



COUNCIL MEETING AGENDA

Date: September 14, 2021
Time: 9:00 AM
Location: Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Pages

- A. CALL MEETING TO ORDER
- B. UPDATES/APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES
- D. FINANCIAL REPORTS
- E. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on August 17, 2021 and August 24, 2021 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019*.

MORNING PUBLIC HEARINGS / APPOINTMENTS 9:30 AM

- 1. Division 6 - Bylaw C-8224-2021 - Road Allowance Closure Item 4
File: PL20170162 (07105004)
- 2. Division 4 - Bylaw C-8152-2021 - Redesignation Item - Agricultural Use 19
File: PL20210017 (03213009)

AFTERNOON PUBLIC HEARINGS / APPOINTMENTS 1:00 PM

- 3. Division 9 - Bylaw C-8113-2020 - Redesignation Item - Agricultural Use 33
File: PL20200104 (08922009)

F. GENERAL BUSINESS

- 1. Division 9 - Development Permit: Natural Resource Extraction/Processing Condition Consideration Listed Direct Control Use 181
File: PRDP20211744 (06731002/06731004)
- 2. Division 4 - Update on proposed Bylaw C-8172-2021 (Shepard Industrial Area Structure Plan) 208
File: 1015-450
- 3. Division 6 - Late Tax Payment Penalty Cancellation Request 210
File: 08305005

4.	Division 8 - Late Tax Payment Penalty Cancellation Request	217
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5.	Division 2 - Late Tax Payment Penalty Cancellation Request	224
	File: 05708230, 05708231, 05708232, 05708233, 05708234, 05708235, 05708236, 05708237	
6.	Division 3 - Late Tax Payment Penalty Cancellation Request	231
	File: 04701252	
7.	Division 8 - Late Tax Payment Penalty Cancellation Request	239
	File: 05618087	
8.	Division 5 - Late Tax Payment Penalty Cancellation Request	247
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9.	Division 8 - Late Tax Payment Penalty Cancellation Request	254
	File: 06606087	
10.	Division 6 - Late Tax Payment Penalty Cancellation Request	261
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11.	Division 5 - Late Tax Payment Penalty Cancellation Request	268
	File: 05329026	
12.	Division 2 - Late Tax Payment Penalty Cancellation Request	275
	File: 05712020	
13.	Division 3 - Late Tax Payment Penalty Cancellation Request	282
	File: 04608052	
14.	Division 5 - Late Tax Payment Penalty Cancellation Request	289
	File: 03331111	
15.	Division 5 - Property Tax Cancellation Request – Dalroy Gymkhana Club	296
	File: 05214014 & 05214030	
16.	Division 2 - Compensation for Lost Municipal Tax Revenue	303
	File: 0710	
17.	All Divisions - Consideration of Motion - Implementing a spruce budworm study to determine the best approach for future management of the spruce budworm infestation in RVC	306
	File: N/A	

Note: this notice of motion was read into the record at the September 7, 2021 Council meeting

G. BYLAWS		
1. Division 4 - Bylaw C-8225-2021 - First Reading Bylaw - Redesignation		307
File: PL20210123 (03223012)		
2. Division 7 - Bylaw C-8220-2021 - First Reading Bylaw - Special District Redesignation		317
File: PL20210127 (06307007)		
3. Division 6 - Bylaw C-8218-2021 - First Reading Bylaw - Redesignation		327
File: PL20210129 (07218004)		
H. UNFINISHED BUSINESS		
I. COUNCILLOR REPORTS		
1. All Divisions - Calgary Metropolitan Region Board (CMRB) Update		
File: N/A		
J. MANAGEMENT REPORTS		
K. NOTICES OF MOTION		
L. PUBLIC PRESENTATIONS		
<u>MORNING APPOINTMENT 9:00 AM</u>		
1. All Divisions - Presentation from Calgary Rural Primary Care Network		337
File: N/A		
M. CLOSED SESSION		
N. ADJOURN THE MEETING		



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 14, 2021 **DIVISION:** 6
TIME: Morning Appointment
FILE: 07105004 **APPLICATION:** PL20170162
SUBJECT: Road Allowance Closure Item

APPLICATION: To close ± 3.28 acres of undeveloped Road Allowance located adjacent to the west and southwest corner of the SW-05-27-26-W4M for future land consolidation.

GENERAL LOCATION: Located approximately 1 mile west of Range Road 264 and on the north side of Township Road 270.

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

EXECUTIVE SUMMARY: A large waterbody blocks a portion of the road allowance of Township Road 270 and Range Road 265, which makes road construction infeasible. Closure of these portions of road allowance would not affect adjacent landowners to access to their lands and is anticipated to prevent the trespassing and dumping issues.

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

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8224-2021 be given first reading.
Motion #2 THAT Bylaw C-8224-2021 be forwarded to the Minister of Transportation.
- Option #2: THAT Bylaw C-8224-2021 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
Xin Deng, Planning and Development Services



APPLICATION EVALUATION:

The application was evaluated based on the application and the applicable policies and regulations.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Land Use Bylaw; • County Servicing Standards; and • Road Allowance Closure and Disposal Policy C-443. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • None
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POLICY ANALYSIS:

The application was reviewed based on the Road Allowance Closure and Disposal Policy C-443.

TECHNICAL CONSIDERATIONS:

The proposed road allowance closure involves a portion of Township Road 270 and a portion of Range Road 265. A large water body covers these portions of the road allowances, making the road construction infeasible.

The Applicant has indicated that the public, unaware that this portion of Township Road 270 is a dead-end, are trespassing the Applicant’s property. For safety reasons, the Applicant proposes to close this portion of the road allowance of Township Road 270. Closure of this portion would not affect the adjacent landowners to access their lands. The adjacent lands to the west are all owned by Burnco (Attachment ‘D’, Site Context map). Burnco supports the proposal, as they can gain access through an Access Easement Agreement with the Applicant.

A portion of Range Road 265, adjacent to the subject land to the west, is disconnected from the rest of Range Road 265 in the north due to the water body. The Applicant proposes to close this portion of Range Road 265, and then consolidate it to their land for better management. The land located immediately north and south of the subject land is also owned by the Applicant (Attachment ‘D’, Site Context map), and access to these lands could be achieved through an Access Easement Agreement.

Alberta Transportation (AT) has no concern with the proposed road allowance closure.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

XD/llt



ROCKY VIEW COUNTY

ATTACHMENTS

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8224-2021 and Schedule A

ATTACHMENT 'D': Map Set



ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Verley Astley	OWNERS: Garry Obermeyer
DATE APPLICATION RECEIVED: November 15, 2017	DATE DEEMED COMPLETE: April 27, 2021 (re-assigned)
GROSS AREA: ± 15.50 hectares (± 38.30 acres)	LEGAL DESCRIPTION: SW-05-27-26-W04M
SOILS (C.L.I. from A.R.C.): Class 2HM - Slight limitations due to temperature, low moisture-holding, and adverse texture.	
HISTORY: The land was the remainder after the railway was created.	
PUBLIC & AGENCY SUBMISSIONS: This application was originally circulated in November 2017, and then re-circulated in May 2021 to update 10 adjacent landowners; No letters were received. The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'.	



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
Alberta Transportation	<p>Alberta Transportation has no concerns with the proposed closure providing there is a plan in place that provides access to the small parcel of land in the SE-6-27-26-W4M and access to a portion of the NE-36-26-27-W4M from the proposed road allowance closure.</p> <p>Please ensure all applicable documents & plans are included in the bylaw first reading package to be submitted to Alberta Transportation and we will comment further at that time.</p>
BURNCO	No issues with the proposed closure.
Internal Departments	
Road Operation	No concerns.
Planning and Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> • 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. • Proposal to close a ± 3.28 acres of undeveloped Road Allowance located adjacent to the west and southwest corner of the SW-05-27-26-W4M for future land consolidation. • As the application is for road closure only, it is assumed that no development works are proposed and that the status quo will remain. If at some point in the future the Owner/Applicant wishes to pursue further subdivision and/or development, at that time it will be required to assess and evaluate the site accordingly with the submitted application. <p>Geotechnical</p> <ul style="list-style-type: none"> • Slopes steeper than 15% are not observed via GIS review. Engineering has no requirements at this time. <p>Transportation</p> <ul style="list-style-type: none"> • The application is to be circulated to Alberta Transportation as the subject lands are within 1.6 km of a provincial highway (HWY 9). • The parcel currently gains access via a private driveway off Township Road 270. • As per GIS review, most of the existing road allowance in question is inundated by a large water body thus making it unusable. The small



AGENCY	COMMENTS
	<p>sliver of land to the west of the road allowance is owned by Burnco. This road closure would create a land-locked parcel owned by Burnco. However, Burnco has provided support to close this road as this small sliver is essentially deemed unusable due to the lay of the land.</p> <ul style="list-style-type: none"> As a condition of endorsement, the applicant shall provide an Access Easement Agreement and associated Right of Way Plan to be registered on the title of the affected lands for landowner access to the portion of SE-06-27-26-W4M west of the proposed road closure and the portion of NE-36-26-27-W4M south of the road closure. <p>Sanitary/Waste Water</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. <p>Water Supply and Waterworks</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. <p>Stormwater Management</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. <p>Environmental</p> <ul style="list-style-type: none"> Engineering has no requirements at this time.

First Circulation Date: November 16, 2017 – December 7, 2017

Second Circulation Date: May 6, 2021 – May 28, 2021

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



BYLAW C-8224-2021

A Bylaw of Rocky View County, in the Province of Alberta, for the purpose of closing for public travel and creating title to a portion of government road allowance 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 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 February 23, 2021 and March 2, 2021 Rocky View County Public Hearing Notice;

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

Title

1 This Bylaw may be cited as *Bylaw C-8224-2021*

Definitions

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

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

Effect

3 The Council of Rocky View County does hereby close to public travel for the purpose of creating title to the following described original government road allowance, as shown on Schedule 'A' attached to and forming part of this Bylaw, and more particularly described below, subject to the rights of access granted by other legislation:



ROCKY VIEW COUNTY

(1) A PORTION OF THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE WEST AND SOUTHWEST CORNER OF SOUTH WEST SECTION 5, TOWNSHIP ROAD 27, RANGE ROAD 26, WEST OF THE 4TH MERIDIAN, CONTAINING 1.33 HECTARES (3.28 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS.

Effective Date

4 Bylaw C-8224-2021 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

Approval valid for _____ months

READ A SECOND TIME this _____ day of _____, 2021

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

Reeve

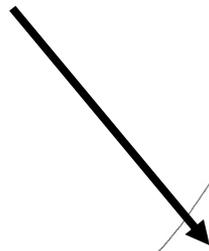
Chief Administrative Officer or Designate

Date Bylaw Signed

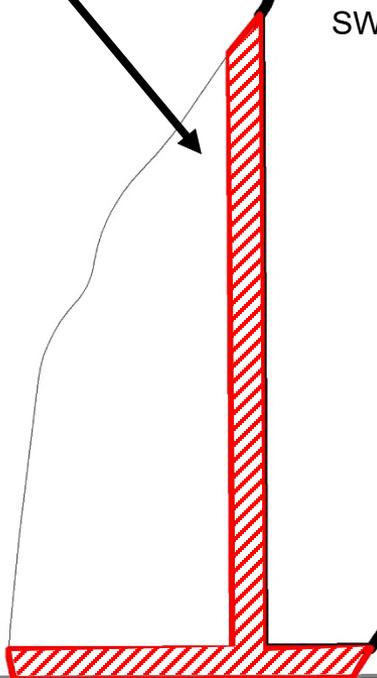
Schedule 'A'

**Bylaw
C-8224-2021**

A portion of the original government road allowance located adjacent to the west and southwest corner of SW-05-27-26-W04M, containing \pm 1.33 hectares (\pm 3.18 acres) excepting therefore all mines and minerals



Subject Land
SW-05-27-26-W04M

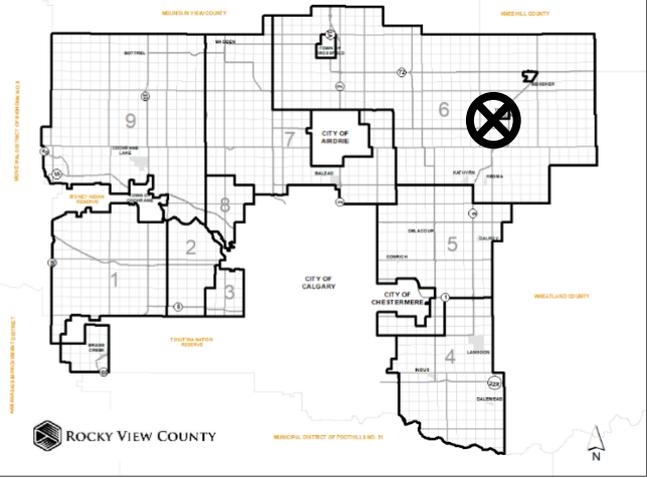


Division: 6
File: PL20170162
Roll: 07105004
Legal: SW-05-27-26-
W04M
Printed: May 3, 2021

Location & Context

Road Allowance Closure Proposal

To close a ± 3.28 acres of undeveloped Road Allowance located adjacent to the west and southwest corner of the SW-05-27-26-W4M for future land consolidation



Development Proposal

Road Allowance Closure Proposal

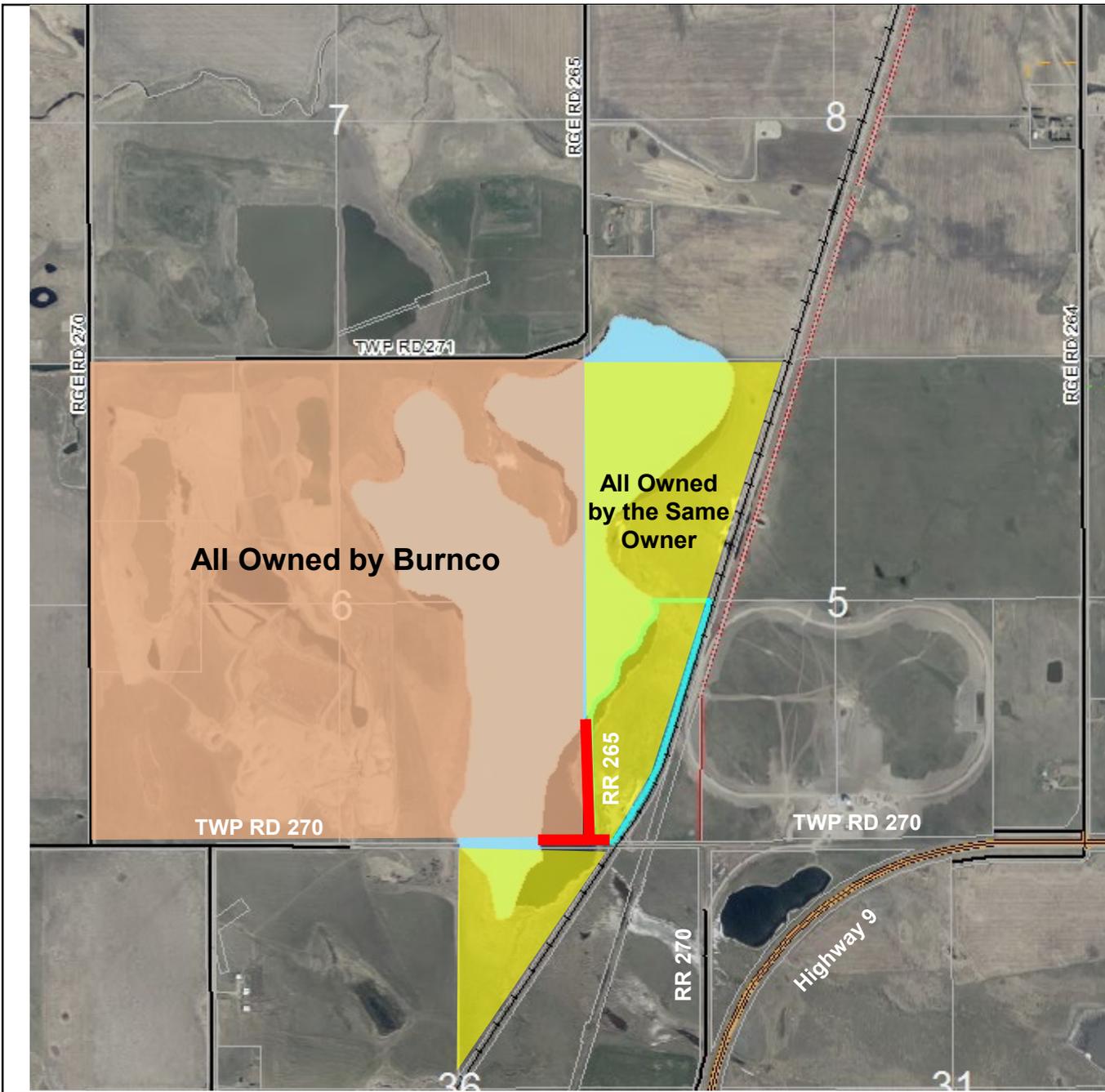
To close a ± 3.28 acres of undeveloped Road Allowance located adjacent to the west and southwest corner of the SW-05-27-26-W4M for future land consolidation



Site Context

Road Allowance Closure Proposal

To close a ± 3.28 acres of undeveloped Road Allowance located adjacent to the west and southwest corner of the SW-05-27-26-W4M for future land consolidation



Environmental

Road Allowance Closure Proposal

To close a ± 3.28 acres of undeveloped Road Allowance located adjacent to the west and southwest corner of the SW-05-27-26-W4M for future land consolidation



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

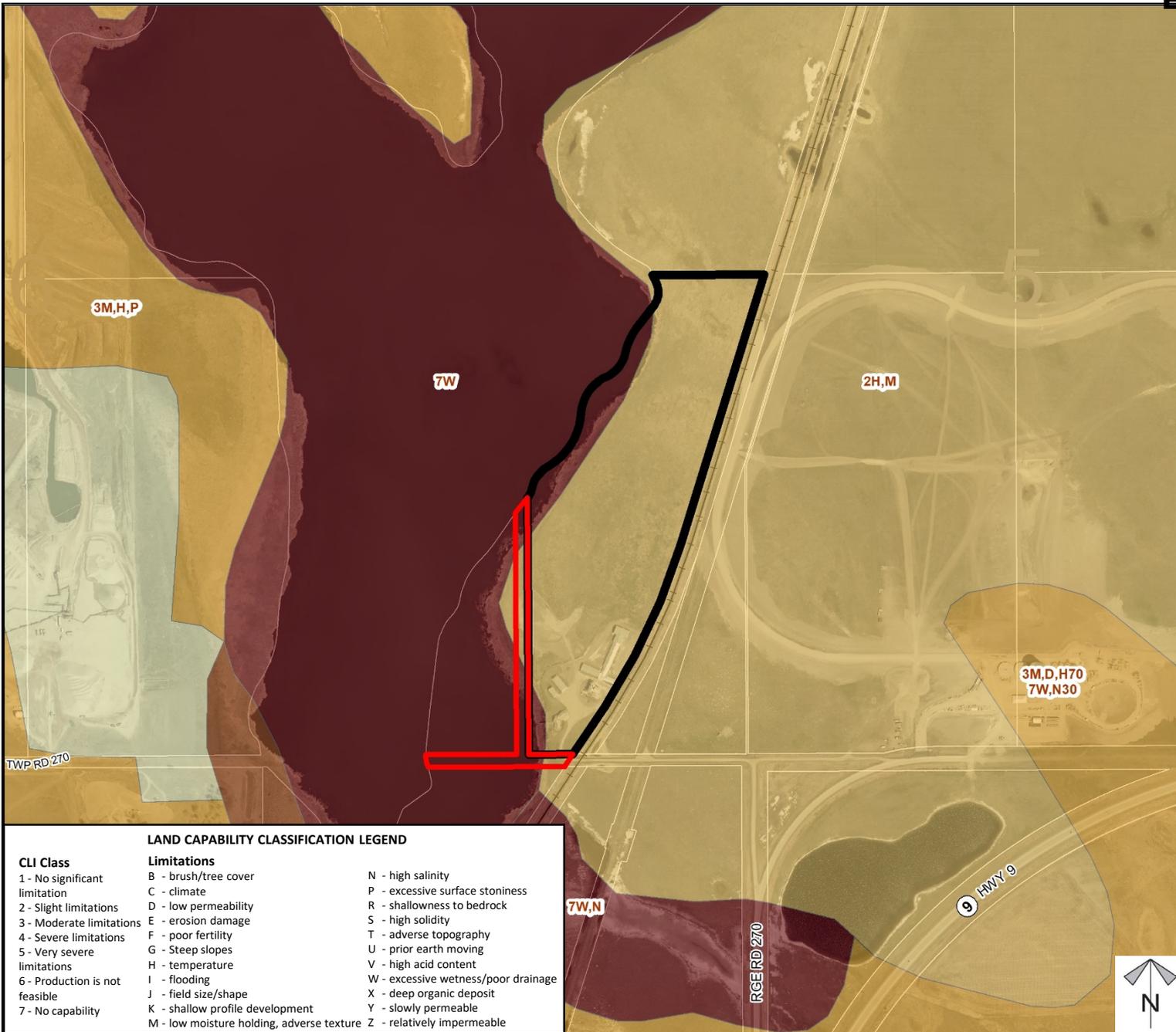
Division: 06
 Roll: 07105004
 File: PL20170162
 Printed: May 3, 2021
 Legal: A portion of SW-05-27-26-W4M
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Soil Classifications

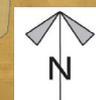
Road Allowance Closure Proposal

To close a ± 3.28 acres of undeveloped Road Allowance located adjacent to the west and southwest corner of the SW-05-27-26-W4M for future land consolidation



LAND CAPABILITY CLASSIFICATION LEGEND

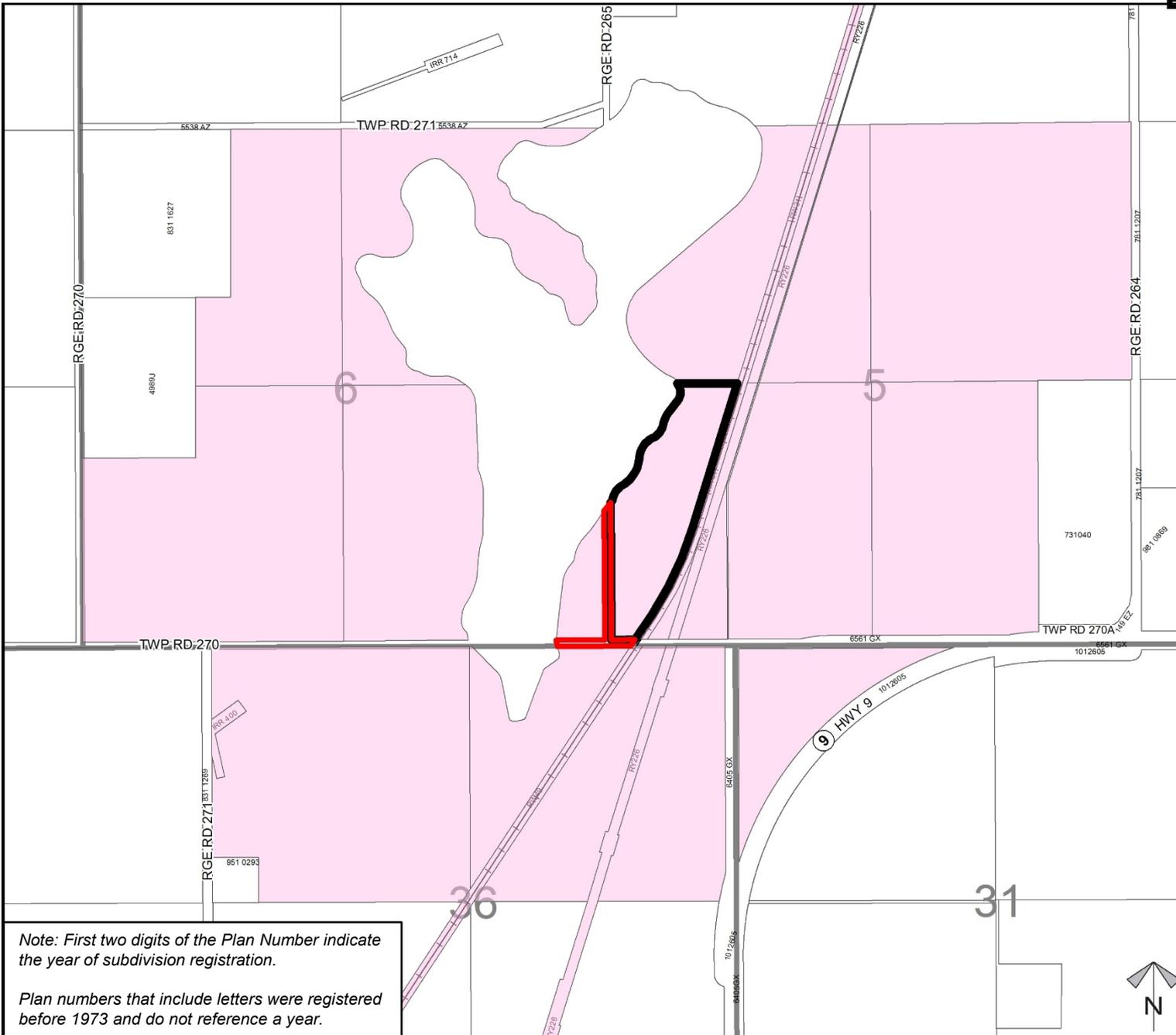
CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high solidity
5 - Very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



Landowner Circulation Area

Road Allowance Closure Proposal

To close a ± 3.28 acres of undeveloped Road Allowance located adjacent to the west and southwest corner of the SW-05-27-26-W4M for future land consolidation



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: 06
 Roll: 07105004
 File: PL20170162
 Printed: May 3, 2021
 Legal: A portion of SW-05-27-26-W4M
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PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 14, 2021 **DIVISION:** 4

TIME: Morning Appointment

FILE: 03213009 **APPLICATION:** PL20210017

SUBJECT: Redesignation Item – Agricultural Use

APPLICATION: To redesignate the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small District (A-SML p.16.5) to accommodate a future subdivision.

GENERAL LOCATION: Located along the western border of Wheatland County, approximately 1.6 kilometres (1 mile) south of Township Road 272.

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

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8152-2021 on April 13, 2021. The application is consistent with the relevant policies of the County Plan for a new and distinct agricultural use.

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

OPTIONS

- Option # 1: Motion #1 THAT Bylaw C-8152-2021 be given second reading.
- Motion #2 THAT Bylaw C-8152-2021 be given third and final reading.
- Option # 2: That application PL20210017 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
 Scott Thompson, Planning and Development



APPLICATION EVALUATION:

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

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

County Plan

The goal of the County Plan is to conserve agricultural lands and limit future fragmentation of agricultural parcels. Section 8 of the County Plan provides policies for evaluating proposals within agricultural areas. Support for redesignation and subdivision of agricultural applications are provided within the section for a variety of parcel sizes and the development of new or distinct agricultural use. The proposed redesignation and subdivision meet the intention of policy 8.18 as it follows a similar pattern of local nearby agricultural parcels and a rationale for a new or distinct use was provided. The rationale states that the primary reason for the redesignation is to provide estate planning for the applicant. While the County Plan states that estate planning is not a land-use planning rationale, the applicant has also provided several new uses that would be accommodated by the smaller parcel size. This includes horse services, such as rentals and lessons. In addition, the other parcels could be used for other agricultural pursuits such as grazing cows for milk and beef or a market garden. Based on the potential new uses the applicant has provided, and the local pattern of development, Administration believes that the application is therefore consistent with the County Plan.

Land Use Bylaw

The purpose and intent of the Agricultural Small Parcel District (A-SML) are to provide a range of mid-sized parcel sizes for agricultural uses. Although this district provides for traditional agricultural pursuits on large parcels of land, it also recognizes the emerging trends towards new agricultural uses, which may be successfully developed on smaller land parcels. The range of uses available in the district, including discretionary uses, are consistent with those in the proposal.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

ST/ltt

ATTACHMENTS

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8152-2021 and Schedule A
- ATTACHMENT ‘D’: Map Set



ATTACHMENT 'A': APPLICATION INFORMATION

<p>APPLICANT: Kelly Isley</p>	<p>OWNERS: Jean Isley</p>
<p>DATE APPLICATION RECEIVED: February 2, 2021</p>	<p>DATE DEEMED COMPLETE: March 18, 2021</p>
<p>GROSS AREA: ± 49.37 hectares (± 122 acres)</p>	<p>LEGAL DESCRIPTION: NE-13-23-27-W04M</p>
<p>SOILS (C.L.I. from A.R.C.): Class 2HM - Slight limitations due to temperature limiting factors and low moisture holding capability/adverse texture. Class 25N – Very severe limitations due to excessive wetness/poor drainage and high salinity.</p>	
<p>HISTORY:</p> <p>November 28, 2006: Application to create a ± 20 acre parcel with a ± 122 acre (subject parcel) remainder was approved by Rocky View County Council.</p> <p>1991: ± 17 acre Farmstead parcel was created from the subject quarter.</p>	
<p>PUBLIC & AGENCY SUBMISSIONS:</p> <p>The application was circulated to 28 adjacent landowners, 11 of which were in Wheatland County. No letters were received.</p> <p>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.</p>	



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Provincial Agency</i>	
Alberta Health Services	I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time we do not have any concerns with the information as provided. Feel free to contact me if the application is changed in any way, or you have any questions or concerns.
<i>Municipalities</i>	
Wheatland County	<p>Wheatland County has reviewed the application and staff submitted the following comments regarding Road Access:</p> <ul style="list-style-type: none"> • The lands are adjacent to Boundary Road/Rge. Rd 270, a municipal roadway within Wheatland County's transportation network. • Two existing approaches provide access to the southern two lots via Boundary Road/Rge. Rd 270. • The northern parcel does not appear to have access to the municipal road network, and fronts Dead Horse Rd. and Boundary Road/Rge. Rd 270. Should access be proposed via Boundary Road/Rge. Rd 270, new approach may be constructed in accordance with Wheatland County's standards. • See our website for standards and application details. https://wheatlandcounty.ca/documents/road-approach-application/
<i>Public Utility</i>	
ATCO Pipelines	<p>The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. ATCO Transmission requires a separate utility lot for its sole use. 3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work. <ul style="list-style-type: none"> • Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter. • Contact ATCO Transmission Land Department at 1-888-420-3464 or landadmin@atco.com for more information.



AGENCY	COMMENTS
	<p>4. Road crossings are subject to Engineering review and approval.</p> <ul style="list-style-type: none"> • Road crossing(s) must be paved and cross at a perpendicular angle. • Parallel roads are not permitted within ATCO Transmission right(s)-of-way. • If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete. <p>5. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.</p> <p>6. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.</p> <p>7. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.</p> <p>8. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.</p> <ul style="list-style-type: none"> • If alterations are required, the cost will be borne by the developer/owner. <p>9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmissions for further review.</p> <p>10. An evaluation must be completed to assess the electrical hazards of proposed facilities to the pipeline. Mitigation of electrical hazards may be required.</p> <ul style="list-style-type: none"> • All costs associated with the evaluation and any mitigation will be borne by the developer/owner. • This process can take up to 18 months to complete. <p>If you have any questions or concerns, please contact the undersigned at Maira.Wright@atco.com.</p>
Internal Departments	
Agricultural Services	<p>Agricultural Services Staff Comments: It appears the applicant intends to use the smaller parcels for new agricultural pursuits but the proposed agricultural operations could also be carried out under the current land use designation.</p>
Planning and Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> • The applicant is not required to demonstrate adequate servicing for the subject lands, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are located in an Agricultural land use district and are greater than 30 acres in size.



AGENCY	COMMENTS
	<p>Geotechnical:</p> <ul style="list-style-type: none"> • As per GIS review, slopes steeper than 15% are not observed on the subject lands. • Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • As per the application, the Applicant/Owner states that there are two existing approaches off Boundary Road to service two of the three proposed parcels. Boundary Road is under Wheatland County jurisdiction. • As per the application, the applicant intends to build the third approach for the north parcel off Boundary Road. <ul style="list-style-type: none"> ○ As a condition of future subdivision, applicant/owner shall construct an approach for the proposed 40 acre parcel off Boundary Road in accordance with Wheatland County comments / requirements. <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> ○ Should the applicant propose construction of the road approach off Dead Horse Road: As a condition of future subdivision, the Applicant/Owner shall construct a new paved approach on Dead Horse Road in order to provide access to the proposed 40 acre parcel.
Road Operations	<ol style="list-style-type: none"> 1. Regarding the creation of the 3 proposed lots as depicted on page 13 of the application (i.e. north lot, middle lot, south lot), applicant to confirm how he intends to access the north lot and middle lot: <ol style="list-style-type: none"> a) Appropriate access should be provided for all proposed lots.
Transportation Services	<p>The proposed subdivision is currently accessed by Boundary Road which is a gravel road under the jurisdiction of Wheatland County. It is recommended that Wheatland County be circulated on the subdivision for comments.</p>

Circulation date: February 25, 2021 – March 18, 2021

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



BYLAW C-8152-2021

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-8152-2021*.

Definitions

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

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

Effect

3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating a portion within SW-13-23-27-W04M from Agricultural, General District (A-GEN) to Agricultural, Small District (A-SML p.16.5) as shown on the attached Schedule 'A' forming part of this Bylaw.

4 portion within SW-13-23-27-W04M from Agricultural, General District (A-GEN) to Agricultural, Small District (A-SML p.16.5) as shown on the attached Schedule "A" forming part of this Bylaw.

Effective Date

5 Bylaw C-8152-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

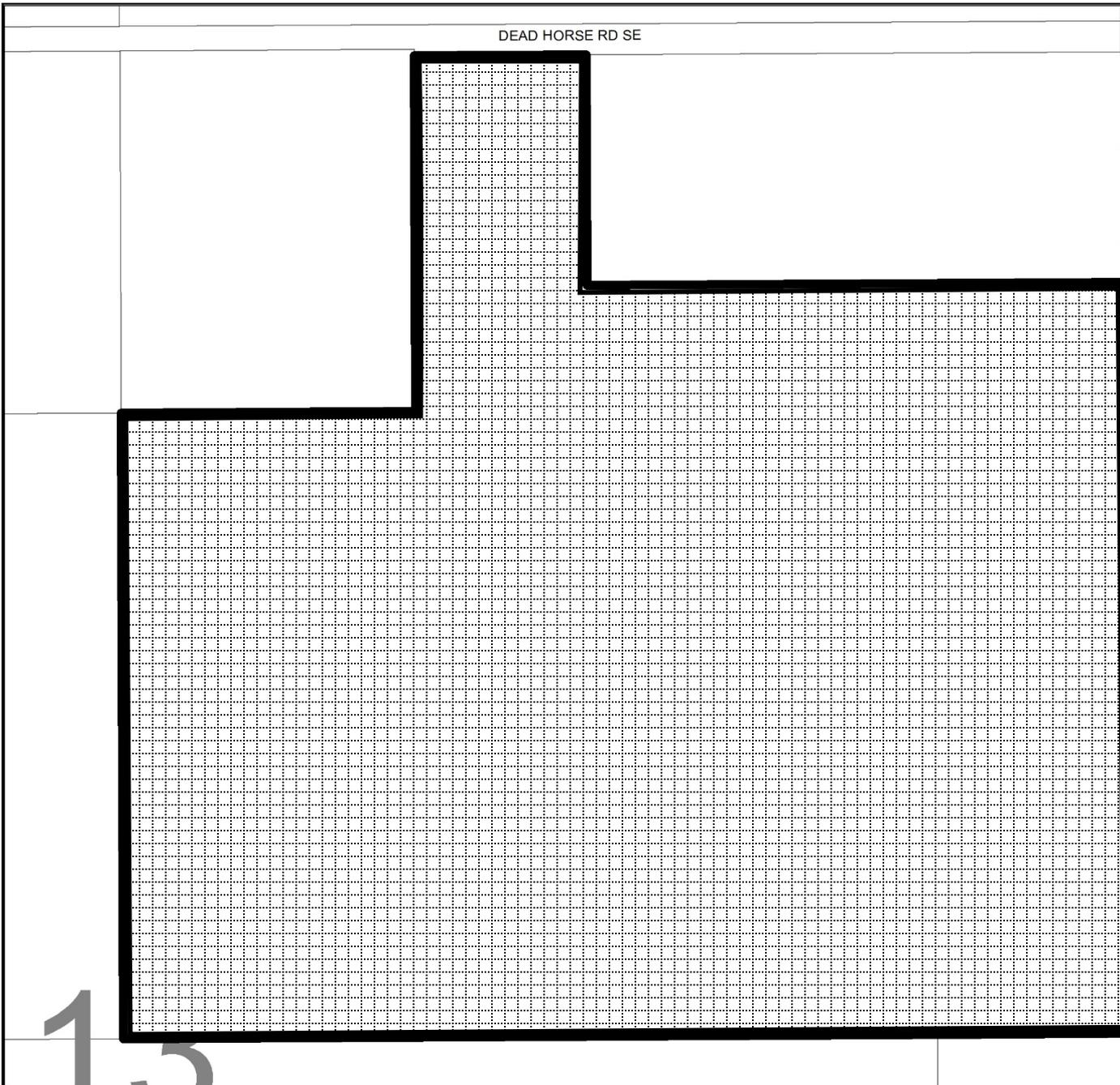
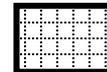
Schedule 'A'

Bylaw
C-8152-2021

Amendment

FROM
Agricultural, General District
(A-GEN)

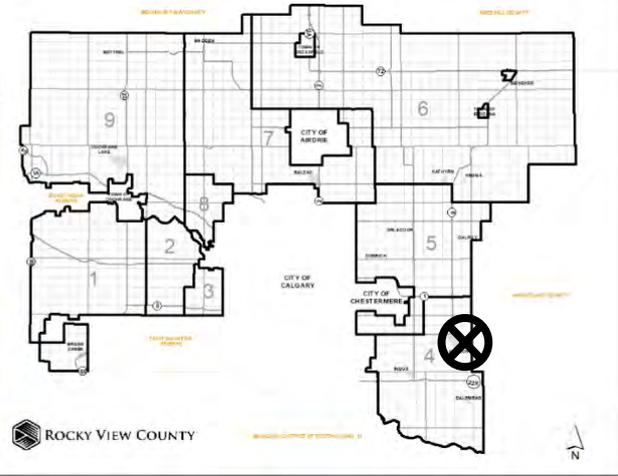
TO
Agricultural,
Small District
(A-SML p. 16.5)



Location & Context

Redesignation Proposal

To redesignate the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small District (A-SML p.16.5) to accommodate a future subdivision.



Development Proposal

Redesignation Proposal

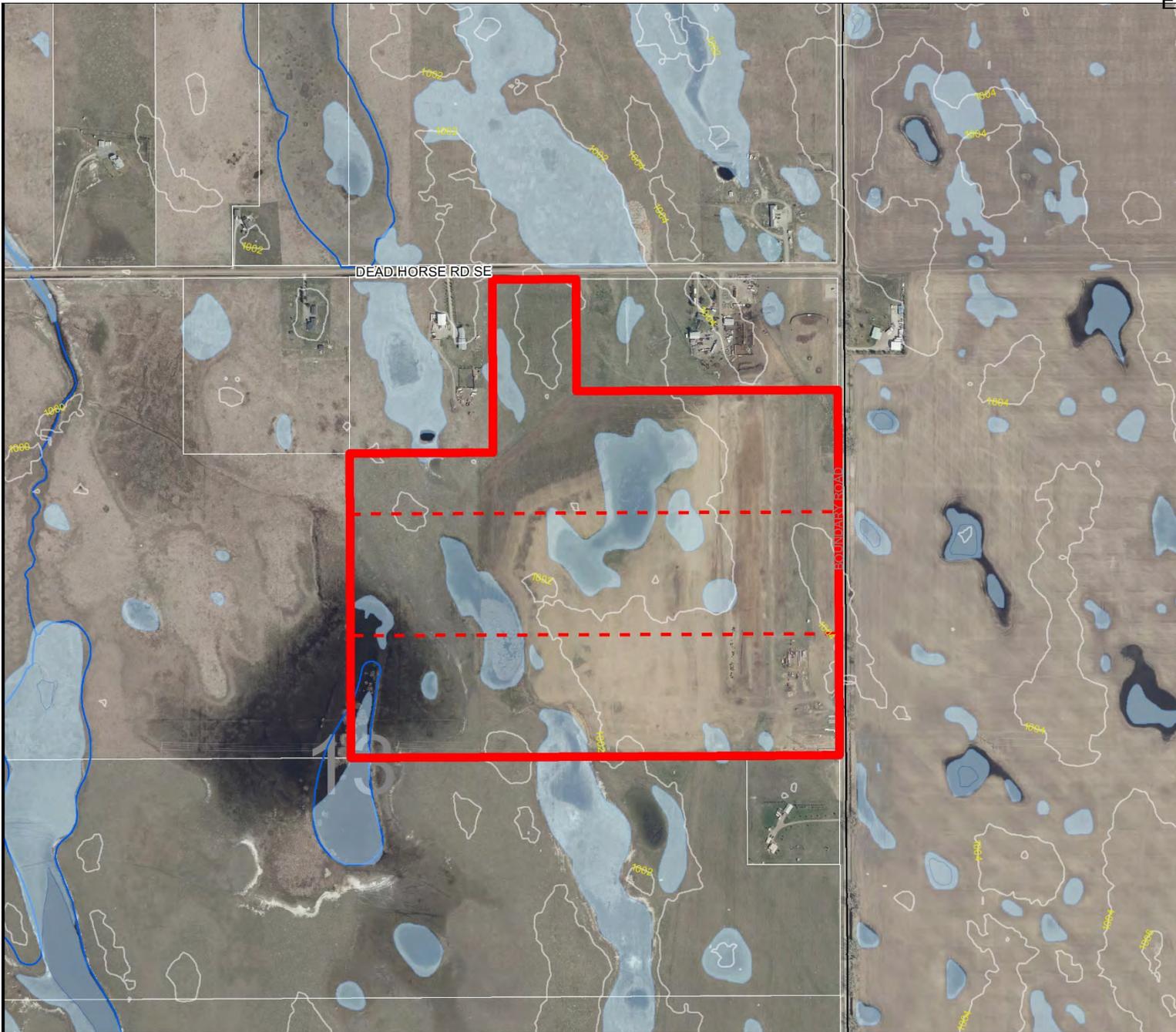
To redesignate the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small District (A-SML p.16.5) to accommodate a future subdivision.



Environmental

Redesignation Proposal

To redesignate the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small District (A-SML p.16.5) to accommodate a future subdivision.

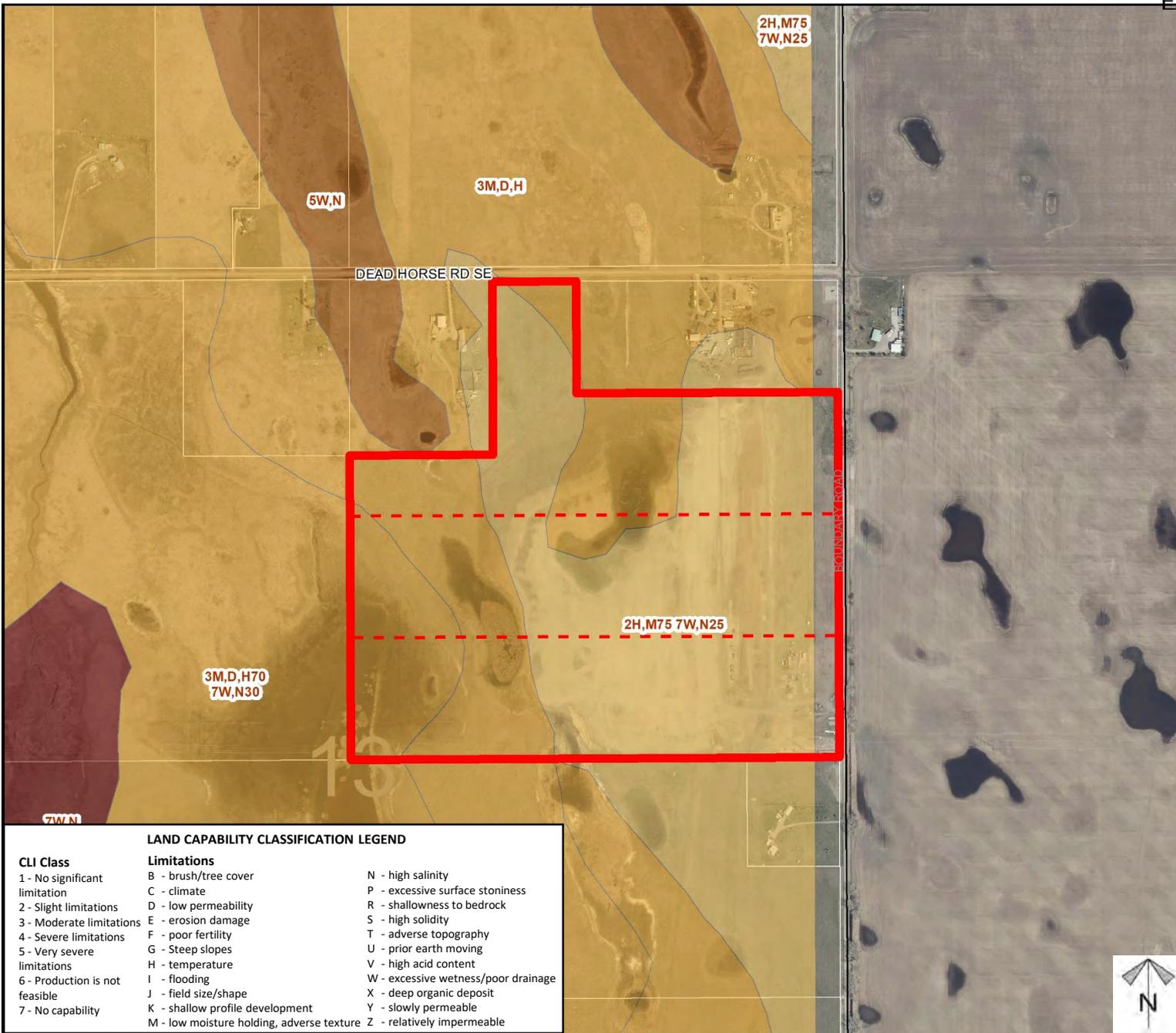


-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Soil Classifications

Redesignation Proposal

To redesignate the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small District (A-SML p.16.5) to accommodate a future subdivision.



LAND CAPABILITY CLASSIFICATION LEGEND

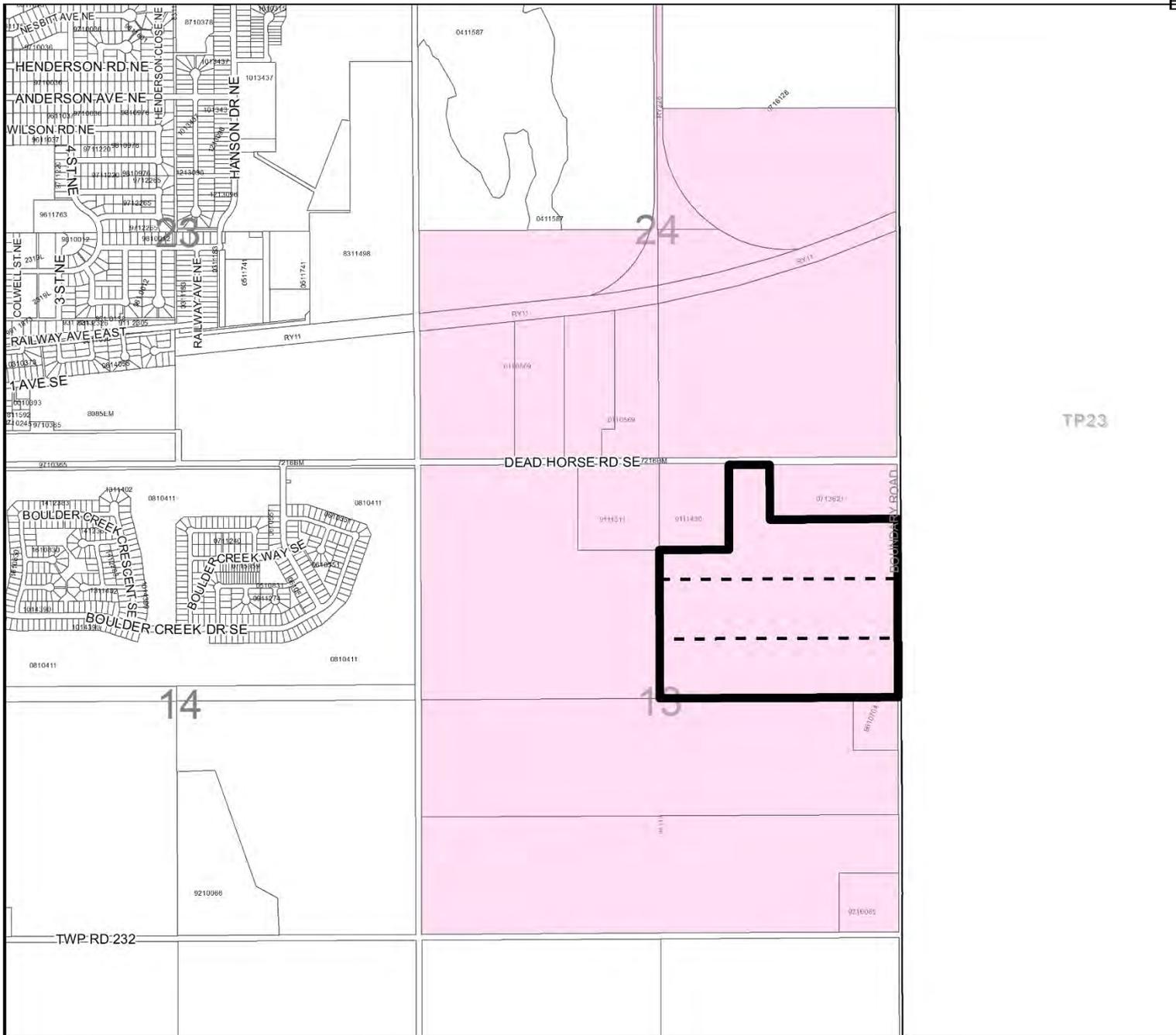
CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high solidity
5 - Very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



Landowner Circulation Area

Redesignation Proposal

To redesignate the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small District (A-SML p.16.5) to accommodate a future subdivision.



Legend

- Support 
- Opposition 



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 14, 2021 **DIVISION:** 9
TIME: Afternoon Appointment
FILE: 08922009 **APPLICATION:** PL20200104
SUBJECT: Redesignation Item – Agricultural Use

APPLICATION: To redesignate the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1), in order to facilitate the creation of a ± 20 acre parcel with a ± 20 acre remainder.

GENERAL LOCATION: Located approximately 4 kilometers (2.5 miles) west of Horse Creek Road, and between Township Road 283 A and Township Road 283.

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

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8113-2020 on December 22, 2020. Due to opposition from the community and inconsistency with the County Plan, the Applicant cancelled the public hearing on April 27, 2021. The Applicant then revised the proposal in response to feedback received. The new proposal meets the County Plan and the Land Use Bylaw:

- The proposed agricultural business meets the agricultural policies of the County Plan and is considered new and distinct agricultural use.
- The proposed land use and parcel size are compatible with the adjacent lands in the area.

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

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8113-2020 be amended in accordance with Attachment 'C'.
 Motion #2 THAT Bylaw C-8113-2020 be given second reading, as amended.
 Motion #3 THAT Bylaw C-8113-2020 be given third and final reading, as amended.
- Option #2: THAT application PL20200104 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
Xin Deng, Planning and Development Services



APPLICATION EVALUATION:

The original proposal was to redesignate the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of four ± 3.95 acre residential lots with a ± 23.97 acre agricultural remainder. Due to opposition from the community and inconsistency with County policy, the Applicant cancelled the public hearing on April 27, 2021.

The Applicant then submitted a revised proposal on May 31, 2021. The revised proposal is to redesignate the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of two ± 20 acre agricultural lots.

The revised proposal was evaluated based on the application and the applicable policies and regulations.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • County Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Slope Stability Assessment (Almor Testing Services Ltd. October 30, 2020) • Phase 1 Groundwater Site Assessment (Groundwater Information Technologies Ltd. December 31, 2018)
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POLICY ANALYSIS:

County Plan

Section 8 (Agriculture) of the County Plan provides policies for evaluation of proposals ranging from agricultural first parcels out to redesignation and subdivision for agricultural purposes.

Policy 8.18 provides criteria to evaluate proposal. The revised proposal meets the criteria:

- the proposed horse breeding business is considered a new and distinct agricultural use;
- the Applicant demonstrates the need for such a business in the region;
- the proposed agricultural district is compatible with surrounding agricultural uses;
- the proposed new lot and the remainder would gain access off Township Road 283 A; and,
- the proposal would not have a negative impact on county’s infrastructure and environment.

The Applicant provided a Phase I Groundwater Study and Slope Stability Assessment, which concludes that the site is suitable for the proposed development, and there are development areas with slopes of less than 15%.

Land Use Bylaw

The proposed two ± 20 acre lots meet the minimum parcel size requirement of Agricultural, Small Parcel District (A-SML p8.1) of the Land Use Bylaw.

The proposed lot configuration ensures appropriate setbacks and buffers are provided between the existing house and the adjacent properties and ensures the new lot has developable areas.



Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

XD/llt

ATTACHMENTS

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8113-2020 and Schedule A

ATTACHMENT 'D': Map Set

ATTACHMENT 'E': Public Submissions - Second Circulation for the Revised Proposal (15 letters)

ATTACHMENT 'F': Public Submissions - First Circulation for the Original Proposal (96 letters)



ATTACHMENT 'A': APPLICATION INFORMATION

<p>APPLICANT: Carswell Planning (Bart Carswell)</p>	<p>OWNERS: 2110524 Alberta Ltd.</p>
<p>DATE APPLICATION RECEIVED: August 21, 2020</p>	<p>DATE DEEMED COMPLETE: October 30, 2020 (original proposal was completed) May 31, 2021 (revised proposal was received)</p>
<p>GROSS AREA: ± 16.19 hectares (± 40.00 acres)</p>	<p>LEGAL DESCRIPTION: A Portion of SE-22-28-05-W05M</p>
<p>SOILS (C.L.I. from A.R.C.):</p> <p>5H,V,E – The north portion of the land contains soil with very severe limitations for cereal crop production due to temperature, high acid content, and erosion damage.</p> <p>7T,E,R – The middle west portion of the land contains soil with no capability for cereal crop production due to adverse topography, erosion damage, and shallowness to bedrock.</p> <p>7T – The rest of the land contains soil with no capability for cereal crop production due to adverse topography.</p>	
<p>HISTORY:</p> <p>November 2018 The Applicant submitted a redesignation application (PL20180141) to redesignate the land from Ranch and Farm District to Agricultural Holdings District and Residential Two District, in order to facilitate the creation of four ± 3.95 acre lots with a ± 23.97 acre remainder. Due to opposition received at the open house held on December 19, 2018, the Owner decided to withdraw the application.</p>	
<p>PUBLIC & AGENCY SUBMISSIONS:</p> <p>The application was circulated to 24 adjacent landowners. 96 letters in opposition were received from 63 properties during the 1st circulation for the original proposal. After the Applicant submitted a revised proposal, it was re-circulated in order to update the adjacent landowners. 15 letters in opposition were received from 12 properties during the 2nd circulation. All letters are included in Attachment E.</p> <p>The application was also circulated to a number of internal and external agencies, as depicted in Attachment B.</p>	



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Internal Departments</i>	
Road Operation	<p>Applicant to confirm how he proposes to access the proposed 20 acre new lot. Page 6 of the Redesignation Planning Brief included in the circulation makes mention that "Access for the proposed lots is from Township Road 283A". More details required. For any new approach construction, the applicant will need to contact County Road Operations to confirm approach location and scope of work to ensure adherence to County Servicing Standards.</p>
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> • The application has been reviewed based on the documentation submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p>Geotechnical:</p> <ul style="list-style-type: none"> • The applicant provided a slope stability assessment, prepared by Almor Testing Services Ltd., dated October 30, 2020. • As per the slope stability assessment, there are isolated areas at the front and back of lots that have a slope greater than 15 %. However, there are more than 2 acres of developable area available on each lot for the placement of building envelopes and septic field. • Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • Access to lot 1 and 2 are provided from gravel approaches off Township Road 283 A. • As the resulting parcel sizes are more than 7.41 acres, Transportation off-site levy shall be deferred at this time. • Engineering has no requirements at this time. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As per the planning brief, the proposed development will be serviced by a Private Sewage Treatment System in accordance with the municipal requirement. • At the time of future subdivision, the owner/applicant shall submit a Level 2 PSTS assessment, prepared by a qualified professional as indicated in the Model Process Reference Document to the satisfaction of the County. If recommendations of the model process assessment indicate improvements are required, as a condition of future subdivision, the owner shall enter into a Site Improvements/Services Agreement with the County. • Engineering has no requirement at this time.



AGENCY	COMMENTS
	<p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • As per the planning brief, the proposed development shall be serviced by water wells. • The applicant provided a Phase 1 Groundwater Site Assessment, prepared by Groundwater Information Technologies Ltd., dated December 31st, 2018. • The Phase 1 Groundwater supply report concluded the following: <ul style="list-style-type: none"> ○ The groundwater use in the area is slight to moderate. ○ There appears to be sufficient water supply to service the proposed development, as per the <i>Water Act</i> for domestic well users, at a rate of 1250 m³/year. ○ It appears that no significant water-level decline in the aquifer would be expected due to the addition of new wells. ○ No adverse effects to existing licensed or domestic groundwater users are expected from the proposed subdivision. • As a condition of future subdivision, the applicant shall provide the following for each new well for the northern and southern subdivided parcels: <ul style="list-style-type: none"> ○ Well Driller's Report confirming a minimum pump rate of 1.0 IGPM. ○ An Aquifer Testing (Phase II) Report, which will include aquifer testing and the location of the new well in accordance with the County's servicing Standards; and ○ The results of the aquifer testing meeting the requirements of the <i>Water Act</i> <p>Storm Water Management:</p> <ul style="list-style-type: none"> • No significant increase in runoff is expected from the proposed development. • Engineering has no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> • No environmental constraints are present on site. • Engineering has no requirements at this time.

First Circulation Date (for original proposal): September 16, 2020 – October 7, 2020

Second Circulation Date (for revised proposal): June 4, 2021 – June 25, 2021

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



BYLAW C-8113-2020

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-8113-2020*.

Definitions

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

Effect

3. THAT Schedule B, Land Use Map, of C-8000-2020 be amended by redesignating a portion of SE-22-28-05-W05M from Agricultural, General District (A-GEN) to ~~Residential, Rural District (R-RUR)~~ and Agricultural, Small Parcel District (A-SML p8.1), as shown on the attached Schedule 'A' forming part of this Bylaw.
4. THAT a portion of SE-22-28-05-W05M is hereby redesignated to ~~Residential, Rural District (R-RUR)~~ and Agricultural, Small Parcel District (A-SML p8.1), as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

5. Bylaw C-8113-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this 22nd day of December, 2020

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

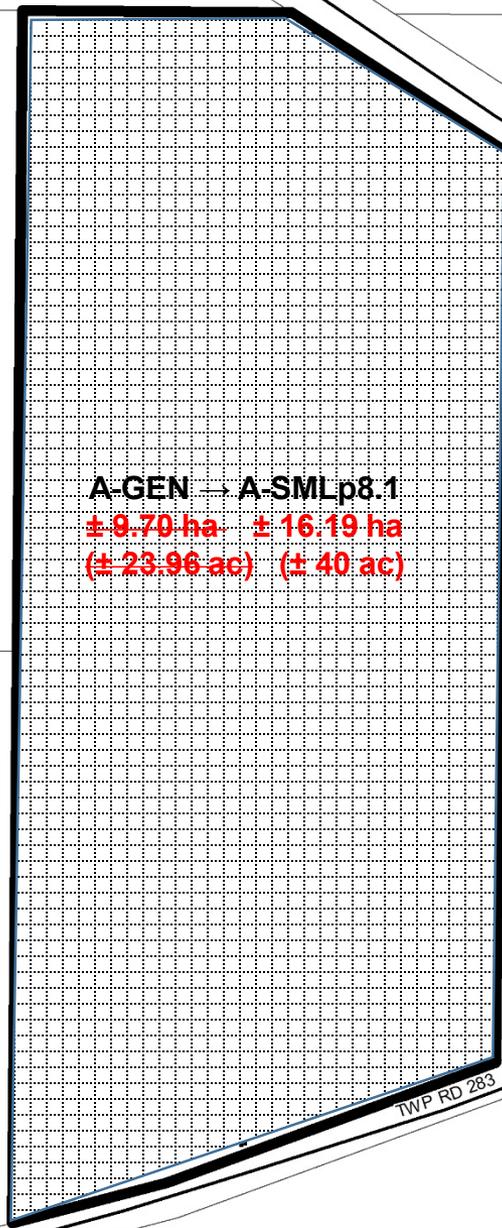
READ A THIRD AND FINAL TIME this _____ day of _____, 2021

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

22



A-GEN → A-SMLp8.1
~~± 9.70 ha ± 16.19 ha~~
~~(± 23.96 ac) (± 40 ac)~~

Schedule 'A'

Bylaw
C-8113-2020

Amendment

FROM
 Agricultural, General District
 (A-GEN) 

TO
 Residential, Rural District
 (R-RUR)

FROM
 Agricultural, General District
 (A-GEN) 

TO
 Agricultural, Small Parcel
 District (A-SML p8.1)

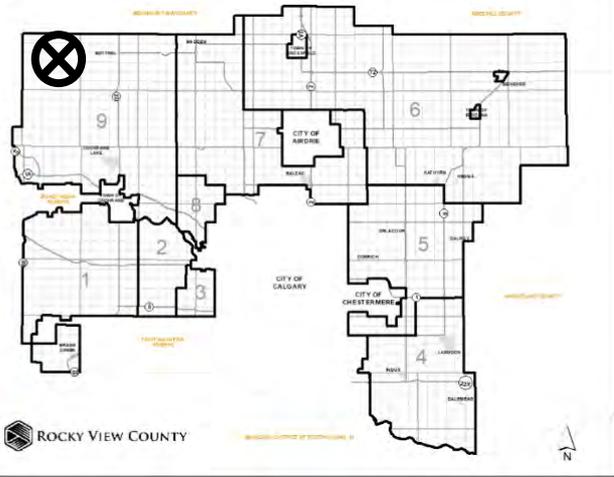
Division: 9
 Roll: 08922009
 File: PL20200104
 Legal: A Portion of SE-22-
 28-05-W05M



Location & Context

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1), in order to facilitate the creation of a ± 20 acre parcel, with a ± 20 acre remainder.



Division: 9
 Roll: 08922009
 File: PL20200104
 Legal: A portion of SE-22-28-05-W05M
 Printed: June 2, 2021
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Original Proposal

Lot 1
A-GEN → R-RUR
(± 4.20 ac)

Lot 2
A-GEN → R-RUR
(± 3.95 ac)

Remainder
A-GEN → A-SMLp8.1
(± 23.97 ac)

Lot 3
A-GEN → R-RUR
(± 3.95 ac)

Lot 4
A-GEN → R-RUR
(± 3.95 ac)

TWP RD 283A

TWP RD 283

Original Development Proposal

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of four ± 3.95 acre parcels, with a ± 23.97 acre remainder.

Division: 9
Roll: 08922009
File: PL20200104
Legal: A portion of SE-22-28-05-W05M
Printed: June 2, 2021
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22

Revised Proposal

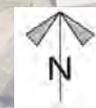


Revised Development Proposal

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1), in order to facilitate the creation of a ± 20 acre parcel, with a ± 20 acre remainder.

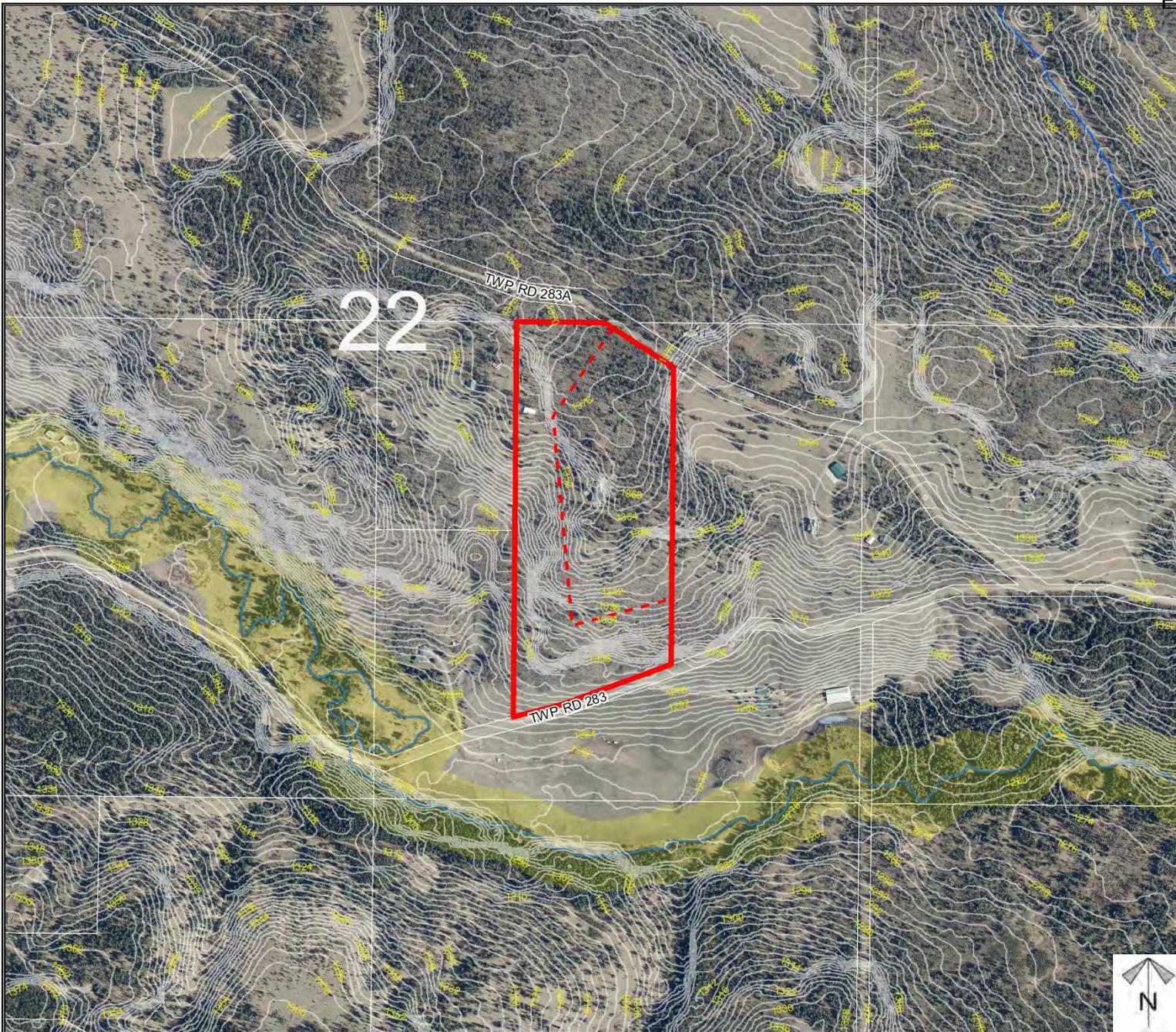
Division: 9
Roll: 08922009
File: PL20200104
Legal: A portion of SE-22-28-05-W05M
Printed: June 2, 2021
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Environmental

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1), in order to facilitate the creation of a ± 20 acre parcel, with a ± 20 acre remainder.



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

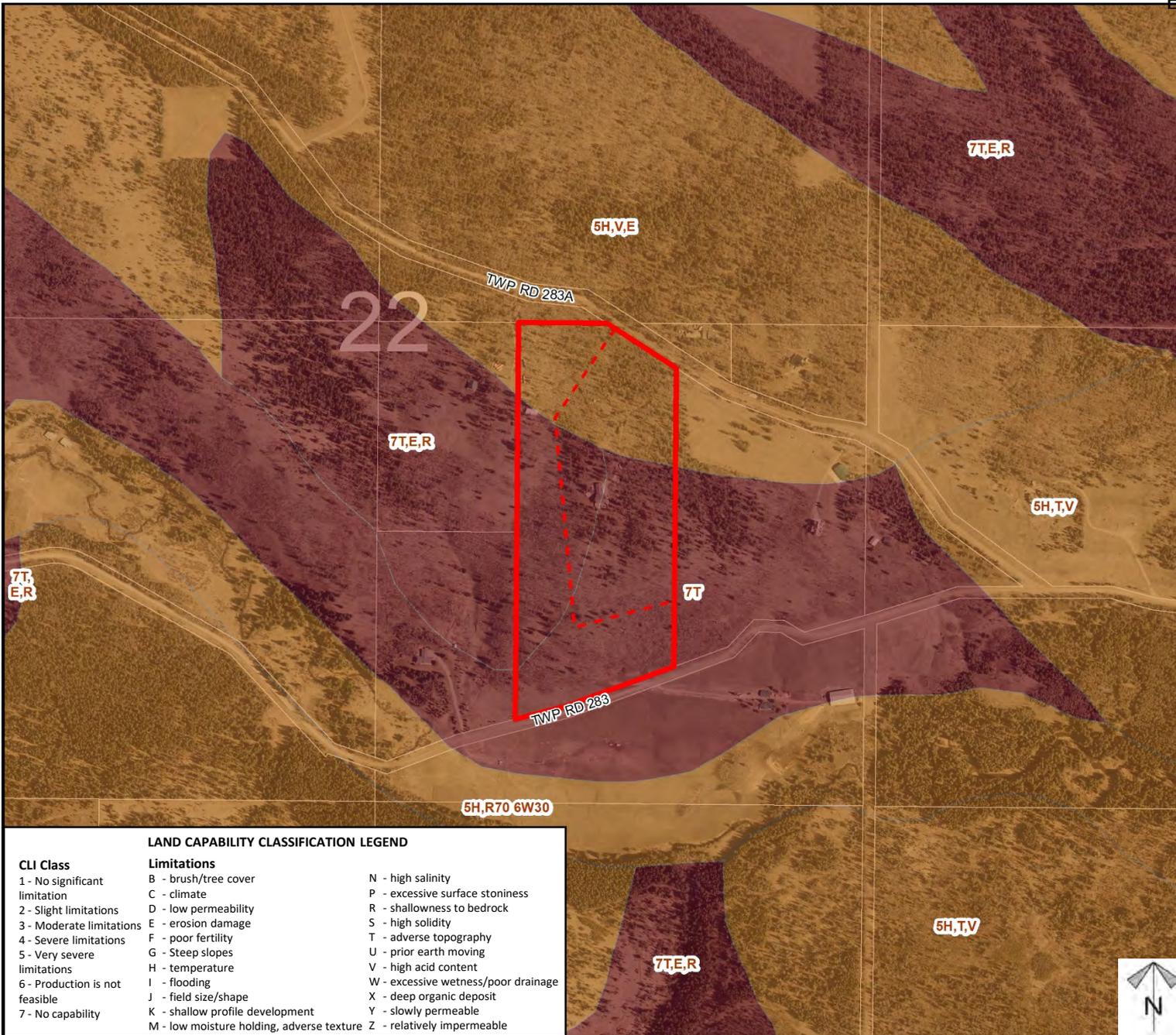
Division: 9
 Roll: 08922009
 File: PL20200104
 Legal: A portion of SE-22-28-05-W05M
 Printed: June 2, 2021
 Page 45 of 352



Soil Classifications

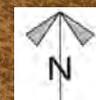
Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1), in order to facilitate the creation of a ± 20 acre parcel, with a ± 20 acre remainder.



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

Division: 9
 Roll: 08922009
 File: PL20200104
 Legal: A portion of SE-22-28-05-W05M
 Printed: June 2, 2021
 Page 46 of 352



Landowner Circulation Area

Redesignation Proposal

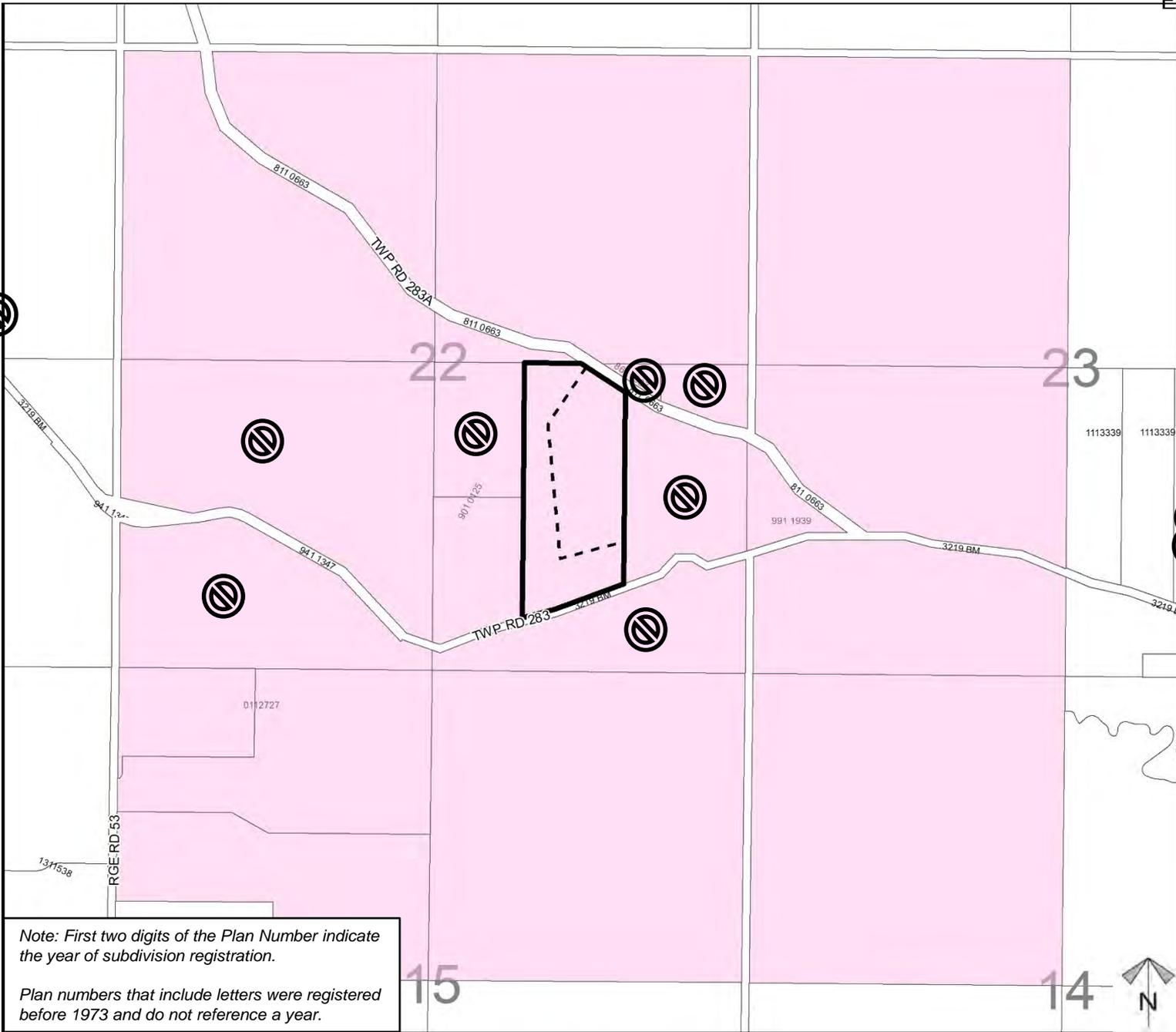
To redesignate the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1), in order to facilitate the creation of a ± 20 acre parcel, with a ± 20 acre remainder.

Legend

- Support 
- Not Support (12) 

Note: 15 letters were received from 12 properties for the revised proposal

Division: 9
Roll: 08922009
File: PL20200104
Legal: A portion of SE-22-28-05-W05M
Printed: June 2, 2021
Page 47 of 352



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.

Planning Services Department
Attn: Xin Deng
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL ~~70000011~~ 20200104

OPPOSED TO APPLICATION FOR SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283.

Name Robyn Mackay Bruce Roberts

Address NE 1/4 Sec 21 Twp 28 W5M.

Signature Robyn Mackay Date June 13/2021
Bruce Roberts

Lori-Lee Turcotte

From: [REDACTED]
Sent: June 14, 2021 8:12 PM
To: Xin Deng
Subject: [EXTERNAL] - File Number: 08922009, Application Number: PL20200104

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

My name is Ronald Montgomery, and I am the adjacent property owner to the immediate east of the subject property. My address is 52005 Township Road 283A, Rocky View County.

The application calls for the creation of an oddly shaped 20 acre parcel that would seem to me to be unusable agricultural land and is not likely to be compatible with other existing uses of land in the area. The application does not provide any indication as to how this parcel of land might be used.

Two previous applications by the same applicant had proposed the creation of 4 residential lots with a 20 acre (more or less) remainder. I am concerned that if the currently proposed subdivision is approved, that the applicant will come forward with a future application to the County to redesignate and subdivide the oddly configured 20 acre parcel into a number of residential lots, perhaps even citing the fact that the newly created parcel herein is not viable agricultural land and that it cannot be readily sold as a 20 acre parcel due to the odd configuration, notwithstanding the fact that the applicant created the parcel in the first place.

The applicant has it made it very clear that his intentions have always been to subdivide this property in order to make money, and has stated that this has always been his intention. I am concerned that this application is not the most straight forward way to redesignate and subdivide a 40 acre parcel, and wish to go on record expressing my opinion that the applicant has an unstated agenda for the proposed oddly created parcel that will require further application(s) to the County in order to achieve the applicants ultimate objective, which is to create small residential acreages.

OPPOSED TO APPLICATION FOR SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283.

Name BRAD & KATIE DIGGENS

Address 50047 Twp Rd. 283 Rocky View County

Signature  Date JUNE 12/2021

Planning Services Department
Attn: Xin Deng
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20200104

OPPOSED TO APPLICATION FOR SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283.

Name Lincoln Browning

Address 888 Coach Side Cres SW T3H1A4

Signature  Date June 15/2021

Planning Services Department
Attn: Xin Deng
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20200104

OPPOSED TO APPLICATION FOR SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283.

Name: Anneth Haver

Address 52065 Twp Rd 283

Signature Anneth Haver Date June 15/2021

To: Xin Deng
Rocky View County

Re: File 0922009
App number PL20200104
Division 9

June 24, 2021

From: Nannette Harrison
52065 Twp Rd 283
Rocky View County T4C 3A1

To Planning and Development and to County Council

WHEN OH WHEN WILL THIS BE DONE!! MULTIPLE RE-CIRCULATIONS, WITHDRAWN PROPOSALS for 2.5 YEARS!! As an adjacent Landowner I feel absolutely harassed by these submissions and COUNTY COUNCIL NEEDS TO PUT THIS TO REST. I am tired, but not too tired to fight for what is right for the environment, for the community and for myself.

I OBJECT STRONGLY to the proposed redesignation of land from A-GEN to Agricultural, Small Parcel District (A-SMLp8.1) for two 20 acre parcels for the following reasons:

- 1) **As an A-Gen parcel, this property is actually a viable profitable farm operation for our area. The slope of the land on this property is problematic for some farming operations. However, as a sheep/goat operation this property is similar to others in this area that have profitable fleece/ farm market/ goat/dairy operations. If you chop it down smaller, it is still possible as on an ag operation, but much less profitable. The slope of this land is not a real problem for a sheep/goat operation and is likely to improve the grazing on that land. However, I will say that as an operation farm, the landowner will make a farmers living. If you want to split and develop the land and sell it for huge profit....farming operations in any way cannot compete with that.**
- 2) **The proposed Land use designation allows WAY too much latitude for development on this land. This is a hugely sloped property, with lots of trees. The trees and undisturbed grasses/shrubs prevent erosion, which is a huge problem to myself and another adjacent land owner AS WELL AS TO THE COUNTY ROAD. Currently, we have an erosion problem on this road and to several properties, mine being one of them. If further tree removal and development take place, the lack of ditches and water runoff create deep channels across the road and wreck my pasture land. Right now we have a barely manageable problem. More development and less trees on this property creates a problem for me and for the MD. Please see my previous submission on video**

from the last time this was proposed as a 4 acre development. It clearly demonstrates the slope of the land.

- 3) The wildlife in this area and this area in particular are part of the ONLY (note: the ONLY) place in Canada where 4 environmental zones come together. Pair that with our stream which is under stress due to whirling disease and sedimentation and we have a precious area which is very rare. Adjacent clear cutting of trees on one section of land has pushed bears, turkeys, eagles, and multiple other species right into this specific area. Of the 300 species of birds in Alberta, 163 species have been documented in this valley. Many are rare and unusual. We have nesting blue herons and eagles in this area. Further development and clearing of trees puts further stress on them and destroys potential homes for all of them.

This has been going on for 2.5 years. All of us have done video submissions and written multiple letters regarding the proposed development and redesignation on this property. I would hope that council would listen to those of us who have lived her for many years and understand why the development on this particular property does not make sense. There are lots of places in the county where buying a property, changing the designation, subdividing and doing further development makes sense. But here, on a dead end dirt road at the far end of the county it does not. Please do not allow the redesignation of the property.

Planning Services Department
Attn: Xin Deng
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20200104

OPPOSED TO APPLICATION FOR SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283.

Name B McLeod

Address 50090 - TWP Rd 283 Rocky View County
T4C 3A1

Signature Benjamin McLeod Date June 17, 2021

Lori-Lee Turcotte

From: Lisa Gillett [REDACTED]
Sent: June 23, 2021 5:04 PM
To: Xin Deng
Subject: [EXTERNAL] - File 08922009 Applicaiton PL20200104

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June 23, 2021

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

Attention: Xin Deng
RE: File Number 08922009 Application Number PL20200104 Division 9

Dear Sir:

Please be advised that we are opposed to the above mentioned application for redesignation to Agricultural , Small Parcel District to facilitate the creation of a 20 acre new lot with a 20 acre remainder as the proposed use is not compatible with the other existing uses in our immediate neighborhood. The proposal for a small agricultural parcel for a potential livestock operation would be on a larger scale than the current infrastructure can maintain.

As usual my main concern is water. The watering of a large scale operation of livestock will drastically reduce the water available to neighboring homeowners and disposal of animal sewage will be a major problem. The water survey presented in the previous applications for redesignation did not address the drilling of a well for farm animals only residential wells and even that report wasn't sufficient to facilitate the drilling for residential wells.

Thank you for taking the time to address our concerns.

Don and Lisa Gillett

(please can you reply that you have received this email so I know it has been submitted. Thank you!)

Lori-Lee Turcotte

From: Michelle Mitton
Sent: September 1, 2021 3:20 PM
To: Xin Deng; Lori-Lee Turcotte
Subject: FW: [EXTERNAL] - Bylaw C-8113-2020

MICHELLE MITTON, M.Sc
Legislative Officer | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-1290 | 403-462-0597
MMitton@rockyview.ca | www.rockyview.ca

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

From: Lisa Gillett [REDACTED]
Sent: September 1, 2021 2:16 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8113-2020

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September 1, 2021

Bylaw C-8113-2020 - A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020
Application Number PL20200104 (8922009)

Please be advised that Don and Lisa Gillett of 52058 Twp Rd 283A Rocky View County, AB T4C 3A1 are OPPOSED to the proposed bylaw application for redesignation to Agricultural, Small Parcel District as the proposed use is not compatible with the other existing uses in our immediate neighborhood. The proposal for a small agricultural parcel for a potential livestock operation would pose a problem that the current infrastructure could not maintain. Even though there was upgrading to the road a few years ago the hill on the 283A still washes out every winter and spring leaving only one lane for vehicles to drive. More traffic on this road will only make it worse.

As usual our main concern is water. The watering of a large scale operation of livestock will drastically reduce the water available to neighboring homeowners and disposal of animal sewage will cause a major problem whether it's shipped out or not. The water survey presented in the previous applications for redesignation did not address the drilling of a well for farm use only residential wells and even that report wasn't sufficient to facilitate the drilling for residential wells.

The site map for this proposed redesignation has property lines very similar to the previous withdrawn proposals (Dec. 2018, Oct. 2020, Apr. 2021) for four 3.95 acre parcels and a 9.7 acre remainder. It is plain to

see that if this redesignation to Agricultural, small parcel district is approved it's just a short matter of time before the next proposal for redesignation to Rural Residential District to break out the two 3.95 acre parcels on the south of the property and at least one on the north side as the access roads have already been built on the north and south of the property.

Since the original 40 acre parcel of land was purchased March 2018 by a corporation (2110524 Alberta Ltd.) that immediately hired Carswell Planning to draft a redesignation proposal by September 2018 the intent is obviously financial gain with no concern for neighbors, the loss of biodiversity or strain on the surrounding ecosystem.

Thank you for the opportunity for us to address our concerns.

Don and Lisa Gillett

Lori-Lee Turcotte

From: Sue Browning [REDACTED]
Sent: August 18, 2021 8:17 PM
To: Xin Deng
Subject: [EXTERNAL] - PL20200104 (08922009)

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

Hi again,
I do not support the proposed subdivision on this application.
Please let me know if you require anything else from me.

Kind regards,
Sue Browning

Sent from my iPad

Planning Services Department
Attn: Xin Deng
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20180141

OPPOSED TO APPLICATION FOR SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283.

Name: J. Craig W. Dobson

Address: 121 Courtenay Terrace, Sherwood Park, AB T8A 5S6
52277 Twp Rd 283, Rocky View County, AB T4C 1A1

Signature:



Date: 2021-08-03



Planning Services Department
Attn: Xin Deng
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20200104

OPPOSED TO APPLICATION FOR SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283.

Name

Patricia Schnell

Address

SW/22/28/05/05 S of Road 9411347 1/4

Signature

P. Schnell

Date

June 28, 2021

Planning Services Department, Rocky View County

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

Application Number: PL 20200104

Division 9

County Contact: Xin Deng Xdeng@rockyview.ca Phone: 403.520.3911

To Rocky View County :

We are **opposed** to the proposed designation of land and any future subdivision. We are adjacent to this neighbor's property. 52103 Twp Rd 283A. We believe he is not a good steward of the land and has shown lack of consideration for his neighbors.

- a) I am pleased to see that the applicant has applied for a rezoning of Ag-small to Ag-small, 2x 20 acre parcel split but his conceptual plan makes no sense. The plan splits the land into unusable agricultural space. The Conceptual plan submitted will not work for anyone that wishes to purchase agricultural land. There will be no Agricultural land use as 70% of Mr Trinski's split is on a steep slope. If Mr Trinski feels his split offers the best agricultural use versus the communities suggested spit, then why did he place an access road on 283 (not approved by County) for the 4x4 acre split previously applied for? Obviously Mr Trinski feels there is enough space on the south half of his property to provide 2x4 acre housing, so why would that same space not be appropriate for Agricultural use?

Mr Trinski's proposal would have 2 options for a house to be built:

- 1: A house placed right beside our fence line , 100 yards from our house, accessed from the illegal access road Mr Trinski put in off of road 283A, leaving us with no privacy or quality of life. We moved to the country for privacy and peace especially after a very busy, stressful day as an essential worker in the city and during a pandemic.
- 2: A house on the south side where they can access their property from the illegal approach Mr Trinski put in on 283.

Granted, once owners have bought the land they can put whatever they want where ever they want which is apparent with Mr Trinski's choice of location for his sea cans and tents. So we too are concerned about setbacks and privacy loss just like Mr Trinski. If Mr Trinski feels the majority of his land is useless as was stated in his comments listed below, then perhaps **no reasonable subdivision** can be achieved with this piece of land. As a business owner that purchases properties to make money he should have recognized that at time of purchase.

Here are just a few of the quotes from the threatening email letters sent from Mr Trinski to the adjacent land owners from the last proposal April 27th 2021.

- a) I do not hide that I purchase properties with business in mind. I always have plan A and, at least, plan B. No difference with this one. I was lucky to purchase undervalued property.
- b) We have two options, to do subdivision in order to maintain residential character of the land, or to do farming. With the fact that there are only **4 to 5 acres flat land** we can do only extensive raising of animals. To achieve profitability we have to look in confined raising of pigs.

Another option Mr Trinski may consider is selling his house and then keeping the small strip of land beside our property to run his extensive pig operation and continue to pile all his junk up along the fence lines. He has a company called Sip-tech that constructs prefab buildings, he will use this land as storage for his company and will be a complete eye sore for the neighborhood and decrease everyone's property values. Nobody likes to live by a junk yard or pig barn.

1:Water

Our well is a very low producing well. The subdivision the applicant is proposing will end up supporting another household (5 more people). Our well barely supports 2 adult and 2 horses on our 20 acre lot. We have 2 cistern tanks to store adequate water. The lower neighbors have an even bigger problem with slow water. A new water report needs to be done as the last one was done by Mr Anderson, the previous owner in 1968.

2: Erosion of the land with all the tree removal and the rain run off. The applicant's property is on a steep slope that directly effects his lower neighbors and also the Dog Pound Creek which is a Class B creek. This creek is an important spawning habitat and must not be disturbed. The rare bird species in this valley will also be disturbed due to increased traffic, noise, and habitat destruction.

The property sits on a natural gully. (Municipal act on Environmental Reserves involving coulees, ravines, flood plains, wildlife corridors and significant tree stands). An ecological survey, rare vegetation survey, rare bird survey and wet land survey would need to show no impact

3: Traffic and noise.

This subdivision will place a minimum of 2 -3 vehicles on an already bad road creating wear and tear. Dust and noise. The construction traffic of heavy equipment and workers is also a factor. Including road closures and disruption during construction. The Rocky View County has already found this road to be challenging to maintain with the amount of traffic on it now.

4: Dust for health of livestock and the wildlife.

5: Roadways into subdivision

On August 19th 2019 he built 2 access roads off the Rocky View Roads on 283 and 283A. They were built to accommodate access for subdivisions without MD approval. Not to mention the excessive tree removal\destruction. These roads do not follow any road specs and contain no culverts.

These self made roads are not only an eye sore but also a danger to the property below him as he has now created more run off and potential mud slide to that property during heavy rain. A rain fall saturation survey should now be done to make sure the property below the applicant is safe from hazard associated with this lack of consideration to Rocky View County rules or neighbors. At what point will he be held accountable by the County and the roadways put back to its original state?

6: Fire hazards without a fire hall in close proximity to accommodate the surge in population.

7: Site drainage. As this area is built on a hill, how will septic systems be handled?

8: Country living. We in this area moved out to the far northern corner of Rocky View to avoid areas such as BearsPaw or Springbank. We enjoy nature and animals and we are all apposed to the destruction of the land with further development.

In closing, I would like to say that Mr. Trinski bought this property with a numbered company in June 2018 in the soul purpose to make money, within a few months he had his subdivision application submitted and his house listed for resale and it has been for sale for the last 2.5 years. As a developer/investor, Mr Trinski did not do his due diligence before buying this land to see that his house is built in the middle of the 40 acres making subdivision of the 40 into 2 x 20 acres difficult yet not impossible. If Mr Trinski cut the property in half with the property line running close to his house east to west he could easily subdivide into 2 very usable Ag-small lots. One north lot and one south lot. The setbacks the county has in place for neighbors seemed to be acceptable for him when he destroyed our line of view for the past 2.5 years so I am sure they will work for him as well. The topography of his property being as steep as it is makes the small side conceptual drawing useless to any new owner. Mr Trinski knew the house sat in the middle of the property and now he is concerned about the 20 acre split line running to close to his house disrupting his privacy? Yet he has had no consideration in regards to privacy with us by having his sea cans, garbage, and 2 ugly tents along our shared fence line and less than 100 yards away from our house. He constantly runs his bobcat at night back and forth beside the fence line making sure to leave his back up horn connected. He has been intentionally disrespectful and disruptive. He has placed a fence line down a partial portion of our road leaving us without any access to our property until we could build a new road, the list goes on and on in regards to what Mr Trinski has put us through and will continue to put us through if the county allows this inappropriate conceptual plan to pass. I recognize some of the inconsiderate things Mr Trinski has done may have nothing to do with a subdivision but it has everything to do with his actual intention of future land use and lack of consideration for his neighbors. We did not invest in Rocky View County by purchasing out in the country to be made to feel like we still live in the city.

Please see the attached map that we feel the community would support. Please feel free to contact me to discuss.

Mr Trinski's argument is that this plan will interfere with his privacy.

Sincerely

Barbara Smith



YELLOW CIRCLE WITH RED DOTS IS OUR HOUSE

GREEN ITEMS BESIDE OUR HOUSE ARE MR TRINSKI'S 2 TENTS AND 2.5 SEA CANS AND GARBAGE

GREEN CENTER ITEM IS MR TRINSKI'S HOME

RED LINE IS ACCEPTABLE WAY OF SPLITTING HIS LAND INTO TWO LOTS, ONE NORTH LOT, ONE SOUTH LOT, TO PROVIDE A NEW COMMUNITY MEMBER USABLE AGRICULTURAL LAND

22

TWP RD 283

15

Bylaw C 8113-2020 Re Designation Hearing September 14, 2021

As a resident of Rocky View County in the area in question **I would like to register my objection** to the re designation of Carswell Plannings subdivision from Agricultural General District to Agricultural Small Parcel.

We, the neighbours on TWP Rd #283, have watched various attempts to re designate this land from the four 4 acre split with 2/3 of the 40 acres remaining. This was viewed as a dangerous precedent for the land parcel size.

Opposition was expressed about the density of the resulting population and its impact on the water table. It would also adversely impact on Rockyview County's infrastructure and road wear due to this extra traffic.

The proposal returned to a 20/20 split. This too was withdrawn in an Eleventh hour intervention for additional revision. The following month the original untenable delineation of the property's was reinstated. The entire western border as well as a very steep gradient along the property's southern edge bordering TWP Rd #283 were the salient features of this subdivision. This produced issues of concern re access and entries.

It is distressing to witness neighbours subjected to actions by the applicant to create disputed access roads. Common sense would dictate that they are in direct violation of soil erosion dynamics, not to mention a common regard for one's neighbours and one's own mutual stewardship of shared borders.

I wish to register my complaint not only to the re designation but also so there will be a record of the laxity in in enforcement of laws in compliance with access regulations. If there is ever a dispute in the future with possible land buyers over these issues that have not been addressed, this letter will provide fodder for legal recourse for any dispute with Rockyview County.

It is not fair to enforce legislation upon land owners while land sellers are allowed to flaunt these regulations while pursuing their profit incentive.

M.F. Johnson 50090 TWP.Rd.#283 Rocky View County, AB Canda T4C - 3A1

Lori-Lee Turcotte

From: Erik Bengtsson [REDACTED]
Sent: September 1, 2021 6:25 PM
To: Legislative Services Shared
Cc: Xin Deng
Subject: [EXTERNAL] - Bylaw C-8113-2020

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

Good Day Honourable Council Members,

My name is Erik Bengtsson, and I live at 52014 Township Road 283A in Rocky View County, directly adjacent to the property currently under review.

My wife and I and small child made the decision to move to this particular property for several reasons, not the least of which being the dead-end road with limited residence beyond, resulting in a friendly and quiet country atmosphere where we can raise our daughter without fear of the high volume traffic that comes with small lots and construction.

Our concerns with the proposed re-designation of SE-22-28-05-W05M are as follows:

1. Although the lot sizes fall within the current size limit of +/- 20 acres, and this land is designated as A-GEN, the boundaries of the proposed properties make any sort of use inconceivable, and will undoubtedly cause conflict and crowding with the immediate neighbour.
2. Increased Traffic is a concern on this road (283A) as the current maintenance program is barely adequate to keep the road passable for the current occupants and traffic volume. This will also increase the noise and safety risk to our children, and other users of the road, which include many blind corners and slippery areas.
3. Disturbance to wildlife habitat, as adding more volume to the current lot will unnecessarily constrict local wildlife patterns of travel, increasing their presence on roadways and other undesirable locations.
4. Water Usage in this area is already nearing a maximum, as wells producing less than 2 GPM are the norm, and adding another Agricultural lot to the area could render the water supply inadequate for all who currently rely on it.
5. The creation of this strip of land so near a rather large grade is certain to cause soil stability and runoff issues, particularly given the access points to these properties, causing large volume traffic in a relatively concentrated area. This will require a high degree of attention to ensure that the slope does not degrade with potentially catastrophic consequences to downslope neighbours.

As a result of the above, both myself and my wife are OPPOSED to Bylaw C-8113-2020 and this change as currently presented, and will continue to oppose any change until satisfied that our concerns have been adequately addressed.

Regards,

Erik Bengtsson & Vanessa Jackson
52014 Township Road 283A
Rocky View County, AB
T4C 3A1
[REDACTED]

Johnson Kwan

From: Adrian Prudden [REDACTED]
Sent: September 24, 2020 10:49 AM
To: Johnson Kwan
Cc: Division 9, Crystal Kissel
Subject: [EXTERNAL] - Re: Development Proposal number 20200104 at 52027 Twp Rd 283A

Categories: Yellow Category

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

Re: Development Proposal number 20200104 at 52027 Twp Rd 283A

Dear Mr. Kwan,

I am writing with regard to Development Proposal number 20200104 at 52027 Twp Rd 283A.

If you remember, I wrote to you about a year ago regarding an application that the same applicant made regarding the same property, before that application was withdrawn. At the time you told me there had been a computer error, and that notifications of the application had not been sent out to neighbouring property owners.

I understand from a neighbour that the same applicant has filed another proposal. Again, I have received no official notification.

I am extremely concerned about the impact that such a proposal would have on our local community and I am raising the following objections:

- 1) We already have terrible problems with the road conditions on Twp Rd 283A. There are severe potholes that constantly develop, along with the wash-boarding of the road, on each downpour of rain. I believe these problems will be exacerbated by increased daily traffic on the road as a result of the proposed increased population. The road surface is simply inadequate for increased traffic.
- 2) We enjoy a diverse and populace wildlife in our community. I am deeply concerned that the proposed increased human population would adversely impact the presence of this wildlife, and indeed impact our lifestyle as a result.
- 3) Increasing the number of drilled water wells in the area could lead to an unexpected reduction in volume of basic water supply for existing homes, I have heard reports of such impacts in other communities.
- 4) Although my property does not immediately border on the 52027 Twp Rd property, I understand that the impact on the direct neighbours would be even more devastating. We moved to this area because of its remoteness, low population and natural beauty. I know that the direct neighbours would be heartbroken if this proposed rezoning or subdivision progressed.

Yours sincerely,

Adrian Prudden

50224 Twp Rd 283

Planning Services Department, Rocky View County

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

Application Number: PL 20200104

Division 9

County Contact: Johnson Kwan E-mail: jkwan@rockyview.ca Phone: 403.520.3973

To Rocky View County :

We are opposed to the proposed redesignation of land and any future subdivision. We are adjacent to this neighbors property. We believe he is not a good steward of the land and has shown lack of consideration for his neighbors.

We would like to begin with some technical reasons as to why we are apposed.

1:Water.

Our well is a very low producing well. The subdivision the applicant is proposing will end up housing at least 20 people.(5 per household) . Our well barely supports 2 adult and 4 horses on our 20 acre lot. We have 2 cistern tanks to store adequate water. The lower neighbors have an even bigger problem with slow water.

2: Erosion of the land with all the tree removal and the rain run off. The applicants property is on a steep slope that directly effects his lower neighbors and also the Dog Pound Creek which is a Class B creek. This creek is an important spawning habitat and must not be disturbed. The rare bird species in this valley will also be disturbed due to increased traffic, noise, and habitat destruction.

The property sits on a natural gully. (Municipal act on Environmental Reserves involving coulees, ravines, flood plains, wildlife corridors and significant tree stands). An ecological survey, rare vegetation survey, rare bird survey and wet land survey would need to show no impact

3: Traffic and noise.

This subdivision will place a minimum of 8 vehicles in a small vicinity of each other. There will also be a higher volume of traffic on the roads creating wear and tear . Dust and noise. The construction traffic of heavy equipment and workers is also a factor. Including road closures and disruption during construction. The Rocky View County has already found this road to be challenging to maintain with the amount of traffic on it now.

4: Dust for health of livestock and the wildlife.

5: Roadways into subdivision that the applicant has already placed has not been overseen by Rocky View and they do not follow any road specs and contain no culverts. These self made roads are not only an eye sore but also a danger to the property below him as he has now created more run off and potential mud slide to that property during heavy rain. A rain fall saturation survey should

now be done to make sure the property below the applicant is safe from hazard associated with this lack of consideration to Rocky View County rules or neighbors.

6: Fire hazards without a fire hall in close proximity to accommodate the surge in population.

7: Has the applicant submitted a comprehensive concept plan?

8: Site drainage. As this area is built on a hill, how will septic systems be handled?

9: Country living. We in this area moved out to the far northern corner of Rocky View to avoid areas such as BearsPaw or Springbank. We enjoy nature and animals and we are all apposed to the destruction of the land with further development. As there is nothing less than 20 acres to be subdivided in this area the applicants proposition of 4x4 acre lots is far below the allotted minimum 20 acre.

In closing I would like to say that Mr. Trnski bought this property with a numbered company in June 2018 in the soul purpose to make money, within a few months he had his subdivision application submitted and his house listed for resale. As a developer/investor, Mr Trnski did not do his due diligence before buying this land to see that this area is not zoned for such small acreages and that his house is built in the middle of the 40 acres making subdivision of the 40 into 2 x 20 acres difficult as well as the topography of his property being as steep as it is . Even the 2 x 20 acre subdivision would be highly disapproved of due to all of the above mentioned concerns. This Valley is a unique ecosystem and can not sustain anymore people,traffic or noise.

I am hopeful the applicant will be held accountable by the County to return the land to its original state if his application is denied. The road ways he has built off the Rocky View Roads on 283 and 283A were built to accommodate access for these 4 x 4 acre lots without approval. Not to mention the excessive tree removal\destruction.

Please feel free to contact me to discuss.

Sincerely

Barbara Smith

Johnson Kwan

From: Brad Diggins [REDACTED] >
Sent: October 27, 2020 4:19 PM
To: Johnson Kwan; Division 9, Crystal Kissel
Cc: barbara smith
Subject: [EXTERNAL] - 52057 Township Road 283A Subdivison Proposal

Categories: Yellow Category

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

Mr. Kwan and Ms. Kissel,

RE; Proposal Number 20200104

I am writing this to voice my concerns and my opposition to the proposed subdivision noted above. For many reasons;

- 1) The environment — Environmentally this area is one of the very few areas in the entire country where as many birds as we have here have been recorded. It is an area where several of the already fragile environmental zones meet, the forested areas are already heavily tasked and are at risk, the water sources are being utilized to capacity, and the wildlife are being placed in constant harm already, adding more people to the area certainly won't help the area maintain what's fast becoming something most seem to ignore without much thought.
- 2] Additional traffic on a road where the MD for the most part ignore and already have a hard time keeping properly fit for drivers, especially at the beginning of the road by Horse Creek Road. Additional traffic will not make this better, it will become much more problematic.
- 3) More septic systems added into this fragile area certainly wouldn't help, it's important to understand that septic systems, no matter how they are designed, place anaerobic bacteria into the ground and is subject to migration into the ground water.
- 4) Noise — More people equals more noise. I've mentioned the fragile area out here already, the added noise will most certainly cause issues with the wildlife. They aren't being driven out of the area, they try to live in the area which is their current territory. You can't drive them out, other areas are already taxed to their limits in most cases. Animals are territorial, and placing more people in this environment will only place the animals in harms way, and possibly place the people in harms way. There are bears, cougars, fox, deer, moose, elk, skunks, porcupine, wolf, and many others in this area. We have learned to live with them, understand how to live with them, but to add more acreages and homes in the area will take away the corridors and areas in which these animals live within.

I implore you to carefully consider your actions in this case, it's not always about taxes and money, sometimes decisions need to be made for the good of the nature around us. Without a natural balance, and areas left alone and in as good as condition as possible, we as a society will fail in our responsibilities to the betterment of us all. Taking more natural lands at a time when most in the world is fully aware that environmentally we have to do much much better would be wrong in all ways. I implore you to keep this top of mind. Someone's greedy wants shouldn't determine what is best for the whole of us. This isn't a not in my backyard situation, this is a situation where we need to take a stand against those that want to more or less ruin an already fragile area,

simply to put money in their pockets with no thought or consideration to what they are doing. Why people come to fragile areas like this to do these things is beyond my comprehension, they should buy in areas that have already been stripped of their forests and leave as much forested lands that we still have alone.

Regards,
Brad Diggins

50047 Township Road 283

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

2020-10-27

via e-mail to jkwan@rockyview.ca

And cc: CKissel@rockyview.ca

And cc: [REDACTED]

RE: Application File: 08922009—PL 20200104

This letter is to inform the Rocky View County that the undersigned are opposed to the application by Carswell Planning (Bart Carswell) on behalf of 2110524 Alberta Ltd (Mariyan Trnski-sole director) to redesignate portions of **SE 22-28-05-W5M from General Agricultural District (A-GEN) to Small Parcel Agricultural District (A-SML) and Rural Residential District (R-RUR) in order to facilitate a future subdivision of a four +/- 1.60 hectare (+/- 3.95 acre) lots with a +/- 9.7 hectare (+/- 23.97 acre) remainder (as A-SML).** One of the four is +/- 1.70 hectares (+/- 4.20 ac).

We are opposed to the creation of these new residential parcels because this quarter section ac).is already fragmented with 7 parcels, two through roads and a Creek in the quarter. It is our opinion that this is too much for this environmentally sensitive area. Approval of these future residential parcels could set a dangerous precedent.

We have serious concerns with intrusion of small parcel residential lots in this General Agricultural District area for a number of reasons including the increase in pressure on the environment and marginal infrastructure. **A major concern is with regard to the proximity of Dog Pound Creek which is just south of the proposed parcels.** Further impact from an increase in non-agricultural parcels and the demands of residential owners include:

- Increased density will further tax the inadequate local roads (poor maintenance, snow plowing),
- Increased load on the environment (water wells, septic systems, wildlife habitat), and
- Area residents are concerned with regards to response time for emergency services (fire, police, etc.), mail service, garbage pickup and other services.

At this time we would urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature and rural lifestyle of our community.

_____ Kerry & Chris BROOKER

Name:

Legal Land Description: SE 17-28-5-W5

or

Rural Address: _____

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

2020-10-27

via e-mail to jkwan@rockyview.ca
And cc: CKissel@rockyview.ca
And cc: [REDACTED]

RE: Application File: 08922009—PL 20200140 ¹⁰⁴

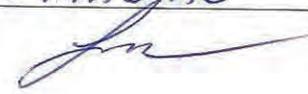
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- Residential owners protest response time for emergency services (fire, police, etc.), mail service, garbage pickup and other services expected in city subdivisions.

At this time I would urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature and rural lifestyle of our community.

CLIFF + LONA MACRAE
Name:  

Legal Land Description: _____

or

Rural Address: 280255 RR.54 Rocky View County, AB
T4C 2W1

Planning Services Department –
 Rocky View County 2020-10-24
 262075 Rocky View Point.
 Rocky View County, AB T4A 0X2

via e-mail to jkwan@rockyview.ca
 And cc: CKissel@rockyview.ca
 And cc: [REDACTED]

RE: Application File: 08922009—PL 20200104

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- Residential owners protest response time for emergency services (fire, police, etc.), mail service, garbage pickup and other services expected in city subdivisions.

At this time I would urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature and rural lifestyle of our community.

____Tom and Cori Bestwick____:

Legal Land Description: _SE 10 28 5 W5 LT 5

Rural Address: _52056 Grand Valley Road, Rocky View County

October 25, 2020

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

RE : Swine Operation

OPPOSED TO SWINE OPERATION

We the undersigned oppose the swine operation located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283 at 52057 TWP RD 283A.

Name : Tom and Cori Bestwick

Mailing Address: [REDACTED]

Municipal Address: 52056 Grand Valley Road

Email: [REDACTED]

Phone: [REDACTED]

X 

Cori Bestwick
Landowner

Tom Bestwick
Landowner


October 25, 2020 _____

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

2020-10-27

via e-mail to jkwan@rockyview.ca
 And cc: CKissel@rockyview.ca
 And cc: [REDACTED]

RE: Application File: 08922009—PL 20200104

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At this time I would urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature and rural lifestyle of our community.

Name: Despina Brotea (president) Cumana Geoconsulting Inc.

Legal Land Description: Plan 0914481, Bloc 2 Lot1, SE1/4-9-28-5-5 Rocky View County
 or
 Rural Address: _____

Johnson Kwan

From: Ruth Brand <[REDACTED]>
Sent: September 30, 2020 7:45 PM
To: Johnson Kwan; Division 9, Crystal Kissel; [REDACTED]
Subject: [EXTERNAL] - Proposal # 20200104

Categories: Yellow Category

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

Re: address 52057 Twp 283A, proposal # 20200104

Regarding any form of extra subdivision in our area, these are our concerns:

We oppose any new housing subdivision
We oppose any commercial operation in our area

Our reasons being the extra traffic for construction and new homes will be detrimental to our ecosystem, which is already at its capacity for human interaction. We are adamantly against this type of development due to the fact that this valley is a rare meeting of all ecosystems and extra traffic would be very difficult for the wildlife and foliage. This area is already over filled already with humans.

Thank you for your time,

Enzo and Tracey Ribaric
50055 Twp Rd 283
Rocky View County, AB T4C 3A1

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

2020-10-27

via e-mail to jkwan@rockyview.ca
 And cc: CKissel@rockyview.ca
 And cc: [REDACTED]

RE: Application File: 08922009—PL 20200104

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- Residential owners protest response time for emergency services (fire, police, etc.), mail service, garbage pickup and other services expected in city subdivisions.

At this time I would urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature and rural lifestyle of our community.

 Sterling & Gail Motta
 Name:

Legal Land Description: _____
 SE 18-28-5 W5M

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

2020-10-27

via e-mail to jkwan@rockyview.ca

And cc: CKissel@rockyview.ca

And cc: [REDACTED]

RE: Application File: 08922009—PL 20200104

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Savett Law *RLaw*

Name: *Savett & Rachel Law*

Legal Land Description: _____

or

Rural Address: *54188 Grand Valley Rd T4C 1A5 Cochrane, AB*

Johnson Kwan

From: Gloria Anthony [REDACTED]
Sent: October 6, 2020 9:28 AM
To: Johnson Kwan
Cc: Division 9, Crystal Kissel
Subject: [EXTERNAL] - Proposal 20200104. 52057 Twp 283A

Categories: Yellow Category

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

I have been a resident of this rural area since 1980 and strongly object to the above proposal for subdivision and re designation of land located SE-22-28-05-W5M The Reeve family has held a grazing lease along the back of the 283A for many many years. This land has been the habitat of many wildlife species, which over the years have been slowly decreasing because of increased population in the area. Humans move in, wildlife move out.

Our road conditions will further deteriorate with increased traffic. The 283 is always in a mess.

There will be increased water usage, which could impact the water tables and septics .

Thank you for your time.

Gloria Anthony
50191 Twp 283

Sent from my iPad

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

2020-10-27

via e-mail to jkwan@rockyview.ca
 And cc: CKissel@rockyview.ca
 And cc: [REDACTED]

RE: Application File: 08922009—PL 20200104

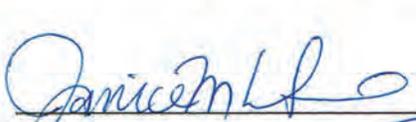
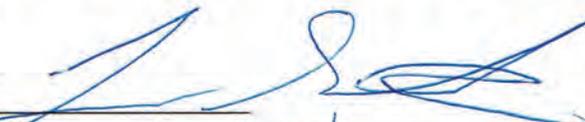
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- Residential owners protest response time for emergency services (fire, police, etc.), mail service, garbage pickup and other services expected in city subdivisions.

At this time I would urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature and rural lifestyle of our community.


 Name: Janice Letwin 
 Name: Len Smook

Legal Land Description: NW17-28-5W5

or
 Rural Address: 54168 Township Road 282A

Johnson Kwan

From: Lee Rogers [REDACTED]
Sent: September 28, 2020 9:57 AM
To: Johnson Kwan
Cc: Division 9, Crystal Kissel
Subject: [EXTERNAL] - Proposal 20200104 at 52057 Twp 283A

Categories: Yellow Category

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

Lee and Sandy Rogers

283076 Range Road 51 Rockyview County

T4C 3A1

Mr. Johnson Kwan

Senior Planner

Re Proposal 20200104

52057 Twp 283A

Dear Mr. Kwan

My wife and I are sending this letter to you to file our opposition to the above proposal. The fact that the proponent wants to subdivide into 5 acre parcels has always been unacceptable out here, and the resulting additional traffic, road wear and tare. As some of the parcels are on a hill side the erosion would be significant. This area already has major issues when we have significant rain. The added strain on the water table in the area as well as septic concerns. We all out here are very protective of our wildlife as this valley is home to an enormous bird concentration including many rare species.

Thank you Lee And Sandy Rogers

As a side note it looks as though the owner has already started doing approaches and other ground work with no culverts at approaches, this will cause problems with watersheds.

Your File No. 08922009

VIA Email: jkwan@rockyview.ca

October 26, 2020

Attention: Mr. Johnson Kwan, Senior Planner
 Planning and Development Services Department
 Rocky View County
 262075 Rocky View Point
 Rocky View County, AB
 T4A 0X2

Dear Mr. Kwan,

RE: Application No. 20200104; Address 52057 Township Road 283A

I am writing regarding the above referenced application. Specifically, the application brought by Carswell Planning (Bart Carswell) on behalf of the landowner numbered company, 2110524 Alberta Ltd., proposing to re-designate such portion of the lands located at SE-22-28-05-W05M (the "**Subject Lands**"), from General Agricultural District (A-GEN) to Small Parcel Agricultural District (A-SML) and Rural Residential District (R-RUR), to accommodate future subdivision of four ± 1.60 hectare (± 3.95 acre) lots, with a ± 9.70 hectare (± 23.97 acre) remainder, as described in your letter dated October 6, 2020.

My family owns the 1/4 Section located at NE-15-28-5-W05M (Municipal address 52259 Twp RD 282) and have enjoyed the natural beauty of our quarter and the surrounding area for over 15 years. My family's quarter is to the south of the Subject Lands, along Twp RD 283. We have been in the Horse Creek Road area since the early 1970s.

We are **strongly opposed** to Application No. 20200104 to re-designate the Subject Lands, in particular the proposed subdivision into multiple parcels less than 4 acres in size. This proposed re-designation is not consistent with the spirit of the valley in which it is situated, nor its surrounding area.

Further, this type of proposed development is not commonplace this far north in Rocky View County, as it is located a mere 4 kms from the border of Mountain View County. These types of developments are seen on the outskirts, or "fringe" of larger urban centres, such as Calgary, Okotoks, Cochrane, Airdrie etc. Township Roads 283 and 283A and the lands abutting those roads are anything but urban areas; in fact, they are miles from any urban area and this is why landowners have chosen to settle here. This proposed application, unequivocally, goes against the spirit of the surrounding lands and the relationship the neighbours of the Subject Lands have to the surrounding lands.

Environmentally Sensitive

Twp RD 283 is very unique in that it has the Dogpound Creek running parallel. In 1989, The Alberta Government's Ministry of Forestry, Lands and Wildlife, recognized the Dogpound Creek as an environmentally sensitive creek and entered into an agreement with the then owner of our quarter, to "preserve and protect" the Dogpound Creek in order to maintain the stream as fish habitat. As current landowners, we remain good stewards of our land and continue to work with the Province to protect the Dogpound Creek and its fish habitat by ensuring a fence remains in place to keep livestock out of the Creek.

Extra run-off caused by so many additional parcels being proposed in this application uphill from the Dogpound Creek puts the Creek and the fish habitat at risk. Our family has concerns about the extra-run off affecting Twp RD 283, the Dogpound Creek, potentially our pasture we lease for grazing located to the north of the Dogpound and south of Shadowbrook Farm.

Further, the additional people in the area will only increase the traffic along the banks of the Dogpound, which will interfere with our quiet enjoyment of our land and disturb the cattle and horses that graze over spring, summer and fall, and that live in the pasture over winter. Allowing this type of small acreage development in the area will prevent any chance of protecting a sensitive waterway in the future, as it will only increase the likelihood of seeing similar applications in the years to come. This will in turn result in more human activity and pollution in the area.

We have issues concerning whirling disease in the province and the Dogpound has many species of fish worth protecting, including several trout and mountain whitefish - these fish provide a food source for wildlife.

There is a diverse amount of wildlife in the area: moose, deer, foxes, cougars, bears (black and Grizzly), wolves, bald eagles, owls, blue herons, osprey, hawks, falcons, toads and many species of fish. All of these animals move through the valley along TWP RD 283. I believe this is a unique ecosystem worth preserving, especially in light of the incessant urban sprawl surrounding Calgary/Cochrane.

Surrounding Area

In looking at the Rocky View County Atlas (<https://atlas.rockyview.ca/atlas/>), the vast majority of the land in the north of Rocky View County (Twp 26, 27 and 28) is comprised of full quarters, primarily working Ranches and Farms. In respect of Twp RD 283, parcels smaller than 10 acres in size are virtually non-existent and those that do exist, seem to have been created as a result of natural geographical subdivision and not as a result of humans (please see the Atlas Map and examine the area).

My family has been an exemplary steward of the land. Our quarter section was a mess when my father purchased it. The logging company that owned our quarter heavily logged it and left massive piles of rotting wood littered all over. My family cleaned it up at our own personal expense and time. Rocky View County did not impose any requirement on the logging company to reclaim the land at any time nor did it or the logging company assist with our clean up costs. That company came, logged, made their money and left a wasteland.

We feel the application for the proposed subdivision of the Subject Lands poses a similar risk - the Subject Lands will be sub-divided, resulting in increased human traffic and pollution in the area, and the applicant **numbered company** and the people behind the numbered company, will make their money and leave neighbouring landowners with the ensuing problems. We feel that Rocky View County Council needs to be a better steward of the lands within the municipality and ensure that these sorts of applications (i.e. those that essentially create small urban subdivisions in the middle of working Ranch and Farm communities) undergo more intense scrutiny, rather than simply being rubber stamped as approved.

I have ridden my horse along Twp RD 283 and 283A, up to the Crown Lands, for over 15 years (since my family has owned the quarter). I primarily ride by pristine pastures of green grass and trees - it is a beautiful area. To allow 4 small acreage parcels would forever change the valley and sets a dangerous precedent for the area. Land is arguably cheaper this far north

and allowing this subdivision application to be approved, will only open the flood gates for similar sub-divisions to go into the area in the future.

Crime

Alberta already has a serious problem with rural crime. Allowing a sub-division to go into a remote rural Ranch/Farm area, only invites rural crime and puts the area landowners at increased risk. More houses, means more targets for crimes to be committed and hundreds more people (i.e. contractors, visitors etc. coming in and out of an area they would not otherwise travel to, let alone know about, posing an increased danger to landowners in this remote area. Application No. 20200104 would allow for at least 5 more houses (and upwards of 10 more houses if they put in accessory buildings/dwellings). Please read: <https://www.theglobeandmail.com/canada/alberta/article-wheres-a-cop-when-you-need-one/> (attached). It is worth nothing from the aforementioned Globe and Mail article, "Kelly Sundberg, a professor at Calgary-based Mount Royal University, said there are a few factors that affect the rural crime rate. Large geographic areas combined with communities that have a limited number of officers make things easier for criminal operations. Addiction is also a big factor." The more raw Ranch/Farm land in this large geographic area, with less houses to target, the safer our community will be. Twp RDs 283 and 283A are dead-end roads - this already creates a safety risk for landowners in the community in the face of rural crime. Please keep our remote community safe and reduce the number of potential crime targets by denying approval of this sub-division application.

Traffic

From my experience, Twp RD 283 is not well-maintained - many pot-holes, poor drainage, and icy in the winter (I've nearly gone in the ditch several times just west of the intersection between Twp RD 283 and 283A). Further, there is often flooding from the Dogpound Creek, with the road being impassable for days at a time. It is a dead-end road and increasing traffic is not going to help with the problems current landowners face - if anything, increased traffic will only make problems worse. Excess drainage from the proposed development, will only create more problems for vehicles traveling along Twp RD 283.

Nuisance

It is my understanding that there have been certain incidents that have occurred between the representative of the numbered company and the surrounding neighbours and this is unfortunate. It also speaks to the motive of the numbered company: to make its money and leave; it is not to be good neighbour. This is similar to what the logging company that owned my family's quarter did. Once the representative makes their money and sells off the land, they don't have to face current neighbours ever again. There is no incentive for the numbered company to be reasonable about its application. The numbered company does not have any concerns about our future nor the permanent damage this subdivision will cause to the area.

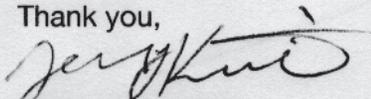
The proposed application has created a lot of unnecessary stress for neighbouring landowners. It has been brought to my attention that if this application is not approved, the representative of the numbered company has threatened to turn the Subject Lands into a pig farm. While that is their prerogative, I am bringing this to Council's attention because again, and if true, it speaks to the representative's motive. Further, such heightened tensions need not exist and I believe Council should do a better job at alleviating tensions among area landowners and assist with coming up with a reasonable and amicable compromise.

Neighbouring landowners feel helpless, as the numbered company is acting as though the subject application is a fait-accompli: two driveways have already been put in (without proper engineering, as there are no culverts/proper sloping). Those living in these rural communities should not be left to feel that Council is as pro-development as we have seen time and again throughout Rocky View County.

There is a reasonable compromise here and that would be to require a minimum number of acres for a sub-division in this valley (for example: at least 20 acres) and any other surrounding area that is equally as deserving of environmental protection as Twp RDs 283 and 283A.

I am second generation steward of our quarter section and I understand my father's love of our land. If this application is approved, there is no turning back and the damage to the area will be permanent. We need to take better care of our environment - I want my children and their children to enjoy the area in the years to come. I hope Rocky View County Council preserves the beauty of the valley for future generations and opposes Application No. 20200104.

Thank you,



Jenny Kirkpatrick



High rural crime rates and slow emergency response times leave Alberta residents feeling vulnerable

JESSICA NELSON

SPECIAL TO THE GLOBE AND MAIL

PUBLISHED JANUARY 24, 2020

PUBLISHED JANUARY 24, 2020

This article was published more than 6 months ago. Some information in it may no longer be current.

93 COMMENTS SHARE - A A+ TEXT SIZE BOOKMARK



Ty Johre pursued trespassing truck over the Lea Park bridge on highway 897 near Heinsburg, Alta., about 230 kilometres east of Edmonton, pictured on Nov. 24, 2019.

THE GLOBE AND MAIL

The trespassing burgundy truck that had been hiding in the driveway suddenly peeled out, nearly colliding with Ty Johre's grey Dodge. Mr. Johre followed the truck as it shot down the range road toward the highway. The pair were hitting speeds of nearly 170 kilometres an hour. At one point, a gun was thrust out of the window of the burgundy truck.

After about 40 km, Mr. Johre gave up on the dangerous chase.

This early-August incident wasn't the first encounter Mr. Johre had with criminals on his family's property near Heinsburg, Alta., about 230 km east of Edmonton. He had been robbed just two nights prior, and later that August he would be robbed again. Altogether, \$19,000 worth of stuff, including a boat and multiple power tools, was stolen from his property that month.

RCMP have reported that property crimes have decreased in Alberta, but the overall rural crime rate remains high. The rural rate in the Prairies is about 36- to 42-per-cent higher than in urban centres according to a 2017 Statistics Canada report.

Many rural residents feel increasingly fearful as a result. They worry they are underserved by the RCMP, saying police response times to calls are too long. It's an issue that is also rife with racial tensions and one that was placed into the national spotlight after Colten Boushie, a 22-year-old Indigenous man, was shot and killed while trespassing on a farm in rural Saskatchewan. Some residents want legislation that grants them the ability to protect themselves, but others want more police officers to help cover the small populations spread out over a sprawl of land.

In an attempt to decrease the crime rate in these areas, the Alberta government has announced an initiative that will add 500 RCMP positions over a period of five years to rural communities.

The initiative is a cost-sharing program in which rural municipalities will begin to pay a portion of front-line policing costs. It's a measure that answers an urgent call from many rural residents, but some remain skeptical about whether it will be enough.

The Johres weren't the only ones in the area targeted last August. The burgundy truck that Mr. Johre pursued had been stolen from a property a short distance away. (RCMP would not verify Mr. Johre's story, saying the case is part of an active investigation.)

On Sept. 16, 2019, at 2:19 a.m., Caroline Parke received a phone call from her sister-in-law. Someone had been banging on the sister-in-law's windows, and she asked if Ms. Parke's husband could come over.

Ms. Parke stayed behind to keep an eye on the couple's four sleeping children. She locked the door behind her husband and stood in her kitchen in front of its big windows.

She watched the red embers of her husband's tail lights move down the road while she chatted with him on the phone. But really, she was on the lookout for something else.

"I'm watching and saying [to him] when I see a vehicle," she said. "Because what they do is pile into a vehicle and they drop people off on foot. Twenty minutes later they circle back around and pick up people."

Rural residents such as Ms. Parke and Mr. Johre feel like they are the perfect targets for crimes because it can take a while for the RCMP to respond to emergency calls.

The RCMP won't give out specific statistics on response times, as they say there are many variables that go into how that information is recorded. In an e-mail, the RCMP said they manage the calls based on whether there is a threat to personal safety, and prioritizing these service calls could affect the response times to other calls that do not pose an immediate physical threat.

Ms. Parke's call with her husband was dropped, right as she caught something out of the corner of her eye. The family dog, who was lying on the deck near her, turned her head toward something. She could see the lights on in one of her husband's other vehicles, with someone sitting in the front seat.

The person ran off and Ms. Parke stepped outside with her flashlight. She shone the light over her property. Seeing no one, she called police to let them know that multiple properties in the area were being targeted.

"I should have gone back into the house and locked the door," she said. But then, she realized a woman was right beside her, holding a knife.

"I was already in shock at this point. It was like she just floated up the stairs and came down with the knife. I just remember that blade. She tried to stab me in the face."

They fought on the porch until Ms. Parke was able to do what she calls "the jersey-over-the-head move." She pulled the woman's shirt over the back of her head and pounded her with the flashlight. The woman eventually surrendered and said, "Take my effing knife. It wasn't supposed to go down this way."

Ms. Parke grabbed the blade and threw it off her deck.

The police arrived soon after and took away the woman, who was eventually convicted in the incident. In all, it was about a 20-minute ordeal.

It's episodes like these that have spurred a concern among so many rural residents that more policing is needed in areas that see few officers covering a vast amount of space. So, on top of the additional RCMP officers, the Alberta government will be training existing peace officers so they can have more power in response to emergency calls. The government also recently passed a law that bans property owners from being sued if trespassers are injured on their property. It also increases fines to individuals found trespassing on a property to a maximum of \$10,000 for a first-time offence.

Bill 27, which passed in November, 2019, followed the case of Edouard Maurice. Mr. Maurice fired a warning shot after he found two trespassers on his property. The bullet struck one of the trespassers, Ryan Watson, in the arm. Mr. Watson filed a lawsuit against Mr. Maurice seeking damages for injuries, post-traumatic stress, and loss of income. The lawsuit was dropped after the new legislation passed.

The province is also seeking changes at the federal level to target rural crime. Alberta Justice Minister Doug Schweitzer sent a letter to his federal counterpart this week, asking that the Criminal Code be amended to impose harsher sentences for rural crimes "in recognition of the victim's enhanced vulnerability." Mr. Schweitzer pressed the issue during a meeting in Victoria on Wednesday with Canada's justice ministers, who agreed to form a working group to study the issue.

But these new initiatives do little to address the root cause of rural crime issues.

Kelly Sundberg, a professor at Calgary-based Mount Royal University, said there are a few factors that affect the rural crime rate. Large geographic areas combined with communities that have a limited number of officers make things easier for criminal operations. Addiction is also a big factor.

"The resources for treating people who are suffering from cognitive, mental disorders, or addiction within smaller communities – rural areas – are significantly less than what are available in large urban centres." Dr. Sundberg said.

"Mental health and addiction have to be addressed provincewide. This is the problem. This is the root cause of crime across our province."

The Alberta government is taking a similar approach to rural crime as the Saskatchewan government did after the death of Mr. Boushie. James Daschuk, a health studies professor at the University of Regina, said the Federation of Sovereign Indigenous Nations came out with a statement about the no-trespassing laws and expressed how these laws bar people from entering or crossing into land and accessing resources – a freedom that was guaranteed in the treaties.

“It’s an amping up of tension.” Dr. Daschuk said, “It’s a reflection of the tension because, ‘Don’t come on my land. You’re not welcome here.’ ”

Things haven’t become better since the trial in which Gerald Stanley was acquitted in the shooting death of Mr. Boushie. “Really those wounds haven’t healed. They’re on the back burner right now, but there could easily be some kind of trouble.” Dr. Daschuk said.

The sense of a lack of community, isolation and racial tensions add to the “powder keg” of rural divide. “An important social determinant of health is social cohesion,” Dr. Daschuk said. “Knowing your neighbour and identifying with your neighbour – that is something that is truly lacking in Saskatchewan.”

No one has been charged in the August trespassing incident on Mr. Johre’s farm. Now, he has a full-blown security system on his property, but he doesn’t think it will actually help. Police wait times are 30 minutes, he said, and that’s only if someone is available and in a good location at the time of the call. He will, essentially, now be able to watch people steal from him as he waits for police.

Mr. Johre is skeptical about the new initiative. “It’s going in the right direction,” he said. “It’s not the answer to the problem but at least it’s been acknowledged.”

The RCMP say they will strategically use the additional funding in the areas of most need, largely rural-based detachments. They could not say if or how many new officers would be deployed in specific locations, but added they will try to fill as many positions as possible.

Ms. Parke also expressed concern about the new initiative.

“Criminals know they have ample time to complete their tasks. If they knew they only had a matter of minutes, many events would not unravel as much as they do,” she says. “I hope the extra officers will ensure more presence in the field, but there is no way to tell at this point.”

Ms. Parke once scoffed at the idea of being told by officials to hide and “wait like a sitting duck” until police arrived, but her attack has changed her perspective and now they have a new plan should another incident like the one from September occur.

“We’re going to go on lock-down mode. That’s all we can do. They can take what they want. I would crack the window and throw my keys out if they would leave,” she said.

Ms. Parke is still experiencing the effects of trauma; the palms of her hands and fingers go numb and she feels confused and disoriented. But, in spite of everything, she said she is compassionate toward her attacker.

“She’s a person. She’s a mother,” she says. “What kind of a broken person is stabbing someone at 2:30 in the morning, do you know what I mean? They’re obviously lost.”

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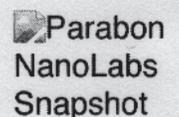
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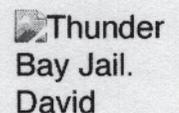
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Western Canada: It’s B.C. election day, but results likely won’t be ready for weeks

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

2020-10-27

via e-mail to jkwan@rockyview.ca

And cc: CKissel@rockyview.ca

And cc: [REDACTED]

RE: Application File: 08922009—PL 20200104

This letter is to inform the Rocky View County that the Grand Valley Landowners' Association is opposed to the application by Carswell Planning (Bart Carswell) on behalf of 2110524 Alberta Ltd (Mariyan Trnski-sole director) to redesignate portions of **SE 22-28-05-W5M from General Agricultural District (A-GEN) to Small Parcel Agricultural District (A-SML) and Rural Residential District (R-RUR) in order to facilitate a future subdivision of a four +/- 1.60 hectare (+/- 3.95 acre) lots with a +/- 9.7 hectare (+/- 23.97 acre) remainder (as A-SML).** One of the four is +/- 1.70 ha (+/- 4.20 ac).

We are opposed to the creation of these new residential parcels because this quarter section is already fragmented with 7 parcels, two through roads and a Creek in the quarter. It is our opinion that this is too much for this environmentally sensitive area. Approval of these future residential parcels could set a dangerous precedent.

We have serious concerns with intrusion of small parcel residential lots in this General Agricultural District area for several reasons including the increase in pressure on the environment and marginal infrastructure. **A major concern is with regard to the proximity of Dog Pound Creek which is just south of the proposed parcels.** Further impact from an increase in non-agricultural parcels and the demands of residential owners include:

- Increased density will further tax the inadequate local roads (poor maintenance, snow plowing),
- Increased load on the environment (water wells, septic systems, wildlife habitat), and
- Residential owners protest response time for emergency services (fire, police, etc.), mail service, garbage pickup and other services expected in city subdivisions.

At this time, we would urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature and rural lifestyle of our community.



Name: J. F. Chmilar, P.Eng.
 Chair, Grand Valley Landowners' Association
 residence phone 403 932-0729

Legal Land Description: NW 17-28-05-W5M

or

Rural Address: _____

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

2020-10-27

via e-mail to jkwan@rockyview.ca

And cc: CKissel@rockyview.ca

And cc: [REDACTED]

RE: Application File: 08922009—PL 20200104

This letter is to inform the Rocky View County that we the undersigned are opposed to the application by Carswell Planning (Bart Carswell) on behalf of 2110524 Alberta Ltd (Mariyan Trnski-sole director) to redesignate portions of **SE 22-28-05-W5M from General Agricultural District (A-GEN) to Small Parcel Agricultural District (A-SML) and Rural Residential District (R-RUR) in order to facilitate a future subdivision of a four +/- 1.60 hectare (+/- 3.95 acre) lots with a +/- 9.7 hectare (+/- 23.97 acre) remainder (as A-SML).** One of the four is +/- 1.70 ha (+/- 4.20 ac).

We are opposed to the creation of these new residential parcels because this quarter section ac).is already fragmented with 7 parcels, two through roads and a Creek in the quarter. It is our opinion that this is too much for this environmentally sensitive area. Approval of these future residential parcels could set a dangerous precedent.

We have serious concerns with intrusion of small parcel residential lots in this General Agricultural District area for a number of reasons including the increase in pressure on the environment and marginal infrastructure. **A major concern is with regard to the proximity of Dog Pound Creek which is just south of the proposed parcels.** Further impact from an increase in non-agricultural parcels and the demands of residential owners include:

- Increased density will further tax the inadequate local roads (poor maintenance, snow plowing),
- Increased load on the environment (water wells, septic systems, wildlife habitat), and
- Residential owners protest response time for emergency services (fire, police, etc.), mail service, garbage pickup and other services expected in city subdivisions.

At this time We would urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature and rural lifestyle of our community.

Joanne & Robert Willis

 Name:

Legal Land Description: _____NW ¼ Section 17, Twsp 28, R 5, West 5th

or

Rural Address: _____54202 Township Rd 282A Rocky View County

Johnson Kwan

From: Juergen Hanne [REDACTED]
Sent: October 20, 2020 6:13 PM
To: Johnson Kwan
Subject: [EXTERNAL] - Application Nr PL 20200104/file Nr 08922009

Categories: Yellow Category

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

I am a close neighbour to the property making this application with my house Nr 53190 just less than 4 Km away. I am completely against it because with these small units of 4 or less acres the nature of this area will be completely destroyed. A. Minimum of 20 acres per new Unit should be a requirement here. There is so much wildlife which will be chased away by these tiny acreages, in specific this area has a lot of different animals as their livelihood.

Sincerely

Juergen

Sent from my iPad

Johnson Kwan

From: Jennifer Stenske [REDACTED]
Sent: October 27, 2020 6:43 PM
To: Johnson Kwan
Cc: Division 9, Crystal Kissel; [REDACTED]
Subject: [EXTERNAL] - Application File: 08922009-PL20200104

Categories: Yellow Category

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

Dear, Johnson Kwan

I'm writing this short email in response to the creation of these new residential parcels.

I am opposed, and have serious concerns with the increase load on the environment. Such as water wells, septic systems and wildlife habitat. Also the increase traffic flow it brings to our local roads, causing increased taxes to maintain these roads.

Please reject this application in order to preserve the primarily agricultural nature and rural lifestyle of our community.

Regards,
Jennifer & Kirk Stenske

Legal Land Description: SE 17-028-05-5
282066 Range Rd. 54A
Rocky View County, AB
T4C 2W1

[Sent from Yahoo Mail on Android](#)

Johnson Kwan

From: Kirk Stenske [REDACTED]
Sent: October 27, 2020 9:50 PM
To: Johnson Kwan
Cc: Division 9, Crystal Kissel
Subject: [EXTERNAL] - Application File: 08922009-PL20200104

Categories: Yellow Category

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

To whom it may concern,

This letter is to inform the Rocky View County that I Kirk Stenske, family, and neighbours are opposed to the application by Carswell Planning (Bart Carswell) on behalf of 2110524 Alberta Ltd (Mariyan Trnski-sole director) to redesignate portions of SE 22-28-05-W5M from General Agricultural District (A-GEN) to Small Parcel Agricultural District (A-SML) and Rural Residential District (R-RUR) in order to facilitate a future subdivision of a four +/- 1.60 hectare (+/- 3.95 acre) lots with a +/- 9.7 hectare (+/- 23.97 acre) remainder (as A-SML). One of the four is +/- 1.70 ha (+/- 4.20 ac).

I am opposed to the creation of these new residential parcels because this quarter section is already fragmented with 7 parcels, two through roads and a Creek in the quarter. It is my opinion that this is too much for this environmentally sensitive area. Approval of these future residential parcels could set a dangerous precedent.

I have serious concerns with intrusion of small parcel residential lots in this General Agricultural District area for a number of reasons including the increase in pressure on the environment and marginal infrastructure, including well water and septic. A major concern is with regard to the proximity of Dog Pound Creek which is just south of the proposed parcels. Further impact from an increase in non-agricultural parcels and the demands of residential owners include:

Increased density will further tax the inadequate local roads (poor maintenance, snow plowing),
 Increased load on the environment (water wells, septic systems, wildlife habitat), and
 Residential owners protest response time for emergency services (fire, police, etc.), mail service, garbage pickup and other services expected in city subdivisions.

At this time I would urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature and rural lifestyle of our community.

Kirk Stenske,
 Legal Land Description: SE 17-028-05-5
 282066 Range Rd. 54A
 Rocky View County, AB
 T4C 2W1

Johnson Kwan

From: Lincoln [REDACTED]
Sent: September 18, 2020 8:18 AM
To: Johnson Kwan
Subject: [EXTERNAL] - File number 08922009 application 20200104

Categories: Red Category

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

I'm very against this development he is trying to make a small town in the country this will ruin our community. If he was just making two twenty acre parcels maybe this development is not the way to go.

Johnson Kwan

From: Lisa Gillett [REDACTED]
Sent: October 2, 2020 5:30 PM
To: Johnson Kwan; Division 9, Crystal Kissel
Subject: [EXTERNAL] - File 0892209 application number PL20200104

Categories: Yellow Category

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

Dear Mr. Kwan,

Please be advised that we are opposed to the application for redesignation to accommodate future subdivision File 0892209 Appl. PL20200104 as the proposed use is not compatible with the other existing uses in our neighborhood. The proposal is for an excessive amount of residential parcels in a primarily agricultural/ranching community which will push up population density significantly creating a huge burden on the existing infrastructure.

With the drilling of four new water wells in such close proximity to our well there is the concern that our well could have decreased production. Two of the wells would be drilled within a few hundred metres of our well and could potentially create a huge strain if they draw on the same water source as our well.

Thank you for taking the time to address our concerns.

Sincerely,

Don and Lisa Gillett

Since we do not have the means for electronic signatures the above letter was sent to you by mail with the necessary signatures yesterday.

From: [Michelle Mitton](#)
To: [Xin Deng](#)
Cc: [Lori-Lee Turcotte](#)
Subject: FW: [EXTERNAL] - BYLAW C-8113-2020
Date: April 15, 2021 4:25:36 PM

Here is a letter for your April 27, 2021 hearing.

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

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

From: Lisa Gillett [REDACTED]
Sent: April 14, 2021 4:06 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - BYLAW C-8113-2020

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

[Bylaw C-8113-2020 - A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020](#)
[Application Number: PL20200104 \(08922009\)](#)

Please be advised that Donald and Lisa Gillett are **OPPOSED** to the above proposed Bylaw.

Our new Canada Post appointed address is: 52058 Twp Rd 283A, Rocky View County, T4C 3A1

The letter of Notice of Public Hearing was sent to our old address at RR 1 Lcd Main Box 42 Site 2 Cochrane AB T4C 1A1

We are located directly north east of the parcel of land owned by 2110524 Alberta Ltd. and our driveway directly faces the driveway into the parcel.

As we have already submitted previously, we feel that the proposed use is not compatible with the other existing uses in our neighborhood.

The proposal is for an excessive amount of residential parcels in a primarily agricultural/ranching community, which will push up population density significantly, creating a huge burden on the existing infrastructure and environment.

Our primary concern is that two of the 4 acre parcels would be very close to our own. Our water well is drilled at the far southwest of our property

and the drilling of the water wells for the new parcels within a few hundred metres will cause a massive drain for our water supply. As we only have 6 gallons per minute now, this would be detrimental. We requested a groundwater supply evaluation from Carswell Planning December 2018 at the Information Session but have not been supplied with anything to date.

Since the parcel of land was purchased in March 2018 by a corporation that subsequently hired Carswell Planning to draft a redesignation and subdivision proposal by September of 2018, the intent is obviously financial gain with no concern for the loss of biodiversity or strain on the surrounding ecosystems.

Thank you for the opportunity for us to address our concerns.

Don and Lisa Gillett

Johnson Kwan

From: Scott G [REDACTED]
Sent: September 24, 2020 9:37 PM
To: Johnson Kwan
Subject: [EXTERNAL] - re-designation application

Categories: Yellow Category

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

Hello Johnson,

We received notification of File number: 08922009, Application number: PL20200104.

We are looking at the County Plan (see link below), could you direct us to the guidelines that would be applicable to this application. Is this application supported in the County Plan? Will Planning Services be recommending this application?

<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CountyPlan/RVC-County-Plan.pdf>

Thank you,

Lorelee Grattidge

I am writing this letter to voice my concern as a forty year resident in Rocky View County to the proposed expansion via subdivision mentioned in **Proposal Number 20200104** at the address **52057 TWP RD 283A**.

Aside from the increased traffic and vehicular noise that accompanies such an expansion especially during construction, there are ongoing issues of commuter traffic and road wear.

Increasing the density of the population brings increased demands for improvements that the county must provide. The rationale is that the increase in tax revenue will offset the cost for these necessities.

In an economy that is very rocky, pardon the pun, it is a promise of false hope since in all likelihood just maintaining the existing infrastructure will prove difficult enough and any influx of cash would be diverted to already present needs.

It is not uncommon for new landowners to offset their initial investment with a subdivision to ally the cost. Our community, by and large is generally very welcoming to new neighbours, especially since some of us have used the same strategy. But I think it is understandable to voice apprehension to such an aggressive expansion. Failing that, the rumoured rezoning of this land parcel to agricultural land in order to capitalize via a commercial pig farming operation smacks of retaliatory measures meant to coerce our community into underwriting their investment.

It is my hope that my council members will assess this proposal whose impact on our environmental diversity and rarity as well as our strong community spirit is being jeopardized by a careless expansionist fever.

It is also worth noting that notification of these impending changes is being impacted by the disruption of mail service, with its rerouting of mail to accommodate your changes to our addresses. It's highly doubtful that this is a proper procedure to address these changes properly.

Sincerely

M. F. Johnson
50090 TWP RD 283 Rocky View County T4C 3A1

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

2020-10-27

via e-mail to jkwan@rockyview.ca
And cc: CKissel@rockyview.ca
And cc: [REDACTED]

RE: Application File: 08922009—PL 20200104

This letter is to inform the Rocky View County that the undersigned is opposed to the application by Carswell Planning (Bart Carswell) on behalf of 2110524 Alberta Ltd (Mariyan Trnski-sole director) to redesignate portions of **SE 22-28-05-W5M from General Agricultural District (A-GEN) to Small Parcel Agricultural District (A-SML) and Rural Residential District (R-RUR) in order to facilitate a future subdivision of a four +/- 1.60 hectare (+/- 3.95 acre) lots with a +/- 9.7 hectare (+/- 23.97 acre) remainder (as A-SML).** One of the four is +/- 1.70 ha (+/- 4.20 ac).

I am opposed to the creation of these new residential parcels because this quarter section ac).is already fragmented with 7 parcels, two through roads and a Creek in the quarter. It is my opinion that this is too much for this environmentally sensitive area. Approval of these future residential parcels could set a dangerous precedent.

I have serious concerns with intrusion of small parcel residential lots in this General Agricultural District area for a number of reasons including the increase in pressure on the environment and marginal infrastructure. **A major concern is with regard to the proximity of Dog Pound Creek which is just south of the proposed parcels.** Further impact from an increase in non-agricultural parcels and the demands of residential owners include:

- Increased density will further tax the inadequate local roads (poor maintenance, snow plowing),
- Increased load on the environment (water wells, septic systems, wildlife habitat), and
- Residential owners protest response time for emergency services (fire, police, etc.), mail service, garbage pickup and other services expected in city subdivisions.

At this time I would urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature and rural lifestyle of our community.

Mark Bartlett
Name: _____

Legal Land Description: NE/3/28/5/W5
or
Rural Address: _____

October 6, 2020

TO WHOM IT MAY CONCERN:

RE: File number 08922009

Application number PL20200104

My property is adjacent to the subject property on the West side. I wish to express opposition to the proposed development for the following reasons:

- The number one reason for me would be that the proposed 4-acre subdivision would drastically and irrevocably change the entire valley for the worse. I moved from Mountain Ridge Place, also in Rockyview county, to this location precisely because of the peace, serenity and beauty of the mostly bigger properties. I have been riding on the Reeve greasing lease for over 12 years and knew it well prior to moving there in 2018. Opening up to such small acreages would simply destroy the very nature of the valley.
- Secondly, my property, along with Shadowbrook farms, is at the bottom of the valley and collects all water runoff. The dogpound creek runs in my front yard on the West side and the coulee collects all spring runoff and rain runoff from both East and North properties. I had to increase dam heights and culvert size on all three of my dams to try and prevent the extensive damage sudden and/or intense runoffs create. Last year it was to the point my driveway was taken out. On the road side, it is no better. Rockyview had to come in and repair the damage. Furthermore, there is no ditch to speak off past the culvert under my driveway roadside, which results in pooling of water, spring blockages and damage to road every Spring. More runoff would greatly impact this even further. (I have videos and photos of the impact of the July storm last year)
- Third, the extra runoff from removal of trees in the small acreages will increase runoff and sediment runoff. Even if Rockyview makes a ditch (which I asked for several months ago), more and more runoff will find its way into the dogpound, which is where it will be diverted to. Let's face it, more human encroachment does not result in better management, no matter what the developer says. Wetlands are very fragile.
- Wildlife: we are home to black bear, grizzly, cougar, foxes, beaver, wolves, coyotes and numerous bird species. It goes without saying that adding 4-acre parcels all over the valley will greatly impact wildlife. A nice balance exists currently.

In short, while I recognize the financial benefits to subdivision, it is time we all act as we should when it comes to preserving what we as humans have been given. It is a blessing I am grateful for every day and I consider myself the custodian of the property and its wetlands.

I value my neighbours to the East, but strongly oppose and disagree with their proposed subdivision for the reasons stated above.

Sincerely,

Micheline Maes

52120 Township Road 283

Rockyview County, AB

[REDACTED]

[REDACTED]

Planning Services Department, Rocky View County

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

Application Number: PL 20200104

Division 9

County Contact: Johnson Kwan

E-mail: jkwan@rockyview.ca

Phone: 403.520.3973

To Rocky View County :

I am opposed to the proposed redesignation and any future subdivision.

One concern is the water in the area. We have a really low water table in the area and barely have enough to support my property. With the neighboring properties in close proximity to this proposed subdivision, 4 more wells will surely be a drain. I am not sure how having that many more people using the water will affect my water flow as well. Also I fish in the Dog Pound creek and do not want to see that habitat disturbed at all.

I am also concerned about these roads that have been put in on 283 and 283A. Both of these roads are not to spec and do not contain any culverts. I do road construction for a living and see that these roads will cause fast erosion of the land and there is a neighbor directly below being affected by it. Is Rocky View aware of these roads?

Traffic and noise is also a concern. This subdivision will create a higher volume of traffic on the roads creating wear and tear . Dust and noise. The Rocky View County already finds this road difficult to maintain.

I also think the 4 x 4 acre parcels are too small. The minimum is 20 acres out here so I am not sure why this applicant has proposed such a small subdivision?

Sincerely

Mike Beach

To: Johnson Kwan

October 6, 2020

MD Rockyview Planning Dept

Re: File 08922009

Application Number PL20200104

Dear Sir,

I reside at 52065 Twp RD 283. I am the adjacent landowner on the south side of the subject property and have lived here for 30 years. The property owner is proposing to redesignate the land from A Gen to R RUR and I STRONGLY OBJECT to this designation and especially to the small parcel sizes (4 acres) that are proposed. My reasons are outlined below.

Area Structure

Currently the land in this area is as follows

- The area along Twp 283 and Twp 283A is primarily farm/ranch lands which are actual working ranches. 92% of the land is A Gen or A SML
8% is R RUR (4 parcels)
- Only 2 parcels are 4 acres. Both these parcels are geographically created. One is formed by the corner Twp 283 and the Crown Grazing Lease; the other is on the bottom of a steep hill and is bordered by the stream on one side and the road on the other.
- Environmentally Significant Area. **This is the ONLY area in Canada where 4 major life zones meet.** Our area has a meeting of the Boreal, Mountain/Foothill, Prairie, and Parkland life zones. Again, is stress THIS IS THE ONLY AREA IN ALL OF CANADA THAT THESE LIFE ZONES MEET! In addition, the Dogpound Creek runs thru this valley creating additional habitat for birds and wildlife. Of the 300 species of birds in Alberta, 163 species have been documented in this valley. Many rare and unusual birds are found in this area. 9 species of owls, Ospraying, nesting Eagle, Gyrfalcon, Merlin, Blue Heron and many others have been seen in the valley. Both the Eagles and the Blue Heron have nests here. In addition, we have numerous Cougars, Lynx, Bobcat, Bear, Weasles, Wolves, Moose, Deer and Coyotes.

This is the nature of our valley, which is on a dead end road. The undeveloped lands and large parcels of trees allow for movement of large mammals and provide homes for the numerous birds. However recent clear cutting of some of the land has put pressure on the wildlife and birds. The bioassay on Dogpound Creek this year showed a significant decrease in fish populations. We are at the very north end of Rockyview. There are many areas that are conducive to subdividing into small parcels where people can live and drive to work in town every day. This valley is absolutely not one of them. A small parcel subdivision is not compatible with the other existing uses in this valley which is primarily working Ranches and Farms. In addition it will put pressure on an environmentally sensitive area, especially if further development of small parcels is allowed.

WATER is another huge issue, especially for myself and Michelene Maes, who lives next to the subject property. Both of us have been impacted by the runoff of the hills down the road and into our fields. Because this road is poorly constructed and has no ditch on the north side the water runs down the road or across the road and has done huge damage to my bale yard and pastures. Last year the runoff caused the road to erode almost 4" deep making driving on it difficult. At the top of my drive the road is not crowned properly and water pools. In the winter the sheet of ice it creates is very dangerous to the school bus and other drivers.

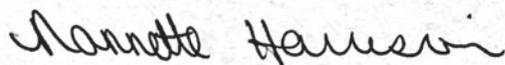
Well depth and water. My well is shallow and has excellent flow and water quality. There are many artesian well/streams in the area. I have at least 2 on my place. Additional development means additional wells being drilled and I am concerned that my well will be impacted.

Road Conditions are another huge concern. The amount of deep pothole and ruts are huge. It is extremely icy in the winter and drivers are often in the ditch as its hard to see the shoulders due to the amount of snow. Flooding by the Dogpound has caused us to be unable to get out on at least 3 occasions.

Evacuation dangers. We have numerous pipelines running in this area. In the event of a wildfire, or pipeline problem that would require quick evacuation this road would be a disaster. Additional residences would only make it worse and endanger more lives.

Future Development. At the present only 2 out of 45 parcels along Twp 283/283A are 4 acres in size. Allowing parcels of this size on one property makes it easier for similar proposals. Again, this road cannot handle more cars on it. It would take significant upgrading and based on what I have seen for the last 30 years- it's not likely to happen.

Sincerely,



Nannette Harrison

1

Johnson Kwan

From: Karen Singer [REDACTED]
Sent: October 27, 2020 2:00 PM
To: Johnson Kwan
Cc: Division 9, Crystal Kissel; barbara smith
Subject: [EXTERNAL] - File Number: 08922009 ApplicationNumber: PL20200104

Categories: Yellow Category

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

Dear Johnson,

As a property owners on Township Road 283, we are adamantly opposed to the proposed land redesignation from General Agricultural District (A-GEN) to Small Parcel Agricultural District (A-SML) and Rural Residential District (R-RUR) to accommodate future subdivision of four 1.60 hectare (3.95 acre) lots, with a 9.70 hectare (23.97 acre) remainder.

There are several issues of concern. Namely:

1. The proposed land redesignation will adversely impact the quiet enjoyment and quality of life our community currently provides.
2. The proposed plan will not enhance the community to make it more attractive to those who have currently invested in the area, but at the expense and detriment of the current property owners and residents of the community.
3. The increase in population to this area will result in:
 - increased traffic
 - increase in traffic noise and dust
 - increase in road maintenance due to higher volume of traffic -there are several very dangerous corners and hills on Twp 283 and Twp 283A and these roads need to be upgraded prior to considering any development in the area
 - is located on a dead end road, causing limited one way access in and out of the community
 - increase in crime in the area due to higher population from the higher density of residential housing
4. The proposal will have an adverse effect on the water demand. There will be a huge increase on the drawdown of the aquifer that supplies our current agricultural use, livestock use and our domestic use. Water is a precious resource that is shared and is required to sustain life. There needs to be an in depth water management study done prior to any redesignation being considered to prove the communities water will not be affected.
5. The proposed development will have an adverse effect on the surrounding neighbors due to the topography. This is a hilly area and the springtime run off and those times of heavy rainfall during summer will severely affect those properties who are downhill of the proposed development because of the change of water flow and run-off. A storm water study should be provided prior to consideration of the redesignation and the future subdivision.

We are asking that this land redesignation and future development application be denied. It is not a good fit nor compatible with the current community.

Kind regards
Patrick and Karen Singer
51139 Twp 283

Johnson Kwan

From: Roberta Remmington [REDACTED]
Sent: October 27, 2020 3:47 PM
To: Johnson Kwan
Cc: Division 9, Crystal Kissel; [REDACTED]
Subject: [EXTERNAL] - Opposition to proposed subdivision

Categories: Yellow Category

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

Planning Services Department – Rocky View County 2020-10-27
262075 Rocky View Point.

Rocky View County, AB T4A 0X2 via e-mail to jkwan@rockyview.ca

And cc: CKissel@rockyview.ca

And cc: [REDACTED]

RE: Application File: 08922009—PL 20200104

This letter is to inform the Rocky View County that the undersigned is opposed to the application by Carswell Planning (Bart Carswell) on behalf of 2110524 Alberta Ltd(Mariyan Trnski-sole director) to redesignate portions of **SE 22-28-05-W5M from General Agricultural District (A-GEN) to Small Parcel Agricultural District (A-SML) and Rural Residential District (R-RUR) in order to facilitate a future subdivision of a four +/- 1.60 hectare (+/- 3.95 acre) lots with a +/- 9.7 hectare (+/- 23.97 acre) remainder (as A-SML).** Note; One of the four is +/- 1.70 ha (+/- 4.20 ac).

I am opposed to the creation of these new residential parcels because this quarter section is already fragmented with 7 parcels, two through roads and a Creek in the quarter. It is my opinion that this is too much for this environmentally sensitive area.Approval of these future residential parcels could set a dangerous precedent.

I have serious concerns with intrusion of small parcel residential lots in this General Agricultural District area for a number of reasons including the increase in pressure on the environment and marginal infrastructure. **A major concern is with regard to the proximity of Dog Pound Creek which is just south of the proposed parcels.** Further impact from an increase in non-agricultural parcels and the demands of residential owners include:

- Increased density will further tax the inadequate local roads (poor maintenance, snow plowing),
- Increased load on the environment (water wells, septic systems, wildlife habitat), and
- Residential owners protest response time for emergency services (fire, police, etc.), mail service, garbage pickup and other services expected in city subdivisions.

At this time I would urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature and rural lifestyle of our community.

Roberta Remmington

Name:

Legal Land Description: _____

or

Rural Address: _____282152 Range Road 54A_____

Johnson Kwan

From: Robyn Mackay [REDACTED]
Sent: October 20, 2020 7:14 PM
To: Johnson Kwan
Cc: Division 9, Crystal Kissel
Subject: [EXTERNAL] - opposition to rezoning

Categories: Yellow Category

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

Re: proposal number 20200104

To whom it may concern,

We are writing to officially oppose the rezoning and future subdivision in our community. This rezoning will have a direct negative effect on our lives because of increased traffic and noise as a result of the future number of residents accessing the area. The environmental effects will be devastating on the wildlife and the road wear will be much greater resulting in an increase of taxes. The shocking lack of care of the road east of our residence; 53015 Twp Rd 283 after the logging by our neighbour is a clear display of what care the county of Rockyview will do with a further disruption in our valley. Shameful.

We strongly oppose any further major disruption in this valley.

Regards,
Robyn MacKay
Bruce Roberts

Johnson Kwan

From: [REDACTED]
Sent: September 28, 2020 12:27 PM
To: Johnson Kwan
Cc: Division 9, Crystal Kissel
Subject: [EXTERNAL] - Opposition to Redesignation Application #PL20200104

Categories: Yellow Category

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

The following is my submission in opposition to the the following:

Application # PL20200104
File #: 08922009

I am the immediately adjacent landowner located at 52005 Township Road 283A. (SE 22 28 5 5)

The subject Application is for a redesignation of the subject property to A-GEN AND R-RUR with a stated purpose for future subdivision of four 4 acre lots with a 24 acre remainder. I am opposed to this application as stated.

I would submit that the addition of four small 4 acre parcels is NOT compatible with the other existing uses in the area, where most parcels in the area are much larger. There are a few smaller residential parcels in the area, but in some instances they exist only to accommodate cut outs from roads, creeks and right of ways. The majority of land parcels in the area are designated A-Gen or larger. The subject parcel of land, and the neighboring parcels are located at the outer edge of the County where small 4 acre parcels are not common. This level of density was not anticipated and is not supported by neighboring landowners.

If one assumes at least 2 vehicles per acreage, the increase in traffic generated by a R-RUR designation and the proposed addition of 4 parcels would increase the vehicular traffic by a factor of five.(from the same parcel of land). Township Road 283 and 283A have been notoriously difficult for the County to maintain even now. Residential subdivision and the increased traffic is NOT compatible with the existing access road.

The ability of the existing area to supply an acceptable level of fresh water to a substantially increased density is unknown. Likewise, the ability of the existing area to support five times the septic capability is also unknown and both of these factors could impact adjacent or nearby property owners. Certainly, there are other areas in the County where increased density has compromised landowners ability to access water.

I also a have general concern with respect to environmental issues and the accommodation of wildlife in the immediate area if the County moves to approving higher density designations and/or subdivisions. This includes such issues as the actual presence of wildlife and water run-off that could result from higher density development. This issue relates not only to additional land development but also to an increase in the number of people, vehicles and noise that would be generated if the present application were to be approved.

Thank you.

Ron Montgomery

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

2020-10-27

via e-mail to jkwan@rockyview.ca

And cc: CKissel@rockyview.ca

And cc: [REDACTED]

RE: Application File: 08922009—PL 20200104

This letter is to inform the Rocky View County that the undersigned is opposed to the application by Carswell Planning (Bart Carswell) on behalf of 2110524 Alberta Ltd (Mariyan Trnski-sole director) to redesignate portions of **SE 22-28-05-W5M from General Agricultural District (A-GEN) to Small Parcel Agricultural District (A-SML) and Rural Residential District (R-RUR) in order to facilitate a future subdivision of a four +/- 1.60 hectare (+/- 3.95 acre) lots with a +/- 9.7 hectare (+/- 23.97 acre) remainder (as A-SML).** Note; One of the four is +/- 1.70 ha (+/- 4.20 ac).

I am opposed to the creation of these new residential parcels because this quarter section is already fragmented with 7 parcels, two through roads and a Creek in the quarter. It is my opinion that this is too much for this environmentally sensitive area. Approval of these future residential parcels could set a dangerous precedent.

I have serious concerns with intrusion of small parcel residential lots in this General Agricultural District area for a number of reasons including the increase in pressure on the environment and marginal infrastructure. **A major concern is with regard to the proximity of Dog Pound Creek which is just south of the proposed parcels.** Further impact from an increase in non-agricultural parcels and the demands of residential owners include:

- Increased density will further tax the inadequate local roads (poor maintenance, snow plowing),
- Increased load on the environment (water wells, septic systems, wildlife habitat), and
- Residential owners protest response time for emergency services (fire, police, etc.), mail service, garbage pickup and other services expected in city subdivisions.

At this time I would urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature and rural lifestyle of our community.


 Name: Ryan Mackay

Legal Land Description: _____

or

Rural Address: 53089 Grand Valley Road, Rockyview County

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name Archie & Cindy Hall

Mailing Address: [REDACTED]

Municipal Address: SE 21-28-5-W5

Email address [REDACTED]

Phone: [REDACTED]

Signature Archie Hall Date Oct 27/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20180141

OPPOSED TO APPLICATION FOR SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283.

Name ENZO RIBARIC

Address Box 13 site 2 RRI COCHRANE T4C1A1

Signature Enzo Ribaric Date Dec 22nd 2018

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20180141

OPPOSED TO APPLICATION FOR SUBDIVISION

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Name Andrew Treich

Address 52001 Top Rd 283 A

Signature Andrew Treich Date Dec 30 2019

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

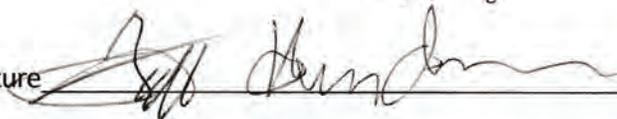
File Number: 08922009
RE : Application PL20180141

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Name SCOTT Herndied

Address 50160 Twp 283

Signature  Date Dec 30, 16

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20180141

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Name Steve dePrayn

Address 50008^{THP} RD ~~283~~ HORSECREEK RD

Signature [Handwritten Signature] Date Dec 30/18

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL20180141

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Name Cheryl Lenson

Address [REDACTED] 282199 HORSE CREEK RD.

Signature Cheryl Lenson Date Dec. 30, 2018.

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20180141

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BRAO DIGGENS 

Name Katie Diggins KATIE DIGGENS

Address Block 9 NE 13-28-05 West of the 5th.
RR #1 Cochran, AB

Signature Katie Diggins  Date December 30/2018

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

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Name DERRICK HEEREMA

Mailing Address: [REDACTED]

Municipal Address: 282111 Rg Rd 53

Email address [REDACTED]

Phone: [REDACTED]

Signature D Heer Date Oct 17/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

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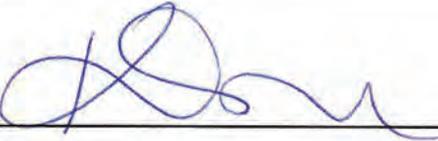
Name Patrick & Karen Singer

Mailing Address: 

Municipal Address: 51139 Twp Rd 283⁰

Email address 

Phone: 

Signature  Date Oct 10/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

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Name Birgitta Wilkinson

Mailing Address: [REDACTED]

Municipal Address: RR53 282226

Email address [REDACTED]

Phone: [REDACTED]

Signature  Date Oct 20/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

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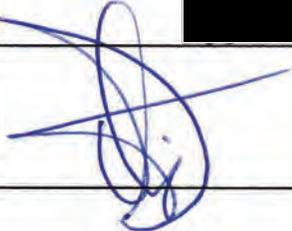
Name DWAYNE WATNEY

Mailing Address: 

Municipal Address: NW-15-028-05-W5

Email address 

Phone: 

Signature  Date 10-OCT-2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

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Name Lorna Harrison

Mailing Address: 

Municipal Address: Plan 071-0865 Lot 8 Block 1 NE Sec 16
TWP 28
R 5W5M

Email address 

Phone: 

Signature Lorna Harrison Date Oct 17 2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

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Name Stephene Wiltshire

Mailing Address: 

Municipal Address: 50006 Twp R2 283 + Horse Creek Rd

Email address _____

Phone: 

Signature Stephene Wiltshire Date Oct 10/2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

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Name Angy Moessmer

Mailing Address 

Municipal Address: 282140 RRS3

Email address _____

Phone: 

Signature Angy Moessmer Date Oct 10/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

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Name Jenny Kirkpatrick for Clydebank Land Ltd.

Mailing Address: [REDACTED]

Municipal Address: ~~52259~~ 52259 Twp Rd 282

Email address [REDACTED]

Phone: [REDACTED]

NE 1/4 sec 15, Twp 28, R5, W5M.

Signature Jenny Kirkpatrick Date October 19, 2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20180141

OPPOSED TO APPLICATION FOR SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283.

Name Lyle Broadhead

Address 

Signature Lyle Broadhead Date Dec 30 / 18

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20180141

OPPOSED TO APPLICATION FOR SUBDIVISION

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Name TREVOR & KATHLEEN CARSTEDT

Address 52014 TOWNSHIP RD 283A

Signature  Date 2018/12/23

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20180141

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Name Stephene Wiltshire

Address 

50006 Tr rd 283

Signature Stephene Wiltshire Date Dec 22/2018

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20180141

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Name Lyle + Ruth Edge

Address SE 28-28-5W5

Signature Ruth M Edge Date Dec 23, 2018
Lyle W Edge

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20180141

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Name Vanessa & Kelly Reeve.

Address [REDACTED]
50193 TWP 283 T4C 1A1.

Signature [Signature] Date Nov 15/18

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20180141

OPPOSED TO APPLICATION FOR SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283.

Name Mike Bech

Address 51080 TWP RD 283

Signature  Date Dec 14/18

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20180141

OPPOSED TO APPLICATION FOR SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283.

Name KEITH LOGAN

Address 57021 Twp. Rd. 283,

Signature Keith Logan Date Dec 27, 2018

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20180141

OPPOSED TO APPLICATION FOR SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283.

Name ADRIAN & PAMELA PRUDDEN

Address 50224 TWP RD 283

Signature  Date 30 DEC 2018

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20180141

OPPOSED TO APPLICATION FOR SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283.

Name D Hall

Address 283096 nr 51

Signature  Date Dec 30/18

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

File Number: 08922009
RE : Application PL 20180141

OPPOSED TO APPLICATION FOR SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283.

Name Georgia Anthony

Address 50191 Township Rd 283 Cochrane AB T4C1A1

Signature Georgia Anthony Date Dec 30/18

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

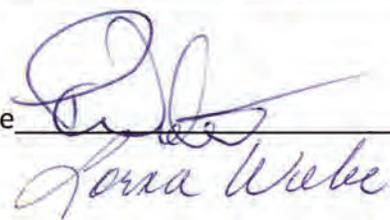
File Number: 08922009
RE : Application PL 20180141

OPPOSED TO APPLICATION FOR SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283.

Name Peter + Lorna Wiebe

Address 53007 203A

Signature  Date December 30, 2018
Lorna Wiebe December 30/18

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name Michelle + Mark Colbeck

Mailing Address: 

Municipal Address: 283131 Twp 283 RD 51

Email address 

Phone: 

Signature M Colbeck Date Sept 25/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name Robyn MacKay

Mailing Address: [REDACTED]

Municipal Address: 53105 Township Rd 283

Email address [REDACTED]

Phone: [REDACTED]

Signature Robyn MacKay Date Sept 25 / 2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name Jenni Hudier

Mailing Address: 50160 Township 283

Municipal Address: _____

Email address 

Phone:  _____

Signature Jenni Hudier Date Sept 24/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name BRAD & KATIE DIGGENS

Mailing Address: [REDACTED]

Municipal Address: 50047 Twp. Rd. 283

Email address [REDACTED]

Phone: [REDACTED]

Signature [Handwritten Signature] Date SEPT. 25/2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

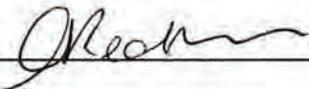
Name Alysha Redmond

Mailing Address: 

Municipal Address: 50150 ^{Twp Rd 283,} Rockyview County, AB T4C 3A1

Email address 

Phone: 

Signature  Date Sept 24, 2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name Joe Tedford

Mailing Address: 

Municipal Address: SE-23-28-5-West 5

Email address 

Phone: 

Signature J Tedford Date September 24, 2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

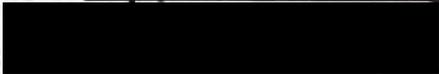
We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

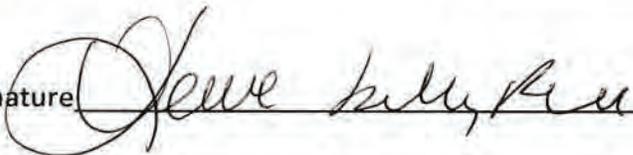
Name Vanessa & Kelly Reeve

Mailing Address: 50193 TWP 283 Rocky

Municipal Address: _____

Email address 

Phone: 

Signature  Date Sept 23/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name GLORIA ANTHONY

Mailing Address: 50191 TOWNSHIP RD 283 ROCKY VIEW COUNTY AB
T43 3A1

Municipal Address: AS ABOVE

Email address [REDACTED]

Phone: [REDACTED]

Signature Gloria Anthony Date Sept 24 2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name LEE ROGERS

Mailing Address: 283076 RANGE RD 51 ROCKYVIEW COUNTY

Municipal Address: _____

Email address [REDACTED]

Phone: [REDACTED]

Signature Lee Rogers Date SEP 24/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name DAVID LEPAGE

Mailing Address: 51072 TWP RD 283 COUNTY ROCKYVIEW

Municipal Address: AS ABOVE

Email address [REDACTED]

Phone: [REDACTED]

Signature [Signature] Date SEPT 24, 2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

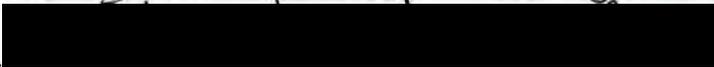
OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name Andrew Treich

Mailing Address: 

Municipal Address: 52001, Twp Rd 283 A

Email address 

Phone: 

Signature Andrew Treich Date Sept 24 2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name Benjamin McLeod

Mailing Address: 50090 TWP Rd 283

Municipal Address: Rocky View County AB ~~T4E 1A3~~

Email address [REDACTED] T4E-3A1

Phone: [REDACTED]

Signature [Handwritten Signature] Date Sept 25 2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name KEITH LOGAN

Mailing Address: 51021 - Twp Rd. 283. ROCKYVIEW COUNTY

Municipal Address: Same as above AB

Email address [REDACTED] T4C 3A1

Phone: [REDACTED]

Signature Keith Logan Date Sept 24, 2020.

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name CHRIS STECYK

Mailing Address: 

Municipal Address: 50087 TOWNSHIP RD

Email address 

Phone: 

Signature  Date SEPT 27, 2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

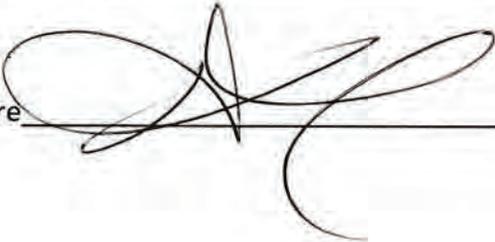
Name Kathleen Ypma

Mailing Address: [REDACTED]

Municipal Address: 52014 Township Road 283A, Cochrane, AB

Email address [REDACTED]

Phone: [REDACTED]

Signature  Date Sept 23/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

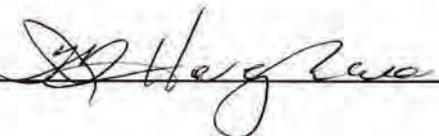
Name TERRY HARGRAVE

Mailing Address: 

Municipal Address: 537-65

Email address: 

Phone: 

Signature  Date Sept. 23, 2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name Mike Beoda

Mailing Address: _____

Municipal Address: 51080 twp 283

Email address [REDACTED]

Phone: [REDACTED]

Signature [Signature] Date Sept 19/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

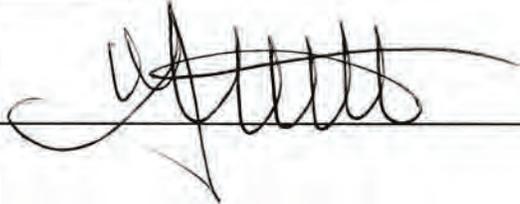
Name Lisa Gillett

Mailing Address: 

Municipal Address: 52058 Twp Road 283A Rockyview

Email address 

Phone: 

Signature  Date Sept. 19/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name Ruth Edge

Mailing Address: 

Municipal Address: 52281 

Email address _____

Phone: 

Signature Ruth Edge Date Sept 19/2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name Lincoln Browning

Mailing Address: [REDACTED]

Municipal Address: 52260 twp 283

Email address [REDACTED]

Phone: [REDACTED]

Signature [Handwritten Signature] Date Sept 21/2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name GARY MIROMUEK

Mailing Address: [REDACTED]

Municipal Address: 50190 TWP Rd 283

Email address [REDACTED]

Phone: [REDACTED]

Signature  Date 22/09/2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name Lorelee Grattidge

Mailing Address: [REDACTED]

Municipal Address: 51220 Twp 283

Email address [REDACTED]

Phone: [REDACTED]

Signature Jane Gage Date Sep 22/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name Dianne Broadhurst

Mailing Address: [REDACTED]

Municipal Address: 51087 Twp Rd 283

Email address [REDACTED]

Phone: [REDACTED]

Signature D Broadhurst Date Sep 22/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

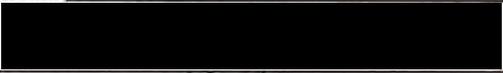
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Name Trent Erne + Shari Sauer

Mailing Address: ~~53085~~ 283085 RR 57, Rocky View County, AB

Municipal Address: _____

Email address: 

Phone: 

Signature Trent Erne Date Sept 12, 2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name Pamela Prudden, Adrian Prudden

Mailing Address: 50 224 Twp Rd 283, Rocky View County, AB T4C 3A1

Municipal Address: same as above

Email address [REDACTED]

Phone: [REDACTED]

Signature  Date Sept 22/2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name SCOTT & JOANNE REEVE

Mailing Address: SITE 50125 ~~RA~~ TWP 283

Municipal Address:

Email address

Phone:

Signature [Handwritten Signature] Date Sept 22/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name KRISTA SORBY

Mailing Address: 50069 TWP. 283

Municipal Address: _____

Email address [REDACTED]

Phone: [REDACTED]

Signature Krista Sorby Date SEPT. 22/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name Tracy + Enzo Ribaric

Mailing Address: 50055 Twp. 283

Municipal Address: _____

Email address [REDACTED]

Phone: [REDACTED]

Signature [Signature] Date Sept 22/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name Dorna + Peter Weebe

Mailing Address: [REDACTED]

Municipal Address: 53002 TWP RD 283A

Email address [REDACTED]

Phone: [REDACTED]

Signature Dorna Weebe Date Sept 18/20

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name Juergen Haue

Mailing Address: 53 190 Range Road 283

Municipal Address: _____

Email address [REDACTED]

Phone: [REDACTED]

Signature J Haue Date Sept. 26. 2020

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name P. Schnell

Mailing Address: [REDACTED]

Municipal Address: SW 22/28/05/05 52277 Twp Rd 283

Email address [REDACTED]

Phone: [REDACTED]

Signature P. Schnell Date Sept. 30, 2010

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2



RE : Application PL 20200104

OPPOSED TO APPLICATION FOR RE-DESIGNATION AND SUBDIVISION

We the undersigned oppose the land use re-designation and future subdivision of the application listed above located SE-22-28-05-W5M approximately 4 km (2.5 miles) south of Mountain View County, approximately 4 km (2.5 miles) west of Horse Creek Road, on the north side of Township Road 283. 52057 Twp 283A.

Name Gwynedde A. Mikkelsen

Mailing Address: [Redacted]

Municipal Address: 51218 cabin. [Redacted]

Email address [Redacted]

Phone: [Redacted]

Signature G. Mikkelsen Date Sept 29 / 20

water is our main issue

Planning Services Department

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Name Dodie Steel

Mailing Address: 283096 Ang Rd 51 Rocky View County

Municipal Address: Rocky View T4C 3A1

Email address: 

Phone: 

Signature Dodie Steel Date 20/26/09

1

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

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Name MICK CAWTHORN

Mailing Address: 

Municipal Address: 50109 Twp rd 283

Email address 

Phone: 

Signature Mick Cawthorn Date Oct 5/20

Sign _____

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Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2

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Name RONALD MONTGOMERY

Mailing Address: 52005 TOWNSHIP ROAD 283A ROCKY VIEW COUNTY, AB
T4A 3A1

Municipal Address: SAME

Email address: 

Phone: 

Signature R. Mt Date SEPT 24 2020

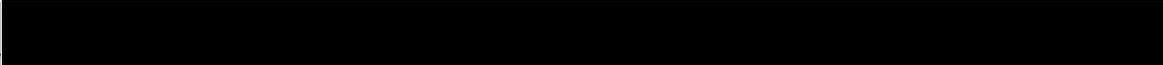
Planning Services Department
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Name Craig Dobson

Mailing Address: 

Municipal Address: #52277 Twp Rd 283 SW 22-28-05-05 

Email address 

Phone: 

Signature  Date 2020-10-06

Planning Services Department
Attn: Johnson Kwan
262075 Rocky View Point,
Rocky View County, AB,
T4A 0X2



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Name Gwynedde A. Mikkelborg

Mailing Address: [REDACTED]

Municipal Address: 51218 cabin. [REDACTED]

Email address [REDACTED]

Phone: [REDACTED]

Signature G. Mikkelborg Date Sept 29 / 20

Water is our main issue

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 14, 2021 **DIVISION:** 9
FILE: 06731002 / 06731004 **APPLICATION:** PRDP20211744
SUBJECT: Development Permit: Natural Resource Extraction/Processing Condition Consideration
Listed Direct Control Use

APPLICATION: Natural Resource Extraction/Processing (Phase 1), consideration of the development permit prior to release condition, for a Good Neighbouring Plan.

GENERAL LOCATION: Located at the southeast junction of Highway 567 and Range Road 40.

LAND USE DESIGNATION: Direct Control District 170 [DC 170]

EXECUTIVE SUMMARY: Development Permit PRDP20211744 was presented to Council on July 13, 2021, and was approved with the conditions noted in the Agenda Package. A copy of the Development Permit Transmittal of Decision can be found in this report in Attachment 'B'. This permit is for the commencement of the Summit Pit (Phase 1) for Natural Resource extraction.

On July 13, 2021, Council approved a motion that added a prior to release condition to this permit. The new condition states:

- 7. That prior to release of this development permit, the Good Neighbouring Plan as submitted shall be reviewed, amended, and approved by the Council to include a Compliant 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"*

Council has requested the Applicant submit the Good Neighbouring Plan for Council's consideration and approval. The Applicant has submitted an amended plan titled, *Good Neighbour Action Plan* (Good Neighbouring Plan). A copy of the plan can be found in Attachment 'A'. Administration has reviewed the plan and is of the opinion that it captures the intent of Council's motion. As such, Administration has no concerns.

Summit Pit (Phase 1) is located within the south-eastern portion of the property, adjacent to the Habitat Preservation Area. Open mining and excavation areas will not exceed \pm 16.18 hectares (\pm 40.00 acres) in area at any given time. The proposal is for an extraction/mining plan, for six (6) phases.

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

OPTIONS:

- Option #1: THAT Condition #7 of PRDP20211744 be approved in accordance with Attachment 'A'.
Option #2: THAT Condition #7 of PRDP20211744 be refused as per the reasons determined by Council.
Option #3: THAT alternative direction be provided.

Administration Resources

Jacqueline Targett, Planning and Development Services

- Dust Control Plan, as prepared by SLR, Proj. No. 212.06650.00006, dated April 2021;
- Erosion and Sediment Control Plan, as prepared by SLR, Proj. No.212.06650.00006, dated April 2021;
- Good Neighbour Action Plan (Phase 1), as prepared by Mountain Ash Limited Partnership, dated April 2021;
- Groundwater Monitoring Plan, as prepared by SLR, Proj. No. 212.06650.00006, dated April 2021;
- Landscaping & Visual Screening Plan, as prepared by SLR, Proj. No. 21-663, dated April 15, 2021;
- Mining & Excavation Plan, as prepared by SLR, Proj. No. 212.06650.00006, dated April 2021;
- Noise Monitoring Plan, as prepared by SLR, Proj. No. 212.06650.00006, dated April 2021;
- Operation and Management Plan (Phase 1), as prepared by Mountain Ash Limited Partnership, dated April 2021;
- Post Mining and Reclamation Plan, as prepared by SLR, Proj. No. 212.06650.00006, dated April 2021;
- Soil & Weed Management Plan, as prepared by SLR, Proj. No. 212.06650.00006, dated April 2021;
- Stormwater Management Plan, as prepared by SLR, Proj. No. 212.06650.00006, dated April 2021;

UPDATED TECHNICAL REPORTS SUBMITTED w/ DEVELOPMENT PERMIT:

- Stripping & Grading Plan, as prepared by SLR, Proj. No. 212.06650.00006, dated April 2021;
- Transportation Infrastructure Improvement Plan, as prepared by Watt Consulting Group, Dwgs. C01-C02, dated April 2021;
- Summit Pit Haul Routes Plan, as prepared by Watt Consulting Group, File No. 3865.E01, dated April 22, 2021.

TECHNICAL REPORTS SUBMITTED w/ MASTER SITE DEVELOPMENT PLAN:

- Acoustic Assessment Report, as prepared by SLR, Proj. No. 203.50207.00000, dated May 2020;

	<ul style="list-style-type: none"> • SUMMIT RESOURCE DEVELOPMENT: Transportation Impact Assessment, as prepared by Watt Consulting Group, dated August 18, 2014; • SUMMIT Aggregate Pit TIA Update, as prepared by Watt Consulting Group, File No. 3749-T01, dated March 10, 2020.
<p>DIRECT CONTROL PERMITTED USES:</p> <ul style="list-style-type: none"> • Natural Resource Extraction/Processing 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Council

CONCLUSION:

Subject to the proposed approval of the Good Neighbouring Plan, the plan is recommended for approval.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JT/lt

ATTACHMENTS:

- ATTACHMENT ‘A’: Good Neighbouring Plan
- ATTACHMENT ‘B’: Development Permit Transmittal of Decision
- ATTACHMENT ‘C’: Maps & Other Information

GOOD NEIGHBOUR ACTION PLAN



MOUNTAIN ASH
• LIMITED PARTNERSHIP •

SUMMIT PIT
PHASE 1 DEVELOPMENT PERMIT APPLICATION

APRIL 2021 – WITH REVISIONS PROPOSED JULY 13TH, 2021

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The Summit Pit

Phase 1 Development Permit Good Neighbour Action Plan – April 2021 (revised July 13th, 2021)

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The Summit Pit

Phase 1 Development Permit Good Neighbour Action Plan – April 2021 (revised July 13th, 2021)

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1.0 Executive Summary

Mountain Ash Limited Partnership (MALP) is a progressive aggregate extraction company that is sensitive to concerns from neighbouring residents and businesses regarding the potential for operations within the Summit Pit that could generate noise, dust, traffic, groundwater, and visual impacts.

As such, Mountain Ash have developed the following goals for the Summit Pit:

- Operate respectfully.
- Address neighbour concerns in a timely and transparent manner.
- Effectively mitigate any cumulative effects that may arise during operations.
- Do more than the minimum of what is required.

To implement these goals, Mountain Ash has created this Good Neighbour Action Plan to:

1. Provide a summary of the type and scale of aggregate operations within the Summit Pit.
2. Establish readily accessible mechanisms for ongoing communication between MALP and the surrounding residents, businesses and other stakeholder groups situated within ± 1.6 km (± 1 mile) radius of the Project site.
3. Provide a means to resolve expressed complaints or disputes that may arise from aggregate operations within the Summit Pit.
4. Build and maintain trust between the Summit Pit aggregate operator and surrounding residents, businesses, and other stakeholder groups.

Mountain Ash is committed to open and transparent communication with surrounding neighbours and businesses throughout the life of the project. Communication is intended to be ongoing with direct lines of communication between the operator and neighbours, especially the landowners and residents situated within ± 1.6 km (± 1 mile) radius of the Project site.

Mountain Ash will provide landowners and residents situated within ± 1.6 km (± 1 mile) with a single point of contact who is actively engaged in the operations and is available at any time. This contact person will be part of the community and enable neighbouring residents to feel that their concerns will be investigated, addressed, and resolved in a reasonable time frame should any arise.

Mountain Ash is prepared to work with adjacent residents to ensure their concerns are mitigated before, during, and after operations have ceased. Aggregate operations within the Project site have incorporated numerous protocols to ensure the Summit Pit is the best neighbour possible.

2.0 The Aggregate Facility and Operations

2.1 Operator Contact Information

- Primary contact: **Tige Brady**
- Mailing address: **35181 Big Hill Springs Rd, Rocky View County, AB T4C 3A2**
- Phone number: **403-690-3076**
- Email address: tige.brady@telus.net
- Project website: www.summitpit.com

2.2 Aggregate Operations

On-site operations will include stripping of subsoil & overburden materials, stockpiling of same within the site, mining of the underlying sand and gravel, and eventual reclamation of all disturbed areas. Depending on market conditions; it is anticipated that MALP will initially produce $\pm 75,000$ tonnes of aggregate per day based on opening day projections and anticipated market demand.

Typical extraction and aggregate production operations at full pit development would include the operation one (1) portable crusher, one (1) loader, one (1) bulldozer, and three (3) scrapers during stripping and reclamation/grading phases of development.

All fuel storage onsite will be contained in PTMAA registered double wall fuel tanks (ULC approved fuel tanks) with 100% secondary containment and emergency vents.

Potable water will be trucked to the site and sanitary servicing will be trucked out, as provided by approved contractors.

A scale house and office will be constructed on site in a suitable location to ensure safe effective on-site logistics related to the export of aggregates from this location.

2.3 Hours of Operation

As per the prescriptions of RVC Bylaw C-8051-2020 (DC-170), Hours of Operation will be from 7:00 a.m. to 7:00 p.m., Monday to Friday and 7:00 a.m. to 5:00 p.m. Saturday. There will be no crushing on Saturdays and no aggregate operations on Sunday or Statutory Holidays.

2.4 Site Access

A Traffic Impact Assessment (TIA) was prepared for this aggregate facility operation. Access to the Summit Pit will be from Highway 567 at the intersection of Range Road 40. This intersection will be upgraded to a Type IVa standard as per the requirements of Alberta Transportation. A ± 200 m portion of Range Road 40 will be upgraded (paved) to facilitate efficient and safe movement of aggregates from the site to the market.

The Summit Pit

Phase 1 Development Permit Good Neighbour Action Plan – April 2021 (revised July 13th, 2021)

2.5 Haul Routes

The aggregates produced and transported from the Summit Pit will primarily service markets east of the subject site. Summit does not anticipate any significant movement of aggregate west into the Cochrane market.

The three (3) main transportation haul routes associated with the Summit Pit are:

- Route #1 – East on Highway 567 into Airdrie / North Calgary and East Balzac (about 60% of truck trips).
- Route #2 – East on Highway 567, south on Highway 766, East on Highway 1A into Calgary (about 30% of truck trips).
- Route #3 – West on Highway 567 (about 10% of truck trips).

2.6 Groundwater Management

A Hydrogeological Assessment and Groundwater Monitoring Plan was prepared for this aggregate facility operation to monitor and assess groundwater levels and quality, and to plan and manage mitigations should un-anticipated impacts occur.

As a requirement for the Code of Practice (COP) for Pits and Development Permit (DP) applications, details the Groundwater Monitoring Program (GWMP) in relation to the operation of the Summit Pit. The objective of this GWMP is to ensure the effects of site operations on groundwater resources in the vicinity of the site are monitored and negative impacts prevented wherever possible. This is also consistent with a condition required as part of the land re-designation and MSDP. Ongoing monitoring and assessment of groundwater levels and quality will be determined for effective monitoring of the lack of effect of operations on groundwater, and to plan and manage mitigation should un-anticipated impacts occur.

The site will be developed as a dry pit with mining and extraction activities not extending into the water table. The total depth of excavation will always remain at least 1.0 m above the ground water table.

Mountain Ash will install three (3) perimeter groundwater monitoring wells with piezometers to support an ongoing monitoring program to evaluate fluctuations in groundwater levels throughout the lifespan of the operation. The results of this monitoring program will be updated monthly and published to a Project website. MALP will provide the County an updated Groundwater Monitoring Plan at each development permit stage to detail the location of groundwater monitoring wells and the related monitoring and reporting requirements.

Mountain Ash will provide all landowners with an existing groundwater well situated within 800 m from the boundary of the Summit Pit Master Site Development Plan (MSDP), **including the communal groundwater well owned and operated by the Big Hill Creek Estates Waterworks System**, with offer to be included in the Summit Pit Groundwater Monitoring Program.

The Summit Pit

Phase 1 Development Permit Good Neighbour Action Plan – April 2021 (revised July 13th, 2021)

If a groundwater well included in the Summit Pit Groundwater Monitoring Program is identified as being contaminated, the following remedies shall be provided:

- 1) MALP will provide a temporary replacement water supply to the affected landowner(s) within 24-hours.**
- 2) MALP will continue to provide temporary replacement water to the affected landowner(s) until a qualified professional determines the cause of the groundwater well contamination.**
- 3) If it is determined that aggregate operations occurring within the Summit Pit are responsible for the groundwater well contamination, MALP will take necessary action to ensure a permanent supply of water is provided to affected landowner(s).**

2.7 Dust Control Management

A Dust Control Plan was prepared for this aggregate facility operation. The following dust control methods will be implemented within the Summit Pit:

- Paving the entrance road to the pit.
- Application of calcium chloride to internal access roads.
- Regular watering of internal access roads.
- Restricting speed limits to 30 km/hour on internal access roads.
- Surface roughening/win rows of open areas on site.
- Increasing surface vegetation beside roads.
- Ensuring all topsoil berms/stockpiles are vegetated with an approved grass seed mixture.
- Enclosing the crusher.
- Siting the crusher within a central location to respect adjacent property boundaries.
- Reclaiming depleted areas in advance of required reclamation timing.
- Install equipment to monitor air quality on a real time basis relative to the Alberta Ambient Air Quality Objectives (AAAQO).
- Provide reports to the County on an annual basis.
- Partnering with Calgary Regional Airshed Zone (CRAZ) to obtain and report air quality objectives during operations.

2.8 Noise Management

An Acoustic Assessment was prepared for this aggregate facility operation to assess the potential sound egress from the Summit Pit operations in relation to the nearest noise receptors.

The Summit Pit

Phase 1 Development Permit Good Neighbour Action Plan – April 2021 (revised July 13th, 2021)

As a requirement for the Code of Practice (COP) for Pits and Development Permit (DP) applications, this report details the Noise Monitoring Program (NMP) in relation to the operation of the Summit Pit. The objective of the NMP is to monitor, continuously validate, and keep a record of sound from Summit Pit operations and from off-site sources. Ongoing monitoring and assessment of overall noise levels will be crucial for effective management of sound from operations.

Several noise receptors exist near the proposed Summit Pit area which have the potential to be impacted by sound from operations. The NMP has adequate consideration for these receptors and the influence from the existing acoustic environment. NMP provides a detailed description of:

- Current acoustic environment.
- Pertinent sound sources during operations.
- Monitoring objectives.
- Parameters that will be monitored.
- Sound monitoring procedure including locations, frequency, and duration.

A monthly monitoring report will be produced detailing the sound monitoring procedure, sound level results, weather conditions, site activities, subjective observations, comparison against monitoring criteria and applicable action items after each survey. The monthly report will also provide details of any complaints relating to sound and their state of resolution. An annual monitoring report will collate the findings of the previous monitoring reports. All noise monitoring data will be made available to the public, RVC and other stakeholders. Data will be stored using a cloud service and published to a Project website.

2.9 Landscaping and Visual Screening

A landscaped buffer will be used to screen pit operations from Highway 567 and adjacent properties. No storage of equipment and/or other items will be permitted in landscaped areas.

2.10 Performance Monitoring

Aggregate operations within the Summit Pit will be supported by performance monitoring to identify and quantify the level of success associate with the operating practices and mitigation techniques. Based on the results of the performance monitoring, Mountain Ash will update and adjust operating practices and mitigation techniques as required.

3.0 Maintaining Good Neighbour Relations

3.1 Regular Communication

To support the operation of the Summit Pit, Mountain Ash is committed to the following goals:

- Building trust, which in turn builds community.
- Helping residents, businesses, and other stakeholder groups situated within ± 1.6 km (± 1 mile) of the Summit Pit to understand the potential risks and the associated mitigation measures that are in place to reduce the probability of incidents occurring.
- Openly communicate good and bad news.

Mountain Ash will regularly communicate with neighbouring residents, businesses, and other stakeholder groups within ± 1.6 km of the Summit Pit relative to:

- General updates regarding ongoing aggregate operations.
- Updates on any incidents.
- Information on how to interact with Mountain Ash including a description of a complaint process.

This information will be communicated via:

- Regular updates to the Project website.
- A Project newsletter which will be distributed annually to all residents, businesses, and other stakeholder groups within ± 1.6 km of the Summit Pit.

3.2 Operational Changes

An operational change is defined as any significant change in aggregate operations from the baseline described in Section 2.0 of this Plan.

The goals are to:

- Prevent surprises.
- Avoid rumors.

If a significant operational change is contemplated, MALP will communicate the change immediately to neighbouring residents, businesses, and other stakeholder groups. If it is an evolutionary or planned change, Mountain Ash will communicate the change through the Project website and annual Project newsletter.

The Summit Pit

Phase 1 Development Permit Good Neighbour Action Plan – April 2021 (revised July 13th, 2021)

3.3 Responding to Complaints and Concerns

Mountain Ash is committed to operating the Summit Pit in accordance with principles and practices that they will be clearly accountable for. As such, residents, businesses, and other stakeholder groups need to know who to contact should a concern arise, and who will be accountable for resolving the inquiry or complaint once it is raised.

Mountain Ash will:

- Provide a phone number that reaches the dedicated staff member.
- Provide an email address to which complaints or queries can be sent.

3.4 Resolving Disputes

Mountain Ash will

- Acknowledge incoming complaints or concerns in a timely and consistent manner.
- Determine solutions to respond to complaints via dialogue between the complainant and Mountain Ash.
- Record all complaints and resolutions in a manner that is permanently accessible to Mountain Ash, residents, and businesses within \pm 1.6 km of the Summit Pit.

The following table describes the process Mountain Ash will follow to respond to expressed concerns:

Step	Key Actions
<p>Acknowledge receipt of complaint</p>	<p>Mountain Ash will acknowledge the receipt of a complaint:</p> <ul style="list-style-type: none"> ▪ Immediately for complaints received in person by phone. ▪ Within two (2) hours of complaints being placed by voicemail. ▪ Within one (1) day of complaints being sent by email. An automatic response may be generated for complaints received by email, but the Mountain Ash staff will also follow up.
<p>Divert emergency calls to appropriate first responders</p>	<p>Upon receipt of a complaint, the Mountain Ash staff will assess if the situation could be an emergency. If the assessed situation is as an emergency, the Mountain Ash staff will direct the call is to emergency services.</p>

<p>Gather information</p>	<p>Upon receipt of a complaint, the Mountain Ash staff will:</p> <ul style="list-style-type: none"> ▪ Gather information pertaining to the complaint. ▪ Liaise with the RCMP and/or RVC Bylaw Services regarding the complaint (if required). ▪ Provide a written summary of the information generated to the complainant within three (3) business days of its receipt.
<p>Propose a solution</p>	<p>The Mountain Ash staff will:</p> <ul style="list-style-type: none"> ▪ Propose a solution and check if it is acceptable to the complainant. The solution could include a remedy for the immediate complaint and/or preventive measures to avoid future complaints.
<p>Implement the solution</p>	<p>If the solution is acceptable to the complainant, the Mountain Ash staff will:</p> <ul style="list-style-type: none"> ▪ Implement the solution. ▪ Follow up with the complainant to ensure the complaint has been resolved.
<p>Record the complaint</p>	<p>The Mountain Ash staff will:</p> <ul style="list-style-type: none"> ▪ Record information on the receipt, nature, source (citizen or business) and resolution of complaints. ▪ Provide access to the Summit Pit Complaints Log upon request, to any resident, business, or other stakeholder group within ±1.6 km (±1 mile) of the Project site. ▪ Provide the Complaints Log to the County at each development permit application stage.

If the complainant is not satisfied with the complaint resolution process, the complainant may choose to:

- Meet with the Executive Director of Mountain Ash to determine if any additional possible courses of action are available to remedy the complaint.
- After dialogue with the complainant, the Executive Director will determine if further action is warranted.



This is not a development permit

7. That prior to release of this development permit, the Good Neighbouring Plan as submitted shall be reviewed, amended and approved by the County 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.

Upon Implementation & Site Occupancy:

8. That upon completion, that Applicant/Owner shall submit as-built drawings of the constructed onsite stormwater management facilities, prior to the issuance of additional Phase 1 development permits.
 - i. Once received, the County shall perform an inspection of the proposed stormwater management facilities ensuring the proposed facilities were constructed as per the approved Stormwater designs.
9. That upon completion, Construction Completion Certificates shall be issued on the constructed Type IVa intersection, upgrades to Range Road 40, and all work completed under the issued Development Agreement, prior to the issuance of additional Phase 1 development permits.

Permanent:

10. 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:
 - i. 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.
11. The site shall operate in accordance with the Summit Pit MSDP, including the Joint Commitments, at all times.
12. That all activity and equipment associated with the Natural Processing Extraction operation shall be located in accordance with the approved Site plan for the Phase development permit.



This is not a development permit

13. That phase reclamation shall proceed behind extraction activities such that no more than 16.00 hectares (40.00 acres) shall be open at any time for Phase 1.
14. That there shall not be any storage of any materials or vehicles on the property that are not directly related to the operation of the gravel pit.
15. That no activity shall occur within the Habitat Preservation Area, located on SW-31-26-W5M, as identified under the Summit Pit MSDP, Figure 7, Development Concept.
16. That all portable buildings placed onsite shall comply with the minimum DC 170 setback requirements.
17. That all signage shall be kept in a safe, clean, and tidy condition at all times.
18. That any on-site wayfinding signage including for direction and information purposes shall be permitted, where in keeping with the design of the overall development, to the satisfaction of the County.
19. That no business temporary signage shall be placed on the site at any time except any temporary signs required during development construction. No temporary signage shall be placed within the Highway Road Allowance at any time.
20. That no crushing, within Phase 1, shall occur within the restricted crushing buffer area, as identified on the Summit Pit Site Plan, as prepared by SLR, Proj. No. 21206650.00006, dated April 23, 2021, or as amended.
21. That only on-site extraction materials may be processed on-site, except on occasion whereby blend materials from off-site are required to bring products to specification.
22. 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 any 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.
23. That no topsoil shall be removed from the site and any soil materials will be salvaged in accordance with industry best practice to ensure their conservation.



This is not a development permit

24. That all topsoil & overburden excavated within the site may be stockpiled to be used to reclaim the excavated areas. Stockpiled topsoil & overburden will be placed in the depleted areas in the same order they were removed in accordance with the Code of Practice for Pits in Alberta.
 - i. Reclamation of mined areas shall consist of the replacement of salvaged overburden, subsoil, and topsoil with a 3:1 side slope around the mined areas.
25. That any overburdened stockpiles and/or similar earthworks shall be seeded and maintained using erosion control measures.
26. That all landscaping, including the perimeter berming along the east property line, shall be installed onsite within 24 months of permit approval, in accordance with the final approved Landscape Plan, as amended.
27. That dust control measures shall be utilized for all vehicles during mining and transport of material, and shall be applied to haul and access roads so that no visible dust is allowed on adjacent lands from the site.
28. That in the case of any spillage of hazardous materials, AEP and the County shall be notified immediately, and the appropriate clean-up procedures shall be implemented.
29. That the hours of operation, for any Natural Resource Extraction/Processing activities, shall be limited to the following:
 - i. Monday to Friday: 7:00 a.m. to 7:00 p.m.
 - ii. Saturday: 7:00 a.m. to 5:00 p.m.
 - iii. Sunday & Statutory Holidays: Closed
30. That recorded noise levels generated by aggregate operations shall not exceed *65 dba LAeq (one (1) hour)* at the receptors' location, in accordance with the approved Noise Monitoring Plan, as prepared by SLR, Proj. No. 212.06650.00006, dated April 2021 and the Acoustic Assessment Report, as prepared by SLR, Proj. No. 203.50207.00000, dated May 2020.
31. That the existing dwelling units and accessory buildings onsite shall remain deemed non-conforming, under the Direct Control District and may remain as is, until otherwise significantly altered, relocated, removed or phase extraction activities are within 150.00 m (492.13 ft.). At that time, the units shall be brought into compliance with the Direct Control District.
32. That all on-site lighting, including private, site security, and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, which may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.



This is not a development permit

33. 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.
34. That if this development permit is not issued by **MARCH 31, 2022**, or the approved extension date, then this approval is null and void and the development permit shall not be issued.
35. That this Development Permit, if and when issued, shall be valid for **five (5) years** from the date of issue or until the completion of Phase 1.

Advisory:

36. The Applicant/Owner shall submit payment of the Community Aggregate Payment Levy, annually, in accordance with Bylaw C-7748-2018, as amended, in the amount of \$0.40 per ton of aggregate extracted and removed.
37. That the County's Noise Bylaw C-8067-2020 shall be adhered to at all times, except as noted or approved as conditions of this approval.
38. That at renewal stage of Phase 1, the Applicant/Owner shall, in conjunction with the other gravel pit operators in the area, work collaboratively by sharing technical information and proportionally funding, if necessary to establish and implement operating practices with an objective of mitigating cumulative effects relative to the site operation, in accordance with the Summit MSDP.
39. That a Building Permit(s) shall be obtained for any proposed buildings on-site through Building Services, prior to placement on-site.
40. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the approved Weed Management submissions and the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017]*.
41. That any other Federal, Provincial or Municipal approvals, regulations, or policies are the sole responsibility of the Applicant/Owner.
 - i. That an AEP Registration for Pit Operation and any approvals under the *Water Act* for any Wetland Disturbances shall be obtained, prior to extraction activity commencement.
 - ii. That the Applicant/Owner shall operate within the requirements of the Provincial Code of Practice for Pits at all times.
 - iii. That the Applicant/Owner shall submit confirmation that authorization and clearance have been obtained under the *Historical Resources Act*, for the onsite mining activities located on SW-31-26-03-W5M.



ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

This is not a development permit

- iv. That the Applicant/Owner shall submit a copy to the County, of the Pit Registration and any other Activity Plan Registrations from AEP and a copy of the issued Roadside Development Permit (RSDP029840-1) from AT.
42. That the Applicant/Owner shall maintain the existing access/approach, off Highway 567, to the required standard, until the intersection upgrade is complete and the existing access is reclaimed.
43. That no water shall be used for washing of gravel unless and until written approval has been received from AEP. If washing is approved by AEP, the washing of gravel shall adhere to the approved days and hours of operation condition on the Development Permit.
44. That no wash water shall be discharged off of the site or into any water channel.
45. That all sanitary sewage and water services shall be supplied in accordance with AEP and the *Alberta Safety Codes Act*.
46. That any fire suppression and abatement measures shall be followed in accordance with the Alberta Fire Code.

Should you have any questions or concerns, please contact Jacqueline Targett for assistance and quote the file number as noted above.

A handwritten signature in black ink, appearing to read 'Michelle Mitton'.

Michelle Mitton
Legislative Coordinator
403-520-1290
mmitton@rockyview.ca



ATTACHMENT 'C': MAPS AND OTHER INFORMATION

APPLICANT: B&A Planning Group (Ken Venner)	OWNER: 1410266 Alberta Ltd.
DATE APPLICATION RECEIVED: April 27, 2021	DATE DEEMED COMPLETE: May 1, 2021
SITE AREA: ± 130.69 hectares (± 322.95 acres) DEVELOPMENT AREA: ± 84.00 hectares (± 208.00 acres)	LEGAL DESCRIPTION: NW & SW-31-26-3-W5M;
APPEAL BOARD: Court of Queen's Bench of Alberta	
<p>HISTORY: <i>(both sites)</i></p> <p><i>Planning History:</i></p> <ul style="list-style-type: none"> • PL20200034 Redesignation <i>(To redesignate the subject lands from Ranch and Farm District to Natural Resource Industrial District to accommodate aggregate extraction);</i> Approved March 2, 2021 • PL20200031 Master Site Development Plan <i>(To adopt a Master Site Development Plan to provide a policy framework to guide and evaluate the development of aggregate extraction on the site);</i> Approved March 2, 2021 • PL20170184 Master Site Development Plan <i>(To amend the Summit Pit Master Site Development Plan to update the phasing plan, environmental area policies, and mapping);</i> Approved April 24, 2018 • PL20170145 Redesignation <i>(To redesignate a portion of the subject lands from Ranch and Farm District to Natural Resource Industrial District to accommodate aggregate extraction);</i> Approved April 24, 2018 • PL20150101 Redesignation <i>(To redesignate the subject lands from Ranch and Farm District to Natural Resource Industrial District to accommodate aggregate extraction);</i> Approved June 11, 2017 • PL20150100 Master Site Development Plan <i>(To adopt a Master Site Development Plan to provide a policy framework to guide and evaluate the development of aggregate extraction on the site);</i> Approved June 11, 2017 <p><i>Development History:</i></p> <ul style="list-style-type: none"> • PRDP20211744 Development Permit (Natural Resource Extraction/Processing (Phase 1) and signage); Approved July 13, 2021 <p><i>Building History:</i></p> <ul style="list-style-type: none"> • 1993-BP-3745: Garage; Final inspection December 14, 1996 • 1991-BP-2335: Garage; Final inspection February 23, 1993 • 1990-BP-1416: Dwelling, Single Detached; No information • 1989-BP-1414: Dwelling, Single Detached; No information 	

*Assessment History:***06731002**

- Dwelling, Single Detached (1970)

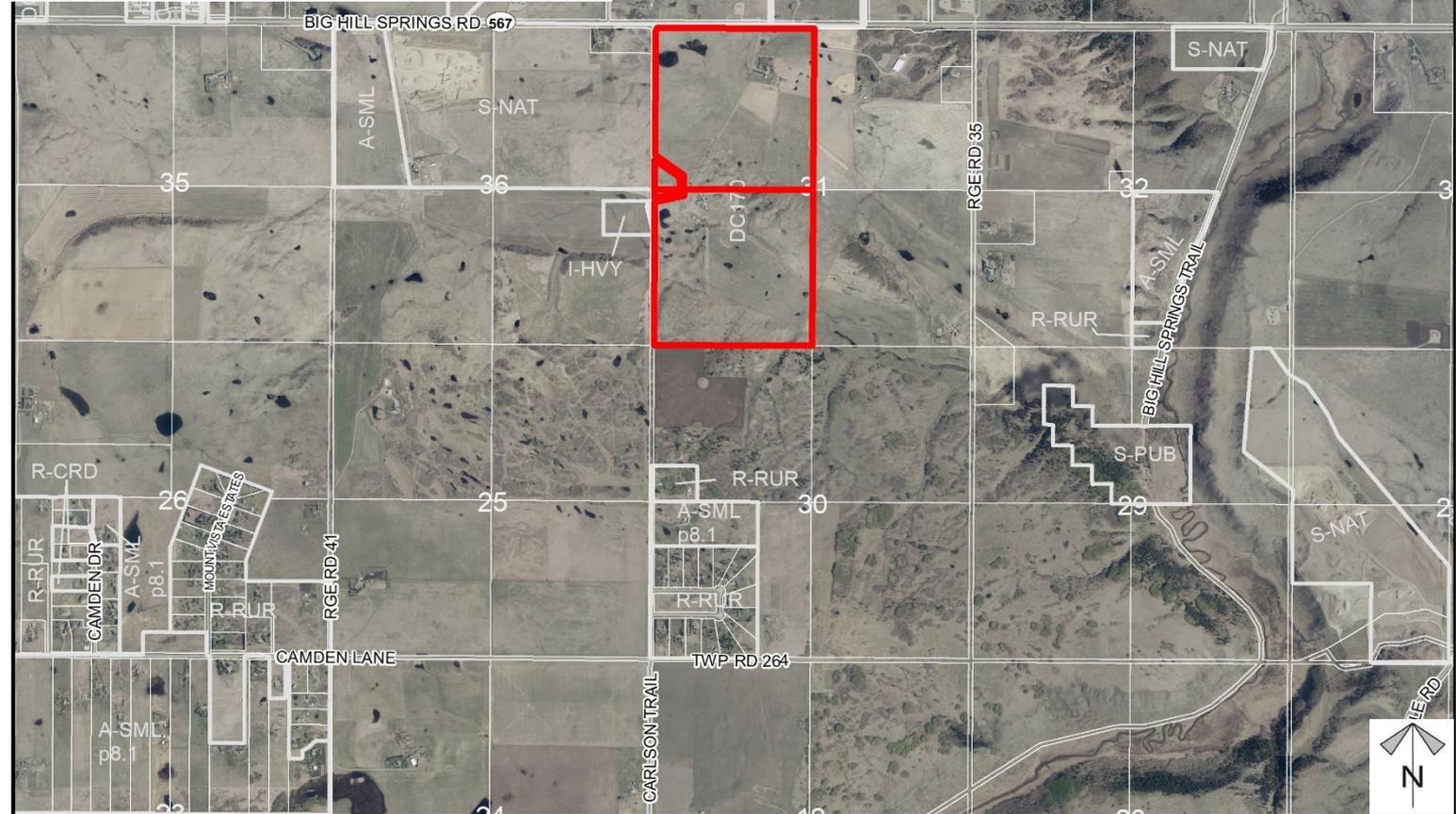
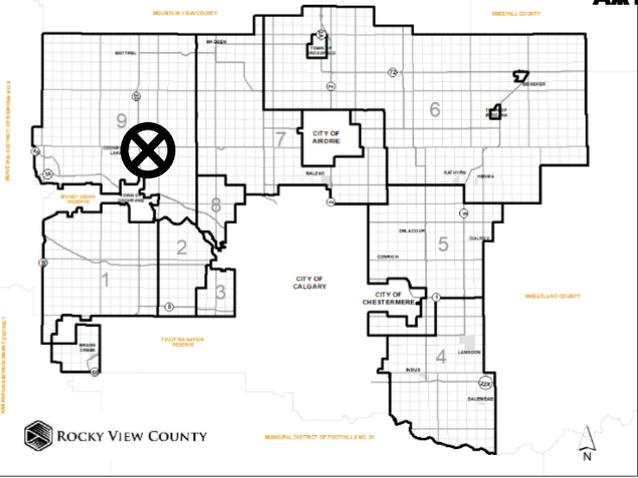
06731004

- Dwelling, Single Detached w/ Garage (1990)
- Dwelling, Single Detached (1990)
- Detached Garage (1991)
- Farm Utility Building (1993)

Location & Context

Development Proposal

Natural Resource
Extraction/Processing
(Phase 1) and signage
(The Summit Pit)



Division: 9
 Roll: 06731002/004
 File: PRDP20211744
 Printed: May 11, 2021
 Legal: SW-31-26-03-W05M
 Page 203 of 352

Development
Proposal

Development Proposal

Natural Resource
Extraction/Processing
(Phase 1) and signage
(The Summit Pit)

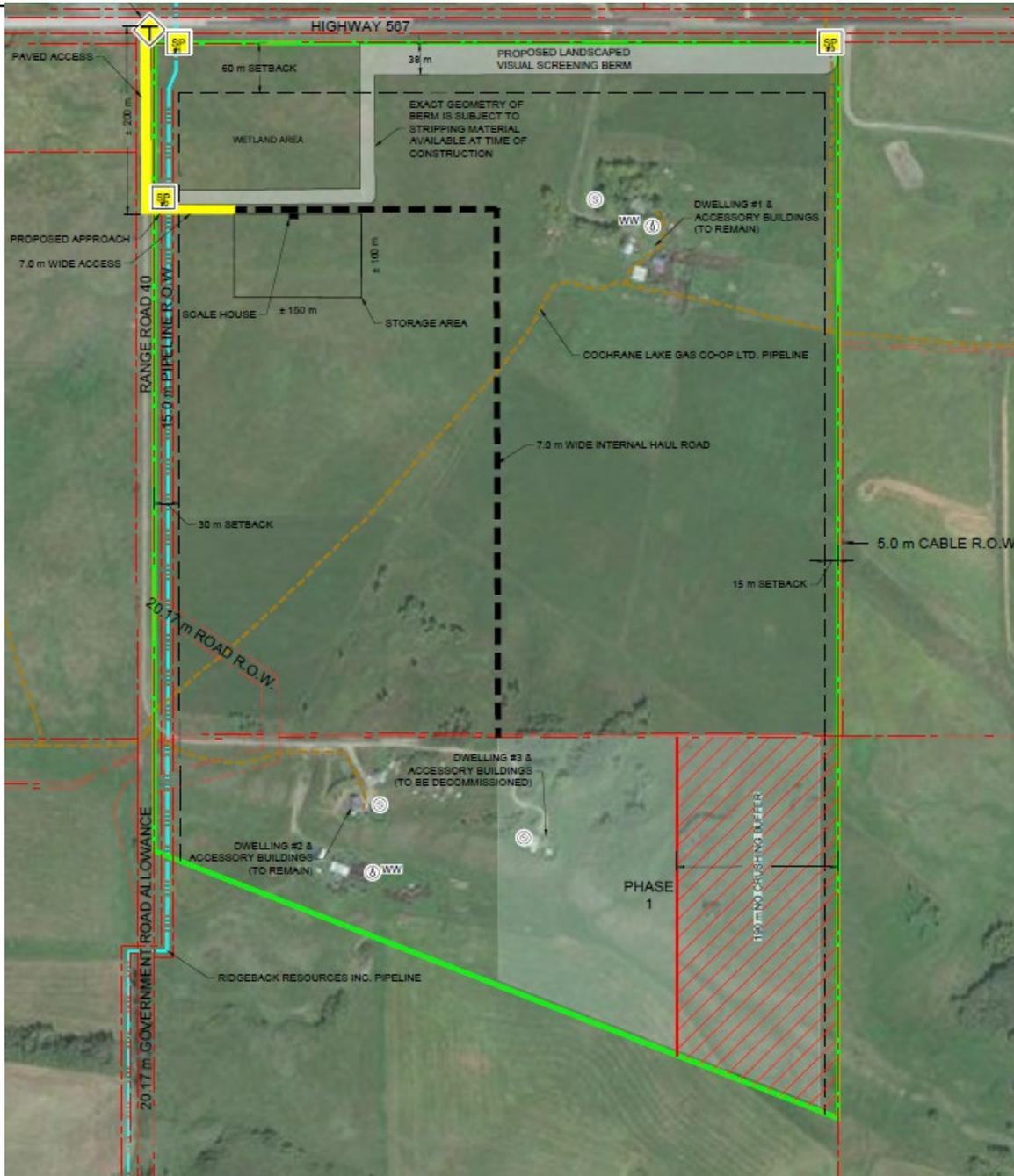


Division: 9
Roll: 06731002/004
File: PRDP20211744
Printed: May 11, 2021
Legal: SW-31-26-03-W05M
Page 26 of 32

Site Plan

Development Proposal

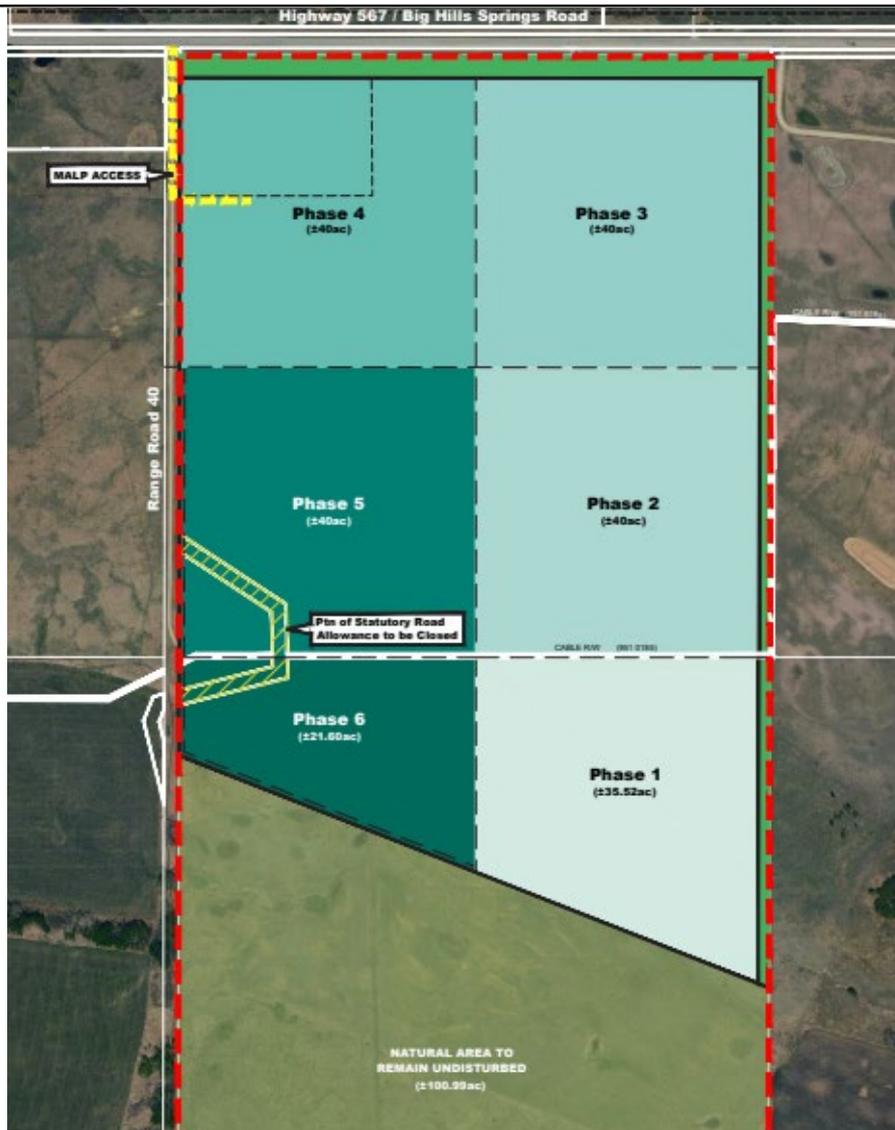
Natural Resource
Extraction/Processing
(Phase 1) and signage
(The Summit Pit)



Phasing Plan

Development Proposal

Natural Resource
Extraction/Processing
(Phase 1) and signage
(The Summit Pit)

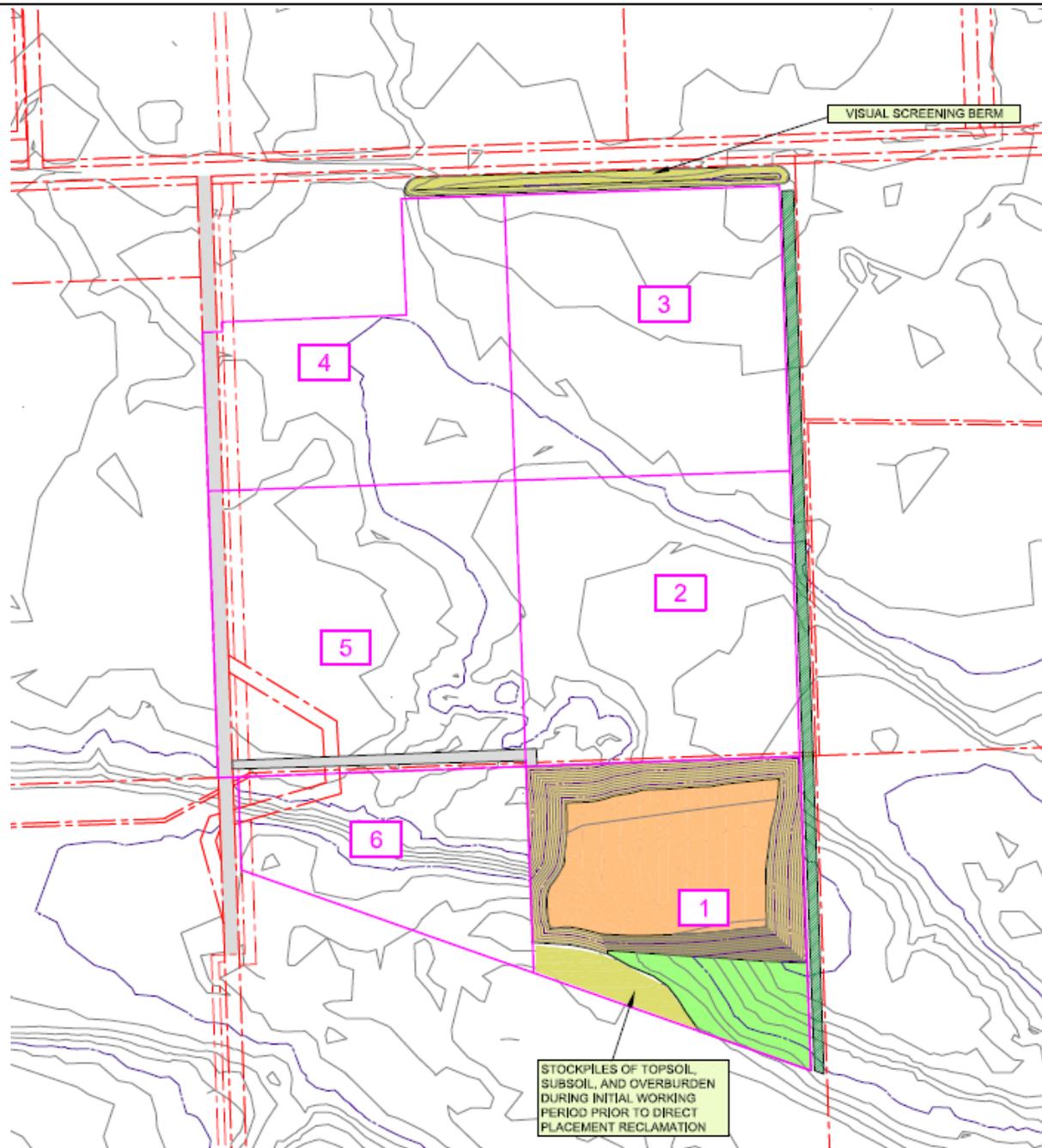


Legend			
	Subject Lands		MALP Access
	Phase 1		Phase 4
	Phase 2		Phase 5
	Phase 3		Landscaped Screening Berm
			Natural Area to Remain Undisturbed
			Portion of Statutory Road Allowance to be Closed

Mining & Excavation Plan

Development Proposal

Natural Resource
Extraction/Processing
(Phase 1) and signage
(The Summit Pit)





PLANNING POLICY

TO: Council
DATE: September 14, 2021 **DIVISION:** 4
FILE: 1015-450 **APPLICATION:** N/A
SUBJECT: Update on proposed Bylaw C-8172-2021 (Shepard Industrial Area Structure Plan)

POLICY DIRECTION:

Direction for preparation of this Area Structure Plan (ASP) came from the Terms of Reference adopted by Council on July 28, 2020; the ASP has been prepared in accordance with that specific Terms of Reference and with Section 633(1) of the *Municipal Government Act* (MGA). The proposed ASP was assessed against the Interim Growth Plan (IGP), Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), the County Plan, and Land Use Bylaw.

EXECUTIVE SUMMARY:

On June 29, 2021, Council held a public hearing to consider the proposed Shepard Industrial Area Structure Plan. The public hearing was closed and the following motion was passed:

MOVED by Councillor Schule that further consideration of Bylaw C-8172-2021 be referred to Administration for further dialog with the City of Calgary on matters including:

- *Cost and revenue sharing options;*
- *Potential amendments to the Rocky View County / City of Calgary Intermunicipal Development Plan; and*
- *Joint planning endeavors including a potential joint planning area;*
- *Rocky View County supports non-residential development in principle and also is supportive of collaborative planning with our neighbours to this end;*

AND THAT Administration report back by the September 14, 2021 Council meeting.

Since that time, Administration has worked with City staff to discuss the items as directed. Meetings were held on July 22, August 5 & 11, and a final meeting is scheduled for September 9. Calgary Administration indicated that it does not have the direction to engage on the points of the motion (joint planning, cost and revenue sharing, IDP amendments, etc.); the City remains fundamentally opposed to the County proposing development within a Calgary Industrial Growth Corridor, as identified in the Rocky View County / Calgary Intermunicipal Development Plan.

Calgary Administration did highlight the mediation process that may be forthcoming between the two municipalities, and the opportunity that this may provide to examine broader intermunicipal matters. Although the timing and scope of this potential mediation are yet to be defined, both Administrations discussed how the wider mediation process could aim at improving the intermunicipal relationship at a political level, set principles and priorities for established and proposed growth areas, and examine agreements around joint service and infrastructure cost-sharing. This may confirm an overall approach on proposals such as the Shepard Industrial ASP.

Administration Resources

Jessica Anderson, Planning Policy



The City indicated that due to City Council's availability, a formal written response outlining Calgary's position will not be available until September 13th or later. Therefore, this report is intended as an update and further options may be presented to Council if a letter is received confirming the City's formal position (as directed by City Council).

ADMINISTRATION RECOMMENDATION:

Administration recommends that Council receive this update as information and be directed to continue discussions with the City in accordance with Option #1.

OPTIONS:

Option #1: Motion #1 THAT the update on proposed Bylaw C-8172-2021 (Shepard Industrial Area Structure Plan) be received as information.

 Motion #2 THAT Administration be directed to continue discussions with the City of Calgary on the Shepard Industrial Area Structure Plan and report back to Council once a formal position is established by the City.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JA/lt



FINANCIAL SERVICES

TO: Council
DATE: September 14, 2021 **DIVISION:** 6
FILE: 08305005 **APPLICATION:** N/A
SUBJECT: Late Tax Payment Penalty Cancellation Request

POLICY DIRECTION:

This request was evaluated in accordance with the Late Tax Payment Penalty Cancellation Policy C-204, which establishes a uniform and consistent approach for Council to address late tax payment cancellation requests in Rocky View County (the County).

EXECUTIVE SUMMARY:

On July 22, 2021, Administration received a request from the owner of roll 08305005 regarding the July 1, 2021, late payment penalty in the total amount of \$245.12. The 2021 taxes and penalty have been paid in full as of July 16, 2021.

The ratepayer is requesting that the penalty be cancelled as they did not receive their tax notice in time. As per section 337 of the *Municipal Government Act*, "a tax notice is deemed to have been received 7 days after it is sent." All tax notices were mailed out May 14, 2021.

This request is not in compliance with the criteria in Policy C-204 (see Attachment 'B'); Administration therefore recommends that the request be denied.

ADMINISTRATION RECOMMENDATION:

Administration recommends the request be denied in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT the request for late tax penalty cancellation in the amount of \$245.12 be denied.

Option #2: THAT alternative direction be provided.

Administration Resources
Barry Woods, Manager Financial Services



Respectfully submitted,

“Barry Woods”

Manager
Financial Services

BW/ro

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ATTACHMENTS:

- ATTACHMENT 'A': Request Letter 08305005
- ATTACHMENT 'B': Policy C-204

July 16, 2021

To whom it may concern:

We moved into our place in July 2020 and were just notified that we owe a \$245 penalty in late fees for our property taxes.

We have not had access to our community mailbox (the house didn't come with the mailbox key when we purchased and we have been using a PO BOX ever since) at this time as our mail is being redirected. Because of this we missed out on the important letter stating the amount owing and the due date. We thought the due date for our property taxes was our move-in date, we are new to the system of paying a once annual fee for our taxes as it was automatically deducted annually at our last place.

As you know, 2020 was a difficult for everyone. As new members of the community and small business owners, I am asking for a pardon of our late fee of \$245. The tax and late fee was paid in full as soon as I became aware that it was overdue.

Please feel free to contact me if you have any questions. Thank you kindly in advance for your consideration.

[REDACTED]
[REDACTED]



Late Tax Payment Penalty Cancellation

Council Policy

C-204

Policy Number:	C-204
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2003 October 07
Effective Date:	2003 October 07
Date Last Amended:	2021 April 22
Date Last Reviewed:	2021 April 22

Purpose

- 1 This policy establishes a uniform and consistent approach for Council to address late tax payment penalty cancellation requests in Rocky View County (the County).



Policy statement

- 2 Council may cancel, reduce, refund, or defer property tax if it is equitable to do so pursuant Section 347(1) of the *Municipal Government Act (MGA)*. MGA Section 203 prohibits Council from delegating this power to administration.
- 3 Council recognizes the need to be fair and equitable to all County taxpayers in its effort to address late tax payment penalty cancellation requests.
- 4 This policy does not apply to exempt tax accounts held under the jurisdiction of the provincial or federal governments.



Policy

- 5 Council considers and balances the interests of the County's property owners when responding to any penalty cancellation request.
- 6 The County must provide sufficient notice of a property tax payment due date, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.



Late Tax Payment Penalty Cancellation

Council Policy

C-204

- 7 The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes.
- 8 Property owners seeking late tax payment penalty cancellation must submit a written request to the County within 60 days of the date when the related penalty was applied to the tax account, along with payment of the amount of the outstanding penalty.
- 9 Administration must present late tax payment penalty cancellation requests during public meetings of Council, as Council's decisions on these matters have an impact on all property owners. The report regarding the request includes the information provided by the requesting property owner.

Tax relief categories

- 10 When Council grants a late tax payment penalty cancellation request, the late tax payment penalty cancellation is only available for the penalties in the current taxation year:
 - (1) where a death in the immediate family of the property owner occurred within twenty-one (21) days prior to the due date;
 - (2) where the tax notice has been sent to an incorrect address as a result of the County's error in recording an address change on the tax roll; or
 - (3) where a late tax payment has been processed by a financial institution and either the financial institution or the property owner provides documentation indicating the payment was processed on or before the due dates.
- 11 Council may consider penalty adjustments or cancellations for types of requests not set out in this policy.

Tax relief not available

- 12 A property owner may not seek tax relief under this policy for:
 - (1) taxes imposed under Section 326(1)(a)(vi) of the *MGA* relating to designated industrial property;
 - (2) taxes or penalties relating to more than one prior taxation year; or
 - (3) amounts added to the tax roll that do not relate to the annual property assessment and taxation process, including but not limited to:



Late Tax Payment Penalty Cancellation

Council Policy

C-204

- (a) charges arising from the tax recovery process;
- (b) unpaid violation charges;
- (c) utility consumption or installation charges; or
- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities	<ul style="list-style-type: none"> • Municipal Government Act, RSA 2000, c M-26
Related Plans, Bylaws, Policies, etc.	<ul style="list-style-type: none"> • Rocky View County Tax Penalty Bylaw C-4727-96
Related Procedures	<ul style="list-style-type: none"> • N/A
Other	<ul style="list-style-type: none"> • N/A



Policy history

Amendment Date(s) – Amendment Description	<ul style="list-style-type: none"> • 2019 November 26 – Council amended to reflect changes to the MGA, keep penalty cancellations to current tax year, set consideration criteria, and align with new policy standards • 2011 November 01 – Amended by Council • 2009 December 15 – Amended by Council • 2004 September 07 – Amended by Council • 2003 October 07 – Amended by Council
Review Date(s) – Review Outcome Description	<ul style="list-style-type: none"> • 2019 November 20: Minor changes recommended in light of MGA amendments and current County processes and standards



Definitions

- 13 In this policy:
- (1) “administration” means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;



Late Tax Payment Penalty Cancellation

Council Policy

C-204

- (2) "Council" means the duly elected Council of Rocky View County;
- (3) "County" means Rocky View County;
- (4) "immediate family" means spouse, a parent, child, or sibling;
- (5) "*Municipal Government Act*" means the Province of Alberta's *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



FINANCIAL SERVICES

TO: Council
DATE: September 14, 2021 **DIVISION:** 8
FILE: 05631167 **APPLICATION:** N/A
SUBJECT: Late Tax Payment Penalty Cancellation Request

POLICY DIRECTION:

This request was evaluated in accordance with the Late Tax Payment Penalty Cancellation Policy C-204, which establishes a uniform and consistent approach for Council to address late tax payment cancellation requests in Rocky View County (the County).

EXECUTIVE SUMMARY:

On July 17, 2021, Administration received a request from the owner of roll 05631167 regarding the July 1, 2021, late payment penalty in the total amount of \$1,640.70. The 2021 taxes and penalty have been paid in full as of July 16, 2021.

The ratepayer is requesting that the penalty be cancelled as they did not receive the tax notice in the mail. As per section 337 of the *Municipal Government Act*, "a tax notice is deemed to have been received 7 days after it is sent." All tax notices were mailed out May 14, 2021.

This request is not in compliance with the criteria in Policy C-204 (see Attachment 'B'); Administration therefore recommends that the request be denied.

ADMINISTRATION RECOMMENDATION:

Administration recommends the request be denied in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT the request for late tax penalty cancellation in the amount of \$1,640.70 be denied.

Option #2: THAT alternative direction be provided.

Administration Resources

Barry Woods, Manager Financial Services



Respectfully submitted,

“Barry Woods”

Manager
Financial Services

BW/ro

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A': Request Letter 05631167
ATTACHMENT 'B': Policy C-204

Rume Ogbobine

From: [REDACTED]
Sent: July 17, 2021 6:23 AM
To: Rocky View Tax Section
Subject: [EXTERNAL] - Tax Roll 05631167 - [REDACTED] - Appeal for penalty charged

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

My name is [REDACTED] - my wife [REDACTED] and I have resided at [REDACTED] for the past 6 years and have always paid our property taxes on time every year once we receive the property tax bill from the Rockyview County. This year, however, for whatever reason we did not receive the tax bill in the mail. Both [REDACTED] and I are willing to sign an affidavit to that effect.

We agree with the tax officer who explained to us that it was our responsibility to call the county prior to June 30th and should have asked for the tax bill but living in this unprecedented time and being at home and loosing track of time, the last thing on our mind was to call and find out why our tax bill or any other bills has not been sent to us. In fact as soon as we received the penalty notice from the County, we immediately paid the property tax including the penalty (\$15,314.02 which includes \$1640.70 penalty). As we are all aware, that this past 16 months have been very painful for everyone and the last thing we want is to pay such a hefty penalty.

So we humbly request that a one time appeal be granted to us and would also like to apply for the TIPP program so that such errors would never happen again.

We hope you will consider our appeal request,

Sincerely,

[REDACTED]



Late Tax Payment Penalty Cancellation

Council Policy

C-204

Policy Number:	C-204
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2003 October 07
Effective Date:	2003 October 07
Date Last Amended:	2021 April 22
Date Last Reviewed:	2021 April 22

Purpose

- 1 This policy establishes a uniform and consistent approach for Council to address late tax payment penalty cancellation requests in Rocky View County (the County).



Policy statement

- 2 Council may cancel, reduce, refund, or defer property tax if it is equitable to do so pursuant Section 347(1) of the *Municipal Government Act (MGA)*. MGA Section 203 prohibits Council from delegating this power to administration.
- 3 Council recognizes the need to be fair and equitable to all County taxpayers in its effort to address late tax payment penalty cancellation requests.
- 4 This policy does not apply to exempt tax accounts held under the jurisdiction of the provincial or federal governments.



Policy

- 5 Council considers and balances the interests of the County's property owners when responding to any penalty cancellation request.
- 6 The County must provide sufficient notice of a property tax payment due date, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.



Late Tax Payment Penalty Cancellation

Council Policy

C-204

- 7 The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes.
- 8 Property owners seeking late tax payment penalty cancellation must submit a written request to the County within 60 days of the date when the related penalty was applied to the tax account, along with payment of the amount of the outstanding penalty.
- 9 Administration must present late tax payment penalty cancellation requests during public meetings of Council, as Council's decisions on these matters have an impact on all property owners. The report regarding the request includes the information provided by the requesting property owner.

Tax relief categories

- 10 When Council grants a late tax payment penalty cancellation request, the late tax payment penalty cancellation is only available for the penalties in the current taxation year:
 - (1) where a death in the immediate family of the property owner occurred within twenty-one (21) days prior to the due date;
 - (2) where the tax notice has been sent to an incorrect address as a result of the County's error in recording an address change on the tax roll; or
 - (3) where a late tax payment has been processed by a financial institution and either the financial institution or the property owner provides documentation indicating the payment was processed on or before the due dates.
- 11 Council may consider penalty adjustments or cancellations for types of requests not set out in this policy.

Tax relief not available

- 12 A property owner may not seek tax relief under this policy for:
 - (1) taxes imposed under Section 326(1)(a)(vi) of the *MGA* relating to designated industrial property;
 - (2) taxes or penalties relating to more than one prior taxation year; or
 - (3) amounts added to the tax roll that do not relate to the annual property assessment and taxation process, including but not limited to:



Late Tax Payment Penalty Cancellation

Council Policy

C-204

- (a) charges arising from the tax recovery process;
- (b) unpaid violation charges;
- (c) utility consumption or installation charges; or
- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities	<ul style="list-style-type: none"> • Municipal Government Act, RSA 2000, c M-26
Related Plans, Bylaws, Policies, etc.	<ul style="list-style-type: none"> • Rocky View County Tax Penalty Bylaw C-4727-96
Related Procedures	<ul style="list-style-type: none"> • N/A
Other	<ul style="list-style-type: none"> • N/A



Policy history

Amendment Date(s) – Amendment Description	<ul style="list-style-type: none"> • 2019 November 26 – Council amended to reflect changes to the MGA, keep penalty cancellations to current tax year, set consideration criteria, and align with new policy standards • 2011 November 01 – Amended by Council • 2009 December 15 – Amended by Council • 2004 September 07 – Amended by Council • 2003 October 07 – Amended by Council
Review Date(s) – Review Outcome Description	<ul style="list-style-type: none"> • 2019 November 20: Minor changes recommended in light of MGA amendments and current County processes and standards



Definitions

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- (1) “administration” means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;



Late Tax Payment Penalty Cancellation

Council Policy

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-
- (2) "Council" means the duly elected Council of Rocky View County;
 - (3) "County" means Rocky View County;
 - (4) "immediate family" means spouse, a parent, child, or sibling;
 - (5) "*Municipal Government Act*" means the Province of Alberta's *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



FINANCIAL SERVICES

TO: Council

DATE: September 14, 2021 **DIVISION:** 2

FILE: 05708230, 05708231, 05708232, 05708233, **APPLICATION:** N/A
05708234, 05708235, 05708236, 05708237.

SUBJECT: Late Tax Payment Penalty Cancellation Request

POLICY DIRECTION:

This request was evaluated in accordance with the Late Tax Payment Penalty Cancellation Policy C-204, which establishes a uniform and consistent approach for Council to address late tax payment cancellation requests in Rocky View County (the County).

EXECUTIVE SUMMARY:

On July 29, 2021, Administration received a request from the owner of rolls 05708230, 05708231, 05708232, 05708233, 05708234, 05708235, 05708236, and 05708237 regarding the July 1, 2021, late payment penalty in the total amount of \$851.94. The 2021 taxes and penalties have been paid in full as of July 29, 2021.

The ratepayer is requesting that the penalty be cancelled as they did not receive the tax notices for the aforementioned rolls. As per section 337 of the *Municipal Government Act*, "a tax notice is deemed to have been received 7 days after it is sent." All tax notices were mailed out May 14, 2021.

This request is not in compliance with the criteria in Policy C-204 (see Attachment 'B'); Administration therefore recommends that the request be denied.

ADMINISTRATION RECOMMENDATION:

Administration recommends the request be denied in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT the request for late tax penalty cancellation in the amount of \$851.94 be denied.

Option #2: THAT alternative direction be provided.

Administration Resources
Barry Woods, Manager Financial Services



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

“Barry Woods”

“Kent Robinson”

Manager
Financial Services

Acting Chief Administrative Officer

BW/ro

ATTACHMENTS:

ATTACHMENT ‘A’: Request Letter for 05708230, 05708231, 05708232, 05708233, 05708234,
05708235, 05708236, 05708237

ATTACHMENT ‘B’: Policy C-204



July 23, 2021

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

RE: Late Tax Payment Penalty Cancellation

Please take this letter as our written request to the Rocky View County to cancel the Late Tax Payment Penalty on the following properties:

- 1050 Harmony Parade
- 1046 Harmony Parade
- 1042 Harmony Parade
- 1038 Harmony Parade
- 1034 Harmony Parade
- 1030 Harmony Parade
- 1026 Harmony Parade
- 1022 Harmony Parade

We have paid all other bills we received on time and never received the bills for the above properties.

I have also attached payment in the amount of \$7,951.52 for the above properties.

I trust you will find this satisfactory, however, should you have any questions please do not hesitate to contact us.

Yours truly,

Streetside Developments

Carman Chew
Executive Assistant

Enclosures



**STREETSIDE
CERTIFIED**

p. 403.385.2858 f. 403.385.2860
info@streetsidehomes.com

3-5558 1 St SE, Calgary, AB T2H 2W9
streetsidecalgary.com



Late Tax Payment Penalty Cancellation

Council Policy

C-204

Policy Number:	C-204
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2003 October 07
Effective Date:	2003 October 07
Date Last Amended:	2021 April 22
Date Last Reviewed:	2021 April 22

Purpose

- 1 This policy establishes a uniform and consistent approach for Council to address late tax payment penalty cancellation requests in Rocky View County (the County).



Policy statement

- 2 Council may cancel, reduce, refund, or defer property tax if it is equitable to do so pursuant Section 347(1) of the *Municipal Government Act (MGA)*. *MGA* Section 203 prohibits Council from delegating this power to administration.
- 3 Council recognizes the need to be fair and equitable to all County taxpayers in its effort to address late tax payment penalty cancellation requests.
- 4 This policy does not apply to exempt tax accounts held under the jurisdiction of the provincial or federal governments.



Policy

- 5 Council considers and balances the interests of the County's property owners when responding to any penalty cancellation request.
- 6 The County must provide sufficient notice of a property tax payment due date, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.



Late Tax Payment Penalty Cancellation

Council Policy

C-204

- 7 The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes.
- 8 Property owners seeking late tax payment penalty cancellation must submit a written request to the County within 60 days of the date when the related penalty was applied to the tax account, along with payment of the amount of the outstanding penalty.
- 9 Administration must present late tax payment penalty cancellation requests during public meetings of Council, as Council's decisions on these matters have an impact on all property owners. The report regarding the request includes the information provided by the requesting property owner.

Tax relief categories

- 10 When Council grants a late tax payment penalty cancellation request, the late tax payment penalty cancellation is only available for the penalties in the current taxation year:
 - (1) where a death in the immediate family of the property owner occurred within twenty-one (21) days prior to the due date;
 - (2) where the tax notice has been sent to an incorrect address as a result of the County's error in recording an address change on the tax roll; or
 - (3) where a late tax payment has been processed by a financial institution and either the financial institution or the property owner provides documentation indicating the payment was processed on or before the due dates.
- 11 Council may consider penalty adjustments or cancellations for types of requests not set out in this policy.

Tax relief not available

- 12 A property owner may not seek tax relief under this policy for:
 - (1) taxes imposed under Section 326(1)(a)(vi) of the *MGA* relating to designated industrial property;
 - (2) taxes or penalties relating to more than one prior taxation year; or
 - (3) amounts added to the tax roll that do not relate to the annual property assessment and taxation process, including but not limited to:



Late Tax Payment Penalty Cancellation

Council Policy

C-204

- (a) charges arising from the tax recovery process;
- (b) unpaid violation charges;
- (c) utility consumption or installation charges; or
- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities	<ul style="list-style-type: none"> • Municipal Government Act, RSA 2000, c M-26
Related Plans, Bylaws, Policies, etc.	<ul style="list-style-type: none"> • Rocky View County Tax Penalty Bylaw C-4727-96
Related Procedures	<ul style="list-style-type: none"> • N/A
Other	<ul style="list-style-type: none"> • N/A



Policy history

Amendment Date(s) – Amendment Description	<ul style="list-style-type: none"> • 2019 November 26 – Council amended to reflect changes to the MGA, keep penalty cancellations to current tax year, set consideration criteria, and align with new policy standards • 2011 November 01 – Amended by Council • 2009 December 15 – Amended by Council • 2004 September 07 – Amended by Council • 2003 October 07 – Amended by Council
Review Date(s) – Review Outcome Description	<ul style="list-style-type: none"> • 2019 November 20: Minor changes recommended in light of MGA amendments and current County processes and standards



Definitions

- 13 In this policy:
- (1) “administration” means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;



Late Tax Payment Penalty Cancellation

Council Policy

C-204

- (2) "Council" means the duly elected Council of Rocky View County;
- (3) "County" means Rocky View County;
- (4) "immediate family" means spouse, a parent, child, or sibling;
- (5) "*Municipal Government Act*" means the Province of Alberta's *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



FINANCIAL SERVICES

TO: Council
DATE: September 14, 2021 **DIVISION:** 3
FILE: 04701252 **APPLICATION:** N/A
SUBJECT: Late Tax Payment Penalty Cancellation Request

POLICY DIRECTION:

This request was evaluated in accordance with the Late Tax Payment Penalty Cancellation Policy C-204, which establishes a uniform and consistent approach for Council to address late tax payment cancellation requests in Rocky View County (the County).

EXECUTIVE SUMMARY:

On August 3, 2021, Administration received a request from the owner of roll 04701252 regarding the July 1, 2021, late payment penalty in the total amount of \$471.02. The 2021 taxes and penalty have been paid in full as of August 2, 2021.

The ratepayer is requesting that the penalty be cancelled as they were out of the province and missed the due date.

This request is not in compliance with the criteria in Policy C-204 (see Attachment 'B'); Administration therefore recommends that the request be denied.

ADMINISTRATION RECOMMENDATION:

Administration recommends the request be denied in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT the request for late tax penalty cancellation in the amount of \$471.02 be denied.

Option #2: THAT alternative direction be provided.

Administration Resources
Barry Woods, Manager Financial Services



Respectfully submitted,

“Barry Woods”

Manager
Financial Services

BW/ro

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ATTACHMENTS:

- ATTACHMENT 'A': Request Letter 04701252
- ATTACHMENT 'B': Policy C-204

July 31, 2021

To: Rocky View County Council

**Request to Adjust Late Payment Penalty of \$471.02
on Tax Roll 04701252**

Dear Sir/Madam;

My wife and I have owned the property related to Tax Roll # 04701252 since the end of 2011. Since that time, we have paid the annual property taxes in full every year, on time, without fail.

However, as it relates to the payment that was due by June 30th, 2021, I admit that it was my mistake that I did not pay the taxes by June 30th.

Why did this happen?

My wife and I went to visit our daughter in Halifax on March 1st, 2021. For various reasons, but mostly due to COVID 19 case counts in Alberta, we delayed our return to Alberta. We did not return to our Calgary home until about 10 pm on June 30th. With the time difference (Halifax vs. Calgary) and with the travel that day we did not open all of the mail that had accumulated since March until July 1st and early July 2nd.

Now our son was living at our home during our time away, and he would occasionally tell me about mail that he had picked up which he thought was important, but he did not identify the letter from Rocky View County to me. More importantly, I did not prompt him to look for such a letter. That is clearly on me.

However, when I realized my mistake in missing the payment due date, I paid the taxes in full but this was only on July 2, 2021 at 8:04 am Alberta time. Now this was only ~32 hours late, but it was still late.

A couple of weeks later I received the penalty notice indicating that I would have to pay the 12% - \$471.02 penalty. After speaking to County property tax staff, I was made aware of Council Policy C-204 and this letter is my request to Council, for its consideration, under that Policy.

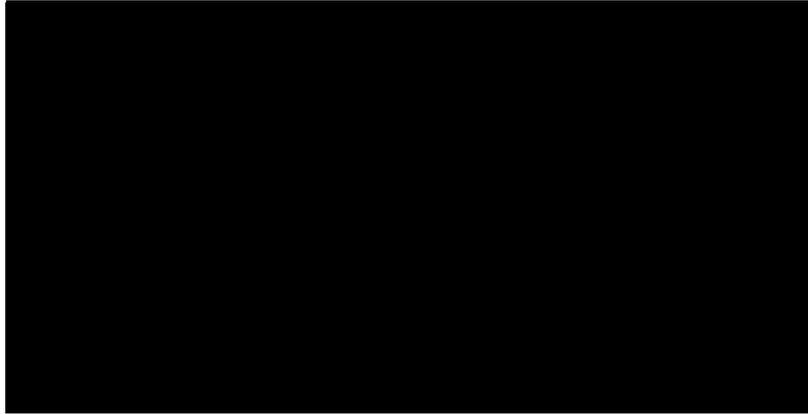
I paid the 12% penalty amount on July 30th, 2021.

I clearly should not have missed the property tax due date, and it is my fault. However, I had no intent to get away with anything and I paid the tax amount quickly once I realized my mistake.

I hope the County Council will look at our property tax payment history and see fit to adjust the penalty amount levied against us. Hopefully, Council will agree to a refund of this penalty amount to us. Failing that, I would hope that Council would at least see fit to apply the penalty amount as a credit towards 2022's property tax amount which will be due on our Tax Roll.

Thank you for your consideration in this matter.

Regards,





Late Tax Payment Penalty Cancellation

Council Policy

C-204

Policy Number:	C-204
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2003 October 07
Effective Date:	2003 October 07
Date Last Amended:	2021 April 22
Date Last Reviewed:	2021 April 22

Purpose

- 1 This policy establishes a uniform and consistent approach for Council to address late tax payment penalty cancellation requests in Rocky View County (the County).



Policy statement

- 2 Council may cancel, reduce, refund, or defer property tax if it is equitable to do so pursuant Section 347(1) of the *Municipal Government Act (MGA)*. *MGA* Section 203 prohibits Council from delegating this power to administration.
- 3 Council recognizes the need to be fair and equitable to all County taxpayers in its effort to address late tax payment penalty cancellation requests.
- 4 This policy does not apply to exempt tax accounts held under the jurisdiction of the provincial or federal governments.



Policy

- 5 Council considers and balances the interests of the County's property owners when responding to any penalty cancellation request.
- 6 The County must provide sufficient notice of a property tax payment due date, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.



Late Tax Payment Penalty Cancellation

Council Policy

C-204

- 7 The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes.
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- 9 Administration must present late tax payment penalty cancellation requests during public meetings of Council, as Council's decisions on these matters have an impact on all property owners. The report regarding the request includes the information provided by the requesting property owner.

Tax relief categories

- 10 When Council grants a late tax payment penalty cancellation request, the late tax payment penalty cancellation is only available for the penalties in the current taxation year:
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 - (3) where a late tax payment has been processed by a financial institution and either the financial institution or the property owner provides documentation indicating the payment was processed on or before the due dates.
- 11 Council may consider penalty adjustments or cancellations for types of requests not set out in this policy.

Tax relief not available

- 12 A property owner may not seek tax relief under this policy for:
 - (1) taxes imposed under Section 326(1)(a)(vi) of the *MGA* relating to designated industrial property;
 - (2) taxes or penalties relating to more than one prior taxation year; or
 - (3) amounts added to the tax roll that do not relate to the annual property assessment and taxation process, including but not limited to:



Late Tax Payment Penalty Cancellation

Council Policy

C-204

- (a) charges arising from the tax recovery process;
- (b) unpaid violation charges;
- (c) utility consumption or installation charges; or
- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities	<ul style="list-style-type: none"> • Municipal Government Act, RSA 2000, c M-26
Related Plans, Bylaws, Policies, etc.	<ul style="list-style-type: none"> • Rocky View County Tax Penalty Bylaw C-4727-96
Related Procedures	<ul style="list-style-type: none"> • N/A
Other	<ul style="list-style-type: none"> • N/A



Policy history

Amendment Date(s) – Amendment Description	<ul style="list-style-type: none"> • 2019 November 26 – Council amended to reflect changes to the MGA, keep penalty cancellations to current tax year, set consideration criteria, and align with new policy standards • 2011 November 01 – Amended by Council • 2009 December 15 – Amended by Council • 2004 September 07 – Amended by Council • 2003 October 07 – Amended by Council
Review Date(s) – Review Outcome Description	<ul style="list-style-type: none"> • 2019 November 20: Minor changes recommended in light of MGA amendments and current County processes and standards



Definitions

- 13 In this policy:
- (1) “administration” means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;



Late Tax Payment Penalty Cancellation

Council Policy

C-204

- (2) "Council" means the duly elected Council of Rocky View County;
- (3) "County" means Rocky View County;
- (4) "immediate family" means spouse, a parent, child, or sibling;
- (5) "*Municipal Government Act*" means the Province of Alberta's *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



FINANCIAL SERVICES

TO: Council
DATE: September 14, 2021 **DIVISION:** 8
FILE: 05618087 **APPLICATION:** N/A
SUBJECT: Late Tax Payment Penalty Cancellation Request

POLICY DIRECTION:

This request was evaluated in accordance with the Late Tax Payment Penalty Cancellation Policy C-204, which establishes a uniform and consistent approach for Council to address late tax payment cancellation requests in Rocky View County (the County).

EXECUTIVE SUMMARY:

On August 13, 2021, Administration received a request from the owner of roll 05618087 regarding the July 1, 2021, late payment penalty in the total amount of \$690.78. The 2021 taxes and penalty have been paid in full as of July 20, 2021.

The ratepayer is requesting that the penalty be cancelled as they did not receive the tax notice in the mail and had significant family matters ongoing at the time. As per section 337 of the *Municipal Government Act*, "a tax notice is deemed to have been received 7 days after it is sent." All tax notices were mailed out May 14, 2021.

This request is not in compliance with the criteria in Policy C-204 (see Attachment 'B'); Administration therefore recommends that the request be denied.

ADMINISTRATION RECOMMENDATION:

Administration recommends the request be denied in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1: THAT the request for late tax penalty cancellation in the amount of \$690.78 be denied.
- Option #2: THAT alternative direction be provided.

Administration Resources
Barry Woods, Manager Financial Services



Respectfully submitted,

“Barry Woods”

Manager
Financial Services

BW/ro

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A': Request Letter 05618087

ATTACHMENT 'B': Policy C-204

Rume Ogbobine

From: [REDACTED]
Sent: August 13, 2021 12:14 PM
To: Rocky View Tax Section
Cc: Division 8, Samantha Wright
Subject: [EXTERNAL] - Tax Penalty Appeal for [REDACTED]

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

August 13, 2021

Rockyview County

Attention: Council Members and Tax Department

Re: Tax Penalty Appeal for [REDACTED]

This letter is to request an exemption from the tax penalty at [REDACTED] My reasons are that:

- We definitely did not receive the tax bill in the Canada Post mail
- We had significant family matters ongoing at the time, and
- Rockyview County did not make us aware of what the bill amount was in any other way, either at the time of the tax assessment or through any reminders that easily could have been sent.
- When we received the notice in mid-July stating what our tax bill was, and what the penalty was, we paid it immediately

To the first point, we pay our bills immediately when they arrive in either email or the regular mail. We have a very good system to ensure important mail is not misplaced, and we simply did not receive this piece of mail.

We had family issues going on at the time, that might have distracted us from inquiring about the lack of a bill (close family member having glioblastoma and brain surgery on June 16, for which they likely only have months to live, a new grandson born in late April and hospitalized in May, and another granddaughter due in early July). To be clear, these only would have distracted us from not inquiring why we didn't get a bill. If we would have got the bill, we definitely have a system that would have ensured that it was paid.

To the third point, we do not feel it is reasonable that Rockyview makes no effort to remind its taxpayers, whom the Council serves, of the bill payment amount and date. The only other correspondence is the tax assessment early in the year, however it neither makes us aware of the amount, nor offers what to do in case the mail doesn't arrive. The County Tax Department has made me aware, upon us inquiring, that in the year 2020, the County collected over \$1,500,000 in penalties alone. That means over 2000 property owners are affected, and that is a high percentage of homeowners especially considering some are on the TIPP program. This should give Council members great concern! It is very obvious that the County has an issue with property owners not paying taxes on time. Clearly one of the biggest reasons for property owners not able to pay bills on time is mail not arriving – either due to Canada Post or the County's internal systems. Having talked with other property owners in Rockyview, it is not uncommon for mail to go missing, and that is documented. Furthermore, Rockyview Tax Department makes no effort to register mail of such importance,

when they clearly make no effort to remind owners of taxes due. This is even though they have access to our email addresses or could send out a second letter in June as a reminder. While the County may perceive that they have the legal right to charge an onerous fee while making no effort to ensure mail arrives, or remind its constituents, that would not be the proper and right position to take. In the business I was in prior to retirement, on something legal but potentially controversial we would ask ourselves "how would it look if this was written up in the newspaper?". This would not look good if described in a newspaper article. And it's not what we expect of our elected Council members. Finally, when we did receive the tax notice and penalty, we paid it immediately. This is what we do with all our bills.

I feel strongly about this request, and trust you find it appropriate to exempt us from the tax penalty. We await your response.

Yours sincerely,

[Redacted signature block]



Late Tax Payment Penalty Cancellation

Council Policy

C-204

Policy Number:	C-204
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2003 October 07
Effective Date:	2003 October 07
Date Last Amended:	2021 April 22
Date Last Reviewed:	2021 April 22

Purpose

- 1 This policy establishes a uniform and consistent approach for Council to address late tax payment penalty cancellation requests in Rocky View County (the County).



Policy statement

- 2 Council may cancel, reduce, refund, or defer property tax if it is equitable to do so pursuant Section 347(1) of the *Municipal Government Act (MGA)*. MGA Section 203 prohibits Council from delegating this power to administration.
- 3 Council recognizes the need to be fair and equitable to all County taxpayers in its effort to address late tax payment penalty cancellation requests.
- 4 This policy does not apply to exempt tax accounts held under the jurisdiction of the provincial or federal governments.



Policy

- 5 Council considers and balances the interests of the County's property owners when responding to any penalty cancellation request.
- 6 The County must provide sufficient notice of a property tax payment due date, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.



Late Tax Payment Penalty Cancellation

Council Policy

C-204

- 7 The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes.
- 8 Property owners seeking late tax payment penalty cancellation must submit a written request to the County within 60 days of the date when the related penalty was applied to the tax account, along with payment of the amount of the outstanding penalty.
- 9 Administration must present late tax payment penalty cancellation requests during public meetings of Council, as Council's decisions on these matters have an impact on all property owners. The report regarding the request includes the information provided by the requesting property owner.

Tax relief categories

- 10 When Council grants a late tax payment penalty cancellation request, the late tax payment penalty cancellation is only available for the penalties in the current taxation year:
 - (1) where a death in the immediate family of the property owner occurred within twenty-one (21) days prior to the due date;
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 - (3) where a late tax payment has been processed by a financial institution and either the financial institution or the property owner provides documentation indicating the payment was processed on or before the due dates.
- 11 Council may consider penalty adjustments or cancellations for types of requests not set out in this policy.

Tax relief not available

- 12 A property owner may not seek tax relief under this policy for:
 - (1) taxes imposed under Section 326(1)(a)(vi) of the *MGA* relating to designated industrial property;
 - (2) taxes or penalties relating to more than one prior taxation year; or
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Late Tax Payment Penalty Cancellation

Council Policy

C-204

- (a) charges arising from the tax recovery process;
- (b) unpaid violation charges;
- (c) utility consumption or installation charges; or
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References

Legal Authorities	<ul style="list-style-type: none"> • Municipal Government Act, RSA 2000, c M-26
Related Plans, Bylaws, Policies, etc.	<ul style="list-style-type: none"> • Rocky View County Tax Penalty Bylaw C-4727-96
Related Procedures	<ul style="list-style-type: none"> • N/A
Other	<ul style="list-style-type: none"> • N/A



Policy history

Amendment Date(s) – Amendment Description	<ul style="list-style-type: none"> • 2019 November 26 – Council amended to reflect changes to the MGA, keep penalty cancellations to current tax year, set consideration criteria, and align with new policy standards • 2011 November 01 – Amended by Council • 2009 December 15 – Amended by Council • 2004 September 07 – Amended by Council • 2003 October 07 – Amended by Council
Review Date(s) – Review Outcome Description	<ul style="list-style-type: none"> • 2019 November 20: Minor changes recommended in light of MGA amendments and current County processes and standards



Definitions

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Late Tax Payment Penalty Cancellation

Council Policy

C-204

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 - (5) "*Municipal Government Act*" means the Province of Alberta's *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



FINANCIAL SERVICES

TO: Council
DATE: September 14, 2021 **DIVISION:** 5
FILE: 04231002 **APPLICATION:** N/A
SUBJECT: Late Tax Payment Penalty Cancellation Request

POLICY DIRECTION:

This request was evaluated in accordance with the Late Tax Payment Penalty Cancellation Policy C-204, which establishes a uniform and consistent approach for Council to address late tax payment cancellation requests in Rocky View County (the County).

EXECUTIVE SUMMARY:

On August 13, 2021, Administration received a request from the owner of roll 04231002 regarding the July 1, 2021, late payment penalty in the total amount of \$450.27. The 2021 taxes and penalty have been paid in full as of August 18, 2021.

The ratepayer is requesting that the penalty be cancelled as they did not receive the tax notice in the mail and have experienced financial constraints. As per section 337 of the *Municipal Government Act*, "a tax notice is deemed to have been received 7 days after it is sent." All tax notices were mailed out May 14, 2021.

This request is not in compliance with the criteria in Policy C-204 (see Attachment 'B'); Administration therefore recommends that the request be denied.

ADMINISTRATION RECOMMENDATION:

Administration recommends the request be denied in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1: THAT the request for late tax penalty cancellation in the amount of \$450.27 be denied.
- Option #2: THAT alternative direction be provided.

Administration Resources

Barry Woods, Manager Financial Services



Respectfully submitted,

“Barry Woods”

Manager
Financial Services

BW/ro

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A': Request Letter 04231002

ATTACHMENT 'B': Policy C-204

Rume Ogbobine

From: [REDACTED]
Sent: August 13, 2021 9:14 AM
To: Rocky View Tax Section
Subject: [EXTERNAL] - Late penalty charge

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

I got a tax bill with overdue fees of 12%, we have recently got a address change from po box to physical address and have had a lot of mail lost including work payments. During these hard times with covid a 12% late fee is a big hit on our financial, we did not receive an original tax bill to pay this on time. I had to confront the company i work for as i was missing a cheque for 6 days and was told the cheque was delivered but not cashed. I ask for forgiveness of this overdue bill as this address change is now working itself out.



Late Tax Payment Penalty Cancellation

Council Policy

C-204

Policy Number:	C-204
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2003 October 07
Effective Date:	2003 October 07
Date Last Amended:	2021 April 22
Date Last Reviewed:	2021 April 22

Purpose

- 1 This policy establishes a uniform and consistent approach for Council to address late tax payment penalty cancellation requests in Rocky View County (the County).



Policy statement

- 2 Council may cancel, reduce, refund, or defer property tax if it is equitable to do so pursuant Section 347(1) of the *Municipal Government Act (MGA)*. *MGA* Section 203 prohibits Council from delegating this power to administration.
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Policy

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Late Tax Payment Penalty Cancellation

Council Policy

C-204

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Tax relief categories

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Late Tax Payment Penalty Cancellation

Council Policy

C-204

- (a) charges arising from the tax recovery process;
- (b) unpaid violation charges;
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- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities	<ul style="list-style-type: none"> • Municipal Government Act, RSA 2000, c M-26
Related Plans, Bylaws, Policies, etc.	<ul style="list-style-type: none"> • Rocky View County Tax Penalty Bylaw C-4727-96
Related Procedures	<ul style="list-style-type: none"> • N/A
Other	<ul style="list-style-type: none"> • N/A



Policy history

Amendment Date(s) – Amendment Description	<ul style="list-style-type: none"> • 2019 November 26 – Council amended to reflect changes to the MGA, keep penalty cancellations to current tax year, set consideration criteria, and align with new policy standards • 2011 November 01 – Amended by Council • 2009 December 15 – Amended by Council • 2004 September 07 – Amended by Council • 2003 October 07 – Amended by Council
Review Date(s) – Review Outcome Description	<ul style="list-style-type: none"> • 2019 November 20: Minor changes recommended in light of MGA amendments and current County processes and standards



Definitions

- 13 In this policy:
- (1) “administration” means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;



Late Tax Payment Penalty Cancellation

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-
- (2) "Council" means the duly elected Council of Rocky View County;
 - (3) "County" means Rocky View County;
 - (4) "immediate family" means spouse, a parent, child, or sibling;
 - (5) "*Municipal Government Act*" means the Province of Alberta's *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



FINANCIAL SERVICES

TO: Council
DATE: September 14, 2021 **DIVISION:** 8
FILE: 06606087 **APPLICATION:** N/A
SUBJECT: Late Tax Payment Penalty Cancellation Request

POLICY DIRECTION:

This request was evaluated in accordance with the Late Tax Payment Penalty Cancellation Policy C-204, which establishes a uniform and consistent approach for Council to address late tax payment cancellation requests in Rocky View County (the County).

EXECUTIVE SUMMARY:

On July 19, 2021, Administration received a request from the owner of roll 06606087 regarding the July 1, 2021, late payment penalty in the total amount of \$316.51. The 2021 taxes and penalty have been paid in full as of July 19, 2021.

The ratepayer is requesting that the penalty be cancelled as they did not receive the tax notice in the mail. As per section 337 of the *Municipal Government Act*, "a tax notice is deemed to have been received 7 days after it is sent." All tax notices were mailed out May 14, 2021.

This request is not in compliance with the criteria in Policy C-204 (see Attachment 'B'); Administration therefore recommends that the request be denied.

ADMINISTRATION RECOMMENDATION:

Administration recommends the request be denied in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1: THAT the request for late tax penalty cancellation in the amount of \$316.51 be denied.
- Option #2: THAT alternative direction be provided.

Administration Resources

Barry Woods, Manager Financial Services



Respectfully submitted,

“Barry Woods”

Manager
Financial Services

BW/aw

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ATTACHMENTS:

- ATTACHMENT 'A': Request Letter 06606087
- ATTACHMENT 'B': Policy C-204

Adrienne Wilson

From: [REDACTED]
Sent: July-19-21 8:38 PM
To: Rocky View Tax Section
Subject: [EXTERNAL] - Appeal for penalty applied 2021
Attachments: Tax Statement - [REDACTED]

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

Dear Councillor,

I am writing to you to appeal the 12% penalty applied to the 2021 property tax for:

[REDACTED]

Tax Roll: 06606087

I received a notice of an Overdue Tax Account Reminder (dated July 13, 2021) on July 15, 2021 in the mail.

I was alarmed as I had not received an invoice to pay the property tax for 2021. I promptly called the number on the reminder and left a message for Ms. Shawna Madsen the same day, July 15, 2021 at 2:35pm. The following day, July 16, 9:30am, I called again and spoke to Ms. Samantha Wright who gave me instruction to pay in full and write to the councillor to appeal.

We paid it in full on the same day on July 16th (Confirmation Z3U4H6) just as we have done in the past. We have always paid in full on time every year when we received the invoice; thus, we have never been subject to penalty. This is shown in the Tax Statement attached.

This year, we did not receive an invoice. On a normal year, we would expect an invoice that is due in June. However, this has not been a normal year due to the pandemic and numerous invoices have been delayed. Many notices and due dates were also extended including the City of Calgary property tax notices. Therefore, it was not in our radar to question when we did not receive the Rocky View County property tax invoice. If we received it, we would have paid in full on time as we have always done.

I hope this appeal finds you well and you will waive the penalty for the reasons outlined above.
Thank you for your time and consideration.

Regards,

[REDACTED]



Late Tax Payment Penalty Cancellation

Council Policy

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Policy Number:	C-204
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2003 October 07
Effective Date:	2003 October 07
Date Last Amended:	2021 April 22
Date Last Reviewed:	2021 April 22

Purpose

- 1 This policy establishes a uniform and consistent approach for Council to address late tax payment penalty cancellation requests in Rocky View County (the County).



Policy statement

- 2 Council may cancel, reduce, refund, or defer property tax if it is equitable to do so pursuant Section 347(1) of the *Municipal Government Act (MGA)*. *MGA* Section 203 prohibits Council from delegating this power to administration.
- 3 Council recognizes the need to be fair and equitable to all County taxpayers in its effort to address late tax payment penalty cancellation requests.
- 4 This policy does not apply to exempt tax accounts held under the jurisdiction of the provincial or federal governments.



Policy

- 5 Council considers and balances the interests of the County's property owners when responding to any penalty cancellation request.
- 6 The County must provide sufficient notice of a property tax payment due date, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.



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- 7 The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes.
- 8 Property owners seeking late tax payment penalty cancellation must submit a written request to the County within 60 days of the date when the related penalty was applied to the tax account, along with payment of the amount of the outstanding penalty.
- 9 Administration must present late tax payment penalty cancellation requests during public meetings of Council, as Council's decisions on these matters have an impact on all property owners. The report regarding the request includes the information provided by the requesting property owner.

Tax relief categories

- 10 When Council grants a late tax payment penalty cancellation request, the late tax payment penalty cancellation is only available for the penalties in the current taxation year:
 - (1) where a death in the immediate family of the property owner occurred within twenty-one (21) days prior to the due date;
 - (2) where the tax notice has been sent to an incorrect address as a result of the County's error in recording an address change on the tax roll; or
 - (3) where a late tax payment has been processed by a financial institution and either the financial institution or the property owner provides documentation indicating the payment was processed on or before the due dates.
- 11 Council may consider penalty adjustments or cancellations for types of requests not set out in this policy.

Tax relief not available

- 12 A property owner may not seek tax relief under this policy for:
 - (1) taxes imposed under Section 326(1)(a)(vi) of the *MGA* relating to designated industrial property;
 - (2) taxes or penalties relating to more than one prior taxation year; or
 - (3) amounts added to the tax roll that do not relate to the annual property assessment and taxation process, including but not limited to:



Late Tax Payment Penalty Cancellation

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- (a) charges arising from the tax recovery process;
- (b) unpaid violation charges;
- (c) utility consumption or installation charges; or
- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities	<ul style="list-style-type: none"> • Municipal Government Act, RSA 2000, c M-26
Related Plans, Bylaws, Policies, etc.	<ul style="list-style-type: none"> • Rocky View County Tax Penalty Bylaw C-4727-96
Related Procedures	<ul style="list-style-type: none"> • N/A
Other	<ul style="list-style-type: none"> • N/A



Policy history

Amendment Date(s) – Amendment Description	<ul style="list-style-type: none"> • 2019 November 26 – Council amended to reflect changes to the MGA, keep penalty cancellations to current tax year, set consideration criteria, and align with new policy standards • 2011 November 01 – Amended by Council • 2009 December 15 – Amended by Council • 2004 September 07 – Amended by Council • 2003 October 07 – Amended by Council
Review Date(s) – Review Outcome Description	<ul style="list-style-type: none"> • 2019 November 20: Minor changes recommended in light of MGA amendments and current County processes and standards



Definitions

- 13 In this policy:
- (1) “administration” means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;



Late Tax Payment Penalty Cancellation

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-
- (2) "Council" means the duly elected Council of Rocky View County;
 - (3) "County" means Rocky View County;
 - (4) "immediate family" means spouse, a parent, child, or sibling;
 - (5) "*Municipal Government Act*" means the Province of Alberta's *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



FINANCIAL SERVICES

TO: Council
DATE: September 14, 2021 **DIVISION:** 6
FILE: 06128008 **APPLICATION:** N/A
SUBJECT: Late Tax Payment Penalty Cancellation Request

POLICY DIRECTION:

This request was evaluated in accordance with the Late Tax Payment Penalty Cancellation Policy C-204, which establishes a uniform and consistent approach for Council to address late tax payment cancellation requests in Rocky View County (the County).

EXECUTIVE SUMMARY:

On July 20, 2021, Administration received a request from the owner of roll 06128008 regarding the July 1, 2021, late payment penalty in the total amount of \$570.93. The 2021 taxes and penalty have been paid in full as of July 21, 2021.

The ratepayer is requesting that the penalty be cancelled as they did not receive the tax notice in the mail. As per section 337 of the *Municipal Government Act*, "a tax notice is deemed to have been received 7 days after it is sent." All tax notices were mailed out May 14, 2021.

This request is not in compliance with the criteria in Policy C-204 (see Attachment 'B'); Administration therefore recommends that the request be denied.

ADMINISTRATION RECOMMENDATION:

Administration recommends the request be denied in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT the request for late tax penalty cancellation in the amount of \$570.93 be denied.

Option #2: THAT alternative direction be provided.

Administration Resources

Barry Woods, Manager Financial Services



Respectfully submitted,

“Barry Woods”

Manager
Financial Services

BW/aw

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A': Request Letter 06128008

ATTACHMENT 'B': Policy C-204

Adrienne Wilson

From: [REDACTED]
Sent: July-20-21 9:20 AM
To: Rocky View Tax Section
Subject: [EXTERNAL] - Appeal Property Tax Penalty and Address Change

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

Hello

By sending this email I would like to make a official appeal on the penalty charge of \$570.93 on the below properties property taxes.

Tax Roll 06128008

[REDACTED]

We did not receive a tax notice in the mail and therefore did not pay the bill on time. I remembered about timeline for taxes to be paid mid July and called Rocky View County tax office. Rocky View office had the wrong address on file due to the post office changing all rural route addresses this past year.

We would like to appeal the penalty as the late payment was not intentional but due to incorrect address and no bill in the mail. While we should have possibly remembered earlier on our own without receiving a bill, Rocky View County would have gotten our bill returned as undeliverable and could have reached out to us or readdressed using the physical address on file.

Could you please let me know if this letter is all I need to send in to appeal the property tax penalty.

Also, could you change our address on file to the following.

[REDACTED]

Thank you and could you confirm via email that this has been done.

Thank you!

[REDACTED]



Late Tax Payment Penalty Cancellation

Council Policy

C-204

Policy Number:	C-204
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2003 October 07
Effective Date:	2003 October 07
Date Last Amended:	2021 April 22
Date Last Reviewed:	2021 April 22

Purpose

- 1 This policy establishes a uniform and consistent approach for Council to address late tax payment penalty cancellation requests in Rocky View County (the County).



Policy statement

- 2 Council may cancel, reduce, refund, or defer property tax if it is equitable to do so pursuant Section 347(1) of the *Municipal Government Act (MGA)*. *MGA* Section 203 prohibits Council from delegating this power to administration.
- 3 Council recognizes the need to be fair and equitable to all County taxpayers in its effort to address late tax payment penalty cancellation requests.
- 4 This policy does not apply to exempt tax accounts held under the jurisdiction of the provincial or federal governments.



Policy

- 5 Council considers and balances the interests of the County's property owners when responding to any penalty cancellation request.
- 6 The County must provide sufficient notice of a property tax payment due date, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.



Late Tax Payment Penalty Cancellation

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- 7 The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes.
- 8 Property owners seeking late tax payment penalty cancellation must submit a written request to the County within 60 days of the date when the related penalty was applied to the tax account, along with payment of the amount of the outstanding penalty.
- 9 Administration must present late tax payment penalty cancellation requests during public meetings of Council, as Council's decisions on these matters have an impact on all property owners. The report regarding the request includes the information provided by the requesting property owner.

Tax relief categories

- 10 When Council grants a late tax payment penalty cancellation request, the late tax payment penalty cancellation is only available for the penalties in the current taxation year:
 - (1) where a death in the immediate family of the property owner occurred within twenty-one (21) days prior to the due date;
 - (2) where the tax notice has been sent to an incorrect address as a result of the County's error in recording an address change on the tax roll; or
 - (3) where a late tax payment has been processed by a financial institution and either the financial institution or the property owner provides documentation indicating the payment was processed on or before the due dates.
- 11 Council may consider penalty adjustments or cancellations for types of requests not set out in this policy.

Tax relief not available

- 12 A property owner may not seek tax relief under this policy for:
 - (1) taxes imposed under Section 326(1)(a)(vi) of the *MGA* relating to designated industrial property;
 - (2) taxes or penalties relating to more than one prior taxation year; or
 - (3) amounts added to the tax roll that do not relate to the annual property assessment and taxation process, including but not limited to:



Late Tax Payment Penalty Cancellation

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- (a) charges arising from the tax recovery process;
- (b) unpaid violation charges;
- (c) utility consumption or installation charges; or
- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities	<ul style="list-style-type: none"> • Municipal Government Act, RSA 2000, c M-26
Related Plans, Bylaws, Policies, etc.	<ul style="list-style-type: none"> • Rocky View County Tax Penalty Bylaw C-4727-96
Related Procedures	<ul style="list-style-type: none"> • N/A
Other	<ul style="list-style-type: none"> • N/A



Policy history

Amendment Date(s) – Amendment Description	<ul style="list-style-type: none"> • 2019 November 26 – Council amended to reflect changes to the MGA, keep penalty cancellations to current tax year, set consideration criteria, and align with new policy standards • 2011 November 01 – Amended by Council • 2009 December 15 – Amended by Council • 2004 September 07 – Amended by Council • 2003 October 07 – Amended by Council
Review Date(s) – Review Outcome Description	<ul style="list-style-type: none"> • 2019 November 20: Minor changes recommended in light of MGA amendments and current County processes and standards



Definitions

- 13 In this policy:
- (1) “administration” means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;



Late Tax Payment Penalty Cancellation

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- (2) "Council" means the duly elected Council of Rocky View County;
- (3) "County" means Rocky View County;
- (4) "immediate family" means spouse, a parent, child, or sibling;
- (5) "*Municipal Government Act*" means the Province of Alberta's *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



FINANCIAL SERVICES

TO: Council
DATE: September 14, 2021 **DIVISION:** 5
FILE: 05329026 **APPLICATION:** N/A
SUBJECT: Late Tax Payment Penalty Cancellation Request

POLICY DIRECTION:

This request was evaluated in accordance with the Late Tax Payment Penalty Cancellation Policy C-204, which establishes a uniform and consistent approach for Council to address late tax payment cancellation requests in Rocky View County (the County).

EXECUTIVE SUMMARY:

On July 21, 2021, Administration received a request from the owner of roll 05329026 regarding the July 1, 2021, late payment penalty in the total amount of \$410.41. The 2021 taxes were paid on July 15, 2021, and penalty paid on July 22, 2021.

The ratepayer is requesting that the penalty be cancelled as there was an issue with their bank.

This request is not in compliance with the criteria in Policy C-204 (see Attachment 'B'); Administration therefore recommends that the request be denied.

ADMINISTRATION RECOMMENDATION:

Administration recommends the request be denied in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1: THAT the request for late tax penalty cancellation in the amount of \$410.41 be denied.
- Option #2: THAT alternative direction be provided.

Administration Resources

Barry Woods, Manager Financial Services



Respectfully submitted,

“Barry Woods”

Manager
Financial Services

BW/aw

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A': Request Letter 05329026

ATTACHMENT 'B': Policy C-204

Adrienne Wilson

From: [REDACTED]
Sent: July-21-21 11:22 AM
To: Rocky View Tax Section
Subject: [EXTERNAL] - Late tax payment Roll Number 05329026

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

I am requesting a waiver for the penalty for late property tax payment.

I received my tax notice on May 15/2021. I logged into my bank account on May 17/2021 and scheduled the tax payment for June 29/2021.

The bank I deal with has had some major malfunction issues with their computer system beginning in November/2020. First Calgary Financial merged with Connect First. It has been very frustrating because there were periods of time when online banking and personal banking was impossible. The bank was closed and the online system was shut down. When possible; personal banking could only be completed with an appointment because of the COVID issues. It was difficult to make an appointment because the bank system was overwhelmed with calls and messages.

I always schedule online payments for my bills received and was certain I scheduled my property tax payment. All other payments I made are shown in the history of my account. The history of this payment has been lost.

Yours sincerely
[REDACTED]



Late Tax Payment Penalty Cancellation

Council Policy

C-204

Policy Number:	C-204
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2003 October 07
Effective Date:	2003 October 07
Date Last Amended:	2021 April 22
Date Last Reviewed:	2021 April 22

Purpose

- 1 This policy establishes a uniform and consistent approach for Council to address late tax payment penalty cancellation requests in Rocky View County (the County).



Policy statement

- 2 Council may cancel, reduce, refund, or defer property tax if it is equitable to do so pursuant Section 347(1) of the *Municipal Government Act (MGA)*. *MGA* Section 203 prohibits Council from delegating this power to administration.
- 3 Council recognizes the need to be fair and equitable to all County taxpayers in its effort to address late tax payment penalty cancellation requests.
- 4 This policy does not apply to exempt tax accounts held under the jurisdiction of the provincial or federal governments.



Policy

- 5 Council considers and balances the interests of the County's property owners when responding to any penalty cancellation request.
- 6 The County must provide sufficient notice of a property tax payment due date, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.



Late Tax Payment Penalty Cancellation

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- 7 The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes.
- 8 Property owners seeking late tax payment penalty cancellation must submit a written request to the County within 60 days of the date when the related penalty was applied to the tax account, along with payment of the amount of the outstanding penalty.
- 9 Administration must present late tax payment penalty cancellation requests during public meetings of Council, as Council's decisions on these matters have an impact on all property owners. The report regarding the request includes the information provided by the requesting property owner.

Tax relief categories

- 10 When Council grants a late tax payment penalty cancellation request, the late tax payment penalty cancellation is only available for the penalties in the current taxation year:
 - (1) where a death in the immediate family of the property owner occurred within twenty-one (21) days prior to the due date;
 - (2) where the tax notice has been sent to an incorrect address as a result of the County's error in recording an address change on the tax roll; or
 - (3) where a late tax payment has been processed by a financial institution and either the financial institution or the property owner provides documentation indicating the payment was processed on or before the due dates.
- 11 Council may consider penalty adjustments or cancellations for types of requests not set out in this policy.

Tax relief not available

- 12 A property owner may not seek tax relief under this policy for:
 - (1) taxes imposed under Section 326(1)(a)(vi) of the *MGA* relating to designated industrial property;
 - (2) taxes or penalties relating to more than one prior taxation year; or
 - (3) amounts added to the tax roll that do not relate to the annual property assessment and taxation process, including but not limited to:



Late Tax Payment Penalty Cancellation

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- (a) charges arising from the tax recovery process;
- (b) unpaid violation charges;
- (c) utility consumption or installation charges; or
- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities	<ul style="list-style-type: none"> • Municipal Government Act, RSA 2000, c M-26
Related Plans, Bylaws, Policies, etc.	<ul style="list-style-type: none"> • Rocky View County Tax Penalty Bylaw C-4727-96
Related Procedures	<ul style="list-style-type: none"> • N/A
Other	<ul style="list-style-type: none"> • N/A



Policy history

Amendment Date(s) – Amendment Description	<ul style="list-style-type: none"> • 2019 November 26 – Council amended to reflect changes to the MGA, keep penalty cancellations to current tax year, set consideration criteria, and align with new policy standards • 2011 November 01 – Amended by Council • 2009 December 15 – Amended by Council • 2004 September 07 – Amended by Council • 2003 October 07 – Amended by Council
Review Date(s) – Review Outcome Description	<ul style="list-style-type: none"> • 2019 November 20: Minor changes recommended in light of MGA amendments and current County processes and standards



Definitions

- 13 In this policy:
- (1) “administration” means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;



Late Tax Payment Penalty Cancellation

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- (2) "Council" means the duly elected Council of Rocky View County;
- (3) "County" means Rocky View County;
- (4) "immediate family" means spouse, a parent, child, or sibling;
- (5) "*Municipal Government Act*" means the Province of Alberta's *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



FINANCIAL SERVICES

TO: Council
DATE: September 14, 2021 **DIVISION:** 2
FILE: 05712020 **APPLICATION:** N/A
SUBJECT: Late Tax Payment Penalty Cancellation Request

POLICY DIRECTION:

This request was evaluated in accordance with the Late Tax Payment Penalty Cancellation Policy C-204, which establishes a uniform and consistent approach for Council to address late tax payment cancellation requests in Rocky View County (the County).

EXECUTIVE SUMMARY:

On July 8, 2021, Administration received a request from the owner of roll 05712020 regarding the July 1, 2021, late payment penalty in the total amount of \$570.55. The 2021 taxes were paid on July 7, 2021, and the penalty was paid on August 1, 2021.

The ratepayer is requesting that the penalty be cancelled because they missed the deadline.

This request is not in compliance with the criteria in Policy C-204 (see Attachment 'B'); Administration therefore recommends that the request be denied.

ADMINISTRATION RECOMMENDATION:

Administration recommends the request be denied in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT the request for late tax penalty cancellation in the amount of \$570.55 be denied.

Option #2: THAT alternative direction be provided.

Administration Resources

Barry Woods, Manager Financial Services



Respectfully submitted,

“Barry Woods”

Manager
Financial Services

BW/aw

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A': Request Letter 05712020

ATTACHMENT 'B': Policy C-204

[REDACTED]

July 6, 2021

Attn: Rocky View County Council

To Council:

We request to appeal the late tax penalty. (Roll no. 05712020).

We took possession of our new house on June 25th of this year. It has been an extremely trying and long couple of years since we last owned and moved out of our old house (where we lived for 10 years), uprooting our two small children in the process, in Manitoba in May 2019. My cancer diagnosis precipitated the very quick move and the COVID pandemic as well as uncertainty of our job statuses extended our stay in a small rental house in Calgary near family. We moved ourselves during the week following June 25, gathering our possessions from no less than three homes of our parents and siblings where it was being stored. With the last day of school, work, and moving, the payment was missed. Going through lists of moving tasks to be done we submitted the payment today July 6 (including the late payment penalty fee, as instructed), missing the deadline by six days including the long weekend. Our sincere apologies for this oversight. It will not be repeated as we always aim to be very fastidious in all our responsibilities.

Sincerely,

[REDACTED]



Late Tax Payment Penalty Cancellation

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Policy Number:	C-204
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2003 October 07
Effective Date:	2003 October 07
Date Last Amended:	2021 April 22
Date Last Reviewed:	2021 April 22

Purpose

- 1 This policy establishes a uniform and consistent approach for Council to address late tax payment penalty cancellation requests in Rocky View County (the County).



Policy statement

- 2 Council may cancel, reduce, refund, or defer property tax if it is equitable to do so pursuant Section 347(1) of the *Municipal Government Act (MGA)*. *MGA* Section 203 prohibits Council from delegating this power to administration.
- 3 Council recognizes the need to be fair and equitable to all County taxpayers in its effort to address late tax payment penalty cancellation requests.
- 4 This policy does not apply to exempt tax accounts held under the jurisdiction of the provincial or federal governments.



Policy

- 5 Council considers and balances the interests of the County's property owners when responding to any penalty cancellation request.
- 6 The County must provide sufficient notice of a property tax payment due date, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.



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- 7 The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes.
- 8 Property owners seeking late tax payment penalty cancellation must submit a written request to the County within 60 days of the date when the related penalty was applied to the tax account, along with payment of the amount of the outstanding penalty.
- 9 Administration must present late tax payment penalty cancellation requests during public meetings of Council, as Council's decisions on these matters have an impact on all property owners. The report regarding the request includes the information provided by the requesting property owner.

Tax relief categories

- 10 When Council grants a late tax payment penalty cancellation request, the late tax payment penalty cancellation is only available for the penalties in the current taxation year:
 - (1) where a death in the immediate family of the property owner occurred within twenty-one (21) days prior to the due date;
 - (2) where the tax notice has been sent to an incorrect address as a result of the County's error in recording an address change on the tax roll; or
 - (3) where a late tax payment has been processed by a financial institution and either the financial institution or the property owner provides documentation indicating the payment was processed on or before the due dates.
- 11 Council may consider penalty adjustments or cancellations for types of requests not set out in this policy.

Tax relief not available

- 12 A property owner may not seek tax relief under this policy for:
 - (1) taxes imposed under Section 326(1)(a)(vi) of the *MGA* relating to designated industrial property;
 - (2) taxes or penalties relating to more than one prior taxation year; or
 - (3) amounts added to the tax roll that do not relate to the annual property assessment and taxation process, including but not limited to:



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- (a) charges arising from the tax recovery process;
- (b) unpaid violation charges;
- (c) utility consumption or installation charges; or
- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities	<ul style="list-style-type: none"> • Municipal Government Act, RSA 2000, c M-26
Related Plans, Bylaws, Policies, etc.	<ul style="list-style-type: none"> • Rocky View County Tax Penalty Bylaw C-4727-96
Related Procedures	<ul style="list-style-type: none"> • N/A
Other	<ul style="list-style-type: none"> • N/A



Policy history

Amendment Date(s) – Amendment Description	<ul style="list-style-type: none"> • 2019 November 26 – Council amended to reflect changes to the MGA, keep penalty cancellations to current tax year, set consideration criteria, and align with new policy standards • 2011 November 01 – Amended by Council • 2009 December 15 – Amended by Council • 2004 September 07 – Amended by Council • 2003 October 07 – Amended by Council
Review Date(s) – Review Outcome Description	<ul style="list-style-type: none"> • 2019 November 20: Minor changes recommended in light of MGA amendments and current County processes and standards



Definitions

- 13 In this policy:
- (1) “administration” means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;



Late Tax Payment Penalty Cancellation

Council Policy

C-204

-
- (2) "Council" means the duly elected Council of Rocky View County;
 - (3) "County" means Rocky View County;
 - (4) "immediate family" means spouse, a parent, child, or sibling;
 - (5) "*Municipal Government Act*" means the Province of Alberta's *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



FINANCIAL SERVICES

TO: Council
DATE: September 14, 2021 **DIVISION:** 3
FILE: 04608052 **APPLICATION:** N/A
SUBJECT: Late Tax Payment Penalty Cancellation Request

POLICY DIRECTION:

This request was evaluated in accordance with the Late Tax Payment Penalty Cancellation Policy C-204, which establishes a uniform and consistent approach for Council to address late tax payment cancellation requests in Rocky View County (the County).

EXECUTIVE SUMMARY:

On July 21, 2021, Administration received a request from the owner of roll 04608052 regarding the July 1, 2021, late payment penalty in the total amount of \$578.17. The 2021 taxes and penalty were paid on July 22, 2021.

The ratepayer is requesting that the penalty be cancelled because the deadline was missed due to a death in the family on April 20, 2021.

This request is not in compliance with the criteria in Policy C-204 (see Attachment 'B'); Administration therefore recommends that the request be denied.

ADMINISTRATION RECOMMENDATION:

Administration recommends the request be denied in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT the request for late tax penalty cancellation in the amount of \$578.17 be denied.

Option #2: THAT alternative direction be provided.

Administration Resources
Barry Woods, Manager Financial Services



Respectfully submitted,

“Barry Woods”

Manager
Financial Services

BW/aw

ATTACHMENTS:

ATTACHMENT 'A': Request Letter 04608052
ATTACHMENT 'B': Policy C-204

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

Adrienne Wilson

From: [REDACTED]
Sent: July-21-21 12:21 PM
To: Rocky View Tax Section
Cc: [REDACTED]
Subject: [EXTERNAL] - Regarding Tax Roll #04608052 Penalty
Attachments: IMG_7533.HEIC; IMG_7534.HEIC

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

Dear Sir or Madam,

I am writing to you to apply for your council's penalty leniency regarding our property taxes. My husband was an essential caregiver for his father with dementia who passed away on Tuesday, April 20th this year. With our recent family loss, the unprecedented pandemic, and our puppy chewing up our tax bill; paying the property taxes completely slipped our minds. We would be most grateful if you would be willing to wave the penalty for not paying our taxes on time. We don't normally forget things like this and we would really appreciate the penalty refund.

If you require any further information, please contact me via this email address or the below contact information.

Thank you for your time and consideration.

Regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Late Tax Payment Penalty Cancellation

Council Policy

C-204

Policy Number:	C-204
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2003 October 07
Effective Date:	2003 October 07
Date Last Amended:	2021 April 22
Date Last Reviewed:	2021 April 22

Purpose

- 1 This policy establishes a uniform and consistent approach for Council to address late tax payment penalty cancellation requests in Rocky View County (the County).



Policy statement

- 2 Council may cancel, reduce, refund, or defer property tax if it is equitable to do so pursuant Section 347(1) of the *Municipal Government Act (MGA)*. *MGA* Section 203 prohibits Council from delegating this power to administration.
- 3 Council recognizes the need to be fair and equitable to all County taxpayers in its effort to address late tax payment penalty cancellation requests.
- 4 This policy does not apply to exempt tax accounts held under the jurisdiction of the provincial or federal governments.



Policy

- 5 Council considers and balances the interests of the County's property owners when responding to any penalty cancellation request.
- 6 The County must provide sufficient notice of a property tax payment due date, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.



Late Tax Payment Penalty Cancellation

Council Policy

C-204

- 7 The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes.
- 8 Property owners seeking late tax payment penalty cancellation must submit a written request to the County within 60 days of the date when the related penalty was applied to the tax account, along with payment of the amount of the outstanding penalty.
- 9 Administration must present late tax payment penalty cancellation requests during public meetings of Council, as Council's decisions on these matters have an impact on all property owners. The report regarding the request includes the information provided by the requesting property owner.

Tax relief categories

- 10 When Council grants a late tax payment penalty cancellation request, the late tax payment penalty cancellation is only available for the penalties in the current taxation year:
 - (1) where a death in the immediate family of the property owner occurred within twenty-one (21) days prior to the due date;
 - (2) where the tax notice has been sent to an incorrect address as a result of the County's error in recording an address change on the tax roll; or
 - (3) where a late tax payment has been processed by a financial institution and either the financial institution or the property owner provides documentation indicating the payment was processed on or before the due dates.
- 11 Council may consider penalty adjustments or cancellations for types of requests not set out in this policy.

Tax relief not available

- 12 A property owner may not seek tax relief under this policy for:
 - (1) taxes imposed under Section 326(1)(a)(vi) of the *MGA* relating to designated industrial property;
 - (2) taxes or penalties relating to more than one prior taxation year; or
 - (3) amounts added to the tax roll that do not relate to the annual property assessment and taxation process, including but not limited to:



Late Tax Payment Penalty Cancellation

Council Policy

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- (a) charges arising from the tax recovery process;
- (b) unpaid violation charges;
- (c) utility consumption or installation charges; or
- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities	<ul style="list-style-type: none"> • Municipal Government Act, RSA 2000, c M-26
Related Plans, Bylaws, Policies, etc.	<ul style="list-style-type: none"> • Rocky View County Tax Penalty Bylaw C-4727-96
Related Procedures	<ul style="list-style-type: none"> • N/A
Other	<ul style="list-style-type: none"> • N/A



Policy history

Amendment Date(s) – Amendment Description	<ul style="list-style-type: none"> • 2019 November 26 – Council amended to reflect changes to the MGA, keep penalty cancellations to current tax year, set consideration criteria, and align with new policy standards • 2011 November 01 – Amended by Council • 2009 December 15 – Amended by Council • 2004 September 07 – Amended by Council • 2003 October 07 – Amended by Council
Review Date(s) – Review Outcome Description	<ul style="list-style-type: none"> • 2019 November 20: Minor changes recommended in light of MGA amendments and current County processes and standards



Definitions

- 13 In this policy:
- (1) “administration” means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;



Late Tax Payment Penalty Cancellation

Council Policy

C-204

-
- (2) "Council" means the duly elected Council of Rocky View County;
 - (3) "County" means Rocky View County;
 - (4) "immediate family" means spouse, a parent, child, or sibling;
 - (5) "*Municipal Government Act*" means the Province of Alberta's *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



FINANCIAL SERVICES

TO: Council
DATE: September 14, 2021 **DIVISION:** 5
FILE: 03331111 **APPLICATION:** N/A
SUBJECT: Late Tax Payment Penalty Cancellation Request

POLICY DIRECTION:

This request was evaluated in accordance with the Late Tax Payment Penalty Cancellation Policy C-204, which establishes a uniform and consistent approach for Council to address late tax payment cancellation requests in Rocky View County (the County).

EXECUTIVE SUMMARY:

On July 21, 2021, Administration received a request from the owner of roll 03331111 regarding the July 1, 2021, late payment penalty in the total amount of \$680.22. The 2021 taxes were paid on July 12, 2021 and penalty was paid on July 22, 2021.

The ratepayer is requesting that the penalty be cancelled because the deadline was missed due to being out of the Country.

This request is not in compliance with the criteria in Policy C-204 (see Attachment 'B'); Administration therefore recommends that the request be denied.

ADMINISTRATION RECOMMENDATION:

Administration recommends the request be denied in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT the request for late tax penalty cancellation in the amount of \$680.22 be denied.

Option #2: THAT alternative direction be provided.

Administration Resources
Barry Woods, Manager Financial Services



Respectfully submitted,

“Barry Woods”

Manager
Financial Services

BW/aw

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ATTACHMENTS:

- ATTACHMENT 'A': Request Letter 03331111
- ATTACHMENT 'B': Policy C-204

Adrienne Wilson

From: [REDACTED]
Sent: July-21-21 1:47 PM
To: Rocky View Tax Section
Subject: [EXTERNAL] - Tax Penalty

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

I am the homeowner of a property in Rocky View with tax roll number 03331111. I am writing to ask for a refund of \$680.22 for a tax penalty I was charged for not paying my tax bill on June 30, 2021.

I have been out of the country at our residence in Florida since December 6, 2020 and have not been able to return to Calgary under the Covid restrictions that the government has imposed. I have had neighbors picking up my mail daily and trying to identify mail that may need to be attended to. Upon my return to Canada on July 7, 2021 I found the tax bill for this property and immediately went online and paid the amount due of \$5,668.53. It wasn't until a few days ago I received your second letter dated July 13, 2021 informing me of the additional tax due. I have called the tax department and have asked why I couldn't be emailed this tax bill so I could pay it on time as I have done since the date we purchased the property. They said their system couldn't accommodate that request. With being in two countries and owning multiple properties in both countries, it is not easy to keep track of when taxes are due. I currently have all other taxes on a TIPP plan which I wasn't even aware was an option in Rocky View since we have been a taxpayer for several years. As of today I have completed the TIPP form and mailed it to Rocky View to be set up so this situation never happens again.

I feel my circumstances are unique and I am not trying to avoid paying my taxes nor have I ever been late, but in past years I have never been away from Canada as long as I was this year only due to COVID. My husband runs a public Canadian company which is predominately in the US and had to be in the US in order to travel freely so I had no other option but to join him.

I feel it only fair to refund my penalty and the County knows that they will have their money monthly rather than a lump sum. I appreciate your consideration of this matter.

Respectfully,

[REDACTED]



Late Tax Payment Penalty Cancellation

Council Policy

C-204

Policy Number:	C-204
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2003 October 07
Effective Date:	2003 October 07
Date Last Amended:	2021 April 22
Date Last Reviewed:	2021 April 22

Purpose

- 1 This policy establishes a uniform and consistent approach for Council to address late tax payment penalty cancellation requests in Rocky View County (the County).



Policy statement

- 2 Council may cancel, reduce, refund, or defer property tax if it is equitable to do so pursuant Section 347(1) of the *Municipal Government Act (MGA)*. *MGA* Section 203 prohibits Council from delegating this power to administration.
- 3 Council recognizes the need to be fair and equitable to all County taxpayers in its effort to address late tax payment penalty cancellation requests.
- 4 This policy does not apply to exempt tax accounts held under the jurisdiction of the provincial or federal governments.



Policy

- 5 Council considers and balances the interests of the County's property owners when responding to any penalty cancellation request.
- 6 The County must provide sufficient notice of a property tax payment due date, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.



Late Tax Payment Penalty Cancellation

Council Policy

C-204

- 7 The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes.
- 8 Property owners seeking late tax payment penalty cancellation must submit a written request to the County within 60 days of the date when the related penalty was applied to the tax account, along with payment of the amount of the outstanding penalty.
- 9 Administration must present late tax payment penalty cancellation requests during public meetings of Council, as Council's decisions on these matters have an impact on all property owners. The report regarding the request includes the information provided by the requesting property owner.

Tax relief categories

- 10 When Council grants a late tax payment penalty cancellation request, the late tax payment penalty cancellation is only available for the penalties in the current taxation year:
 - (1) where a death in the immediate family of the property owner occurred within twenty-one (21) days prior to the due date;
 - (2) where the tax notice has been sent to an incorrect address as a result of the County's error in recording an address change on the tax roll; or
 - (3) where a late tax payment has been processed by a financial institution and either the financial institution or the property owner provides documentation indicating the payment was processed on or before the due dates.
- 11 Council may consider penalty adjustments or cancellations for types of requests not set out in this policy.

Tax relief not available

- 12 A property owner may not seek tax relief under this policy for:
 - (1) taxes imposed under Section 326(1)(a)(vi) of the *MGA* relating to designated industrial property;
 - (2) taxes or penalties relating to more than one prior taxation year; or
 - (3) amounts added to the tax roll that do not relate to the annual property assessment and taxation process, including but not limited to:



Late Tax Payment Penalty Cancellation

Council Policy

C-204

- (a) charges arising from the tax recovery process;
- (b) unpaid violation charges;
- (c) utility consumption or installation charges; or
- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities	<ul style="list-style-type: none"> • Municipal Government Act, RSA 2000, c M-26
Related Plans, Bylaws, Policies, etc.	<ul style="list-style-type: none"> • Rocky View County Tax Penalty Bylaw C-4727-96
Related Procedures	<ul style="list-style-type: none"> • N/A
Other	<ul style="list-style-type: none"> • N/A



Policy history

Amendment Date(s) – Amendment Description	<ul style="list-style-type: none"> • 2019 November 26 – Council amended to reflect changes to the MGA, keep penalty cancellations to current tax year, set consideration criteria, and align with new policy standards • 2011 November 01 – Amended by Council • 2009 December 15 – Amended by Council • 2004 September 07 – Amended by Council • 2003 October 07 – Amended by Council
Review Date(s) – Review Outcome Description	<ul style="list-style-type: none"> • 2019 November 20: Minor changes recommended in light of MGA amendments and current County processes and standards



Definitions

- 13 In this policy:
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Late Tax Payment Penalty Cancellation

Council Policy

C-204

- (2) "Council" means the duly elected Council of Rocky View County;
- (3) "County" means Rocky View County;
- (4) "immediate family" means spouse, a parent, child, or sibling;
- (5) "*Municipal Government Act*" means the Province of Alberta's *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



FINANCIAL SERVICES

TO: Council
DATE: September 14, 2021 **DIVISION:** 5
FILE: 05214014 & 05214030 **APPLICATION:** N/A
SUBJECT: Property Tax Cancellation Request – Dalroy Gymkhana Club

POLICY DIRECTION:

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

EXECUTIVE SUMMARY:

Mary-Anne Cairns, on behalf of Dalroy Gymkhana Club, has requested in writing that the municipal tax portion of the 2021 tax levy be cancelled (Attachment 'A'). In order to qualify, a property generally would need to provide a community service and unrestricted community access.

Tax rolls 05214014 and 05214030 are properties that have been used for community purposes for a number of years for the benefit of Rocky View County residents and which have previously had the municipal taxes cancelled by Rocky View County Council. The properties are leased by the Dalroy Gymkhana Club, a community-based organization whose mission is to have family fun on horseback. It is in this regard that Administration recommends that the 2021 Municipal Tax Levy in the amount of \$587.52 be cancelled.

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

Roll #	Property Owner	Division	Year	Municipal Tax	Gov't&External Requisitions	Total Taxes
05214014	Starosta, Mary Douglas, Carol, Elizabeth & Steven	5	2021	\$252.05	\$269.97	\$522.02
Roll #	Property Owner	Division	Year	Municipal Tax	Gov't External Requisitions	Total Taxes
05214030	Cairns, Mary-Anne Huybregts, Elizabeth Starosta, Carol, Douglas & Steven	5	2021	\$335.47	\$359.32	\$694.79
	TOTAL 2020			\$587.52	\$629.29	\$1,216.81

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

Should Council approve the request, there would be a reduction of 2021 municipal property tax revenue in the amount of \$587.52.



ROCKY VIEW COUNTY

OPTIONS:

- Option #1 THAT the 2021 Municipal Tax Levy in the amount of \$587.52 for roll numbers 05214014 and 05214030 be cancelled.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Barry Woods”

“Kent Robinson”

Manager
Financial Services

Acting Chief Administrative Officer

BW/aw

ATTACHMENTS:

- ATTACHMENT ‘A’: 2021 Request Letter
ATTACHMENT ‘B’: Policy C-703

Jan 18,2021

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



Dear Sir/Madame,

2021 TAX WAIVER REQUEST
TAX NOTICE ROLL # 05214014
TAX NOTICE ROLL # 05214030
DALROY PLAN 2166W

On behalf of the Dalroy Gymkhana Club, we respectfully request the 2021 Municipal taxes for the subject properties be waived. The Dalroy Gymkhana Club is a community-based group whose mission is to have "family fun on horseback" and have leased these properties for the past 26 years.

Thank you for your consideration of this matter. Should you require anything further, I can be reached at 403-437-9850 or at cairns@efirehose.net.

Sincerely,

A handwritten signature in blue ink that reads "Mary Anne Cairns".

Mary Anne Cairns
(obo all property owners)



Property Tax Levy Cancellation

Council Policy

C-703

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

Purpose

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



Policy Statement

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





Property Tax Levy Cancellation

Council Policy

C-703

Policy

Property Damage

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

Tax Relief Not Available

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



Property Tax Levy Cancellation

Council Policy
C-703

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

References

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



Policy History

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



Definitions

9 In this policy:

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



Property Tax Levy Cancellation

Council Policy

C-703

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



FINANCIAL SERVICES

TO: Council
DATE: September 14, 2021 **DIVISION:** 2
FILE: 0710 **APPLICATION:** N/A
SUBJECT: Compensation for lost Municipal tax revenue

POLICY DIRECTION:

On May 12, 2020, the following resolution was passed by Council:

“MOVED by Councillor Kamachi that in the event there is any compensation forthcoming to Rocky View County by any Provincial or Federal agency, regarding damages and/or loss of tax revenue from the lands associated with the Springbank Dry Dam project, such compensation will be earmarked for recreational/cultural amenities specifically in the Springbank area.”

EXECUTIVE SUMMARY:

On August 4, 2021, Rocky View County received \$10,000,000 for the loss of Municipal tax revenue associated with the Springbank Reservoir (SR1). These funds have been received and are currently sitting in the General section of Financial Services. Administration is requesting that these funds be transferred to the newly created capital reserve entitled “Springbank Recreation Reserve”.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Administration be directed to transfer \$10,000,000 to the Springbank Recreation Reserve to be used for Capital purposes as presented in Attachment ‘A’.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Barry Woods”

“Kent Robinson”

Manager, Financial Services

Acting Chief Administrative Officer

Administration Resources

Barry Woods, Manager Financial Services



BW/rp

ATTACHMENTS:

ATTACHMENT 'A': Budget Adjustment

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2021

Description	Budget Adjustment
EXPENDITURES: Transfer to Springbank Recreation Reserve	10,000,000
TOTAL EXPENSE:	10,000,000
REVENUES: Provincial Grant: Lost Municipal Tax	(10,000,000)
TOTAL REVENUE:	(10,000,000)
NET BUDGET REVISION:	0
REASON FOR BUDGET REVISION: Budget adjustment to move the Provincial grant for lost Municipal tax revenue of \$10,000,000 to the Springbank Recreation Reserve	
AUTHORIZATION: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Chief Administrative Officer: _____ Kent Robinson (Acting)</p> <p>Executive Director Corporate Services: _____ Kent Robinson</p> <p>Manager: _____</p> </div> <div style="width: 45%;"> <p>Council Meeting Date: _____</p> <p>Council Motion Reference: _____</p> <p>Date: _____</p> </div> </div>	

Budget AJE No: _____
Posting Date: _____

Notice of Motion: To be read in at the September 7, 2021, Council Meeting
To be debated at the September 14, 2021, Council Meeting

Title: Implementing a spruce budworm study to determine the best approach for future management of the spruce budworm infestation in RVC

Presented By: Councillor Kamachi, Division 1
Reeve Henn, Division 7

WHEREAS over the last few years, an infestation of spruce budworm has been detected on trees in and around the Greater Bragg Creek area. Spruce budworm is a native moth, which primarily attacks spruce (white, black, Colorado) and balsam fir trees in Alberta. It is a wasteful feeder on current year needle growth;

AND WHEREAS Rocky View County conducted a survey in early June to estimate the spruce budworm population density in and around the Hamlet of Bragg Creek. This survey will be used to assess future risk of the spruce budworm;

AND WHEREAS the destruction of spruce trees in the Greater Bragg Creek area could increase the fuel load should a wildfire incident occur;

AND WHEREAS Redwood Meadows conducted two aerial applications of BTK in June to help eradicate the spruce budworm population and RVC is monitoring the outcome, it should be noted that this may or may not be a potential solution but should be one of the directions to determine its effectiveness;

AND WHEREAS on July 6th, Reeve Henn and Councillor Kamachi attended a Bragg Creek resident's town hall to listen to residents' concerns and get feedback from residents to take back to Administration;

THEREFORE, BE IT RESOLVED THAT Administration be directed to research and develop, with associated costs and timelines, a spruce budworm strategy to manage the threat of deforestation as a result of spruce budworm activity, with a report to brought back to Council for its consideration by the end of November, 2021.



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 14, 2021

FILE: 03223012

SUBJECT: First Reading Bylaw – Redesignation

DIVISION: 4

APPLICATION: PL20210123

APPLICATION: To redesignate the subject lands from Residential, Urban District (R-URB) to Special, Public Service District (S-PUB) to accommodate a place of worship.

GENERAL LOCATION: Located in the hamlet of Langdon at 2nd Avenue and 3rd Street NE.

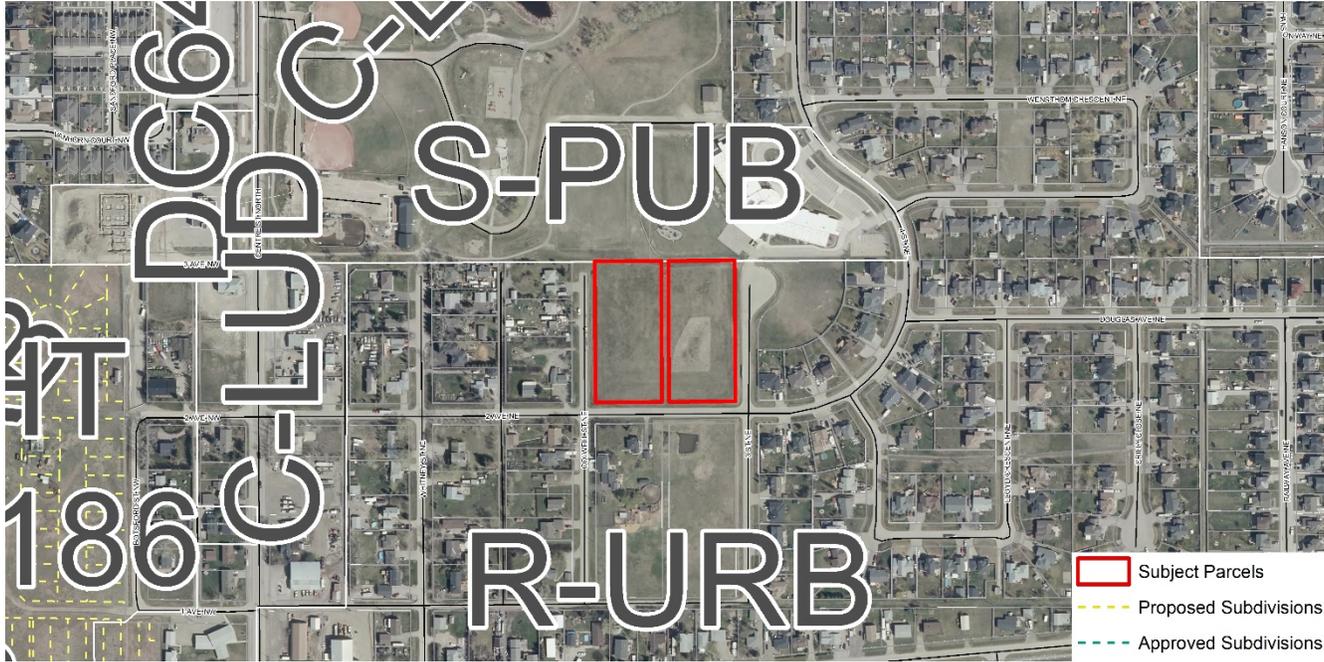
LAND USE DESIGNATION: Residential, Urban District (R-URB)

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

OPTIONS:

- Option #1: THAT Bylaw C-8225-2021 be given first reading.
- Option #2: THAT application PL20210123 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

RC/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8225-2021 & Schedule A
ATTACHMENT ‘B’: Map Set



BYLAW C-8225-2021

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-8225-2021*.

Definitions

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

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

Effect

3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating Lot:1 - 16 Block:3 Plan:2319 L within SW-23-23-27-W04M from Residential, Urban District (R-URB) to Special, Public Service District (S-PUB) as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT Lot:1 - 16 Block:3 Plan:2319 L within SW-23-23-27-W04M is hereby redesignated to Special, Public Service District (S-PUB) as shown on the attached Schedule "A" forming part of this Bylaw.

Effective Date

5 Bylaw C-8225-2021 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 _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

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

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

Schedule 'A'

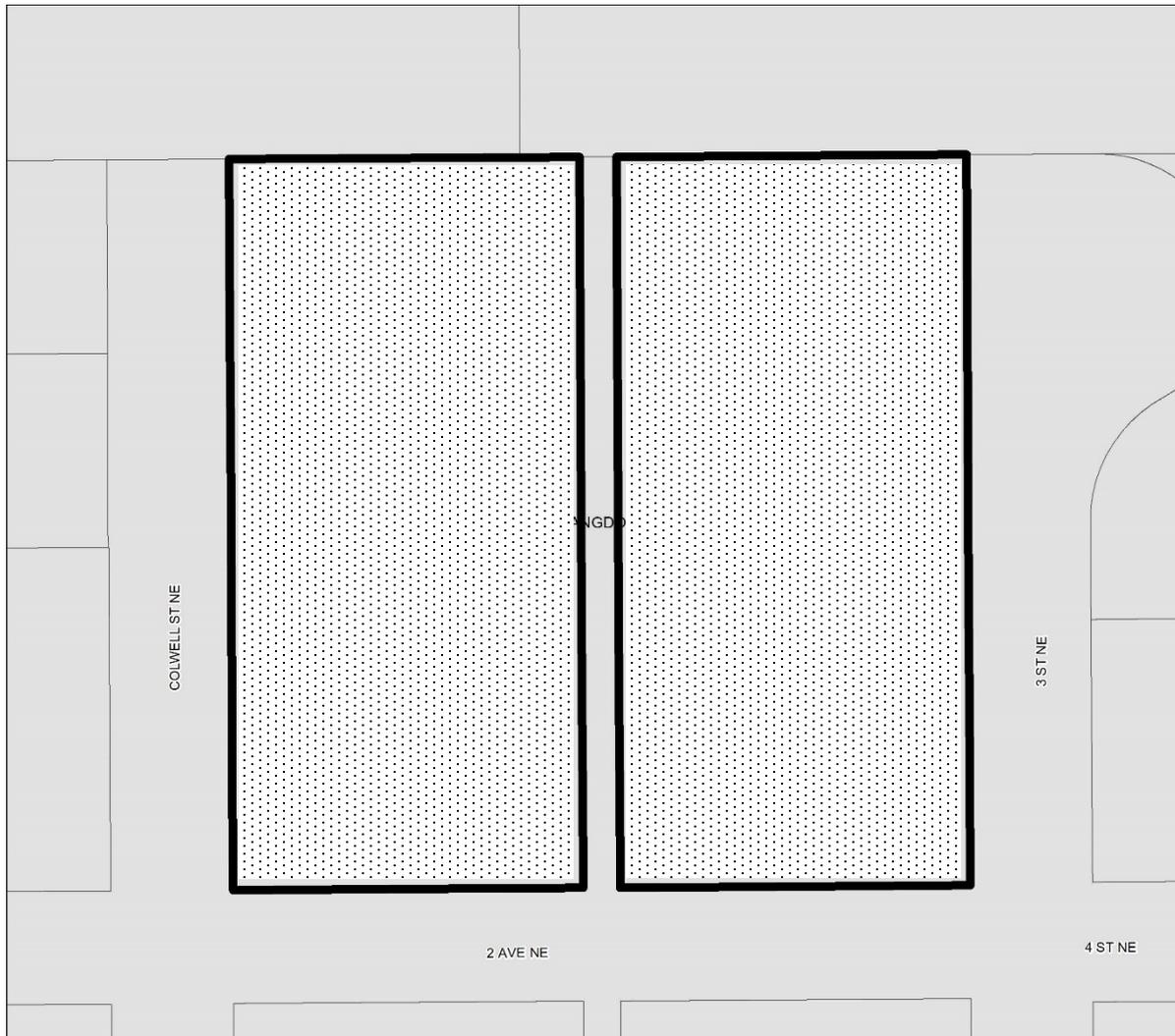
**Bylaw
C-8225-2021**

Amendment

FROM
Residential, Urban
District (R-URB)



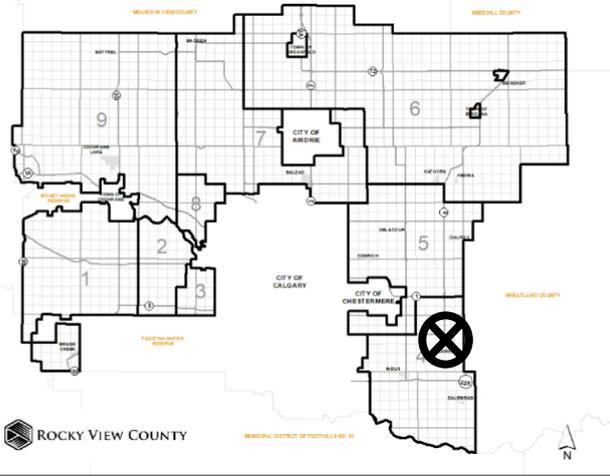
TO
Special, Public Service
District (S-PUB)



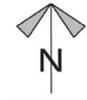
Location & Context

Redesignation Proposal

To redesignate the subject lands from Residential, Urban District (R-URB) to Special, Public Service District (S-PUB) to accommodate a place of worship.



Division: 4
 Roll: 03223012
 File: PL20210123
 Printed: July 07, 2021
 Legal: Lot:1 - 16 Block:3
 Page 1 of 5
 23-27-W04M



Development Proposal

Redesignation Proposal

To redesignate the subject lands from Residential, Urban District (R-URB) to Special, Public Service District (S-PUB) to accommodate a place of worship.



Environmental

Redesignation Proposal

To redesignate the subject lands from Residential, Urban District (R-URB) to Special, Public Service District (S-PUB) to accommodate a place of worship.



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

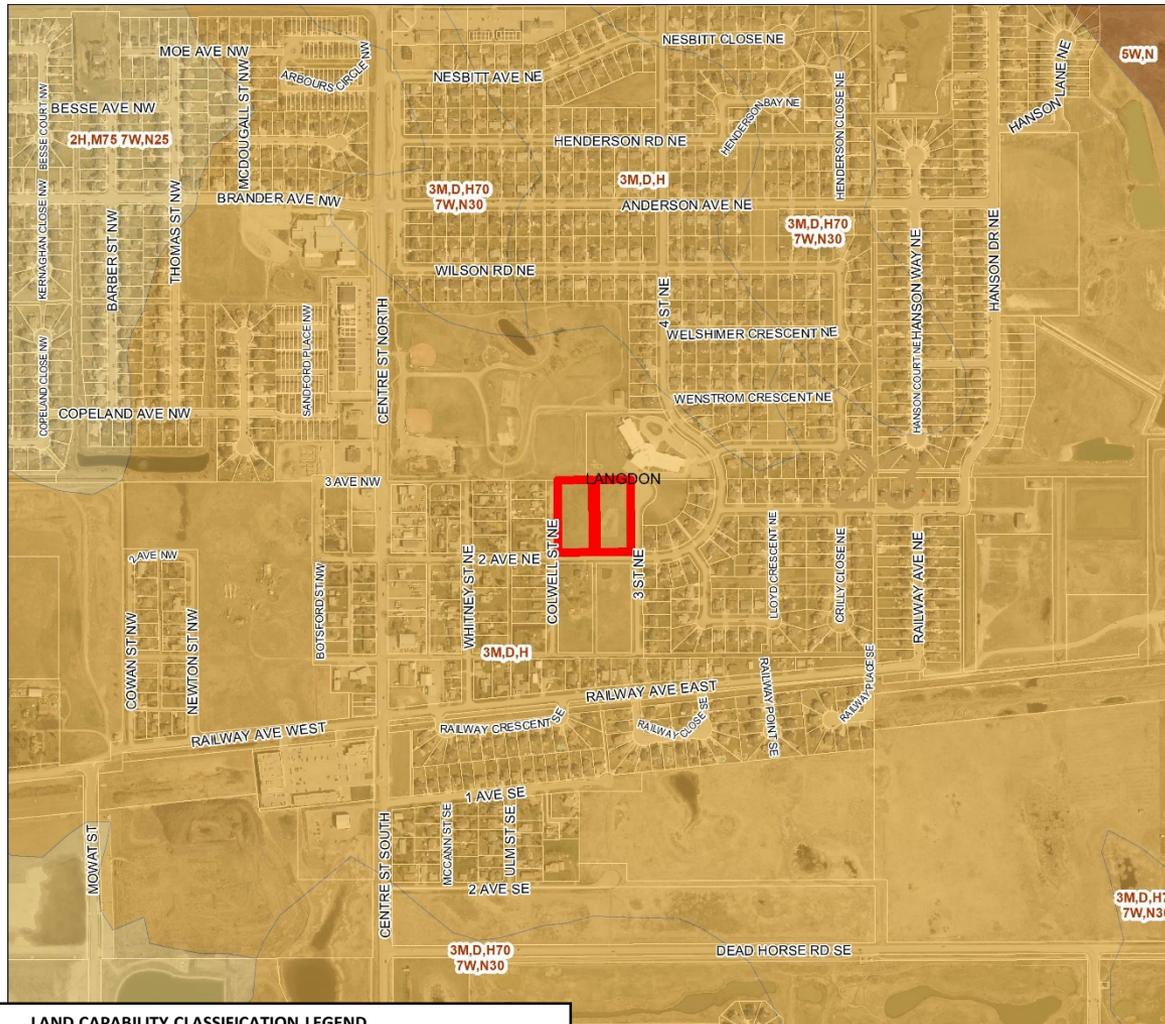
Division: 4
 Roll: 03223012
 File: PL20210123
 Printed: July 07, 2021
 Legal: Lot: 1 - 16 Block: 3
 Page 13 of 35
 23-27-W04M



Soil Classifications

Redesignation Proposal

To redesignate the subject lands from Residential, Urban District (R-URB) to Special, Public Service District (S-PUB) to accommodate a place of worship.



LAND CAPABILITY CLASSIFICATION LEGEND

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





PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 14, 2021 **DIVISION:** 7

FILE: 06307007 **APPLICATION:** PL20210127

SUBJECT: First Reading Bylaw – Special District Redesignation

APPLICATION: To redesignate the subject lands from Agricultural, Small Parcel District (A-SMLp8.1) to Special, Future Urban Development District (S-FUD) to accommodate a future landscaping business and truck parking and storage business.

GENERAL LOCATION: Located approximately three (3) kilometres northeast of the city of Calgary; located on the south side of Highway 566, approximately 0.61 kilometres (1/2 mile) east of Range Road 290.

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

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

OPTIONS:

- Option #1: THAT Bylaw C-8220-2021 be given first reading.
- Option #2: THAT application PL20210127 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and Development Services

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

ON/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8220-2021 & Schedule A
ATTACHMENT ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8220-2021

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-8220-2021*.

Definitions

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

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

Effect

3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating Block A, Plan 893LK within NW-07-26-28-W4M from Agricultural, Small Parcel District to Special, Future Urban Development District as shown on the attached Schedule ‘A’ forming part of this Bylaw.

4 THAT Block A, Plan 893LK within NW-07-26-28-W4M is hereby redesignated to Special, Future Urban Development District as shown on the attached Schedule “A” forming part of this Bylaw.

Effective Date

5 Bylaw C-8220-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

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

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

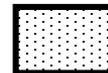
Schedule 'A'

Bylaw
C-8220-2021

Amendment

FROM

Agricultural, Small Parcel
District



TO

Special, Future Urban
Development
District

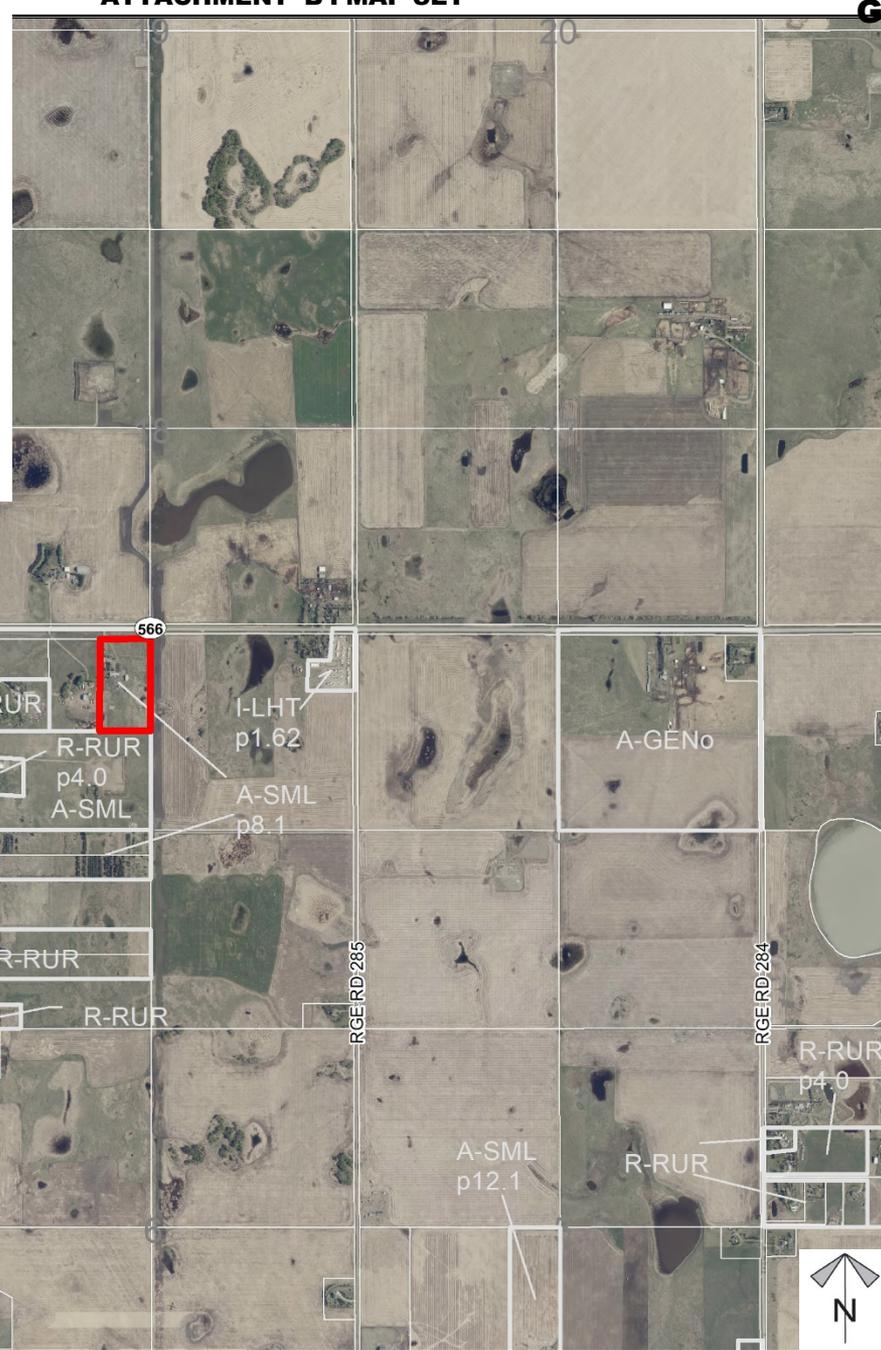
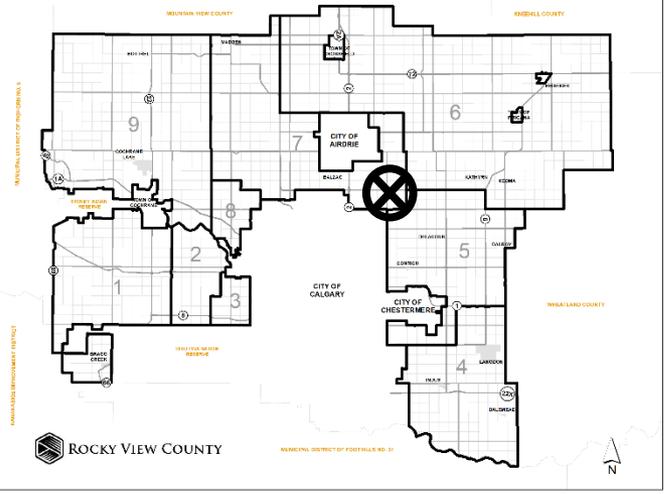
**±7.50 ha
(±18.53 ac)
A-SMLp8.1 → S-FUD**



Location & Context

Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SMLp8.1) to Special, Future Urban Development District (S-FUD) to accommodate a future landscaping business and truck parking and storage business.



Development Proposal

Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SMLp8.1) to Special, Future Urban Development District (S-FUD) to accommodate a future landscaping business and truck parking and storage business.



**±7.50 ha
(±18.53 ac)
A-SMLp8.1 → S-FUD**

Division: 7
Roll: 06307007
File: PL20210127
Printed: July 26, 2021
Legal: Block: A Plan: 893 LK
Page 13 of 26 of 28 5/24M



Environmental

Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SMLp8.1) to Special, Future Urban Development District (S-FUD) to accommodate a future landscaping business and truck parking and storage business.



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

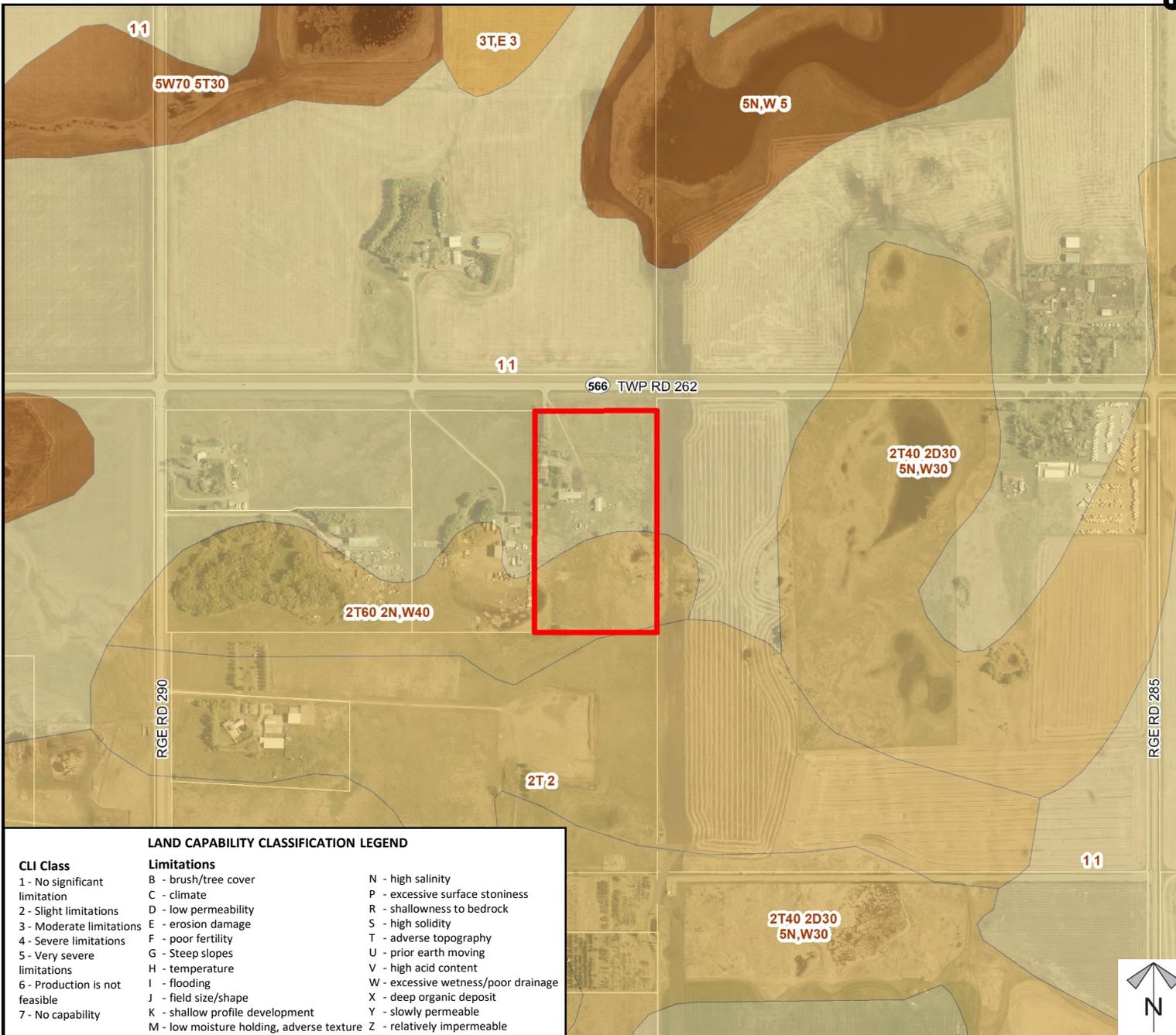
Division: 7
 Roll: 06307007
 File: PL20210127
 Printed: July 26, 2021
 Legal: Block: A Plan: 893 LK
 Page 3 of 5



Soil Classifications

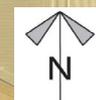
Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SMLp8.1) to Special, Future Urban Development District (S-FUD) to accommodate a future landscaping business and truck parking and storage business.



LAND CAPABILITY CLASSIFICATION LEGEND

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



Landowner Circulation Area

Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SMLp8.1) to Special, Future Urban Development District (S-FUD) to accommodate a future landscaping business and truck parking and storage business.

Legend

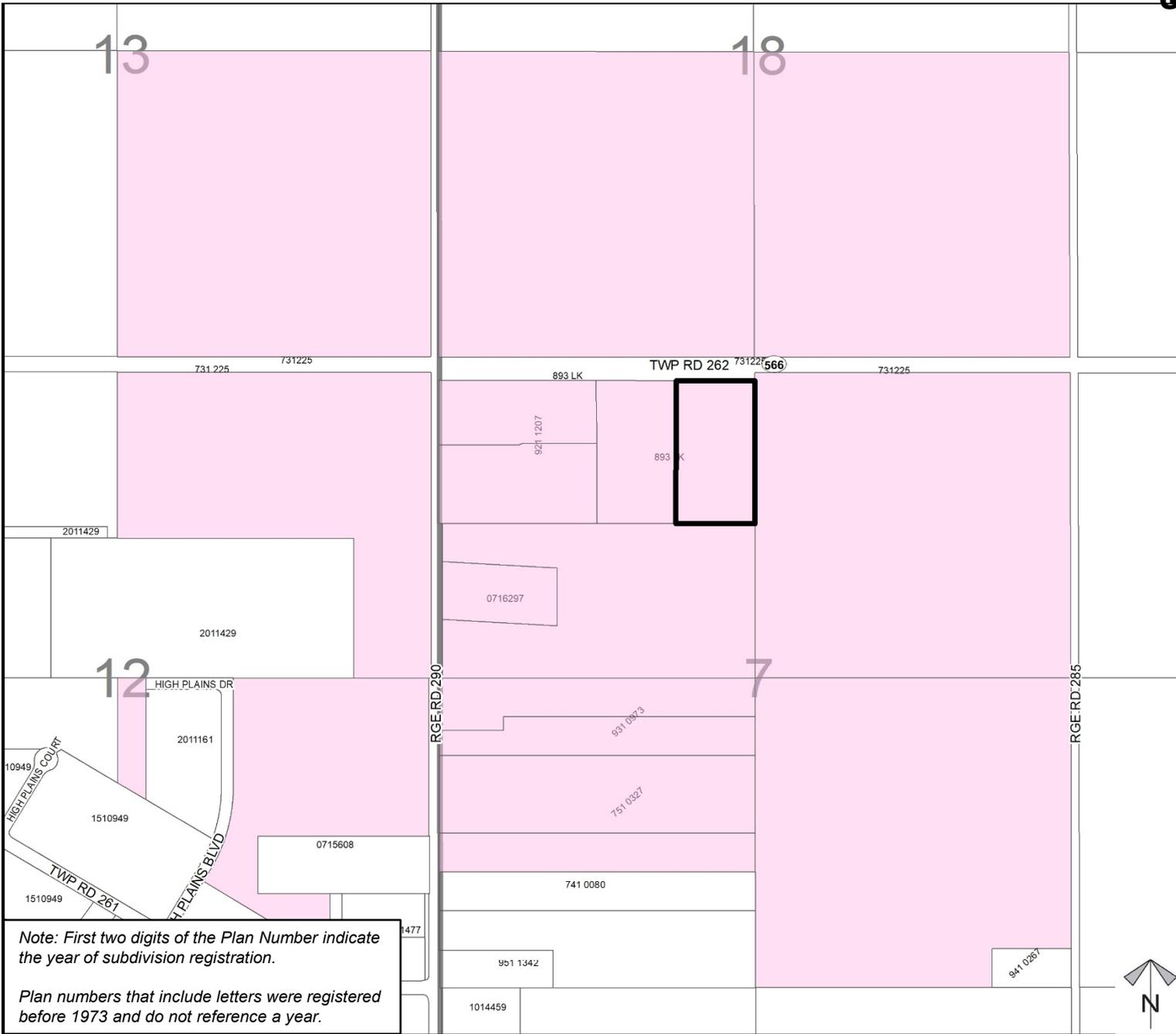
Support



Not Support



Division: 7
Roll: 06307007
File: PL20210127
Printed: July 26, 2021
Legal: Block: A Plan: 893 LK
Page 13 of 26 of 25/24M



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.



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 14, 2021 **DIVISION:** 6

FILE: 07218004 **APPLICATION:** PL20210129

SUBJECT: First Reading Bylaw – Redesignation

APPLICATION: To redesignate ± 5.67 hectares (14 acres) of the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) in order to facilitate the creation of a ± 4.05 hectare (10 acre) parcel and a ± 1.62 hectare (4 acre) parcel with ± 57.45 hectare (141.97 acre) remainder.

GENERAL LOCATION: Located approximately 9.8 kilometres (6 miles) on the west side of Range Road 275, approximately 1.61 kilometres (1 mile) north of Hwy 567.

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-8218-2021 be given first reading.
- Option #2: THAT application PL20210129 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
 Scott Thompson, Planning and Development Services

Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ST/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8218-2021 & Schedule A
ATTACHMENT ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8218-2021

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-8218-2021*.

Definitions

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

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

Effect

3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating a portion within NE-18-27-27-W04M from Agricultural, General District (A-GEN) to Residential, Rural District as shown on the attached Schedule ‘A’ forming part of this Bylaw.

4 THAT a portion within NE-18-27-27-W04M is hereby redesignated to Agricultural, General District (A-GEN) as shown on the attached Schedule “A” forming part of this Bylaw.

Effective Date

5 Bylaw C-8218-2021 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 _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

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

Reeve

Chief Administrative Officer or Designate

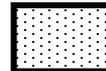
Date Bylaw Signed

Schedule 'A'

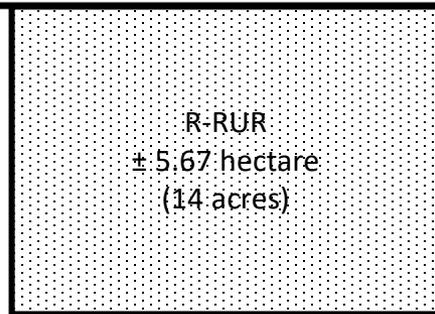
Bylaw
C-8218-2021

Amendment

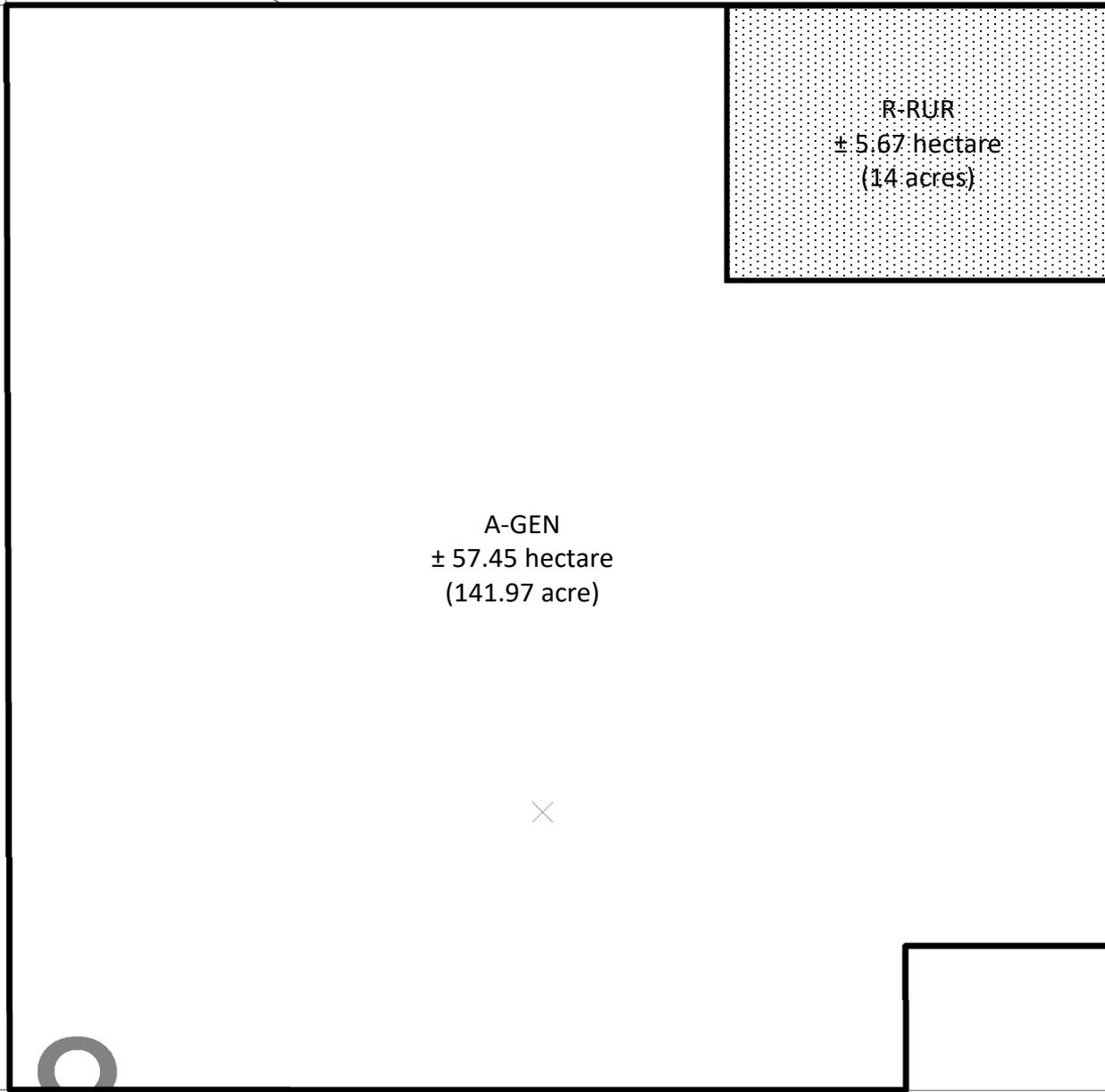
FROM
Agricultural,
General District
(A-GEN)



TO
Residential, Rural District
(R-RUR)



R-RUR
± 5.67 hectare
(14 acres)



A-GEN
± 57.45 hectare
(141.97 acre)



RGE RD 275

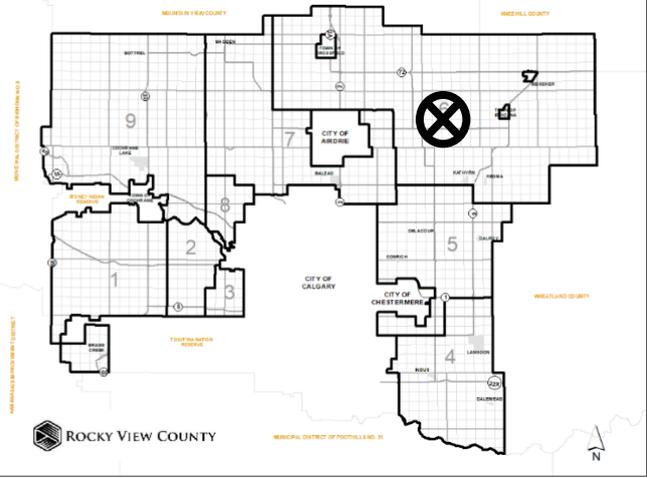


Location
& Context

Redesignation Proposal

To redesignate ±5.67 hectare (14 acres) of the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) in order to facilitate the creation of a ± 4.05 hectare (10 acre) parcel and a ± 1.62 hectare (4 acre) parcel with ± 57.45 hectare (141.97 acre) remainder.

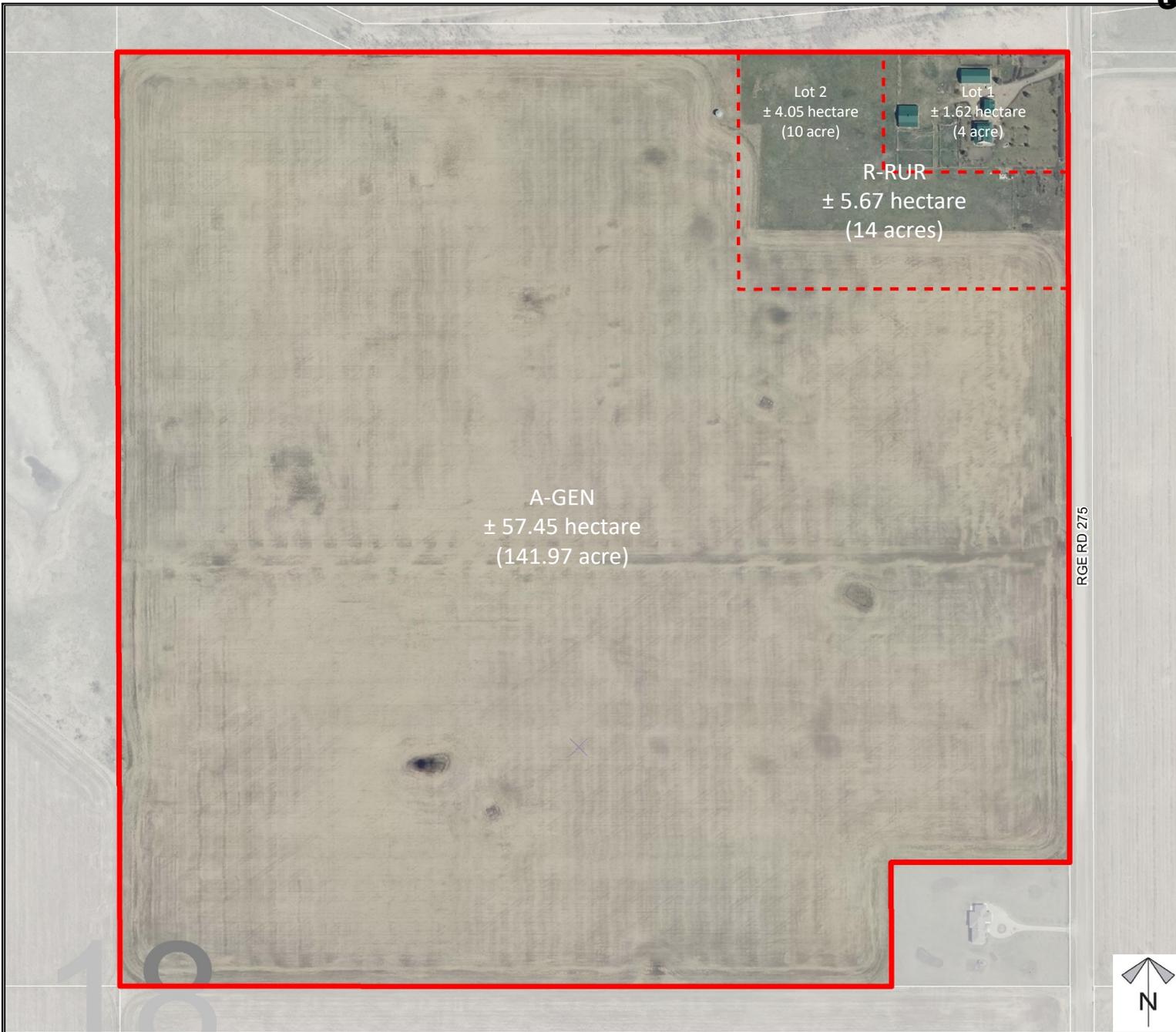
Division: 6
Roll: 07218004
File: PL20210129
Printed: July 15, 2021
Legal: A portion of NE-18-27-
Page 1 of 32 of 352



Development Proposal

Redesignation Proposal

To redesignate ±5.67 hectare (14 acres) of the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) in order to facilitate the creation of a ± 4.05 hectare (10 acre) parcel and a ± 1.62 hectare (4 acre) parcel with ± 57.45 hectare (141.97 acre) remainder.



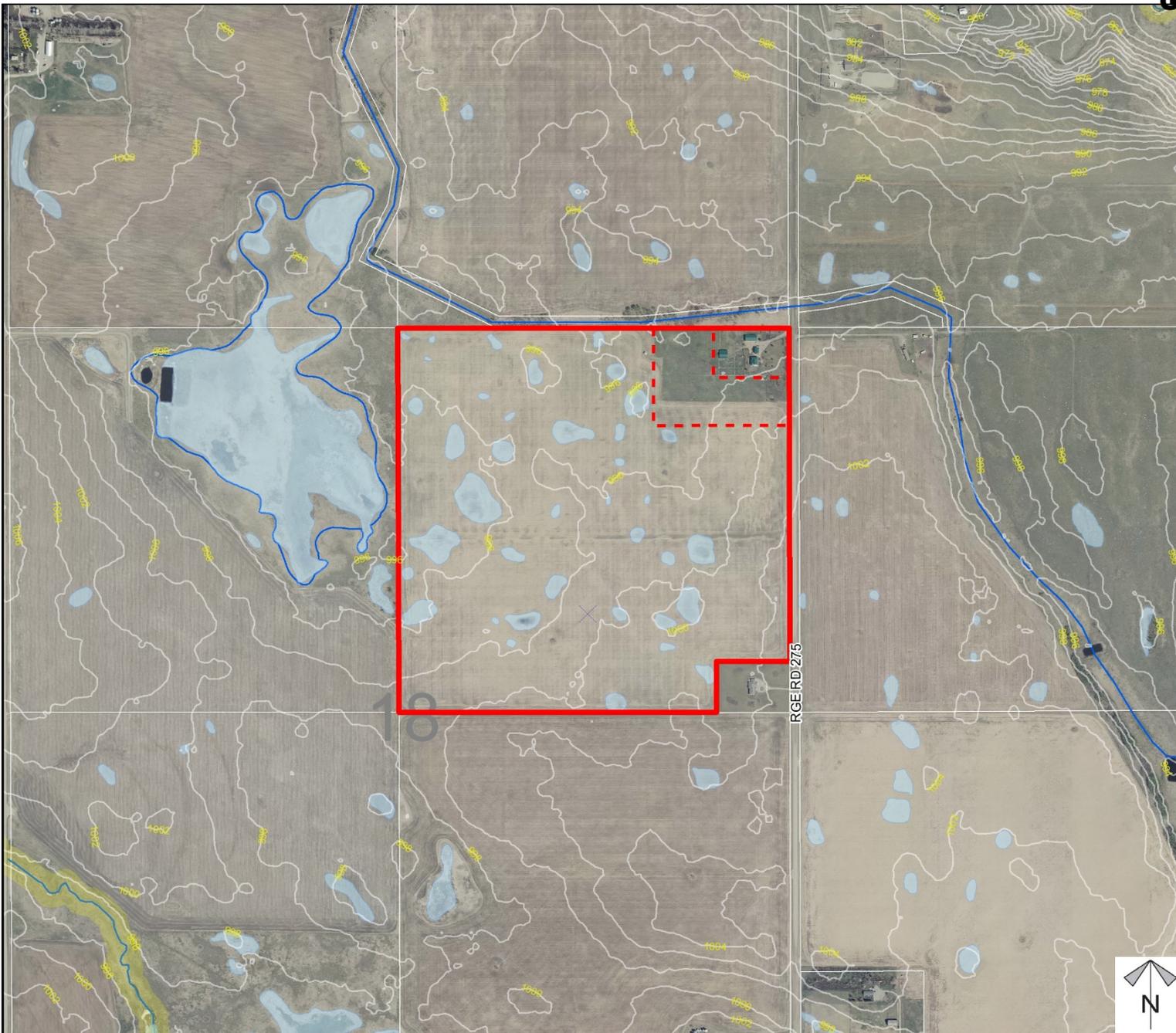
Environmental

Redesignation Proposal

To redesignate ± 5.67 hectare (14 acres) of the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) in order to facilitate the creation of a ± 4.05 hectare (10 acre) parcel and a ± 1.62 hectare (4 acre) parcel with ± 57.45 hectare (141.97 acre) remainder.

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

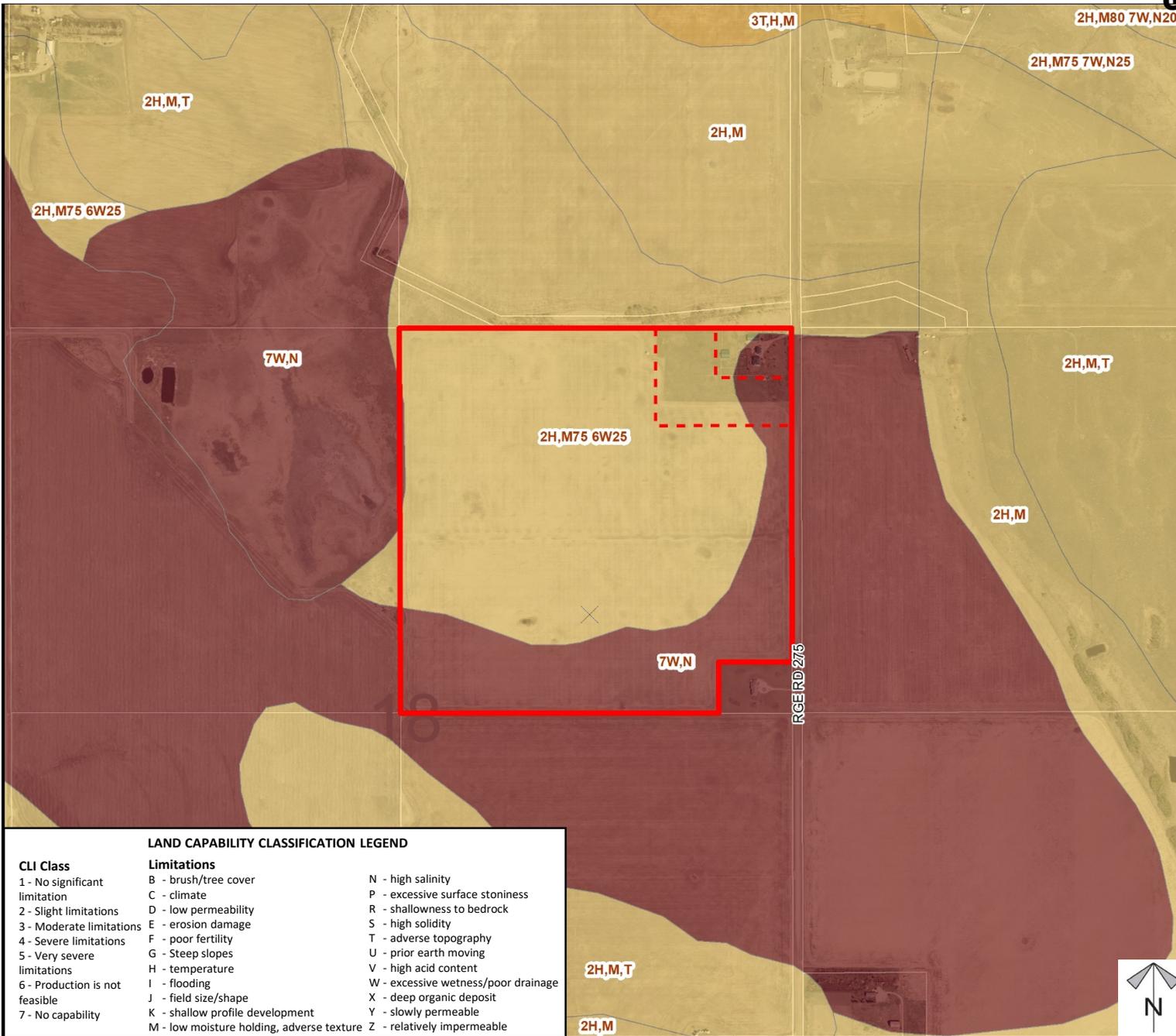
Division: 6
 Roll: 07218004
 File: PL20210129
 Printed: July 15, 2021
 Legal: A portion of NE-18-27-
 7400334 of 352



Soil Classifications

Redesignation Proposal

To redesignate ±5.67 hectare (14 acres) of the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) in order to facilitate the creation of a ± 4.05 hectare (10 acre) parcel and a ± 1.62 hectare (4 acre) parcel with ± 57.45 hectare (141.97 acre) remainder.



LAND CAPABILITY CLASSIFICATION LEGEND

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

Landowner Circulation Area

Redesignation Proposal

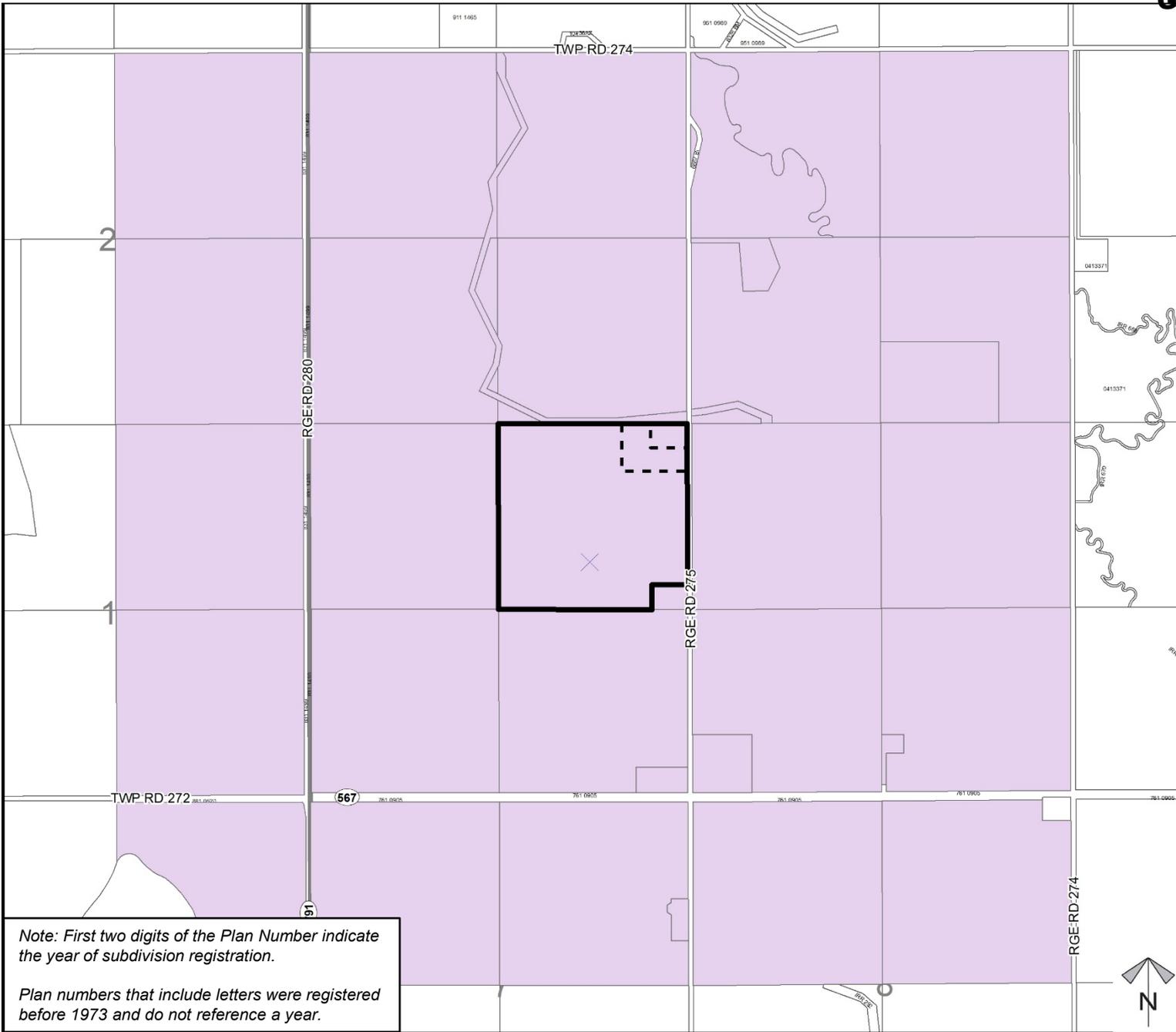
To redesignate ±5.67 hectare (14 acres) of the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) in order to facilitate the creation of a ± 4.05 hectare (10 acre) parcel and a ± 1.62 hectare (4 acre) parcel with ± 57.45 hectare (141.97 acre) remainder.

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.

LEGISLATIVE SERVICES

TO: Council
DATE: September 14, 2021
FILE: N/A
SUBJECT: Presentation from Calgary Rural Primary Care Network

DIVISION: All
APPLICATION: N/A

EXECUTIVE SUMMARY:

At the June 14, 2021, Intermunicipal Committee (IMC) meeting, Mayor Chalmers provided a brief presentation on challenges with local physician recruitment in Chestermere. County elected officials indicated an interest in receiving a presentation from Calgary Rural Primary Care Network on this topic.

Representatives from Calgary Rural Primary Care Network will present on issues relating to local physician recruitment and retention in Chestermere. They will be available for questions and discussion following the presentation. Administration has included a copy of their presentation as Attachment 'A'.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1 THAT the presentation from Calgary Rural Primary Care Network be received for information.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Amy Zaluski"

"Kent Robinson"

Director, Legislative Services

Acting Chief Administrative Officer

ATTACHMENT: Attachment 'A' – Physician Recruitment in Chestermere Presentation

Health Care in Chestermere and Surrounding Area

Ensuring equitable health care for our citizens

CRPCN Introductions

- Dr. David Piesas (Medical Director)
- Ms. Dawn Shave (Clinical Innovation Director)
- Ms. Leslie Racz (Community Development Coordinator)

Agenda

- Welcome and Introductions Leslie Racz
- Review of current situation Dawn Shave
- Okotoks physician recruitment Dr. David Piesas
- Next Steps: Q & A Leslie Racz

Background

- In late 2020, the CRPCN learned that two Chestermere clinics were closing, and responded quickly to ensure the continuation of seamless primary care to this vital city.
- In February 2021, CRPCN took over the clinic formerly occupied by Reflections, hired two nurse practitioners, continued CRPCN programs, and retained current staff to ensure uninterrupted care.
- We continue to look for family physicians to support this vital community and surrounding areas.

Proactive Care

- Primary care is a community-based health system that promotes health and wellness
 - works towards illness prevention
 - chronic disease education, proactive screening, exercise & nutrition
 - mild to moderate mental health support
- Alberta Health Services provides:
 - hospital-based (acute) health care - illness and injury
 - lab and other diagnostics
 - Public Health and Home Care

The Network

- Although we operate a clinic in Chestermere, our reach extends beyond the physical building.
- We are a network of health care providers.
 - Not every doctor's office can hire the range of health care providers employed by the CRPCN.
 - Imagine what it would take for every clinic in town to staff a dietitian, a diabetes educator, registered nurses, panel manager, foot care
- Our Community Development Coordinator provides the link between our clinics and the community.
- Family doctors who belong to the CRPCN can refer their patients to our team

As close to home as possible...

- Chestermere and area residents deserve local care, from a doctor with whom they have a trusted relationship.
- Surrounding communities such as Langdon, Indus and Dalemead often seek health services in Chestermere.
- 69.2% of residents in the Local Geographic Area of Chestermere have a Family Doctor outside the community.*
- Research shows that continuity of care and having a relationship with a family doctor or nurse practitioner provides better health outcomes for patients.

** AH Community Profile; Chestermere 2019*

It makes sense financially

- It is so much more economical to address health care concerns before they require intervention beyond that of primary care.
- The cost per Albertan, per day, for a hospital stay is \$7,988. For primary care ... \$5!*

\$7,988
per patient, per day



Hospital

\$5
per patient, per day



Primary Care

- Primary care leads the way!

Chestermere needs doctors

- Dr. Anton Nel, who was crucial to the search for Okotoks physicians, says:

“Physician recruitment should be a priority for every rural community. A strong primary care foundation is the cornerstone of the health care system.

Providing primary care close to home reduces hospital admissions, improving health outcomes and reducing health care costs.

There must be a strong collaboration with multiple stakeholders including Town Council, PCN, and AHS in the recruitment process.”



Okotoks vs Chestermere

Okotoks

- Population 28,881
- # of doctors 47

Ratio: 614 residents per doctor

- # of docs accepting new patients 8

Chestermere

- Population 23,735
- # of doctors 8

Ratio: 2,967 residents per doctor

- # of docs accepting new patients 0

Panel Numbers

- Depending on the demographics of patient population, the average full-time physician has 1,000 patients
- In an ideal state, Chestermere would currently have ~23 full-time physicians based on it's population. Once the addition of the population in surrounding areas is included, an ideal state would include an even higher number of physicians

CRPCN's Recruiting Efforts

- Recruiting ads have been placed with:
 - The College of Family Physicians of Canada
 - University of Alberta
 - University of Calgary
- CRPCN will use its strong relationships with coalitions to get the word out (Senior's, Mental Health, Recreation, Early Childhood)

Come for the opportunity.

Stay for the lifestyle.

Are you a physician looking for a place to call home?

The Calgary Rural Primary Care Network is looking for family physicians to open a practice within our newly opened clinic in Chestermere, Alberta.

We offer a turnkey practice, and the strong patient medical home support provided by the Calgary Rural Primary Care Network.

In this quickly expanding, vibrant, diverse community, we'll use our resources to help you build your panel - easy in this fast-growing city.

Chestermere is a lake community, with so much to offer the outdoor enthusiast.

Plus, you get all the benefits of living in a smaller city, with strong community ties, but with all the access to large-city amenities only a short drive away.

Find out why Chestermere makes sense for you and your family. Check out the city's website at chestermere.ca.

Come home to Chestermere.

Please email Executive Director [Stephanie Crichton@crpcn.ca](mailto:Stephanie.Crichton@crpcn.ca) with questions, or to express interest.

#102, 320 West Creek Drive

PrimaryCare
Network
CALGARY RURAL



CRPCN Offerings in SE Rocky View

Nursing support (embedded)

Certified Diabetes Educator (CDE)

Panel Management Support

Registered Dietitian

Foot care

Subsidized Physiotherapy Program

Virtual classes

Community Development

Coordinator

CRPCN services are supported through physician panels.
Increased physicians means increased CRPCN services.

Looking ahead

- Chestermere and surrounding area's population could double by 2030*
- Local residents will require local health care resources – offered in Chestermere
- With support from Chestermere municipality and Rocky View County recruitment of rural family physicians will become a reality!
- *between 1998-2018 the population increased by 511.5% - Alberta Health Community Profile; Chestermere 2019

Next Steps

- Chestermere Physician Recruitment Committee
 - Invitation for Rocky View County representation
 - Initial meeting held June 30 2021
- How can we work together to accomplish the goal of attracting family physicians to Chestermere?
 - Promoting SE Rocky View lifestyle and amenities
 - Highlighting schools and extracurricular activities
 - Providing a “welcome buddy”
 - Advertising, administrative and communications support
- Next Meeting: Fall 2021