



## COUNCIL MEETING AGENDA

Date: December 7, 2021  
Time: 9:00 AM  
Location: Council Chambers  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

Pages

**A. CALL MEETING TO ORDER**

**B. UPDATES/APPROVAL OF AGENDA**

**C. APPROVAL OF MINUTES**

No items

**D. FINANCIAL REPORTS**

No items

**E. PUBLIC HEARINGS / APPOINTMENTS**

The following public hearings were advertised on November 9, 2021 and November 16, 2021 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019*.

**MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM**

1. Division 5 - Bylaw C-8241-2021 - Redesignation Item – Agricultural, General District to Direct Control District 131 3

File: PL20200179 (06404005)

2. Division 5 - Bylaw C-8158-2021 - Redesignation Item – Business, Live-Work 13

File: PL20200065 (05330003)

**F. GENERAL BUSINESS**

1. Divisions 7 and 1 - Consideration of Motion - Snow Removal on Sidewalks in Langdon 41

File: N/A

Note: this notice of motion was read into the record at the November 30, 2021 Council meeting

**G. BYLAWS**

No items

**H. UNFINISHED BUSINESS**

No items

**I. COUNCILLOR REPORTS**

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

File: N/A

**J. MANAGEMENT REPORTS**

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

42

File: N/A

**K. NOTICES OF MOTION**

1. All Divisions - Councillor Boehlke and Councillor Schule - Leasing of Undeveloped Road Allowance Rights-of-Way

44

File: N/A

**L. PUBLIC PRESENTATIONS**

No items

**M. CLOSED SESSION**

No items

**N. ADJOURN THE MEETING**

## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Council  
**DATE:** December 7, 2021 **DIVISION:** 5  
**TIME:** Morning Appointment  
**FILE:** 06404005 **APPLICATION:** PL20200179  
**SUBJECT:** Redesignation Item – Agricultural, General District to Direct Control District 131

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**APPLICATION:** To redesignate the subject lands from Agricultural General (A-GEN) District to Direct Control District 131 (DC-131) to accommodate industrial activities.

**GENERAL LOCATION:** Located on the north border of the city of Calgary approximately 0.41 kilometres (0.25 miles) east of Highway 2 and 1.60 kilometres (0.99 miles) south of Township Road 261.

**LAND USE DESIGNATION:** Direct Control District 131 (DC131)

**EXECUTIVE SUMMARY:** Council gave second and third reading to Bylaw C-8147-2021 on July 13, 2021, receiving unanimous support. However, after approval of the Bylaw, an administrative error was found referring to an incorrect bylaw number.

The purpose of this report is to correct that error and the new Bylaw C-8241-2021 is set out in Attachment 'A' for Council's approval. This Bylaw received first reading on November 9, 2021.

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

### OPTIONS

- Option #1:      Motion #1      THAT Bylaw C-8241-2021 be given second reading.  
                          Motion #2      THAT Bylaw C-8241-2021 be given third and final reading.
- Option #2:      THAT application PL20200179 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Oksana Newmen, Planning and Development Services

**POLICY EVALUATION:***Municipal Government Act*

The application was previously approved by Rocky View County Council, with a minor error in the referenced Bylaw number. Per section 191(2) of the *Municipal Government Act*, amending a bylaw must be done in the same way the original bylaw was passed. In addition, it must have the same requirements of advertising and public hearings. Because Bylaw C-8147-2021 required a public hearing, this amending bylaw to make minor corrections also requires a public hearing.

**APPLICATION EVALUATION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

ON/lt

**ATTACHMENTS:**

ATTACHMENT 'A': Bylaw C-8241-2021 and Schedule A

ATTACHMENT 'B': Map Set.





ROCKY VIEW COUNTY

# BYLAW C-8241-2021

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-8241-2021*.

## 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 Section 5 of Bylaw C-8147-2021 be amended as follows:

That Schedule D, Direct Control District Map, of Bylaw ~~C-6941-2010~~ C-6721-2008 be amended by redesignating a portion within SE-04-26-29-W04M to Direct Control District 131 (DC-131) as shown on attached Schedule 'A' forming part of this bylaw.

4 THAT Section 6 of Bylaw C-8147-2021 be amended as follows:

That Schedule E, Direct Control District Map, of Bylaw ~~C-6941-2010~~ C-6721-2008 be amended by redesignating a portion within SE-04-26-29-W04M to Direct Control District 131 (DC-131) Cell 4 as shown on attached Schedule 'A' forming part of this bylaw.

5 THAT Schedule 'A' of Bylaw C-8147-2021 be deleted and replaced with Schedule 'A' attached to and forming part of this bylaw.

## Effective Date

6 Bylaw C-8241-2021 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 13<sup>th</sup> day of July, 2021

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2021

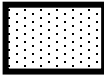
READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2021

READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2021

Mayor \_\_\_\_\_

Chief Administrative Officer or Designate

Date Bylaw Signed \_\_\_\_\_

**Schedule 'A'****Bylaw  
C-8241-2021****Amendment****FROM**Agricultural,  
General District  
(A-GEN)**TO**Direct Control  
District 131  
(DC-131)

4

COLONEL ROBERTSON WAY

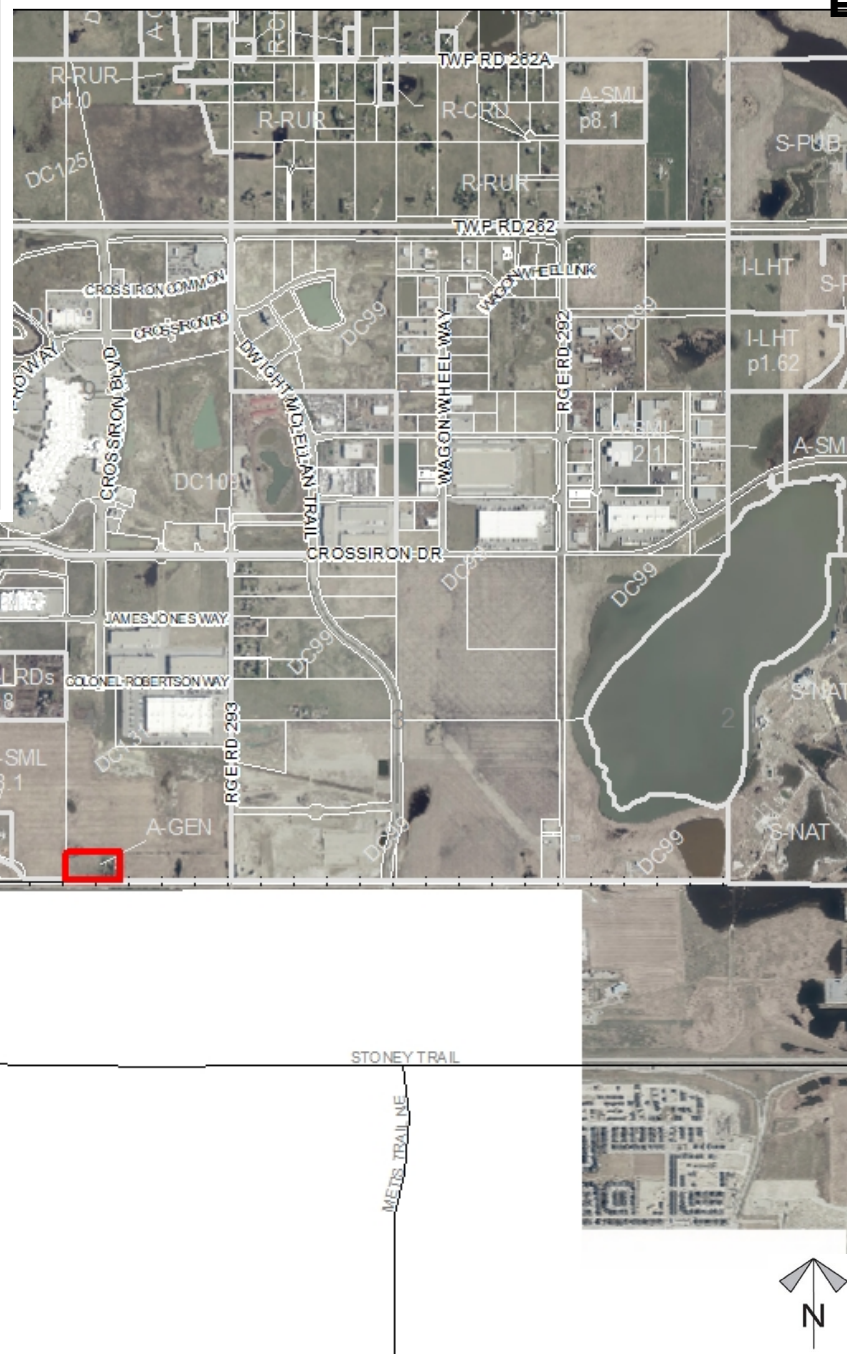
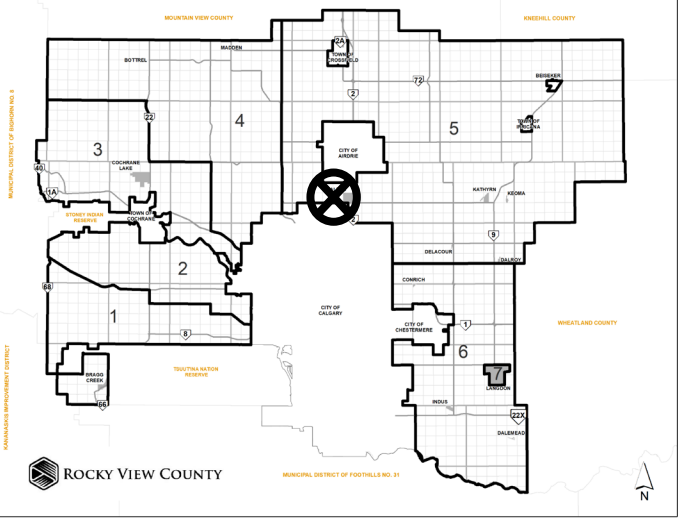
RGE RD. 293



## Redesignation Proposal

To redesignate the subject lands from Agricultural General (A-GEN) to Direct Control District 131

Division: 5  
Roll: 06404005  
File: PL20200179  
Printed: December 22, 2020  
Legal: SE-04-26-29-W04M  
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## Development Proposal

### Redesignation Proposal

To redesignate the subject lands from Agricultural General (A-GEN) to Direct Control District 131



CALGARY



Division: 5  
Roll: 06404005  
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## Environmental

Redesignation Proposal

To redesignate the subject lands from Agricultural General (A-GEN) to Direct Control District 131



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

Division: 5  
 Roll: 06404005  
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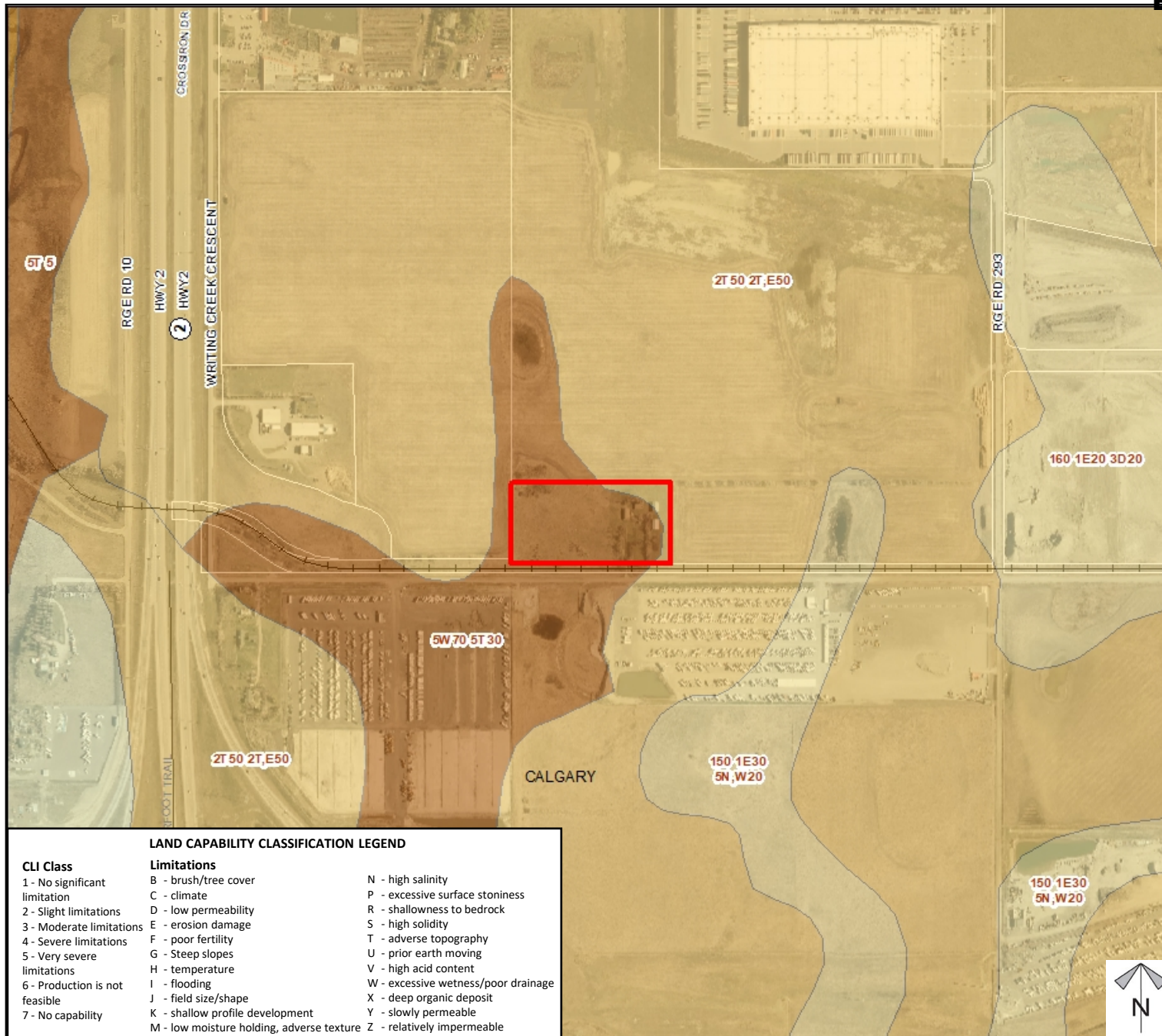




## Soil Classifications

### Redesignation Proposal

To redesignate the subject lands from Agricultural General (A-GEN) to Direct Control District 131





## Redesignation Proposal

To redesignate the subject lands from Agricultural General (A-GEN) to Direct Control District 131

### Legend

## Support



### Opposition



*Division: 5*

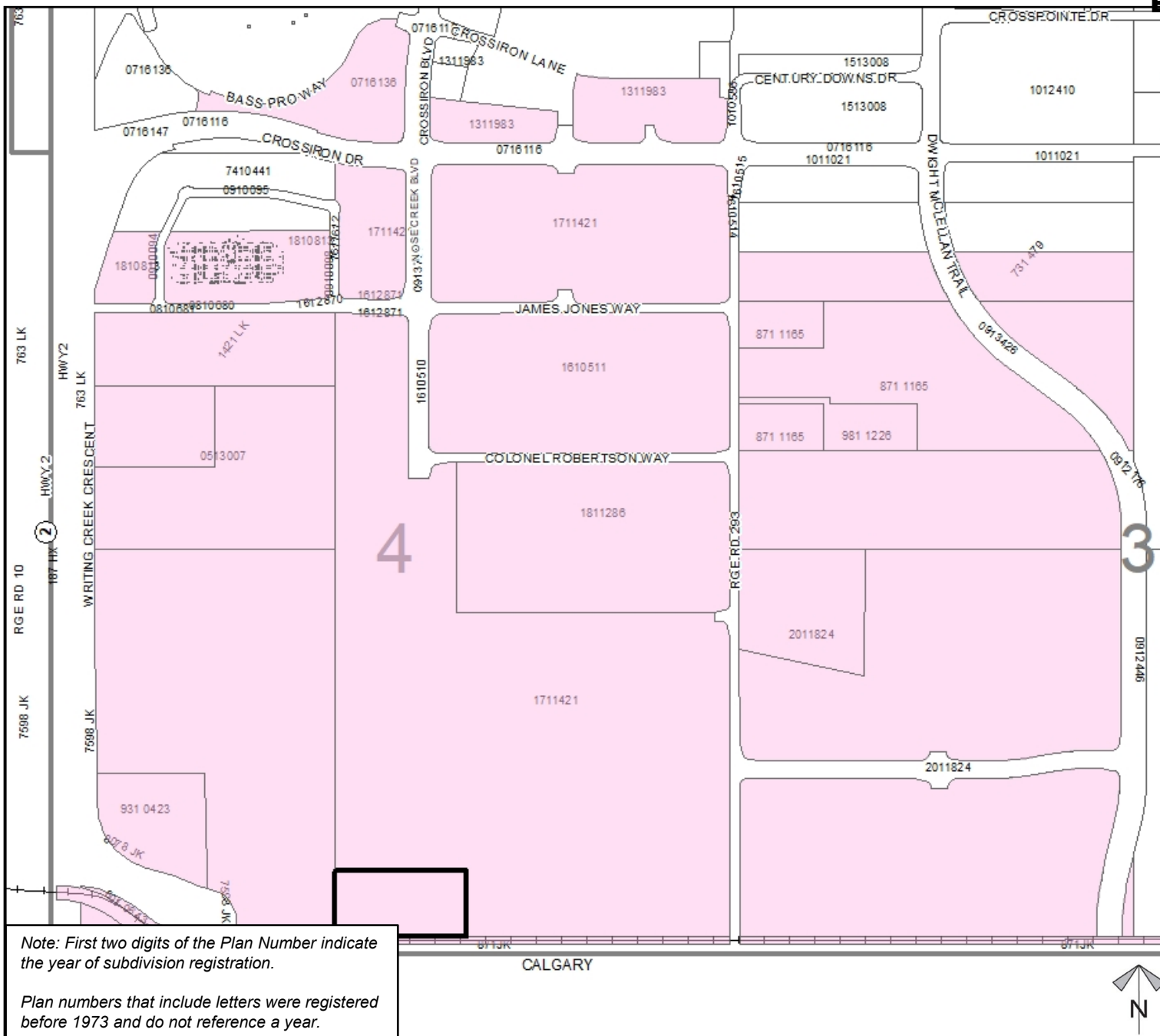
Roll: 06404005

File: PL20200179

Printed: December 22, 2020

Legal:SE-04-26-29-W04M

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## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Council  
**DATE:** December 7, 2021 **DIVISION:** 5  
**TIME:** Morning Appointment  
**FILE:** 05330003 **APPLICATION:** PL20200065  
**SUBJECT:** Redesignation – Business, Live-Work

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**APPLICATION:** To redesignate a  $\pm$  9.31 hectare ( $\pm$  23.00 acre) portion of the lands from Agricultural, General District (A-GEN) to Business, Live-Work District p.9.31 (B-LWK p.9.31), to facilitate the future development of outdoor storage for equipment, recreational vehicles, trucks, and trailers.

**GENERAL LOCATION:** Located immediately east of the city of Calgary, 0.80 kilometres (0.50 miles) west of Range Road 285, and 0.80 kilometres (0.50 miles) north of Township Road 254.

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

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8158-2021 on April 13, 2021. Since first reading, the Bylaw has been amended to reflect a parcel modifier to the minimum parcel size of the proposed redesignation area.

The proposal does align with the intent of the Business Live-Work District, subject to the applicant meeting the requirements of this district at the Development Permit approval stage.

However, the proposal is inconsistent with the relevant policies of the County Plan. The storage of recreational vehicles, equipment, trucks, and trailers potentially over a significant extent of the  $\pm$  9.31 hectare ( $\pm$  23.00 acre) portion to be redesignated is inconsistent with Section 14 (Business Development) of the County Plan, as it is outside of a business area and is not limited in size, scale, or intensity. Furthermore, the proposal is 0.80 kilometres (0.50 miles) north of the OMNI Area Structure Plan (ASP); in conflict with Policies 14.2 and 14.19 of the County Plan, a business use of this scale may cause detriment to the build-out to that ASP or other nearby business areas.

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

### OPTIONS

- Option #1:    Motion #1    THAT Bylaw C-8158-2021 be amended in accordance with Attachment 'C'.  
                   Motion #2    THAT Bylaw C-8158-2021 be given second reading, as amended.  
                   Motion #3    THAT Bylaw C-8158-2021 be given third and final reading, as amended.  
 Option #2:    THAT application PL20200065 be refused.

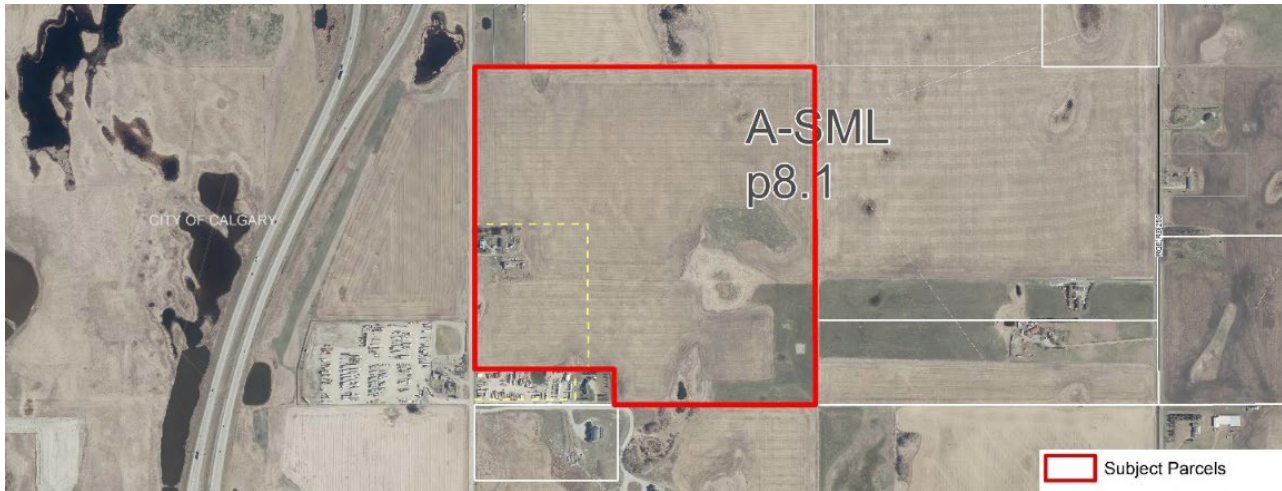
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### Administration Resources

Logan Cox, Planning & Development Services



## AIR PHOTO & DEVELOPMENT CONTEXT:



## APPLICATION EVALUATION:

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

### APPLICABLE POLICY AND REGULATIONS:

- *Municipal Government Act*;
- Rocky View County and City of Calgary Intermunicipal Development Plan;
- County Plan (Municipal Development Plan);
- Land Use Bylaw; and
- County Servicing Standards.

### TECHNICAL REPORTS SUBMITTED:

- Stormwater Management Cover Letter to Support Re-Designation Application for Live-Work Unit Application, dated July 20, 2020, by Sedulous Engineering Inc.

## POLICY ANALYSIS:

### Rocky View County and City of Calgary Intermunicipal Development Plan (IDP)

The subject parcel is located within the Policy Area of the IDP and adjacent to the intermunicipal entranceway of Highway 564 / Country Hills Boulevard. Therefore, the application was circulated in accordance with Section 15.0 (Plan Implementation) of the IDP, which has been identified as an intermunicipal entranceway into the city. In line with Section 6.0 (Interface Planning) of the IDP and comments from The City of Calgary transition tools such as landscaping, berming and fencing would be required at the Development Permit application stage to mitigate impacts on the interface area, if Council approves this redesignation application.

### County Plan

The application was assessed in accordance with the business policies of the County Plan. The Plan directs businesses to locate within identified business areas; however, Section 14 (Business Development) provides flexibility for considering development outside of the approved business areas if the proposal can justify its need and location (Policy 14.21). The Applicant has not provided sufficient rationale for locating a storage business on the site.

Although one of the Business Development goals supports the growth of a variety of business areas, agriculture businesses, and home-based businesses, the storage business proposed in this application does not meet the policies or intent of Section 14.0.



## ROCKY VIEW COUNTY

Through Policy 14.2, the County Plan is clear in directing industrial and commercial uses to identified business areas. Policy 14.19 also notes that land-use amendment applications proposing business uses in the vicinity of identified business areas shall not be supported. As the scale and intensity of the proposed outdoor storage use exceed what would be expected of a business live-work use, its proximity to the OMNI ASP has the potential to impact upon the build-out of that business area and therefore, it would be better located within that ASP or within another identified business area within the County.

### Land Use Bylaw

The proposed Business, Live-Work District (B-LWK) requires a property to be located within the Central East Rocky View Region adjacent to a development that is industrial or commercial in nature, and where the primary use of the parcel is residential.

Adjacent properties within the County are designated as Agricultural, General District (A-GEN) or Agricultural, Small Parcel District (A-SML p8.1); adjacent properties within the city of Calgary are designated as Special Purpose Future Urban Development (S-FUD) and 173D2018 (Direct Control District based on S-FUD with the additional allowance for storage of large vehicles). The adjacent parcel to the south has ongoing storage operations and received a Development Permit approval for Truck Trailer Service and ancillary storage and offices; however, the development approval lapsed in 2020 as prior to issuance conditions were not met.

Although there is a single dwelling on the subject parcel, the potential size of the proposed storage area would potentially result in residential uses not being considered the primary use on-site, certainly with respect to site coverage.

The proposal would create a split-zoned parcel whereby a  $\pm 9.31$  hectare ( $\pm 23.00$  acre) portion would be designated as Business, Live-Work and the remainder of the parcel would be designated as Agricultural, General District. The minimum parcel size for B-LWK parcels is  $\pm 1.0$  hectares ( $\pm 2.47$  acres) with the maximum parcel size being  $\pm 1.0$  hectares ( $\pm 2.47$  acres). If Council supports the application, future subdivision of the proposed  $\pm 9.31$  hectare ( $\pm 23.00$  acre) area would comply with the Land Use Bylaw; the application notes no subdivision is proposed at this time.

Respectfully submitted,

Concurrence,

Brock Beach

Kent Robinson

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

LC/lt

### **ATTACHMENTS**

ATTACHMENT 'A': Application Information  
ATTACHMENT 'B': Application Referrals  
ATTACHMENT 'C': Bylaw C-8158-2021 and Schedule 'A'  
ATTACHMENT 'D': Map Set  
ATTACHMENT 'E': Public Submissions



ROCKY VIEW COUNTY

## ATTACHMENT 'A': APPLICATION INFORMATION

<b>APPLICANT:</b> Gill Developments (Joey Gill)	<b>OWNERS:</b> Calgary Car & Truck Wash Ltd. (Gursewak Gill)
<b>DATE APPLICATION RECEIVED:</b> June 3, 2020	<b>DATE DEEMED COMPLETE:</b> February 19, 2021
<b>GROSS AREA:</b> ± 61.92 hectares (± 153.01 acres)	<b>LEGAL DESCRIPTION:</b> NW-30-25-28-W04M
<b>SOILS (C.L.I. from A.R.C.):</b> The majority of the property has slight limitations due to adverse topography and severe limitations due to erosion damage. While certain portions of the subject parcel (areas surrounding the wetlands) have moderate limitations due to flooding as well as excessive wetness and poor drainage.	
<b>HISTORY:</b> <b>May 12, 1997:</b> A 6.99 acre first parcel out subdivision was registered. This adjacent parcel is located in the southwest corner of the subject quarter-section.	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> The application was circulated to 21 adjacent landowners within the County and eight (8) adjacent landowners within the city of Calgary; five (5) letters were received and are included in Attachment 'E'. The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments are addressed within 'Additional Considerations' above.	



## ATTACHMENT B: APPLICATION REFERRALS

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**AGENCY COMMENTS**


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**Province of Alberta**

Alberta  
Transportation

In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the *Highways Development and Protection Act / Regulation*, and will require a roadside development permit from Alberta Transportation. The application form and instructions can be obtained from the department's website at <https://www.alberta.ca/roadside-development-permits.aspx>.

**Public Utility**

CNOOC

Further to an inquiry made by Joey Gill / Gill Developments on behalf of Calgary Car & Truck Wash Ltd. (hereinafter referred to as the "Applicant"), CNOOC Petroleum North America ULC ("CNOOC") wishes to advise that the following assets are located on the lands in question.

- 1) NW/4 of Sec. 30-25-28 W4M – Right-of-Way Plan 4799JK contains:
  - a) four abandoned pipelines (one fuel gas and three sour gas). All lines have been cut, capped, and abandoned in place in compliance with AER requirements. Setbacks on abandoned lines are the width of the right-of-way.
  - b) two discontinued pipelines (one fuel gas and one sour gas). The discontinued lines could be put back into operation in the future, or alternatively, abandoned. The discontinued sour gas line is registered as Level 1 sour gas with a setback the width of the right-of-way. The Applicant is not authorized to cross or conduct work in proximity to the discontinued pipeline.

**AbaData Pipeline Report**

LICENSE / LINE #	COMPANY NAME	LICENSE DATE	FROM LOCATION	TO LOCATION	LGTH (kms)	STS	SUB
6099 - 8	CNOOC PETROLEUM NORTH AMERICA ULC	AUG 4 2005	14-31-25-28W4 BE	11-31-24-28W4 BE	10.43	D	FG
6099 - 10	CNOOC PETROLEUM NORTH AMERICA ULC	AUG 4 2005	11-30-25-28W4 BE	11-30-25-28W4 BE	0.15	A	FG
6100 - 11	CNOOC PETROLEUM NORTH AMERICA ULC	JAN 17 1990	11-19-25-28W4 PL	14-31-25-28W4 PL	3.97	A	SG
6100 - 13	CNOOC PETROLEUM NORTH AMERICA ULC	DEC 18 1989	11-30-25-28W4 WE	11-30-25-28W4 PL	0.16	A	SG
6100 - 30	CNOOC PETROLEUM NORTH AMERICA ULC	JAN 16 1990	11-30-25-28W4 BE	11-30-25-28W4 BE	0.03	A	SG
23839 - 26	CNOOC PETROLEUM NORTH AMERICA ULC		11-19-25-28W4 BE	14-31-25-28W4 BE	4	D	SG

No permanent structures can be placed within the right of way, including, but not limited to trees and parking of heavy equipment, vehicles, and/or trailers. The pipeline rights-of-way are registered and available through Alberta Land Titles.

- 2) Lsd. 11-30-25-28 W4M wellsite and access road – Level 1 sour gas well. A copy of the survey plan is attached. This site is currently undergoing remediation and we have not received a reclamation certificate. Until such time as a reclamation certificate has been received, the legislated setback is the boundary of the lease. CNOOC will not approve any subdivision over top of our lease until such time as a reclamation certificate is received.
-



AGENCY	COMMENTS
	<p>Upon receipt of a reclamation certificate, the abandoned wellbore will continue to require a setback to allow for access as set out under AER Directive 079. Please note further testing may require use of a service rig and accompanying equipment. Development approval should take, into account, the space needed for this work.</p> <p>The access road is still required to access the wellsite and cannot be used without prior approval.</p> <p>3) NW/4 of Sec. 30-25-28 W4M – Surface Lease for Pipeline Valve Site J47 and Access Road. A copy of the survey plan is attached. Pipeline Value Site J47 is a sour facility and we do not have plans to remove or reclaim this facility at this time. All ground disturbance to remain 30 m. from the existing valve site lease. CNOOC will not approve any subdivision over top of our lease until such time as a reclamation certificate is received.</p> <p>The access road is still required to access the pipeline valve site J47 and cannot be used without prior approval.</p> <p>We recommend that safety equipment for the detection of sour gas be on site for any work to be completed within the sour facilities.</p> <p>Subject to the terms and conditions set forth below, CNOOC has no objections or concerns with respect to the redesignation of the lands.</p> <ol style="list-style-type: none"> <li>1) Our review was based on the above locations (the “Facilities”);</li> <li>2) Any development will be in accordance with, and satisfy all regulatory setbacks applicable to the Facilities;</li> <li>3) Any development will contemplate compliance with Directive 079 abandoned wellbore requirements; and</li> <li>4) CNOOC assumes no responsibility for any damage, loss, or liability related to operations conducted in or in proximity to the Facilities. In the event of such damage, loss, or liability, the party responsible for same shall be liable for and indemnify and hold CNOOC and its officers, directors, employees, agents, and representatives harmless against all losses, costs, damages, expenses, and legal fees which any such parties may suffer, sustain, pay, or incur directly or indirectly arising from or in connection with such operations; and in addition, indemnify CNOOC and its officers, directors, employees, agents, and representatives from and against all actions, proceedings, claims and demands, losses, costs, damages, expenses, and legal fees whatsoever which may be brought against or suffered by any such parties or which any such parties may sustain, pay, or incur, directly or indirectly arising from, or in connection with such operations. This liability and indemnity shall apply without limit and without regard to cause or causes, including, without limitation, the negligence, whether sole, concurrent, gross, active, passive, primary or secondary, or the willful act or omission of CNOOC or its officers, directors, employees, contractors, agents, representatives or any other persons or otherwise.</li> </ol> <p>Please contact Derek Glowa at 403-801-8870 (C) for any questions or concerns that you may have with respect to the above.</p>



AGENCY	COMMENTS
<b><i>Adjacent Municipality</i></b>	
City of Calgary	<p data-bbox="451 375 1490 506">The City of Calgary has reviewed the above-noted application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies. The City of Calgary has no objection to the proposed redesignation and provides the following requests and comments.</p> <ul data-bbox="451 527 1528 856" style="list-style-type: none"> <li>• Provide further detail on approximate number and types of vehicles stored and or washed on site. Provide estimated number of vehicles accessing the site (in/out) throughout a typical weekday</li> <li>• Any driveway access to 84 Street, should be designed and located to City of Calgary satisfaction.</li> <li>• Intermunicipal entranceways are important, Stoney Trail is outlined as an important entranceway for the city of Calgary. When reviewing the development permit, consideration for the entranceway guidelines should be made as well as utilizing transition tools outlined in the IDP.</li> </ul> <p data-bbox="440 892 1455 921">Our transportation department has some general questions for this application:</p> <ol data-bbox="464 940 1442 1104" style="list-style-type: none"> <li>1. Is the original house to remain?</li> <li>2. Is a subdivision planned or required?</li> <li>3. Is it allowable to have two houses and a large car wash in an essentially “unplanned” quarter section such as this??</li> </ol> <p data-bbox="451 1123 1498 1253">The proposals are starting to constrain the lands from access/transportation perspective. It would be beneficial to have a clearer understanding of the comprehensive access requests for 84 St, as well as the longer-range plans for a transportation network.</p> <p data-bbox="451 1272 1406 1337"><i>Administration provided responses to these questions and no subsequent comments were received from the City.</i></p>
<b><i>Internal Departments</i></b>	
Fire Services & Emergency Management	<p data-bbox="451 1474 1455 1503">Having reviewed the circulation, the Fire Service has the following comments:</p> <ol data-bbox="500 1522 1528 1780" style="list-style-type: none"> <li>1. Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes.</li> <li>2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code.</li> <li>3. Please ensure that access routes are compliant with the designs specified in the National Building Code and RVC’s servicing standards.</li> </ol>





ROCKY VIEW COUNTY

Planning and  
Development  
Services  
(Engineering)

**Geotechnical:**

- As a condition of future subdivision or DP, the applicant will be required to conduct an onsite geotechnical investigation, conducted by a qualified geotechnical professional, to determine the site's suitability to support the proposed development.

**Transportation:**

- As a condition of future subdivision or DP, the applicant will be required to submit a traffic impact assessment in accordance with the County Servicing Standards.
- As per the County Plan, business development outside of a business area should have direct and safe access to a paved County Road or Provincial Highway. As a condition of future subdivision or DP, the applicant will be required to enter into a development agreement with the County to upgrade 84<sup>TH</sup> Street to a paved standard as per the recommendations in the TIA and in accordance with the County and City of Calgary requirements.
- The application will need to be circulated to Alberta Transportation for review and comment since the development is within the 1.6 km setback from the Stoney Trail.
- The application will need to be circulated to the City of Calgary for review and comment since the development gains access off 84<sup>th</sup> Street which is owned and maintained by the City
- As a condition of future subdivision or DP, the applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of approval

**Sanitary/Waste Water:**

- The applicant is proposing utilizing holding tanks with a trucked service to dispose of wastewater from the proposed development. Engineering has no further concerns

**Water Supply And Waterworks:**

- The applicant is proposing utilizing cisterns with a trucked service to service the proposed development. Engineering has no further concerns.

**Storm Water Management:**

- As a condition of future subdivision or DP, the applicant is required to submit a stormwater management plan, prepared by a qualified professional, identifying an overall stormwater management strategy for the proposed industrial development in accordance with the requirements of the County Servicing Standards.

**Environmental:**

- There are wetlands on the subject land that could be impacted by the proposed development. Should the owner propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.





ROCKY VIEW COUNTY

Agricultural and  
Environmental  
Services

If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the proposed land use from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier, and concern over fertilizers, dust & normal agricultural practices.

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Circulation Period: February 19, 2021, to March 22, 2021

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



# BYLAW C-8158-2021

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-8158-2021*.

## 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  $\pm 9.31$  hectare ( $\pm 23.00$  acre) portion the remainder of NW-30-25-28 W4M from Agricultural, General District (A-GEN) to Business, Live-Work District p.9.31 (B-LWK p.9.31) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT a  $\pm 9.31$  hectare ( $\pm 23.00$  acre) portion remainder of NW-30-25-28 W4M is hereby redesignated to Business, Live-Work District p.9.31 (B-LWK p.9.31) as shown on the attached Schedule "A" forming part of this Bylaw.

## Effective Date

- 5 Bylaw C-8158-2021 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 13<sup>th</sup> day of April 2021

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2021

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2021

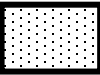
READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2021

Mayor \_\_\_\_\_

Chief Administrative Officer or Designate

Date Bylaw Signed \_\_\_\_\_

## Schedule 'A'

 Bylaw  
 C-8158-2021
AmendmentFROM
 Agricultural,  
 General District
TO
 Business,  
 Live-Work District


CALGARY

A-GEN →  
 B-LWK **p.9.31**  
 ± 9.31 ha  
 (± 23.00 ac)

Division: 5

Roll: 05330003

File: PL20200065

 Legal: A portion of NW-30-  
 25-28-W04M

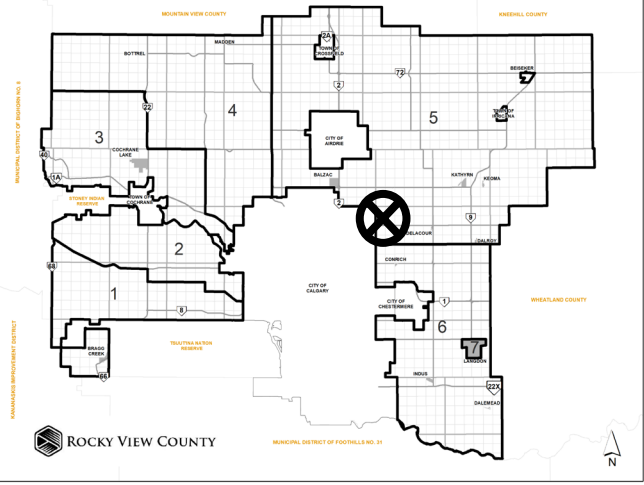
 Printed: 24, 2024  
 Page 24 of 44

## Location & Context

### Redesignation Proposal

To redesignate a  $\pm 9.31$  hectare ( $\pm 23.00$  acre) portion of the lands from Agricultural, General District to Business, Live Work District, in order to facilitate the future development of outdoor storage for equipment, recreational vehicles, trucks and trailers.

Division: 5  
 Roll: 05330003  
 File: PL20200065  
 Legal: A portion of NW-30-25-28-W04M  
 Printed: 25 of 44





## Development Proposal

### Redesignation Proposal

To redesignate a  $\pm 9.31$  hectare ( $\pm 23.00$  acre) portion of the lands from Agricultural, General District to Business, Live Work District, in order to facilitate the future development of outdoor storage for equipment, recreational vehicles, trucks and trailers.

CALGARY

A-GEN  $\rightarrow$  B-LWK

Division: 5  
 Roll: 05330003  
 File: PL20200065  
 Legal: A portion of NW-30-  
 25-28-W04M  
 Printed: 26 of 44



## Environmental

### Redesignation Proposal

To redesignate a  $\pm 9.31$  hectare ( $\pm 23.00$  acre) portion of the lands from Agricultural, General District to Business, Live Work District, in order to facilitate the future development of outdoor storage for equipment, recreational vehicles, trucks and trailers.

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

Division: 5  
 Roll: 05330003  
 File: PL20200065  
 Legal: A portion of NW-30-25-28-W04M  
 Printed: 29.01.2024

CALGARY

30

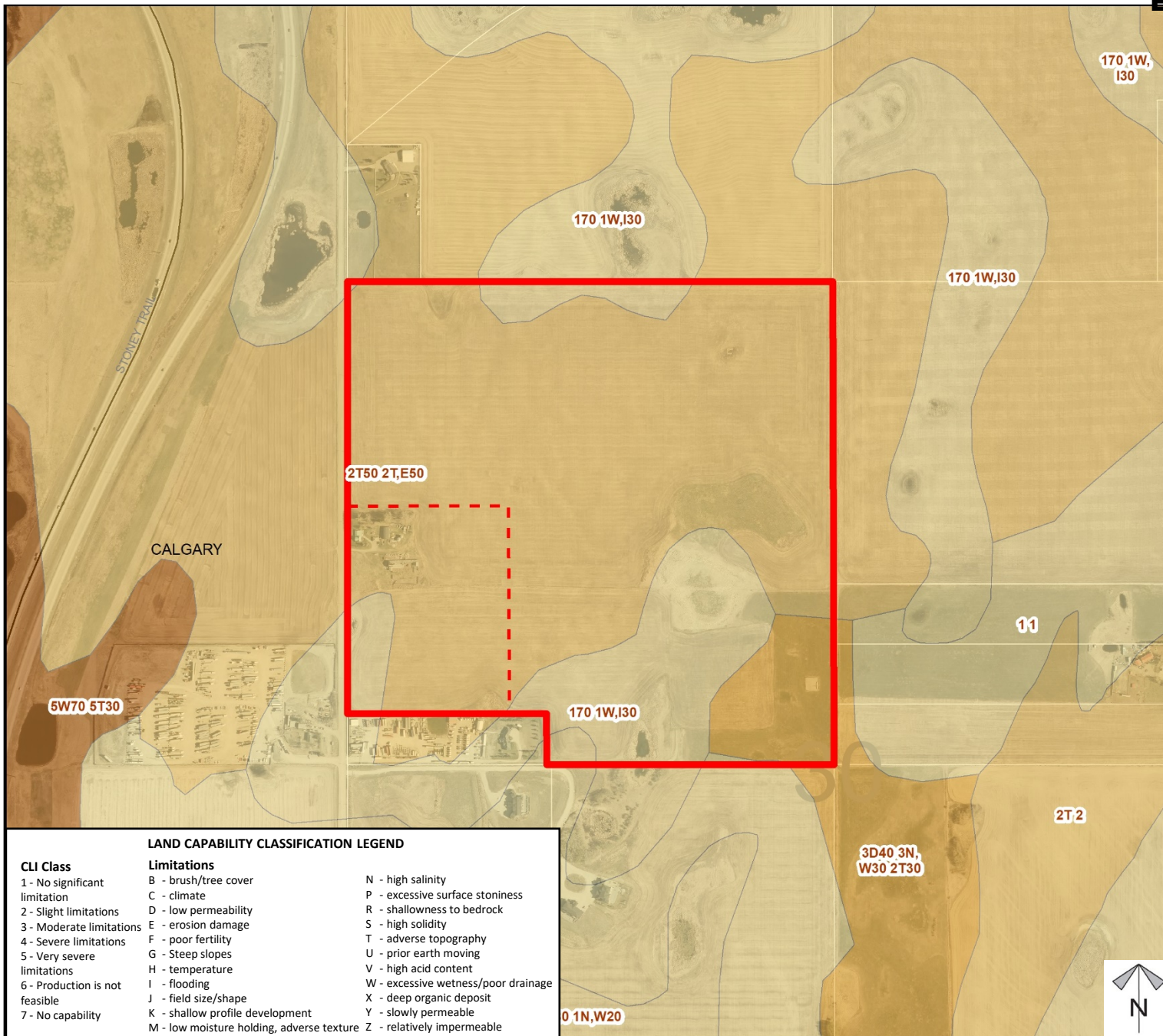




## Soil Classifications

### Redesignation Proposal

To redesignate a  $\pm 9.31$  hectare ( $\pm 23.00$  acre) portion of the lands from Agricultural, General District to Business, Live Work District, in order to facilitate the future development of outdoor storage for equipment, recreational vehicles, trucks and trailers.



#### LAND CAPABILITY CLASSIFICATION LEGEND

##### CLI Class

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

##### Limitations

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

Division: 5

Roll: 05330003

File: PL20200065

Legal: A portion of NW-30-25-28-W04M

Printed: 2020-02-14





## Landowner Circulation Area

### Redesignation Proposal

To redesignate a  $\pm 9.31$  hectare ( $\pm 23.00$  acre) portion of the lands from Agricultural, General District to Business, Live Work District, in order to facilitate the future development of outdoor storage for equipment, recreational vehicles, trucks and trailers.

### Legend

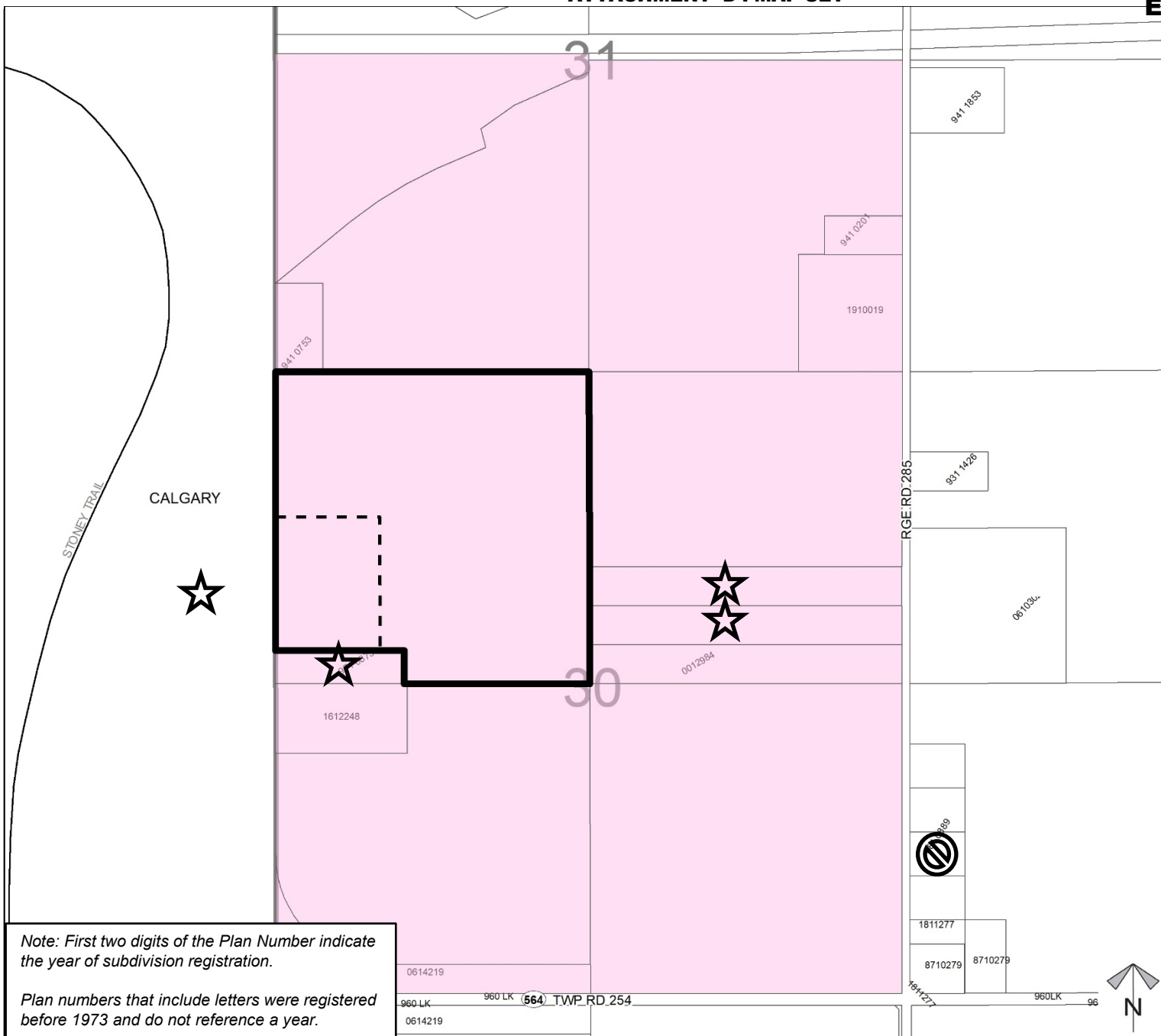
Support



Non-Support



Division: 5  
Roll: 05330003  
File: PL20200065  
Legal: A portion of NW-30-25-28-W04M  
Printed: 29 of 44



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.



Date: November 23, 2021

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

Attn: Legislative Services

Re: Bylaw C-8158-2021 – A Bylaw of Rock View County to Amend Land Use Bylaw  
C-8000-2020 - Application Number PL20200065 (05330003)

---

Dear Rocky View Council,

Thank you for this opportunity to provide comments regarding the matter above captioned. I am aware of the proposal by Calgary Car & Truck Wash Ltd. to redesignate a 23-acre portion of the NW-30-25-28-W04M from Agricultural, General District (A-GEN) to Business, Live-Work District (B-LWK) to facilitate future development of outdoor storage for equipment, recreational vehicles, and trailers.

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

- 1) The future development of an outdoor storage will provide much needed services to the area with its proximity to Township Road 254 and Stoney Trail.
- 2) A Business, Live-Work District (B-LMK) would provide a great use and service until an Area Structure Plan for the subject & surrounding lands is created.

We trust Council will consider these reasons when deliberating the merits of the proposal.

Sincerely,

Mohamad ELKHATIB

Landowner Name

254175 R9E-RD.285 ROCKY VIEW COUNTY AB.T1Z-0K8

Municipal Address

   
Email Address



Date: November 23, 2021

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

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Sincerely,

GURPREET K GILL 1732370 AB LTD  
Landowner Name

12011 84TH ST 10.E CALGARY AB  
Municipal Address

[REDACTED]  
Email Address



Date: November 23, 2021

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

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Sincerely,

AMRIK S BRAR RASINDER K. BRAR

Landowner Name

254132 - 84 Street NE Rocky View AB, T1Z0A2

Municipal Address

[Redacted]

Email Address

Amrik Brar

Rasinder Brar

Date: November 23, 2021

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



Attn: Legislative Services

Re: Bylaw C-8158-2021 – A Bylaw of Rock View County to Amend Land Use Bylaw  
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We trust Council will consider these reasons when deliberating the merits of the proposal.

Sincerely,

SUKH PREET SUNNY S, DHU  
Landowner Name

254153 RANGE 285-  
Municipal Address

  
Email Address



Province of Alberta

**MUNICIPAL GOVERNMENT ACT**Revised Statutes of Alberta 2000  
Chapter M-26

Current as of June 17, 2021

RSA 2000

Chapter M-26

## Section 640

(6) A land use bylaw may authorize a development authority to decide on an application for a development permit even though the proposed development does not comply with the land use bylaw or is a non-conforming building if, in the opinion of the development authority,

(a) the proposed development would not

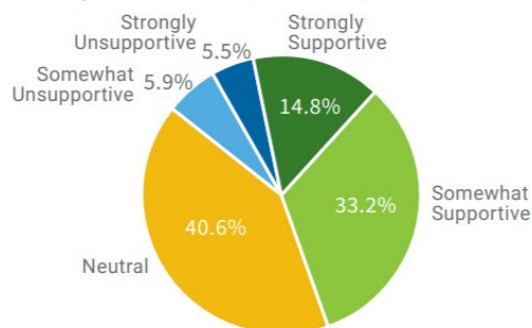
(i) unduly interfere with the amenities of the neighbourhood, or

(ii) materially interfere with or **affect the use, enjoyment, or value of neighbouring parcels of land,**

and (b) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

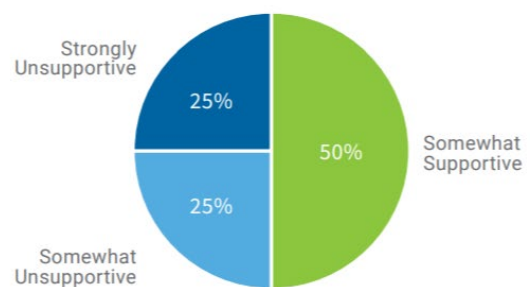
**Rocky View County****Municipal Development Plan July 2020**

**Area E - Expansion of Balzac East/Omni**  
County-Wide Results (256 Total)



256 respondents 52% Neutral and unsupportive

**Area E - Expansion of Balzac East/Omni**  
Local Results (4 Total)



4 local residents

# Rocky View County council votes to end newspaper advertising

"Our other advertisement channels have been ramped up," Grant Kaiser said.

Jul 24, 2020 3:02 PM By: [Jordan Stricker](#)

*According to Kaiser, executive director of Community and Business, RVC will use the newspaper when it feels advertising on its website does not adequately reach the public.*

*"We have neither plans nor no plans to use the newspaper," he said. "We consider each case independently."*

*He added the County has operated for nearly six months without using newspaper advertisements.*

***2016 federal census, there are approximately 39,400 residents in RVC***

*Coun. Samanntha Wright was the only councillor opposed to approving the amendment. Wright said her original understanding when the new PNB was adopted was that RVC would still use print media. She noted the RVW had been out of circulation for part of this year due to COVID-19, but with the publication back, it should be used.*

*The RVW halted print distribution from April 7 to June 16 due to slowed revenues resulting from the COVID-19 shutdown.*



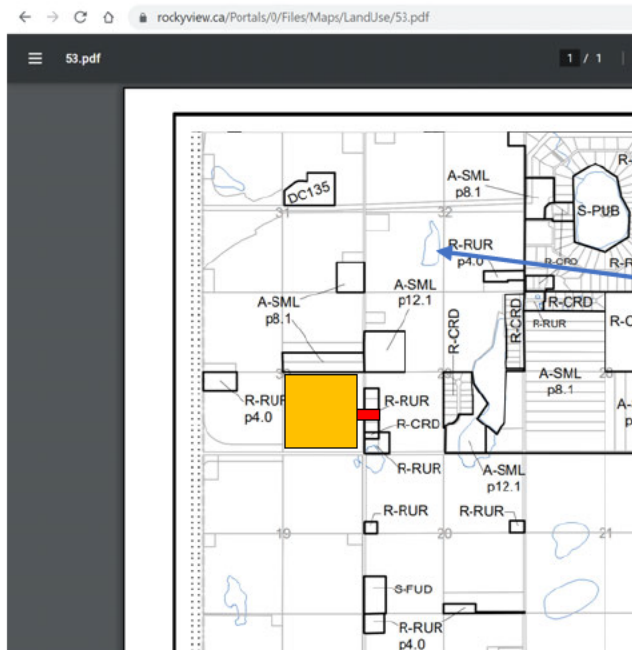


Fig 1.rockyview.ca/Portals/0/Files/Maps/LandUse/53.pdf



Fig. 2

<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/MDP/Draft-MPD-Consolidated.pdf>

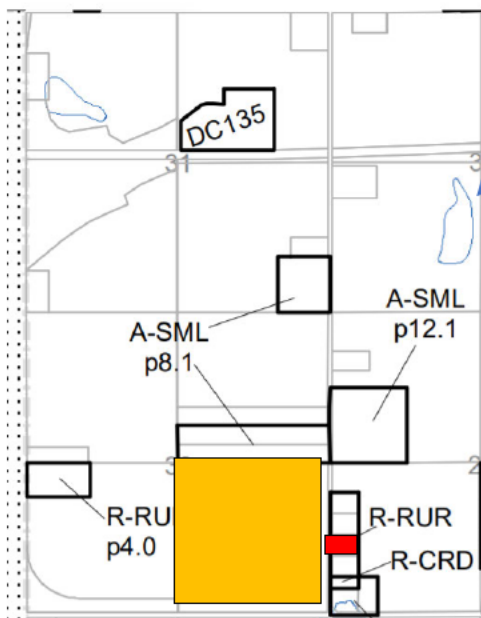


Fig. 3

- 23 acre parcel (rezone)
- 254050 Range Road 285 (our residence)



In 2006, after careful consideration and deliberation, a move to Rocky View County (RVC) was decided upon by our family. This was to be a move to a serene and enjoyable country lifestyle that would provide the opportunity, for our family to escape the hustle and bustle of city life yet, close enough to utilize the amenities of both the City of Calgary and RVC.

The Rocky View County Plan, at one point, provided an explanation of rural living and how the County invited the reader to visualize the dark skies, the natural areas, the quiet opportunities to actually, enjoy the peace and tranquility of country living. This concept was a motivating factor for our decision to reside in Rocky View County.

Unfortunately, this decision has turned out to be one of the worst decisions made as, little to no consideration has been provided by RVC to uphold, facilitate, encourage or enforce the County Plan, Land Use By-Law, Development and Planning or By-Laws that would actually benefit a residential landowner.

While this statement is a broad-brush stroke, this is the reality. Understandably, RVC wants to be sustainable, and it would be reasonable to expect that sustainability requires growth. However, the growth that is evident today, has not been overly productive in providing that sustainability nor has it been able to attract or facilitate the anticipated employment of “*local residents*” to any degree.

Such is the case that has provided cause for this submission **against** the **rezoning or redesignation of land use** as it pertains to Bylaw C-8158-2021 to redesignate a +- 23.00 acre portion of the NW-30-25-28-W04 from Agricultural, General District (A-Gen) to Business, Live-Work District (B-LWK) to facilitate future development of outdoor storage for equipment, recreational vehicles, and trailers.

We have worked hard to develop our property into “our oasis”, a place that we call home and now a place our grandchildren have begun to enjoy. This parcel of land has tested our patience, provided several opportunities for personal growth, allowed for the development of various skillsets and knowledge base, as we became accustomed to rural acreage living. It is difficult to fathom that, a simple stroked of a pen with RVC council and administration, will severely impact our well being and quite possibly, our health.

What impact will the decision to rezone have on our property?

1. RVC, in the designation of a new zoning plan “Live-Work District” indicates that,  
“The purpose and intent of this district is to provide for a combination of **residential and light industrial or commercial activity** on a single parcel, **with residential as the primary use.**”
2. “The parcel shall be located in the Central East Rocky View Region in locations where **adjacent development is industrial or commercial in nature.**”

Neither of these “conditions” RVC has identified, currently exist. There is no residence of any kind on the parcel in question nor is there any industrial or commercial development, adjacent to the property.

3. Increased amount of traffic on Range Road 285 where, RVC have conducted road repairs just south of our driveway, due to ongoing sinkage of roadway material.
  - An increase in traffic flow resulted when RVC moved to their current location on Hwy 566
  - BORGER, KIDCO, GORDON FOODS, AECON, etc relocated to RVC Industrial north
  - Increasing amount of loaded dump trucks and pups both north and southbound on Range Road 285
  - Recreational vehicles both north and south on RR 285 due to 2 existing outdoor storage yards located on this roadway. There is also another application before RVC for a storage yard to be located south of Hwy 564 on 100 street (RR 285).
4. Increased traffic invites increased opportunity for undesirable criminal activity.
5. Light pollution, interfering with the ability to enjoy the dark countryside, promoted by RVC as a motivation for people to relocate to RVC.
6. Increased sound pollution coinciding with the increased amount of vehicular traffic
7. Anticipated increase in motor vehicle collisions due to the absence of any type of traffic control in the area. Fatalities, serious injuries, burned vehicles and numerous collisions have already occurred at the intersection of Range Road 285 / Hwy 564 and Range Road 285 / 100 Street
8. Increased amount of groundwater due to the hard structure covering of agricultural field to accommodate the parking of vehicles, trailers (presumably tractor trailer type) recreational vehicles, etc.
9. Increasing amount of debris or litter either emanating from the storage area or by persons utilizing the storage areas.
10. Complete and deliberate invasion of any privacy that could be had, due to the increased traffic that will be generated.
11. Decrease in our property value which also effects our children and grandchildren's inheritance – something that most parents strive for.

Fig. 1 Identifies the location of the applying property and its proximity to our residence. This application for a redesignation of land use is basically, in our front yard.

Fig.2 Identifies the location of the almighty OMNI project where, a water drainage study was conducted that shows the runoff of ground water flows uphill. Ground water issues have existed with our property and surrounding properties prior to our occupying the land. Ongoing issues with neighbouring properties and the redirection of their ground water has fallen on deaf ears with RVC Administration, in particular. Yet, knowing that ground water issues in the area pre-existed and continue to exist, Council

and Administration accepted the submission by Genesis for the development of OMNI, regardless of the flaw in their water drainage plan.

Groundwater, especially during spring thaw, finds our property with an extraordinary amount of water accumulation. As indicated previously, the redirection of groundwater from both the adjacent properties to the north and south, combined with the runoff of the farm field on the eastern border of our property, provides for an amount of water that is sufficient to float two grown adults in a paddle boat .



Fig.3 Provides an enlarged map of the area in question and again, the lack of industrial or commercial ventures, in place.

The following photographs depict our current view enjoyed from our front door. Panning from the left where Hwy 564 / Country Hills Blvd forms the south boundary of the parcel, to the right and northern boundary of this parcel, this view will forever be destroyed.

There will be minimal if any employment offered through the establishing of yet another storage yard in the immediate area. There will be minimal if any, enhancements that could or would result by granting a rezoning or redesignation of land use. This is clearly an opportunity for RVC to collect additional tax, without providing any increases in service and the landowner to profit.

There has been no consideration provided by RVC to the impact the redesignation of this land use. There has been no communication provided by RVC concerning this redesignation of land use but rather, given the information provided in this submission, has failed to meet any type of obligation to taxpayers or local residents, as is depicted by the 256 total respondents and the 4 local respondents, as identified in the failed Rocky View Municipal Plan of July 2020.



of land use? Absolutely not!

Will this view ever exist again with the redesignation

Respectfully submitted,

Marcel Dubois  
254050 Rsange Road 285  
Rocky View County, AB  
T1Z 0K8



**Notice of Motion:**           **To be read in at the November 30, 2021 Council Meeting**

**To be debated at the December 7, 2021 Council Meeting**

**Title:**                       **Snow Removal on Sidewalks in Langdon**

**Presented By:**           Councillor Al Schule, Division 7  
Councillor Kevin Hanson, Division 1

**WHEREAS**               Snow and ice clearing from residential sidewalks was removed from the Snow and Ice Control Service section of the 2021 budget;

**AND WHEREAS**       When Centre Street was widened the sidewalks became closer to the road and this created more snow being plowed onto the sidewalks;

**AND WHEREAS**       When it snows the street is plowed every 30 minutes, this creates snowbanks up to two to three feet;

**AND WHEREAS**       Residents are unable to clear these snowbanks due to the height and snow being packed down;

**THEREFORE BE IT RESOLVED THAT** Administration be directed to do a costs analysis into the 2022 budget for Transportation Services to provide sidewalk clearing services on a two block section in Langdon (On Centre Street between between Langdon Park/ 3<sup>rd</sup> Avenue and Railway Avenue).



Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	Reinstatement of Dog License Fees	Administration was directed at the February 23, 2021 Council meeting to review reinstating the dog license fee in time for the 2022 budget cycle.	23-Feb-21	TBD	Municipal Enforcement
All	Active	Bragg Creek Hamlet Expansion Strategy	Council adopted a terms of reference for the Bragg Creek Hamlet Expansion Strategy Project at the January 8, 2019 Council meeting.  Administration was directed at the May 12, 2020 Council meeting to continue with the project and to finalize amendments to the Greater Bragg Creek ASP based on higher residential densities.	8-Jan-19	TBD	Planning Policy
All	Active	Special Events Bylaw Workshops	Administration was directed at the September 21, 2021 Council meeting to hold workshops with Council and stakeholders on the special events permitting process, with a report back to Council by the end of April, 2022.	9-Jul-19	26-Apr-22	Recreation, Parks and Community Support
All	Active	Blazer Water System Acquisition	Administration be directed to begin the process that will facilitate the purchase of Blazer Water System at the March 23, 2021 Council meeting  Council provided first reading to Borrowing Bylaw C-8165-2021 at the March 23, 2021 Council meeting.  Council approved Borrowing Bylaw C-8165-2021 at the May 11, 2021 Council meeting, and was directed to prepare amendments to the Master Rates Bylaw.	23-Mar-21	21-Sep-21	Utility Services
All	Active	Horse Creek Water and Waste Water Services Acquisition	Administration was directed at the December 22, 2020 Council meeting to prepare a borrowing bylaw and budget adjustment for the purchase of Horse Creek Water & Waste Water Services Inc.  Administration be directed to begin the process that will facilitate the purchase of Horse Creek Water & Waste Water Services Inc. at the March 23, 2021 Council meeting  Council provided first reading to Borrowing Bylaw C-8166-2021 at the March 23, 2021 Council meeting.  Council approved Borrowing Bylaw C-8166-2021 at the May 11, 2021 Council meeting, and was directed to prepare amendments to the Master Rates Bylaw.	12-Mar-19	21-Sep-21	Utility Services
All	Ongoing	Heavy Industry Hauling on Range Road 290	Administration was directed at the September 7, 2021 Council meeting to provide a report with options and cost estimates on heavy industry hauling on Range Road 290 between Highway 566 and Township Road 270.  Administration was directed at the September 21, 2021 Council meeting to work with Fortis to complete the movement of the overhead lines between Highway 566 and Township Road 270.	7-Sep-21	Ongoing	Capital Project Management

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Ongoing	Potential Joint Assessment Review Board	Administration was directed at the February 11, 2020 Council meeting to bring back options for a joint Assessment Review Board once Administration has concluded preliminary discussions with potential partner municipalities.  Administration was directed at the June 23, 2020 Council meeting to continue discussions and return with options for the 2021 assessment year.	11-Feb-20	Ongoing	Legislative Services
All	Ongoing	Animal Care and Control Bylaw	Administration was directed at the November 6, 2018 PPC meeting to bring the Animal Care and Control Bylaw to a future Policy Review Subcommittee meeting for further consideration. The Animal Care and Control Bylaw was considered at the November 14, 2018 PRS meeting.	6-Nov-18	Ongoing	Municipal Enforcement
All	Ongoing	Aqueduct	Administration was directed at the December 19, 2019 Council meeting to schedule a CAO workshop with Jonathan Huggett by the end of February, 2020.	10-Dec-19	Ongoing	Operations Division

**Notice of Motion:**           **To be read in at the December 7, 2021 Council Meeting**

**To be debated at the December 14, 2021 Council Meeting**

**Title:**                       **Leasing of Undeveloped Road Allowance Rights-of-Way**

**Presented By:**           Councillor Boehlke, Division 5  
Councillor Schule, Division 7

**AND WHEREAS**           under the authority of Sections 16 and 18 of the Municipal Government Act, all Road Allowance right-of-ways located within Rocky View County except Provincial Highways are under the control of Rocky View County;

**AND WHEREAS**           under the authority of Section 13 (1) (o) of the Traffic Safety Act, Rocky View County may issue a license or permit for the use of any Undeveloped Road Allowance right-of-way or a portion of any Undeveloped Road Allowance right-of-way located within Rocky View County which is not required for use as a public roadway;

**AND WHEREAS**           under the authority of Rocky View County's current Policy #433 – Road Licensing, any Undeveloped Road Allowance right-of-way or a portion of any Undeveloped Road Allowance right-of-way located within Rocky View County which is not required for use as a public roadway is available to be licensed only for grazing or cultivation purposes by persons who are immediately adjacent to or hold a beneficial interest in the undeveloped Road Allowance right-of-way;

**THEREFORE BE IT RESOLVED THAT** Rocky View County Council requests Administration to investigate possible amendments to Rocky View County Policy #433 to enable Rocky View County to issue a license or permit for the use of any Undeveloped Road Allowance right-of-way or a portion of any Undeveloped Road Allowance right-of-way located within Rocky View County for the purpose of providing private access to landowners who own land immediately adjacent to or hold a beneficial interest in the undeveloped Road Allowance right-of-way.