low permeability S - high solidity 3 - Moderate limitations E - erosion damage F - poor fertility T - adverse topography 4 - Severe limitations U - prior earth moving G - Steep slopes 5 - Verv severe V - high acid content limitations H - temperature I - flooding W - excessive wetness/poor drainage 6 - Production is not X - deep organic deposit J - field size/shape feasible 4S,T50 4D30 K - shallow profile development Y - slowly permeable 7 - No capability 5N,W20 M - low moisture holding, adverse texture Z - relatively impermeable

### Soil Classifications

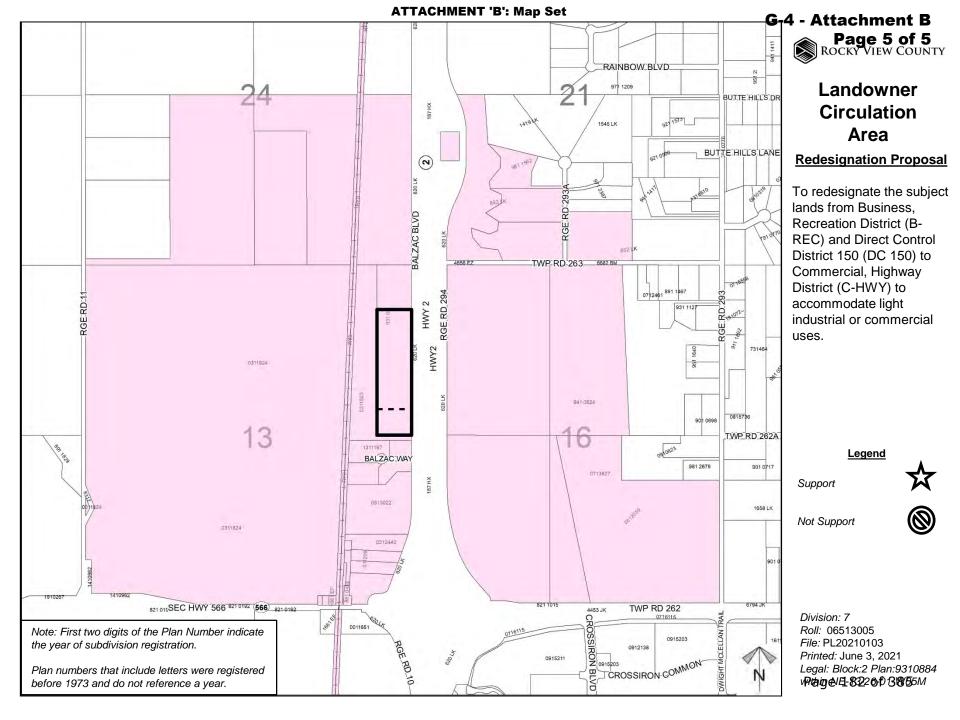
Page 4 of 5
ROCKY VIEW COUNTY

### **Redesignation Proposal**

To redesignate the subject lands from Business, Recreation District (B-REC) and Direct Control District 150 (DC 150) to Commercial, Highway District (C-HWY) to accommodate light industrial or commercial uses.

Division: 7 Roll: 06513005 File: PL20210103 Printed: June 3, 2021

Legal: Block:2 Plan:9310884 





### PLANNING AND DEVELOPMENT SERVICES

TO: Council

**DATE:** September 7, 2021 **DIVISION:** 5

**FILE**: 05220009 **APPLICATION**: PL20210107

**SUBJECT:** First Reading Bylaw – Residential Redesignation

**APPLICATION** To redesignate a portion of the subject lands from Agricultural, Small

Parcel District (A-SML p8.1) to Residential, Country Residential District, (R-CRD) in order to facilitate the creation of four (4) new  $\pm$  2.00 acre lots

leaving a ± 12.00 acre remainder lot.

**GENERAL LOCATION:** Located on the southwest junction of Township Road 254 and Range

Road 274.

**LAND USE DESIGNATION:** Agricultural, Small Parcel District (A-SML p8.1)

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

**OPTIONS:** 

Option #1: THAT Bylaw C-8214-2021 be given first reading.

Option #2: THAT application PL20210107 be denied.

### **AIR PHOTO & DEVELOPMENT CONTEXT:**





Respectfully submitted,	Concurrence,
"Brock Beach"	"Kent Robinson"
Acting Executive Director Community Development Services	Acting Chief Administrative Officer

RC/IIt

### **ATTACHMENTS:**

ATTACHMENT 'A': Bylaw C-8214-2021 & Schedule A ATTACHMENT 'B': Map Set



### **BYLAW C-8214-2021**

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-8214-2021*.

### **Definitions**

- 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 within NE-20-25-27-W04M from Agriculture, Small Parcel District p8.1 (A-SML p8.1) to Residential, Country Residential District (R-CRD) as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT a portion within NE-20-25-27-W04M is hereby redesignated to Residential, Country Residential District as shown on the attached Schedule 'A' forming part of this Bylaw.

### **Effective Date**

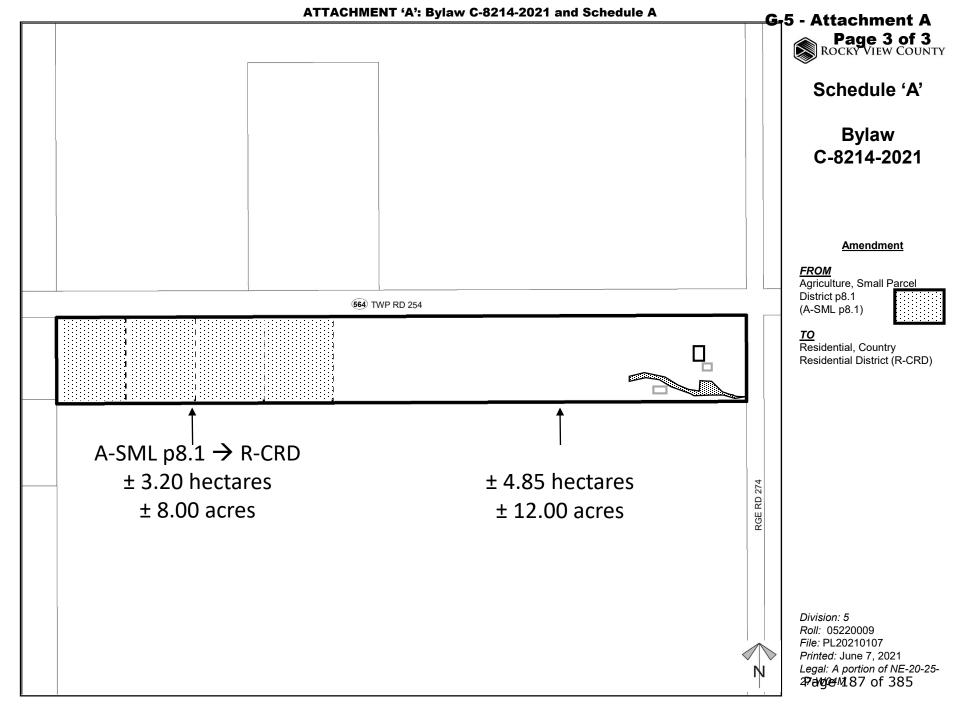
Bylaw C-8214-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

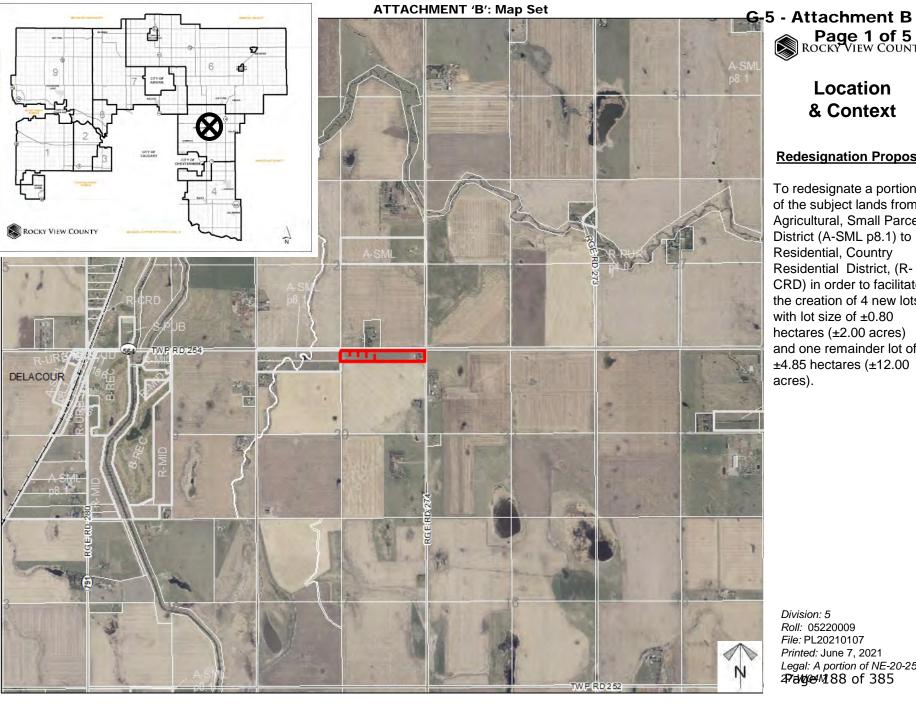
Bylaw C-8214-2021 File: 05220009- PL20210107 Page 1 of 2



READ A FIRST TIME this	day of	, 2021
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 Office	er or Designate
	Date Bylaw Signed	

File: 05220009- PL20210107





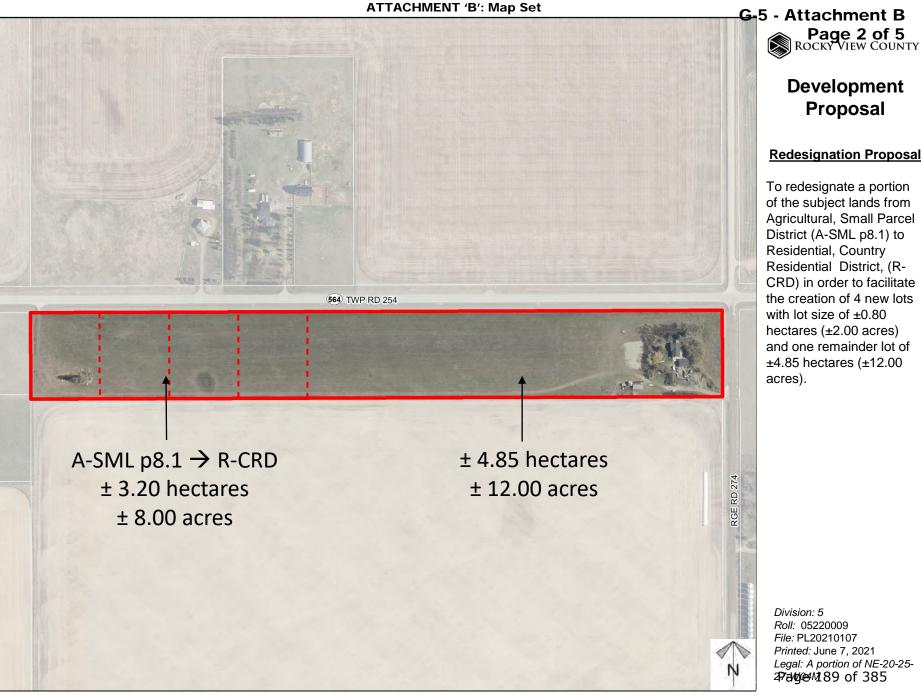
### Page 1 of 5 ROCKY VIEW COUNTY

### Location & Context

### **Redesignation Proposal**

To redesignate a portion of the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Residential, Country Residential District, (R-CRD) in order to facilitate the creation of 4 new lots with lot size of ±0.80 hectares (±2.00 acres) and one remainder lot of ±4.85 hectares (±12.00 acres).

Division: 5 Roll: 05220009 File: PL20210107 Printed: June 7, 2021 Legal: A portion of NE-20-25-27-avget 188 of 385



**Development Proposal** 

### **Redesignation Proposal**

To redesignate a portion of the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Residential, Country Residential District, (R-CRD) in order to facilitate the creation of 4 new lots with lot size of ±0.80 hectares (±2.00 acres) and one remainder lot of ±4.85 hectares (±12.00 acres).

Division: 5 Roll: 05220009 File: PL20210107 Printed: June 7, 2021 Legal: A portion of NE-20-25-277a/4ge4/1189 of 385

ATTACHMENT 'B': Map Set

### G-5 - Attachment B Page 3 of 5 ROCKY VIEW COUNTY



### **Redesignation Proposal**

To redesignate a portion of the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Residential, Country Residential District, (R-CRD) in order to facilitate the creation of 4 new lots with lot size of ±0.80 hectares (±2.00 acres) and one remainder lot of ±4.85 hectares (±12.00 acres).



Division: 5
Roll: 05220009
File: PL20210107
Printed: June 7, 2021
Legal: A portion of NE-20-2527-MGEM 90 of 385

ATTACHMENT 'B': Map Set G-5 - Attachment B 2H,M 6T;W60 5H;R40 2H.M 3M,D,H 2H.M 2H M75 6W25 5H R70 6W30 2H.M 2H,M75,7W,N25 LAND CAPABILITY CLASSIFICATION LEGEND Limitations CLI Class N - high salinity 1 - No significant B - brush/tree cover P - excessive surface stoniness limitation C - climate 2 - Slight limitations D - low permeability R - shallowness to bedrock S - high solidity 3 - Moderate limitations E - erosion damage 3M,D,H70 T - adverse topography 4 - Severe limitations F - poor fertility 7W,N30 U - prior earth moving G - Steep slopes 5 - Verv severe V - high acid content limitations H - temperature I - flooding W - excessive wetness/poor drainage 6 - Production is not X - deep organic deposit J - field size/shape feasible K - shallow profile development Y - slowly permeable 7 - No capability M - low moisture holding, adverse texture Z - relatively impermeable

### Soil Classifications

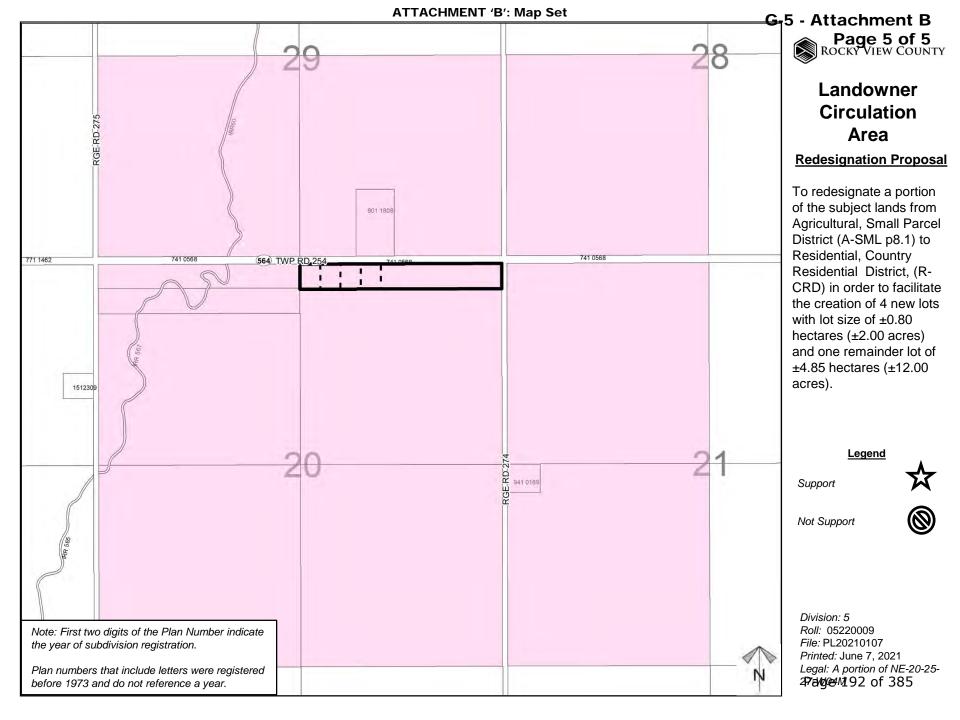
Page 4 of 5
ROCKY VIEW COUNTY

### **Redesignation Proposal**

To redesignate a portion of the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Residential, Country Residential District, (R-CRD) in order to facilitate the creation of 4 new lots with lot size of ±0.80 hectares (±2.00 acres) and one remainder lot of ±4.85 hectares (±12.00 acres).

Division: 5 Roll: 05220009 File: PL20210107 Printed: June 7, 2021 Legal: A portion of NE-20-25-

477€M191 of 385





### PLANNING POLICY

TO: Council

**DATE:** September 7, 2021 **DIVISION:** 8

**FILE**: 05618459 **APPLICATION**: PL20210120

**SUBJECT:** First Reading Bylaw – Damkar Seniors Residential Conceptual Scheme

NOTE: This application should be considered in conjunction with application PL20210121

(agenda item G-7)

**APPLICATION:** To amend the Watermark Conceptual Scheme, inserting Appendix 9,

which would provide a policy framework for the development of a 200

unit residential community catering to seniors.

**GENERAL LOCATION:** Located immediately west and adjacent to the city of Calgary,

approximately 1.2 kilometres (0.75 miles) south of Highway 1A, and on

the west side of 12 Mile Coulee Road.

**LAND USE DESIGNATION:** Residential, Rural District (R-RUR p4.0)

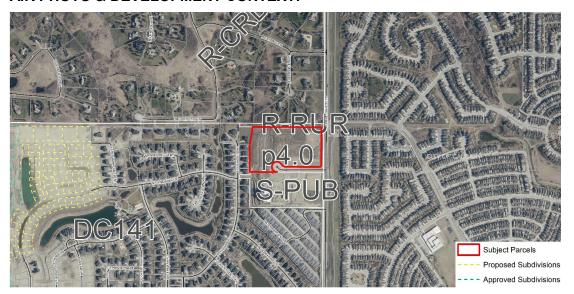
**EXECUTIVE SUMMARY:** The application will be reviewed against the Interim Growth Plan, the Rocky View County / City of Calgary Intermunicipal Development Plan, the County Plan, the Bearspaw Area Structure Plan, and the Watermark Conceptual Scheme.

### **OPTIONS:**

Option #1: THAT Bylaw C-8221-2021 be given first reading.

Option #2: THAT application PL20210120 be denied.

### **AIR PHOTO & DEVELOPMENT CONTEXT:**





Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JA/rp

**ATTACHMENTS:** 

ATTACHMENT 'A': Bylaw C-8221-2021 & Schedules A&B

ATTACHMENT 'B': Map Set



### **BYLAW C-8221-2021**

A Bylaw of Rocky View County to amend Bylaw C-4129-93, known as the Bearspaw Area Structure Plan, and to amend Bylaw C-6798-2009, known as the Watermark at Bearspaw Conceptual Scheme.

The Council of Rocky View County enacts as follows:

### Title

1 This bylaw may be cited as Bylaw C-8221-2021.

### **Definitions**

- 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**

- THAT sections of the Watermark at Bearspaw Conceptual Scheme C-6798-2009 be amended as per Schedule 'A', and the "Appendix 9 Damkar Lands Seniors Oriented Residential" be approved as detailed in Schedule 'B', both attached to and forming part of this Bylaw;
- 4 THAT the Bearspaw Area Structure Plan C-4129-93 be amended as follows
  - 4.1 The text within Section 10.0, Concept Plans, which reads "Watermark at Bearspaw Adopted February 9, 2010" be amended to read, "Watermark at Bearspaw Adopted February 9, 2010 (amended June 10, 2014)" and that the date of this amendment be added thereafter.

### **Effective Date**

Bylaw C-8221-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

Bylaw C-8221-2021 File: 05618459 – PL20210120 Page 1 of 6



READ A FIRST TIME IN COUNCIL this	day of	, 2021
PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 2021
READ A SECOND TIME IN COUNCIL this	day of	, 2021
READ A THIRD TIME IN COUNCIL this	day of	, 2021
	Reeve	
	CAO or Designate	
	Date Bylaw Signed	



### SCHEDULE 'A' FORMING PART OF BYLAW C-8221-2021

### Amendments to the Watermark Conceptual Scheme C-6798-2009 Amendment #1

Delete the text in Section 6.0, subsection 6.2, in the paragraph entitled Density that reads:

The maximum density for the entire conceptual plan area has been assumed to be 1.95 units per gross acre over a total land area of 316 acres for a total of 617 residential units (including the Damkar Parcel). Of the 617 residential units, approximately 57 units have been allocated to the Damkar Parcel, with the Watermark site having a total maximum density of 560 residential units.

and replace with:

The maximum density for the entire conceptual plan area has been assumed to be 2.4 units per gross acre over a total land area of 317 acres for a total of 770 residential units (including the Damkar Parcel). Of the 770 residential units, approximately 200 units have been allocated to the Damkar Parcel, with the Watermark site having a total maximum density of 570 residential units.

### Amendment #2

Delete Table 1, which shows:

TABLE 1 Residential Sub-Area Statistics

	Total A	rea	No. Units	Density (upa)
Sub Area	Hectares	Acres		
1	7.21	17.81	13	0.73
2	3.22	7.96	8	1.01
3	5.35	13.23	10	0.76
4	11.87	29.34	30	1.02
5	15.82	39.10	68	1.74
	66.55	164.78	330	2.00
7	5.98	14.78	101	6.83
Total/Avg.	116	287	560	1.95

Lot Dimensions and Minimum Sizes

Stand	ard, Rectangular Lot I	Dimensions	Lo	Sizes
Sub Area	Feet	Metres	Acres	Hectares
1	200 X 250	61 X 76	1.15	.46
-2	160 X 250	49 X 76	.92	.37
3	140 X 230	42.5 X 70	.74	.30
4	130 X 230	39.5 X 70	.69	.28
5	100 X 160	30.5 X 49	.37	.15
6	82 X 150 82 X 140 (backing on parkland)	25 X 45.5 25 X 42.5	.28 .26	.11 .11
7	n/a		n/a	

**Building Envelope Setback Distances** 

Z	From	nimum nt Yard tback	R	inimum ear Yard etback	Minimo Side Ya Setba	ird	Minim Distar Betwe Hous	nce en
Sub Area	Ft	м	Ft	M	Ft	М	Ft	м
1	36.1	11.0	119.7	36.5	26.2	8.0	100.0	30.5
2	70.5	21.5	82.0	25.0	19.7	6.0	70.5	21.5
3	36.1	11.0	80.0*	24.5*	14.8	4.5	50.8	15.5
4	36.1	11.0	80.0*	24.5*	14.8	4.5	50.8	15.5
5	32.8	10.0	36.1	11.0	9.8	3.0	31.2	9,5
6	29.5	9.0	29.5	9.0	8.2	2.5	25.3	7.7
7	n/a		n/a		n/a		n/a	

<sup>\*</sup>With a 6 metre MR pathway along the western boundary of Sub-Area Three and the souther boundary of Sub-Area Four, the houses will be set back a minimum of 30.5 metres (100 feet) from Watermark's existing western and southern property boundary.



### And replace with:

Watermark Sub Areas	ha	ac	# of units	Residential density (upga)
1	7.2	17.8	13.0	0.7
2	3.2	8.0	8.0	1.0
3	5.4	13.2	10.0	0.8
4	11.9	29.3	30.0	1.0
5	15.8	39.1	68.0	1.7
6*	67.9	168.2	340.0	2.0
7	6.0	14.8	101.0	6.8
SUB-TOTAL (pre Damkar site development)	117.4	290.4	570.0	2.0
Damkar Appendix 8 (Church Site)	4.4	10.9	0.0	0.0
Damkar Appendix 8 (ATCO PUL)	0.5	1.3	0.0	0.0
Damkar Appendix 8 (Damkar Court ROW)	0.9	2.2	0.0	0.0
Development Proposal (Seniors Residential Site)	5.0	12.3	200	16.3
TOTAL	128.1	317.0	770	2.43

### **Amendment #3**

Amend policy 6.2.1, which reads

Policy 6.2.1 Overall density of residential development within the Conceptual Scheme area shall not exceed 1.95 units per gross acre.

And replace with:

Policy 6.2.1 Overall density of residential development within the Conceptual Scheme area shall not exceed 2.43 units per gross acre.

### Amendment #4

Amend policy 6.7.1, which reads:

Policy 6.7.1 Future land uses may include residential and/or institutional uses. Densities beyond the equivalent of 1.95 residential units per gross acre may require an amendment to the Conceptual Scheme.



### And replace with:

Policy 6.7.1 Future land uses may include residential and/or institutional uses. Densities beyond the equivalent of 2.43 residential units per gross acre may require an amendment to the Conceptual Scheme.

### Amendment #5

Insert Appendix 9 Damkar Lands Seniors Oriented Residential, as per Schedule B.

### **Amendment #6**

Update the Table of Contents to reflect the addition of Appendix 8 and Appendix 9.

### **Amendment #7**

General formatting, numbering and grammar throughout.

Bylaw C-8221-2021 File: 05618459 – PL20210120 Page 5 of 6



### SCHEDULE 'B' FORMING PART OF BYLAW C-8221-2021

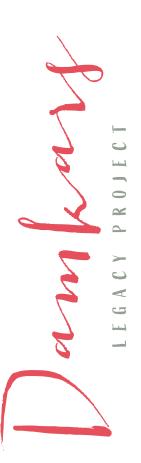
A Conceptual Scheme affecting Lot 4, Block 1, Plan 1712232, herein referred to as Appendix 9 Damkar Lands Seniors Oriented Residential.

Bylaw C-8221-2021 File: 05618459 – PL20210120 Page 6 of 6



A SENIORS-ORIENTED
RESIDENTIAL NEIGHOURHOOD

Appendix 9: Watermark Conceptual Scheme Amendment





DAMKAR LANDS
A Seniors Oriented
Residential
Neighbourhood



A Legacy Project in Bearspaw

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Jam Kanger

LOCAL CONTEXT

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BREAKDOWN OF RESIDENTIAL DENSITY

## **DTIVATION & RATIONAL**

by Trico Developments (1990) Ltd. in support of a Land Use Redesignation and Group, with a team of technical experts, on behalf of an ownership group led This Conceptual Scheme Amendment has been prepared by B&A Planning attendant Area Structure Plan (ASP) amendment. This Conceptual Scheme amendment relates to a ±12.3 ac (5 ha) parcel legally intended to complement and add to the existing policies in place for the Plan Coulee Road, approximately 1 ½ mile south of Highway 1A (hereafter known described as Lot 4, Block 1, Plan 171 2232 located directly west of 12 Mile as the "Plan Area"). This planning framework, proposed as Appendix 9, is Area as shown within the Watermark Conceptual Scheme.

Watermark Conceptual Scheme contemplates a fully serviced, master-planned provided with core services by the Blazer Estates Water System, the Bearspaw The Plan Area is in Rocky View County (RVC), in an area of Bearspaw that has recently experienced significant development activity. Adopted in 2009, the residential community with  $\pm$  600 homes on  $\pm$  300 ac. The development is Wastewater Treatment Plant and an integrated stormwater management system with detention ponds and constructed wetlands within the site.

community, which will complete the final component of the vision established he seniors-oriented residential community, is the subject of this amendment. by the Watermark Conceptual Scheme and the Damkar Family. As part of the the original owners (Ernie and Iris Damkar) directed that the NE corner of the Plan Area should accommodate a church and a seniors-oriented residential project. The first phase of this vision was realized via approval of the Centre sale of the Watermark lands to the developer of the Watermark community, Spyglass Way. Implementation of the second phase of the Damkar's vision, Street Church Northwest Campus and ten (10) residential lots adjacent to Trico's development concept proposes a seniors oriented residential

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Trico Developments [1990] Ltd. Progresses Seniors

the seniors-oriented residential project is the final seniors-oriented residential neighbourhood. With homestead to create two projects: (1) the Centre the construction of the church near completion, Calgary area, particularly the late Ernie and Iris, whose dream it was to develop their Bearspaw Street Church Northwest Campus and; (2) a The Damkar family has a long history in the step in fulfilling the Damkar's dream.

with loved ones. This residential project will provide Bearspaw. Before their passing, Ernie and Iris willed and a senior-oriented residential project. Ernie and ran a family-inherited dairy farm for many years in and residential project to be a gift to God and their their retirement in familiar surroundings together Ernie and Iris, along with Ernie's brother Norman, their land to create two legacy projects, a church Iris envisioned a seniors residential project to be a place where local aging populations can enjoy varying levels of care to accommodate differing needs so that seniors may live comfortably and confidently. The Damkars view both the Church community



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The Damkars 1930

## DEVELOPMENT OBJECTIVES

This Appendix has been prepared in accordance with the following planning objectives:

TIVES & GUIDING

NEWELOPMEN

- To establish a framework to guide the resolution of planning and development issues during the subsequent land use redesignation, subdivision and development processes
- Plan, the Rocky View/Calgary Intermunicipal Development Plan, the County Plan and the Calgary Metropolitan Region To highlight the development within the context of the Watermark Conceptual Scheme, the Bearspaw Area Structure nterim Growth Plan.
- To provide a policy framework that guides utility servicing and ensures an orderly extension of existing infrastructure from the Watermark Community.
- To identify an internal transportation system that accommodates full development of the site and manages peak traffic congestion, parking and queueing.
- To provide the opportunity to connect the open space system to a larger regional open space system
- To provide transitional uses and buffers between the Watermark Community and development within the Plan Area.
- To maintain the unique and prestigious residential character of the Watermark Community with a strong visual aesthetic and adherence to the Watermark architectural and design standards

### **GUIDING PRINCIPLES** 2.5

with the Damkar family's motivation to establish a seniors-oriented residential community, north of the recently approved incorporating innovative and aesthetically pleasing development standards to visually enhance the broader community. Centre Street Church Northwest Campus, which is currently under construction. Similar to the Watermark Conceptual This Appendix establishes a series of Guiding Principles intended to facilitate the development objectives associated Scheme, the development will carefully integrate the natural environment, maintain views of the Rocky Mountains, everage its proximity to the Glenbow Ranch Provincial Park and the Hakayne Park, and the City of Calgary, while The underlying principle is to provide an alternative housing option to encourage local residents to age in place.

These guiding principles are described as follows:

## 2.2.1 Facilitate Aging in Place

a. Provide an appropriate form of housing that allows and encourages individuals to remain in their community throughout their life-cycle.

## 2.2.2 Maintain High Development Standards

- a. Standards for the development will be high-quality and in keeping with those proposed and applied in the Watermark Conceptual Scheme; and
- b. Appropriate architectural standards that reflect the local aesthetic.

# 2.2.3 Connect to Regional Open Space and Amenities

 Regional open space and amenities will be connected to the existing community and carried through the development.

# 2.2.4 Integrate with the Watermark Community

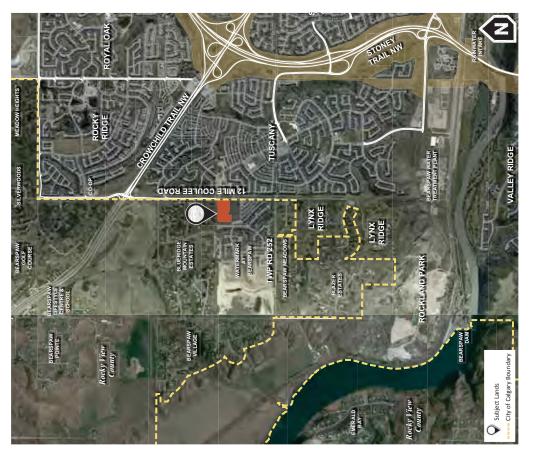
- a. Leverage natural topography to preserve views for tenants and neighbours;
- b. Community interface will be sensitive and will seamlessly integrate with the neighbouring Watermark Community;
- c. Sensitively manage internal traffic with independent access points and underground parking;
- d. Peak traffic flows will be managed to minimize impact on the surrounding area;
- e. Address servicing matters to integrate the development concept.

# 2.2.5 Facilitate an open and transparent stakeholder engagement process

a. Complete a stakeholder engagement program to inform interested
stakeholders regarding the project details, solicit feedback about technical
issues and provide timely responses to questions, comments and ideas –
Section 3.0 Communications and Engagement further details the strategy
and process.

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G-6 - Attachment A

### IUNICATIONS AND ENGAGEMENT

### STRATEGIC COMMUNICATIONS AND ENGAGEMENT APPROACH 3.1

engagement for a project, and to facilitate the development of a comprehensive strategy. This C&E Strategy focuses on (IAP2) public participation spectrum forms the basis of his Communications and Engagement (C&E) Strategy. The International Association of Public Participation's t is a framework to determine the appropriate level of informing and consulting with stakeholders to:

- Ensure all relevant stakeholders are identified and included in the process
- Share relevant information about the project in an objective and timely manner
- and provide multiple avenues for stakeholders to learn Generate awareness about the development concept about and provide input.
- concerns, and provide feedback on how public input Keep stakeholders informed, listen, acknowledge influenced decisions.
- measured, and results are shared with all stakeholders Ensure the engagement process is monitored and

complexity and unknowns related to engagement outcomes outlined in this section. The program may be updated as the project progresses based on input received and the The C&E Strategy will generally follow three phases as and overarching approval processes



## Primary Stakeholder Outreach

Strategy to stakeholders, refining it based on initial feedback, as necessary. There are multiple opportunities for public input that will be clearly identified and communicated prior to outreach. proposal and development concept and introduce the C&E The objective of Phase 1 is to provide an overview of the



## Pre-submission Public Engagement

feedback. Input received will be analyzed and published in a What The objective of Phase 2 is to introduce the project to the broader public by way of an open house, respond to questions and record telephone and email throughout the planning process to respond We Heard Report and shared publicly. Due to the current public health situation related to Covid-19 occurring at the time of this using the project website. The project team will be available by application, the open house will take place in an online format to public questions and comments.



### Post-application Submission Public Engagement

The objective of Phase 3 is to provide project updates related to the application process to the public by way of ongoing communication tactics.

## 3.2

The central goal of the C&E Strategy is to work with and listen to those who have the potential to be impacted by the project through a meaningful and accountable process. The C&E Strategy will achieve this by:

- Developing and sustaining an effective communication process with stakeholders through the distribution of consistent and timely information
- Providing opportunities for stakeholders to offer meaningful input.
- addressing questions, concerns and aspirations as it Listening to perspectives, obtaining feedback and relates to the development concept
- stakeholders how the input was or was not considered, Analyzing input received and communicating to addressing reasons why.

Results in "What We Heard Reports" from the Online Appendix 1 of this Plan highlights the Engagement Engagement Program, an in-person Open House, and numerous meetings with local stakeholder groups

## C&E TACTICAL APPROACH 33

stakeholders have consistent access to accurate and timely project information and to steadfastly address stakeholder questions and concerns as they arise. This Conceptual Amendment proposes specific tactics to ensure all The C&E Strategy include the following tactics:

- Interactive Website that includes project information, policy context and engagement opportunities
- and promote engagement opportunities. Tactics could include a mail drop, Direct marketing to grow and enhance public understanding of the project advertisements, email-blasts and temporary signage
- Small Format telephone meetings with key stakeholders to share information about the project and respond to questions
- application. Members of the public were invited to provide feedback by way of an online survey, email or telephone. This tactic was selected based on facilitate information sharing and promote dialogue about the project An Online engagement program ran from May 18 to June 1, 2020 to Covid-19 protocols.
- timely communication and engagement with the public to effectively build A dedicated engagement representative lead consistent, transparent and and manage relationships.
- Comprehensive reporting and accountability including detailed stakeholder records and an engagement summary.
- 2020 (Based on a poll to ensure the community was comfortable with this Based on the feedback received and the loosened Covid-19 restrictions, the project team held an in-person public open house on November 12, approach).
- Targetted stakeholder meetings between April 30 and May 14, 2021

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# ROCKY VIEW/CALGARY INTERMUNICIPAL DEVELOPMENT PLAN

The Rocky View/Calgary Intermunicipal Development Plan (IDP) guides lands use and development in the area of joint Therefore, transportation and other matters of mutual concern including interface and land use compatibility must be interest adjacent to the mutual boundary between both municipalities. Twelve Mile Coulee Road marks the boundary between the City of Calgary and RVC, with the City of Calgary having jurisdiction over Twelve Mile Coulee Road itself. discussed and addressed in a joint manner between both jurisdictions.

# THE COUNTY PLAN, MUNICIPAL DEVELOPMENT PLAN [BYLAW C-7280-2013]

20 years and is anticipating approval at the beginning of 2021. Preliminary documentation from the MDP review identifies principles that guide development in RVC. RVC is currently reviewing the MDP to set direction around growth for the next The approved County Plan (Bylaw C-7280-2013) contains the overarching statutory policy framework and planning Bearspaw as suitable location for this proposed seniors-oriented residential development.

development in this location is to conform with the policies of the Bearspaw ASP or, alternatively, propose an amendment. It also identifies Identifies the plan area as a Primary Residential Area, which supports higher density residential development The existing County Plan designates the Plan Area as Country Residential within the Bearspaw community. As such, where appropriate.

overall development footprint on the landscape. This plan creates a framework to develop an alternative form of housing for The County Plan also encourages alternative residential development forms that retain rural character and reduce the seniors in a logical location

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# 4.3 BEARSPAW AREA STRUCTURE PLAN [BYLAW C-5177-2000]

RVC is currently reviewing the Bearspaw Area Structure Plan (BASP) to create a comprehensive land use strategy that is current, effective, consistent with other statutory plans, and reflective of residents' vision for the future of Bearspaw. In addition, RVC highlighted notable changes to the Bearspaw community context, noting:

- Over the past 10 years, Bearspaw's population has grown by approximately 34%, from 4,803 to 6,442;
- A growing share of the County's population is nearing retirement age; and
- Throughout the County, the pace of country residential growth has slowed

Preliminary documentation and public engagement states there is a "general desire to allow for seniors development, to encourage aging in place," and that "higher densities should be adjacent to existing developed areas and match existing development patterns." RVC anticipates Council to approve the ASP by September 2020. This Appendix 9 and proposed development concept directly align with the recent findings of the ongoing BASP review process.

The existing BASP, adopted in 1994, identifies the Plan Area as Country Residential, requiring a Concept Plan, within Development Priority Areas 3 in the Urban Fringe. As such, this application includes a development concept to support the Conceptual Scheme Amendment and Land Use Amendment.

# 4.4 WATERMARK CONCEPTUAL SCHEME [C-6798 – 2009]

The Watermark Conceptual Scheme (CS), approved by RVC Council on February 9, 2010. As it relates to the Plan Area, the CS mandates an overall density assumed to be 1.95 units per gross acre over a total land area of 316 acres for a total of 617 residential units (including the Damkar Parcel). Any variance to this density requires an CS amendment.

In addition, the CS designates the Plan Area as the "Damkar Parcel" subjecting it to the following policies:

**Policy 6.7.1** Future land uses may include residential and/or institutional uses. Densities beyond the equivalent of 1.95 residential units per gross acre may require an amendment to the Conceptual Scheme.

**Policy 6.7.2** Transportation access will be from 12 Mile Coulee Road and will be shared with Sub Area 7 of the Watermark project.

Policy 6.7.3 Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions, by the Watermark project.

As such, development of the Plan Area requires an amendment to the Watermark CS to address the required density increase.



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## 4.4.1 Damkar Lands - Appendix 8

An Amendment to Bylaw C-6798 - 2009 being the Watermark Conceptual Scheme, known as Damkar Lands – Appendix 8 was approved in 2014. The amendment provides further policy direction to the Plan Area. It supersedes the existing policies in place for the Plan Area as shown within the Watermark Conceptual Scheme.

The intent of the Appendix 8 amendment was to redesignate the lands to allow for the development of a church, in line with the vision of the Damkar Family. It references the Plan Area, stating it will remain undeveloped at that time and be part of a future application for residential development intended to include seniors'-oriented living.

Appendix 8 specifically identifies the Plan Area as Sub-Area Four (Future Development Area) subject it to the following policies:

## Policy 6.1.4.1 Intensific

Intensification of development of Sub-Area Four (Future Development Area) will be subject to future Council approvals including an additional Appendix to the Watermark Conceptual Scheme and subsequent redesignation and subdivision, and;

### Policy 7.3.3

Sub-Area Four (Future Development Area) will be subject to future Council approvals including an additional Appendix to the Watermark Conceptual Scheme and subsequent redesignation and subdivision in accordance with policy 6.1.4.1 Sub-Area Four (Future Development Area).

Appendix 8 also triggered a land use redesignation for Sub-Area Four on an interim basis to Residential Three District (R-3) - under the old County Land Use Bylaw C-4841-97. This was strictly because of the reduction in parcel size caused by development on the remainder of the parcel. Agricultural Holdings District (AH) requires a minimum parcel size of 8.10 hectares (20.01 acres), which the Plan Area no longer met as a result of Appendix 8's proposed subdivision plan.

This Appendix will override the policies in Appendix 8 specifically as it relates to Sub-Area Four.

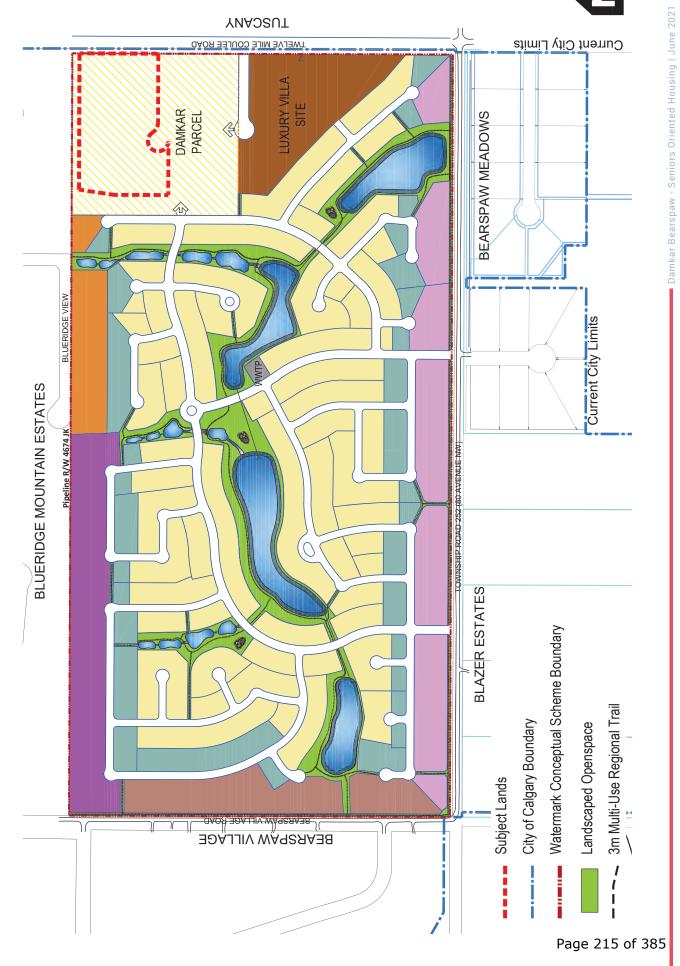
# 4.5 SENIOR'S HOUSING ASSESSMENT [2015]

RVC undertook a Senior's Housing Assessment in 2015 to identify the available inventory of housing options appropriate for seniors, determine future need, and to create actions and strategies that the County can undertake to help meet its needs over the next 10-15 years. Key findings from the study include:

- The senior population and senior-led households in the County are increasing and projections indicate that these will continue to increase, signifying that the current demand for seniors housing will continue to grow in the near future.
- Average household incomes of senior-led homes are relatively high but there is also a large proportion of households with lower incomes, suggesting a need for both affordable and market rate housing options.
- The majority of homes in the County are single detached, which may not be the most appropriate housing type to facilitate aging at home. These also tend to be less affordable than other dwelling types.
- Most seniors in the County would like to remain in their own community or close to their own community as they age.
- Housing affordability is one of the most important factors which County seniors are considering.
- The need for affordable housing options in the County will continue to increase
  particularly as the average house prices in the County are increasing at a greater rate
  than the Province as a whole.
- Most survey respondents and focus group participants would like to move to a retirement community/ villa-type development offering light supports.
- Despite the upcoming additions to the supportive housing supply within the County and in adjacent municipalities, it is estimated that there will be a need for an additional 151 supportive housing units/ beds in the next ten years.

This Appendix provides a development framework that aligns directly with the recent findings of RVC's Seniors Housing Assessment and creates an opportunity to deliver a seniors oriented housing option. This allows for the completion of Watermark as a mixed-residential community that allows seniors to remain in their community near major amenities and critical services. This addresses a noticeable gap in RVC's existing housing supply.

Figure 2 | Watermark Conceptual Scheme



## 5.1 REGIONAL CONTEXT

units per gross acre for the overall area. This near urban density serves as a transition between the city of Calgary and the community of Bearspaw. The Plan Area is highly accessible due to 12 Mile Coulee Road which is used by Calgary and RVC esidents to access commercial and retail services in the City. The lands are within the Rocky View/Calgary Intermunicipal Figure 1 highlights the Plan Area's prominent location, within the urban fringe, sharing a boundary with the City of Calgary and Figure 4 highlights the Local Context. Its location, within the large-lot, country residential community of Bearspaw, forms a logical transition to relatively higher density urban development to the east, within the Calgary community of Tuscany. The Plan Area is part of the Watermark Conceptual Scheme area, which sets density at a maximum of 1.95 Development Plan area as mentioned in Section 3.3.

# 5.2 LEGAL DESCRIPTION AND OWNERSHIP

Figure 3 highlights the Plan Area which is approximately 5 ha (12.3 ac) within the SE of Section 18, Township Road 25, Range 2, West of the 5th Meridian. The Plan Area is owned by a development group led by Trico Developments (1990) -td. The site is legally described as Plan 1712232, Block 1, Lot 4.

## 5.3 LOCAL CONTEXT

density and smaller-lot, higher-density, single-family country residential developments, as well as villa-style development. Figure 3 depicts existing and future subdivisions surrounding the Plan Area. These include a mix of larger-lot, lower

The adjacent development pattern can generally be characterized as follows:

- The subject lands are bound to the north by the low-density residential area of Blueridge Mountain Estates. These lots include single-family homes serviced by groundwater wells and private septic treatment systems.
- Spyglass Way in Watermark forms the boundary between the Watermark Community to the west and the Damkar Lands. To the west of Spy Glass Way is the single-family Watermark residential development
- Villa-style multi-family development in Watermark forms the boundary to the south.
- 12 Mile Coulee Road forms the boundary to the east of the site. This road is within the City of Calgary's boundary. Beyond 12 Mile Coulee Road, to the west, exists the Community of Tuscany

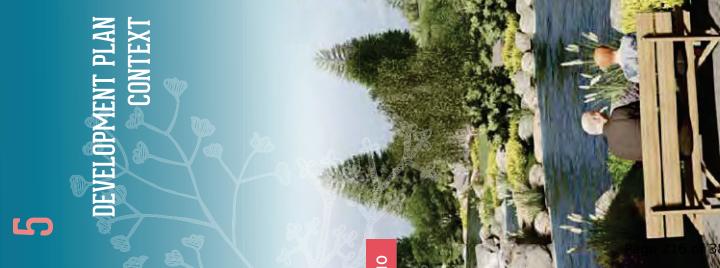


Figure 3 | Legal and Ownership Map

Figure 4 | Local Context



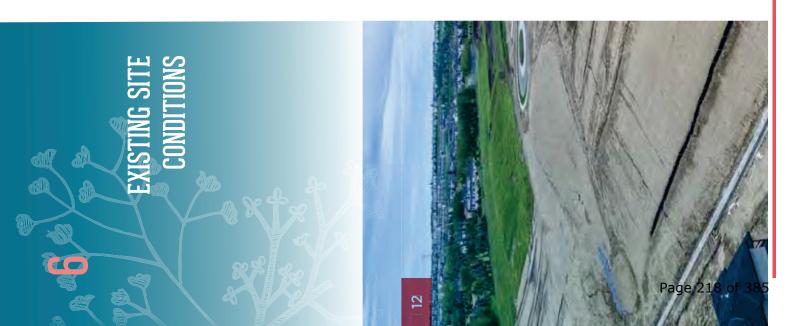


### EXISTING LAND USE BYLAW [C-8000-2020] 6.1

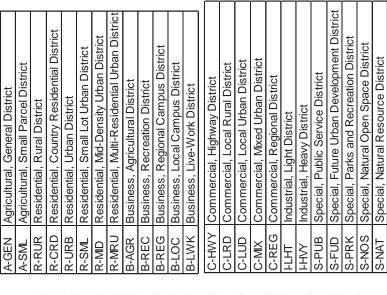
accommodate limited agricultural pursuits. As such, this Appendix proposes to redesignate Plan Area from R-RUR (p4.0) to Direct Control District to complete the final phase of Watermark and to achieve the overarching vision of the Damkar The Rocky View Land Use Bylaw (LUB) C-8000-2020 identifies the Plan Area as Rural District (p4.0). The purpose and intent of the Residential Rural District (R-RUR) is to provide for residential uses in a rural setting on parcels which can

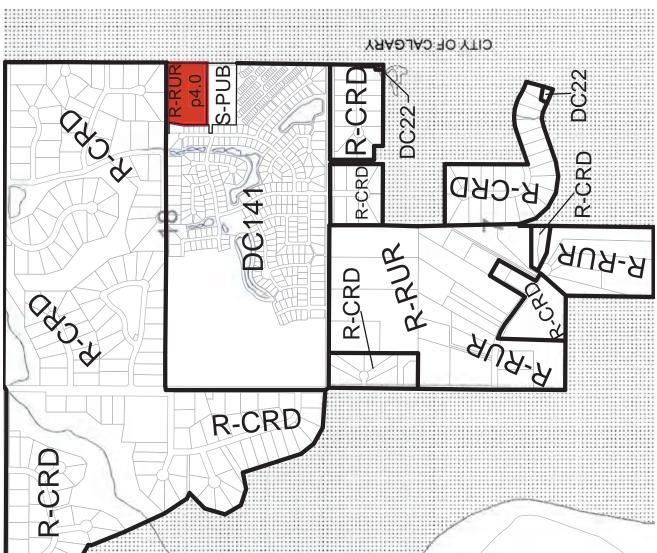
the east, the City of Calgary's Land Use Bylaw (1P2007), designates the lands as Residential – Contextual Narrow Parcel Watermark Direct Control District), identifying the church site to the south as Special - Public Service District (S-PUB). The LUB defines most of the adjacent lands to the north, west and south as a mix of R-CRD, R-RUR and DC141 (The One Dwelling (R-C1N) District. As stated in Section 4.5.1, Council's approval of Appendix 8 in 2014, and subsequent redesignation of the Plan Area from Agricultural Holdings (AH) District to Residential Three (R-3) District as an interim use (naming as per the previous Land Jse Bylaw C-4841-97). This is because of the reduction of parcel size caused by development on the remainder of the parcel and Agricultural Holdings District (AH) requires a minimum parcel size of 8.10 ha (20.01 ac)

Figure 5 highlights the existing zoning of the Plan Area and adjacent uses.



## Figure 5 | Existing Land Use





#### 6.2 TOPOGRAPHY

Figure 6 demonstrates that the Plan Area slopes approximately 23m vertically from east to west, with steeper slopes at the west portion with original grades approaching +/- 18%. The elevations range from a high of +/- 1201 m along the east side of the Site adjacent to 12 Mile Coulee Road NW to a low of +/- 1177 m along the west boundary.

## 6.3 PRELIMINARY GRADING

facilities along the west boundary. The remainder of the Plan Area will be graded to consider the natural sloping topography of the The Plan Area has been partially disturbed by grading required to construct the Damkar Court roadway and the overland drainage parcel throughout the development.

## 6.4 GEOTECHNICAL EVALUATION

of silt and clay overlying clay till. Silt was 1.2m in depth with a moisture content of 18.7% indicating relatively moist conditions. Clay A Preliminary Geotechnical Assessment was undertaken by Levelton for the lands including the Plan Area in 2013. The soil profile at the test hole locations generally consisted of a thin layer of topsoil of 0.1 to 0.2m in depth. This was followed by variable layers was found between 3.2 and 6.4 metres below the ground surface level.

seepage during the spring and summer months. These excavations may require temporary dewatering. The slopes on the subject metres below the existing grade. Excavations deeper than 2.2 metres of the existing ground surface may encounter groundwater property are considered stable under current conditions and the detailed design for the seniors-oriented residential community A relatively shallow water table is present at the site, as revealed by groundwater monitoring, which showed a water level at 3.7 will continue to respond to all the requirements necessary to maintain this stability.





**Existing Site Photos** 









**Existing Site Photos** 

# 6.5 TRANSPORTATION NETWORK AND ACCESS

**Figure 7** highlights existing access via an all-turns intersection at Twelve Mile Coulee Road and a shared access within Sub Area 7 of the Watermark project. This internal road has been constructed and is referred to as "Damkar Court".

12 Mile Coulee Road is a four-lane divided roadway between Highway 1A and Tusslewood Drive. South of Tusslewood Drive, it narrows to a two-lane undivided roadway. The road south of Highway 1A to Tuscany Way is classified as an Arterial. South of Tuscany Way, it is classified at a Primary Collector (27.0 metres)

## 6.6 PIPELINE RIGHT-0F-WAY

An ATCO natural gas pipeline runs along the northern boundary of the Plan Area within a 15 metre Public Utility Lot, acting as a buffer between the adjacent residential to the north.

# 6.7 ARCHAEOLOGICAL & HISTORICAL RESOURCES

There are no archaeological resources within the Plan Area. Historic Resource Act Clearance was granted by the Alberta Department of Culture and Community Spirit on September 24, 2012 (HRM file # 4835-12-0074).

## 6.8 ENVIRONMENTAL SITE ASSESSMENT

A Phase 1 Environmental Site Assessment was completed by Almor Engineering Associates in 2006. Based on the review of historical records, site reconnaissance and information available at the time of the Assessment, there are no known significant environmental impairments and no further assessment was recommended.

**Existing Site Photos** 





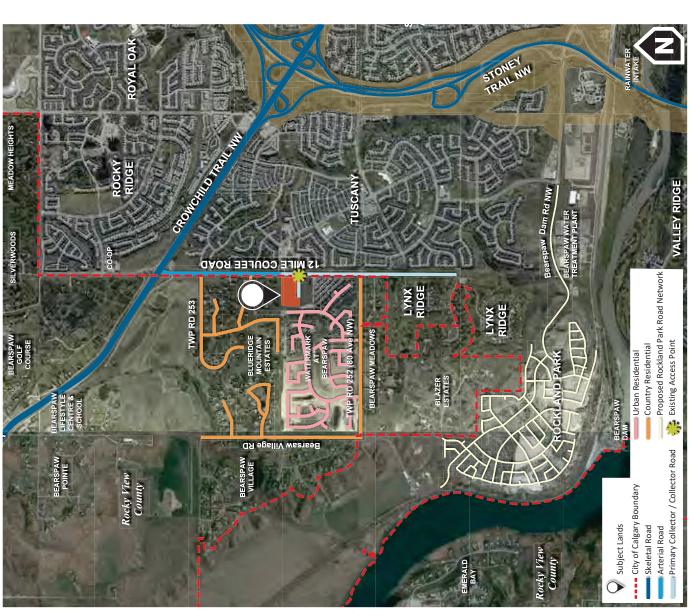


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Figure 6 | Existing Site Conditions



Figure 7 | Existing Transportation Network



# ATTACHMENT 'A': Bylaw C-8221-2021 and Schedules A&B

As illustrated on Figure 8: Development Concept, Trico Developments (1990) Ltd. plans to fulfill the Damkar's legacy by developing a comprehensively planned residential neighbourhood catering to seniors with the following key considerations:

- supportive senior's living units. The building will feature surrounding landscaped areas, water features, paved A multi-storey residential building within the eastern portion of the site designed to accommodate up to 160 pathways, and street furniture to encourage outdoor activities and enhance social interaction. Similarly, amenities will be provided within the building to provide support services to the residents living on-site.
- A series of up to 40 villa-style rowhouses attractviely designed to leverage the slopes in the western portion of the site to provide spectacular view to the Bow River Valley to the west, and provide an appropriate interface with the existing residential developments located immediately north and west of the Plan area

which intersects onto 12 Mile Coulee Road with an all-turns intersection. Access within the Plan area will be provided the NE corner of the Plan Area), which will be further considered through detailed design at the Development Permit service vehicles in accordance with the County Servicing Standards and applicable regulatory requirements. There is the potential to accommodate an emergency access between Damkar Court through to 12 MIIe Coulee Road (at The development concept proposes vehicular access to the Plan Area from Damkar Court, an existing public road by a network of internal access roads designed to provide efficient access/egress for passenger and emergency

constructed within the Watermark Community. The developer will also provide all applicable infrastructure levies The Plan Area will be serviced by the developer extending the existing water and sanitary infrastructure already assessments and contributions, as required at the Development Permit stage.

The specific sizing and configuration of the drainage network within Appendix 9 will be determined by a detailed conveyance pipes/swales that will integrate with existing drainage infrastructure in the Watermark Community. Stormwater management will be provided within the Plan Area by an on-site system of detention ponds and stormwater report to be prepared at the Development Permit stage.

Open space will serve the development in the form of private amenity space, parks, and pathways that provide amenities to the seniors-oriented residential community, and will encourage social interaction and recreation.

### **Development Concept Policies**

refinement to this concept will occur at the Development Permit stage. accordance with Figure 8: Development Concept. It is anticipated that Future development within the Plan Area should proceed in general 7.1.1

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CONCEPT ONLY - SUBJECT TO CHANGE AT THE DEVELOPMENT PERMIT PHASE

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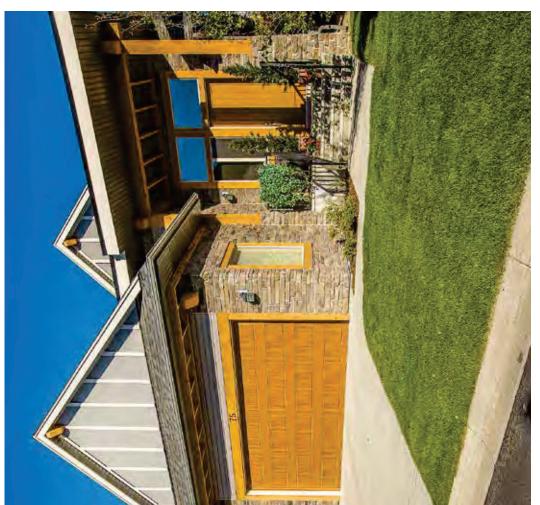




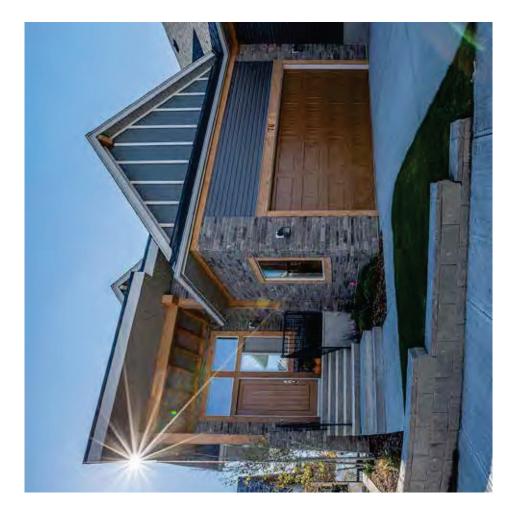


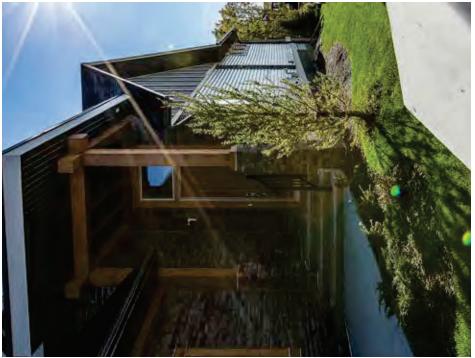
CONCEPT ONLY - SUBJECT TO CHANGE AT THE DEVELOPMENT PERMIT PHASE





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## RESIDENTIAL DENSITY

The development anticipates a maximum of 200 residential units on approximately 12.3 acres. This results in a residential density of approximately 16 units per gross

a residential density that exceeds the Watermark Conceptual Scheme policy. As such, The Watermark Conceptual Scheme establishes an overall maximum density of 1.95 amendment requires an attendant amendment to the Bearspaw Area Structure Plan, units. As such, the development concept proposed by this Appendix 9 contemplates units per gross acre over a total land area of 316 acres, for a total of 617 residential overall density to a maximum of 2.4 units per gross acre. The Conceptual Scheme an amendment to the Watermark Conceptual Scheme is required to increase the

Table 1 Breakdown of Residential Density illustrates the density variance resulting from the development proposal

#### Residential Density Policy

The density of the Plan Area shall not exceed 39.5 units per gross developable hectare (16.3 units per gross developable acre) 71.1

Table 1 | Breakdown of Residential Density

Watermark Sub Areas	ha	ac	# of units	Residential density (upga)
τ-	7.2	17.8	13.0	0.7
2	3.2	8.0	8.0	1.0
က	5.4	13.2	10.0	0.8
4	11.9	29.3	30.0	1.0
ហ	15.8	39.1	0.89	1.7
*9	67.9	168.2	340.0	2.0
7	6.0	14.8	101.0	8.9
SUB-TOTAL (pre Damkar site development)	117.4	290.4	570.0	2.0
Damkar Appendix 8 (Church Site)	4.4	10.9	0.0	0.0
Damkar Appendix 8 (ATCO PUL)	0.5	<u>t.</u>	0.0	0.0
Damkar Appendix 8 (Damkar Court ROW)	6.0	2.2	0.0	0.0
Development Proposal (Seniors Residential Site)	5.0	12.3	200	16.3
TOTAL	128.1	317.0	770	2.4

units as per adoption of Damkar Appendix 8

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#### 7.2 OPEN SPAC

The development concept provides open space in the form of private amenity space, parks, and pathways to the seniors-oriented residential community that encourage social interaction and recreation. In addition, the internal open space network connects to the adjacent Watermark open space/pathway system and the regional open space system. **Figure 11: Open Space Network** generally outlines the open space network and the regional connections.

## 7.2.1 Private Open Space & Pathway Network



A landscaped transition area and pedestrian pathway system is provided along the southwest portion of the Plan Area to provide separation, connection and transition to the church site and to the Community of Watermark (along Spyglass Way).

The development proposes internal pathways that will integrate with the Church site to the south, the Community of Watermark and the greater regional network, generally in accordance with Figure 11: Open Space Network. The pathways shall be constructed in accordance with applicable municipal engineering design standards and be maintained by the owners. The specific pathway alignment, width and surface treatment will be determined in accordance with a Landscaping Plan to be prepared by a qualified professional at the development permit stage.

## 7.2.2 MUNICIPAL RESERVE [MR]

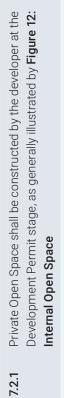
The Plan Area does not owe any Municipal Reserve as it was previously paid as cash-in-lieu when the lands were subdivided in 2017 as per Subdivison Plan 171

Figure 11 | Open Space Network



### Private Open Space Policies

Figure 12 | Internal Open Space



**7.2.2** The Private Open Space shall be maintained by aCondominium Association or Condominium Board.

7.2.3 The developer shall construct the pathway system at the Development Permit stage, as generally in accordance with Figure 12: Internal Open Space

7.2.4 A Condominium Association or Condominium Board shall own and maintain the pathway system.

7.2.5 The developer/owner shall register a Public Access Easement at the Development Permit stage to ensure it is accessible to the general public.

7.2.6 The specific alignment, width and surface treatment of the pathway system shall be determined by a Landscaping Plan to be prepared by a qualified professional at the Development Permit stage to the satisfaction of Rocky View County.



CONCEPT ONLY - SUBJECT TO CHANGE AT THE DEVELOPMENT PERMIT PHASE



#### TRANSPORTATION NETWORK 8.1

Area. However, the nature of future development of the site was unknown at the time of the reports. As such, the original The 2008 Transportation Impact Assessment (TIA) and the 2011 TIA for the Watermark Development included the Plan 2008 study assumed that the Damkar Lands would consist of 60 single-family residential units and, similarly, the 2011 update assumed a total of 57 single-family residential units on this parcel. The current proposal for a multi-residential seniors-oriented residential community generates more total trips than assumed in previous studies.

intersection control. No significant traffic impacts resulting from this overall development are anticipated at opening day. An updated TIA for the Damkar Lands (Appendix 8) was completed by Bunt & Associates in May 2013 and the analysis includes the development of the Plan Area, the site access intersection with 12 Mile Coulee Road can be expected to operate within acceptable capacity parameters during the AM, PM and Sunday peak hours with only a stop sign for considered approximately 400 units for the Plan Area. The 2013 TIA found that for the opening day horizon, which Transportation levies have been paid as part of previous development applications.

similarly to the long-term pre-development conditions. Traffic generated from the development concept causes negligible Bunt and Associates prepared a TIA update (2020) for this Appendix to determine impact as it relates to the proposed development concept. Post-development analysis anticipates most of the study intersections to operate at capacity mpacts to the intersections and traffic movements.

The TIA (2020) does not recommend any additional improvements beyond those identified for the background scenarios.



Specifically relating to vehicular movements, The TIA found:

- The City of Calgary has a long-term solution for the intersection at 12 Mile Coulee Road NW and Crowchild Trail. The TIA expects this intersection to operate at capacity in the 2028 and 2039 horizons, excluding traffic generated from the Plan Area.
- For opening day horizon, including the Plan Area, the site access at 12 Mile Coulee Road and Damkar Court should operate within acceptable capacity parameters to the 2039 horizon.
- The two intersections along 12 Mile Coulee Road at Tusslewood Drive NW and Tuscany Way NW may require signalization by 2028, even without the development of the Plan Area. The TIA, however, expects both intersections to operate within capacity with signalization, considering anticipated volumes from the Plan Area.

The TIA anticipates the intersection at 12 Mile Coulee Road and Blueridge Rise to operate with delays for the east bound left turn, although the analysis does not warrant the need for signals. Local conditions may dictate a need for some improvement in the future.

The development concept proposes a pathway along the utility right of way on the north boundary of the Plan Area. This will connect the regional pathway system in Watermark to the regional path (under construction) along 12 Mile Coulee Road. This then connects to a wider regional path system within Calgary. Signalization at the 12 Mile Coulee Road NW and Tuscany Way NW intersection with crosswalks, will improve the east-west connectivity and pedestrian

Cycling infrastructure is provided via the regional pathway system along 12 Mile Coulee Road NW and City of Calgary transit is available within 650 metres of the site in the adjacent Tuscany area. The Tuscany LRT Station is located within a 6-minute drive form the Plan Area with direct bus connections available along Tuscany Way NW

#### Transportation Policies

- 8.1.1 The Transportation Impact Assessment (Bunt & Associates, March 2020) shall be circulated to the Rocky View County/City of Calgary Intermunicipal Cooperation Team.
- **8.1.2** Access within the Plan Area shall be generally in accordance with Figure 8: Development Concept
- 8.1.3 The internal access routes shall be constructed by the developer with a paved surface in accordance with all applicable Rocky View County engineering design standards.
- **8.1.4** The need for an emergency access point will be determined at the Development Permit stage.
- 8.1.5 Any additional connection(s) to 12 Mile Coulee Road shall be constructed by the developer to the satisfaction of the City of Calgary.
- 8.1.6 12 Mile Coulee Road and all associated intersections will be upgraded by the developer in accordance with the TIA when triggered by the proposed development, to the satisfaction of the City of Calgary and Rocky View County.
- 8.1.7 Prior to subdivision approval, the County, in consultation with The City of Calgary, shall review the impacts to The City of Calgary's infrastructure and services. If material impacts are found, a cost sharing agreement and/or alternative appropriate mechanisms shall be in place prior to subdivision to address those impacts.

## **UTILITY SERVICIN**

WATER SERVICING

9.1

Potable water service within the Plan Area will be accommodated via extension of the existing Blazer Estates Water station is located adjacent to the Bow River and a water main has been built through an adjacent parcel located to System. The existing infrastructure will be upgraded by the developer as required provide both potable domestic water and fire flows. The Watermark parcel carries two licenses to obtain water from the Bow River with enough capacity to service the approved Watermark Community and proposed development concept. A water pumping the southwest of the Watermark Community.

construction of Damkar Court and include a dual (looped) 200 mm PVC mains extending from Spyglass Way near the intersection with Watermark Ave. Two 200 mm PVC mains have been stubbed into the Plan Area which will be Figure 10: Utility Servicing highlights the tie-in location for the water main for the Plan Area is on Spyglass Way within the private open space area. Water distribution mains to service the Plan Area were installed during the extended and looped to service the buildings as conceptually shown on Figure 10. During detailed design, a water network analysis will be completed to confirm the on-site pipe sizes and alignments. This will also include a confirmation of the existing system capacity as well as identify any potential upgrades equired. The on-site water distribution system will be designed according to Rocky View County Servicing Standards and Alberta Environment Standards and Guidelines.

## Potable Water Servicing Policies

including obtaining necessary approvals and permits to service the plan area shall be the responsibility of Any future improvements to water infrastructure the developer. 9.1.1

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Figure 13 | Preliminary Utility Servicing

Damkar Bearspaw - Seniors Oriented Housing | June 2021

## 9.2 SANITARY SERVICING

Existing off-site sanitary infrastructure is also available to service the Plan Area.

The Watermark gravity collection system was expanded during the construction of Damkar Court and includes two 200mm PVC mains stubbed into the Plan Area as **Figure 10: Utility Servicing** conceptually illustrates. The gravity collection system drains to the Bearspaw Regional Wastewater Treatment Plant located within the Watermark development. The sewer main for the Plan Area ties into the Watermark system on Spyglass Way via the private open space area. A utility easement right of way agreement will be registered to accommodate the sewer main as shown on **Figure 10: Utility Servicing.** 

CIMA+ conducted a preliminary analysis of the Watermark wastewater collection system based on the record information of Damkar Court and Watermark Phase 1. CIMA+ found existing capacity to accommodate the development concept and the analysis identifies mitigation measures potentially required to adequately convey the effluent generated at the highest range of proposed density.

### Sanitary Servicing Policies

9.2.1 Any future improvements to wastewater infrastructure including obtaining necessary approvals and permits to service the plan area shall be the responsibility of the developer.

A sanitary servicing study will be completed at the detailed engineering design stage of the development to confirm if upgrades are required to the existing gravity collection system. The study will also investigate the available capacity of the Bearspaw Regional Wastewater Treatment Plant and identify if upgrades are required to meet the additional demand of the proposed development.

The sanitary system will be designed according to Rocky View County Servicing Standards and Alberta Environment Standards and Guidelines

## 9.3 STORMWATER SERVICING

The stormwater management system will integrate with the Community of Watermark and stormwater will be directed to Watermark's Wet Pond D. Westhoff Engineering Resources Inc. prepared a Stormwater Management Plan (SWMP) in support of this Appendix. Preliminary analysis emphasizes that the SWMP meets the requirements of the Watermark at Bearspaw Master Drainage Plan. In addition, it recognizes the information of the As built Drawings (October 2015 by IBI Group) of the Damkar Lands Phase 1, located to the south of the Project Site. No external areas drain to the Plan Area as Twelve Mile Coulee Road NW drains independently and managed by the City of Calgary. The following criteria guides the design of the onsite stormwater management system:

- The Plan Area will tie into the existing minor system that was developed for Damkar Phase 1 (PL20140115);
- On-site storage of runoff shall be provided within the Plan Area and controlled to the available capacity of the downstream infrastructure that connects to Pond D within the Watermark Community;
- Based on the existing drawings for Phase 1 (to the south), a total of 3.67 ha of the Project Site can drain to three existing minor system stubs (375mm) with a 1:100-year unit area release rate (UARR) of 120 L/s/ha;
- The remainder area 1.29 ha (runoff coefficient 0.35) drains to a perimeter swale on the west property line and connects to an existing grated top manhole. Part of a 0.58 ha catchment (runoff coefficient 0.25) drains to the same existing grated top manhole.

**Figure 10: Utility Servicing** highlights the development concept, which proposes storm ponds appearing as water features between the buildings that will attenuate the storm event run-off for controlled release off-site.

The use of Low Impact Development Strategies (LIDS) and Best Management Practices (BMPs) can be introduced at the time of detailed design. LIDS include routing storm runoff from impervious surfaces to absorbent landscape areas to promote vegetation nourishing by infiltration and evapotranspiration within the soil mass. Water quality can also be improved as sediments and surface pollutants within the storm runoff is trapped by the absorbent landscape before entering the water features. BMPs can use stormwater for visual aspects of the water features to enhance amenity spaces within the Plan Area. Retained stormwater will be recirculated and optionally used for irrigation of landscaped areas. Details will be provided in the detailed design phase.

## Stormwater Management Policies

_	9.3.1	The developer shall construct a stormwater management system within the Plan area as generally illustrated by Figure 10: Utility Servicing
	9.3.2	A qualified professional will prepare a detailed Site-Specific Stormwater Implementation Plan at the Development Permit phase. This will determine size, shape, unit area release rate control and water quality in accordance with the Bearspaw Master Drainage Plan
<b></b>	9.3.3	An Erosion and Sediment Control (ESC) Plan and report shall be prepared at the development permit stage in accordance with the County Servicing Standards.
	9.3.4	The design of the LID/BMP's shall be in accordance with all applicable Provincial regulatory requirements and Rocky View County engineering design standards.

Damkar Bearspaw - Seniors Oriented Housing | June 2027

## 9.4 SHALLOW UTILITIES

The developer will provide shallow utilities (i.e. electricity, telecommunication, natural gas, etc.) at the implementation stage in consultation with all applicable shallow utility providers. It is the understanding of CIMA+ that the construction of Damkar Court included installation of the shallow utilities to service the Plan Area, including power, gas and telecommunication utilities. The joint utilities have been installed underground within the Utility Right of Way registered on the Site adjacent to Damkar Court and the services have been stubbed into the site.

#### Shallow Utility Policies

- **9.4.1** The developer shall install and/or finance shallow utilities at the Development Permit stage.
- 9.4.2 The developer, in consultation with applicable utility providers, will determine the alignment of utility installations at the development permit stage in accordance with Rocky View County engineering design standards.

### 9.5 SITE GRADING

The Plan Area will be graded to consider the natural sloping topography of the parcel throughout the development and the buildings will be positioned to "step down" the overall slope across the Plan Area to provide flatter amenity space between the buildings.

A site grading plan will be completed at detailed design with consideration for the deep utility servicing (sanitary and water) and the stormwater management plan. Pre and post development catchment areas will be considered, and storm drainage will be directed to the stormwater management facility located between the buildings. The method of conveyance (e.g. overland drainage ditches or storm pipes), minimum/maximum slope requirements, and elevations of adjacent areas will all have an impact on site grading and final design grades.

#### Site Grading Policies

**9.5.1** A site grading plan will be completed at the Development Permit stage, with consideration for utility servicing.

## 9.6 COMMUNITY INFRASTRUCTURE

### 9.6.1 Emergency Services



Fire services will be provided by the Bearspaw Fire Station. Police services will be provided by the Royal Canadian Mounted Police and the RVC Special Constables. Emergency medical services are expected from facilities based in Calgary and/or Cochrane.

### 9.6.2 Recreational Services

Bearspaw Glendale Recreation District includes the Community of Watermark. The Bearspaw Glendale Lifestyle Centre provides a variety of recreational opportunities to residents within the area. The Centre, however, is running at capacity and requires additional community space and recreational amenities in the area. Construction of the church located south of the Plan Area could help to meet this need by providing a space that could be utilized by various community and recreational groups in the area. Moreover, overflow parking during off-peak hours could serve as a staging area for people to leave their cars while using the regional pathway and open space system in the area.

## **Emergency Services Infrastructure Policy**

9.6.1 Fire suppression shall be provided within the Plan Area via provision of fire hydrants and appropriately designed access roads, as determined by the County Servicing Standards and in conformity with the Provincial Building Code and other applicable standards and regulations.

Adoption of this Appendix 9 to the Watermark Conceptual Scheme will establish the expectations guiding the implementation of development on the Plan Area. This Appendix provides a framework of land use policies that must be considered prior to subsequent consideration of and use amendment and/or development permit approval for development within the Plan Area. Consideration of this Appendix will occur following a statutory Public Hearing during which all matters will be evaluated and considerations from municipal staff, technical agency requirements and area landowner will be clarified. RVC Council will consider adoption of this Appendix to the Watermark Conceptual Scheme pursuant to the requirements of the Municipal Government Act.

in accordance with the policies of this Appendix to the Watermark Conceptual Scheme and other RVC development Subsequently, consideration of land use amendment, subdivision and development permit applications will follow requirements

# 10.1 THE CMRB REGIONAL GROWTH PLAN [INTERIM]

The Calgary Regional Metropolitan Board (CMRB) Interim Growth Plan guides growth within the Calgary Metropolitan Region. The plan reflects approved Area Structure Plans and identifies the Plan Area as a Country Residential Area. Policies within the Interim Growth Plan support intensification, encouraging a mix of uses at higher densities in appropriate locations, and supporting the efficient use of land to optimize infrastructure and services

RVC is a member of the CMRB, and as such, all new or amended statutory plans must be reviewed and approved by the Board in accordance with the provisions of the Interim Growth Plan.

Conceptual Scheme amendment remains consistent with the approved use for the subject lands (i.e. seniors-oriented residential development). However, the required amendment is necessary to incease the overall maximum residential Administration. The proponents view this as a minor amendment, therefore not a substantive change, as this is a Given that the Watermark Conceptual Scheme is appended to the Bearspaw Area Structure Plan (ASP), which is a statutory plan, an amendment to ASP may be subject to this approval process, if determined so by RVC development permitted in the Watermark Conceptual Scheme from 1.95 upa to 2.4 upa.

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## 10.2 DESIGN STANDARDS

The development proposes a built form that will be consistent with the Watermark architectural and landscape design details as referenced in Section 6.2 of the Watermark Conceptual Scheme. In a general sense, the 'Watermark' trademark will be incorporated into open spaces and building forms.

The developer shall administer the design and architectural standards and will generally consider:

- Site positioning and built form including minimizing building footprints and maintaining views;
- Community character and architectural guidelines including attention to natural features and architectural controls for each building;
- Downward-focused lighting designed to eliminate excessive lighting impacts on adjacent uses as per "dark skies" principles; and
- Landscaping and water conservation such as drought resistant plants, rain barrels and best management practices.

### **Design Standards Policies**

- 10.2.1 Development standards and architectural guidelines will be administered by the developer and/or a Condominium Association or Board and consider the contextual nature of surrounding development.
- 10.2.2 Development within the Plan Area shall adhere to a low-light policy ("dark skies" principles) designed to be sensitive to the rural setting.
- 10.2.3 Water conservation and landscaping guidelines shall be administered by the developer and/or a Condominium Association.
- 10.2.4 At the Development Permit stage, the Developer shall prepare and implement architectural design guidelines for all residential development that reflects the community's character and ensures an aesthetically coordinated appearance of development from the street and public areas, and address landscaping requirements within areas abutting existing resiential developments to the north and west of the Plan area.



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## 10.3 PROPOSED LAND USE AMENDMENT

The development concept proposes a mix of residential units to accommodate a variety of seniors allowing individuals and families to age in place within the Community of Bearspaw. As such, this Conceptual Plan amendment proposes to redesignate Plan Area from R-RUR (p4.0) to Direct Control District (DC) to complete the final phase of Watermark and to achieve the overarching vision of the Damkar Family.

The presriptions within the DC bylaw will establish specific regulations regarding matters such as density, building heights, landscaping requirements, additional technical assessments, and any other unique considerations necessary to implement the proposed development concept at the Development Permit stage.

### Land Use Amendment Policy

10.3.1 The land use is expected to be applied by a land use redesignation as generally illustrated by Figure 13: Proposed Land Use Redesignation.

## 10.4 WEED MANAGEMENT PLAN

The developer shall prepare a Weed Management Plan in accordance with RVC requirements to mitigate against invasive weeds during the construction and grading process.

### Weed Management Policy

10.4.1 The developer shall provide a Weed Management Plan at the Development Permit stage to establish measures to mitigate against potential invasive weed issues during construction and grading.

## 10.5 CONSTRUCTION MANAGEMENT PLAN

The developer shall prepare a Construction Management Plan at the development permit phase to establish measures as may be required to mitigate ongoing construction issues. These issues may create negative impact for surrounding residents such as noise and construction access to the Plan area.

## **Construction Management Policy**

10.5.1 The developer shall provide a Construction Management Plan shall be at the Development Permit stage to establish potential mitigation requirements as may be necessary to limit negative impacts to surrounding residents during construction activities within the Plan area.



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#### 10.3 PHASING

Development within the Plan Area is expected to proceed in two (2) phases as generally illustrated by Figure 14: Development Phasing. The developer will install transportation, utility servicing and recreational infrastructure as required by each development phase as required by the municipality in accordance with the terms of a Development Agreement.

#### **Phasing Policy**

- 10.3.1 Implementation of subdivision shall proceed in phases as generally presented in Figure 14: Development Phasing
- 10.3.2 The phasing program may be adjusted subject to an approval from the Rocky View County Subdivision Approval Authority and the provision of required infrastructure.



12 Mile Coulee Road NW Phase 2 Pipeline R/W 4674 JK ---- City of Calgary Boundary Subject Lands

Figure 15 | Development Phasing

## APPENDIX 1

Engagement:

42

What We Heard Reports





#### G-6 - Attachment B Page 1 of 5 ROCKY VIEW COUNTY

#### Location & Context

To redesignate the subject lands from Residential, Rural District to Direct Control District to allow the development of a 200 unit residential community catering to seniors.

Division: 8
Roll: 05618459
File: PL20210120
Printed: July 06, 2021
Legal: Lot:4 Block:1
France: 1250 of hib \$5-18-25-02-W05M



Figure 8 | Development Concept



CONCEPT ONLY - SUBJECT TO CHANGE AT THE DEVELOPMENT PERMIT PHASE

Conceptual Scheme
Amendment:
To amend the
Watermark at
Bearspaw Conceptual

Scheme in order to

allow the development of a 200 unit residential community catering to seniors.

Division: 8
Roll: 05618459
File: PL20210120
Printed: July 06, 2021
Legal: Lot:4 Block:1
Prance: 12512 with 855-18-25-02-W05M



#### **Environmental**





Division: 8 Roll: 05618459 File: PL20210120 Printed: July 06, 2021 Legal: Lot:4 Block:1 Prage 1252 of his 55-18-25-02-W05M



## Soil **Classifications**



#### **CLI Class**

- 1 No significant limitation
- 2 Slight limitations
- 4 Severe limitations
- 5 Very severe
- limitations

feasible

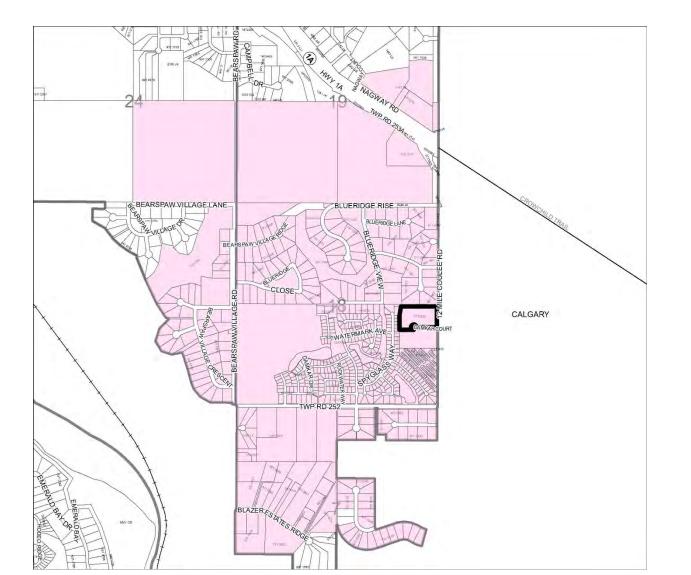
- 6 Production is not
- 7 No capability

- - G Steep slopes
  - H temperature
  - I flooding
  - J field size/shape

  - K shallow profile development
- U prior earth moving
- V high acid content
- W excessive wetness/poor drainage
- X deep organic deposit
- Y slowly permeable
- M low moisture holding, adverse texture Z relatively impermeable



Division: 8 Roll: 05618459 File: PL20210120 Printed: July 06, 2021 Legal: Lot:4 Block:1 Prangle 1253 with 1355-18-25-02-W05M **ATTACHMENT 'B': Map Set** 



G-6 - Attachment B



Landowner Circulation **Area** 

Legend

Support



Not Support



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

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

Division: 8 Roll: 05618459 File: PL20210120 Printed: July 06, 2021 Legal: Lot:4 Block:1 Prangle 12534 with 1355-18-25-02-W05M



## **PLANNING POLICY**

TO: Council

**DATE:** September 7, 2021 **DIVISION:** 8

**FILE**: 05618459 **APPLICATION**: PL20210121

**SUBJECT:** First Reading Bylaw – Residential Redesignation

NOTE: This application should be considered in conjunction with application PL20210120

(agenda item G-6)

**APPLICATION:** To redesignate the subject lands from Residential, Rural District to

Direct Control District to allow the development of a 200 unit residential

community catering to seniors.

**GENERAL LOCATION:** Located immediately adjacent to the city of Calgary, approximately

1.2 kilometres (0.75 miles) south of Highway 1A, and on the west side of

12 Mile Coulee Road.

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

**EXECUTIVE SUMMARY:** The Interim Growth Plan, Rocky View County / City of Calgary

Intermunicipal Development Plan, County Plan, Bearspaw Area Structure

Plan and the Watermark Conceptual Scheme.

**OPTIONS:** 

Option #1: THAT Bylaw C-8222-2021 be given first reading.

Option #2: THAT application PL20210121 be denied.

## **AIR PHOTO & DEVELOPMENT CONTEXT:**





Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JA/rp

**ATTACHMENTS:** 

ATTACHMENT 'A': Bylaw C-8222-2021 & Schedule A

ATTACHMENT 'B': Map Set



## **BYLAW C-8222-2021**

## 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 shall be known as Bylaw C-8222-2021.

## **Definitions**

- 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**

- THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating Block 1, Plan 1712232 from Residential Rural District (p4.0) to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT Block 1, Plan 1712232 is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
- 5 THAT this Direct Control District shall apply to the portion of the Land Use District Map of Bylaw C-8000-2020 identified as DC-174.
- 6 THAT The Regulations of the Direct Control District comprise:
  - 1.0 General Regulations
  - 2.0 Use Regulations
  - 3.0 Development Regulations
  - 4.0 Subdivision Regulations
  - 5.0 Definitions
  - 6.0 Implementation

## 1.0 GENERAL REGULATIONS

- 1.1 The policies of the Watermark Conceptual Scheme: Appendix 9 shall apply to all applications for subdivision and Development Permit as provided for by this Bylaw.
- 1.2 Parts 1, 2, 3, 4, 5 and 8 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 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.

Bylaw C-8222-2021 File: 05618459-PL20210121 Page 1 of 4



## 2.0 USE REGULATIONS

## 2.1 **Purpose and Intent:**

The purpose and intent of this District is to permit the development of a comprehensively planned, medium-density, multi-dwelling condominium residential housing development, a portion of which will include a dedicated Seniors' Community, in accordance with the provisions of Appendix 9 of the Watermark Conceptual Scheme.

## 2.2 **Uses:**

## Site 1 ( ± 2.94 ha)

- 2.2.1 Accessory Buildings
- 2.2.2 Dwelling, Rowhouse
- 2.2.3 Dwelling, Duplex/Semi
- 2.2.4 Dwelling, Single-detached
- 2.2.5 Home-Based Business, Type 1
- 2.2.6 Temporary Sales Centre

## Site 2 ( ± 2.04 ha)

- 2.2.7 Accessory Buildings
- 2.2.8 Commercial Communications Facilities, Type A
- 2.2.9 Dwelling, Rowhouse
- 2.2.10 Dwelling, Duplex/Semi
- 2.2.11 Home-Based Business, Type 1
- 2.2.12 Senior's Community
- 2.2.13 Supportive Living
- 2.2.14 Temporary Sales Centre

## 3.0 DEVELOPMENT REGULATIONS

- 3.1 Minimum Yard, *Front* for Buildings: 3 m (9.84 ft)
- 3.2 Minimum Yard, *Side* for Buildings: 6 m (19.69 ft)
- 3.3 Minimum Yard, *Rear* for Buildings: 6 m (19.69 ft)
- 3.4 Maximum Height of Buildings:

Site 1	Site 2
12 metres	18 metres

- 3.5 Maximum site coverage (all buildings): 65 %
- 3.6 Maximum Density: 40.3 units per gross developable hectare (16.3 units per gross developable acre).
- 3.7 The Development Authority may grant a variance to each site's minimum parcel size by a maximum of 5%.



- 3.8 The Development Authority may grant a variance to each site's minimum Yard, Front, Yard, Side and Yard, Rear of 10% if it is determined that such variance will not have a significant negative impact upon the amenity of adjoining parcels.
- 3.9 A *building* may be occupied by a combination of one or more uses listed in Section 2.2; each use shall be considered as a separate use, and each use shall obtain a Development Permit. A Development Permit may include several uses and or units within a building.

## 4.0 SUBDIVISION REGULATIONS

- 4.1 As a condition of subdivision and/or development permit, the owner shall provide:
  - 4.1.1 A **Site Development Plan** that details the area to be developed including matters such as, but not limited to, architectural renderings, building sizes & dimensions, signage, access, parking & loading, stormwater management, utility servicing, and landscaping provisions.
  - 4.1.2 A **Traffic Impact Assessment**, prepared by a qualified professional, to the satisfaction of the County and The City of Calgary.
  - 4.1.3 A **Stormwater Management Plan**, prepared by a qualified professional, to the satisfaction of the County and all relevant Federal & Provincial Authorities.
  - 4.1.4 A **Utility Servicing Plan**, prepared by a qualified professional, to the satisfaction of the County.
  - 4.1.5 A Parking & Loading Plan that details the configuration of all parking lots, including the location of all parking stalls, access points, loading area and vehicle maneuvering. The plan will outline how all parking facilities will provide an efficient circulation pattern. A Parking Assessment prepared by a qualified professional may be submitted to determine appropriate parking/loading requirements if different than Section 30 -Parking and Loading and Schedule 5 -Parking, Schedule 6 Loading, of the Land Use Bylaw (C-4841-97) as amended, to the satisfaction of the County. The Parking Assessment shall form part of the Parking and Loading Plan.
  - 4.1.6 A **Lighting Plan**, prepared by a qualified professional, that addresses the County's Dark Skies Policy and International Dark Sky Association Guidelines, to the satisfaction of the County.
  - 4.1.7 A **Landscaping Plan** that details specific types & locations of plantings and related pedestrian amenities within the site, prepared by a qualified professional, to the satisfaction of the County. The landscaping plan must detail the nature of plantings within the buffer zone, identified as the area of land between buildings and the adjacent properties. The plan should provide for appropriate screening within the buffer zone to ensure appropriate transitions between buildings.
  - 4.1.8 **Architectural Controls** that address building form & finish and address the relationship of buildings to each other, adjacent roadways, and adjoining parcels, and documentation demonstrating resident eligibility and usage of accommodation units within the Senior's Facility.

Bylaw C-8222-2021 File: 05618459-PL20210121 Page 39 of dt 385



- 4.1.9 A **Construction Management Plan** that details, among other items, erosion and slope stability, dust, weed and noise control measures and stormwater management during construction, to the satisfaction of the County.
- 4.1.10 An **Emergency Response Plan** to clarify expectations regarding procedures to be followed for First Responders in the event of and emergency, to the satisfaction of the County.

### 5.0 DEFINITIONS

- 5.1 Supportive Living means a use that provides residents with an assisted living environment in a home-like setting that maximizes their independence and privacy, provides 24-hour on-site scheduled and unscheduled personal care, and support provided by Licenses Practical Nurses and Health Care Aides. Professional services like nursing, rehabilitation and therapeutic services are provided on a scheduled and unscheduled basis through home care. Use may or may not have a secured environment.
- **Seniors' Community** means a facility that provides independent and/or semi-assisted living arrangements for mature adults in a multiple-unit dwelling format. Facilities and uses accessory to the Seniors' Community may include offices, eating & drinking establishments, farmers market, retail (small), recreation facilities (public, private, indoor and outdoor), care facilities (seniors), care facilities (group) and a community hall.

### 6.0 IMPLEMENTATION

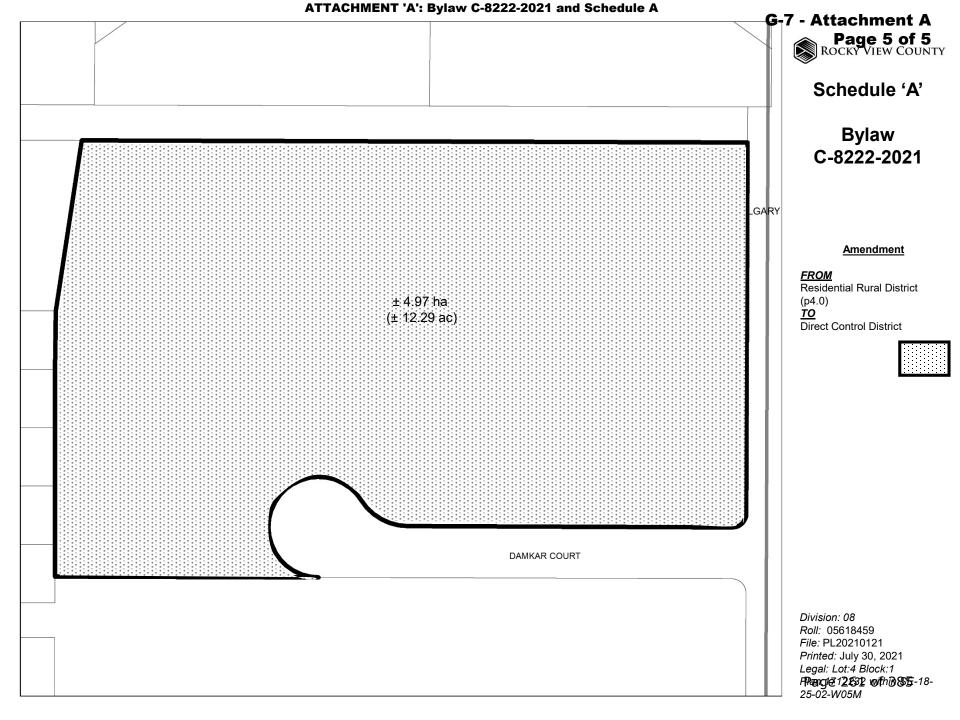
**6.1** This Bylaw comes into effect upon the date of its third and final reading.

## **Effective Date**

Bylaw C-8222-2021 is passed and comes into force when it receives third reading, and is signed in accordance with the Municipal Government Act.

	Chief Administrative Officer or Designate  Date Bylaw Signed		
	Reeve		
READ A THIRD TIME IN COUNCIL this	day of	, 2021	
READ A SECOND TIME IN COUNCIL this	day of	, 2021	
PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 2021	
READ A FIRST TIME IN COUNCIL this	day of	, 2021	

Bylaw C-8222-2021 File: 05618459-PL20210121 Page 260 of 385



G-7 - Attachment B
Page 1 of 6
ROCKY VIEW COUNTY

Location & Context

Division: 8
Roll: 05618459
File: PL20210121
Printed: July 06, 2021
Legal: Lot:4 Block:1
Page 1252 of hib \$5-18-25-02-W05M

ATTACHMENT 'B': Map Set





## Development Proposal

To redesignate the subject lands from Residential, Rural District to Direct Control District to allow the development of a 200 unit residential community catering to seniors.

Division: 8
Roll: 05618459
File: PL20210121
Printed: July 06, 2021
Legal: Lot: 4 Block: 1
Page 1253 of hib \$5-18-25-02-W05M



Figure 8 | Development Concept



CONCEPT ONLY - SUBJECT TO CHANGE AT THE DEVELOPMENT PERMIT PHASE

Conceptual Scheme
Amendment:
To amend the
Watermark at
Bearspaw Conceptual
Scheme in order to

residential community catering to seniors.

allow the development of a 200 unit

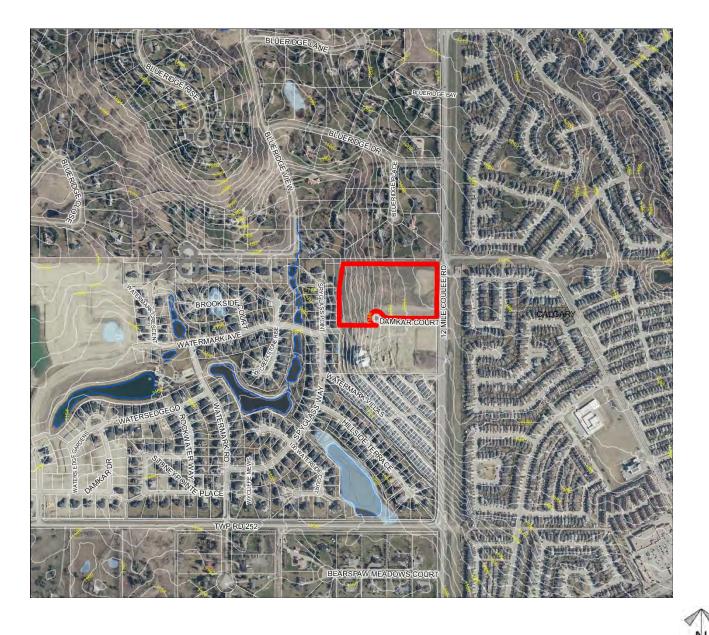
Division: 8
Roll: 05618459
File: PL20210121
Printed: July 06, 2021
Legal: Lot:4 Block:1
Practe 1264 of his \$5-18-25-02-W05M



## **Environmental**



Division: 8 Roll: 05618459 File: PL20210121 Printed: July 06, 2021 Legal: Lot:4 Block:1 Prage 1269 with 855-18-25-02-W05M



## G₁7 - Attachment B Page 5 of 6 ROCKY VIEW COUNTY

## Soil

**Classifications** 



#### **CLI Class**

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

- 7 No capability
- F poor fertility
- G Steep slopes
- H temperature
- I flooding
- J field size/shape
  - K shallow profile development
- T adverse topography
- U prior earth moving
- V high acid content W - excessive wetness/poor drainage
- X deep organic deposit
- Y slowly permeable
- M low moisture holding, adverse texture Z relatively impermeable



Division: 8 Roll: 05618459 File: PL20210121 Printed: July 06, 2021 Legal: Lot:4 Block:1 Prangle 12/562 with 13/55-18-25-02-W05M **ATTACHMENT 'B': Map Set** 

BEARSPAW VILLAGE LANE CALGARY G₁7 - Attachment B



Landowner Circulation Area

Legend

Support



Not Support



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

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

Division: 8 Roll: 05618459 File: PL20210121 Printed: July 06, 2021 Legal: Lot:4 Block:1 Prangle 12832 with 1385-18-25-02-W05M



## **PLANNING POLICY**

TO: Council

**DATE:** September 7, 2021 **DIVISION:** 5

**FILE**: 05318003/004 **APPLICATION**: PL20190202

**SUBJECT:** First Reading Bylaw – The Omni Conceptual Scheme

NOTE: This application should be considered in conjunction with application PL20190203

(agenda item G-9)

**APPLICATION:** To adopt the Omni Conceptual Scheme to provide a policy framework to

guide and evaluate the development of a portion of NW-18-25-28-W4M

and a portion of NE-18-25-28-W4M.

**GENERAL LOCATION:** Located directly east of the city of Calgary, approximately 0.81

kilometres (0.5 miles) north of Township Road 252 and immediately east

of 84th Street.

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

**EXECUTIVE SUMMARY:** The application will be reviewed against the Interim Growth Plan, the

Rocky View County / City of Calgary Intermunicipal Development Plan, the

County Plan, and the OMNI Area Structure Plan.

**OPTIONS:** 

Option #1: THAT Bylaw C-8228-2021 be given first reading.

Option #2: THAT application PL20190202 be denied.

## **AIR PHOTO & DEVELOPMENT CONTEXT:**





Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

BTV/rp

**ATTACHMENTS:** 

ATTACHMENT 'A': Bylaw C-8228-2021 & Schedule A

ATTACHMENT 'B': Map Set



## **BYLAW C-8228-2021**

## A Bylaw of Rocky View County, in the Province of Alberta, known as the OMNI **Conceptual Scheme**

The Council of Rocky View County enacts as follows:

### **Title**

1 This Bylaw may be cited as OMNI 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-8228-2021, being the "OMNI Conceptual Scheme", affecting a portion of NW-18-25-28-W4M and a portion of NE-18-25-28-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-8228-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the Municipal Government Act.

File: 05318003/004 - PL20190202

READ A FIRST TIME IN COUNCIL this	day of	, 2021		
PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 2021		
READ A SECOND TIME IN COUNCIL this	day of	, 2021		
READ A THIRD TIME IN COUNCIL this	day of	, 2021		
	Reeve  Chief Administrative Officer or Designate			
	Date Bylaw Signed			

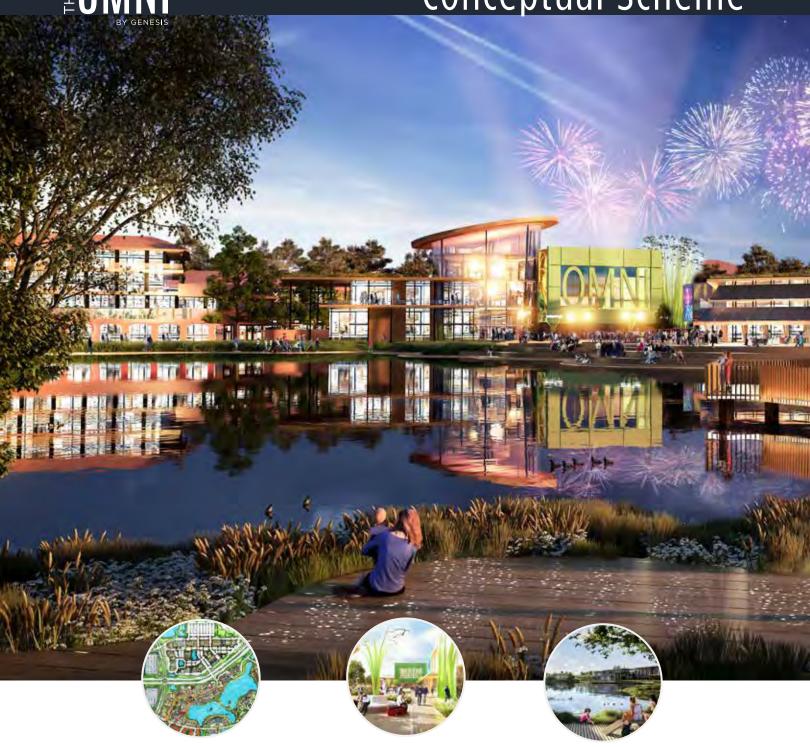
File: 05318003/004- PL20190202

## SCHEDULE 'A' FORMING PART OF BYLAW C-8228-2021

A Conceptual Scheme affecting a portion of NW-18-25-28-W4M and a portion of NE-18-25-28-W4M, consisting of a total of  $\pm$  81.46 hectares ( $\pm$  197.0 acres) of land, herein referred to as the OMNI Conceptual Scheme.



## Conceptual Scheme



SEPTEMBER 2021













## REGIONAL CONTEXT STATEMENT

The OMNI Conceptual Scheme (CS) supports the principles and objectives of the Calgary Metropolitan Region Board (CMRB) Interim Growth Plan (IGP), the South Saskatchewan Regional Plan (SSRP) and the Rocky View County Municipal Development Plan (MDP).

## ALIGNMENT WITH THE CALGARY METROPOLITAN REGION. **BOARD INTERIM GROWTH PLAN**

The OMNI Conceptual Scheme is in alignment with the OMNI Area Structure Plan and requires no changes to the previously approved policy. As such, approval of the OMNI Conceptual Scheme is not required by the CMRB.

## ALIGNMENT WITH THE OMNI ASP

The OMNI Conceptual Scheme is consistent with the vision and policies of the OMNI Area Structure Plan.

Prepared for



Prepared by



## PROJECT TEAM

**URBAN SYSTEMS** CIVIL ENGINEERING, WATER, WASTEWATER & STORMWATER WATT CONSULTING TRANSPORTATION ENGINEERING **URBAN SYSTEMS BIOPHYSICAL INVENTORY** MCINTOSH LALANI GEOTECHNICAL

WATERLINE RESOURCES HYDROGEOLOGICAL ASSESSMENT **TETRA TECH** ENVIRONMENTAL SITE ASSESSMENT

**DEBICKI SPETA DESIGN URBAN DESIGN CONCEPTS** GLOBAL RETAIL STRATEGIES INC. COMMERCIAL MARKET STRATEGY

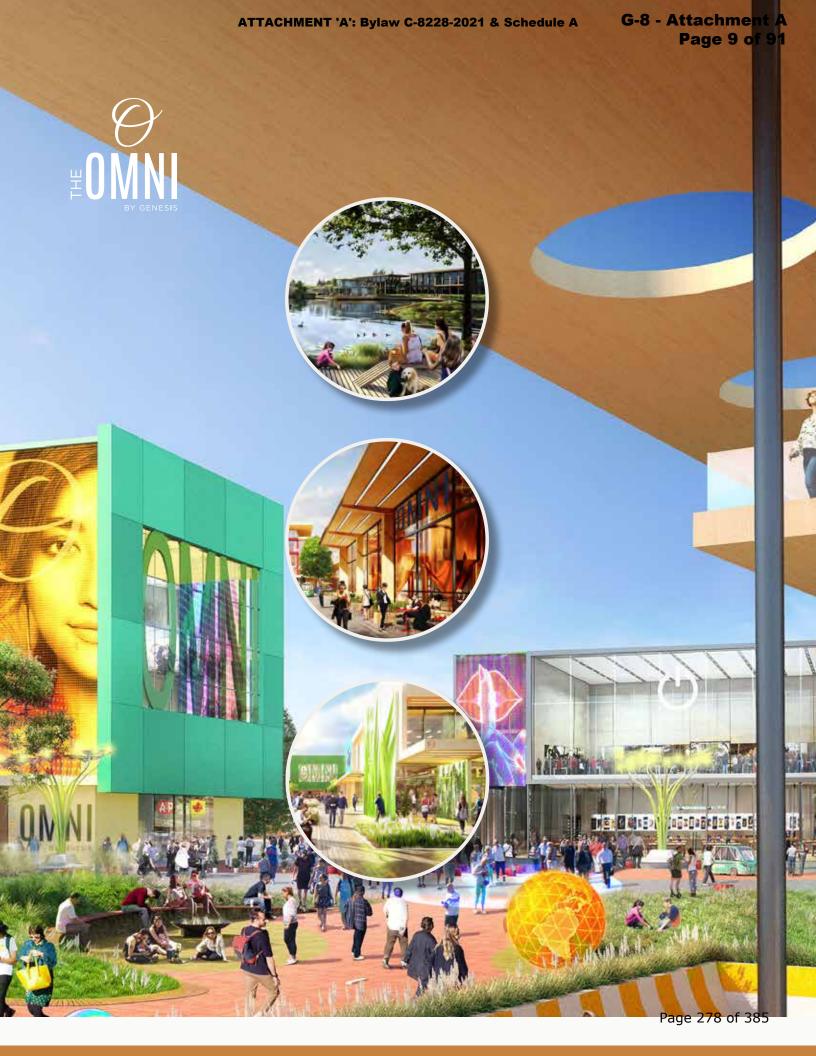
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## SUPPORTING REPORTS

Environmental Site Assessment - Phase I Tetra Tech Biophysical Impact Assessment Urban Systems Transportation Impact Assessment Watt Consulting Group Utility Servicing Strategy Urban Systems Sub-Catchment Master Drainage Plan, Stormwater Concept Urban Systems Preliminary Geotechnical Report McIntosh Lalani Engineering Ltd. Hydrogeological Assessment Waterline Resources Global Retail Strategies Commercial Market Strategy





## **EXECUTIVE SUMMARY**

The OMNI Conceptual Scheme provides a vision and framework for the future development of approximately 197 acres of land on the border of the City of Calgary and Rocky View County.

Given its proximity to Stoney Trail NE., County Hills Boulevard, Airport Trail NE, the Calgary International Airport, the CN Logistics Park and regional transportation and utility servicing corridors, the OMNI area is ideally situated to accommodate business and commercial development.

The OMNI will provide approximately 986,000 square feet of retail/commercial space, 178,000 square feet of retail/office space, and 540,000 square feet of hotels, seniors living, and supporting commercial space. The development will incorporate a variety of amenities that are walkable for visitors and adjacent residents. Pedestrian connections, integration with future public transportation opportunities, and cycling facilities will provide access to parks, employment, retail, and leisure destinations. Conservation of natural environments, such as the wetlands on site, will enable adjacent residents, works, and visitors to the area to enjoy a healthy, active lifestyle while protecting biodiversity within Rocky View County.

The Conceptual Scheme refines and implements the strategic objectives and policies of higher-level plans including the South Saskatchewan Regional Plan, the County Plan, and the OMNI Area Structure Plan. It has also been influenced by Rocky View County's planning and sustainability objectives. The Conceptual Scheme has been informed by engineering, transportation, and ecological studies that have analyzed and evaluated attributes and constraints in the area. The Conceptual Scheme has evolved through consultation with landowners, County administration, the Province, and other stakeholders. Detailed policies and guidelines have been developed to direct the land use, subdivision, and development permit applications that will collectively shape the development of this commercial area.

# Introduction





## **1.1** PURPOSE

This Conceptual Scheme (CS) provides a comprehensive planning framework to guide the development of The OMNI Business Park in a form that is consistent with the OMNI Area Structure Plan (ASP), the County Plan, and the Calgary Metropolitan Region Board (CMRB) Interim Growth Plan (IGP).

The OMNI Conceptual Scheme aligns with the Municipal Government Board (MGB) approved OMNI ASP (MGB Order 068/18) by specifically focusing on the ASP's Phase 1 lands. The development of these lands will fulfill many goals of the County Plan through the creation of a dynamic new employment area that will promote economic and financial sustainability for the County and Region, promote and enhance the environment through wetland preservation, and promote wise use of existing and new infrastructure and community services.

A Conceptual Scheme is identified as a 'Local Plan' by the County Plan and must address the requirements for a local plan found in Section 29 and Appendix C of the County Plan. The County's Land Use Bylaw and Commercial, Office and Industrial Design Guidelines are additional documents that must be addressed within this Conceptual Scheme.

## **1.2** PLAN CONTEXT

Given its proximity to Stoney Trail NE., County Hills Boulevard, Airport Trail NE, the Calgary International Airport, the CN Logistics Park and regional transportation and utility servicing corridors, the OMNI area is ideally situated to accommodate business and commercial development (see Figure 1: Regional Context). Since adoption of the CN Logistics Park Master Site Development Plan (MSDP), a regional water and sanitary system is being developed to bring servicing into the general area. Further, regional and international transportation links have been established with the CN Logistics Park. These regional improvements, along with supportive County policy, have created favourable development conditions for commercial and employment occur in this area. Section 29 and Appendix C of the County Plan. The County's Land Use Bylaw and Commercial, Office and Industrial Design Guidelines are additional documents that must be addressed within this Conceptual Scheme.

## 1.3 PLAN OBJECTIVES

The OMNI Conceptual Scheme (CS) will:

- a. Detail a comprehensive baseline review of current conditions within the CS area to identify any significant environmental areas or development constraints which require appropriate mitigation strategies;
- b. Describe a development rationale to support implementation of a comprehensive land use, subdivision, and development framework within the CS area;
- c. Determine appropriate transportation and utility service infrastructure improvements required to facilitate development within the CS area, evaluated within the context of infrastructure capacities;
- d. Determine the configuration of pedestrian and open space infrastructure within the CS area;
- e. Establish expectations for the delivery of community infrastructure within the CS area;
- f. Establish criteria for a logical phasing strategy to facilitate orderly progression of development throughout the CS over time;
- g. Summarize the conclusions of community consultation to inform, educate, listen and respond to affected stakeholders and to ensure the CS's development framework responds to concerns; and
- h. Rationalize the proposed development in accordance with the County's adopted statutory and non-statutory policy framework as well as intermunicipal and regional considerations.

FIGURE 1 Regional Context



## 1.4 PLAN AREA OWNERSHIP

The entire plan area as identified in **Figure 2: Legal Description** totals approximately 197 acres. Land ownership is illustrated in **Figure 3: Land Ownership**.

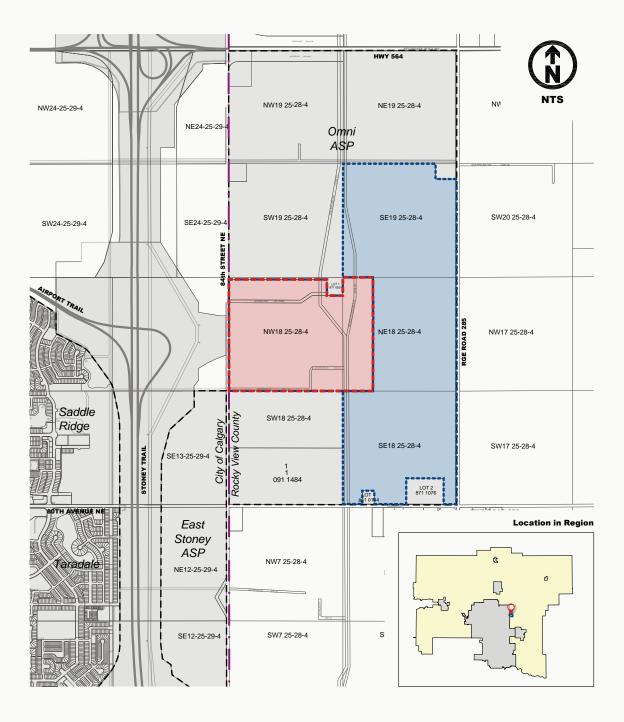
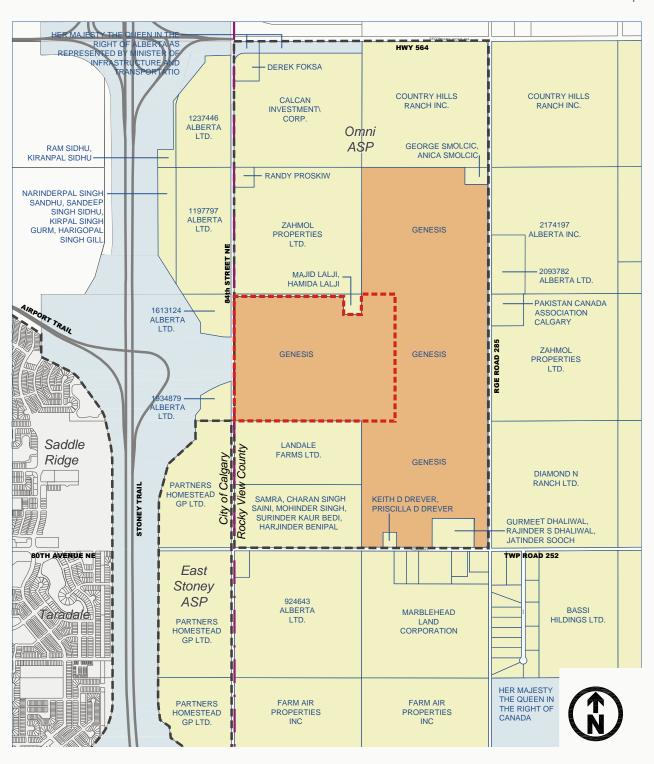


FIGURE 2 Legal Description

FIGURE 3 Land Ownership







# Municipal Policy Framework





The OMNI Conceptual Scheme is subject to the land use policies within various statutory plans including the Calgary Metropolitan Regional Board's Interim Growth Plan (IGP), Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), the County Plan, Rocky View County's Municipal Development Plan (MDP), The OMNI Area Structure Plan (ASP), Parks and Open Space Master Plan, and the County's Land Use Bylaw (LUB).

## 2.1 PLAN OBJECTIVES

The County Plan identifies OMNI as a 'Highway Business Area'. The Plan states that a Highway Business Area should have the following characteristics:

- a. Located along intersections or interchanges with the provincial highway network;
- b. Land uses consistent with that of a highway business area;
- c. Limited development area close to one or all of the quadrants of the intersection or interchange;
- d. Planned in a comprehensive manner and not subject to incremental expansion;
- e. Meet the environmental, infrastructure, and financial goals and policies of the County Plan;
- f. Minimize adverse impacts on existing agriculture or residential development;
- g. Developed in consultation with Alberta Transportation; and
- h. Consistent with the provincial freeway and access location plans.

By classifying the OMNI area as a Highway Business Area, it means the County strongly supports the growth of the Plan area as a Highway Business area. A Highway Business Area provides local and regional employment opportunities. OMNI will serve as a commercial and business 'hub' for the surrounding area and create spin-off economic opportunities. OMNI will help meet the County's fiscal objectives of broadening the non-residential assessment base and creating local and regional commercial development opportunities.

## 2.2 ROCKY VIEW COUNTY/CALGARY INTERMUNICIPAL DEVELOPMENT PLAN

The general intent of the Intermunicipal Development Plan (IDP) is to minimize land use conflicts across municipal borders. The Plan Area is divided up into two parts: 1) the Policy Area, and 2) the Notification Zone. The subject lands for the OMNI CS are contained in the Policy Area of the IDP, which means that policies contained within the IDP apply in this area, including the circulation and referral process. Recognizing the subject lands have potential to influence land uses within the City, the County will refer the Conceptual Scheme application to the City of Calgary for comment. Policies in the IDP address the provision of commercial developments within the Plan Area to ensure the installation of their supporting transportation and utility servicing does not compromise regional infrastructure and the Stoney Trail Transportation Utility Corridor (TUC).

### 2.3 OMNI AREA STRUCTURE PLAN

The OMNI ASP was amended by MGB Order 068/18, which resulted due to an appeal by the City of Calgary. The MGB Order changed the overall land use scenario for the ASP by identifying a reduced "OMNI Project" area noted as Phase 1 in the ASP, which aligns with this Conceptual Scheme area, and designated the remaining ASP lands as a Phase 2 'Special Study' area. The Special Study area essentially freezes any near-term development on those lands until an ASP amendment occurs, further transportation studies are done, and the Calgary Metropolitan Region Board's Growth Plan is complete.

The OMNI ASP identifies future directions for transportation, pathways, gateways and other development features. ASP Map 6 identifies that a gateway east of Airport Trail that goes through the OMNI CS area as well as various transportation improvements.

## 2.4 PARKS & OPEN SPACE MASTER PLAN

The County's Parks and Open Space Master Plan divides the County into five geographic regions. The subject site is located within the Meadowlark Prairie area within the northeastern portion of the County. The Parks and Open Space Master Plan identifies a 'conceptual pathway' to the north of the subject lands running east-west along Highway 564 from Delacour to the edge of the City of Calgary. Another 'conceptual pathway' is indicated a few kilometers south in Conrich along Township Road 250.

## Site Analysis





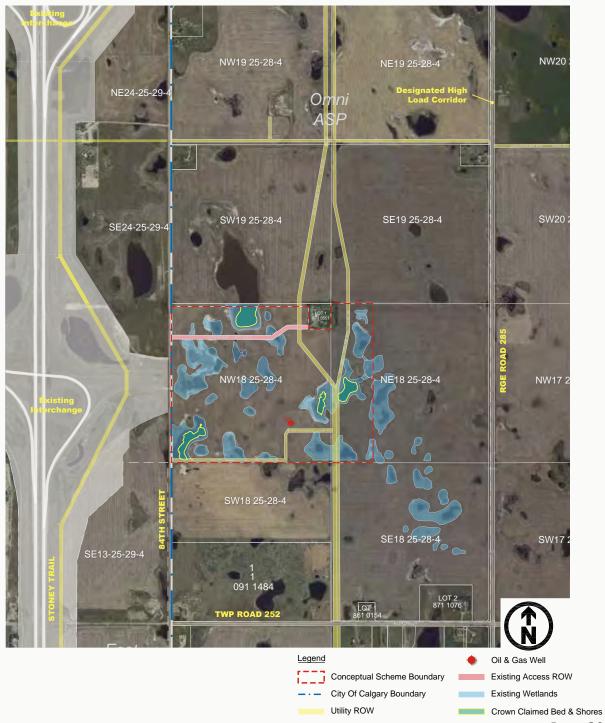
## **3.1** LOCATION

The Conceptual Scheme area is situated in northeast Rocky View County adjacent to the City of Calgary municipal boundary. OMNI is approximately 10 kilometres northwest of the Hamlet of Conrich and approximately 10 kilometres southwest of the Hamlet of Delacour.

The CS area is bounded by 84th Street NE and Stoney Trail to the west and covers almost the entirety of NW 18-25-28 W4M as well as a portion of NE 19-25-28 W4M. The total CS area is approximately 81.46 ha (197 acres). Further to the west across Stoney Trail is Airport Trail, which would align with a future arterial road within the OMNI CS.

Existing site conditions are mapped in Figure 4: Existing Site Conditions.

FIGURE 4 Existing Site Conditions



## 3.2 LOCAL CONTEXT

The area is significantly influenced by its proximity to Calgary and major transportation networks, including Stoney Trail, 84th Street NE and Airport Trail. The site benefits from being near to Range Road 285 (100th Street NE), which is designated as a High Load Corridor within the County. High Load Corridors accommodate truck traffic, facilitating business and industrial uses.

Major developments within the surrounding area include the CN Calgary Logistics Park, a multi-modal large-format warehouse storage and distribution centre, which serves as a regional commercial and industrial hub for the area. The CN Calgary Logistics Park is approximately four kilometres to the southeast of the OMNI site. The Hamlet of Conrich is located immediately to the south west of the Logistics Park. Conrich is a growth node and the focus of population growth with a mix of uses. The OMNI CS area is ideally situated in proximity to existing regional transportation and utility servicing infrastructure and is within an established corridor for regional business development.

The Hamlet of Delacour is located approximately seven kilometres to the northeast of the CS area. Delacour is designated as a community core and is expected to accommodate future growth in the County. Another significant development in the region is the East Balzac Business Area northwest of the site. This area is home to the CrossIron Mills shopping mall and various other industrial park uses. Given the location of these areas, there may be potential to work with developments in East Balzac, Delacour and CN Calgary Logistics Park areas to capitalize upon synergistic opportunities for managing stormwater, enhancing water and sanitary servicing.

The general area is characterized by significant regional infrastructure. The East Rocky View County wastewater transmission line and the potable water transmission line provide servicing to development in the area. The potable water transmission line supplies water to the Conrich area from the East Balzac Water Treatment Plant beside the Graham Lake Water Reservoir and runs along Range Road 281. A pump station and reservoir are located to the southeast of Conrich along with a feeder main to service the CN Logistics Park. The pump station and reservoir are approximately 3.5 kilometres south and 3.5 kilometres east of the subject lands. The East Rocky View Wastewater Transmission Line (RVCWWTL) extends from the East Balzac area southeast to a sewage lagoon by Langdon. This line runs approximately 1.6 kilometres to the east of the subject lands. A lift station is located approximately one kilometre north of Township Road 252.





## **3.3** 84TH STREET NE STUDY

As an outcome of planning discussions between the City of Calgary and Rocky View County pertaining to projects along 84th Street NE, including the OMNI and Conrich Area Structure Plan, it was decided that a joint study was necessary to determine how to best accommodate development in the larger area through appropriate realignment of 84th Street NE. The study area extends from north of Highway 1 to Country Hills Boulevard/ Highway 564. Key intersections were selected for analysis including the 84th Street/Twp Rd 252 intersection.

## **3.4** EXISTING DEVELOPMENTS

The Conceptual Scheme area includes predominately agricultural lands under cultivation with limited country residential subdivision in the area. Buildings and existing subdivisions and development within the vicinity of the CS have been considered in the CS design and planning.

### 3.5 SURROUNDING LAND USE CONTEXT

## Stoney Trail NE Freeway and Transportation & Utility Corridor

The objective of the Province of Alberta's Transportation & Utility Corridor (TUC) program is to accommodate implementation of a new roadway system with corresponding power lines, pipelines, regional water and sewer lines and telecommunication lines to 'ring' the City of Calgary.

The TUC also provides open space in an area that will be eventually surrounded by urban development. The Province established the TUC to protect rights-of-way necessary to implement the Calgary Ring Road and related utility infrastructure.

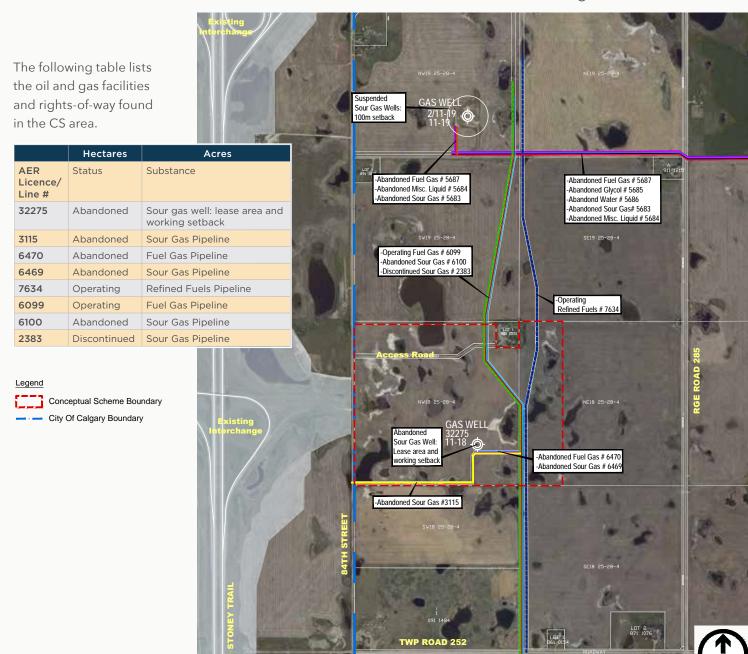
## Intermunicipal Land Use Considerations

The CS is identified as a Highway Business Area within the County Plan as shown on Map 1 - Managing Growth. The OMNI Business Park is a compatible use with the adjacent transportation utility corridor and future residential uses anticipated within the City of Calgary. The main adjacent land uses within the City of Calgary encompass urban residential west of site, including the Homestead Community on the east side of Stoney Trail, and Saddleridge and Taradale west of Stoney Trail.

## 3.6 PIPELINE RIGHTS-OF-WAY AND WELL SITES

As shown on **Figure 5: Existing Oil & Gas Facilities**, the CS area includes an existing oil and gas well and an operating refined fuels pipeline. The locations of all petroleum wells and pipelines (abandoned and operating) in the CS area were searched using AbaData and online provincial databases.

FIGURE 5 Existing Oil & Gas Facilities



## 3.7 EXISTING ACCESSES

Site access is currently provided via Country Hills Boulevard NE to 84th Street NE and 100th Street NE. Access roads are also present within the site to gain entry to the farmyard and oil and gas facilities. Access points are illustrated within **Figure 6: Existing Access**.

## 3.8 ARCHAEOLOGICAL CONSIDERATIONS

The site has received clearance in accordance with Section 31 of the Historical Resources Act. The site does not require any further actions with respect to archaeological and historical considerations.

## 3.9 TOPOGRAPHY & SURFACE DRAINAGE

As shown on **Figure 7: Topography & Surface Drainage**, the subject lands contain relatively flat terrain generally sloping from north to south. Various local depressional wetland areas are present. Technical studies have found the majority of surface runoff from the existing ground conditions are fully or partially retained within the wetland areas. The north and west side of the subject lands currently drain east.

#### **3.10** BIOPHYSICAL CONDITIONS

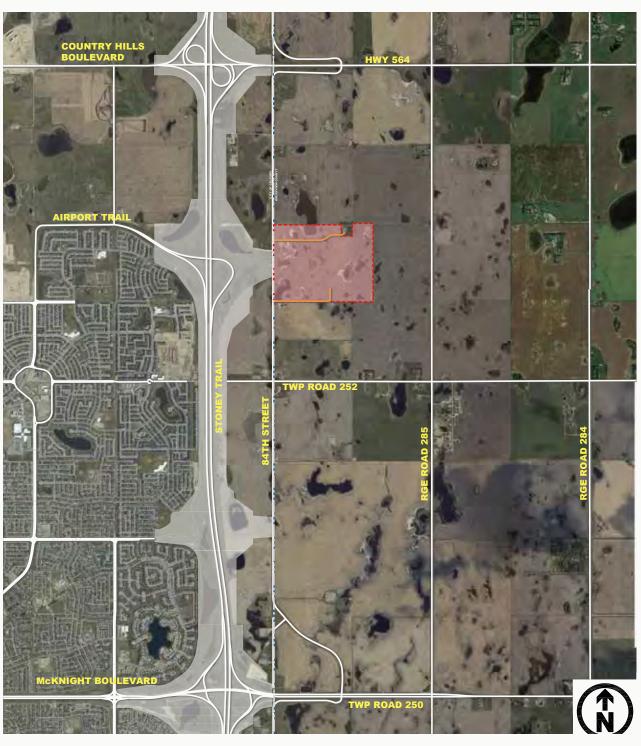
The subject lands are in the northwestern portion of the Foothills Fescue Natural Subregion of Alberta, a biotic zone occurring as a narrow band along the eastern edge of the foothills. This part of the sub-region is characterized by cultivated plains, with native habitats mainly restricted to relatively small areas, often in the vicinity of wetlands. Key features of this subregion include Black Chernozemic soils on average sites, and mountain rough fescue as a dominant grass species within native habitats. The OMNI Project Site and adjacent lands have been cultivated for several decades, and consequently native vegetation is largely only present within the less disturbed wetland areas.

A database search was conducted on the Alberta Conservation Information Management System (ACIMS) and the Fish and Wildlife Information Management System (FWIMS) to consider a list of potential species of management concern that may occur within the Project Site. During site visits wildlife species and wildlife uses, such as dens and rests, were recorded. Three species listed as "sensitive" in Alberta under the Alberta Wildlife Act were observed on site, including common yellowthroat, sora, and northern harrier.

Within the OMNI Conceptual Scheme boundary, a total of 21 wetlands and waterbodies have been identified, as illustrated on **Figure 8: Existing Wetlands**. Three (3) wetlands are classified as shallow open water and eighteen (18) wetlands are classified as graminoid marsh wetlands. The identified wetlands have been determined to have a functional value ranging from C to D.

The three (3) shallow open water wetlands on the site have been claimed by the Provincial Crown under the Public Lands Act. All three Crown-claimed wetlands will be incorporated into the development plan.

FIGURE 6 Existing Access



<u>Legend</u> Conceptual Scheme Boundary - · - City Of Calgary Boundary Existing Road Existing Access

FIGURE 7 Topography & Surface Drainage

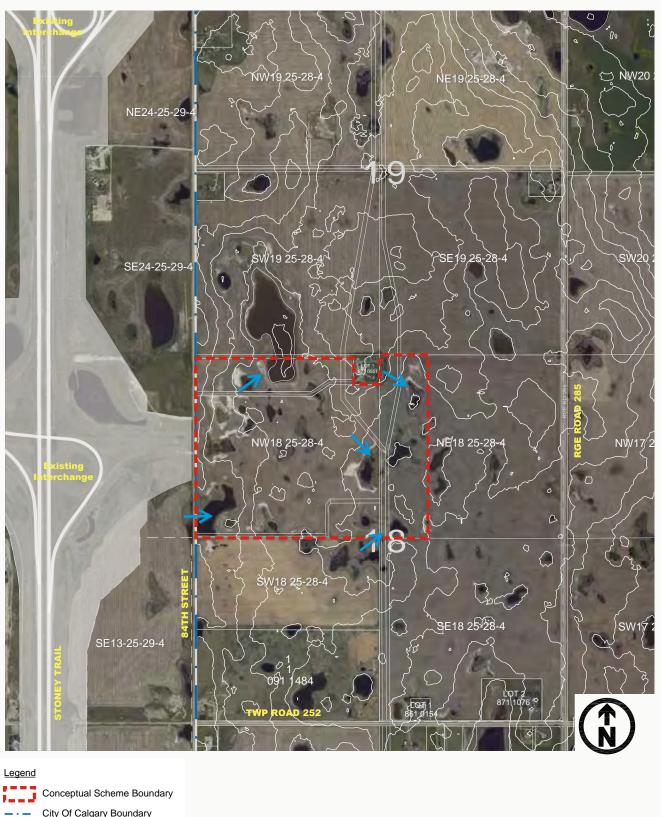
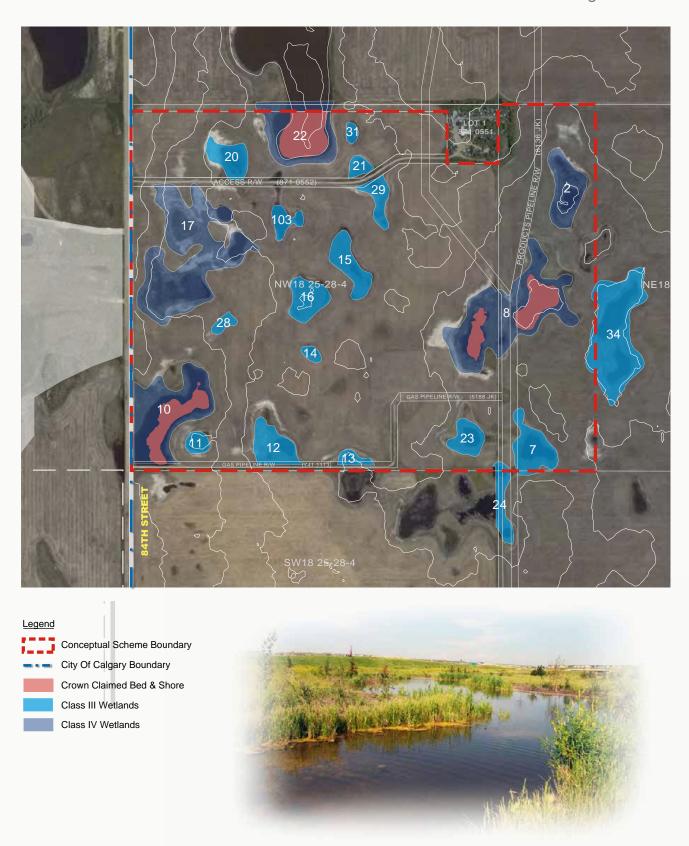


FIGURE 8 Existing Wetlands



## **3.11** GEOTECHNICAL

The deepest stratum, encountered at varying depths from 0.9 to 6.7 metres, was a light-grey sandstone/shale mixture (bedrock) common to this area. Above the bedrock layer, the stratum was a combination of clay till structure which had interbedded layers of silt and sand with fragments of gravel, oxidation and coal pieces interspersed. Topsoil within the site was approximately 0.2 to 0.6 metres thick. Groundwater levels were measured in piezometers installed in the boreholes. Measured groundwater levels varied from 0.9 to 4.6 m below existing ground surface. The preliminary geotechnical investigation revealed competent subsurface soils that will provide good foundation support for structures and pavements. In general, subsurface conditions at the site are considered suitable for the use of standard shallow strip and pad footing foundations or cast-in-place concrete piles. Because of the significant amount of silt logged during the investigation, adequate frost protection must be provided for all foundations and positive surface drainage must be maintained to drain surface water away from all structures and foundation areas. The investigation concluded that, based on field and office assessments, existing site conditions within the CS area are not expected to present significant development restrictions.

## **3.12** EXISTING LAND USE CHARACTER

The subject lands are currently designated Ranch & Farm District (RF), as illustrated on **Figure 9: Existing Land Use Designations** in accordance with the County's Land Use Bylaw C-4841-97. The County is presently reviewing its Land Use Bylaw and has proposed to consolidate the RF and F districts into a single district labeled as A-LRG.

Lot 1 Plan 871 0551 is within the same quarter section as the CS (NW18-25-28 W4M) but is not included within the CS area boundaries. This lot is designated as F - Farmstead. The majority of lots around the CS area are designated as RF except for a few smaller parcels designated as Residential Two (R2), Residential Three (R3) and Farmstead (F). To the east, south and north the surrounding land pattern is generally of an agricultural nature with country residential interspersed. To the west are the City of Calgary's existing and growing residential communities. The community of Homesteads, located west of 84th street and east of Stoney Trail, is underway with planning and development.

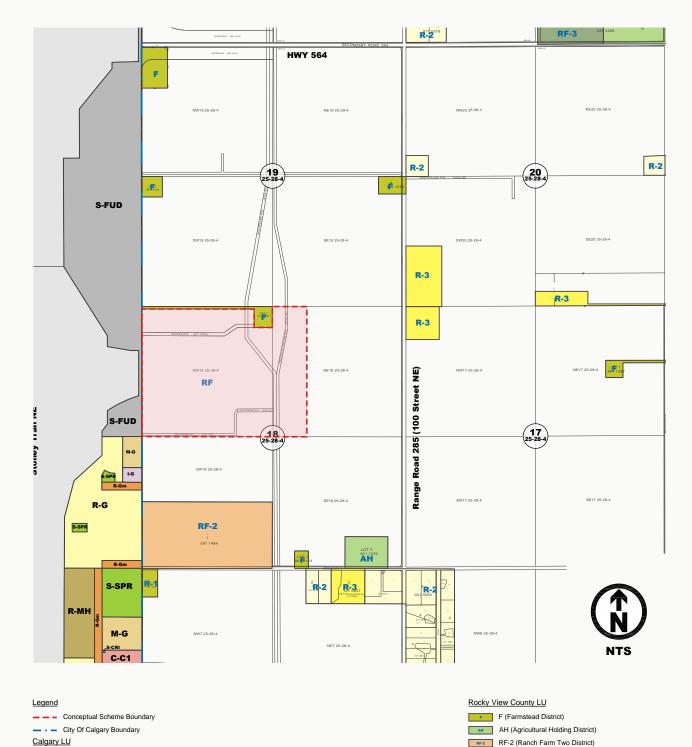
## **3.13** ENVIRONMENTAL SITE ASSESSMENTS

The Phase I ESA identified two potential sources of environmental impairment on the site, resulting from historical and/or current land uses. The potential on-site sources of contamination include the gas well site and pipelines (gas, sour gas, fuel gas, and light volatile products). There is an inherent risk with all pipelines; however, based upon a review of available records, there was no indication of releases or incidents within 200m of the OMNI site. The Phase I ESA concluded that there is a low potential for environmental impairment associated with pipelines.

The Phase I ESA recommends that a Phase II ESA be conducted to determine whether the site has been impacted from previous land use at site, primarily the former wellsite.

Policy 3.13.1

A Phase II ESA will be completed for the former wellsite prior to the release of the affected Development Permit approval.



R-MH (Residential - Manufactured Home District)

S-CRI (City and Regional Infrastructure District)

I-G (Industrial - General District)

S-SPR (Special Purpose - School, Park and Community Reserve District)

S-FUD (Future Urban Development)

R-G (Low Density Mixed Housing)

R-Gm (Low Density Mixed Housing)

Cct M-G (Commercial - Community District) M-G (At Grade Housing)

FIGURE 9 Existing Land Use Designations

\*All lands are designated RF unless noted otherwise

RF-3 (Ranch Farm Three District)

R-2 (Residential Two District)
R-3 R-3 (Residential Three District)

RF (Ranch Farm District)

## Development Plan Concept





## **4.1** DEVELOPMENT VISION

Looking ahead 15 to 20 years, the OMNI Business Park has built out to be a comprehensive and thriving commercial destination for the Calgary region. The OMNI has become a commercial destination for thousands in the Region, with a carefully designed site which balances environmental protection with best practices in placemaking and contemporary urban design. As the nature of retail changes, OMNI will continue to be a key hub for commercial and entertainment activities through the creation of a central event festival plaza and outdoor gathering nodes within the OMNI Village and highly adaptable districts of this large site. The retail, entertainment, and food and beverage operations in OMNI is supported by a strong business and office area, hospitality district and an independent and assisted living seniors' campus which will diversify the market sectors in OMNI.

## Seven Phase Development

OMNI has excellent transportation links and access to local, provincial and international markets by virtue of its proximity to the Calgary International Airport, Stoney Trail, the CN Calgary Logistics Centre, and the East Balzac business area. It offers an opportunity for Rocky View County to diversify its tax assessment base and to create more employment for its residents.

OMNI is a comprehensively planned mixed-use development, one of the few places within Southern Alberta where highly diverse retail and entertainment areas are complemented by a variety of restaurants and other services. Workers in the office area will patronize the commercial and leisure uses. The wetland and storm ponds function as a stormwater management solution in addition to providing an aesthetic and recreational amenity which preserves and enhances biodiversity. An engaging trail system encourages their use and links them to other leisure-oriented parts of the planned development. This open space provides a unique setting for employees, resident seniors, hotel guests and commercial area users alike.

The OMNI is envisioned as a seven (7) phase development, with each phase targeting a specific complementary market sector in the areas of commercial, retail, entertainment, hospitality, seniors' housing, office and business.

A conceptual development scenario, as shown in Appendix A, was prepared to support technical studies in order to determine if the site was appropriate for the proposed uses. The details of the development scenario may be subject to change at the Development Permit stage, and will require a Master Site Development Plan prior to approval.



## PHASE 1



#### OMNI EVERYDAY

- Commercial / retail services with mini anchors to preserve and protect a large natural wetland
- Approximately 170,000 sf of retail
- Approximately 725 parking stalls
- » Approximately 23 acres total area

## PHASE 4



### OMNI VILLAGE

- Key gathering place in OMNI with a food hall, Festival Plaza, speciality retail, cinemas, e-sports centre, brewery plaza, leisure and restaurant row flanking a storm pond
- Approximately 250,000 sf of retail
- » Approximately 1,200 parking stalls in structured parkade
- » Approximately 30 acres total area

## PHASE 2



#### OMNI SHOWCASE

- House/Home & Eco district including a signature anchor and supported by mini anchors the site has no environmental constraints
- » Approximately 250,00 sf of retail
- » Approximately 825 parking stalls
- » Approximately 25 acres total area

## PHASE 5



#### **OMNI WORK**

- An office development facing the storm pond, constructed wetland, and linear park
- Approximately 178,000 sf of retail and office space
- Approximately 515 parking stalls
- Approximately 11 acres total area

## PHASE 3



#### OMNI OUTLET SHOPS

- Commercial / retail outlets designed around a natural wetland
- » Approximately 316,00 sf of retail
- » Approximately 1,000 parking stalls
- » Approximately 32 acres total area

## PHASE 6 / 7



## OMNI LEISURE & CELEBRATION; OMNI LIVING

- » Approximately 540,000 sf of hotels, seniors living campus, and supporting commercial
- » Approximately 600 parking stalls
- » Approximately 41 acres total area

## 4.2 OBJECTIVES

## Capitalizing upon strategic land use opportunities

- » OMNI capitalizes upon its strategic location close to the Calgary airport, the CN Calgary Logistics Park and the East Balzac business area and plays an important synergistic role within the greater region by supporting and enhancing other uses.
- » OMNI provides a wide and well-selected combination of uses that will appeal to a diverse group of users. Grouped in distinctive precincts of commercial offerings, the selected uses of well calibrated scale will draw their visitors from the nearby residential areas, the region and beyond.
  - OMNI Everyday will provide daily and weekly convenience retail and services intended mostly for the residents of
    the existing and planned nearby communities. A small automotive services section will offer carwash, e-vehicle
    charging station and auto service;
  - OMNI Showcase and OMNI Outlet Shops will be 'destination' retail offering the types of products and experiences not readily available in the region;
  - OMNI Village & Boardwalk will be an outdoor, pedestrian retail, entertainment and restaurant area and will serve as the hub for all activity of OMNI;
  - OMNI Work will be an office complex set in close proximity to the recreational areas, restaurants, shopping and entertainment which the workers will certainly patronize;
  - OMNI Living will provide independent and assisted living residents an assortment of complimentary functions as well as proximity to a variety of recreation options, dining and retail. Families visiting the residents will certainly take advantage of the commercial offerings nearby;
  - OMNI Leisure & Celebration will attract out of town visitors and allow them to enjoy the unique retail, F&B and entertainment possibilities in the immediate proximity. Those coming for business at the office complex, to visit senior relatives or to attend sporting events at the future sports hub will find it convenient to stay at OMNI; and
  - OMNI open spaces will be varied in character: from linear park featuring unique light and sculpture installations, to green areas separating the precincts, to pedestrian oriented hardscaped streets, plazas and passages connecting to an extensive paths system linking with the regional trails.

- » OMNI's diverse commercial offerings will attract day-long visits from RVC, Calgary and beyond. It will provide safe, enjoyable and intriguing experiences to all age groups at all times of the day and during all seasons.
- » OMNI allows for an easy connection and integration of the future developments to the East, North and South of the site. It will provide a strong impetus to the initial growth of those areas and, over time, will become a regional activity hub, binding the surrounding areas in a lasting synergistic relationship.

## Providing an Integrated Open Space System

» OMNI offers unique recreational and aesthetic benefits to employees and users of the commercial, office, hospitality, residential (seniors) and business functions with its integrated system of wetlands, storm ponds, and associated pathways, parks and open spaces.

## Implement Innovative and Cost-Effective Infrastructure Systems

- » Implementation of a potable water and sewer systems with the design strengthens the overall regional utility systems.
- » Implementation of an innovative stormwater management strategy including a complex of integrated engineered facilities specifically designed to capture, treat and retain surface drainage generated within the CS area.

### 4.3 LAND USE CONCEPT

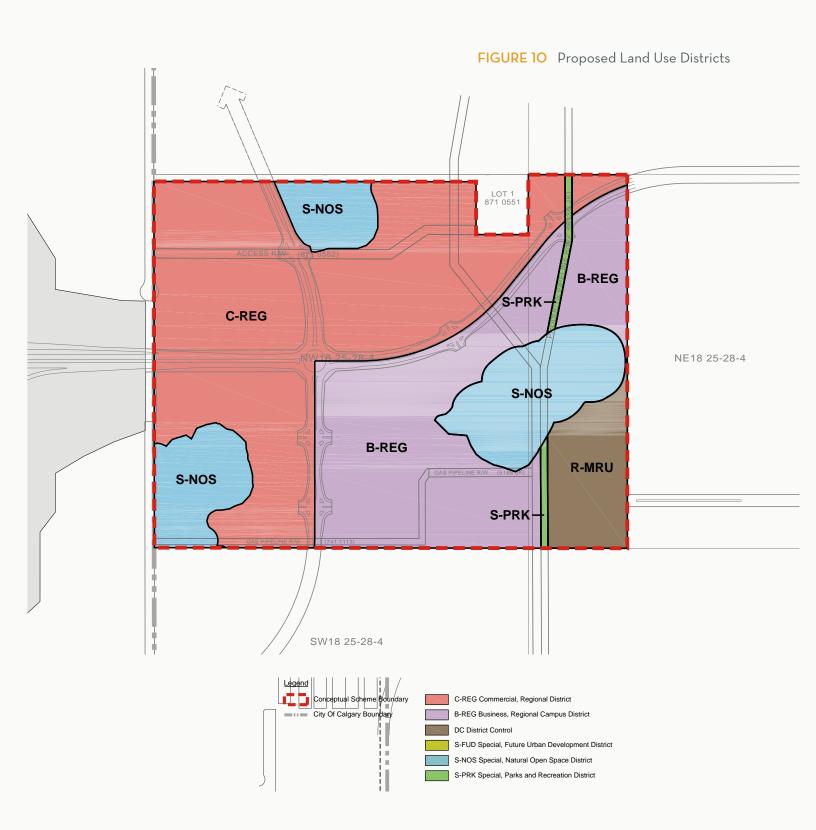
The location of anticipated land uses within the CS area is illustrated by Figure 10: Proposed Land Use Districts. The site will accommodate commercial uses with a retail-oriented nature that cater primarily to the population residing and/or working in northeast Calgary and the areas surrounding OMNI. This area is envisioned to contain such uses as hotels, restaurants, retail, services, entertainment, etc. Implementation of development with design criteria will establish and maintain an attractive and cohesive built form within the CS area. Design criteria will ensure all developments within this area form a cohesive spatial composition by implementing the pre-planned continuity of mobility networks, locations of landmark elements, key view vistas and consistent edges of precincts along the main roads.



The guidelines will also address elements such as building heights and massing, façade treatments, landscaping, lighting, signage and placement of parking, loading and outside storage areas. Industrial uses with the potential to negatively impact surrounding parcels with considerations such as noise, odours and emissions will not be permitted in this area. An internal pedestrian system will be developed to facilitate connection to the Calgary Greenway in the City of Calgary.

A public open space and reconstructed wetland will be integrated into stormwater system for the development. The stormwater pond will be dedicated as a Public Utility Lot (PUL) surrounded by Municipal Reserve (MR) where logical. The reconstructed wetland will be dedicated as Environmental Reserve (ER), with a naturalized buffer where practicable. An iconic landscape, lighting and signage arrival feature will be built at the intersection of Airport Trail extension and 84th Street NE to provide a major orientation point.





## 4.4 SUBDIVISION & DEVELOPMENT CONCEPT



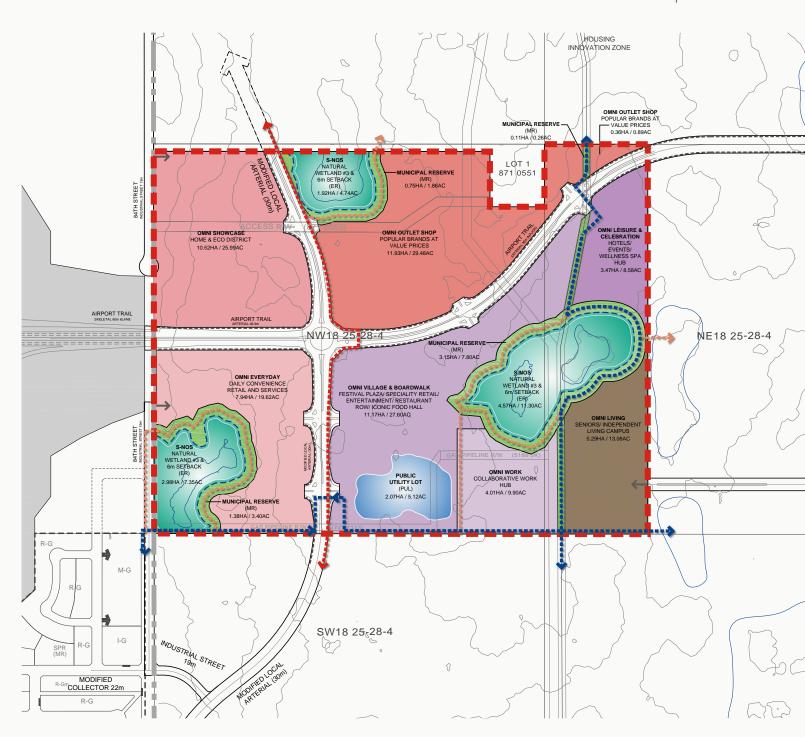


The OMNI Business Park anticipated subdivision configuration will implement the general land uses as shown on Figure 10: Proposed Land Use Districts with predominantly retail uses in the western and northern portion of the CS area, transitioning into a more comprehensively planned pedestrian village mixed use commercial, hospitality and campus style office-commercial development. A DC district will accommodate a seniors' residences campus with supporting functions.

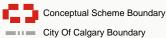
The general block layout anticipated within the OMNI is generally shown on Figure 11:

Concept Plan. Detailed parcel configurations will be established through subsequent phasing of development and subject to approvals via Development Permit. The vision will help guide the development of specific design criteria at later stages in development. In general, the site is to be planned comprehensively in a campus style with parking towards the rear and buildings oriented towards the frontage. Lots will generally be fronting onto the Airport Trail extension, with access and parking along the rear.

FIGURE 11 Concept Plan







Regional Pathway

## 4.5 STATISTICS

## Conceptual Scheme Statistics

	Hectares (+/-)	Acres (+/-)	% of GDA
TOTAL LAND USES	79.68	196.88	
Wetlands & 6m Setback	9.47	23.39	
GROSS DEVELOPABLE AREA (GDA)	70.21	173.49	100.00%
OMNI Everyday	7.94	19.62	11.3%
OMNI Showcase	10.52	25.99	15.0%
OMNI Outlet Shop	12.29	30.37	17.5%
OMNI Work	4.01	9.90	5.7%
OMNI Village & Boardwalk	11.17	27.60	15.9%
OMNI Leisure & Celebration	3.47	8.58	4.9%
OMNI Living	5.29	13.08	7.5%
TOTAL AREA	54.69	135.14	77.9%
MR (Municipal Reserve)	5.22	12.90	7.4%
PUL (Public Utility Lot)	2.07	5.12	3.0%
MAJOR ROAD AREA	8.23	20.33	11.7%

## Land Use Statistics

	Hectares (+/-)	Acres (+/-)
From RF to S-NOS	14.11	34.87
From RF to S-PRK	0.86	2.12
From RF to C-REG	36.27	89.63
From RF to B-REG	23.14	57.18
From RF to R-MRU	5.29	13.08
TOTAL AREA	79.68	196.88

## **Development Phasing Statistics**

	Hectares (+/-)	Acres (+/-)
PHASE 1 - OMNI Everyday	15.93	39.37
Phase 1	12.29	30.37
Major Road Area	3.64	9.00
PHASE 2 - OMNI Showcase	11.91	29.42
Phase 2	10.52	25.99
Major Road Area	1.39	3.43
PHASE 3 - OMNI Outlet Shop	18.09	44.71
Phase 3	15.06	37.22
Major Road Area	3.03	7.49
PHASE 4 - OMNI Village & Boardwalk	13.10	32.38
Phase 4	13.10	32.38
PHASE 5 - OMNI Work	4.14	10.24
Phase 5	4.14	10.24
PHASE 6 - OMNI Leisure & Celebration	10.86	26.83
Phase 6	10.86	26.83
PHASE 7 - OMNI Living	5.64	13.93
Phase 7	5.64	13.93
	70.40	40/00

79.68 196.88 TOTAL LAND USES

## 4.6 ARCHITECTURAL DESIGN PRINCIPLES



The OMNI Conceptual Scheme envisions a master planned mixed use development with high standards for urban and architectural design that is aesthetically attractive as an interface area between the City of Calgary's urban landscape and Rocky View County's blend of commercial and business areas and rural development.

OMNI will respect and be guided by the County's Commercial, Office and Industrial Guidelines with the intention of ensuring design compatibility between OMNI and the adjacent land uses.

The specific type and scale of business development anticipated within the plan area is expected to include business developments of varying types, scales and intensities with a focus on retail and retail outlets, services, food and beverage, entertainment, office, hospitality and senior's residential campus.

In all cases, commercial and business land uses within the plan area will create and maintain an appropriately attractive development form. As part of the subdivision application for each phase of development, the developer will be required to prepare specific architectural guidelines to ensure the form of development within each phase maintains an attractive built-form and integrates well with other parts of the site.











The architectural guidelines to be prepared as part of each phase and subdivision will establish specific design criteria expectations to be implemented at each development phase such as:

- » Consistency of public realm design elements;
- » Location of landmarks, recognizable iconic elements of buildings and landscape;
- » Alignment of major view vistas;
- » Continuity and legibility of the mobility network;
- » Requirements for landscaping (public and private);
- » Requirements for consistent entrance features;
- » Generalized building form and character (architectural theming);
- » Anticipated massing of buildings;
- » Consistency with other phases in the Conceptual Scheme but ensuring sufficient uniqueness;
- » Variety in surface materials (colour & texture) and roof line articulation;
- » Location & design of off-street parking & loading areas;
- » Location & design of shared vehicular circulation areas (between individual lots);
- » Location & design of lighting elements (dark sky friendly lighting);
- » Green building techniques and energy efficient design where feasible and appropriate;
- » Location & design of signage elements;
- » Location & design of outside storage elements; and
- » Location & design of fencing & screening elements.

POLICY 4.6.1	Site design and architectural controls will be detailed at the subdivision stage for each Development Cell in accordance with the provisions of the County's Commercial, Office and Industrial Guidelines and 'dark sky' policies.
POLICY 4.6.2	Green building techniques and energy efficient building design is encouraged throughout the Plan area, where deemed appropriate.
POLICY 4.6.3	Convenient, attractive, and efficient pedestrian and bicycle linkages shall be provided between building entrances, sites and, where applicable, adjacent areas.
POLICY 4.6.4	All private lighting, including security and parking area lighting, shall be designed to respect the County's 'dark sky' policies, conserve energy, reduce glare, and minimize light trespass onto adjacent properties.
POLICY 4.6.5	The use of fencing is discouraged except for screening of storage and garbage bins or for security purposes adjacent to the side or rear of a primary building.

## 4.7 GATEWAY DESIGN PRINCIPLES

Highway 564, Township Road 252, and Airport Trail are significant entry and exit points into and out of Rocky View County and have been identified as gateways. These gateways provide first and last impressions for area residents and the travelling public. Details of future gateway design will be provided with the affected Master Site Development Plans, and will be coordinated with the County, Alberta Transportation, and the City of Calgary.

POLICY 4.7.1	Gateway design details will be provided with the affected Master Site Development Plan, and will consider sight lines, noise attenuation, berms, constructed barriers, natural land features, and innovative building design. Landscaping and signage shall be of high quality.
POLICY 4.7.2	Gateway design details shall be coordinated with Rocky View County, Alberta Transportation, and the City of Calgary.



## 4.8 AGRICULTURE INTERFACE

Agriculture is a significant land use adjacent to the OMNI development. The Agricultural Interface is the area where agriculture uses abut non-agricultural uses. The goal of the Agricultural Interface is to minimize the direct impact of commercial and industrial development on agriculture.

POLICY 4.8.1	Existing agriculture uses within the Local Plan are encouraged to continue until development of those lands occurs.
POLICY 4.8.2	Commercial development located adjacent to existing agricultural operations shall address the Agricultural Boundary Design Guidelines within subdivision or development permit applications, whichever occurs first.

## 4.9 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

Crime Prevention through Environmental Design (CPTED) is a design theory that utilizes the built environment to create safe neighbourhoods and commercial spaced. The three main CPTED principles that will be incorporated into the design include natural surveillance, natural access control, and natural territorial reinforcement.

Natural surveillance occurs by designing the placement of physical features, activities and people in such a way as to maximize visibility of the space and its users, fostering positive social interaction among users of private and public space.

POLICY 4.9.1	Streets shall be designed to increase pedestrian and vehicle traffic
POLICY 4.9.2	Buildings shall be designed with windows overlooking parking lots and sidewalks.
POLICY 4.9.3	Lighting design shall ensure that pathways, parking areas, transit stops, and other public spaces are well lit in compliance with Dark Sky policies.

Natural access control design principles clearly differentiate between public space and private space. By selectively placing entrances and exists, fencing, lighting, and landscape to limit access or control flow, natural access control occurs.

POLICY 4.9.4	Building designs shall provide clearly identifiable points of entry.
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Natural territorial reinforcement promotes social control through increased definition of space and improved proprietary concern. This design principle creates a sense of ownership as well as an environment where criminal activity will stand out and be easily identifiable.

POLICY 4.9.5	Amenities, such as seating areas and public common areas, shall be provided throughout the plan area.
POLICY 4.9.6	Trees shall be planted throughout the plan area.
POLICY 4.9.7	The use of chain link fencing should be avoided, where possible.
POLICY 4.9.8	Landscaping shall be maintained in good order throughout the year.



# Transportation





## 5.1 REGIONAL TRANSPORTATION INFRASTRUCTURE

A key objective of this Conceptual Scheme (CS) is to propose a transportation network that integrates effectively within the developing regional network and is designed in a manner that is safe, functional and efficient. Proposed network improvements will minimize impacts on the natural environment and key wetlands, and provides opportunities for walking, cycling and public transportation. The Omni Area Structure Plan Network Analysis and the 84th Street Functional Planning Study were used as guiding documents in the preparation of the proposed development concept.

The proposed transportation network improvements will continue to require ongoing coordinated transportation planning between Rocky View County, the Province of Alberta and the City of Calgary. Integration of the proposed development concept into the regional road network with focus on 84th Street and associated interchange improvements to Airport Trail were examined.

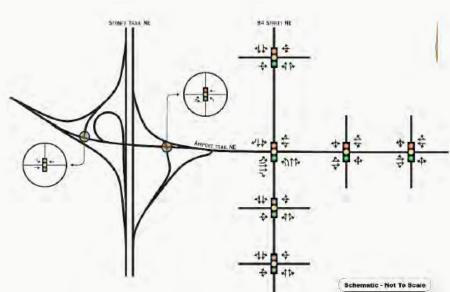
## Integration with the Regional Road Network

A Transportation Impact Assessment (TIA) has been prepared by Watt Consulting Group in support of this Conceptual Scheme (CS) and proposed development concept. The TIA has been based upon an agreed upon scope of work between WATT, Rocky View County and Alberta Transportation, and determines the anticipated road network necessary to accommodate anticipated stages of the proposed development concept, including

a final stage showing the complete build-out of the full 197-acre OMNI commercial development. Details of the anticipated phases and traffic generation for each phase can be found in the supporting TIA.

## **84th Street Alignment**

The proposed development concept would alter the road network within the area, shifting the intersection of Airport Trail and 84th Street NE east to its ultimate location and required distance from the Stoney Trail interchange as per the approved functional study. It would also introduce additional roadways and access points to the proposed phases, and construct



 ${\bf Schematic~1.0:} \ {\bf Transportation~Infrastructure.}$ 

portions of 84th Street and Airport Trail to their ultimate cross-section. While the concept shows a two-lane roundabout at the intersection of Airport Trail and 84th Street, analysis indicates it may need to be a signalized intersection. The road network anticipated to be in place as phases of development are completed is illustrated on **Schematic 1.0: Transportation Infrastructure.** 

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## **Stoney Trail / Airport Trail Interchange**

The key regional infrastructure piece necessary to facilitate access to and from the development is the modification to the interchange at Stoney Trail and Airport Trail. The modification includes constructing the ultimate northbound to eastbound ramp, westbound to southbound ramp, and southbound to eastbound connection ramp. The upgrade to the interchange also includes the construction of one of the ultimate 3-lane bridge structures over Stoney Trail to provide four travel



lanes on Airport Trail. The modifications will create two new intersections with Airport Trail, one on the east side to allow for northbound to westbound turning movements and eastbound to northbound turning movements, and one on the west side to allow for southbound to eastbound turning movements. These modifications are shown in **Schematic 1.0:**Transportation Infrastructure.

### Interim Stage (Conversion of Existing Bridge to allow two-way traffic)

Two stages of improvements are anticipated affecting the interchange at Stoney Trail and Airport Trail. Stage 1 proposes an interim design and modifications to the existing bridge deck by converting it to allow two-way traffic which would be expected to accommodate the first three phases of development. Due to some uncertainty regarding the pace of development of Omni and other planned developments in the area, it is recommended that the performance of the Interim Design be monitored, and when the intersections begin to experience levels of service that are no longer acceptable to Alberta Transportation, the Stage 2 interchange be implemented.

## Stage 2 (Four Lanes on two separate bridge structures)

A proposed second stage would include construction of a new three-lane bridge structure and revert the interim two-way, two lane bridge structure back to single lane operation. Stage 2 would subsequently see a total of four lanes on two separate structures.

#### Ultimate Stage (Additional three-lane bridge structure)

This stage represents the ultimate design for the interchange as per the functional study that was completed on behalf of Alberta Transportation by AECOM. The ultimate design would include the addition of another three-lane bridge structure and the associated reconfiguration of the interchange terminals to accommodate a six-lane cross-section along Airport Trail. It is expected this improvement would be beyond the 2040 planning horizon.

As the internal road network to the development is built out in stages, aligning with the phases of development, analysis showed that the 2030 horizon, including the full development of the development concept, can be accommodated through the staged improvements to the interchange. Traffic signals will need to be provided on the two intersections created on either side of the interchange, but this is in alignment with the ultimate functional plan for the interchange.

The anticipated transportation network by the 2030 horizon is shown in **Schematic 1.0: Transportation Infrastructure.** Notwithstanding, the TIA analysis is based upon staged build-out of the road network within the CS, as boundary roads for each phase are completed with development. The TIA also notes a future, long-term 2040 scenario, that indicates the full build-out of the Airport Trail and Stoney Trail interchange is needed, however this is due to substantial growth within the area over the 20-year timeframe, as well as the growth and development of the development concept presented in this CS.

POLICY 5.1.1	The anticipated configuration of the transportation network within the Plan Area is generally illustrated on <b>Schematic 1.0: Transportation Infrastructure,</b> to the satisfaction of Rocky View County, City of Calgary and Alberta Transportation.
POLICY 5.1.2	The timing of the full interchange of Stoney Trail and Airport Trail will be determined based upon observed capacity constraints at the two intersections introduced through the proposed modifications.
POLICY 5.1.3	Dedication of adequate right-of-way shall be provided for widening purposes where required on County roads to the satisfaction of the County.
POLICY 5.1.4	At each phase of subdivision, the Developer shall provide and maintain appropriate emergency vehicle access in accordance with County standards.
POLICY 5.1.5	An update to the Traffic Impact Assessment (TIA) should be prepared to establish and verify transportation infrastructure improvements in support of each anticipated phase of subdivision and/or development application within this CS.

## 5.2 LOCAL TRANSPORTATION INFRASTRUCTURE

The anticipated roadway system is illustrated in **Schematic 1.0: Transportation Infrastructure.** Two main arterial roadways provide direct access to the proposed phases of development, Airport Trail and 84th Street.

The CS area will be mainly accessed by the Airport Trail/Stoney Trail interchange. Access can also be gained from 84th Street. Direct access from individual parcels within the CS area onto the surrounding roadways will be carefully controlled to ensure appropriate access management considerations are respected, and that appropriate intersection controls are put in place to ensure adequate performance of the local transportation network.

Internal roads within the CS are anticipated to be privately held, but will create a robust, connected grid system offering multiple access points and travel options for users of the CS area.

POLICY 5.2.1	All internal roads and associated intersections with adjacent regional roadways, shall be constructed by the developer to the satisfaction of the County and Alberta Transportation (where relevant jurisdiction applies).
POLICY 5.2.2	Commercial areas shall be designed and situated in such a way as to ensure safe and efficient access and egress from adjacent roadways.
POLICY 5.2.3	Determination of exact locations for public roadway access from individual lots may be deferred to the Development Permit stage.
POLICY 5.2.4	A Traffic Impact Assessment (TIA) may be requested by the County or Alberta Transportation at subsequent subdivision or development permit stages to confirm alignment with the CS and anticipated transportation network's performance.



# Utility Servicing





#### 6.1 **OVERVIEW**

The OMNI CS will be serviced by Rocky View County's East Rocky View Water System. Extensions of the existing regional infrastructure will provide water to the OMNI Business Park.

### **6.2** WATER SYSTEM

Existing and proposed improvements to the regional water distribution system are shown on **Figure 12: Offsite Watermain Servicing**. It is proposed that a 400mm transmission main be extended north from the Conrich Reservoir and Pump house to the OMNI plan area. The new OMNI reservoir, to ultimately service the entire ASP area, will be staged to allow for development build out. The emergency storage required for the entire East RV water system will be combined with the Omni reservoir.

The onsite distribution system is illustrated on **Figure 13: Onsite Watermain Servicing**. Water servicing for OMNI will use the existing Rocky View County water supply and distribution system. The water distribution system will be designed according to Rocky View County's Servicing and Alberta Environment and Parks Standards and Guidelines. The water distribution network will be designed to provide the fire flows and potable water demands for OMNI. Stormwater reuse for irrigation, rainwater harvesting, and enhanced evaporation purposes is being contemplated as part of this development.

All water distribution infrastructure shall be constructed by the developer in accordance with the County and the Provincial development requirements.

POLICY 6.2.1	The OMNI plan area shall be serviced with potable water by the existing Rocky View County Water Supply and Distribution System.
POLICY 6.2.2	The configuration of potable water infrastructure required to service the CS area is illustrated on <b>Figure 13: Onsite Watermain Servicing.</b>
POLICY 6.2.3	All potable water infrastructure within the CS area shall be constructed by the developer to the satisfaction of the County and Alberta Environment and Parks.
POLICY 6.2.4	The potable water distribution system shall accommodate minimum design requirements necessary to provide appropriate fire suppression within the CS area.
POLICY 6.2.5	Water pipelines and alignment will be finalized through detailed engineering based on water network modelling at each outline stage.
POLICY 6.2.6	The Developer shall seek full recovery of costs associated with construction of the off-site improvements to the regional water system in the form of a levy credit or other forms of legal agreement as agreed upon by both the Developer and Rocky View County.
POLICY 6.2.7	Potable water shall not be used for irrigation purposes.

CONRICH ROAD 00TH STREET algary City **FUTURE RESERVOIR AND PUMP HOUSE** TWP ROAD 252 PROPOSED WATER 400mm
TRANSMISSION LOOP CONRICH ROAD CONRICH CONRICH **RESERVOIR** AND PUMP STATION Legend OMNI Area Structure Plan Boundary Proposed Offsite Watermain **OMNI Conceptual Scheme Boundary** Existing 600mm Watermain ■ ■ Future Watermain Proposed Road Network

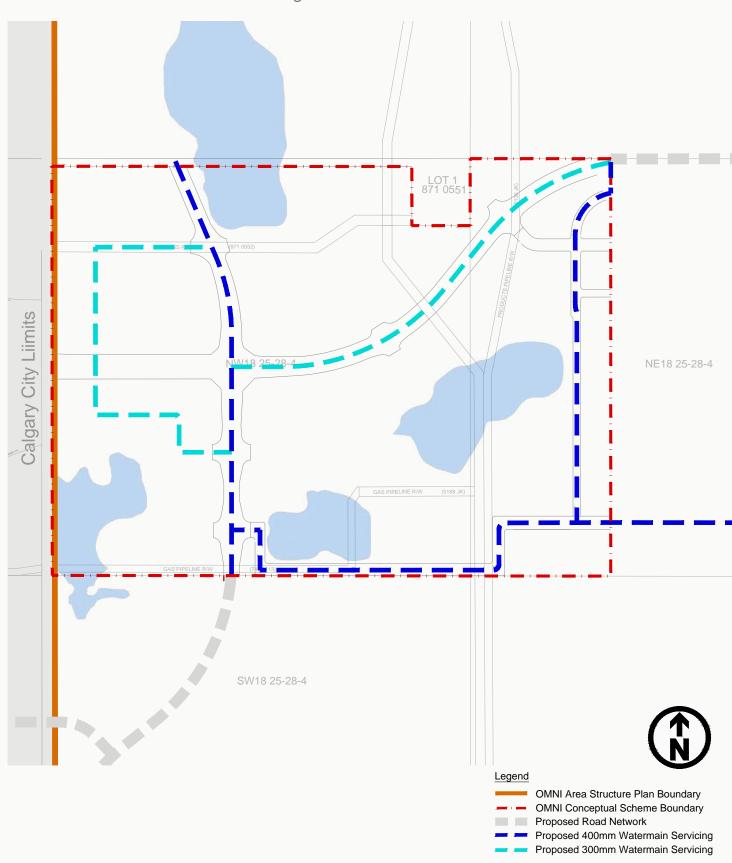
Proposed Onsite 400mm Watermain Servicing

Proposed Onsite 300mm Watermain Servicing

FIGURE 12 Offsite Watermain Servicing

Existing 300mm Watermain

FIGURE 13 Onsite Watermain Servicing



### **6.3** WASTE WATER SYSTEM

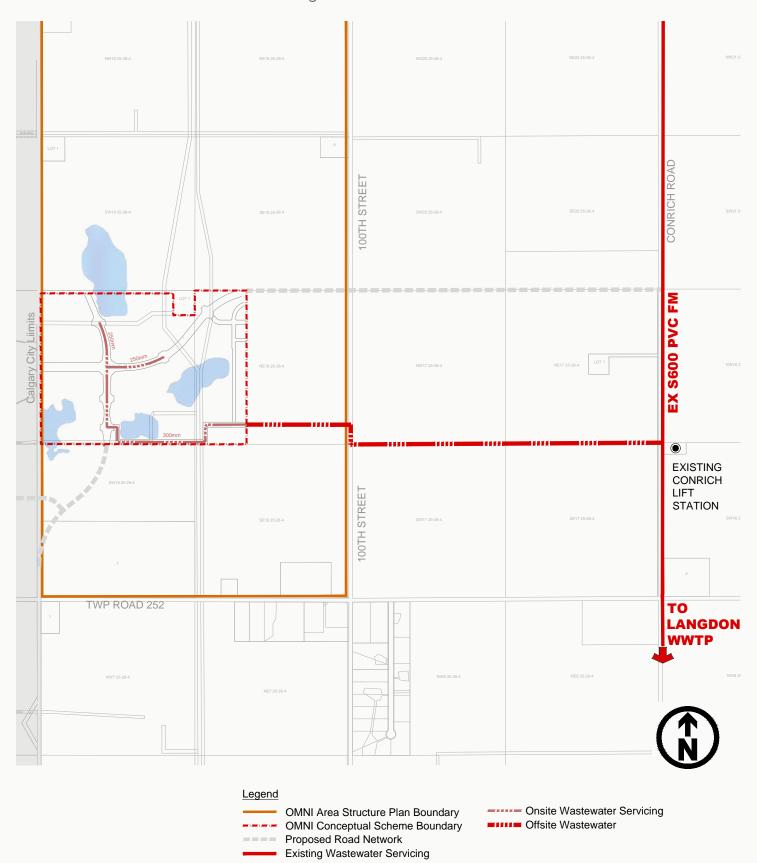
The Omni Conceptual scheme area will be serviced by the East Rocky View County Wastewater system. Existing and proposed improvements to the regional sanitary sewer system are illustrated on **Figure 14: Offsite Wastewater Servicing**. The development of the site requires extension of the onsite sanitary system to the existing Rocky View Conrich lift station. Capacity exists within the current system, with upgrades required only for the Langdon wastewater treatment plan.

**Figure 15: Onsite Wastewater Servicing Plan** illustrates onsite gravity sanitary sewer collection system. The proposed mains are currently conceptual and will be finalized at the detailed engineering stage. The system will be designed according to Rocky View County's Servicing Standards and Alberta Environment and Parks Guidelines.

A sanitary servicing study will be completed at each phase of development to determine the sanitary sewer catchment area to be serviced and the detailed flows.

POLICY 6.3.1	OMNI will be serviced by the County's existing sanitary sewer, which forms part of the East Rocky View Regional Wastewater System.
POLICY 6.3.2	The general configuration of the wastewater infrastructure system required to service the CS area is illustrated on <b>Figure 14: Offsite Wastewater Servicing Plan.</b>
POLICY 6.3.3	All wastewater infrastructure within the CS area shall be constructed by the developer and shall be designed in coordination with adjoining projects to the satisfaction of the County.
POLICY 6.3.4	The County's Infrastructure Cost Recovery Policy shall apply to applicable wastewater infrastructure improvements.
POLICY 6.3.5	Payment of fees as per the County's applicable Wastewater Infrastructure Off-Site Levy Bylaw shall occur at the subdivision stage.
POLICY 6.3.6	A sanitary servicing study will be completed at each subdivision stage to determine the sanitary sewer catchment area that will be serviced.
POLICY 6.3.7	The Developer shall seek full recovery of costs associated with construction of the off-site improvements to the regional wastewater system in the form of a levy credit or other forms of legal agreement as agreed upon by both the Developer and Rocky View County.

FIGURE 14 Offsite Wastewater Servicing



LOT 1 871 0551 250mm NE18 25-28-4 300mm SW18 25-28-4 Legend OMNI Area Structure Plan Boundary OMNI Conceptual Scheme Boundary Proposed Road Network Onsite Wasterwater Servicing Offsite Wastewater Servicing

FIGURE 15 Onsite Wastewater Servicing

## **6.4** INTEGRATED WATER MANAGEMENT

The stormwater management strategy will be based upon integration of natural infrastructure (wetlands) and constructed stormwater management systems to manage storm events within the OMNI plan area. Regionally, the OMNI development is located within the CSMI stormwater plan. Currently, there is no off-site stormwater connection for OMNI, and it is likely going to be a number of years until the CSMI infrastructure is constructed and servicing for OMNI becomes available. Therefore, the stormwater servicing plan will include both an interim "zero-release" concept and an ultimate concept based on the release rate of 0.8 L/s/ha. This release rate is stipulated in the CSMI plan, and it is also indicative of a pre-development release rate for the study area. The servicing concept will incorporate design allowances to ensure that the interim system can be in place for a long time, and that it can tie to the future regional system without the need for infrastructure retrofits.

The overall design will employ an integrated model of water capture, treatment, evaporation, transpiration, and reuse within the site. The drainage plan consists of an interconnected system of storm ponds, constructed wetlands, retained natural wetlands, and other infrastructure that function together to ensure that no net off-site drainage is generated by the development, and that no drainage from adjacent lots is received onto the site itself. The stormwater management plan will also plan for the long-term sustainability of wetlands within a developed context.

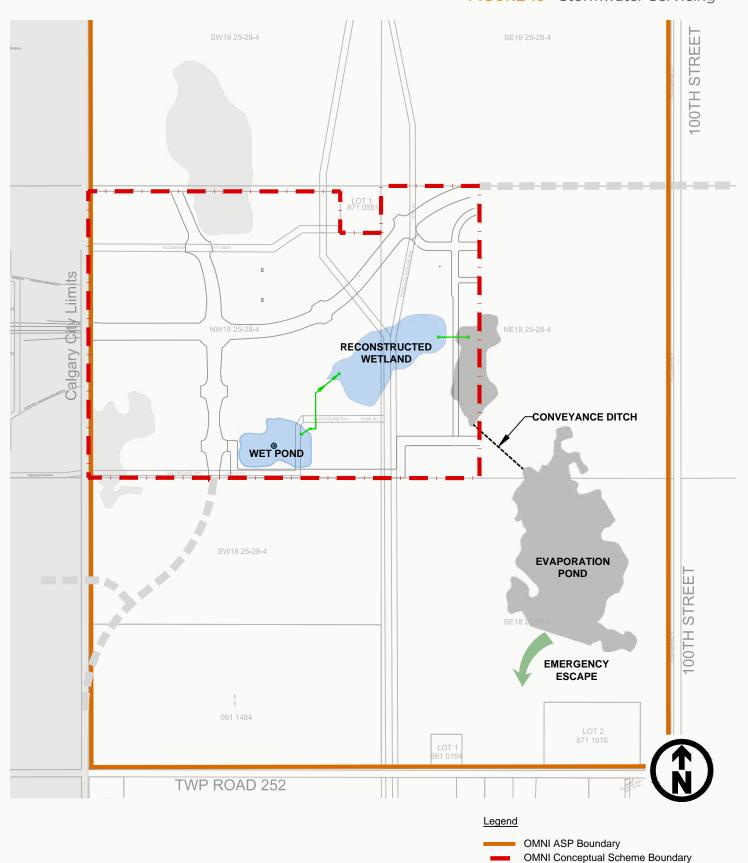


As illustrated on **Figure 16: Stormwater Servicing**, the main stormwater facilities have been integrated into the site design.

Two natural wetlands have been retained due to their significance, and one wetland will be reconstructed in the central portion of the plan area. The retained wetlands will be fully preserved with a natural hydroperiod and biophysical function. The reconstructed wetland will become a valued component of the overall stormwater management plan for the site.

It is anticipated that stormwater runoff on the site will be conveyed to the stormwater facilities through a combination of piped and overland drainage systems. In addition to the storm sewer network, vegetated swales and ditches will be utilized where feasible. Individual lots will convey stormwater runoff through a private drainage system directed toward a conveyance route within the road rights-of-way. The stormwater system will be designed to safely manage peak flows for the 1:100-year precipitation event, as per the current municipal and provincial stormwater guidelines.

FIGURE 16 Stormwater Servicing



Proposed Road Network Pond/Wetland Storm Lines The integrated water management plan for the site proposes a system that will meet current municipal and provincial guidelines, while allowing for innovation and adaptation in future project phases.

POLICY 6.4.1	The proposed stormwater management system within the CS area is generally as illustrated on Figure 16: Stormwater Servicing.
POLICY 6.4.2	Conventional stormwater management facilities shall be constructed within a Public Utility Lot (PUL) to be dedicated to the Municipality at the subdivision stage.
POLICY 6.4.3	A constructed wetland shall be developed and integrated into the stormwater management system within Public Utility Lot (PUL) to be dedicated to the Municipality at the time of subdivision. Notwithstanding, at the discretion of the County and Alberta Environment and Parks, at the time of subdivision, the land use encompassing the constructed wetland may be dedicated as Environmental Reserve (ER) or Environmental Reserve Easement (ERE) to ensure compliance with Provincial Water Act and Public Lands Act approval requirements and conditions.
POLICY 6.4.4	The stormwater management system shall include a treatment system including lot-level source control, conveyance via vegetated channels, oil and grit separator units, and wetlands (retained, naturalized, and constructed) and stormwater ponds.
POLICY 6.4.5	The total amount of treated stormwater to be discharged into the ERVWWTL shall not exceed a maximum wastewater discharge rate as determined by the County.
POLICY 6.4.6	The operation and maintenance of the treated stormwater conveyance and retention system shall be determined at the subdivision stage, to the satisfaction of the County.
POLICY 6.4.7	Where implementation of source control techniques is proposed within individual lots, an easement and restrictive covenant shall be registered against each affected title authorizing the County to remedy any situation which negatively impacts the positive operation and maintenance of any on-site 'source control' stormwater management consideration.
POLICY 6.4.8	A Stormwater Management Report, based on the servicing principles stipulated in the Sub-Catchment Master Drainage Plan, will be required at each subdivision phase of development, to the satisfaction of the County and Alberta Environment and Parks.
POLICY 6.4.9	Stormwater improvements shall be subject to oil and gas facility rights-of-way.

### 6.5 SHALLOW UTILITY SERVICING

Shallow utility services including power supply, natural gas, and telecommunications will be provided by local utility companies. It is anticipated that a mix of underground utilities and overhead utility lines will be located within the road rights-of-way and private easements as required to serve all new lots. Where overhead utilities are contemplated, the height of this infrastructure will respect safe clearances for vehicle and equipment access for each titled lot. A summary of the various franchised utility services is as follows:

### **Electrical Power**

The OMNI Business Park falls within the ENMAX service area jurisdiction. The closest three-phase power available is located at the northeast corner of the development along Range Road 285. The site will be serviced by the extension of overhead lines and running laterals to underground feeders. Specific details of the provision of electrical power infrastructure will be confirmed at the subdivision stage.

### Natural Gas

Natural gas will be provided by Atco Gas. The closest high-pressure gas line is located to the north at the intersection of 144th Avenue at 84th Street NE. A regulating station will be installed south of the intersection and a five km feeder main constructed to service the development. Specific details regarding the provision of natural gas infrastructure will be confirmed at the subdivision stage.

### **Telecommunications**

Telus has existing communications facilities available in the vicinity of the development. Fibre is available at a manhole located on 80th Avenue NE that is west of the southwest corner of the OMNI Business Park. Specific details regarding the provision of telephone and broadband/fibre optic internet infrastructure will be confirmed at the subdivision stage.

### Cable

Shaw does not have any cable services in the area currently. Shaw is planning to provide cable services to the area and would consider services to the OMNI at the subdivision stage. Specific details regarding the provision of cable infrastructure will be confirmed at the subdivision stage.

POLICY 6.5.1	Shallow utilities shall be provided within the CS area at the sole expense of the developer within appropriate rights-of-way established at the detailed subdivision design stage.
POLICY 6.5.2	Shallow utilities shall be placed within road rights-of-ways and easements located on private property. Consideration may be provided to install overhead power lines within the road allowances.
POLICY 6.5.3	Shallow utilities shall be installed underground within commercial and office areas, and maybe installed overhead within other areas.
POLICY 6.3.7	The Developer shall seek full recovery of costs associated with construction of the off-site improvements to the regional wastewater system in the form of a levy credit or other forms of legal agreement as agreed upon by both the Developer and Rocky View County.



# Natural Area & Open Space





The open spaces and pathways are generally shown on Figure 11: Concept Plan. Two natural wetlands with buffered open space and one constructed wetland and joint storm pond are the key open space features. These three significant open space features are spread around the site, providing businesses and future developments nearby access and visual benefit while sustaining functional wildlife habitat.

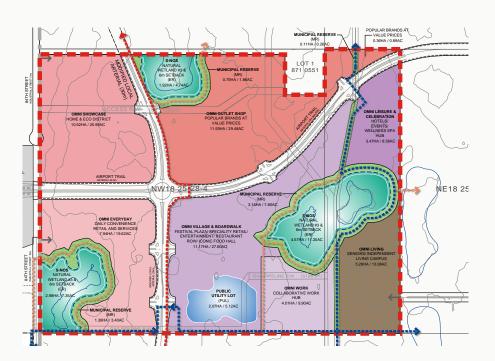


Figure 11 Concept Plan

### 7.1 WETLANDS

Biophysical studies and consultation with the province have identified forty (40) wetlands and waterbodies that will be impacted by the footprint of the OMNI development, and by the construction of stormwater management facilities. Three (3) of these wetlands have been claimed by the Crown under the Public Lands Act.

#### MUNICIPAL APPROVALS PROCESS

A Biophysical Impact Assessment (BIA) has been completed in support of the municipal development and review process. The BIA includes the following information:

- » description of the natural region;
- » historical disturbance and land use;
- » plant communities;
- » wildlife and wildlife habitat;
- » wetlands and drainages;
- » rare plants and rare ecological communities;
- » identification of impacts from the proposed development;
- » wetland functional value assessment; and
- » mitigation strategies and recommendations.

The BIA report is submitted to Rocky View County for review and approval and will provide data for future reporting to Province in support of applications under the Water Act and Public Lands Act.

Prior to the submission of Provincial applications, Rocky View County must determine the level of acceptable wetland loss within the site.



### PROVINCIAL APPROVALS PROCESS

### Alberta Wetland Classification System (AWCS)

Identified wetlands are classified using the Alberta Wetland Classification System (AWCS). The AWCS incorporates and merges information from existing wetland classification systems and is tailored specifically for wetlands in Alberta. Wetlands are subdivided into types based on biological, hydrological or chemical attributes.

The AWCS wetland classes include:

- » Bog (B)
- » Fen (F)
- » Marsh (M)
- » Shallow Open Water (W)
- » Swamp (S)

### Alberta Wetland Rapid Evaluation Tool (ABWRET)

The Alberta Wetland Policy outlines specific directives and processes to evaluate the function of wetlands on the landscape, using the Alberta Wetland Rapid Evaluation Tool (ABWRET). The ABWRET evaluation data is collected on all wetlands and is submitted to the Province for a value rating (A, B, C, or D). This rating determines the wetland replacement value.

The table below provides the replacement ratios based upon the wetland value rating.

		Transfer of the	Replacement	Service Control	
		1	Value of Repla	cement Wetlan	nd
		D	С	В	A
Value of Lost Wetland	A	8:1	4:1	2:1	1:1
	В	4:1	2:1	1:1	0.5:1
	C	2:1	1:1	0.5:1	0.25:1
	D	1:1	0.5:1	0.25:1	0.125:1

Wetlands within the project site have been a functional value rating between C and D. The wetland classification and value classification are listed below:

# Wetland Reference Wetland Class

(AWCS) ABWRET Results Area (ha)

WL2	Marsh-Graminoid - Seasonal	С	0.98ha
WL7	Marsh-Graminoid - Semi Permanent	D	4.28ha
WL8	Shallow Open Water - Permanent	С	3.89ha
WL10	Shallow Open Water - Permanent	D	2.94ha
WL11	Marsh-Graminoid - Seasonal	С	0.32ha
WL12	Marsh-Graminoid - Seasonal	С	1.12ha
WL13	Marsh-Graminoid - Seasonal	С	1.12ha
WL14	Marsh-Graminoid - Temporary	D	2.05ha

Wetland Reference	Wetland Class (AWCS)	ABWRET Results	Area (ha)
WL15	Marsh-Graminoid - Seasonal	С	0.86ha
WL16	Marsh-Graminoid - Seasonal	С	0.69ha
WL17	Marsh-Graminoid - Seasonal	С	4.16ha
WL20	Marsh-Graminoid - Seasonal	D	0.56ha
WL21	Marsh-Graminoid - Seasonal	D	0.18ha
WL22	Shallow Open Water - Permanent	D	2.05ha
WL29	Marsh-Graminoid - Seasonal	D	0.53ha
WL31	Marsh-Graminoid - Temporary	D	0.12ha
WL34	Marsh-Graminoid - Seasonal	D	2.50ha
WL53	Marsh-Graminoid - Semi Permanent	С	2.07ha
WL103	Marsh-Graminoid - Seasonal	D	0.33ha
USL6	Marsh-Graminoid - Temporary	D	0.60ha
USL2	Marsh-Graminoid - Seasonal	С	0.77ha
USL10	Marsh-Graminoid - Temporary	D	0.60ha
USL11	Marsh-Graminoid - Temporary	D	0.03ha
USL21	Marsh-Graminoid - Temporary	С	0.30ha
USL22	Marsh-Graminoid - Seasonal	D	0.77ha

### WATER ACT APPLICATION

The presence of wetlands within the Project Site triggers the provincial regulatory application and approval process under the Water Act. A Water Act application is required whenever development is proposed that overlaps or is adjacent to wetlands.

- » The Water Act application will include the following:
- » Wetland Assessment and Impact Report (WAIR), completed under current Provincial Directives;
- » Alberta Wetland Rapid Evaluation Tool (ABWRET) values;
- » wetland minimization proposal;
- » wetland replacement proposal;
- » rare plant and rare ecological mitigation plan; and
- » any additional information requested by the Province.

As part of the Water Act approval process, the application will need to be submitted and reviewed concurrently with the Environmental Protection and Enhancement Act (EPEA) application.



# PUBLIC LANDS ACT APPLICATION

Three (3) wetlands within the Project Site have been claimed by the Provincial Crown. Impacts to the hydrology of these wetlands, or the physical boundary of the waterbodies, will require approval under the Public Lands Act. Application under the Public Lands Act will be triggered by the Water Act application and will be reviewed in tandem by Alberta Environment and Parks (AEP) staff. Rocky View County will be included in the application review as part of the provincial referral process to ensure that Provincial approvals reflect municipal policy and site design intent. Crown-claimed wetlands that are retained or constructed on site will be designated as Environmental Reserve (ER).

POLICY 7.1.1 Wetland mitigation shall be determined by the Province, as outlined within the Alberta Wetland Policy and associated directives.  POLICY 7.1.2 Management of riparian areas and wetlands shall be in accordance with Provincial and County legislation, policy and guidelines.  POLICY 7.1.3 Riparian protection area(s) should be guided by the Province of Alberta's "Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Region," County Policy and the County's Land Use Bylaw.  POLICY 7.1.4 Source water protection strategies should be utilized where appropriate, in order to maintain source water quality and quantity for downstream users and the aquatic environment.  POLICY 7.1.5 In order to limit or control the potential for deleterious substances from leaving the CS Area or entering area water bodies, Erosion and Sediment Control (ESC) measures will be identified and implemented as per current County or equivalent guidelines. Site-specific measures will be designed and implemented prior to, during, and following the completion of each phase of the proposed development.  POLICY 7.1.6 Wetland loss will be mitigated through replacement strategies outlined within the Alberta Wetland Policy and associated directives. Wetlands shall be classified using the Alberta Wetland Classification System (AWCS) to the satisfaction of Alberta Environment and Parks. The value of the wetlands shall be established based on the Alberta Wetland Rapid Evaluation Tool (ABWRET) to the satisfaction of Alberta Environment and Parks.  POLICY 7.1.7 A wetland compensation/mitigation proposal shall be based on the Alberta Wetland Mitigation		
POLICY 7.1.3  Riparian protection area(s) should be guided by the Province of Alberta's "Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Region," County Policy and the County's Land Use Bylaw.  POLICY 7.1.4  Source water protection strategies should be utilized where appropriate, in order to maintain source water quality and quantity for downstream users and the aquatic environment.  POLICY 7.1.5  In order to limit or control the potential for deleterious substances from leaving the CS Area or entering area water bodies, Erosion and Sediment Control (ESC) measures will be identified and implemented as per current County or equivalent guidelines. Site-specific measures will be designed and implemented prior to, during, and following the completion of each phase of the proposed development.  POLICY 7.1.6  Wetland loss will be mitigated through replacement strategies outlined within the Alberta Wetland Policy and associated directives. Wetlands shall be classified using the Alberta Wetland Classification System (AWCS) to the satisfaction of Alberta Environment and Parks. The value of the wetlands shall be established based on the Alberta Wetland Rapid Evaluation Tool (ABWRET) to the satisfaction of Alberta Environment and Parks.	POLICY 7.1.1	
Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Region," County Policy and the County's Land Use Bylaw.  POLICY 7.1.4 Source water protection strategies should be utilized where appropriate, in order to maintain source water quality and quantity for downstream users and the aquatic environment.  In order to limit or control the potential for deleterious substances from leaving the CS Area or entering area water bodies, Erosion and Sediment Control (ESC) measures will be identified and implemented as per current County or equivalent guidelines. Site-specific measures will be designed and implemented prior to, during, and following the completion of each phase of the proposed development.  POLICY 7.1.6 Wetland loss will be mitigated through replacement strategies outlined within the Alberta Wetland Policy and associated directives. Wetlands shall be classified using the Alberta Wetland Classification System (AWCS) to the satisfaction of Alberta Environment and Parks. The value of the wetlands shall be established based on the Alberta Wetland Rapid Evaluation Tool (ABWRET) to the satisfaction of Alberta Environment and Parks.	POLICY 7.1.2	
POLICY 7.1.5  In order to limit or control the potential for deleterious substances from leaving the CS Area or entering area water bodies, Erosion and Sediment Control (ESC) measures will be identified and implemented as per current County or equivalent guidelines. Site-specific measures will be designed and implemented prior to, during, and following the completion of each phase of the proposed development.  POLICY 7.1.6  Wetland loss will be mitigated through replacement strategies outlined within the Alberta Wetland Policy and associated directives. Wetlands shall be classified using the Alberta Wetland Classification System (AWCS) to the satisfaction of Alberta Environment and Parks. The value of the wetlands shall be established based on the Alberta Wetland Rapid Evaluation Tool (ABWRET) to the satisfaction of Alberta Environment and Parks.	POLICY 7.1.3	Water Guidelines: A Beneficial Management Practices Guide for New Development near Water
entering area water bodies, Erosion and Sediment Control (ESC) measures will be identified and implemented as per current County or equivalent guidelines. Site-specific measures will be designed and implemented prior to, during, and following the completion of each phase of the proposed development.  POLICY 7.1.6  Wetland loss will be mitigated through replacement strategies outlined within the Alberta Wetland Policy and associated directives. Wetlands shall be classified using the Alberta Wetland Classification System (AWCS) to the satisfaction of Alberta Environment and Parks. The value of the wetlands shall be established based on the Alberta Wetland Rapid Evaluation Tool (ABWRET) to the satisfaction of Alberta Environment and Parks.	POLICY 7.1.4	
Wetland Policy and associated directives. Wetlands shall be classified using the Alberta Wetland Classification System (AWCS) to the satisfaction of Alberta Environment and Parks. The value of the wetlands shall be established based on the Alberta Wetland Rapid Evaluation Tool (ABWRET) to the satisfaction of Alberta Environment and Parks.	POLICY 7.1.5	entering area water bodies, Erosion and Sediment Control (ESC) measures will be identified and implemented as per current County or equivalent guidelines. Site-specific measures will be designed and implemented prior to, during, and following the completion of each phase of the
POLICY 7.1.7 A wetland compensation/mitigation proposal shall be based on the Alberta Wetland Mitigation	POLICY 7.1.6	Wetland Policy and associated directives. Wetlands shall be classified using the Alberta Wetland Classification System (AWCS) to the satisfaction of Alberta Environment and Parks. The value of the wetlands shall be established based on the Alberta Wetland Rapid Evaluation Tool (ABWRET)
Directive to the satisfaction of Alberta Environment and Parks.	POLICY 7.1.7	A wetland compensation/mitigation proposal shall be based on the Alberta Wetland Mitigation Directive to the satisfaction of Alberta Environment and Parks.
POLICY 7.1.8 Water Act approvals shall be required from Alberta Environment and Parks prior to construction and/or disturbance of wetlands and their catchments.	POLICY 7.1.8	
POLICY 7.1.9 Public Lands approvals shall be required from Alberta Environment and Parks prior to disturbance of Crown claimed wetlands and their catchments.	POLICY 7.1.9	
POLICY 7.1.10  All mitigation recommendations outlined within the Biophysical Impact Assessment dated December 16, 2019 shall be implemented throughout construction of the development.	POLICY 7.1.10	

#### 7.2 **OPEN SPACE DESIGN & DEDICATION**

Open spaces have been designed around the water features on site, providing visitors and area residents easy access to quality open space.

Pathways connecting the OMNI to adjacent communities will also provide routes for alternative means of transportation to the site for cyclists and pedestrians.

POLICY 7.2.1	Municipal Reserve shall be provided through dedication of land and payment of cash-in-lieu of land pursuant to the provisions of the Municipal Government Act (MGA). The configuration of open space dedication within the CS is generally as shown on <b>Figure 11: Concept Plan</b> . Open space provided adjacent to existing pipeline right of ways will be dedicated as private open space.
POLICY 7.2.2	Environmental Reserve shall be provided as shown on Figure 11: Concept Plan and shall be dedicated in accordance with Section 664(1) of the Municipal Government Act. A 6m Environmental Reserve setback shall be provided from the edge of all retained or constructed wetlands. Consideration will be given for registration of an Environmental Reserve Easement (ERE) on private land to protect environmentally sensitive lands, where applicable within the Plan area.
POLICY 7.2.3	Retained wetlands should have a minimum 24 metre transition area that may accommodate a variety of compatible sensitive land uses, including but not limited to Environmental Reserve (ER), Environmental Reserve Easement (ERE), Municipal Reserve (MR) and Public Utility Lot (PUL) in accordance to the terms and conditions expressed in Section 664(1) of the Municipal Government Act.
POLICY 7.2.4	The developer shall prepare a Landscaping Plan to detail all proposed plantings, amenities and facilities within the MR areas in support of each phase of development. All landscape plans shall be in accordance with requirements as identified in the County Servicing Standards.
POLICY 7.2.5	The developer shall be responsible to implement all improvements within the MR areas as determined by the Landscaping Plan, and in accordance with the approved Development Agreement.
POLICY 7.2.6	The Municipality shall assume responsibility for maintenance and operations of all MR areas following their Final Acceptance Certificate in accordance with the terms of a Development Agreement.
POLICY 7.2.7	Environmental Protection Plan (EPP) Best Management Practices will be implemented to County or equivalent standards. Best Management Practices (BMPs) will be identified prior to construction.
POLICY 7.2.8	In order to reduce post-development impacts to plant communities and wildlife habitat, landscape and weed management strategies will be implemented. In areas designated as ER, MR or open space, native species will be planted, where possible. Weed management activities will be implemented during construction and post-development.
POLICY 7.2.9	Noxious weeds shall be controlled in accordance with the Alberta Weed Control Act. Nuisance weeds shall be controlled through the use of chemical controls or mechanical controls in accordance with Provincial legislation and municipal guidelines.
POLICY 7.2.10	A monitoring program will be initiated during construction to document the implementation and success of the ESC and ECO Measures, in accordance with Rocky View County Servicing Standards.

# 7.3 PEDESTRIAN / ACTIVE-MODES NETWORK

Layout and implementation of a pedestrian/active-modes network is anticipated within the CS area as generally illustrated on **Figure 17: Open Space & Pathway Plan**. The specific mechanisms and details to implement the network will be determined at the subdivision stage.

The primary focus of the pedestrian/active modes network will orient towards a future regional pathway to be constructed along the north side of Airport Trail that will link into the Calgary Greenway within the City of Calgary and the interconnected open space system. Pathway connections within the CS area will facilitate pedestrian and active modes within the regional and local pathway systems, as well as internally between commercial areas. These pathway connections will be provided within municipal reserve, or within other rights-of-way or private easements as available. Sidewalks are intended on either one or both sides of the street along local streets. Pathway connections within urban cross-section areas will be provided by sidewalks within the road right-of-way.

POLICY 7.3.1	The pedestrian system within the CS shall include a combination of pathways and sidewalks as shown on <b>Figure 17: Open Space &amp; Pathways Plan</b> and will connect to existing regional pathway networks within the City of Calgary.
POLICY 7.3.2	Pathway and bicycle linkages shall be provided between building sites and entrances.
POLICY 7.3.3	Pathway design should incorporate Crime Prevention Through Environmental Design (CPTED) principles, where appropriate.
POLICY 7.3.4	Pathway connections should cross roadways at designed intersections only. Mid-block crossings should be discouraged.
POLICY 7.3.5	Internal pathway networks shall connect to transit stop locations.
POLICY 7.2.6	The Municipality shall assume responsibility for maintenance of all MR areas following their Final Acceptance Certificate in accordance with the terms of a Development Agreement.
POLICY 7.2.7	Environmental Protection Plan (EPP) Best Management Practices will be implemented to County or equivalent standards. Best Management Practices (BMPs) will be identified prior to construction.

AIRPORT TRAIL 80 AVENUE TWP ROAD 252 84TH STREET 1030 AV McKNIGHT BOULEVARD TWP ROAD 250 Legend Conceptual Scheme Boundary City Of Calgary Boundary **Existing Pathway** 

FIGURE 17 Open Space and Pathways Plan

Proposed Future Pathway



# Community Infrastructure





Emergency planning and response is vital to the health and wellbeing of a community. The OMNI Business Park will be a fully serviced development, including the sufficient provision of all necessary community infrastructure such as fire, police and EMS.

# 8.1 OIL AND GAS

Future development will be required to comply with all regulatory setbacks pertaining to this existing oil and gas infrastructure. Consultation with the owners/operators of each of these facilities is expected to occur at the subdivision and development permit stage.

This area is contained within the Balzac Gas Plant and Field Emergency Planning Zone and the Balzac Area Emergency Response Plan. The alignment of roads, parcel configuration and building placement affecting all development within the CS area will respect all applicable building setback requirements as may be required by the Government of Alberta and the Alberta Energy Regulator (AER).

POLICY 8.1.1	Consultation with oil and gas companies regarding adjacent land use and ongoing maintenance requirements shall take place at the subdivision and development permit stage.
POLICY 8.1.2	Development shall respect any requirements of oil and gas facilities at the redesignation, subdivision and development permit stage.
POLICY 8.1.3	Environmental Site Assessment reporting and required mitigation shall be completed to the satisfaction of Rocky View County and the Government of Alberta.

### **8.2** FIRE RESPONSE

Fire protection will be provided from the existing Fire Station located in East Balzac. A secondary response will be provided from the City of Calgary and the Town of Chestermere subject to the provisions of a Mutual Aid Agreement. Fire suppression will be provided by the water supply system with design that considers appropriate hydrant spacing.

POLICY 8.2.1	The developer will work with the County to determine the optimal fire response for the CS area.
POLICY 8.2.2	All industrial and commercial buildings shall provide fire suppression systems, which shall be designed and installed in compliance with the Alberta Building Code and Rocky View County's Fire Suppression Bylaw.
POLICY 8.2.3	Master Site Development Plans shall address fire suppression requirements and sure water and necessary infrastructure is available to the development.
POLICY 8.2.4	The developer shall address fire and protection measures, and on-site fire fighting requirements, through consideration of such factors as road design, safe access for emergency vehicles, and fire control measures.

### **8.3** POLICE RESPONSE

Police service within the CS area will be provided by the RCMP Police Detachments situated in the City of Airdrie and/or the Town of Chestermere (to be supported by service provided by Rocky View County Community Peace Officers).

**POLICY 8.3.1** 

The developer will work with the County to determine the optimal police response for the CS area.

# **8.4** EMERGENCY MEDICAL SERVICE RESPONSE (EMS)

OMNI will be serviced by 911 Emergency Services. EMS response is anticipated from EMS facilities situated in the Town of Chestermere and/or the City of Calgary.

**POLICY 8.4.1** 

The developer will work with the County to determine the optimal EMS response for the CS area.

### **8.5** EMERGENCY RESPONSE PLAN

Emergency Response Plans may be required at the subdivision or redesignation stage depending on the type of land uses and level of risk.

**POLICY 8.5.1** 

The developer may be required to prepare an Emergency Response Plan to establish protocols at each subdivision stage.

### 8.6 COMMUNITY RECREATION CONTRIBUTION

The developer will consider contributing to the Community Recreation Fund at the subdivision and/or development permit application stage.

**POLICY 8.6.1** 

Consideration for voluntary recreation contribution shall be in accordance to County Policy C-317.

### 8.7 SOLID WASTE MANAGEMENT

The developer address solid waste management through all stages of development, including occupancy;

**POLICY 8.7.1** 

The developer shall address solid waste management through all stages of development. Solid waste management shall conform to the County's Solid Waste Management Plan.



# Implementation





# 9.1 LAND USE

The OMNI CS anticipates a variety of land uses with predominantly retail uses in the western and northern portion of the CS area, transitioning into a more comprehensively planned pedestrian village mixed use commercial in the center and to hospitality, seniors' residences and campus style office-commercial on the eastern and southern parts.

Direct Control districts may be required where a suitable land use district is not available or suitable to full the vision of this Conceptual Scheme as best as possible.

**POLICY 9.1.1** 

Commercial and industrial developments located adjacent to existing agricultural operations shall address the Agricultural Boundary Design Guidelines within any local plan, redesignation, subdivision, or development application.

### 9.2 SUBDIVISION

It is expected that each development phase and subdivision application shall address the following:

- » Schedule of Areas and allocation of Municipal Reserve within the development phase;
- » A tentative plan with lot configurations within the subdivision area;
- » An update to the servicing reports and expectations regarding implementation of utility service infrastructure in relation to the requirements of the plan area and surrounding lands;
- » An update to the Traffic Impact Assessment (TIA) and expectations required to implement local and regional roadway improvements in relation to the requirements of the plan area and surrounding lands;
- » An update to the Stormwater Management Plan and expectations regarding implementation of stormwater infrastructure in relation to the requirements of the plan area and surrounding lands;
- » If the phase includes Municipal Reserve dedication, a Landscaping & Public Amenities Plan is required to detail the anticipated public improvements including expectations for use and maintenance responsibilities;
- » An Emergency Response Plan may be required to ensure a strategy is put in place to address emergency responses and/or evacuations in the event of a major accident;
- A summary of specific performance standards and architectural controls may be required to implement development considerations such as open space areas, architectural theming, parking & loading expectations, fencing and screening considerations, signage & lighting elements, etc.;
- » Landscaping, lot, and building design requirements that provide for high quality development; and
- » Mitigation against offsite nuisance factors.

POLICY 9.2.1	As a condition of subdivision approval, an onsite geotechnical evaluation, conducted by a qualified geotechnical professional, shall be required to assess the subsurface (soil and groundwater) conditions to develop appropriate recommendations for the design and construction of the proposed development, including the internal road structure and pond liner materials and thickness.
POLICY 9.2.2	As a condition of subdivision approval, finished grade plans and cut and fill plans shall be submitted to the County for approval.

# 9.3 SUBDIVISION & ROAD NAMING

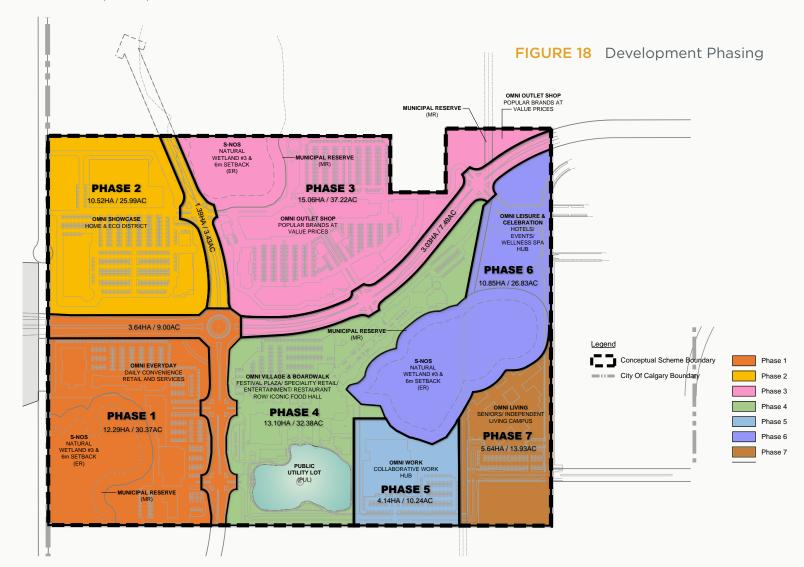
An application for Subdivision & Road Naming will be submitted at the subdivision stage. Naming of roads within each phase of development is expected to follow the County's standard naming conventions.

**POLICY 9.3.1** 

A Subdivision & Road Naming application shall be provided by the developer at the time of subdivision.

### 9.4 DEVELOPMENT STAGING AND PHASING

Redesignation, subdivision and development is generally anticipated to proceed in seven (7) phases as shown on **Figure 18: Development Phasing**. The general direction of the phasing is from east to west beginning in the southwest with Phase 1. The phasing is aligned with the need for key infrastructure components to be completed as the development proceeds.



POLICY 9.4.1	Development staging and phasing is expected to proceed within the Plan area in accordance with <b>Figure 18: Development Phasing</b> . Multiple phases may occur together as market demand dictates without amendment to this Conceptual Scheme.
POLICY 9.4.2	Development will be phased in a manner that makes efficient use of road and utility infrastructure while providing sufficient land to meet market demand.

# 9.5 WEED MANAGEMENT

A Weed Management Plan will be prepared and submitted in accordance with Rocky View County requirements to address any issues with invasive weeds during the construction and grading process.

POLICY 9.5.1	A Weed Management Plan shall be provided by the developer at the subdivision stage, in accordance with Rocky View County requirements, that controls, impedes and removes weed growth during site grading and construction.
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# 9.6 CONSTRUCTION MANAGEMENT PLAN

The developer shall submit a Construction Management Plan at the subdivision stage to address any ongoing construction issues, such as noise and construction access to the Plan area, which may have a negative impact on surrounding residents.

POLICY 9.6.1	A Construction Management Plan shall be provided by the developer at the subdivision stage to establish potential mitigation measures as may be necessary to limit negative impacts to surrounding residents during ongoing construction activities including noise, sedimentation and erosion control, construction waste management, emergency response procedures, an evacuation plan, and hazardous material containment.
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# 9.7 SEDIMENT & EROSION CONTROL

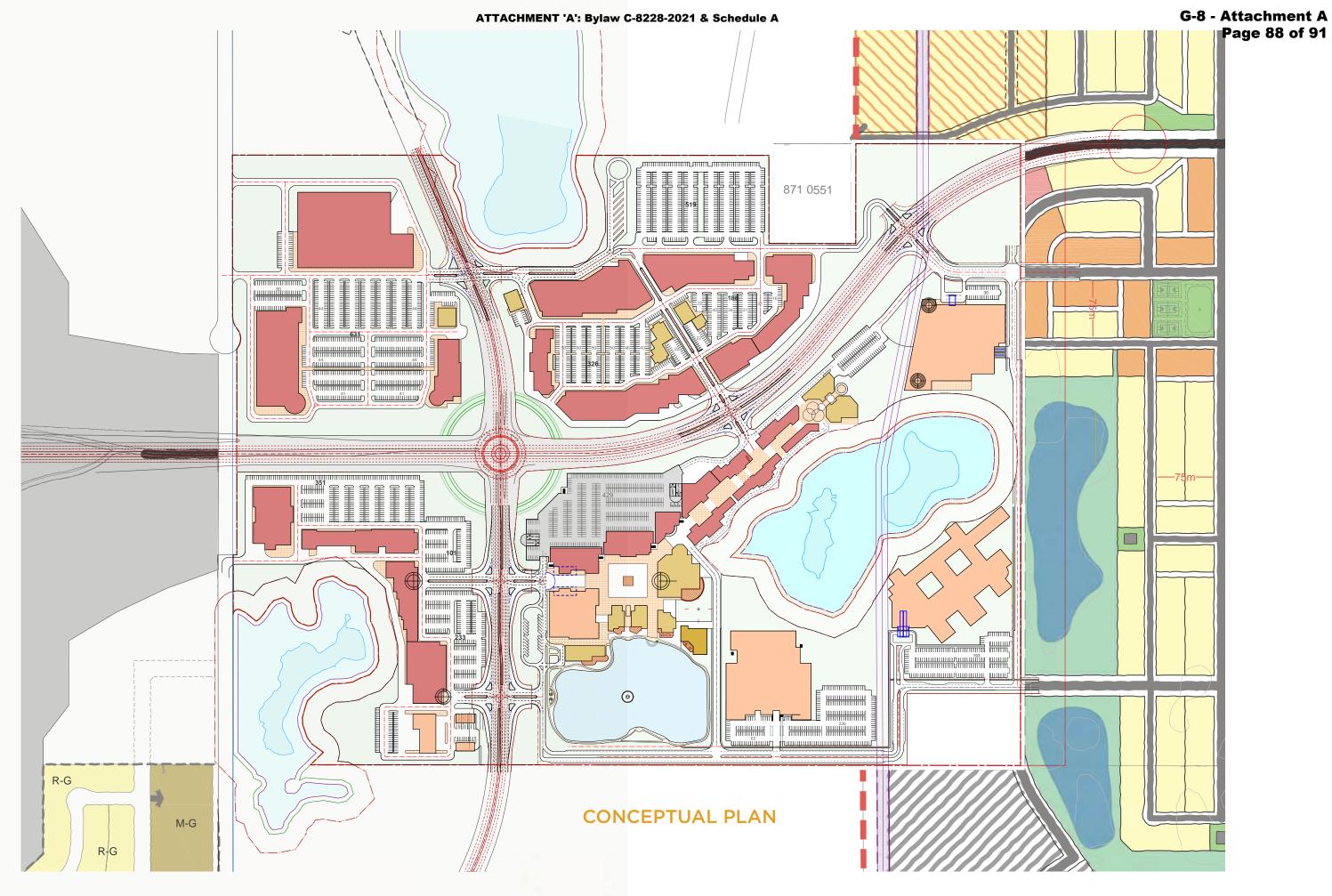
The developer shall submit a Sediment & Erosion Control Plan at the subdivision stage to address any drainage issues that might be created due to construction activities within the Plan area in order to mitigate potential for negative impact on surrounding properties.

**POLICY 9.7.1** 

A Sediment & Erosion Control Plan shall be provided by the developer at the subdivision stage to address any drainage issues that might be created due to construction activities within the Plan area in order to mitigate potential for negative impact on surrounding properties.

# Appendix









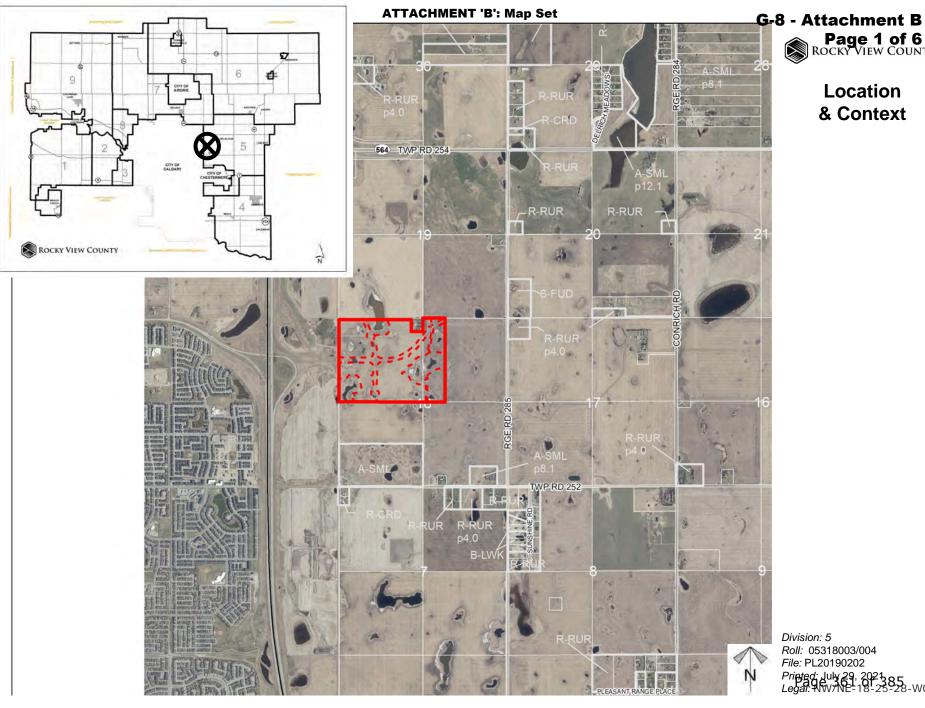








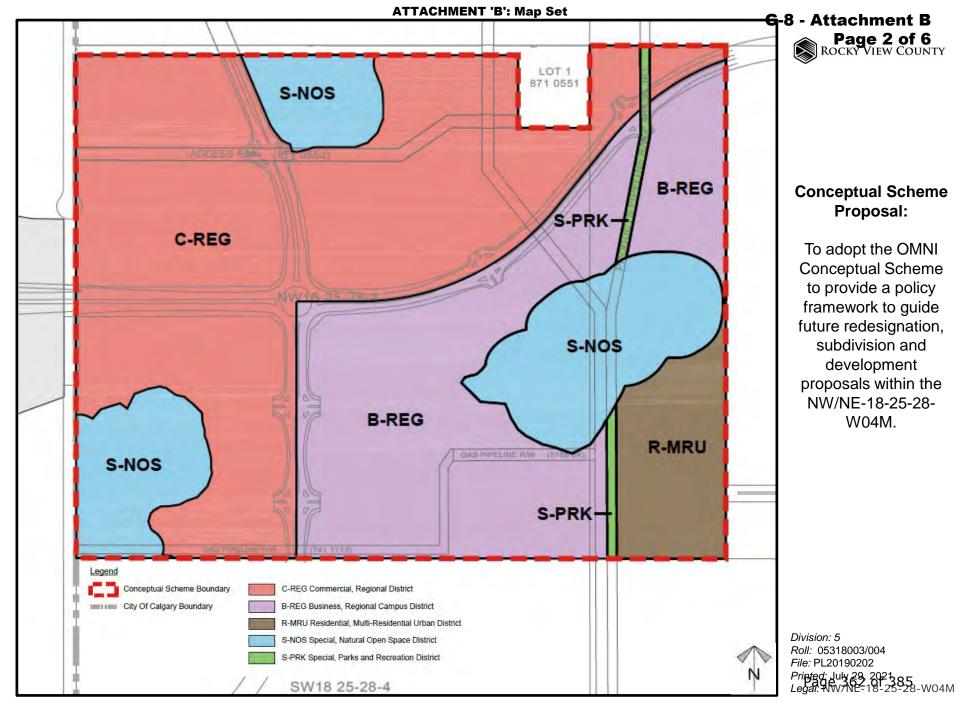




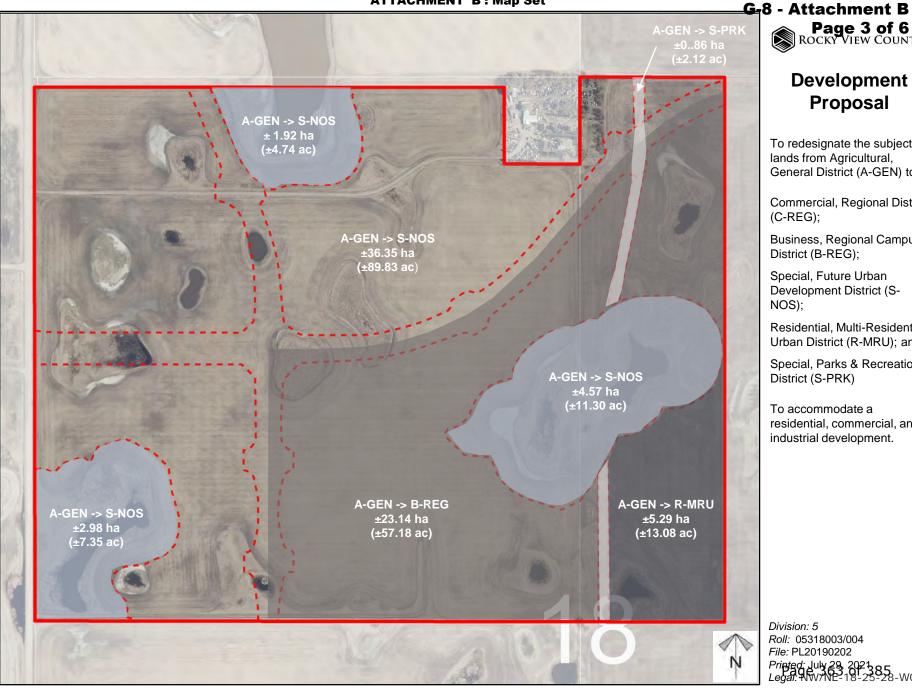
Location & Context

Page 1 of 6
ROCKY VIEW COUNTY

Division: 5



**ATTACHMENT 'B': Map Set** 



Page 3 of 6
ROCKY VIEW COUNTY

## **Development Proposal**

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

Commercial, Regional District (C-REG);

Business, Regional Campus District (B-REG);

Special, Future Urban Development District (S-NOS);

Residential, Multi-Residential Urban District (R-MRU); and

Special, Parks & Recreation District (S-PRK)

To accommodate a residential, commercial, and industrial development.

Division: 5

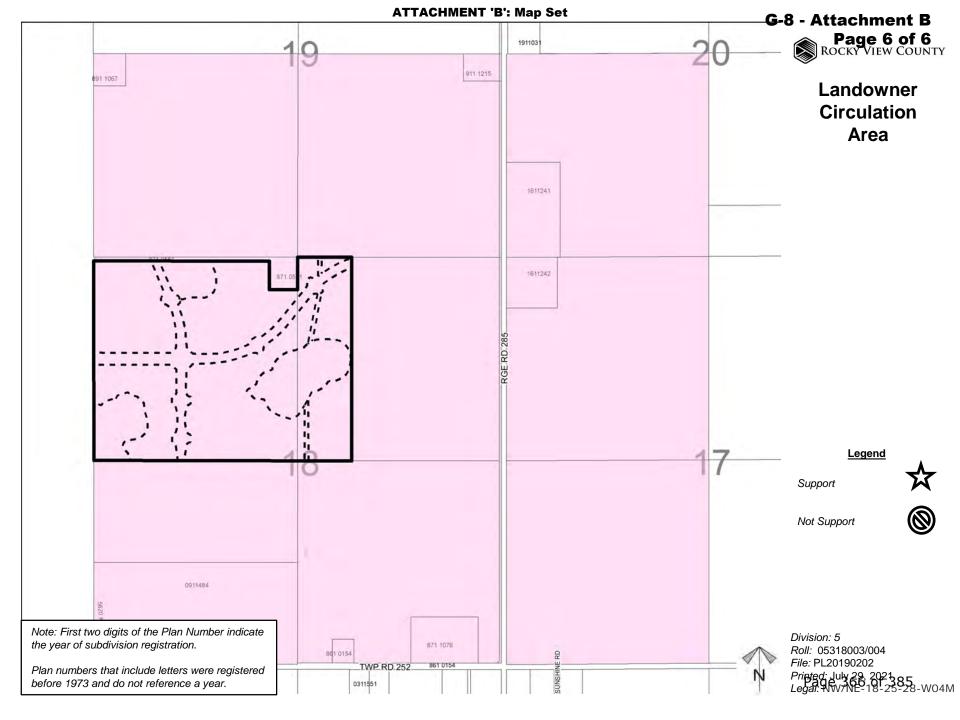
**ATTACHMENT 'B': Map Set** G-8 - Attachment B Page 4 of 6
ROCKY VIEW COUNTY **Environmental** Subject Lands Contour - 2 meters Riparian Setbacks Alberta Wetland Inventory Surface Water Division: 5 Roll: 05318003/004 File: PL20190202

**ATTACHMENT 'B': Map Set** G-8 - Attachment B 3T,E3 2T60 2N,W40 5W70 5T30 11 160 1D20 2E20 11 2T60 2N,W40 180 1N,W20 2T60 2N,W40 3T,E 3 3D40 3N, W30 2T30 LAND CAPABILITY CLASSIFICATION LEGEND Limitations **CLI Class** B - brush/tree cover N - high salinity 1 - No significant C - climate P - excessive surface stoniness limitation R - shallowness to bedrock D - low permeability 2 - Slight limitations 3 - Moderate limitations E - erosion damage S - high solidity F - poor fertility T - adverse topography 4 - Severe limitations U - prior earth moving G - Steep slopes 5 - Very severe V - high acid content limitations H - temperature W - excessive wetness/poor drainage I - flooding 6 - Production is not X - deep organic deposit J - field size/shape feasible K - shallow profile development Y - slowly permeable 7 - No capability M - low moisture holding, adverse texture Z - relatively impermeable

Soil **Classifications** 

Page 5 of 6
ROCKY VIEW COUNTY

Division: 5





### **PLANNING POLICY**

TO: Council

**DATE:** September 7, 2021 **DIVISION:** 5

**FILE:** 05318003/004 **APPLICATION:** PL20190203

**SUBJECT:** First Reading Bylaw – Mixed Use Redesignation

NOTE: This application should be considered in conjunction with application PL20190202

(Agenda item G-8)

**APPLICATION:** To redesignate the subject lands from Agriculture, General District

(A-GEN) to the following land uses to facilitate a comprehensively planned commercial, business, and multi-family node within a portion of NW-18-25-

28-W4M and NE-18-25-28-W4M.

Regional District (C-REG);

Business, Regional Campus District (B-REG);

• Special, Natural Open Space District (S-NOS);

• Special, Parks and Recreation District (S-PRK); and

• Residential, Multi-Residential Urban District (R-MRU).

**GENERAL LOCATION:** Located directly east of the city of Calgary, approximately 0.81 kilometres

(0.5 miles) north of Township Road 252 and immediately east of 84th

Street.

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

**OPTIONS:** 

Option #1: THAT Bylaw C-8229-2021 be given first reading.

Option #2: THAT application PL20190203 be denied.

#### **AIR PHOTO & DEVELOPMENT CONTEXT:**





Respectfully submitted,

"Brock Beach"

Acting Executive Director
Community Development Services

BTV/rp

**ATTACHMENTS:** 

ATTACHMENT 'A': Bylaw C-8229-2021 & Schedule A

ATTACHMENT 'B': Map Set

Concurrence,

"Kent Robinson"

Acting Chief Administrative Officer



# **BYLAW C-8229-2021**

## 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-8229-2021.

#### **Definitions**

- 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**

- THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating a portion of NW-18-25-28-W4M and a portion of NE-18-25-28-W4M from Agricultural, General District to:
  - Commercial, Regional District (C-REG);
  - Business, regional Campus District (B-REG);
  - Residential, Multi-Residential Urban District (R-MRU)
  - Special, Natural Open Space District (S-NOS); and
  - Special, Parks and Recreation District (S-PRK);

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

#### 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.

#### **Effective Date**

Bylaw C-8229-2021 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

PUBLIC HEARING WAS HELD IN COUNCIL this

READ A SECOND TIME IN COUNCIL this

READ A THIRD TIME IN COUNCIL this

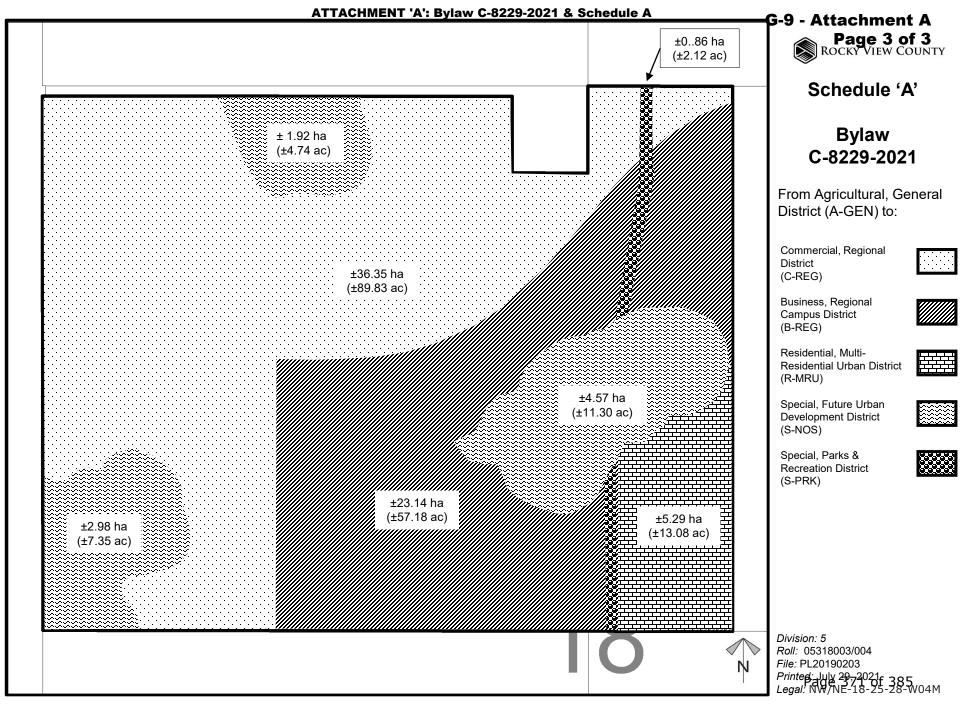
READ A THIRD TIME IN COUNCIL this

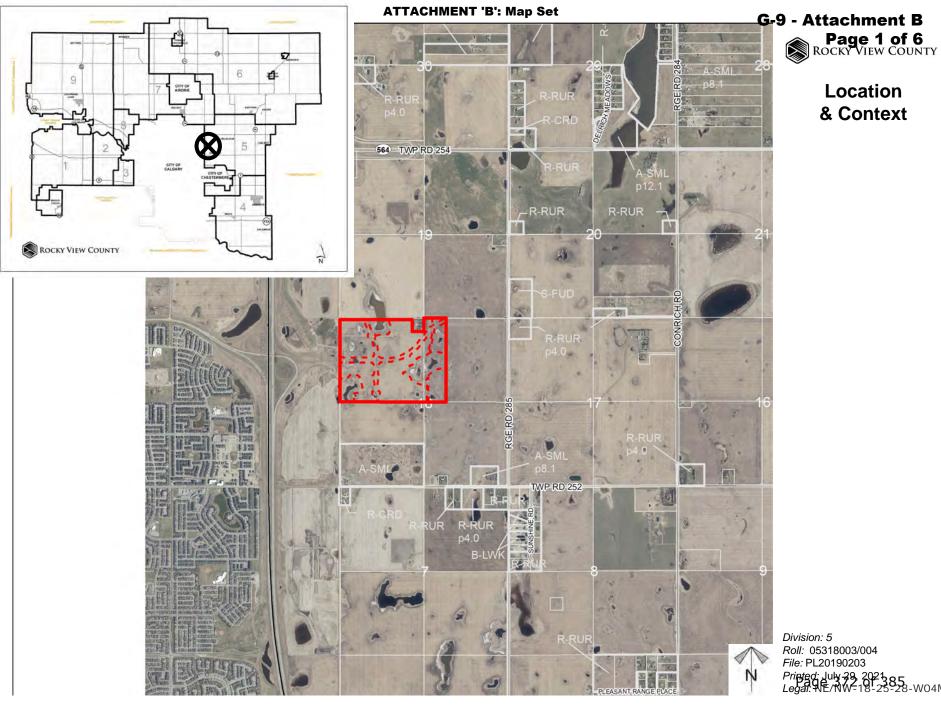
Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

File: 05318003/004 / PL20190203





Location & Context

Division: 5

**ATTACHMENT 'B': Map Set** G-9 - Attachment B A-GEN -> S-NOS ± 1.92 ha (±4.74 ac) (C-REG); A-GEN -> S-NOS Business, Regional Campus ±36.35 ha District (B-REG); (±89.83 ac) Special, Future Urban NOS); Residential, Multi-Residential A-GEN -> S-NOS District (S-PRK) ±4.57 ha (±11.30 ac) To accommodate a A-GEN -> B-REG A-GEN -> R-MRU A-GEN -> S-NOS ±23.14 ha ±5.29 ha ±2.98 ha (±13.08 ac) (±57.18 ac) (±7.35 ac) Division: 5 Roll: 05318003/004 File: PL20190203

Page 2 of 6
ROCKY VIEW COUNTY

## **Development Proposal**

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

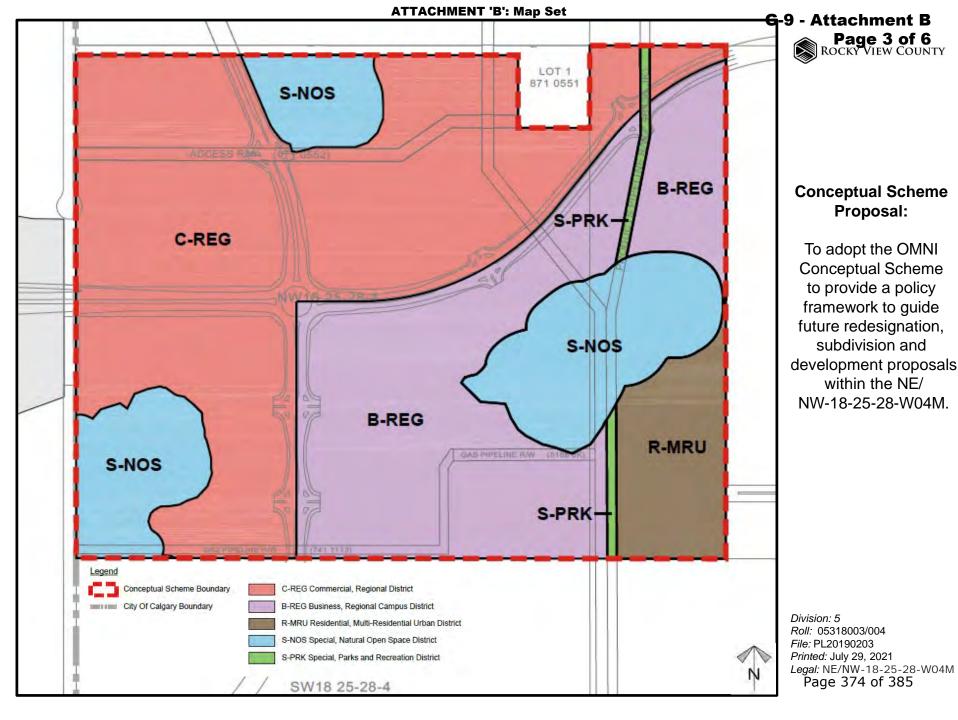
Commercial, Regional District

Development District (S-

Urban District (R-MRU); and

Special, Parks & Recreation

residential, commercial, and industrial development.



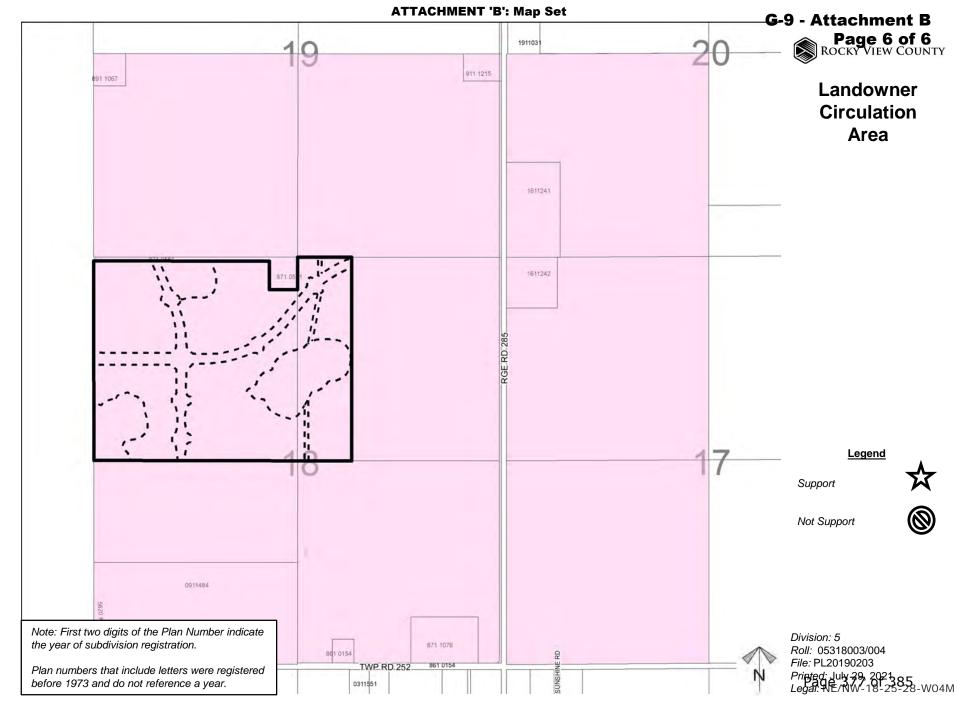
**ATTACHMENT 'B': Map Set** G-9 - Attachment B Page 4 of 6
ROCKY VIEW COUNTY **Environmental** Subject Lands Contour - 2 meters Riparian Setbacks Alberta Wetland Inventory Surface Water Division: 5 Roll: 05318003/004 File: PL20190203

**ATTACHMENT 'B': Map Set** G-9 - Attachment B 3T,E3 2T60 2N,W40 5W70 5T30 11 160 1D20 2E20 11 2T60 2N,W40 180 1N,W20 2T60 2N,W40 3T,E 3 3D40 3N, W30 2T30 LAND CAPABILITY CLASSIFICATION LEGEND Limitations **CLI Class** B - brush/tree cover N - high salinity 1 - No significant C - climate P - excessive surface stoniness limitation R - shallowness to bedrock D - low permeability 2 - Slight limitations 3 - Moderate limitations E - erosion damage S - high solidity F - poor fertility T - adverse topography 4 - Severe limitations U - prior earth moving G - Steep slopes 5 - Very severe V - high acid content limitations H - temperature W - excessive wetness/poor drainage I - flooding 6 - Production is not X - deep organic deposit J - field size/shape feasible K - shallow profile development Y - slowly permeable 7 - No capability M - low moisture holding, adverse texture Z - relatively impermeable

Soil **Classifications** 

Page 5 of 6
ROCKY VIEW COUNTY

Division: 5





### LEGISLATIVE SERVICES

TO: Council

DATE: September 7, 2021 DIVISION: All

FILE: N/A APPLICATION: N/A

**SUBJECT:** Bylaw C-8216-2021 – Third Reading – Amendments to the Procedure Bylaw

#### **POLICY DIRECTION:**

Rocky View County's *Procedure Bylaw* outlines how the public can participate in public hearings at Council meetings.

#### **EXECUTIVE SUMMARY:**

At the July 27, 2021 Council meeting, Administration brought forward a report to amend the *Procedure Bylaw* to allow the public the ability to submit audio/video presentations, in advance of the hearing, to be played during a public hearing. At the same meetings Council passed first and second reading of Bylaw C-8216-2021 to amend the *Procedure Bylaw*.

#### **ADMINISTRATION RECOMMENDATION:**

Administration recommends approval in accordance with Option 2.

#### **DISCUSSION:**

Council passed several additional amendments during the July 27, 2021 Council meeting, including the option to allow late written submissions with a resolution of Council. Upon further review of the proposed wording, Administration noted minor grammatical issues with the amendment. Administration recommends the following changes minor revision to increase clarity and readability while retaining the intent of the motion:

#### Amendment:

"No wWritten submissions received after the advertised submission deadline will be accepted by Rocky View County or provided to Council as part of the Public Hearing may be added through a resolution of Council."

Suggested revisions to amendment:

"No wWritten submissions received after the advertised submission deadline will be accepted by Rocky View County or and may be provided to Council as part of the Public Hearing, if approved through a resolution of Council."

#### **BUDGET IMPLICATIONS:**

There are no budget implications.

**Administration Resources** 

Michelle Mitton, Legislative Services



## **COMMUNICATIONS PLAN:**

Public participation in Council meetings is outlined in the public hearing notices and on the Rocky View County website.

#### STRATEGIC OBJECTIVES:

ATTACHMENT 'A': Bylaw C-8216-2021

Council's Strategic Plan includes the strategic objective of creating a culture of customer service. This objective falls under the strategic theme of service excellence.

OPTIONS:						
Option #1:	THAT Bylaw	THAT Bylaw C-8126-2021 be given third and final reading, as amended.				
Option #2:	Motion #1:	THAT the Section 5 of Bylaw C-8216-2021 be amended as follows:				
		"No wWritten submissions received after the advertised submission deadline will be accepted by Rocky View County erand may be provided to Council as part of the Public Hearing, if approved through a resolution of Council."				
	Motion #2:	THAT Bylaw C-8126-2021 be given third and final reading, as amended.				
Option #3:	THAT alterna	ative direction be provided.				
Respectfully sub	mitted,	Concurrence,				
"An	ny Zaluski"	"Kent Robinson"				
Director, Legislat	tive Services	Acting Chief Administrative Officer				
MM						
ATTACHMENTS	:					



# **BYLAW C-8216-2021**

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;

**NOW THEREFORE** the Council of Rocky View County enacts as follows:

#### **Title**

1 This bylaw may be cited as Bylaw C-8216-2021.

#### **Definitions**

- Words in this bylaw have the same meaning as those set out in the *Municipal Government Act*, except as follows:
  - (1) "Municipal Government Act" means the Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time; and
  - (2) "**Procedure Bylaw**" means Rocky View County Bylaw C-7907-2019, being the *Procedure Bylaw*, as amended or replaced from time to time.

#### **Effect**

3 That the header Written Submissions and Verbal Presentations be amended as follows:

"Written Submissions, Audio/Video Submissions, and Verbal Presentations"

4 Section 167 of the *Procedure Bylaw* is amended as follows:

"Public Hearing advertisements must include an outline of the process for providing written submissions and audio/video submissions and must provide a deadline for submitting written submissions to be included in the Agenda and provided to Council as part of the Public Hearing."

5 Section 169 of the *Procedure Bylaw* is amended as follows:

"No wWritten submissions received after the advertised submission deadline will be accepted by Rocky View County or provided to Council as part of the Public Hearing may be added through a resolution of Council."

Bylaw C-8216-2021 Page 1

6 Section 170 of the *Procedure Bylaw* is amended as follows:

"Written or audio/video submissions containing the following will not be accepted by Rocky View County or provided to Council as part of the Public Hearing:"

7 Section 172 of the *Procedure Bylaw* is amended as follows:

"A group may provide a written submission, audio/video submission or verbal presentation to Council as part of a Public Hearing in accordance with the following provisions:"

8 Section 173 of the *Procedure Bylaw* is amended as follows:

"Individuals or groups who wish to present in-person at a Public Hearing should register on the designated sign-in sheet as either in support or in opposition of the proposed bylaw, resolution, or other thing subject to the Public Hearing."

9 Section 174 of the *Procedure Bylaw* is amended as follows:

"When addressing Council at a Public Hearing in person or via audio/video submission, the person present must state:"

10 Section 185 of the *Procedure Bylaw* is amended as follows:

"Following the presentation from the applicant, the Chair calls for presentations from the public, either in support or in opposition to the proposed bylaw, resolution, or other thing subject to the Public Hearing.

- (1) Presentations including audio/video submissions from individuals, whether in support or opposition, are limited to a maximum of five minutes, unless a motion is passed by Council to extend the presentation time limit.
- (2) Presentations including audio/video submissions from groups, whether in support or opposition, are limited to a maximum of 40 5 minutes, unless a motion is passed by Council to extend the presentation time limit.
- (3) Public presentations begin with those in support and the Chair calls for any audio/video submissions to be played. After any audio/video submissions have been played, the Chair calls upon the individuals or groups that have registered to present in support on the designated sign-in sheet in the order that they appear on the list.
- (4) After every individual or group that registered to present in support is provided an opportunity to present, the Chair asks three times whether anyone else wishes to present in support and provides them an opportunity to present.
- (5) After the public presentations in support have concluded, the Chair calls for any audio/video submissions to be played. After any audio/video submissions have been played, the Chair calls upon the individuals or groups that have registered to present in opposition on the designated sign-in sheet in the order that they appear on the list.

Bylaw C-8216-2021 Page 2

- (6) After every individual or group that registered to present in opposition is provided an opportunity to present, the Chair asks three times whether anyone else wishes to present in opposition and provides them an opportunity to present.
- (7) Questions of clarification from Members to the public presenters, whether in support or opposition, are only permitted by the Chair during this portion of the Public Hearing."

## 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.

#### **Effective Date**

Bylaw C-8216-2021 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	day of	, 2021
READ A SECOND TIME IN COUNCIL this	day of	, 2021
UNANIMOUS PERMISSION IN COUNCIL this	day of	, 2021
READ A THIRD TIME IN COUNCIL this	day of	, 2021
	Reeve	
	Chief Administrat	tive Officer or Designate
	 Date Bylaw Signe	ed

Bylaw C-8216-2021 Page 3





Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
5	Active	Stormwater Management	Administration was directed at the July 27, 2021 Council meeting 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	27-Jul-21	7-Sep-21	Operations Division
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	25-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	14-Sep-21	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 intermunipal 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
8	Active	Blazer Water System Acquisition	Administration be directed to begin the process that will faciliate 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





Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
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 faciliate 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
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
5	Ongoing	Sale of the Chestermere Regional Recreation Center	Administration was directed at the September 24, 2019 Council meeting to explore the sale of the land and remediation of the facility.  Administration was further directed at the January 28, 2020 Council meeting to review the letter of intent presented by the City of Chestermere and prepare a report for Council's consideration.  At the May 12, 2020 Council meeting, Council declined an offer from the City of Chestermere.  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.	28-Jan-20	Ongoing	Legal and Land Administration
9	Ongoing	Sale of the Cochrane Gravel Pit Lands	Administration was directed at the February 25, 2020 Council meeting to negotiate a purchase and sale agreement for the sale of the Cochrane Gravel Pit lands.  At the June 9, 2020 Council meeting, Council declined a letter of intent received.	25-Feb-20	Ongoing	Legal and Land Administration





Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	0 0	Potential Joint Assessment Review Board	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.  Administration was directed at the June 23, 2020 Council meeting to continue discussions and return with options for the 2021 assessment year.	11-Feb-20	Ongoing	Legislative Services