



COUNCIL MEETING AGENDA

Date: Tuesday, October 27, 2020
Time: 30 minutes after the Organizational Meeting
Location: Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Pages

A. CALL MEETING TO ORDER

B. UPDATES/APPROVAL OF AGENDA

C. APPROVAL OF MINUTES

1. October 6, 2020 Council Meeting Minutes

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D. FINANCIAL REPORTS

E. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on September 22, 2020 and September 29, 2020 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019*.

AFTERNOON PUBLIC HEARINGS / APPOINTMENTS 1:00 PM

1. Division 2 - Bylaw C-8079-2020 - Redesignation Item - Direct Control Bylaw Site-Specific Amendments

10

File: PL20200078 (05707130 to 05707167)

2. Division 2 - Bylaw C-8080-2020 - Redesignation Item - Direct Control Bylaw Site-Specific Amendments

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File: PL20200079 (05707001 / 05707002)

3. Division 1 - Bylaw C-8028-2020 - Redesignation Item - Residential, Rural District (R-RUR p4.0) to Residential, Rural District (R-RUR) and Commercial, Local Urban District (C-LUD)

34

File: PL20190206 (03912039)

F. GENERAL BUSINESS

1. All Divisions - Municipal Operating Support Transfer (MOST)

64

File: N/A

2. Division 5 - Late Tax Payment Penalty Cancellation Request

66

File: 03332014 & 03332017

3. Division 8 - Late Tax Payment Penalty Cancellation Request

73

File: 05631132

4.	Division 8 - Late Tax Payment Penalty Cancellation Request	80
	File: 05631184	
5.	Division 8 - Late Tax Payment Penalty Cancellation Request	88
	File: 05618099	
6.	Division 5 - Late Tax Payment Penalty Cancellation Request	96
	File: 04332041	
7.	All Divisions - Credit Card Payments - Update Report	103
	File: 0785	
8.	All Divisions - Property Tax Agreement Request – Tax Rolls 38115040 and 00010565	105
	File: 0785	
9.	All Divisions - 2020 Road Ban Exemption Agricultural Permit Results	111
	File: 4040-300	
10.	All Divisions - Authorization to Sign Cooperative Stormwater Management Initiative Agreements	113
	File: 1015-750	
11.	Division 7 - Terms of Reference - Balzac East Area Structure Plan Expansion	138
	File: N/A	
12.	Division 4 - Development Permit Item - Religious Assembly	153
	File: PRDP20201717 (03323025)	
13.	Division 7 - Development Permit Item – Cooler Addition (Harmony Beef)	170
	File: PRDP20202244 (36401004)	
14.	Division 2 - Bingham Crossing Community Use Building	183
	File: N/A	
15.	All Divisions - Boards / Committees Review	185
	File: N/A	
16.	All Divisions - Livestreaming of the Municipal Planning Commission Meetings	277
	File: N/A	

G. BYLAWS

1.	All Divisions - Electoral Boundaries and Council Composition Bylaw C-8077-2020	279
	File: N/A	

2.	All Divisions - Bylaw C-8092-2020 - First Reading Bylaw - Rocky View County Land Use Bylaw - Various Amendments	318
	File: 1015-565	
3.	Division 6 - Bylaw C-8088-2020 - First Reading Bylaw - Redesignation Item: Business Use	544
	File: PL20200111 (07534001)	
4.	Division 5 - Bylaw C-8089-2020 - First Reading Bylaw - Redesignation Item: Residential Use	556
	File: PL20200103 (05201008)	
5.	Division 7 - Bylaw C-8094-2020 - First Reading Bylaw - Redesignation Item: Residential Use	565
	File: PL20200134 (06521007)	
H.	UNFINISHED BUSINESS	
I.	COUNCILLOR REPORTS	
J.	MANAGEMENT REPORTS	
1.	2020 Council Priorities and Significant Issues List	574
K.	NOTICES OF MOTION	
L.	PUBLIC PRESENTATIONS	
1.	Division 1 - Copithorne Gravel Pit – Traffic Impact Assessment	578
	File: PRDP20151800 (04818004)	
M.	CLOSED SESSION	
1.	RVC2020-34 - Cochrane Ag Society Lands	
	THAT Council move into closed session to consider the confidential item "Cochrane Ag Society Lands" pursuant to the following sections of the Freedom of Information and Protection of Privacy Act:	
	Section 24 – Advice from officials	
	Section 25 – Disclosure harmful to the economic or other interests of a public body	
N.	ADJOURN THE MEETING	



ROCKY VIEW COUNTY

COUNCIL MEETING MINUTES

Tuesday, October 6, 2020

9:00 AM

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

Present:

Reeve G. Boehlke
Deputy Reeve A. Schule
Councillor M. Kamachi
Councillor K. McKylor
Councillor K. Hanson
Councillor J. Gautreau
Councillor D. Henn
Councillor S. Wright
Councillor C. Kissel (arrived at 9:02 a.m.)

Also Present:

A. Hoggan, Chief Administrative Officer
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
K. Robinson, Executive Director, Corporate Services
T. Cochran, Executive Director, Community Development Services
B. Woods, Manager, Financial Services
S. Racz, Manager, Operational Services
D. Hafichuk, Manager, Capital Project Management
A. Smith, A/Manager, Legal and Land Administration
C. Satink, Municipal Clerk, Municipal Clerk's Office
T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
D. Kazmierczak, Planning Policy Supervisor, Planning and Development Services
A. Bryden, Senior Planner, Planning and Development Services
J. Anderson, Senior Planner, Planning and Development Services
J. Kwan, Senior Planner, Planning and Development Services
S. Kunz, Senior Planner, Planning and Development Services
A. Panaguiton, Planner, Planning and Development Services
S. Khouri, Planner, Planning and Development Services

A Call Meeting To Order

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

B Updates/Approval of Agenda

MOVED by Councillor McKylor that the October 6, 2020 Council meeting agenda be amended as follows:

- Add emergent item F-4 – Investing in Canada Infrastructure Program (ICIP) - COVID-19 Resilience Stream Funding

AND that the October 6, 2020 Council meeting agenda approved as amended.

Carried
Absent: Councillor Kissel

C September 22, 2020 Council Meeting Minutes

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

Carried
Absent: Councillor Kissel

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

E-1 Division 7 - Bylaw C-8058-2020 - Redesignation Item - New or Distinct Agricultural Use
File: PL20200052 (06635006)

MOVED by Councillor Henn that the public hearing for item E-1 be opened at 9:02 a.m.

Carried

Person(s) who presented: Clint McLeod (Applicant/Owner)

Person(s) who presented in favour: None

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Henn that the public hearing for item E-1 be closed at 9:28 a.m.

Carried

MOVED by Councillor Henn that Bylaw C-8058-2020 be amended in accordance with Appendix 'B'.

Carried

MOVED by Councillor Henn that Bylaw C-8058-2020 be given second reading, as amended

Carried

MOVED by Councillor Henn that Bylaw C-8058-2020 be given third and final reading, as amended.

Carried

MOVED by Councillor McKylor that the Bears paw Stormwater Management report be accepted for information.

Carried

The Chair called for a recesses at 10:50 a.m. and called the meeting back to order at 10:58 a.m. with all previously mentioned members present.

F-4 All Divisions – Emergent Business Item – Investing in Canada Infrastructure Program (ICIP) – COVID-19 Resilience Stream Funding
File: N/A

MOVED by Councillor Hanson that the projects identified in the report be submitted for approval under the COVID-19 Resilience Stream Funding Program.

Carried

G-1 All Divisions - Bylaw C-8090-2020 - First Reading Bylaw - New Municipal Development Plan
File: 1013-136

G-3 Division 4 - Bylaw C-8084-2020 - First Reading Bylaw - Residential Redesignation
File: PL20200096 (03311004)

G-4 Division 2 - Bylaw C-8085-2020 - First Reading Bylaw – Direct Control Bylaw Textual Amendments
File: PL20200090 (05707001/7240 to 7260/7267 to 7270/8082/8088)

G-5 Division 5 - Bylaw C-8086-2020 - First Reading Bylaw - Redesignation Item - Light Industrial Use
File: PL20200074 (03230002)

G-6 Division 4 - Bylaw C-8087-2020 - First Reading Bylaw - Agricultural, General District to Industrial, Heavy District
File: PL20200086 (03315002)

G-7 Division 2 - Bylaw C-8091-2020 - First Reading Bylaw – Direct Control District Amendment
File: PL20200105 (04722001)

MOVED by Councillor McKylor that the following bylaws receive first reading:

- Bylaw C-8090-2020
- Bylaw C-8084-2020
- Bylaw C-8085-2020
- Bylaw C-8086-2020
- Bylaw C-8087-2020
- Bylaw C-8091-2020

Carried

G-2 Division 8 - Bylaw 8082-2020 - First Reading Bylaw - Industrial Redesignation
File: PL20200093 (06605001/5002/5003/5004/5005)

MOVED by Councillor Wright that the application for the Scott Pit be tabled pending the outcome of the Bears paw Area Structure Plan.

Defeated

MOVED by Councillor Wright that application PL20200093 be denied.

Defeated

MOVED by Deputy Reeve Schule that Bylaw C-8082-2020 be given first reading.

Carried

I All Divisions – Councillor Reports

Council provided updates on the various meetings and activities they attended since the September 22, 2020 Council meeting.

J-1 2020 Council Priorities and Significant Issues List

The 2020 Council Priorities and Significant Issues List for October 6, 2020 was provided as information.

M-1 Confidential Closed Session Item – Indus Gravel Pit
File: RVC2020-33

MOVED by Deputy Reeve Schule that Council move into closed session at 11:30 a.m. to consider the following item under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Indus Gravel Pit

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

Carried

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

Rocky View County: A. Hoggan, Chief Administrative Officer
B. Riemann, Executive Director, Operations
K. Robinson, Executive Director, Corporate Services
T. Cochran, Executive Director, Community Development Services
A. Smith, A/Manager, Legal and Land Administration

MOVED by Deputy Reeve Schule that Council move into open session at 11:44 a.m.

Carried

MOVED by Deputy Reeve Schule that Administration be directed to accept the offer for the sale of Plan 5292JK Site A & B, as discussed in confidential report RVC2020-33.

Carried

N Adjourn the Meeting

MOVED by Councillor Gautreau that the October 6, 2020 Council meeting be adjourned at 11:45 a.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	October 27, 2020	DIVISION: 2
TIME:	Afternoon Appointment	
FILE:	05707130 to 05707167	APPLICATION: PL20200078
SUBJECT:	Redesignation Item – Direct Control Bylaw Site-Specific Amendments	

POLICY DIRECTION:

The County Plan and Harmony Conceptual Scheme.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate 38 properties in Harmony Stage 4A from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional variety of residential development in the area.

Council gave first reading to Bylaw C-8079-2020 on September 1, 2020.

The following is a summary of the application assessment:

- The application is consistent with the Harmony Conceptual Scheme;
- All other technical matters required at this stage of the application process are satisfactory.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	June 29, 2020
DATE DEEMED COMPLETE:	June 29, 2020

PROPOSAL:	A Site-Specific Amendment to Direct Control Bylaw (DC-129) to redesignate 38 properties in Harmony Stage 4A from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional variety of residential development in the area.
LEGAL DESCRIPTION:	Lots 1-27, Block 14, Plan 1910632 within SE-07-25-03-W05M and Lots 21-31, Block 15, Plan 1910632 within SE-07-25-03-W05M
GENERAL LOCATION:	Located approximately 1.61 km (1 mile) north of Township Road 250 and on the east side of Range Road 40, within the hamlet of Harmony.
APPLICANT:	Stantec Consulting
OWNERS:	Harmony Developments Inc.; Owners Association of Harmony
EXISTING LAND USE DESIGNATION:	Direct Control Bylaw (DC-129) – Village Residential 1 Development Cell (VR-1)

Administration Resources

Johnson Kwan, Planning and Development Services



PROPOSED LAND USE DESIGNATION: Direct Control Bylaw (DC-129) – Village Residential 2 Development Cell (VR-2)

GROSS AREA: ± 5.32 acres

SOILS (C.L.I. from A.R.C.): **Class 4S80, 4w20** – Severe limitations due to high sodicity and excessive wetness/poor drainage.

PUBLIC & AGENCY SUBMISSIONS:

No letters were received in response to 257 letters circulated to adjacent and area property owners when the application was received. The application was also circulated to a number of internal and external agencies; responses are available in Appendix 'A'.

HISTORY:

March 25, 2019 Subdivision Plan 1910632 was registered at Land Titles creating the subject lands in Phase 4A of Harmony.

July 24, 2017 Subdivision application PL20170126 was conditionally approved for Phases 4 to 9 of harmony.

October 7, 2008 Council approved Bylaw C-6688-2008 to redesignate the hamlet of Harmony from Ranch and Farm District to Direct Control District.

POLICY ANALYSIS:

County Plan

The County Plan supports the development of the hamlet of Harmony as a full service community providing a range of land uses, housing types, and services to the residents and local area (Policy 5.1). The proposed amendment is to allow for additional variety of residential development in the Phase 4A and is consistent with the County Plan.

Harmony Conceptual Scheme

The proposed redesignation will provide a variety of housing options as per the Conceptual Scheme principles (Section 5.2.2, Principles 1 and 3), and Stage 1 Neighborhood Plan (Section 2.4).

The proposed redesignation would allow single-detached products to be developed instead of semi-detached dwellings. This should not affect the overall density in Phase 4A.

OPTIONS:

Option # 1: Motion #1 THAT Bylaw C-8079-2020 be given second reading.
 Motion #2 THAT Bylaw C-8079-2020 be given third and final reading.

Option # 2: That application PL20200078 be refused.



ROCKY VIEW COUNTY

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

JKwan/llt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT ‘A’: Application Referrals

ATTACHMENT ‘B’: Bylaw C-8079-2020 and Schedule A

ATTACHMENT ‘C’: Map Set



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
Planning and Development Services (Engineering)	<p data-bbox="451 365 561 392">General</p> <ul data-bbox="500 415 1533 642" style="list-style-type: none"> • Please note that all infrastructure required to accommodate the lots proposed in this redesignation application will be reviewed/provided under the Phase 4a development agreement (File PL20170126). The developer, HDI, has signed a development agreement for this phase and recently applied for Construction Completion Certificates. Minor changes to servicing have been discussed with Stantec and will be confirmed/managed under the Phase 4a subdivision file. <p data-bbox="451 665 646 693">Geotechnical:</p> <ul data-bbox="500 716 1528 779" style="list-style-type: none"> • No further geotechnical requirements apply. These sites have been covered under the Phase 4a engineering review. <p data-bbox="451 802 659 829">Transportation</p> <ul data-bbox="500 852 1446 999" style="list-style-type: none"> • No further transportation requirements apply. These sites have been covered under the Phase 4a engineering review. • Transportation Levy will be collected for the Phase 4a lands under file PL20170126. <p data-bbox="451 1022 760 1050">Sanitary/Waste Water:</p> <ul data-bbox="500 1073 1487 1167" style="list-style-type: none"> • No further servicing requirements apply. These sites have been serviced under the Phase 4a engineering review and the development agreement noted above. <p data-bbox="451 1190 821 1218">Storm Water Management:</p> <ul data-bbox="500 1241 1528 1367" style="list-style-type: none"> • The applicant may be required to provide updates/further improvements to the existing Phase 4A stormwater management infrastructure to support the proposed housing types. All required improvements will be addressed at the subdivision stage

Circulation Period: July 14, 2020 to August 5, 2020

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



ROCKY VIEW COUNTY

BYLAW C-8079-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Direct Control Bylaw C-6688-2008 (DC-129).

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8079-2020*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the Direct Control Bylaw C-6688-2008 (DC-129), Land Use Bylaw C-4841-97, and the *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT Direct Control District (DC-129, Bylaw C-6688-2008) be amended as detailed in Schedule A forming part of this Bylaw.

Transitional

- 4 Bylaw C-8079-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

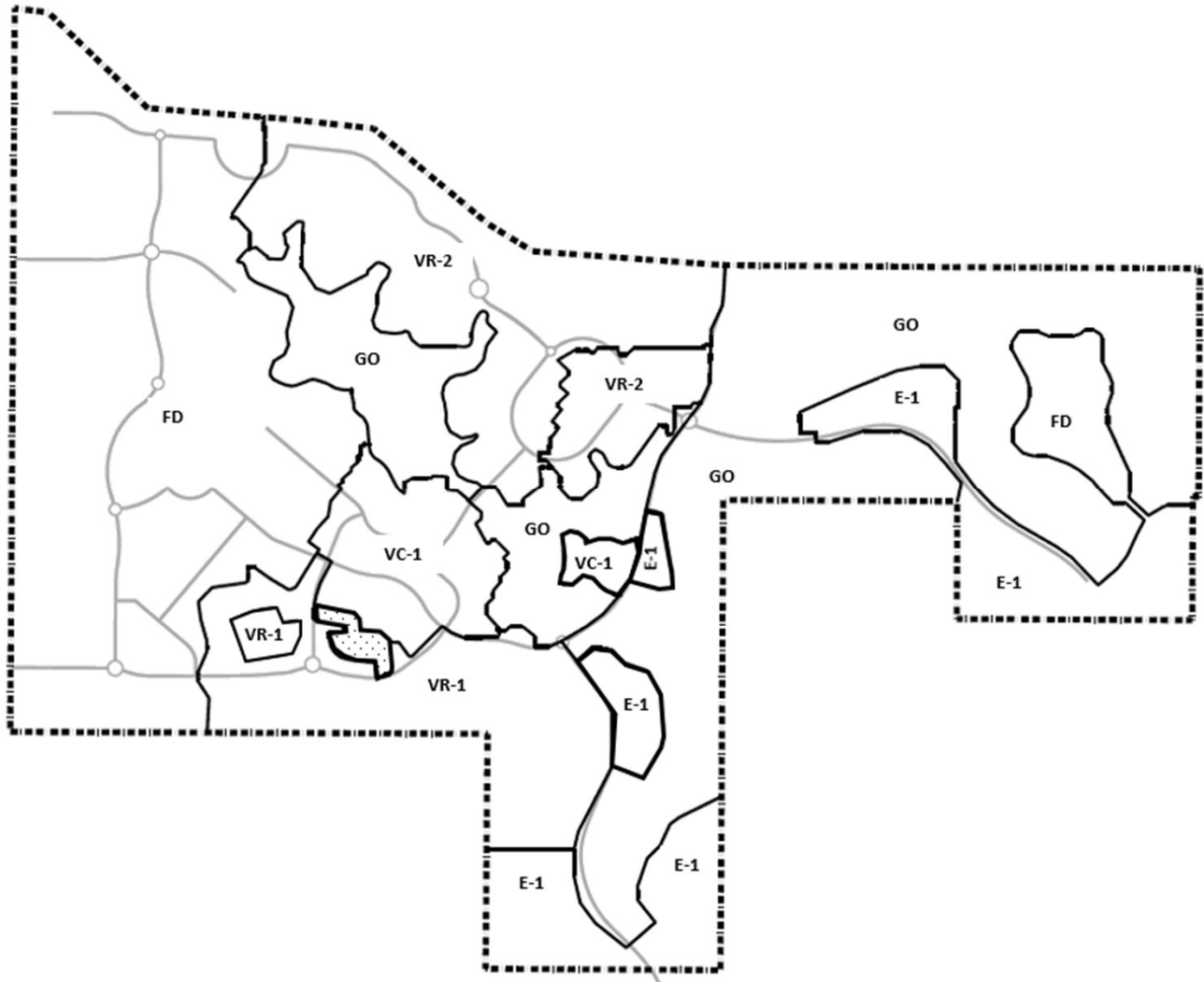
READ A FIRST TIME IN COUNCIL this 1st day of September, 2020

PUBLIC HEARING HELD this _____ day of _____, 20XX

READ A SECOND TIME IN COUNCIL this _____ day of _____, 20XX

READ A THIRD TIME IN COUNCIL this _____ day of _____, 20XX

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed

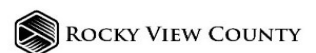
SCHEDULE "A"**BYLAW:** C-8079-2020**AMENDMENT**

FROM Village Residential 1 Development Cell (VR-1) **TO** Village Residential 2 Development Cell (VR-2)



Subject Land _____

LEGAL DESCRIPTION: Lots 21 to 31, Block 15, Plan 1910632 and
Lots 1 to 27, Block 14, Plan 1910632 all within SE-07-25-03-W05M

FILE: PL20200078 – 05707130 to 7167

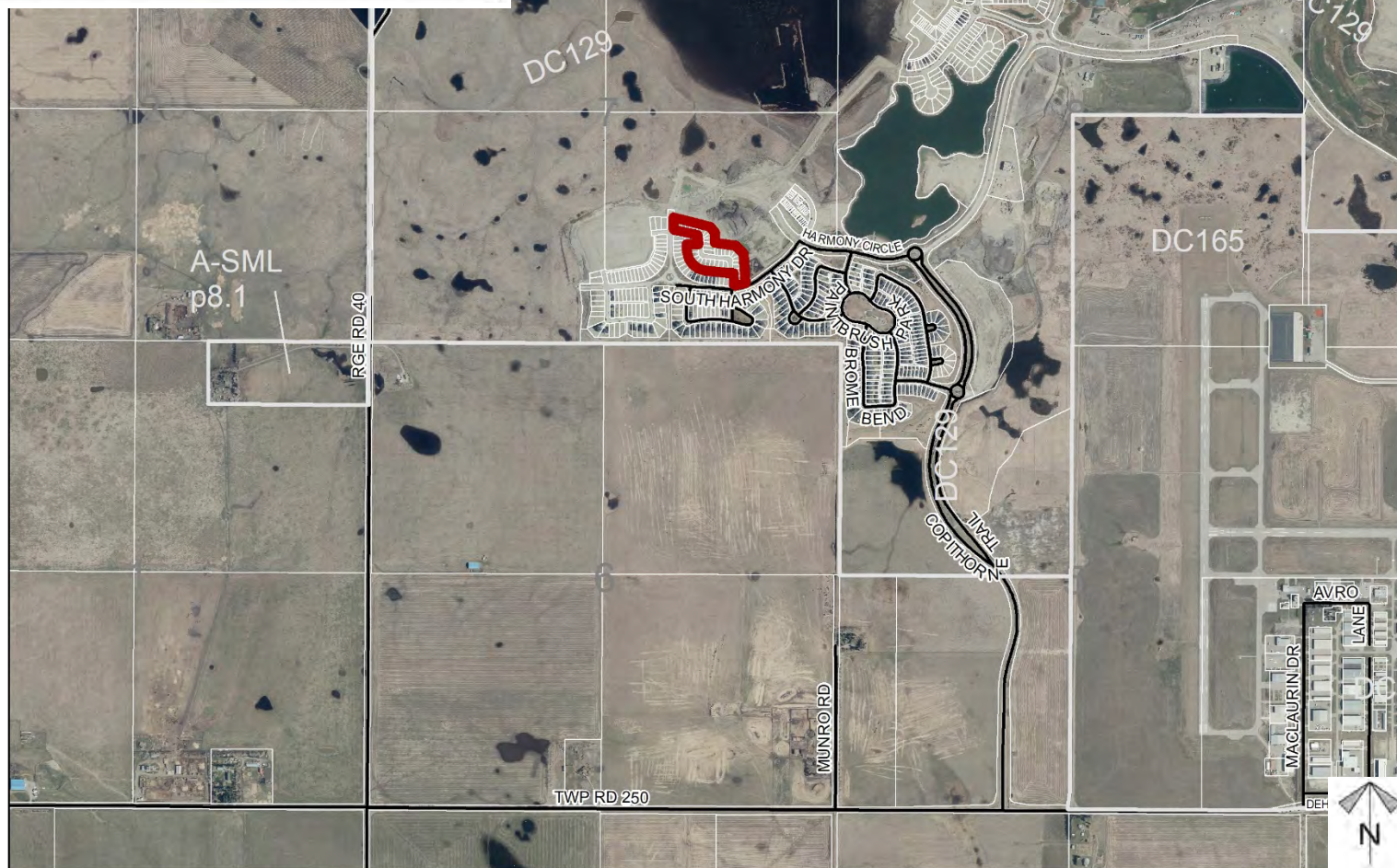
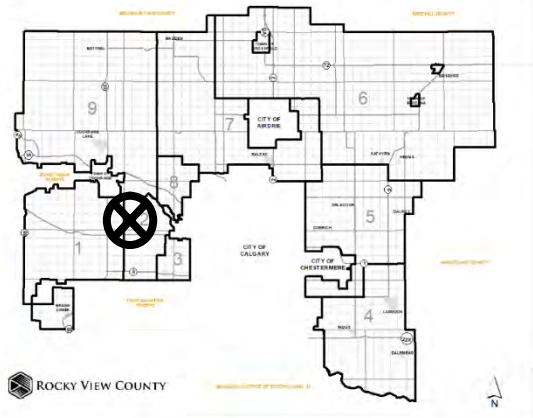


Location & Context

Redesignation Proposal

Site Specific Amendments to Direct Control Bylaw (DC-129) to redesignate 38 properties in Harmony Stage 4A from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional product type in the area.

Division: 2
 Roll: 05707167-05707130
 File: PL20200078
 Printed: Sept 17, 2020
 Legal: SE-07-25-03-W05M
 Lots 1-27, Block 14, Plan 1910632 and Lots 21-31,
 Block 15, Plan 1910632
 Page 17 of 645

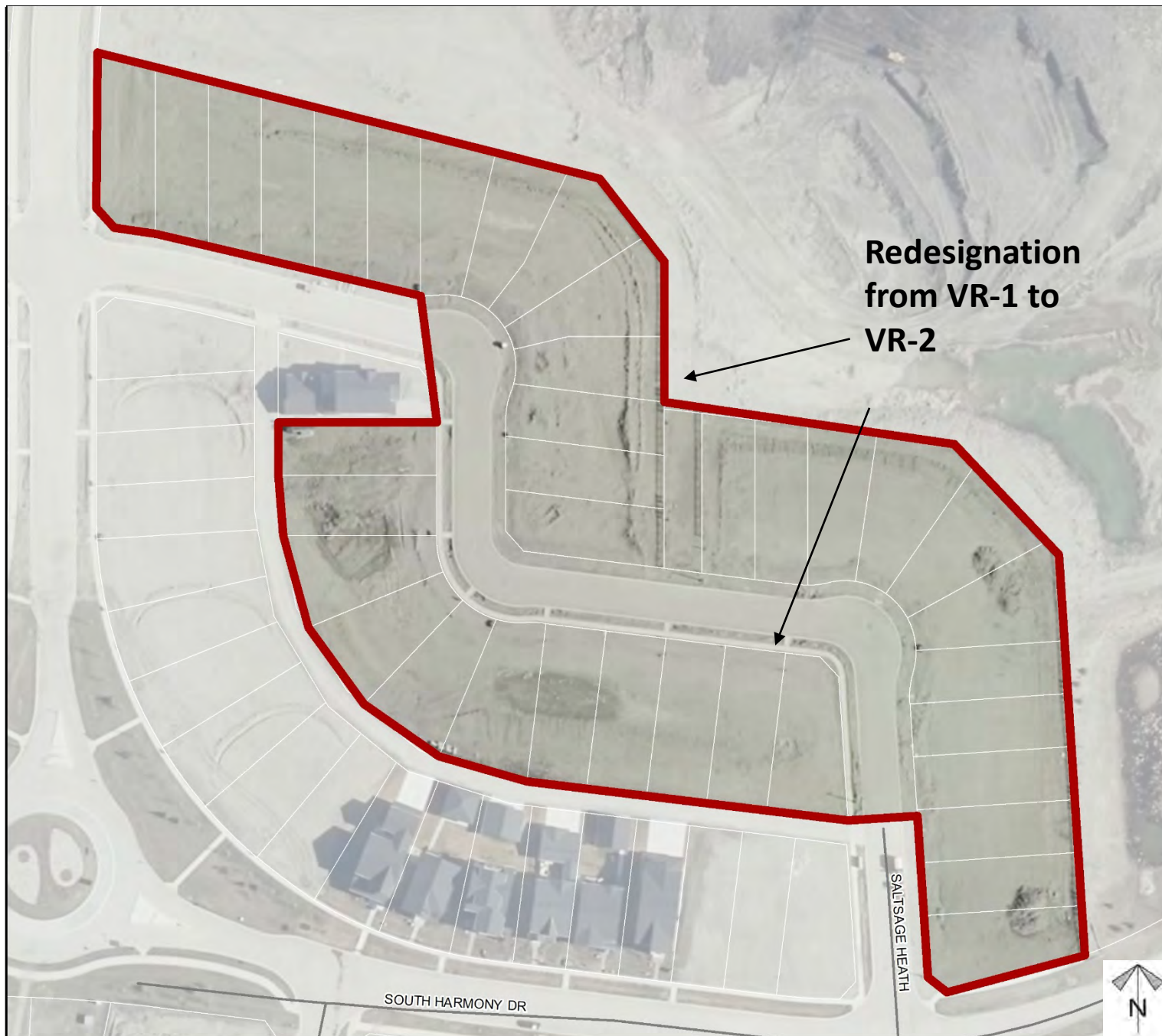




Development Proposal

Redesignation Proposal

Site Specific Amendments to Direct Control Bylaw (DC-129) to redesignate 38 properties in Harmony Stage 4A from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional product type in the area.



Division: 2
 Roll: 05707167-05707130
 File: PL20200078
 Printed: Sept 17, 2020
 Legal: SE-07-25-03-W05M
 Lots 1-27, Block 14, Plan
 1910632 and Lots 21-31,
 Block 15, Plan 1910632
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Environmental

Redesignation Proposal

Site Specific Amendments to Direct Control Bylaw (DC-129) to redesignate 38 properties in Harmony Stage 4A from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional product type in the area.

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

Division: 2
 Roll: 05707167-05707130
 File: PL20200078
 Printed: Sept 17, 2020
 Legal: SE-07-25-03-W05M
 Lots 1-27, Block 14, Plan 1910632 and Lots 21-31,
 Block 15, Plan 1910632
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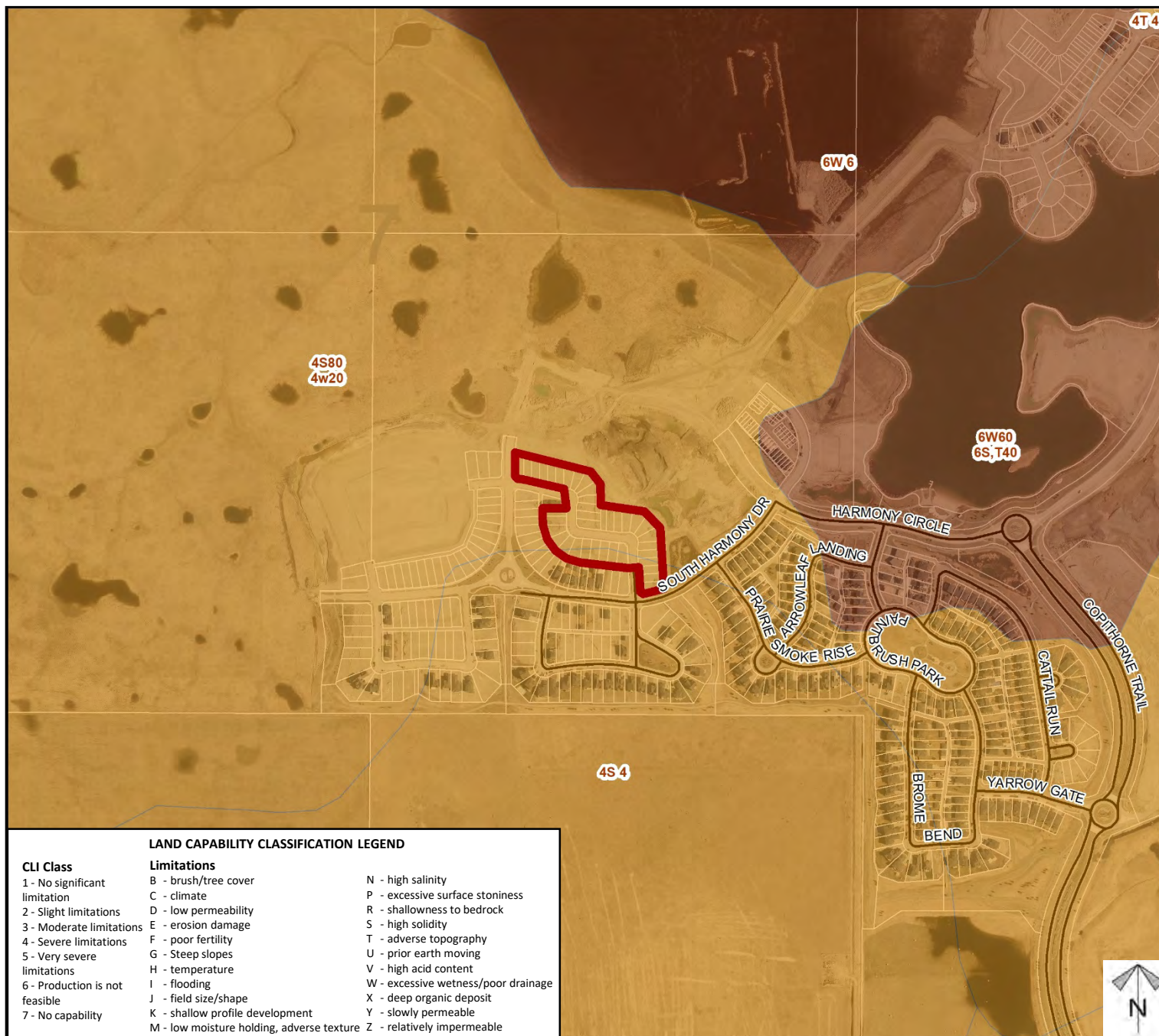




Soil Classifications

Redesignation Proposal

Site Specific Amendments to Direct Control Bylaw (DC-129) to redesignate 38 properties in Harmony Stage 4A from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional product type in the area.



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: 2
 Roll: 05707167-05707130
 File: PL20200078
 Printed: Sept 17, 2020
 Legal: SE-07-25-03-W05M
 Lots 1-27, Block 14, Plan 1910632 and Lots 21-31, Block 15, Plan 1910632
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**Landowner
Circulation
Area**

Redesignation Proposal

Site Specific Amendments to Direct Control Bylaw (DC-129) to redesignate 38 properties in Harmony Stage 4A from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional product type in the area.

Legend

Support



Opposition



Division: 2

Roll: 05707167-05707130

File: PL20200078

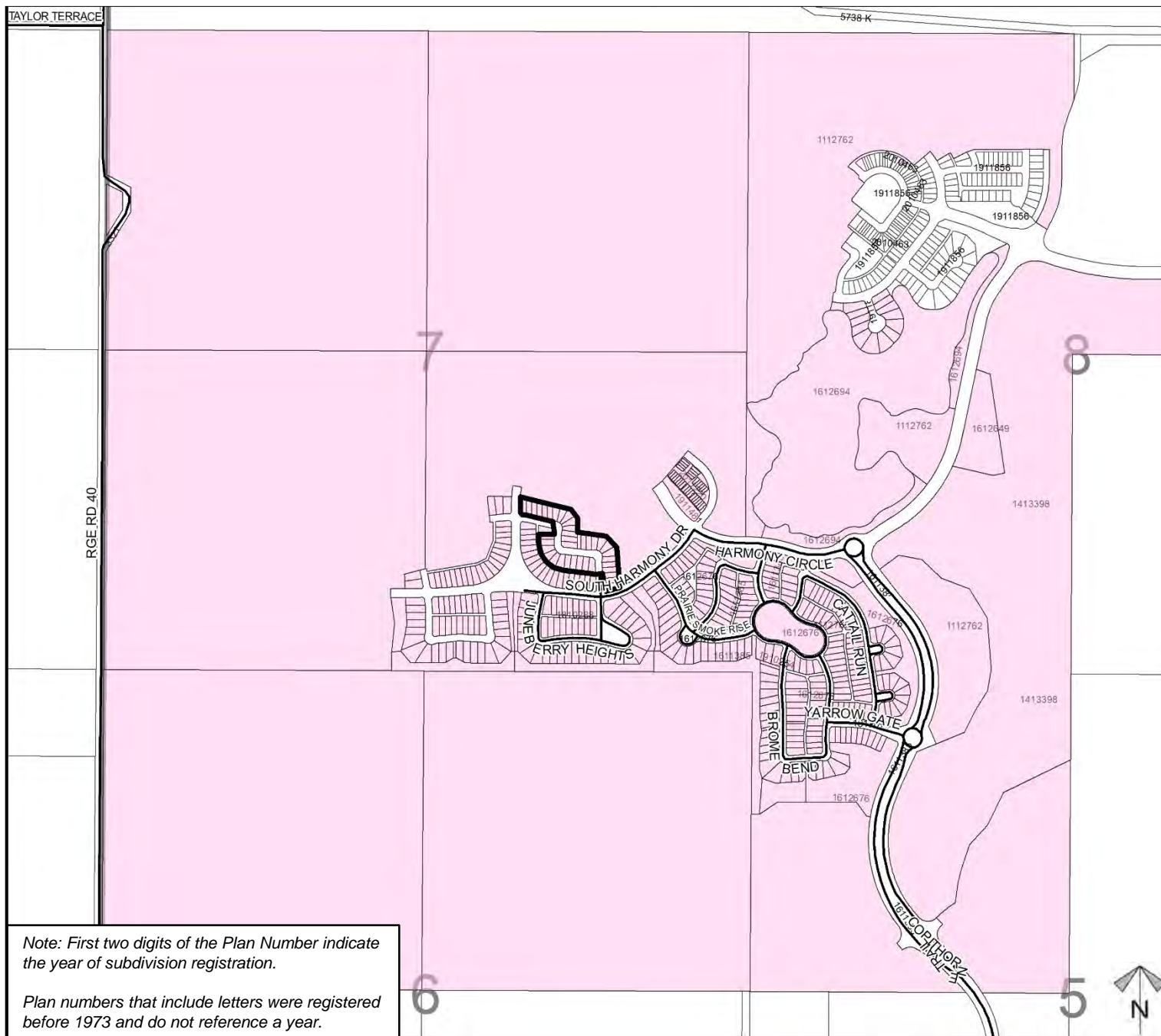
Printed: Sept 17, 2020

Legal: SE-07-25-03-W05M

Lots 1-27, Block 14, Plan

1910632 and Lots 21-31,

Block 15, Plan 1910632
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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:	October 27, 2020	DIVISION: 2
TIME:	Afternoon Appointment	
FILE:	05707001 / 05707002	APPLICATION: PL20200079
SUBJECT:	Redesignation Item – Direct Control Bylaw Site-Specific Amendments	

POLICY DIRECTION:

The County Plan and Harmony Conceptual Scheme.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate a portion of Harmony Phase 4B from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional variety of residential development in the area.

Council gave first reading to Bylaw C-8080-2020 on September 1, 2020

The following is a summary of the application assessment:

- The application is consistent with the Harmony Conceptual Scheme;
- All other technical matters required at this stage of the application process are satisfactory.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	July 16, 2020
DATE DEEMED COMPLETE:	July 16, 2020

PROPOSAL:	A Site Specific Amendment to Direct Control Bylaw (DC-129) to redesignate a portion of Harmony Stage 4B from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional variety of residential development in the area.
LEGAL DESCRIPTION:	A portion of SE-07-25-03-W05M and a portion of SW-07-25-03-W05M
GENERAL LOCATION:	Located approximately 1.61 km (1 mile) north of Township Road 250 and on the east side of Range Road 40, within the hamlet of Harmony.
APPLICANT:	Stantec Consulting
OWNERS:	Harmony Developments Inc.
EXISTING LAND USE DESIGNATION:	Direct Control Bylaw (DC-129) – Village Residential 1 Development Cell (VR-1)

Administration Resources

Johnson Kwan, Planning and Development Services



PROPOSED LAND USE DESIGNATION: Direct Control Bylaw (DC-129) – Village Residential 2 Development Cell (VR-2)

GROSS AREA: ± 5.18 acres

SOILS (C.L.I. from A.R.C.): **Class 4S80, 4w20** – Severe limitations due to high sodicity and excessive wetness/poor drainage.

PUBLIC & AGENCY SUBMISSIONS:

No letters were received in response to 261 letters circulated to adjacent and area property owners when the application was received. The application was also circulated to a number of internal and external agencies; responses are available in Appendix 'A'.

HISTORY:

July 24, 2017 Subdivision application PL20170126 was conditionally approved for Phases 4 to 9 of Harmony.

October 7, 2008 Council approved Bylaw C-6688-2008 to redesignate the hamlet of Harmony from Ranch and Farm District to Direct Control District.

POLICY ANALYSIS:

County Plan

The County Plan supports the development of the hamlet of Harmony as a full service community providing a range of land uses, housing types, and services to the residents and local area (Policy 5.1). The proposed amendment is to allow for additional variety of residential development in the Phase 4B and is consistent with the County Plan.

Harmony Conceptual Scheme

The proposed redesignation will provide the variety of housing options as per the Conceptual Scheme principles (Section 5.2.2, Principles 1 and 3), and Stage 1 Neighborhood Plan (Section 2.4).

The proposed redesignation would allow single-detached products to be developed instead of semi-detached dwellings. This should not affect the overall density in Phase 4B.

OPTIONS:

Option # 1: Motion #1 THAT Bylaw C-8080-2020 be given second reading.
 Motion #2 THAT Bylaw C-8080-2020 be given third and final reading.

Option # 2: That application PL20200079 be refused.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
 Community Development Services

Chief Administrative Officer

JKwan/llt



ATTACHMENTS

ATTACHMENT 'A': Application Referrals

ATTACHMENT 'B': Bylaw C-8080-2020 and Schedule A

ATTACHMENT 'C': Map Set



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
Planning and Development Services (Engineering)	<p>Geotechnical:</p> <ul style="list-style-type: none"> No further geotechnical requirements apply. These sites have been covered under the Phase 4b engineering review. <p>Transportation:</p> <ul style="list-style-type: none"> No further transportation requirements apply. These sites have been covered under the Phase 4b engineering review. Transportation Levy will be collected for the Phase 4b lands under file PL20170126. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> No further servicing requirements apply. These sites have been serviced under the Phase 4b engineering review and the development agreement noted above. <p>Storm Water Management:</p> <ul style="list-style-type: none"> These sites have been included in the Phase 4b engineering review and the development agreement noted above. The applicant may be required to provide updates/further improvements to the existing Phase 4B stormwater management infrastructure to support the proposed housing types. All required improvements will be addressed at the subdivision stage

Circulation Period: July 20, 2020 to August 11, 2020

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



ROCKY VIEW COUNTY

BYLAW C-8080-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Direct Control Bylaw C-6688-2008 (DC-129).

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8080-2020*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the Direct Control Bylaw C-6688-2008 (DC-129), Land Use Bylaw C-4841-97, and the *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT Direct Control District (DC-129, Bylaw C-6688-2008) be amended as detailed in Schedule A forming part of this Bylaw.

Transitional

- 4 Bylaw C-8080-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this 1st day of September, 2020

PUBLIC HEARING HELD this _____ day of _____, 20XX

READ A SECOND TIME IN COUNCIL this _____ day of _____, 20XX

READ A THIRD TIME IN COUNCIL this _____ day of _____, 20XX

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed

BYLAW: C-8080-2020

LEGAL DESCRIPTION: A portion of SW-07-25-03-W05M and
a portion of SE-07-25-03-W05M

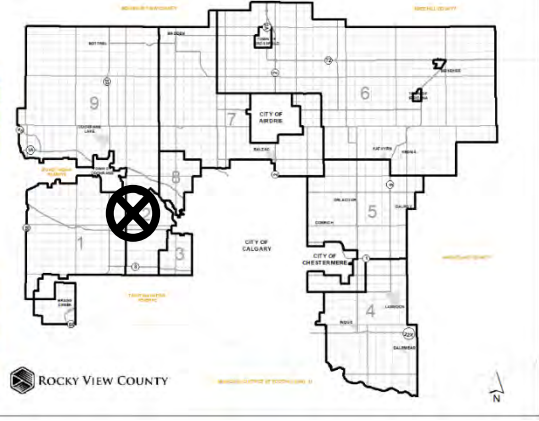

ROCKY VIEW COUNTY



Location & Context

Redesignation Proposal

Site Specific Amendments to Direct Control Bylaw (DC-129) to redesignate a portion of Harmony Stage 4B from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional product type in the area.



Division: 2
 Roll: 05707001
 File: PL20200079
 Printed: Sept 17, 2020
 Legal: a portion of
 SE-07-25-03-W5M and a
 portion of SE-07-25-03-W5M
 Page 29 of 245



Development Proposal

Redesignation Proposal

Site Specific Amendments to Direct Control Bylaw (DC-129) to redesignate a portion of Harmony Stage 4B from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional product type in the area.

**Redesignation
from VR-1 to VR-2
in Phase 4B**
(Subdivision
approved,
pending for
endorsement)



RGE RD 40

SOUTH HARMONY DR
HARMONY CIRCLE
ARROW LEAF LANDING
PRAIRIE SMOKE RISE



Division: 2
 Roll: 05707001
 File: PL20200079
 Printed: Sept 17, 2020
 Legal: a portion of
 SE-07-25-03-W5M and a
 portion of SE-07-25-03-W05M
 Page 30 of 345



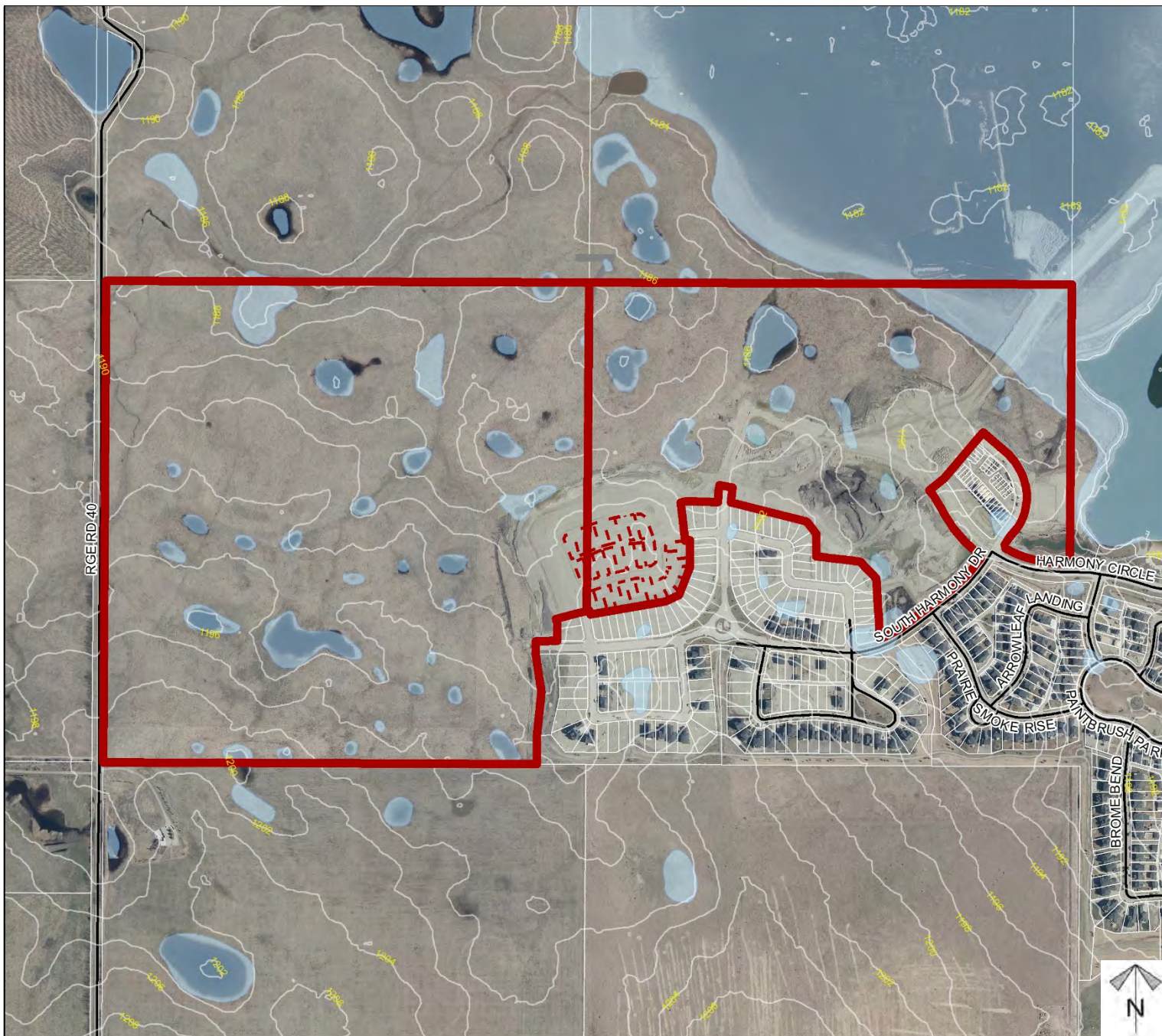
Environmental

Redesignation Proposal

Site Specific Amendments to Direct Control Bylaw (DC-129) to redesignate a portion of Harmony Stage 4B from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional product type in the area.

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

Division: 2
 Roll: 05707001
 File: PL20200079
 Printed: Sept 17, 2020
 Legal: a portion of
 SE-07-25-03-W5M and a
 portion of SE-07-25-03-W5M

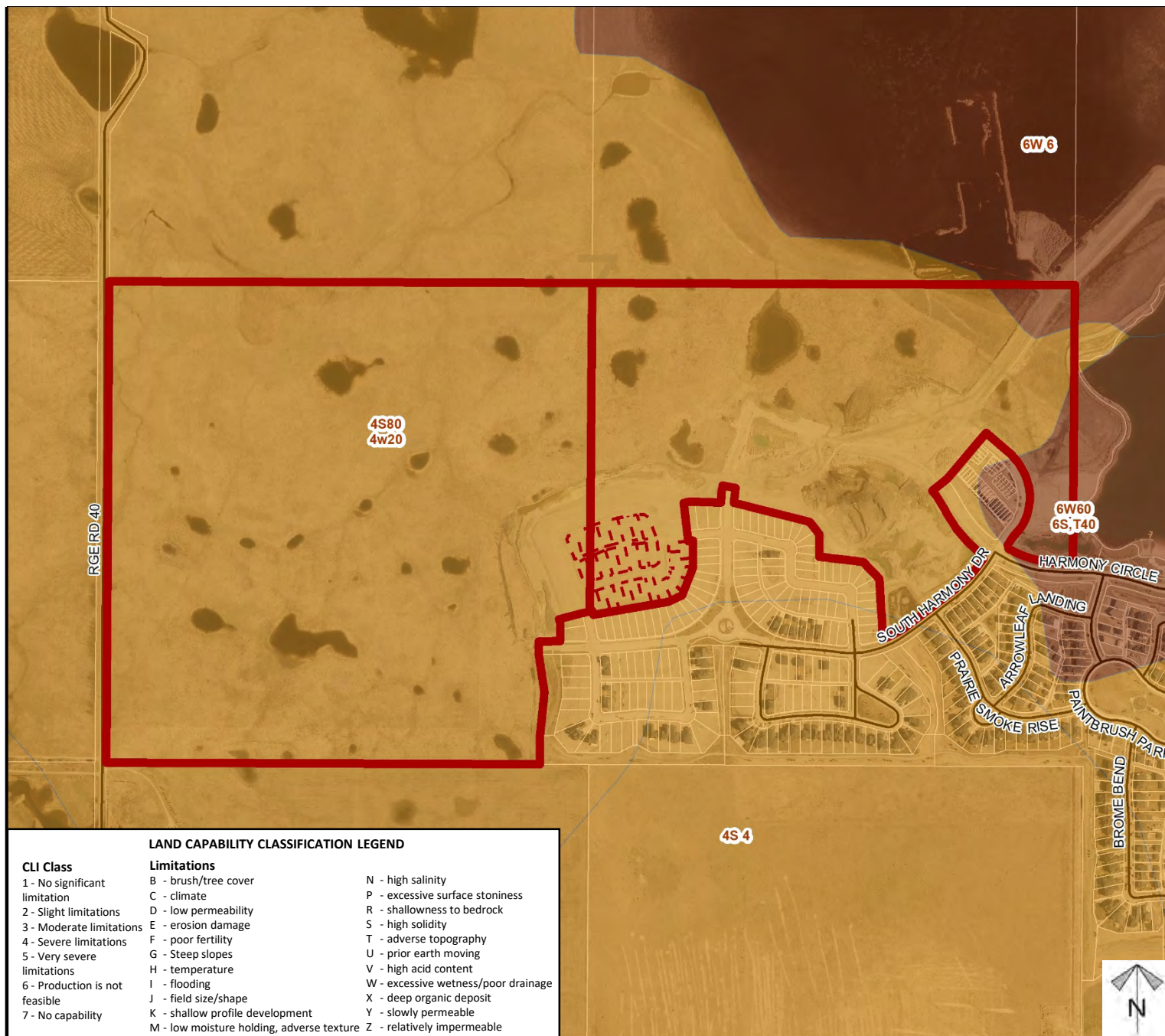




Soil Classifications

Redesignation Proposal

Site Specific Amendments to Direct Control Bylaw (DC-129) to redesignate a portion of Harmony Stage 4B from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional product type in the area.



Division: 2
 Roll: 05707001
 File: PL20200079
 Printed: Sept 17, 2020
 Legal: a portion of
 SE-07-25-03-W5M and a
 portion of SE-07-25-03-W5M
 Page 32 of 545



Landowner Circulation Area

Redesignation Proposal

Site Specific Amendments to Direct Control Bylaw (DC-129) to redesignate a portion of Harmony Stage 4B from Village Residential 1 Development Cell (VR-1) to Village Residential 2 Development Cell (VR-2) to allow for additional product type in the area.

Legend

Support

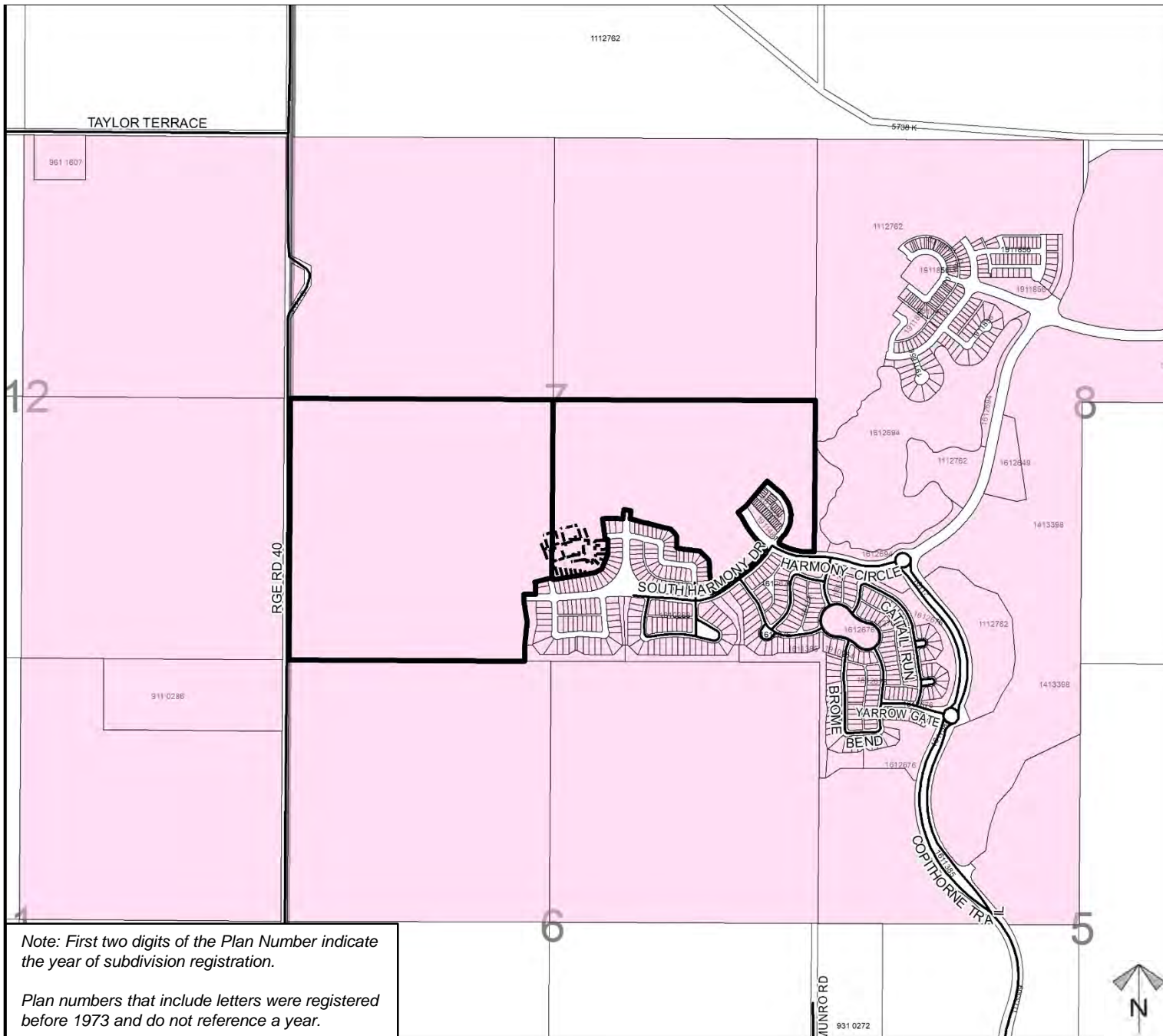


Opposition



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: 2
 Roll: 05707001
 File: PL20200079
 Printed: Sept 17, 2020
 Legal: a portion of
 SE-07-25-03-W5M and a
 portion of SE-07-25-03-W05M



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: October 27, 2020 **DIVISION:** 1
TIME: Afternoon Appointment
FILE: 03912039 **APPLICATION:** PL20190206
SUBJECT: Redesignation Item – Residential, Rural District (R-RUR p4.0) to Residential, Rural District (R-RUR) and Commercial, Local Urban District (C-LUD)

POLICY DIRECTION:

The Greater Bragg Creek Area Structure Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Residential, Rural District (R-RUR p4.0) to Residential, Rural District (R-RUR) and Commercial, Local Urban District (C-LUD) to allow for future subdivision. The R-RUR portion will allow future subdivision of two residential lots, whereas the C-LUD portion will accommodate the existing business (veterinary clinic) and its associated parking area.

Council gave first reading to Bylaw C-8028-2020 on March 10, 2020.

The following is a summary of the application assessment:

- The application is largely consistent with the Greater Bragg Creek Area Structure Plan;
 - However, the proposed Commercial, Local Urban District would potentially introduce a range of commercial uses that may not be compatible with the surrounding area.
- All other technical matters required at this stage of the application process are satisfactory.

ADMINISTRATION RECOMMENDATION:

Administration recommends tabling and revising the application in accordance with Option #2.

DATE APPLICATION RECEIVED: December 30, 2019
DATE DEEMED COMPLETE: September 10, 2020

PROPOSAL: To redesignate the subject land from Residential, Rural District (R-RUR p4.0) to Residential, Rural District (R-RUR) and Commercial, Local Urban District (C-LUD) to allow for future subdivision.

LEGAL DESCRIPTION: Lot 6, Block 3, Plan 1611299, within NE-12-23-05-W05M

GENERAL LOCATION: Located in the hamlet of Bragg Creek, west of Highway 22 and on the south side of Burney Road.

APPLICANT: Kimberley French

OWNERS: Judith Samson and Kimberley French

EXISTING LAND USE DESIGNATION: Residential, Rural District (R-RUR p4.0)

Administration Resources

Johnson Kwan, Planning and Development Services

PROPOSED LAND USE DESIGNATION: Residential, Rural District (R-RUR) and Commercial, Local Urban District (C-LUD)

GROSS AREA: ± 11.80 acres

SOILS (C.L.I. from A.R.C.): **Class 4, H** – Severe limitations due to temperature.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 179 adjacent landowners; eight letters in opposition were received (see Attachment 'D'). The application was also circulated to a number of internal and external agencies; responses are available in Attachment 'A'.

HISTORY:

May 27, 2016 Subdivision Plan 161 1299 was registered at Land Titles Office creating Lot 6, Block 3 (the subject property) and Lot 5, Block 3 (Application PL20160007). Municipal Reserves have been collected by cash-in-lieu payment (Plan 9211278).

January 29, 2016 Council approved Bylaw C-7518-2015 (Application PL20150072) to redesignate the subject land from Ranch and Farm District to Residential Two District (± 11.64 ac) and Residential Three District (± 12.56 ac) to allow for further subdivision.

BACKGROUND:

The Applicant indicated that the purpose of the application is to make the existing veterinary clinic a stand-alone parcel and to allow two residential parcels (one for the existing dwelling and the other with the accessory buildings).

All three proposed parcels are currently serviced by their own septic fields and water wells. As per the Applicant, there are no plans to add additional structures nor to remove any of the present structures. No additional roads are required nor is there any changes to the traffic flow.

POLICY ANALYSIS:

Greater Bragg Creek Area Structure Plan

The subject land is located in the Greater Bragg Creek Area Structure Plan's hamlet expansion area. The ASP envisions that this area would accommodate an appropriate range of residential uses, with the potential for institutional uses that support the local community (Policy 7.2.5 c).

At the time of this report, the County is preparing the Bragg Creek Hamlet Expansion Strategy, which proposes residential development as the predominant use in the area. Existing businesses (i.e. the veterinary clinic) can continue to operate in the area; nonetheless, expansion of existing businesses and future business developments are to be directed to the hamlet core along Balsam Avenue and White Avenue (Highway 758).

The intent of the application is consistent with the existing ASP given the proposal is to accommodate future residential subdivision and the existing veterinary care business; however, a range of other commercial uses may be introduced into the area by redesignating a portion of the property to Commercial, Local Urban District. These new commercial uses may not be compatible with the surrounding area, and would be subject to review at the development permit stage.

If Council wishes to limit the range of commercial uses on the site, an alternative solution would be to redesignate the entire parcel to Residential, Rural District (R-RUR) without the parcel size modifier. This alternative option would:

- allow the existing business to remain onsite as a discretionary use;

- allow future subdivision of the property into three approximately 3.95 acre lots; and
- to ensure that no other commercial uses are being introduced into the residential area.

This alternative option was presented to the Applicant for consideration. The Applicant requested to proceed with the current proposal (R-RUR and C-LUD) rather than adjusting the application. For this reason, the alternative option is included in the report for Council's consideration.

Land Use Bylaw

The Applicant proposed Residential, Rural District (R-RUR) for \pm 10.8 acre of the subject land, which is intended to accommodate a 4 acre lot with the existing dwelling to the west and a 6.8 acre lot with the existing accessory buildings to the east.

The existing dwelling meets all minimum setback requirements. The existing accessory buildings would become non-conforming buildings due to minimum side yard setback requirement from Highway 22 (minimum 60 m) and minimum rear yard setback requirement from the adjacent property to the south (minimum 7 m).

Commercial, Local Urban District (C-LUD) allows the existing veterinary clinic to continue its operation on site under the existing permits (1999-DP-8337 and PRDP20180376). The commercial land use designation would also introduce a range of other uses on the one (1) acre portion, including:

- Alcohol Production;
- Auctioneering;
- Automotive Services (minor);
- Cannabis Retail Store;
- Care Facility (Child), Care Facility (Clinic), Care Facility (Group);
- Establishment (Eating), Establishment (Drinking);
- Office;
- Outdoor Storage;
- Recreation (Culture & Tourism), Recreation (Private), Recreation (Outdoor);
- Recycling/Compost Facility;
- Retail (Small), Retail (Grocery), Retail (General), Retail (Restricted);
- Religious Assembly; and
- Special Function Business.

Any new commercial uses proposed on the property will be subject to a new development permit application.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8028-2020 be amended in accordance with Appendix B.
- Motion #2 THAT Bylaw C-8028-2020 be given second reading.
- Motion #3 THAT Bylaw C-8028-2020 be given third and final reading.
- Option # 2: THAT consideration of application PL20190206 be tabled sine-die to allow revision of the application to propose redesignation of the entire property to Residential, Rural District (R-RUR).
- Option # 3: THAT application PL20190206 be refused.



Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

JKwan/llt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ATTACHMENTS

ATTACHMENT ‘A’: Application Referrals
ATTACHMENT ‘B’: Bylaw C-8028-2020 and Schedule A
ATTACHMENT ‘C’: Map Set
ATTACHMENT ‘D’: Public Submissions



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
Alberta Transportation	<p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 of the Subdivision and Development Regulation, due to the proximity of Highway 22 & 758. Presently, the application does not appear to comply with any category of Section 14 of the Regulation.</p> <p>The department recognizes that the land involved in this application is removed from the provincial highway system, and relies on the municipal road network for access. It appears that the proposed parcels being created by this application should not have a significant impact on the provincial highway system.</p> <p>Alberta Transportation has no objection to this proposal and is prepared to grant an unconditional variance of Section 14 of the Subdivision and Development Regulation, at the time of subdivision application.</p>
Planning and Development Services (Engineering)	<p>Geotechnical:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. • There appears to be no steep slopes on the subject land. <p>Transportation:</p> <ul style="list-style-type: none"> • There are existing road approaches off of Burney Road providing access to the residence and the remainder parcel on the subject lands. As a condition of future subdivision, the applicant/owner will be required to construct a road approach off of Burney Road to provide access to the Lot the existing veterinary hospital is located. • As a condition of future subdivision, the applicant/owner will be required to pay the transportation offsite levy, as per the applicable TOL bylaw at time of subdivision approval. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • At time of future subdivision application, the applicant/owner will be required to provide a Level 1 Variation Assessment identifying the location of any existing septic tanks and fields within the subject lands. Should the assessment demonstrate that the proposed development does not provide adequate setbacks as per SOP standards, the applicant/owner will be required to provide a revised tentative plan. • At time of future subdivision application, the applicant/owner will be required to provide a Level 3 PSTS Assessment. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • At time of future subdivision application, the applicant will be required to provide a Level 1 Variation Assessment identifying the location of any existing groundwater wells within the proposed lots. • As a condition of future subdivision, the applicant/owner will be required to drill new wells within the proposed lots that do not contain an existing



AGENCY	COMMENTS
	<p>groundwater well and provide a Phase 2 Aquifer Testing Report that includes a Well Driller's report confirming that the flow exceeds or is equivalent to 1 igpm.</p> <p>Storm Water Management:</p> <ul style="list-style-type: none"> As a condition of future subdivision or DP, the applicant/owner will be required to provide a Site-Specific Stormwater Implementation Plan (SSIP) for the proposed development to be conducted by a professional engineer that is in accordance with the Bragg Creek Master Drainage Plan
Utility Services	<p>No Concerns with Redesignation, however, should the applicant wish to connect to municipal water and sewer, extension of main lines will be required at the applicants cost as well as payment of a connection fee as set out in the County's Master Rates Bylaw. Connection of water and sewer services to be in accordance with the County's Water and Wastewater Utilities Bylaw C-7662-2017 as amended.</p>

Circulation Period: January 22, 2020 to February 12, 2020

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



ROCKY VIEW COUNTY

BYLAW C-8028-2020

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8028-2020.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT ~~Part 5 Schedule B~~, Land Use Maps No. 39 and 39-SE of Bylaw ~~C-4841-97~~ C-8000-2020 be amended by redesignating Lot 6, Block 3, Plan 1611299 within NE-12-23-05-W05M from ~~Residential Three District~~ Residential, Rural District (R-RUR p4.0) to ~~Residential Two District and Hamlet Commercial District~~ Residential, Rural District (R-RUR) and Commercial, Local Urban District (C-LUD), as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 6, Block 3, Plan 1611299 within NE-12-23-05-W05M is hereby redesignated to ~~Residential Two District and Hamlet Commercial District~~ Residential, Rural District (R-RUR) and Commercial, Local Urban District (C-LUD) as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8028-2020 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 1

File: 03912039 - PL20190206

READ A FIRST TIME IN COUNCIL this 3rd day of March , 2020

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20

READ A SECOND TIME IN COUNCIL this day of , 20

READ A THIRD TIME IN COUNCIL this day of , 20

Reeve

CAO or Designate

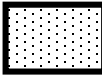
Date Bylaw Signed



Schedule 'A'

Bylaw
C-8028-2020AmendmentFROM

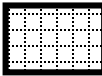
Residential Three
District (R-3)
Residential,
Rural District
(R-RUR p4.0)

TO

Residential Two
District (R-2)
Residential,
Rural District
(R-RUR)

FROM

Residential Three
District (R-3)
Residential,
Rural District
(R-RUR p4.0)

TO

Hamlet Commercial
District
Commercial,
Local Urban District
(C-LUD)

Division: 1

Roll: 03912039

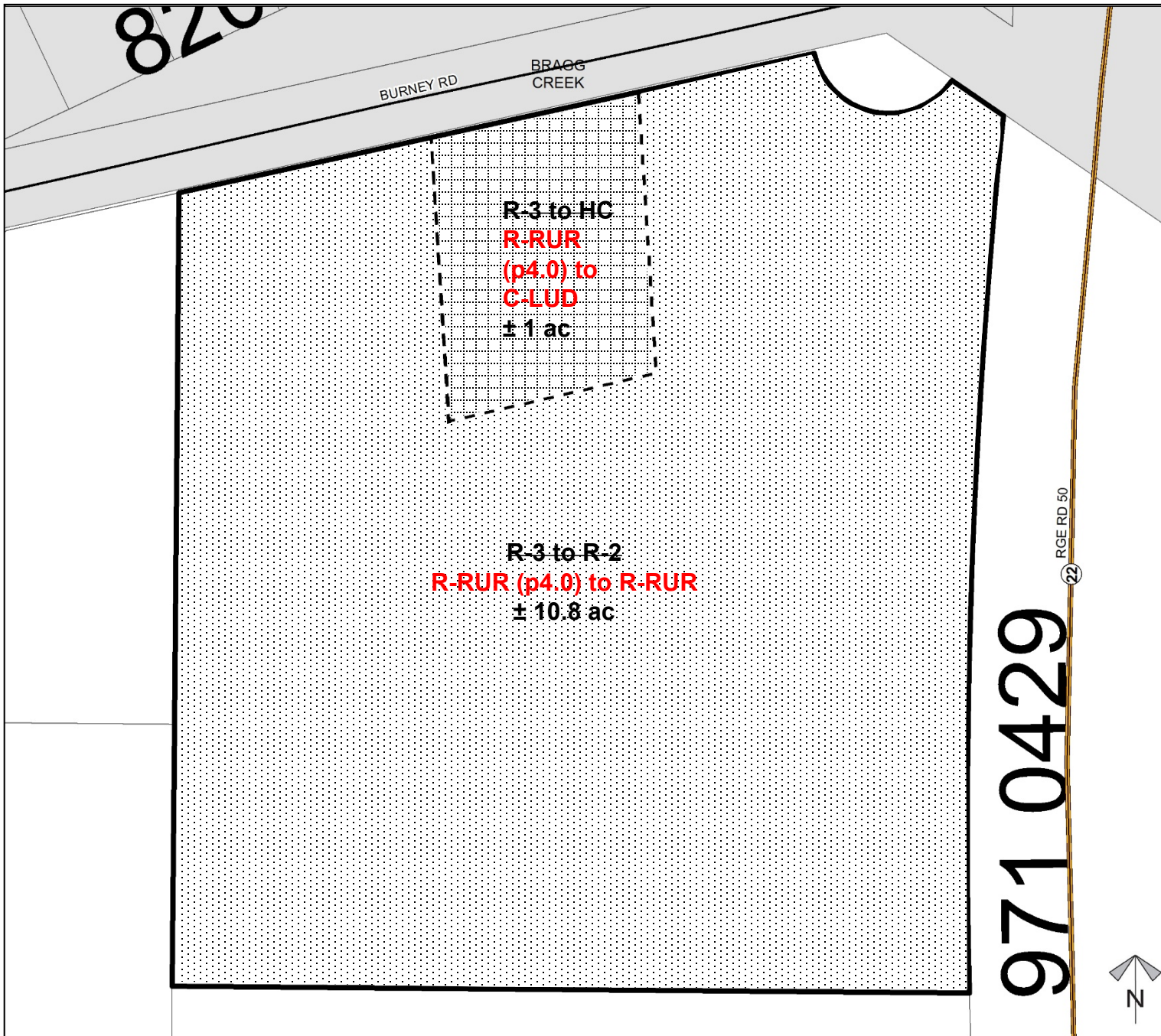
File: PL20190206

Printed: Sept 17, 2020

Legal: Lot 6, Block 3,

Plan 1611299,

with Page 1 of 5





Development Proposal

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR p4.0) to Residential, Rural District (R-RUR) and Commercial, Local Urban District (C-LUD) to allow for future subdivision.





Environmental

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR p4.0) to Residential, Rural District (R-RUR) and Commercial, Local Urban District (C-LUD) to allow for future subdivision.



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

Division: 1
 Roll: 03912039
 File: PL20190206
 Printed: Sept 17, 2020
 Scale: 1:50,000

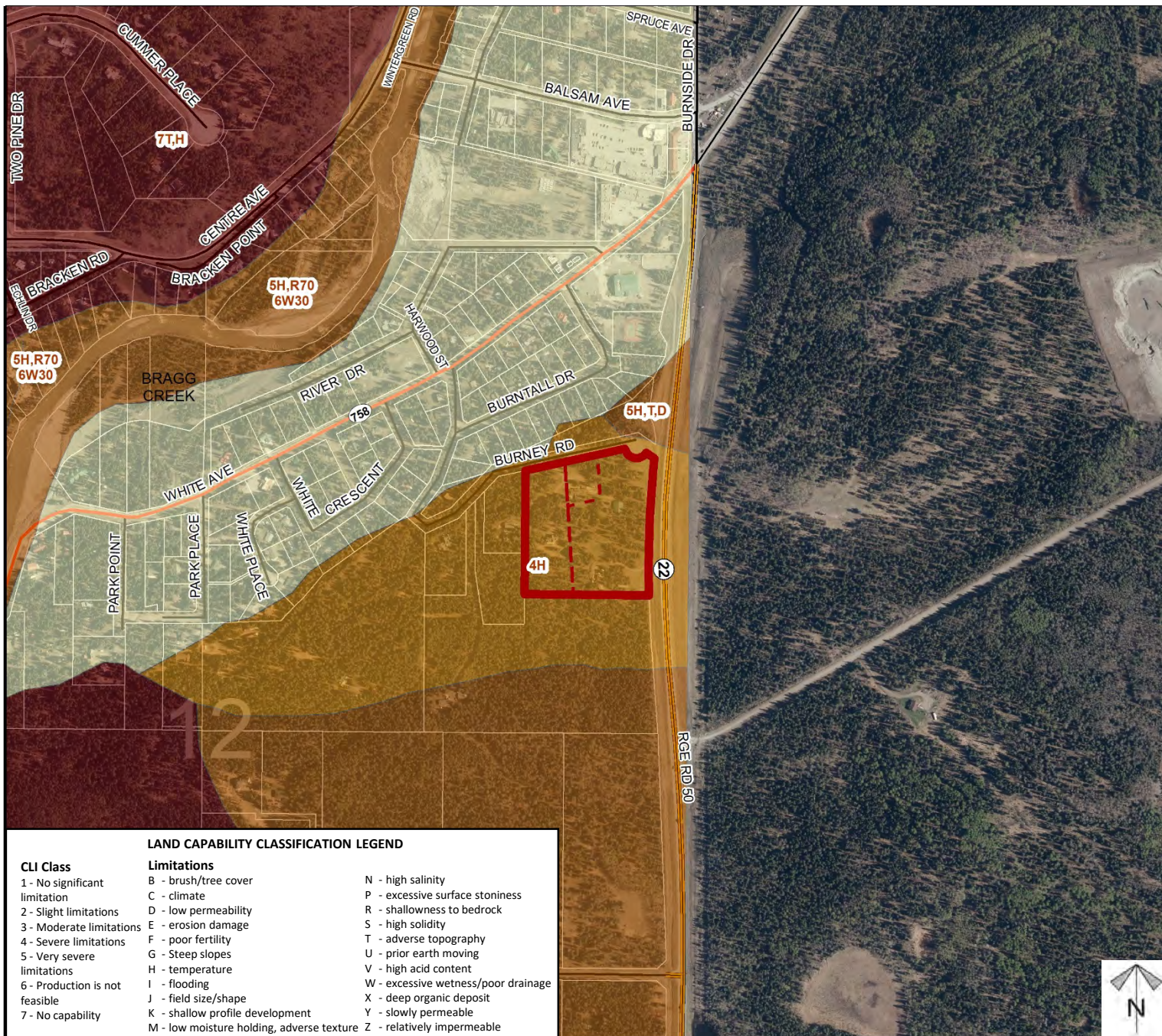




Soil Classifications

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR p4.0) to Residential, Rural District (R-RUR) and Commercial, Local Urban District (C-LUD) to allow for future subdivision.



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: 1
 Roll: 03912039
 File: PL20190206
 Printed: Sept 17, 2020
 Leg: 4520645M

**Landowner
Circulation
Area**

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR p4.0) to Residential, Rural District (R-RUR) and Commercial, Local Urban District (C-LUD) to allow for future subdivision.

Legend

Support



Opposition



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: 1
Roll: 03912039
File: PL20190206
Printed: Sept 17, 2020
Page 46 of 645

Johnson Kwan

From: kellywd [REDACTED]
Sent: October 15, 2020 11:22 AM
To: Legislative Services Shared
Cc: Johnson Kwan; Division 1, Mark Kamachi
Subject: [EXTERNAL] - Bylaw C-8028-2020 - A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020

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

Hi,

Re: Application Number: PL20190206 (03912039)

I am writing to express my OPPOSITION to the above bylaw.

I do not agree with changing the designation of this property to commercial zoning. It would negatively impact the residential nature of the neighbourhood and create more traffic problems than already exist on Burney Road. Furthermore, I do not believe that the current ASP allows for commercial zoning in the middle of a residential neighbourhood.

The reason stated for this designation change is "to allow for future subdivision". What future subdivision?! Shouldn't this be expressly indicated at the time that they request the change? How can the County approve something that isn't clearly articulated? What exactly are Stantec Consulting and Harmony Developments Inc. proposing to do with the property?

How will infrastructure such as water, sewer and roads be impacted if this application is approved? How does this fit in with the Hamlet Expansion Plans?

In summary, I urge you to REJECT this application.

Sincerely,

Kelly Wood
50106 East Park Place
[REDACTED]

Johnson Kwan

From: Shannon Bailey [REDACTED]
Sent: October 14, 2020 3:49 PM
To: Johnson Kwan
Cc: Division 1, Mark Kamachi; Legislative Services Shared; Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8028-2020

Categories: Yellow Category

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

Re: Application Number: PL20190206 (03912039)

Hello Johnson,

This letter is to inform you that I am OPPOSED to this application.

It exists without any understanding of how this one parcel would fit within the existing ASP, which does not include commercial development in the middle of a residential area, and without any reasonable road access to either the highway or Bragg Creek. The adjacent neighbors would be significantly impacted by these factors.

Without some kind of development plan that would give residents a clear idea of what is being proposed or how water, road and other infrastructure and who would be paying for it is determined, it seems very premature and incomplete. There has been no development plan provided to the residents except for the applicant wanting to create 3 parcels of land. There is a huge amount of uncertainty for the residents as to what could happen in the future if this lot was rezoned to commercial.

A huge question unanswered is how does this Land Use on that parcel work with the Hamlet Expansion Plans, when will public input be considered as the ASP for the area is no longer applicable. This parcel is directly adjacent and connected to those lands, and it seems to me that a development plan and zoning that looks at the entire area as a whole should be put in place as opposed to piecemeal parts that do not necessarily work together. The problems created for the community of uncoordinated development includes the need for a proper transportation plan that respects current residential development as well as other key infrastructure and land use issues.

Without any awareness of the Hamlet expansion plan and what we are being asked to support, I urge you to REJECT this application until such time as the total parcel can be incorporated into the Hamlet Expansion land.

Thank you,

Shannon Bailey

12 Burney Road
Bragg Creek
[REDACTED]

Johnson Kwan

From: Mel Lomenda [REDACTED]
Sent: October 13, 2020 8:13 PM
To: Johnson Kwan; Legislative Services Shared; Division 1, Mark Kamachi
Subject: [EXTERNAL] - Application Number PL20190206 (03912039)
Categories: Red Category

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

19 Burntall Drive
 Bragg Creek, AB T0L 0K0
 October 12, 2020

Attention: Johnson Kwan, Planning Services, Rockyview County

Regarding: Bylaw C-8028-2020 – A Bylaw of Rockyview County to Amend Land Use Bylaw C-8000-2020, Application Number PL20190206 (03912039)

In reference to the above application, we have property in close proximity to the subject land and wish to object to the rezoning plans. We support the current zoning and would approve the Bragg Creek expansion if access is off of Highway 22. Our objections are outlined as follows:

1. With respect to the request to rezone, no detail of the proposed development is provided. How can we support this rezoning application without knowing what the development plan is? At what point will the developer provide a comprehensive plan for review of Bragg Creek residents and other stakeholders?
2. Why is this proposed plan being done in a piecemeal fashion rather than as a comprehensive plan which should be made available to Bragg Creek residents for discussion?
3. Does the applicant's plan follow the community character as desired by Bragg Creek residents as shown in the Bragg Creek Area Structure Plan and Revitalization Amendment?
4. Will this development be in proportion and scale to complement existing cultural heritage?
5. There is no mention of traffic flow in the application. Has a study been done on seasonal traffic flow as well as an estimate of future traffic? If Burney Road is an access road, what effect would this have on traffic flow on White Avenue? Will the future traffic circle at White Avenue and Highway 22 be able to balance circulation off of White Avenue/Highway 22 during peak summer traffic? There is a safety issue around Burney Road as well as Burntall Drive, a connector road, which both have pedestrian traffic some being small children from two daycares.
6. What effect will this application have on local infrastructure? Electricity is at capacity as we encounter numerous power outages especially in the winter. The municipal sewer and water would need to be expanded as a result of the proposed development in South Bragg Creek and would this be cost effective?
7. Has an environment study been done? A wildlife corridor exists along the base of hill where Burney Road

descends from the subject lands; springs seep from the base of the north facing bank that drains the land beneath the proposed development.

8. Other concerns are the post office which could need 500 more postal boxes and the Bragg Creek Medical Clinic which is already at capacity and not accepting new patients.

While we are not against development, we want to ensure that the proposed development complements the character of the community. The County also needs to assure that this is the case.

Sincerely,
Kym Binns and Mel Lomenda

--

Johnson Kwan

From: Michelle Mitton
Sent: October 14, 2020 8:24 AM
To: Johnson Kwan
Subject: FW: [EXTERNAL] - BYLAW C-8028-2020

Categories: Red Category

MICHELLE MITTON, M.Sc
 Legislative Coordinator | Municipal Clerk's Office

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: Cameron Westhead [REDACTED]
Sent: October 14, 2020 8:21 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Division 1, Mark Kamachi <MKamachi@rockyview.ca>; Division 2, Kim McKylor <KMckylor@rockyview.ca>; Division 3, Kevin Hanson <Kevin.Hanson@rockyview.ca>; Division 4, Al Schule <ASchule@rockyview.ca>; Division 5, Jerry Gautreau <JGautreau@rockyview.ca>; Division 6, Greg Boehlke <GBoehlke@rockyview.ca>; Division 7, Daniel Henn <DHenn@rockyview.ca>; Division 8, Samantha Wright <SWright@rockyview.ca>; Division 9, Crystal Kissel <CKissel@rockyview.ca>
Subject: [EXTERNAL] - BYLAW C-8028-2020

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

I'm writing today to indicate that I am OPPOSED to this application.

I am opposed to the application because the future plans for the proposed subdivision are unclear. I can't support a plan to subdivide when I don't know what the long term vision for the land is. It is like putting the cart before the horse. If the developer/landowner was to share their plans for what the future development would look like, then I would have the information I need to determine whether I would support the application, but since they have not done so I stand opposed to the plan.

This area is a low density residential neighbourhood, and any proposed development must not substantially alter its character. We have a small, narrow, gravel road, where I regularly see families and individuals walking. Given that the applicant can't articulate what their vision for future subdivision entails, I can't support the subdivision without knowing how it will affect the people who live here.

The applicant has created a great deal of uncertainty for residents here. It's as though the applicant is asking for a blank cheque and asking us to trust them to get it right, but they won't tell us what the plan is until it's too late. This type of planning is backwards - we need to see the plan first, and then we will be in a position to decide if the subdivision is in our best interests or not.

To sum it up, I stand opposed to the application and urge Council to reject the application given a lack of information on what the plans are for the future of these parcels.

I would also like to point out that there is an error on the NOTICE OF PUBLIC HEARING that was sent by RVC - it says "written submissions must be received by 4:30pm on **Wednesday, October 15.**" However, Wednesday is October 14, so it's unclear whether the deadline is actually Wednesday the 14th or Thursday the 15th. Given this significant error on such an important public notice, I would urge council and administration to accept submissions until 4:30pm on Thursday, October 15.

Sincerely,
Cameron Westhead
28 Burney Road
Bragg Creek, AB T0L0K0
[REDACTED]

Johnson Kwan

From: William [REDACTED]
Sent: October 13, 2020 6:02 PM
To: Johnson Kwan; Legislative Services Shared
Cc: Division 1, Mark Kamachi
Subject: [EXTERNAL] - BYLAW C-8028-2020

Categories: Red Category

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

Re: Application Number: PL20190206 (03912039)

Attention: Johnson Kwan

This letter is to inform you that I am OPPOSED to this application. I agree with the current zoning and support the Hamlet expansion plan if an access is obtained from Highway 22.

The applicant wants to change the zoning to accommodate his existing business on a smaller parcel of land. If he had applied for commercial zoning when he wanted to build his business in a residential neighbourhood, I am sure he would have been turned down. He has been turned down before when he wanted to subdivide into smaller parcels.

The current ASP does not allow for commercial zoning in the middle of a residential neighbourhood, with access through the neighbourhood on a gravel road. This is not permitted anywhere in the County that I know of. The applicant could do, and pay for, a new ASP that could show how his development would be compatible with the neighborhood and still work within the Hamlet Expansion guidelines. This looks like a money grab for the applicant, who seems to want to take as much money out of this parcel of land, without any consideration for the existing neighborhood or the future Hamlet Expansion Plan. There has been no development plan provided to the residents except for the applicant wanting to create 3 parcels of land. There is a huge amount of uncertainty for the residents as to what could happen in the future if this lot was rezoned to commercial.

In summary, I urge you to REJECT this application until such time as the total parcel can be incorporated into the Hamlet Expansion with proper paved access off of Highway 22, water and sewer hookups.

Thank you,

Willie and Jane Prebushewsky

8 Burney Road
Bragg Creek



Sent from [Mail](#) for Windows 10

September 14, 2020

Rocky View County
Municipal Clerk
Attn: Bylaw C-8028-2020

Dear Council,

We write as landowners adjacent to the Applicants to express our concerns about PL20190206 (03912039).

We begin by offering our apologies to the Applicants for opposing a key element of their plan. We share a fence line with them, they have been good neighbours for two decades, our communications have always been friendly, and they have kindly kept an eye on our land in our absence. Though we oppose a key aspect of their application, we respect them as good neighbours and hope we can remain on good terms.

Our objection is to the proposed re-designation of a portion of the Applicants' land from residential to commercial.

So that we are all on the same page, we will refer to the new land use bylaw designations.
i.e. R-RUR and C-LUD

- Residential, Rural District (R-RUR) in the new land use Bylaw (was previously Residential Three (R3) and Residential Two (R2) in the old Land Use Bylaw)
- Commercial, Local Urban District (C-LUD) in the new Land Use Bylaw (was previously Hamlet Commercial (HC) in the old Land Use Bylaw)

As we understand it, the Applicants' 11.80 acre property is currently zoned R-RUR p4.0. Although R-RUR normally allows minimum 3.95 acre lot sizes, there is a parcel size modifier on their property of p4.0 resulting in the minimum parcel size being 9.8 acres. The Applicants seek to re-designate the land upon which Banded Peak Veterinary Hospital is built from R-RUR p4.0 (residential) to 1-acre C-LUD (commercial), with the remainder of their property re-designated as R-RUR (without the modifier). Although we understand the rationale for their application, we cannot support re-designation from residential to commercial for the reasons outlined herein.

As a 3rd generation Calgarian, I grew up when a trip to Bragg Creek on the old gravel road was a big all-day adventure. I have recreated in the surrounding area my whole life. In 1992, we bought our land with the intent to build a home and raise our family in Bragg Creek. At the time, our son was just 3 weeks old, and we were looking for a beautiful place to raise our family. As sometimes happens, though, career choices took us away from home for many years. Now, as we contemplate retirement, we are considering our options including whether to build a home on that land, or whether one of our now-adult children might want to do so. When we bought the land, we intentionally bought on the "bench" away from commercial development. After holding the land for 28 years, just at the time when we are considering whether we or our children might build a home there, we are disappointed at the prospect that we might be living next to commercial property.

When Banded Peak Veterinary Hospital opened in our otherwise residential neighbourhood, we did not object. Nor have we objected to any of the Applicants' previous changes. The property to the south of

ours ran a home-based business where Chris and Art Glassford operated High Country Business Services, which included publishing High Country News starting in 1990. We have no ideological objection to reasonable and well-planned commercial development.

When the Applicants bought their land, they accepted that it came with no commercial property. The Applicants have operated Banded Peak Veterinary Hospital all these years, (benefiting from the lower tax rates of residential property). Now, as they plan for retirement, they apparently wish to re-designate 1 acre of their land as commercial property to maximize their profit, given the higher expected value of commercial property. We understand the appeal of this. Who doesn't want to maximize gains? Unfortunately for them, they didn't originally locate their clinic on commercial property that would have permitted this.

We understand that at the time of pre-application, Administration suggested the Applicants consider R-RUR zoning with a Site-Specific Amendment to add 'Animal Health Care Services' as a permitted use for their parcel, instead of re-designating a portion to C-LUD. Although the allowed lot size under R-RUR is normally 3.95 acres, Administration (generously) proposed an exception in the form of a Site-Specific Amendment to permit a single 1-acre undersized lot to exist, rather than the minimum 3.95 acres. Alternatively, even without the Site-Specific Amendment, if the property is rezoned to R-RUR (without the minimum parcel modifier) the landowner could subdivide into three x 3.95 acres lots. Thus, with or without the Site-Specific Amendment, the Applicant would still be allowed to subdivide the property under R-RUR zoning. Yet, neither of these proposals was what the Applicants submitted.

When we bought our land, the end of Burney Road was open to Highway 22. That road opening was eventually closed off (presumably by Alberta Transportation) because Burney Road was deemed unsuitable for high volume traffic. If the Applicants are successful, and if direct access to Highway 22 remains closed, then Burney Road would become the only access road to a single commercial operation in a neighbourhood of residential properties. Why would that matter, you might wonder, given that Banded Peak Veterinary Hospital has operated all these years as a commercial enterprise with access only via Burney Road? This is why: If it is re-designated as commercial, the next owner, or the one after that, would be free to build any of the commercial enterprises permitted within the land use bylaw. Though we understand the Applicants' intent is to continue to operate Banded Peak Veterinary Hospital, and to eventually sell the hospital and the land together or lease it to another veterinarian, under the commercial bylaw there is no requirement that it operate only as an animal care facility *in perpetuity*. Under the proposed C-LUD bylaw, whoever purchases that 1-acre would be free to operate any "small scale" business allowed under the bylaw.

If Council approves the re-designation to C-LUD, it would introduce a range of other commercial use possibilities that are currently not available in this area (see Appendix 1). This means, for example, that any future owner could immediately turn the property into a children care facility, health care facility, or restaurant (Establishment, Eating). Beyond that, with appropriate permitting, it could potentially be turned into, for example, a grocery store (Retail, Grocery), automotive services shop, bar (Establishment, Drinking), recycling/compost facility, paintball centre, rifle range, or dirt bike track (Recreation, Outdoor), church (Religious Assembly), or small strip mall (Retail, General).

I hold graduate degrees in both Public Health and Urban/Regional Planning. As council undoubtedly knows, zoning is at the heart of development control, and is the mechanism by which responsible governments spell out both their immediate *and* long-range land use goals. The history of zoning dates

back to antiquity when the original intent was to protect public health; residential properties had to be separated from slaughterhouses for the sake of public health. Each use ascribed to an area sets the value on the affected land and establishes the profile of a municipality. The common aim is to allow uses that do not harm one another to be clustered together in the same zone, while keeping "incompatible" uses apart in their separate zones. In addition to separating incompatible uses, the main objective of zoning is to control the intensity with which land is used.

Modern mixed-use zoning in urban areas, which arose in reaction to urban sprawl, promotes walkable communities in which some light commercial zoning co-exists with residential zoning to create holistic communities. If the Bragg Creek Hamlet Expansion Strategy had intended mixed use zoning in the expansion lands, one could envision a blend of commercial and residential use. But that is not what the Expansion Strategy is proposing for the lands adjacent to Burney Road. None of the proposed Expansion land scenarios consist of commercial development in the study area. Indeed, among the approximately 120 attendees at the Open House held January-March 2020, 30 feedback form responses, 52 online survey responses, and several individual letters received via email, 92% prefer the Hamlet Expansion Area to remain residential in nature. Stakeholder consultation has persistently demonstrated a strong opposition to using Burney Road for anything but residential access. Over the past 28 years, we have closely followed the planning for areas proximal to our land, and none of the proposed scenarios has ever envisioned mixed-use zoning combining commercial and residential along Burney Road. Under the proposed scenarios, home-based businesses and any existing businesses would still be allowed based on the existing land uses, but the "existing" land use for the Banded Peak Veterinary Hospital is residential, not commercial. Future business development would be more appropriately located either in the Hamlet (as per the Revitalization Plan's vision), or perhaps in another area of the Expansion lands as part of a holistic development plan.

The Applicants are essentially asking Council to engage in the controversial practice of "spot zoning", wherein a single site is up-zoned for a class of use that is incompatible with the surrounding uses. There are other ways for the Applicants to achieve their goal without Council resorting to spot zoning.

Often at issue in zoning is whether the good of the community now and in the future is more important than the individual's rights. If Council respects the apparent wishes of the community, the only reasonable course is to deny the Applicant's request to re-designate a portion of their lands as C-LUD. We hope that one of the Administration's alternative suggestions will be considered instead, or another creative solution.

Thank you for considering our submission.

Sincerely,

Karen S. Palmer & Peter C. Ruben
Owners: NE/12/23/05/05 (2/3/9211278)

[REDACTED]
[REDACTED]

APPENDIX 1

“C-LUD Commercial, Local Urban District

417 PURPOSE: To accommodate small-scale business within Hamlets and comprehensively planned neighbourhoods, in a manner sensitive to adjacent uses.

418 PERMITTED USES:

Accessory Building $\leq 190 \text{ m}^2$ (2045.14 ft²)

Care Facility (Child)

Care Facility (Clinic)

Establishment (Eating)

PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE
OTHERWISE:

Animal Health (Small Animal)

Retail (Small)

Retail (Grocery)

Office

DISCRETIONARY USES:

Accessory Building $> 190 \text{ m}^2$ (2045.14 ft²)

Agriculture (Intensive) Animal Health (Inclusive)

Alcohol Production

Auctioneering

Automotive Services (Minor)

Care Facility (Group)

Cannabis Retail Store Communications Facility (Type A)

Dwelling Unit, accessory to principal use

Establishment (Drinking)

Outdoor Storage

Recreation (Culture & Tourism)

Recreation (Private)

Recycling/Compost Facility

Recreation (Outdoor)

Religious Assembly

Retail (General)

Retail (Restricted)

Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.”

Johnson Kwan

From: Gaela Toombs [REDACTED]
Sent: October 14, 2020 4:02 PM
To: Johnson Kwan; Legislative Services Shared
Cc: Division 1, Mark Kamachi; 'Tijs Overmars'
Subject: [EXTERNAL] - Application Number: PL20190206 (03912039)/Bragg Creek-Objection to zoning change to from residential to commercial

Categories: Red Category

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

Re: Application Number: PL20190206 (03912039)

Attention: Johnson Kwan

Please find this letter to communicate our objection to this application. We support the Hamlet expansion plan if an access is obtained from Highway 22 and NOT through the residential community-specifically not through Burney Road.

The area structure plan does not allow for commercial zoning in the middle of a residential area. We think that more information should be provided with respect to a future development plan for this specific property and how it integrates within the Hamlet expansion guidelines before it can be understood and reviewed. Access to this property is a governing concern, future utility hook-ups and how it will impact this residential neighborhood.

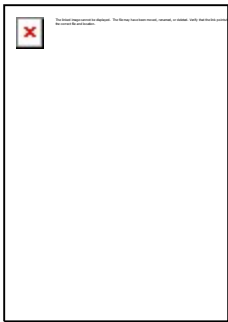
The intension for future development provided by this application is vague at best; it is unclear as how it will unfold to impact the existing community. We request that this application be rejected until we clearly understand how this development integrates into the Hamlet Expansion with proper paved access off of Highway 22.

Respectfully,

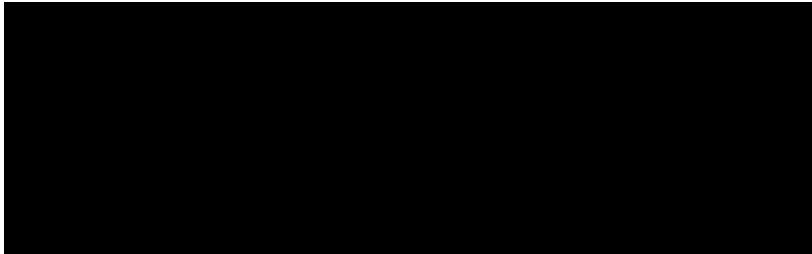
Gaela Toombs & Tijs Overmars

41 Burney Road
Bragg Creek





Gaela Toombs



Johnson Kwan

From: Dick Koetsier [REDACTED]
Sent: October 13, 2020 4:16 PM
To: Johnson Kwan
Cc: Division 1, Mark Kamachi
Subject: [EXTERNAL] - Application Number PL20190206 (03912039)

Categories: Red Category, Yellow Category

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RJK DEVELOPMENTS LTD
Richard J. (Dick) Koetsier, Owner/President
28 Priddis Creek Dr.
Foothills, Ab
T0L 1W2

Phone: [REDACTED]

Rockyview County
262075 Rockyview Point
Rockyview County, Alberta

Attention: Johnson Kwan

Dear Johnson,

Re: Application Number PL20190206 (03912039)
Bragg Creek, Alberta

This letter is to inform you as an adjacent landowner how we feel about the subject application. In general, we agree with the proposed land uses within the Bragg Creek Expansion Area however, we oppose the placement of this stand alone commercial lot in it's proposed location. We feel the Applicant's land is much better suited for residential housing. There is a need for Highway Commercial including Light Industrial within the Expansion Lands but this area is not it. There is no Highway access and it will be far too close to the neighbouring residences. We have been acquiring land within the Expansion Area and have better locations for such a future Commercial area. We have had discussions with the applicant and told them if their application is refused we will welcome their participation and include their clinic in our future commercial development plans.

The Legal Descriptions of our adjacent parcels are:

Title 191 117 362
Plan 820 LK
Block A

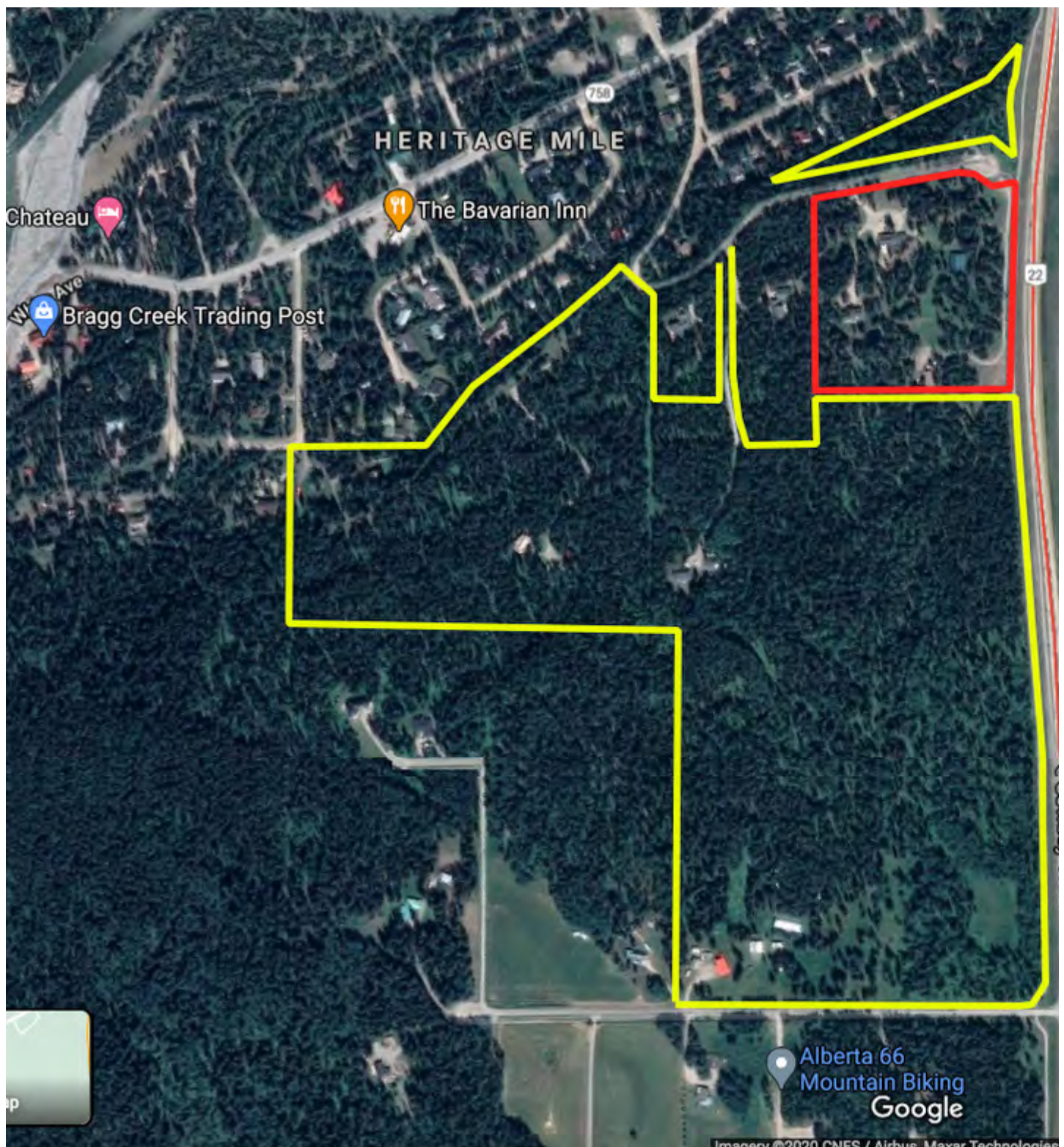
Title 161 122 892

Plan 1611299

Block 3

Lot 5

Here is a photo illustrating in yellow our Expansion Area land holdings as well as the Applicant's land in Red.



Thank you for this opportunity to voice our position.

Yours very truly,
RJK DEVELOPMENTS LTD.
R. J. (Dick) Koetsier, President



OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

TO:	Council		
DATE:	October 27, 2020	DIVISION:	All
FILE:	N/A	APPLICATION:	N/A
SUBJECT:	Municipal Operating Support Transfer (MOST)		

EXECUTIVE SUMMARY:

The Government of Alberta has developed a new funding program that enables municipalities to recover operating losses resulting from the COVID-19 pandemic. In order to access funding available through the program, the County is required to enter into a Memorandum of Agreement (MOA) with the provincial government.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DISCUSSION:

The COVID-19 pandemic has had financial impacts on all sectors of the economy, including municipalities. In response, the Government of Alberta has announced a total of \$436 million of direct financial support that will assist in offsetting incremental cost (i.e.: PPE, additional sanitation) and revenue losses experienced by Alberta municipalities due to the pandemic.

MOST funding is being provided under three funding streams:

- MOST General Operating Component – the County would receive a maximum contribution of \$3,995,313 that could be directed towards general operating losses and incremental cost increases.
- MOST Transit Component – the County would receive a maximum contribution of \$16,985 that could be allocated specifically to operating losses and incremental cost increases for transit services.
- Previously allocated MSI Operating Funding – the province has expanded the eligibility for the use of the \$493,475 of MSI operating funding that has been previously approved and allocated to the County.

The County would receive its funding immediately after the execution of the MOA. MOST funding can be used for eligible operating expenses or operating losses incurred between April 1, 2020, and March 31, 2021. The County would be required to submit a Statement of Financial Expenditures by July 2, 2021, reporting on the use of MOST funds; the County would be required to return any unused/unspent funding back to the Government of Alberta.

BACKGROUND:

In July, the federal government announced the Safe Restart Program. That program included \$19 billion in direct transfers to the provinces and territories to assist in the safe restart of Canada's economy. A key priority of that funding was support for municipalities. The Government of Alberta had announced that it would match the \$233 million in support for municipal operating costs and \$70 million for transit under the Safe Restart Program, and in September, the Minister of Municipal Affairs

announced how that funding would be distributed to municipalities. Funding under the General Operating Component is based on population, and funding for the transit stream is based on ridership.

BUDGET IMPLICATIONS:

The County would receive a total of \$4,012,298 in new funding to assist in offsetting the incremental costs and lost revenues as a result of the COVID-19 pandemic.

STRATEGIC OBJECTIVES:

The funding supports the County's continued efforts to maintain a strong financial position.

OPTIONS:

Option #1: THAT Administration be directed to enter into a Memorandum of Agreement with the Government of Alberta to enable the transfer of funds under Municipal Operating Support Transfer.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Fabian Contreras"

"Al Hoggan"

Director
Corporate and Strategic Planning

Chief Administrative Officer



FINANCIAL SERVICES

TO: Council
DATE: October 27, 2020 **DIVISION:** 5
FILE: 03332014 & 03332017 **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 September 17, 2020, Administration received a request from the owner of Roll 03332014 and 03332017 regarding late payment penalty cancellation in the total amount of \$574.56. The County received payment and application for enrollment the Tax Instalment Payment Plan (TIPP) on September 16, 2020, for both properties.

The ratepayer indicated in their request letter that, due to being stuck in Italy since June 2020, and with their corporate staff on leave and downsized due to COVID-19, there were operational issues, which led to the taxes being paid late. They also stated that there was a misunderstanding that the property tax deferral was the same as the City of Calgary's. As per Bylaw C-8043-2020 *Tax Penalty Bylaw*, the penalty date had been amended to September 1, 2020.

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 \$574.56 be denied.
- Option #2: THAT alternative direction be provided.

Administration Resources

Barry Woods, Manager Financial Services



Respectfully submitted,

“Kent Robinson”

Executive Director
Corporate Services

Concurrence,

“Al Hoggan”

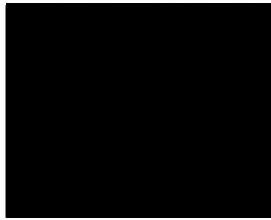
Chief Administrative Officer

BW/aw

ATTACHMENTS:

ATTACHMENT ‘A’: Request Letter 03332014 03332017

ATTACHMENT ‘B’: Policy C-204



Delivered by Email: PTax@rockyview.ca
September 17, 2020

ROCKY VIEW COUNTY
262075 Rocky View Point
Rocky View County Alberta T4A 0X2

Attn: Distinguished Members of Council

Re: Property Tax penalty relief for:
roll number 03332014
roll number 03332017

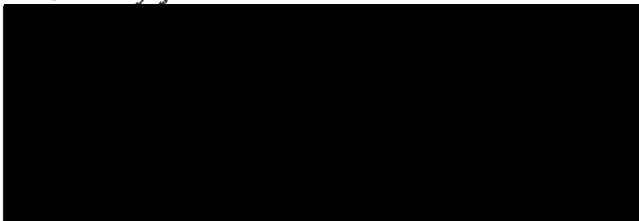
I respectfully request that the penalty imposed by the brief late payment and entering into TIPP for property tax regarding the captioned properties be waived. I request this for the following reasons:

- 1) I am the property owner of property relating to roll number 03332014 and controlling mind of the corporation holding title to property relating to roll number 03332017.
- 2) I have been stuck in Italy, since June 2020, due to Covid-19 related matters and have been unable to deal with this matter as timely as I would have if I were in Calgary as I would normally be. Furthermore, our corporate staff have been on leave due to Covid-19 and we have significantly downsized due to the pandemic which has caused unforeseen operational issues in entering into the TIPP program sooner. Furthermore, it was my innocent oversight and misunderstanding that the property tax deferral was the same as the City of Calgary namely payment and entering into the TIPP program by September 30, 2020.
- 3) Payment and entering into the TIPP program occurred only 15 days late on September 15, 2020.
- 4) There has never been any late payment on the subject properties.
- 5) This is the first request for a property tax payment penalty waiver.

If you require any additional information, then please do not hesitate to contact me.

Thank you for your time and consideration. Be safe and well.

Sincerely yours





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:	2019 November 26
Date Last Reviewed:	2019 November 20

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*. *Municipal Government Act* 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 County's property owners when responding to any penalty cancellation request.
- 6 The County must provide sufficient notice of property tax payment due date, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.
- 7 The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes.



LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

- 8 Property owners seeking late tax payment penalty cancellation must submit a written request to the County within 120 days of the date when the related penalty was applied to the tax account.
- 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 seven 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 *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;



LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

- (c) utility consumption or installation charges; or
- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities

- *Municipal Government Act*, RSA 2000, c M-26

Related Plans, Bylaws, Policies, etc.

- Rocky View County Tax Penalty Bylaw C-4727-96

Related Procedures

- N/A

Other

- N/A



Policy History

Amendment Date(s) – Amendment Description

- 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

- 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

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- (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:	October 27, 2020	DIVISION: 8
FILE:	05631132	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 September 23, 2020, Administration received a request from the owner of Roll 05631132 regarding late payment penalty cancellation in the amount of \$728.33. The County has received payment of the 2020 taxes on September 25, 2020.

The ratepayer wrote that, on August 15, 2020, they had mailed a cheque to the County for the amount of \$6,069.40, postdated for August 28, 2020. They had noticed mid-September that the cheque had not been cashed, at which time they contact the County and were instructed to wait a week and call back to see if the cheque was received. When they called back, they were told that the cheque had not been received and were advised how to process the payment through their online banking. They are asking Council to waive the penalty as the cheque is lost in the mail.

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 \$728.33 be denied. |
| Option #2: | THAT alternative direction be provided. |

Administration Resources

Barry Woods, Manager Financial Services



Respectfully submitted,

"Kent Robinson"

Executive Director
Corporate Services

BW/aw

Concurrence,

"Al Hoggan"

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A': Request Letter 05631132

ATTACHMENT 'B': Policy C-204

Adrienne Wilson

From: [REDACTED]
Sent: Thursday, September 24, 2020 8:56 AM
To: Rocky View Tax Section
Subject: [EXTERNAL] - Lost check roll number 05631132

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

Dear Council

On August 15, I sent a check in the amount of \$6069.40 to Rockyview County to pay for my 2020 taxes. Roll number 05631132. The date on the check was August 28th. I noticed last week that the money had not gone through my checking account and spoke with Louis and she advised to wait a week and call back and see if they had received. I called again today and nothing has gone through my Account. She advised me that I could go on my baking app and make that payment on line. As per instructions, I did so immediately.

I am asking for the council to waive any fee as I paid this well in advance of the due date and it may simple have gotten lost in the mail. Never once have I been late with any payment and have no reason to be late on this payment either. Please advise me of your decision and thanks for your consideration. If you have any questions please call me at

[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:	2019 November 26
Date Last Reviewed:	2019 November 20

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*. *Municipal Government Act* 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 County's property owners when responding to any penalty cancellation request.
- 6 The County must provide sufficient notice of property tax payment due date, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.
- 7 The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes.



LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

- 8 Property owners seeking late tax payment penalty cancellation must submit a written request to the County within 120 days of the date when the related penalty was applied to the tax account.
- 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 seven 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 *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;



LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

- (c) utility consumption or installation charges; or
- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities

- *Municipal Government Act*, RSA 2000, c M-26

Related Plans, Bylaws, Policies, etc.

- Rocky View County Tax Penalty Bylaw C-4727-96

Related Procedures

- N/A

Other

- N/A



Policy History

Amendment Date(s) – Amendment Description

- 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

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LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

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- (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:	October 27, 2020	DIVISION: 8
FILE:	05631184	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 September 23, 2020, Administration received a request from the owner of Roll 05631184 regarding late payment penalty cancellation in the amount of \$1,527.27. The County has not received payment.

The ratepayer stated in their request letter that, due to economic circumstances brought on by COVID-19, their personal income has dropped by 80%, creating financial difficulty. In order to pay property taxes, they have had to pull money out of their TFSA, and will have to borrow money to pay the additional penalty. They also mistakenly thought the deadline was October 1, 2020, because they heard on the radio that the City of Calgary has allowed their residents to pay on that date. As per Bylaw C-8043-2020 *Tax Penalty Bylaw*, the penalty date had been amended to September 1, 2020.

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 \$1,527.27 be denied. |
| Option #2: | THAT alternative direction be provided. |

Administration Resources

Barry Woods, Manager Financial Services



Respectfully submitted,

“Kent Robinson”

Executive Director
Corporate Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

BW/aw

ATTACHMENTS:

ATTACHMENT ‘A’: Request Letter 05631184

ATTACHMENT ‘B’: Policy C-204



LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

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[REDACTED]

From: [REDACTED]
Sent: Wednesday, September 23, 2020 4:06 PM
To: Rocky View Tax Section
Subject: [EXTERNAL] - Penalties on Residential tax

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

To whom it may concern:

I am writing to respectfully ask that the Rocky View Council reverse the penalty on my primary residence (roll number 05631184) of approximately \$1500 for the following reasons:

1. Due to economic circumstances brought on by COVID my personal income has dropped by 80% for the last 6 months and cashflow has been very tight. An additional \$1,500 is a significant amount of money in comparison to my after tax income right now and I would respectfully ask that Council reverse the penalty.
2. In order to pay my taxes I have had to pull money out of my TFSA account and the additional penalty will force me to borrow money to pay it.
3. Lastly – I mistakenly thought the deadline was Oct 1st because I heard on the radio that the City of Calgary has allowed their residents to pay on that date.
4. I now understand that the Rocky View deadline was on August 31, 2020 but I got confused by a different date from the City of Calgary.

I apologize for taking up your valuable time at Council but I would ask that you please reverse my penalty and I will pay my taxes owing immediately. I very much appreciate your time and attention to this matter, thank you for your compassion during these very difficult times.

Regards

[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:	2019 November 26
Date Last Reviewed:	2019 November 20

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*. *Municipal Government Act* 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 County's property owners when responding to any penalty cancellation request.
- 6 The County must provide sufficient notice of 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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LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

- 8 Property owners seeking late tax payment penalty cancellation must submit a written request to the County within 120 days of the date when the related penalty was applied to the tax account.
- 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 seven 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 *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;



LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

- (c) utility consumption or installation charges; or
- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities

- *Municipal Government Act*, RSA 2000, c M-26

Related Plans, Bylaws, Policies, etc.

- Rocky View County Tax Penalty Bylaw C-4727-96

Related Procedures

- N/A

Other

- N/A



Policy History

Amendment Date(s) – Amendment Description

- 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
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LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

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FINANCIAL SERVICES

TO:	Council	
DATE:	October 27, 2020	DIVISION: 8
FILE:	05618099	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 September 21, 2020, Administration received a request from the owner of Roll 05618099 regarding late payment penalty cancellation in the amount of \$866.21. The County has not received payment.

The ratepayers have listed a couple of different factors that lead to the property taxes not being paid by the due date, firstly being that they had submitted an email on June 16, 2020, to appeal their assessment; they had been corresponding with an assessor from the County and are waiting on a response. Secondly, in Mid-March of 2020, they experienced a job loss, which created a large financial burden for their family. Lastly, they assumed that the deferred penalty date was September 30, 2020; the same as City of Calgary's. As per Bylaw C-8043-2020 *Tax Penalty Bylaw*, the penalty date had been amended to September 1, 2020.

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 \$866.21 be denied.

- Option #2: THAT alternative direction be provided.



Respectfully submitted,

“Kent Robinson”

Executive Director
Corporate Services

BW/aw

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT ‘A’: Request Letter 05618099

ATTACHMENT ‘B’: Policy C-204

September 21, 2020

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Roll number: 05618099
Owner number: 20172081
Taxation year: 2020

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

T: 403.230.1401
F: 403.276.5372
tax@rockyview.ca

Attn: RVC Council

Dear Council,

For your kind consideration, please accept this letter as a formal request for amendment of our tax penalty as well as a reassessment of our tax liability for 2020 due to our extenuating circumstances. Please note that this is the first time we have engaged as such and are unaware of the process.

When we received our latest tax liability and assessment in early June of this year, we were very shocked to see that our tax liability for 2020 was assessed an increase of 9.29% over our 2019 taxes. For multiple reasons, we were expecting a slight decrease in our tax liability and felt that our 2020 assessment was not a reasonable estimate of our home's market value. We then proceeded to send an e-mail on June 16, 2020 to RVC tax department asking for a review, for assessment summaries and information clarifying how our assessment was prepared based off similar properties in the municipality. We are now currently overdue on our property tax payment thereby incurring the penalty for reasons as such:

- 1) Our e-mail request was forwarded to a Senior Assessor for RVC, where we asked for the specific details and reasons for our considerable increase in our property taxes, when Calgary and surrounding area's real estate market was being negatively impacted due to low oil & gas activity, due to the negative economic effects created by the COVID-19 pandemic, as well as due to the fact that many of our neighbors taxes decreased for 2020.

- 2) The RVC Senior Assessor specified that our increase was due to our purchase price (2017) as well as comparable properties, which we disagreed on both accounts – our realtor helped provide us with what we feel are more representative market comparable homes.
- 3) We were waiting for our reassessment by RVC Senior Assessor to find our final tax liability – we assumed that this would be completed prior to tax payment deadline – we are still waiting a response from RVC's Senior Tax Assessor today.
- 4) We have never challenged our tax liability or assessment before but felt that our current assessment, market conditions, and our circumstances warranted a reassessment; therefore, we were uncertain of the exact process.
- 5) We have always paid our taxes on time and have not missed any deadlines prior to our current situation, and we challenged the increase as we feel it was an unfair assessment, and we now missed the payment deadline.
- 6) We assumed that the City of Calgary's September 30, 2020 deadline for property taxes was the same as the surrounding municipalities such as RVC.
- 7) In mid-March 2020, I lost my job, and this created a large financial burden on our family; I am spending most of my time seeking employment and I have not been able to find work yet.

As of today, I was looking to make a payment, and quickly realized that we are now late on paying our taxes thereby incurring the penalty and no confirmation on a reassessment date. We ask for your kind consideration of our circumstances, for your help removing the tax penalty burden, to offer a reassessment of our 2020 tax liability, and to be placed on a monthly payment plan.

Your sincerest consideration, compassion and support in our time of need is greatly appreciated. Thank you for your time and consideration.

All the best,

Brent & Tina Fermaniuk



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:	2019 November 26
Date Last Reviewed:	2019 November 20

Purpose

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LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

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LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

- (c) utility consumption or installation charges; or
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References

Legal Authorities

- *Municipal Government Act*, RSA 2000, c M-26

Related Plans, Bylaws, Policies, etc.

- Rocky View County Tax Penalty Bylaw C-4727-96

Related Procedures

- N/A

Other

- N/A



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Council Policy

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FINANCIAL SERVICES

TO:	Council	
DATE:	October 27, 2020	DIVISION: 5
FILE:	04332041	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 September 17, 2020, Administration received a request from the owner of Roll 04332041 regarding late payment penalty cancellation in the amount of \$191.43. The County received payment and application for enrollment on the Tax Instalment Payment Plan (TIPP) on September 18, 2020.

The new ratepayers stated in their request letter that they took possession of the property on September 3, 2020, and that they have been charged a penalty that they would not have received if not for the decision to defer penalty until September 1, 2020. They are therefore requesting that the penalty be waived as, being the new owners of the property, they were unaware of the deferred penalty 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 \$191.43 be denied. |
| Option #2: | THAT alternative direction be provided. |

Administration Resources

Barry Woods, Manager Financial Services



ROCKY VIEW COUNTY

Respectfully submitted,

"Kent Robinson"

Executive Director
Corporate Services

BW/aw

Concurrence,

"Al Hoggan"

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A': Request Letter 04332041

ATTACHMENT 'B': Policy C-204

Adrienne Wilson

From: [REDACTED]
Sent: Thursday, September 17, 2020 12:24 PM
To: Rocky View Tax Section
Subject: [EXTERNAL] - Waiver on tax penalty - [REDACTED]

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

Hello,

My husband and I took possession of [REDACTED] on Sept 3. The closing date should have been Sept 1 however there were delays with the bank in funding the mortgage.

I called the tax department today to enroll in the TIPP program. I was advised that I have been assessed a \$191.43 tax penalty for not signing up on TIPP on Sept 1. The previous owners were making payments on TIPP.

The Rocky View Council decided to change the policy to extend the tax payments for residents to Jun 30 to Sept 1 due to Covid. We were not made aware of this nor was any mail forwarded to us. If the council had not decided to extend the tax payment date, we would not have been assessed this penalty. Based on this decision by council, this has resulted in us incurring a penalty. Given the extenuating circumstances of us taking possession on the date that coincided with amendment date chosen by council, we would like to have the penalty waived. Had the date been any other date other than Sept 1, we would not have had to send this request for penalty waiver. We are excited to join the Rocky View County as residents and trust you will grant waiver to this penalty as the policy change back in March has affected us adversely.

Please contact me directly if there are any questions, I can be reached via email at [REDACTED] or cell phone [REDACTED]

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:	2019 November 26
Date Last Reviewed:	2019 November 20

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*. *Municipal Government Act* 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 County's property owners when responding to any penalty cancellation request.
- 6 The County must provide sufficient notice of property tax payment due date, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.
- 7 The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes.



LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

- 8 Property owners seeking late tax payment penalty cancellation must submit a written request to the County within 120 days of the date when the related penalty was applied to the tax account.
- 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 seven 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 *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;



LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

- (c) utility consumption or installation charges; or
- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities

- *Municipal Government Act*, RSA 2000, c M-26

Related Plans, Bylaws, Policies, etc.

- Rocky View County Tax Penalty Bylaw C-4727-96

Related Procedures

- N/A

Other

- N/A



Policy History

Amendment Date(s) – Amendment Description

- 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

- 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;
- (2) “Council” means the duly elected Council of Rocky View County;



LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

- (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: October 27, 2020 **DIVISION:** All
FILE: 0785 **APPLICATION:** N/A
SUBJECT: Credit Card Payments– Update Report

POLICY DIRECTION:

On April 28, 2020, the following Motion Arising was carried:

MOVED by Councillor McKylor that Administration be directed to explore offering payment of property taxes, whether monthly or annually, via credit card to support the timely payments of property taxes using a new payment method, including a service fee to ensure the County's taxes remain whole. This report should come back to Council on June 9, 2020.

On June 9, 2020, Administration presented a report to Council, and the following motion was carried:

MOVED by Deputy Reeve Schule that the report be received for information and that an update come back to Council by the end of October, 2020.

EXECUTIVE SUMMARY:

Currently, Rocky View County does not accept credit card payments for property taxes; the following payment methods are accepted: a) Tax Installment Payment Program (TIPP); b) Online payment through the rate payer's bank; c) Cash; d) Cheque; and e) Debit.

For payments other than property tax payments and refundable securities, Rocky View County accepts two forms of credit card payments, with the difference between the two systems explained below.

- 1) **Payment Counter (Administration building).** Currently, the County has two credit card machines that process credit card payments. These machines are supplied by Moneris through Alberta Treasury Branch. Moneris is the credit card processor owned by MasterCard and Visa. In our credit card agreement, we are unable to apply a service charge to recover the 1.84% (average) charged by Moneris. Credit card fees (maximum 2.5%) vary depending on the type of card used and the point system affiliated with the credit card. Administration has sourced other credit card payment providers and has confirmed the service charge related to processing terminals will be the responsibility of the municipality and cannot be directly passed on to the rate payer.

As presented to Council on June 9, 2020, the total service charges paid in 2019 was \$59,500, which primarily related to Building Services permits. It was also reported that to process 50% of the total property tax receipts received by Rocky View through a credit card payment would cost the County approximately \$1,132,622 in services charges per year. Of this \$1,132,622, \$469,160 would relate to the Province of Alberta external education requisition tax that is collected through the property tax system.

- 2) **Online Credit Card Payment** – Recently, Rocky View County signed an agreement with an online provider. With this system, the user pays a separate service fee directly to the provider when the credit card is processed, and Rocky View County receives the gross proceeds of the

Administration Resources

Barry Woods, Financial Services



ROCKY VIEW COUNTY

charge. The payment provider does not offer credit card terminals and is an online solution only.

The online platform was set up as an interim solution. It was implemented as an option to accept payments for Building Services during the COVID-19 lock down. No internal infrastructure was integrated to automatically record the transactions. Since the implementation of the interim solution, Information Services has begun the integration of the online payment platform into the CityView system to handle the building permit payments. This is expected to go live in October/November 2020.

Future State

Administration will continue to evolve its online platforms and investigate innovative solutions by reviewing available payment systems and providers to ensure Rocky View County residents are treated equally and have additional options with which to make payments.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications associated with this report.

STRATEGIC OBJECTIVES:

Two of Council's strategic themes are Financial Health and Service Excellence. Administration continues to search for ways of improving the customer experience through making services available online. This is balanced with the need to ensure our Financial Health is maintained through ensuring costs are managed.

OPTIONS:

Option #1: THAT this report be accepted for information.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

"Kent Robinson"

Executive Director
Corporate Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

BW/rp



FINANCIAL SERVICES

TO: Council
DATE: October 27, 2020 **DIVISION:** All
FILE: 0785 **APPLICATION:** N/A
SUBJECT: Property Tax Agreement Request – Tax Rolls 38115040 and 00010565

POLICY DIRECTION:

Municipal Government Act (MGA) – 347 provides Council with the ability to defer the collection of taxes with or without conditions.

EXECUTIVE SUMMARY:

Administration received a request from a non-residential rate payer, Lynx Energy, to pay an initial property tax installment payment of 7.5%, and to pay the remaining 2020 balance equally over 24 months. As the request was sent in late August, both tax accounts have incurred a penalty for non-payment.

In the request, Lynx Energy cites the “non-residential property tax deferral program” that was implemented by the Province. This program was designed to provide relief to non-residential property tax payers. Rocky View County implemented this program and deferred the tax due date from June 30th to August 31st.

While the County has deferred property taxes through agreement in the past, these agreements have been limited to situations where properties are part of the tax recovery process. This request is unique, and as such, Administration is recommending a compromise whereby Council could consider cancelling the September 1st penalty; this would give Lynx Energy an additional 4 months to pay their outstanding balance without further penalty until January 1, 2021, at which time the additional 12% penalty would be added.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

A request letter dated August 26, 2020, was received from a non-residential shallow gas producer, Lynx Energy, asking the County to accept an initial payment of 7.5% of the current property taxes outstanding, with the remainder paid equally over a 24 month period. The 7.5% installment was paid for both rolls on September 21, 2020, which triggered a late tax payment penalty on both property roll numbers. A summary is provided below:

	2020 Tax Levy	Penalty	7.5% installment	Current Balance Owing
Roll 38115040	\$ 25,394.14	\$ 3,047.30	\$ 1,904.56	\$ 26,536.88
Roll 00010565	\$247,109.54	\$29,653.15	\$18,564.74	\$258,197.95
Totals	\$272,503.68	\$32,700.45	\$20,469.30	\$284,734.83



ROCKY VIEW COUNTY

Under section 347 of the MGA, Council has the ability to defer the payment of taxes. The County has entered into tax agreements in the past; however, these agreements have generally been reserved for properties that are part of the tax recovery process. The tax accounts included with this request are not part of that process. When considering tax deferral, the County has to consider cash flow and its ability to meet its own obligations; the County has significant expenditures both internally to continue operating, and externally through provincial and local requisitions, which we are obligated to continue paying.

As presented to Council on April 28, 2020, (Tax Penalty deferral), Rocky View County met its requirements from the Provincial Government to defer 6 months of property tax for non-residential rate payers by moving the penalty date to September 1, 2020. This allowed non-residential rate payers an opportunity to preserve working cash flow.

Administration canvassed 29 surrounding municipalities of which 25 have not offered any arrangements to the non-residential rate payers.

BUDGET IMPLICATIONS:

Should Council approve a penalty cancellation, there would be a reduction in revenue of \$32,700.45.

STRATEGIC OBJECTIVES:

One of Council's strategic themes is Financial Health. In order to maintain Financial Health, the County needs to balance the needs of all stakeholders. The County has fulfilled its obligations under the Provincial "non-residential tax deferral program", so any further deferrals need to be considered very carefully.

OPTIONS:

Option #1: THAT Administration be directed to cancel the 2020 late tax payment penalties in the amount of \$32,700.45 for tax roll numbers 38115040 and 00010565.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

BW/rp

ATTACHMENTS:

ATTACHMENT 'A': Request Letter



August 26, 2020

Dear Mr. Greg Boehlke

RE: Municipal Property Taxes

I would like to take this opportunity to commend you and your council as you make significant progress to accommodate the current situation. These are trying times and I appreciate all the efforts your team has been making to keep our industry afloat and preserve as many jobs as possible.

However, as you can imagine we are all working to find ways to maintain our business through these challenging circumstances. Here at Lynx we are looking at every cost item we have control over, and carefully managing our operations

Lynx Energy is Canada's second largest CBM/Shallow Gas producer. We own and operate six gas plants and 28 compressor stations in central Alberta. We produce approximately 110 mmscfe/d of gas from over 6,000 wells through 5,000 km of pipelines. The company has over 80 full time employees and numerous contract and support personnel and we have been a significant supporter and contributor to the communities in which we operate. Lynx is one of the main industries and one of the main anchor company's in these communities, and our contribution is not just for the people we hire in the company or even our contractors, but hundreds of other businesses from manufacturing to professional services, tech and healthcare in which we engage. The indirect benefits of our continued operations are very significant to rural Alberta and we are here for the long haul.

I appreciate you and your staff have been actively involved with the Government of Alberta to determine a new methodology that will more fairly allocate and assess property taxes going forward. This is very good news, as the old assessment model was extremely outdated and was resulting in a reallocation of investment capital outside of the province and your community (with the corresponding loss of jobs). I appreciate these changes can take some time to implement, however I am writing you today to inform you that we need action now. I am concerned about our ability to survive until a new, modern and fair assessment model is in place and so I would ask you and your council to consider a form of short-term bridge relief.

As a bridge, Lynx is prepared to meet the due date for 2020 property taxes and has provided a check with this letter with an initial installment payment of 7.5% (\$20,469.30). The remaining balance would be paid monthly to the County starting on January 31, 2021 in 24 equal monthly instalments of \$10,518.95, for a total payment of \$272,923.98. This bridge is critical to our survival and will allow Lynx to manage through the current economic downturn that we are experiencing, preserving our company and the jobs we provide. This request is consistent with the "Non-residential property tax deferral

Lynx Energy ULC

2800, 240-4th Ave SW
Calgary Alberta, T2P 4H4

587-393-2699



program" announced by the provincial government on April 8, 2020. We expect to pay the 2021 taxes in full on the due date.

I would like to take this opportunity to thank you again for considering the issues we face as operators of mature assets and CBM/Shallow Gas wells here in Alberta. Lynx has been a solid supporter of the Rocky View County having provided over \$1,020,745 in property taxes in the last three years alone. We appreciate the efforts you are making but we need your help now. This is a time where we need to work together, to preserve jobs, and the long-term revenues for the County. Once you have had a chance to review our proposal, please do not hesitate to give me a call so that we can meet and discuss this further.

Yours truly

A handwritten signature in blue ink, appearing to read "Allen J. Bey", with a large, fluid loop at the end.

Allen J. Bey | President, CEO, Director | Lynx Energy ULC
BP Centre | 2800, 240 - 4th Ave. SW | Calgary, AB T2P 4H4
Direct: 403-930-1388 | Cell: 403-921-0674



ATTACHMENT 'A': Request Letter

DATE

27 Aug 2020


F-8
CHEQUE NUMBER
Page 3 of 4
10024383Suite 2800, 240 - 4th Avenue S.W.
Calgary, Alberta T2P 4H4To: ROCKY VIEW COUNTY
911 - 32 AVENUE NE
CALGARY, AB
T2E 6X6Suite 2800, 240 - 4th Avenue S.W.
Calgary, Alberta T2P 4H4

DATE

27 Aug 2020

CHEQUE NUMBER

10024383



Calgary, Alberta T2P 4H4

VENDOR

ROCKY VIEW COUNTY

VENDOR NUMBER

101329

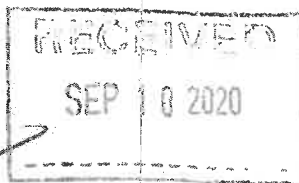
INVOICE NUMBER	INVOICE DATE	VOUCHER	DESCRIPTION	NET AMOUNT
00010565-2020	25 Aug 2020	30678API		\$18,564.74
38115040-2020	25 Aug 2020	30678API		\$1,904.56
TOTAL				*****\$20,469.30

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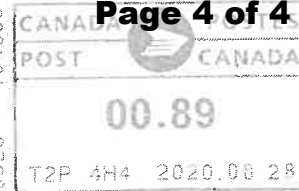
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Lynx Energy ULC
2800, 240 - 4th Ave. SW
Calgary, Alberta
T2P 4H4



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TRANSPORTATION SERVICES

TO:	Council	
DATE:	October 27, 2020	DIVISION: All
FILE:	4040-300	APPLICATION: N/A
SUBJECT:	2020 Road Ban Exemption Agricultural Permit Results	

EXECUTIVE SUMMARY:

At the February 11, 2020 meeting of Council, a one-time Road Ban Agricultural Permit was approved. Harvest had been delayed in some areas and the County endeavored to assist farmers by allowing them to haul their commodities during the spring road ban season. A 2020 Road Ban Exemption Agricultural Permit allowed the permit holder to haul grain, oilseeds and straw from 2019 unharvested fields, on any roadway under the authority of Rocky View County. This permit allowed the subject ban on any roadway under the authority of Rocky View County to be increased from current status to 100% of Alberta allowable seasonal axle weights. Administration committed to bring a report back to Council with the results.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Road Operations issued a total of 14, 2020 Road Ban Exemption Agricultural Permits. The feedback was positive from those that participated with no road damages identified. It should be noted that the Provincial COVID-19 road ban exemption implemented on March 17, 2020 negated any further requests for permits as it exempted many of those intended for the 2020 Road Ban Exemption Agricultural Permit.

BUDGET IMPLICATIONS:

There were no budget impacts.

STRATEGIC OBJECTIVES:

The development and implementation of the 2020 Road Ban Agricultural Permit supports Council's Objectives of *"Create a Culture of Customer Service"* by:

- Reduce the regulatory impact for Agricultural Producers impacted by adverse weather events.

Administration Resources

Steven Hulsman, Transportation Services



OPTIONS:

Option #1: THAT the one-time 2020 Road Ban Exemption Agricultural Permit Results be received as information.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

Executive Director
Operations

Chief Administrative Officer

SH/bg



CAPITAL PROJECT MANAGEMENT

TO: Council

DATE: October 27, 2020 **DIVISION:** All

FILE: 1015-750 **APPLICATION:** N/A

SUBJECT: Authorization to sign Cooperative Stormwater Management Initiative Agreements

EXECUTIVE SUMMARY:

Rocky View County has been an active member of the Cooperative Stormwater Management Initiative (CSMI) since 2012, working with the regional partners to address flooding, environmental, and economic concerns within the region through the construction of a shared stormwater conveyance system.

This report presents the findings of an independent business case and describes the foundational agreements required to legally form and govern the Cooperative as an independent entity.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Rocky View County has been a member of the Cooperative Stormwater Management Initiative (CSMI) since the Cooperative's founding in 2012. Current members include the Town of Strathmore, Wheatland County, the City of Calgary, and the Western Irrigation District (WID). Although not a member of CSMI, Alberta Environment and Parks (AEP) has been a key stakeholder as well, providing guidance and grant funding to support member activities.

Through their respective member representatives, CSMI has engaged in the development of a stormwater conveyance system to addresses regional flooding concerns, manage environmental impacts caused by stormwater, and unlock economic benefits for the member municipalities, its residents, and its developers.

Building upon previous reports to Council, the purpose of this report is to describe the findings of a completed third-party business case, obtain Council's authorization to sign the foundational agreements, and ultimately incorporate the Cooperative.

Business Case, Findings:

Administration engaged a third-party firm to complete an 'arms-length' business case analysis, with preliminary results shared with Council in a CSMI Update on February 11th, 2020 (Item D-8).

The completed report by Mooreview Management Consulting focuses on three key areas:

1. Changes in direct costs and revenue over time

By considering the likely style and timing of development over a variety of time horizons, a financial model was developed to predict changes in municipal costs and tax revenues over CSMI's anticipated 25-year buildout period.

Having considered both the anticipated changes to servicing costs and the tax revenues generated by new development, completion of the of CSMI system is expected to provide a 170% rate of return (\$199 million in benefit versus \$43.7 million in expense) over the initial 25-year period.

Administration Resources

Doug Hafichuk, Capital Project Management



2. Perception of CSMI within the development community

As part of the analysis, several existing developers were interviewed to help ascertain the development community's perception of CSMI.

The Mooreview report notes that developers are concerned with stormwater management and see it as an impediment to development. The amount of land required for stormwater management is viewed as a significant detriment, and that the current risk of flooding carries both undesirable financial and reputational risks.

Although the development community recognizes that abiding by zero-release or restricted-release requirements may be necessary in early stages, there is strong support for a regional stormwater conveyance system, particularly if flexibility remains to address site-specific challenges.

The development community has indicated a clear willingness to pay levies to fund system construction, noting that the primary concern to date is whether or not the system will actually be constructed (in a timely fashion).

3. Determining value for developers

Decreasing the amount of land required for stormwater management (ex. stormwater ponds) provides an opportunity to produce more revenue generating development on the same parcel of land. Using current assessed land values for each specific ASP area and development type, a high-level analysis indicates full system buildout will increase value by approximately \$803 million.

A net-present-value (NPV) calculation determined the potential internal rate of return for the development community. By funding system development through levies, the analysis determined that developers can expect to see a return of 15.5% for the entire CSMI benefitting area, with Langdon (9.26%) having the lowest returns and OMNI (20.89%) having the highest.

Having considered the overall development costs, the time horizon for development and infrastructure buildout, and the net-benefit to Rocky View County, the third-party consultant ultimately recommended the furtherance of CSMI.

Master Agreement, Subsequent Legal Agreements

CSMI has functioned to date through a (Council approved) Master Agreement. The Master Agreement is an interim agreement between members that enabled the completion of specific activities, such as securing grant funding and undertaking preliminary and detailed engineering, but falls short of authorizing current members to incorporate the Cooperative.

The CSMI governance framework replaces the Master Agreement and enables the Cooperative to register as an independent entity for the sole purpose of developing and operating the stormwater conveyance system on behalf of its members. The three primary agreements that comprise the governance framework include:

CSMI User Agreement

The CSMI User Agreement focuses on the governance of the Cooperative, describing the relationship between the Cooperative and its members, and vesting decision-making authority with the CSMI Board.

The CSMI User Agreement provides members with access to the stormwater system, establishes parameters for system use, and defines the rights and duties of members.



Key aspects of the User Agreement include:

- a) Defines the relationship between the CSMI, individual members, and the WID as the operator;
- b) Grants an exclusive license to CSMI and sublicense to individual members. Licensing is granted in perpetuity and survives the expiration or termination of the agreement(s);
- c) Clarifies the duties of the Cooperative, individual members, and the WID as operator;
- d) Designates CSMI (via a Board) as the exclusive decision-making authority for the system;
- e) Details financial requirements including accounting methodology (Public service accounting standards), reporting, and fund management;
- f) Establishes cost-sharing methodologies for the capital and operating costs of the Cooperative;
- g) Specifies terms of use with respect to stormwater volumes, flow rates, and water quality;
- h) Provisions for system monitoring and corrective measures;
- i) A tiered conflict resolution process.

CSMI Development Agreement

The CSMI Development Agreement describes the CSMI region and how system will be constructed over a 25-year timeframe.

Under the direction and oversight of the CSMI Board, the WID is appointed to oversee the engineering and construction of the system as sufficient funding is made available by the Board.

Key aspects of the Development Agreement include:

- a) The WID shall not receive a fee for undertaking development services;
- b) Describes how the stormwater system is to be developed and constructed, including estimated costs and timelines for various stages;
- c) Confirms that members are not obligated to construct a stage until funding becomes available. The system is intended to be funded exclusively through grants and levies, however provisions exist for advancement of funds through other means;
- d) Sets standards for financial management, record keeping, and reporting;
- e) Establishes how capital funds are made available for the purposes of completing development activities;
- f) Clarifies processes for inspection and final acceptance;
- g) Obligates a warranty for both direct-delivered and arms-length services.
- h) Provides the Cooperative with the ability to engage an alternative development agent.

CSMI Management Agreement

The CSMI Management Agreement provides a framework for the daily operation and maintenance of the stormwater system and describes how those activities are funded.

Under the direction and oversight of the CSMI Board, the WID is appointed to operate and maintain the system so that it remains available for use by CSMI members.



Key aspects of the CSMI Management Agreement include:

- a) The WID shall not receive a fee for undertaking management of the system;
- b) Describes the specific activities required to ensure good operation of the system;
- c) Only lands designated by members may direct stormwater into the system;
- d) Sets standards for financial management, record keeping, and reporting;
- e) Establishes a method by which third-party contracts and appraisals may be obtained;
- f) Provides the Cooperative with the ability to engage an alternative operating agent.

Designating a Board Member and Forming the Cooperative

Subject to the direction of their respective governance bodies, CSMI members will submit the necessary documents to register as an independent entity. The process will take approximately two to four weeks and the Cooperative is expected to be established in 2020.

A requirement of incorporation is the appointment of Directors for the CSMI Board. These appointments are intended to be non-political and Administration will be providing Council with recommendations on a Board appointment by the end of 2020.

In order to expedite the incorporation of CSMI and provide continuity until permanent members are selected, it is recommended that members appoint interim Directors. Similar to other CSMI members, Administration recommends that Council appoint Rocky View County's current member representative as its interim Director, with the expectation that they provide transition support once a permanent member is chosen.

BUDGET IMPLICATIONS:

Once incorporated, members will be required to provide sufficient funding to cover normal operating expenses. This includes common expenses such as insurance, board costs, audit fees, legal fees, and daily administration services by a single CSMI employee.

Although there are no budget implications for 2020, Rocky View County's contribution for 2021 is estimated to be \$106,850 and has already been included in the draft 2021 budget.

STRATEGIC OBJECTIVES:

Membership in CSMI aligns with the County's strategic themes of *Financial Health* and *Responsible Growth* through the development of shared regional infrastructure that promotes economic development, environmental stewardship, and reduces financial risk for ratepayers.

Further, participation in CSMI is directly connected to several key County objectives, including:

1. Embrace Partnerships by working directly with three regional municipalities and a regional irrigation district, with the support of the Province, towards a shared objective;
2. Strengthen our Financial Resiliency by investing in capital works that have a strong rate of return and make doing business in the County more appealing;
3. Guide the County's Growth Pattern by continuing to develop reliable infrastructure that supports growth in identified growth areas.



OPTIONS:

- Option #1: Motion 1 THAT the Chief Administrative Officer, or delegate, be directed to sign the CSMI User Agreement, the CSMI Development Agreement, and the CSMI Management Agreement.
- Motion 2 THAT Doug Hafichuk be appointed as the County's interim Board Member until such time that a permanent Board Member is selected.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director
Operations Division

Chief Administrative Officer

DH/bg

ATTACHMENTS

- ATTACHMENT 'A' – CSMI Business Case
ATTACHMENT 'B' – Stormwater System Development Comparison



MOOREVIEW
Management Consulting Inc.

Co-operative Stormwater Management Initiative (CSMI) Business Case Financial Impact Analysis

Rocky View County

Final Version
October 12, 2020



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1.0 Document Overview

This technical memo contains a summary of projected financial impact analysis completed by Mooreview Management Consulting (as sub-contracted by Stack'd Consulting), an independent third party, regarding Rocky View County's (RVC) continued participation in the Co-Operative Stormwater Management Initiative (CSMI). This analysis summarizes the key types of financial impacts to both RVC and its constituents associated with RVC's continued participation within CSMI.

The analysis considers a variety of input not only from RVC, but also those of some stakeholders who are associated and impacted by it. This external input includes perspectives from local developers and the Western Irrigation District (WID). It also draws upon current land-use plans for the communities impacted by CSMI, recent financial performance, and recent historical growth as a baseline to forecast forward-looking financial projections.

This technical memo also leverages and builds upon the previous technical memo issued to Rocky View County titled "Co-operative Stormwater Management Initiative (CSMI) Business Case Analysis"¹ issued in January, 2020 wherein an initial business case analysis of qualitative benefits, costs, and risks was summarized.

2.0 Description of Financial Benefits

During initial business case analysis steps, the following types of potential financial benefits to Rocky View County were identified:

1. Value from Growth:

- This potential financial benefit is identified as a result of CSMI enabling future growth within CSMI-impacted RVC communities. It is understood that the management of stormwater across the east side of RVC has been a continuing issue for several years. To this end, it is acknowledged that the establishment of CSMI has produced an agreement between RVC and other impacted stakeholders (including other CSMI municipal partners, the WID, and the Province of Alberta) that growth can continue within CSMI-impacted areas in accordance with (a); current zero stormwater discharge requirements, and (b); longer-term requirements to support the regional CSMI stormwater management infrastructure. Without such a regional agreement established across these partners to manage regional stormwater issues, it is also acknowledged that future growth within these communities may likely be severely curtailed.
- The specific value to RVC from this growth can be evaluated as the incremental revenues gained from an increased tax base relative to the projected incremental municipal costs to service this growth.

2. Decrease in Stormwater Pumping Costs:

- Across the past decade, areas on the east side of RVC have experienced substantial, localized flooding during heavy precipitation, resulting in significant accumulation of runoff and flooding due to a lack of a natural drainage outlet.

¹ Stack'd Consulting, "Co-operative Stormwater Management Initiative (CSMI) Business Case Analysis", January 27, 2020



Emergency pumping has been necessary to mitigate damage to residential and industrial private property, which has led to damaging and negative downstream impacts to municipal and irrigation infrastructure. To control localized flooding throughout the region and limit further damage to property and structures, RVC has incurred significant yearly costs. This include charges to RVC from the WID to permit this stormwater releases into the WID canal (which are noted as strongly discouraged by the WID).

- A review of historical pumping costs to RVC and current budgeting has estimated that annual pumping costs of approximately \$300,000 on average may be incurred².

3. Decrease in Stormwater Infrastructure Costs:

- As a result of the perpetual stormwater management issues within the east side of RVC, RVC's capital expenditures for transportation and associated stormwater management infrastructure have incurred additional costs. This type of financial impact has particularly been experienced within RVC's capital budget within its Transportation Department. The result has been added capital infrastructure expenditure associated with capital projects within the CSMI-impacted zone.
- A review of Transportation's historical capital projects was considered. It is estimated that annual added capital expenditures of approximately \$250,000 on average (vs. a total annual average Transportation capital budget of approximately \$9 million) may be incurred to specifically deal with the stormwater management issues within the east side of RVC.

In addition, it was noted that a potential financial benefit of CSMI may be extended to its land development constituents. According to an analysis conducted by MPE Engineering³, land storage area required for current zero-release practices (without low-impact development (LIDS) practices) is approximately 20% to 30% more than the CSMI strategy for residential and industrial development (or approximately 3.7% to 5.5% for development which currently does incorporate LIDs), respectively. This represents a significant reduction in the area of land required to support stormwater management, as even in the case for land which features LIDs it will decrease this area by approximately 50%.

MPE Engineering LTD, Storage Surface Area Results

Development Type	Freeboard Surface Area (% Development)		
	CSMI	Zero Release with LIDs	Zero Release without LIDs
Industrial	4.2%	9.7%	33.2%
Residential	3.7%	7.4%	21.7%

Table 1: Freeboard Surface Area Comparisons

² RVC's average annual pumping costs between 2011-2016 was \$351,167 (per its application letter to Alberta Environment and Parks in 2016) and \$250,000 is currently budgeted in operating costs per year.

³ MPE Engineering, "Re: Rocky View County Development Comparison", Letter to RVC, January 10, 2020



This ability for CSMI to increase the amount of usable land across both industrial and residential development can result in the value of “unlocked land value”. This can be realized from potential increased market valuation of the land, as it reflects the ability for a much higher land utilization rate within the development. Further, this potential increase in the value of the land can be compared to the projected CSMI levies⁴ (listed in the bylaw at \$5,992 per acre) which are required from developers within the CSMI-impacted communities to approximate a net financial impact.

3.0 Summary of Project Engagement and Analysis

Given the scope of the targeted financial impact analysis (as described in the previous section), a project analytical plan was developed to not only detail the expected type of financial analysis, but also identify the range of supporting background information and input required. This engagement and review included the following project steps:

1. **Engagement with Area Developers:** Interview discussions were held with various representative land developers currently operating within CSMI-impacted communities within RVC. These discussions focused on understanding their current perspective of CSMI and their attitudes towards both current development (within zero-discharge requirements) and longer-term requirements to support CSMI's regional stormwater infrastructure solutions.
2. **Engagement with the WID:** Input was obtained from the WID to understand their perspective on CSMI and typical charges they incur to RVC and landowners to accommodate undesired stormwater discharges into the Western Headworks Canal.
3. **Engagement with RVC Representatives:** Input from a variety of representatives from within RVC was obtained regarding land use planning, recent growth, historical stormwater pumping activities, historical impact of stormwater to Transportation capital budgets, land assessment and tax rates for the various CSMI-impacted communities, and the net value of industrial, commercial and residential growth to RVC (i.e. typical characteristics of tax revenues relative to municipal servicing costs for each type of land development).
4. **Review of RVC Documents and Studies:** A review of publicly available and provided background materials was performed. This included:
 - a. CSMI agreement and capital project phasing and municipal capital pro-share documents;
 - *See Appendix A for the current capital cost breakdown for each of the planned stages and as to be allocated across the CSMI's members*
 - b. Current RVC Area Structure Plans (and plans currently under review) for CSMI-impacted communities;
 - c. Previous RVC studies and documents focused on (a); land assessment per acre rates and developable land per RVC communities, and (b); the relative value of growth across industrial, commercial, and residential land uses;

⁴ Rocky View County, “BYLAW C-8008-2020”, Updated January 2020



- d. Current tax mill rates;
 - e. Recent CSMI levies collected; and
 - f. Current and recent RVC operating and capital budgets.
5. **Financial Impact Analysis:** Based on the inputs received and type of financial impact, a financial projection model was developed to analyze the potential long-term financial benefits from RVC continuing to participate in CSMI. This included a series of iterative adjustments and sensitivity analysis to priority input variables. This analysis was presented and confirmed with internal RVC project team members prior to finalization.

4.0 Key External Input Obtained

During the project, external stakeholder input was obtained from area developers and the WID regarding their views on current stormwater management issues, CSMI, CSMI's impact to their attitudes towards future development opportunities, and other key issues and / or points of feedback as noted. This section highlights some of the more noteworthy input obtained. This includes the following:

- i. All external stakeholders agree that current stormwater management issues on the eastern side of Rocky View County present significant development challenges:
 - The degree of land required to support stormwater management is viewed as a significant detriment;
 - Depending on the development type, this reduced amount of land area can have a direct financial impact (e.g. storage facility, warehousing, and supply chain logistics industries);
 - However, it is noted that these requirements are now considered in the acquisition costs for land in this area.
 - Current stormwater issues and risks of localized flooding add risk (*both to the development itself and the developer's reputation*) to development opportunities which has to be factored in.
- ii. Any stormwater releases into the WID canal to alleviate current stormwater management issues are viewed as undesirable;
- iii. Longer-term, the prospect of a stormwater management solution which CSMI promises is viewed favorably. However, there were current and near-term issues noted with it, including:
 - The timeline that CSMI will be developed is questioned – developers do not feel they can reliably plan on when CSMI benefitting infrastructure will be developed;
 - The uncertainty on timing on when CSMI infrastructure will be established adds further risk to their development opportunities;
 - Short-term, developers still need to abide by zero release protocols and contribute to CSMI levies without receiving any corresponding benefit; and



- Some developers may desire having flexibility to explore alternative site-specific stormwater management solutions instead of the CSMI regional solution.

5.0 Projected Financial Impact Analysis

This section summarizes the key assumptions and financial impact analysis developed for each type potential financial benefit as described in Section 2.

5.1 Key Assumptions

This section lists the key assumptions used to guide the financial impact projections:

- i. Future growth per community would effectively be zero should RVC not participate in CSMI (or equivalent regionally approved stormwater management program);
- ii. The rate of development across all RVC CSMI-impacted communities will be approximately 367 acres/yr.;
 - *This was estimated based on the original CSMI development timeline of 25 years*
- iii. Future growth is expected to increase at an annual growth rate of approximately 1.74%⁵;
- iv. The CSMI infrastructure will be immediately developed in its planned stages upon receipt of sufficient levies (as per the projected development growth rate calculated in items i. and ii. above);
- v. Growth by community and type of development will occur as per the following table across near-term (2020-2024), medium-term (2025-2029), and long-term (2030 and beyond) as noted based on input from RVC representatives and review of current land-use planning documentation:

⁵ Rocky View County, "County Growth Report & Residential Land Inventory", Policy and Priorities Committee, July 4, 2017



2020-2024 Growth Forecast	Total	Industrial	Commercial	Residential
Janet	40.00%	87.5%	12.5%	0.0%
Conrich	20.00%	59.4%	16.8%	23.8%
Langdon	40.00%	9.2%	30.2%	60.6%
Omni	0.00%	48.4%	51.6%	0.0%
Totals:	100.00%	50.56%	20.44%	29.00%
2025-2029 Growth Forecast	Total	Industrial	Commercial	Residential
Janet	40.00%	87.5%	12.5%	0.0%
Conrich	25.00%	59.4%	16.8%	23.8%
Langdon	30.00%	9.2%	30.2%	60.6%
Omni	5.00%	48.4%	51.6%	0.0%
Totals:	100.00%	55.03%	20.84%	24.13%
2030+ Growth Forecast	Total	Industrial	Commercial	Residential
Janet	30.00%	87.5%	12.5%	0.0%
Conrich	30.00%	59.4%	16.8%	23.8%
Langdon	20.00%	9.2%	30.2%	60.6%
Omni	20.00%	48.4%	51.6%	0.0%
Totals:	100.00%	55.59%	25.15%	19.26%

Table 2: Assumed Growth as a Percentage of Total Across CSMI-Impacted Communities

In addition, it was assumed that the average residential development would feature 4 units per acre⁶.

- vi. Future cash flows will be impacted by an annual 2% inflation / CPI rate;
- vii. RVC's discount rate (for evaluating the value of future cash flows) is 3.5%;
- viii. RVC will achieve and maintain a desired 65% vs. 35% split between residential vs. non-residential development (across the County). With this split, the following additional assumptions are made:
 - For each dollar of municipal servicing costs required to support residential growth, RVC will obtain \$0.60 in tax revenues for each \$1.00 in municipal servicing costs incurred (per the 2009 Cost of Services Study⁷); and
 - At that level, RVC will need to obtain \$1.74 in tax revenues for each \$1.00 in municipal servicing costs incurred to support non-residential growth⁸.
- ix. Current tax mill rates for residential and non-residential properties will continue as current;

⁶ Rocky View County, "Area Structure Plan LANGDON", Approved May 2016, Bylaw C-7564-2016

⁷ ISL Engineering and Land Services and Nichols Applied Management, "Cost of Services Study: Final Report", 2009

⁸ This is noted as a conservatively low estimate, as in 2017 Stack'd Consulting used an estimate of 180% per RVC Administration input in its report "Langdon WWTP Facility Upgrade Financing Alternatives", 2017. Further, the 2009 Cost of Services Study by ISL and Nichols found that light industrial, un-serviced growth typically provided a tax revenue surplus of 280% while serviced commercial growth provided a tax revenue surplus of 585%



- x. The average assessment value per type of development within each community is summarized in the table below (based on a review of current assessment values⁹ per type of development):

Community	Industrial \$/acre	Commercial \$/acre	Residential \$/unit
Janet	\$864,263	\$308,040	N/A
Conrich	\$1,461,077	\$216,856	\$738,534
Langdon	\$1,585,000	\$759,666	\$465,458
Omni ¹⁰	\$845,054	\$1,144,449	N/A

Table 3: Assumed Average Assessment Values per Community by Development Type

5.2 Value of Growth Projections

This section summarizes the financial impact projections for each of Janet, Conrich, Langdon, and Omni based on the assumptions above.

5.2.1 Janet Growth Projections

The base average annual rate of development for Janet for 2020 was projected to be:

- Industrial: 131 acres/yr
- Commercial: 19 acres/yr
- Residential: 0.0 acres/r

Based on projection assumptions per Table 2, these development growth rates were projected to continue across 2020-2029. Longer-term (i.e. 2030 and beyond), this was projected to decrease to 117 acres/yr for industrial and 17 acres/yr for commercial development.

Based on this development, assessed values, tax mill rates, and required cost of servicing, the projected financial impact for 2020 was:

- Incremental Industrial Annual Tax Revenues: \$850,667
- Incremental Commercial Annual Tax Revenues: \$43,313
- Incremental Municipal Cost of Service: \$512,939
- **Incremental Value of Growth (1st year impact): \$381,041**

In addition, a 25-year financial forecast of the annual financial impact of growth was performed across 2020 – 2044. A present value calculation across the annual cash flows was found to be approximately **\$73.1 million** (or approximately \$2.9 million average present value per year across this projection duration).

5.2.2 Conrich Growth Projections

The base average annual rate of development for Conrich for 2020 was projected to be:

- Industrial: 44 acres/yr

⁹ Rocky View County, "ASP – AREAS for Joseph.xls", Received September 2020

¹⁰ Omni assessment values estimated based on those itemized for East Balzac



- Commercial: 13 acres/yr
- Residential: 18 acres/r

Based on projection assumptions per Table 2, these development growth rates were projected to continue across 2020-2024. Across 2025-2029, they were projected to be approximately 25% greater than the 2020-2024 development rate. Further, they were projected to increase an additional 25% from 2030 and beyond relative to the 2025-2029 development rate.

Based on this development, assessed values, tax mill rates, and required cost of servicing, the projected financial impact for 2020 was:

- Incremental Industrial Annual Tax Revenues: \$488,129
- Incremental Commercial Annual Tax Revenues: \$20,491
- Incremental Residential Annual Tax Revenues: \$133,386
- Incremental Municipal Cost of Service: \$514,142
- **Incremental Value of Growth (1st year impact): \$127,865**

In addition, a 25-year financial forecast of the annual financial impact of growth was performed across 2020 – 2044. A present value calculation across the annual cash flows was found to be approximately **\$33.8 million** (or approximately \$1.4 million average present value per year across this projection duration).

5.2.3 Langdon Growth Projections

The base average annual rate of development for Langdon for 2020 was projected to be:

- Industrial: 14 acres/yr
- Commercial: 45 acres/yr
- Residential: 91 acres/r

Based on projection assumptions per Table 2, these development growth rates were projected to continue across 2020-2024. Across 2025-2029, they were projected to be approximately 25% lower than the 2020-2024 development rate. Further, they were projected to decrease an additional 33% from 2030 and beyond relative to the 2025-2029 development rate.

Based on this development, assessed values, tax mill rates, and required cost of servicing, the projected financial impact for 2020 was:

- Incremental Industrial Annual Tax Revenues: \$164,030
- Incremental Commercial Annual Tax Revenues: \$258,069
- Incremental Residential Annual Tax Revenues: \$428,101
- Incremental Municipal Cost of Service: \$955,689
- **Incremental Value of Growth (1st year impact): -\$105,490**

In addition, a 25-year financial forecast of the annual financial impact of growth was performed across 2020 – 2044. A present value calculation across the annual cash flows was found to be



approximately **negative \$15.7 million** (or approximately -\$0.63 million average present value per year across this projection duration).

5.2.4 Omni Growth Projections

Based on projection assumptions per Table 2, it was assumed that Omni would not start any significant development across 2020-2024. Upon 2025, average annual rate of development for Omni was projected to be:

- Industrial: 10 acres/yr
- Commercial: 11 acres/yr
- Residential: 0 acres/r

Based on longer-term development projections, these development rates were projected to increase by approximately 300% for 2030 and beyond as compared to the 2025-2029 development rates.

Based on this development, assessed values, tax mill rates, and required cost of servicing, the projected financial impact for 2025 was:

- Incremental Industrial Annual Tax Revenues: \$62,691
- Incremental Commercial Annual Tax Revenues: \$90,515
- Incremental Municipal Cost of Service: \$87,905
- **Incremental Value of Growth (1st year impact): \$65,301**

In addition, a 25-year financial forecast of the annual financial impact of growth was performed across 2020 – 2044. A present value calculation across the annual cash flows was found to be approximately **\$21.1 million** (or approximately \$0.84 million average present value per year across this projection duration).

5.3 Value of Reduced Pumping Costs

This section summarizes the financial impact projections for reduced pumping costs which are anticipated due to completion of the following stages of the CSMI infrastructure:

- Stage 1-S: 25% reduced pumping vs. current
- Stage 1-N: 25% reduced pumping vs. current
- Stage 3-S: 25% reduced pumping vs. current
- Stage 3-N: 25% reduced pumping vs. current

Based on the projected impact of the CSMI infrastructure, it was assumed that pumping costs are, on average, distributed equally across the north vs. south catchments for the CSMI development. It was further assumed that completion of Stage 1 would achieve a 50% savings in pumping costs, with the remainder achieve via completion of Stage 3.

As above, it is assumed that approximately 25% of the total pumping costs can be reduced via completion of the above-noted stages of CSMI. Based on the current growth rate and collection of CSMI levies, these stages are projected to be completed during the following years:



- Stage 1-S: 2020
- Stage 1-N: 2023
- Stage 3-S: 2036
- Stage 3-N: 2045

Based on the scheduled completion dates for each stage and the anticipated reduction in current pumping costs, an annual differential cash flow projection was developed across 2020-2044. From this, a 25-year present value calculation of **\$3.7 million** across this projection duration was determined (or approximately \$0.15 million average present value per year).

5.4 Value of Reduced Transportation Capital Expenditures

This section summarizes the financial impact projections for reduced Transportation capital expenditures due to reduced stormwater issues which are anticipated due to completion of the following stages of the CSMI infrastructure:

- Stage 1-S: 25% reduced capital expenditure vs. current
- Stage 1-N: 25% reduced capital expenditure vs. current
- Stage 3-S: 25% reduced capital expenditure vs. current
- Stage 3-N: 25% reduced capital expenditure vs. current

It is further assumed that the stages of CSMI would be completed as per the schedule detailed in Section 5.3 (with similar assumptions for how the completion of each Stage would impact total capital expenditure savings). Based on this projected scheduled and anticipated savings, an annual differential cash flow projection was developed across 2020-2044. From this, a 25-year present value calculation of **\$3.1 million** across this projection duration was determined (or approximately \$0.12 million average present value per year).

5.5 Summary Value of Projected Financial Impacts to RVC

Based on the individual projected financial impacts per the above sections, a summary table is provided below:

Item	25 Yr PV	Avg. 25-Yr PV/Yr
Tax Base vs Servicing Cost Impact:	\$ 112,318,832	\$ 4,492,753
Janet	\$ 73,130,071	\$ 2,925,203
Conrich	\$ 33,817,000	\$ 1,352,680
Langdon	-\$ 15,719,530	-\$ 628,781
OMNI	\$ 21,091,291	\$ 843,652
Pumping Costs	\$ 3,736,421	\$ 149,457
Transportation Stormwater CAPEX	\$ 3,113,933	\$ 124,557
Total PV Impact:	\$ 119,169,186	\$ 4,766,767

Table 4: Summary of Present Value Financial Impact Projections

As per Table 4, the total financial impact across the 2020-2044 projection duration was calculated to be approximately \$119 million (or \$4.8 million per year on average). This can be compared to the required CSMI capital expenditure across this same horizon by RVC of approximately \$43.7 million (noted to be funded through CSMI levies by land developers). As



such, it can be seen that the projected 25-year present value of financial benefits are approximately 172% more than the capital investment required.

5.6 Impact of Slower CSMI Development Timeline

During development of the financial projections, it was noted that the total CSMI levies obtained across 2017-2019 was approximately \$1.54 million (or \$0.51 million per year on average). It is noted that this is significantly less than the annual totals estimated to realize the original 25 year CSMI development timeline, and represents an annual total of approximately 86 acres/yr (as opposed to the 367 acres/yr estimated to support the financial analysis in Sections 5.2-5.4, or 77% less CSMI levies).

Sensitivity analysis was performed to project the impact of this slower development rate. At this reduced development rate, CSMI's Stage 3-N would not be completed until 2070. The 25-year present value of the projected net financial benefits to RVC were updated and summarized in Table 5 below:

Item	25 Yr PV	Avg. 25-Yr PV/Yr
Tax Base vs Servicing Cost Impact:	\$ 26,234,499	\$ 1,049,380
Janet	\$ 17,085,064	\$ 683,403
Conrich	\$ 7,900,520	\$ 316,021
Langdon	-\$ 3,893,615	-\$ 155,745
OMNI	\$ 5,142,529	\$ 205,701
Pumping Costs	\$ 2,061,111	\$ 82,444
Transportation Stormwater CAPEX	\$ 1,717,730	\$ 68,709
Total PV Impact:	\$ 30,013,340	\$ 1,200,534

Table 5: Impact of Slower CSMI Development Timeline

The results of this slower CSMI development timeline show that the 25 year present value of financial benefits gained from increased tax base relative to municipal servicing costs, reduced pumping costs, and reduce Transportation capital expenditures is projected to be approximately \$30 million (or approximately \$1.2 million per year on average). This is approximately \$89.2 million (or 75%) less than the base case analysis presented in Sections 5.2-5.4.

It is further noted that this alternative may also present additional negative impacts to the development community who are pursuing development opportunities in the eastern side of Rocky View County. An extended CSMI development timeline presents a higher level of uncertainty and risk on when current stormwater management issues will be resolved, which adds higher levels of risk to their development opportunities. This higher level of risk and uncertainty may consequently delay or decrease future development rates.

5.7 Potential Impact to Unlocked Value of Land

Additionally, it was noted that CSMI (once established) can enable development to further utilize a greater percentage of its land instead of the requirement to ensure zero stormwater discharges (either by low impact development practices or large stormwater ponds). Based on this, a high-level analysis was performed to estimate the potential value of the land which can be unlocked by CSMI. This was performed using the same current assessment values per type of development across each CSMI-impacted community and a comparison in the amount of unlocked land which CSMI can enable relative to development which incorporates low-impact development practices.



Based on this high-level analysis, the following table is provided:

Community	Development	Total Land (acres)	Total Unlocked Land (acres) vs. Zero Release with LIDs	Current Assessment Value (\$/acre)	Assessed Value of Unlocked Land (\$)
Janet					
	Industrial	3500	192.5	\$ 864,263	\$ 166,370,662
	Commercial	500	27.5	\$ 308,040	\$ 8,471,103
	Residential	0	0	0	\$ -
Janet Total:					\$ 174,841,766
Conrich					
	Industrial	5160	283.8	\$ 1,461,077	\$ 414,653,630
	Commercial	1459	80.245	\$ 216,856	\$ 17,401,631
	Residential	2066	76.442	\$ 738,534	\$ 56,455,038
Conrich Total:					\$ 488,510,299
Langdon					
	Industrial	205	11.275	\$ 1,585,000	\$ 17,870,875
	Commercial	670	36.85	\$ 759,666	\$ 27,993,705
	Residential	1346	49.802	\$ 465,458	\$ 23,180,716
Langdon Total:					\$ 69,045,296
Omni					
	Industrial	620	34.1	\$ 845,054	\$ 28,816,355
	Commercial	660	36.3	\$ 1,144,449	\$ 41,543,481
	Residential	0	0	0	
Omni Total:					\$ 70,359,836
CSMI Impact Area Total:					\$ 802,757,196

Table 6: Summary Value Projection from Unlocked Land

Based on this analysis, it is estimated that, at current assessment values and based on the estimated area of developable land within each community, CSMI can represent an approximate increase in value of \$803 million. It is noted that the full capital cost of CSMI to RVC developers is scheduled to be approximately \$74.3 million.

It is acknowledged that the high-level analysis summarized in Table 6 does not factor in the time value of money and differences in timing between when developer levies are due versus when the incremental value in land can be achieved (based on completion of the CSMI infrastructure). To better estimate the potential financial impact to developers who operate in these communities, projections on the incremental land value unlocked by CSMI relative to the CSMI off-site levies and CSMI infrastructure construction schedule were developed. Present value calculations were developed based on the following assumptions:

- The incremental value of land unlocked by CSMI can only be achieved upon completion of the CSMI Phase 3 infrastructure;
- The current assessment values per acre of land per community can be used to estimate future market values;

- CSMI infrastructure is developed according to its planned 25-year timeline;
- Land in each community is developed per the schedule in Table 2;
- The incremental value of land assumes the difference between CSMI versus land now developed under zero-release protocols which already incorporate LIDs, and
- An average weighted average cost of capital for developers of 6.04%¹¹ was used to discount the annual cash flows.

Analysis was performed to calculate the net present value of the unlocked value of land in each community both immediately upon completion of the CSMI Phase 3 infrastructure and upon full CSMI project completion (assumed to be 2045). In addition, analysis was performed to identify the internal rate of return (i.e. the rate of return upon which the future value of the unlocked land relative to the CSMI offsite levy investments) for the developments both for each community and as a weighted average across all communities. The following table summarizes this analysis:

Community	NPV @ Phase 3	NPV @ Full CSMI Completion	IRR @ Full CSMI Completion
Janet	\$ 32,973,621	\$ 25,052,368	13.21%
Conrich	\$ 32,825,322	\$ 32,040,186	16.63%
Langdon	\$ 16,888,638	\$ 6,409,738	9.26%
Omni	\$ 13,294,419	\$ 12,212,431	20.89%
Sum	\$ 95,981,999	\$ 75,714,723	15.56%

Table 7: Summary of NPV Analysis of Unlocked Value of Land

Based on this analysis, it is estimated that a total net present value of approximately \$96 million can be achieved upon the completion of the CSMI Phase 3 infrastructure. This is reduced to approximately \$76 million upon the final completion of the full CSMI infrastructure. The values of internal rate of return at full CSMI completion ranges across the communities from 9.26% - 20.89%, with a total weighted average of 15.56%. This shows a positive return for developers in each community under CSMI development and community build-out scenario.

6.0 Conclusions

Based on the financial impact projection analysis performed, it is anticipated that through continued participation within CSMI RVC and its constituents will realize a positive net financial benefit.

The total projected impact to RVC across 2020 – 2044 based on the itemized assumptions was calculated to be approximately \$119 million (or \$4.8 million per year on average). Compared to the required CSMI capital expenditure (as funded through CSMI levies) across this same horizon by RVC of approximately \$43.7 million, this holds the potential to return 172% more than the capital investment required.

An alternative CSMI development projection was modeled similar to RVC's rate of CSMI levies obtained across 2017-2019, which were approximately 77% less than those estimated in the original CSMI development timeline. The impact of this slower CSMI development timeline

¹¹ Aswath Damodaran, NYU Stern School of Business, "Cost of Capital by Sector", http://people.stern.nyu.edu/adamodar/New_Home_Page/datafile/wacc.htm, January 5, 2020,

resulted in a 25-year present value of approximately \$30 million, or 75% less than that calculated assuming the original 25-year CSMI development timeline.

Additionally, the potential increase in value of the land through unlocking its utilization (through a reduction in total area required to accommodate zero stormwater discharges without CSMI) represents an approximately assessed value of \$803 million (relative to the full CSMI off-site levy funding requirements for RVC of \$74.3 million). Based on high-level net present value calculations, it was further estimated that developers can realize a positive investment at the point of full CSMI infrastructure completion of approximately \$76 million (or equivalently a 15.56% rate of return).

Given these potential gains, it is recommended that RVC continue to participate in the CSMI initiative or equivalent regional stormwater management agreement.



Appendix A: CSMI Capital Pro-Share Plan

Through the CSMI partnership, RVC benefits through cost sharing mechanisms with the other municipalities based on a Municipal Pro Share Contribution that has been outlined in the Master CSMI Agreement. It is important to note that the Municipal Pro Share is subject to change based on the participation of each member municipality involved in the agreement. Costs are to be paid out by each municipality according to the staged development of CSMI infrastructure over a projected 25-year period. In addition to staged development costs, other costs include planning and implementation, development of naturalized retention ponds, Serviceberry and Hartell improvements, Low Impact Development (LID) research, and rural best management practices.

	City of Chestermere	City of Calgary	Rocky View County	Wheatland County	Town of Strathmore	Total
25 Year Absorption (ha)	0	450	3965	364	107	4886
<u>Stage</u>						
1		\$ 1.66	\$ 9.70		\$ 0.20	\$ 11.56
2		\$ 1.91	\$ 15.01		\$ 0.72	\$ 17.64
3		\$ 3.71	\$ 18.94			\$ 22.65
4		\$ 0.51	\$ 4.49			\$ 5.00
5						\$ -
Naturalized Retention Ponds		\$ 1.08	\$ 9.52	\$ 0.87	\$ 0.26	\$ 11.73
Hartell Improvements		\$ 1.03	\$ 9.08	\$ 0.83		\$ 10.95
ServiceBerry Improvements		\$ 0.28	\$ 2.49	\$ 0.23	\$ 0.07	\$ 3.07
LID Research		\$ 0.18	\$ 1.62	\$ 0.15	\$ 0.04	\$ 1.99
Rural BMPs		\$ 0.33	\$ 2.91	\$ 0.27	\$ 0.08	\$ 3.59
Planning & Implementation		\$ 0.08	\$ 0.55	\$ 0.02	\$ 0.01	\$ 0.66
Total Capital Costs (Millions)		\$ 10.77	\$ 74.31	\$ 2.37	\$ 1.38	\$ 88.83
% (Area)		9.2%	81.2%	7.4%	2.2%	100.0%
% (Cost)		12.1%	83.7%	2.7%	1.5%	100.0%

Table 8: Projected CSMI Capital Costs

According to these projections, RVC's capital funding portion is projected to be **approximately \$74.3 million** across 25 years (i.e. 2018-2042).

Suite 320, 6715 - 8 Street NE
Calgary, AB T2E 7H7
Phone: 403-250-1362
1-800-351-0929
Fax: 403-250-1518



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

January 10, 2020
File: N:\2285\046-02\L01-1.0

Attention: Ms. Angela Yurkowski, P.Eng.
Capital Project Management Supervisor

Dear Ms. Yurkowski:

Re: Rocky View County Development Comparison

Rocky View County (RVC) has a number of Area Structure Plan (ASP) areas that intend to connect their stormwater systems to the future Cooperative Stormwater Management Initiative (CSMI) system. CSMI requires a unit area release rate (UARR) of 0.8 l/s/ha and a volume control target (VCT) of 40 mm/year for RVC's areas.

The existing developments in these areas are currently under a zero-release requirement. RVC has requested information in order to compare estimated storage requirements of a zero-release condition versus what will be a typical CSMI condition. For this comparison, the existing high level CSMI land development PCSWMM models have been utilized, and similar PCSWMM models are been created to represent a zero-release development.

The following three scenarios are analyzed for a typical industrial and residential development:

1. **CSMI Development:** Developments which meet the UARR and VCT set by CSMI, using stormwater Best Management Practices (BMPs) such as Low Impact Development (LID) practices.
2. **Zero-Release Development with LIDs:** Developments which meet a zero-release requirement and apply the same stormwater BMPs as a CSMI development.
3. **Zero-Release Development without LIDs:** Developments which meet a zero-release requirement and do not utilize any LID practices.

Model Assumptions

Both single event and continuous models are analyzed for each development type in order to obtain the most representative results. Single event models utilized the City of Calgary Chicago distribution 1:100 year 24 hour event, and the continuous models used the Calgary International Airport 50-year data for precipitation, evaporation and temperature.

The size of the typical developments modelled are 100 ha for both the residential and industrial analysis. Separate subcatchments are used in the models for the different types of land use [Roads, Lots, Municipal Reserve (MR) and Environmental Reserve (ER)]. For a direct comparison, **Table 1** shows the main parameters of these subcatchments that remain consistent throughout all scenarios. Typical infiltration, depression storage and roughness coefficients are also kept consistent.

Table 1: Consistent Model Parameters

Parameter	Value	
	Industrial	Residential
Total Development Area	100ha	100 ha
Road Area	5.5ha	12.5 ha
MR and ER Area	12.3 ha	11 ha
Lot Imperviousness	85%	44%

A single storage facility is utilized to collect runoff from the entire 100 ha development model. Where LID's are included, water is pumped out of this storage to facilitate these practices. General storage characteristics are maintained throughout the scenarios to be able to compare storage surface area directly (*Table 2*).

Table 2: Consistent Storage Parameters

Parameter	Value
Depth Below HWL	4 m
Freeboard Storage Above HWL	0.5 m
Simulation Starting Depth	2 m
Storage Side Slopes	1:5
Storage Infiltration	0%

The CSMI development (Scenario 1), assumes a depth below Normal Water Level (NWL) of 2 m, as this is the only scenario that allows the storage to release. It is noted that a typical zero-release development usually includes a shallower storage depth, however altering this would not greatly impact overall storage area required.

LID practices utilized in the CSMI model, which are kept consistent in Scenario 2, include:

- Absorbent landscape utilized on lots,
- 50-60% of runoff from impervious lot area directed to the absorbent landscape prior to the outlet,
- Irrigation of the MR area,
- Recharging of wetlands within the ER area,
- Non-potable reuse such as toilet flushing (industrial developments only).

Scenario 3 assumes that no LID practices are utilized, therefore the development relies strictly on evaporation to prevent flooding.

Results

Storage surface area is altered in all scenarios to determine the size required to avoid flooding. *Table 3* shows the resulting percentage of development area utilized by the storage freeboard level in each development model scenario.

Table 3: Storage Surface Area Results

Development Type	Freeboard Surface Area (% of Development)		
	CSMI	Zero Release with LIDs	Zero Release without LIDs
Industrial	4.2%	9.7%	33.2%
Residential	3.7%	7.4%	21.7%

It can be seen that the storage area required for a zero-release development (utilizing LID practices) is approximately double the area required for a typical CSMI development. In addition to this, storage within a typical zero-release development with no LIDs may be 22% to 33% for large industrial and residential developments, respectively.

Should you have any inquiries in regards to the analysis completed, please do not hesitate to contact the undersigned at (403) 219-6322.

Yours truly,

MPE ENGINEERING LTD.



Tayler Marra, P. Eng.
Design Engineer

TM/tm

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: October 27, 2020 **DIVISION:** 7

FILE: N/A

SUBJECT: Terms of Reference – Balzac East Area Structure Plan Expansion

POLICY DIRECTION:

On September 1, 2020, Council directed Administration to prepare a Terms of Reference to initiate an amendment to the Balzac East Area Structure Plan.

EXECUTIVE SUMMARY:

The purpose of this report is to present Council with a Terms of Reference (see Attachment A) for a developer-led and wholly developer-funded Balzac East Area Structure Plan (ASP) amendment to guide future development in the expansion area in accordance with the relevant statutory plans.

The proposed ASP expansion is located east of Range Road 291 and immediately north of Highway 566, on the boundary of the existing Balzac East ASP. Technical considerations and stakeholder feedback may result in adjustment of the final plan area, subject to Council's approval.

The Terms of Reference was prepared by the owner of the 465-acre landholding in collaboration with Administration. The ASP expansion would cover an area of approximately 465 acres and is intended to provide a range of commercial and industrial development as a continuation of the existing uses in the Balzac East ASP to meet the needs for future growth in the area.

County staff would provide input at several points in the plan's development, including assisting the project team in discussions with the City of Calgary and other jurisdictions such as the Calgary Metropolitan Regional Board. The County will also ensure that any applicable County policies/standards are being addressed in the proposed Area Structure Plan.

A supplementary information package has been provided by the developer group for Council's consideration and this is attached in Attachment B. The package does not form part of the Terms of Reference, but is intended to provide some further detail on the intent and vision of the proposed ASP expansion.

ADMINISTRATION RECOMMENDATION

Administration recommends approval of the Terms of Reference for a developer-led and wholly developer-funded Balzac East Area Structure Plan amendment in accordance with Option #1.

BUDGET IMPLICATIONS

The proposed Terms of Reference proposes that developer would be responsible for all costs associated with completing the ASP.

OPTIONS:

- Option #1: THAT the Terms of Reference for a developer-led and wholly developer-funded Balzac East Area Structure Plan amendment be adopted as presented in Attachment 'A'.
- Option #2: THAT alternative direction be provided.

Administration Resources

Jessica Anderson, Planning and Development Services

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Developer-led and Developer-funded ASP Terms of Reference

ATTACHMENT ‘B’: Balzac East ASP Amendment Information Package



ROCKY VIEW COUNTY

BALZAC EAST AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

Direction

1. The Council of Rocky View County has directed that a developer-led and wholly developer-funded Balzac East Area Structure Plan (ASP) amendment be drafted for the lands identified in **Appendix A** to provide a framework for the future growth in the area.

It is intended that the ASP Amendment document shall provide for a complete range of commercial and industrial development as a continuation of the current commercial and industrial development activities in the Balzac East ASP area.

The project aligns with the County's Strategic Plan for "responsible growth" as the subject lands are ideally situated along major transportation corridors and can be connected to the County's existing infrastructure.

The Balzac East ASP Amendment shall be drafted to align with the following statutory documents:

- a) Interim Growth Plan/Regional Growth Plan
- b) County Municipal Development Plan
- c) Rocky View County / City of Calgary IDP
- d) Balzac East Area Structure Plan

Contributing to Balzac East ASP Amendment policy and direction will be:

- a) Community and stakeholder input;
- b) Baseline technical studies including, but not limited to:
 - i. water servicing strategy;
 - ii. waste water servicing strategy;
 - iii. storm water management plan;
 - iv. Transportation Impact Assessment;
 - v. Historical Resources Overview;
 - vi. Biophysical Inventory and Impact Assessment; and,
 - vii. other technical studies including electrical, gas, and communications.
- c) Fiscal Analysis Report to estimate impact to the County;
- d) Compatibility and integration with the Balzac East ASP area and the surrounding area; and
- e) Direction from higher order documents.



ROCKY VIEW COUNTY

BALZAC EAST AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

The extent of the content, level of detail, and scope of work for all reports and technical studies will be determined at a later date at the discretion of the developer group and in consultation with the County. The funding for the creation of the Balzac East ASP Amendment document will be fully provided by the interested landowners in the plan area.

Rocky View County Administration will assist the Project Team in

- (1) collaboration with neighbouring municipalities and submission of the CMRB application;
- (2) ensuring that Rocky View County policy is addressed.

Study Area

2. The Balzac East ASP Amendment is to adjust the Balzac East ASP boundary with the addition of the 465 acres of land located at the northeast corner of Range Road 291 and Highway 566 and legally described as the NE, SE and SW portions of Section 13, Twp. 26, Range 29, W04M.

Although the Balzac East ASP Amendment study area has been identified above, technical considerations and stakeholder feedback may result in amendment to the final Balzac East ASP Amendment boundary, subject to approval by Council.

Project Objectives

3. In developing the Balzac East ASP amendment, the following objectives shall be achieved:

I. Project Plan

- a) To execute the Project Plan in an efficient manner, adhering with the approved timelines and budget;
- b) To ensure that Council is frequently updated on the project's progress and direction is requested, as needed.

II. Community and Stakeholder Engagement:

- a) To implement effective, inclusive and transparent community engagement;
- b) To collaborate with any identified key stakeholders and agencies and address any issues and opportunities at the earliest point.

III. Balzac East ASP Amendment Creation:

- a) Land Use
 - i) To develop a land use strategy;
 - ii) To establish a development sequence for future redesignation, subdivision, and development of lands;



ROCKY VIEW COUNTY

BALZAC EAST AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

- iii) To determine appropriate integration and transition policies for adjacent land uses;
- b) Servicing:
 - i) To identify potential servicing options for existing and future development;
 - ii) To identify current and planned transportation infrastructure under both Provincial and County jurisdiction, to determine future transportation needs and opportunities;
 - iii) To identify possible pedestrian linkages to ensure the development of a cohesive community; and
 - iv) To identify other required physical services;
- c) Physical Environment:
 - i) To identify key environmental and natural features within the Balzac East ASP Amendment area and suggest methods to uphold their form and function; and
 - ii) To identify physical constraints and obstructions to future development, such as wetlands, excessive slopes and riparian areas found within the study area;
- d) Local Amenities:
 - i) To identify desired and achievable amenities;
- e) Balzac East ASP Amendment Boundary and Phasing:
 - i) To arrive at a boundary for the Balzac East ASP Amendment area that takes into account a foreseeable time horizon, based on growth projections, with sound assumptions and mechanism for reviewing those assumptions;
 - ii) To explore phasing in conjunction with a review of the boundary of the Balzac East ASP Amendment area to accommodate growth projections, and to implement an appropriate mechanism for phasing growth;
 - iii) To describe the existing development within the study area and adjacent lands, to discover where development opportunities and constraints may exist; and
 - iv) To determine the fiscal impact of the proposed land uses;
- f) Other:
 - i) To establish a framework for monitoring the long-term effectiveness of the Balzac East ASP Amendment;
 - ii) Meet the intent and direction of the Interim Growth Plan, County Plan and other relevant policy frameworks.



ROCKY VIEW COUNTY

BALZAC EAST AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

Timeline and Deliverables

4. The Balzac East ASP would be undertaken across three phases, with the following timelines and deliverables.

Phase 1 (Planning)	
• Terms of Reference to Council	Q4, 2020
• Project Plan	
○ Background Information, Fiscal and Technical Analysis Report	Q4, 2020
○ Project Charter Stakeholder Register	
• Engagement Plan	Q4, 2020
○ Stakeholder Engagement Plan	
○ Public Engagement Plan	
• Initiate Technical Studies	Q4, 2020
Phase 2 (Execution)	
• Community and Stakeholder Engagement	Q1-Q2, 2021
○ Engagement Summary Reports	
• Completed Technical Studies	Q1-Q2, 2021
• Draft Plan	Q1-Q2, 2021
Phase 3 (Approval)	
• Public Hearing	Q2, 2021

Variance

5. Any substantial departure from the project scope and timeline detailed within this terms of reference shall require approval from Council.

Costs

6. Costs relating to the completion of this developer-led Balzac East ASP project shall be borne entirely by the developer group.
7. The developer will enter into an agreement with the County to cover the costs to the County for any staff time and resources contributed to the project.



Page 144 of 645

Amendment to the Balzac East Area Structure Plan

October 1, 2020

Submitted to:

ROCKY VIEW COUNTY

Prepared by:

WSP

237 4th Avenue SW, Suite 3300

Calgary, Alberta

T2P 4K3



BALZAC EAST AREA STRUCTURE PLAN AMENDMENT

1. PROJECT INTRODUCTION

The Balzac East industrial and commercial area, designated under the Balzac East Area Structure Plan (Balzac East ASP), is a thriving business area offering a wide range of services, including manufacturing, service shops, entertainment, and shopping centres, in Rocky View County and to the surrounding towns and cities. Commercial activity in this area has been growing steadily in recent years and is anticipated to continue in a pattern of growth over the next ten years, causing demand for more commercial and industrial land in the area.

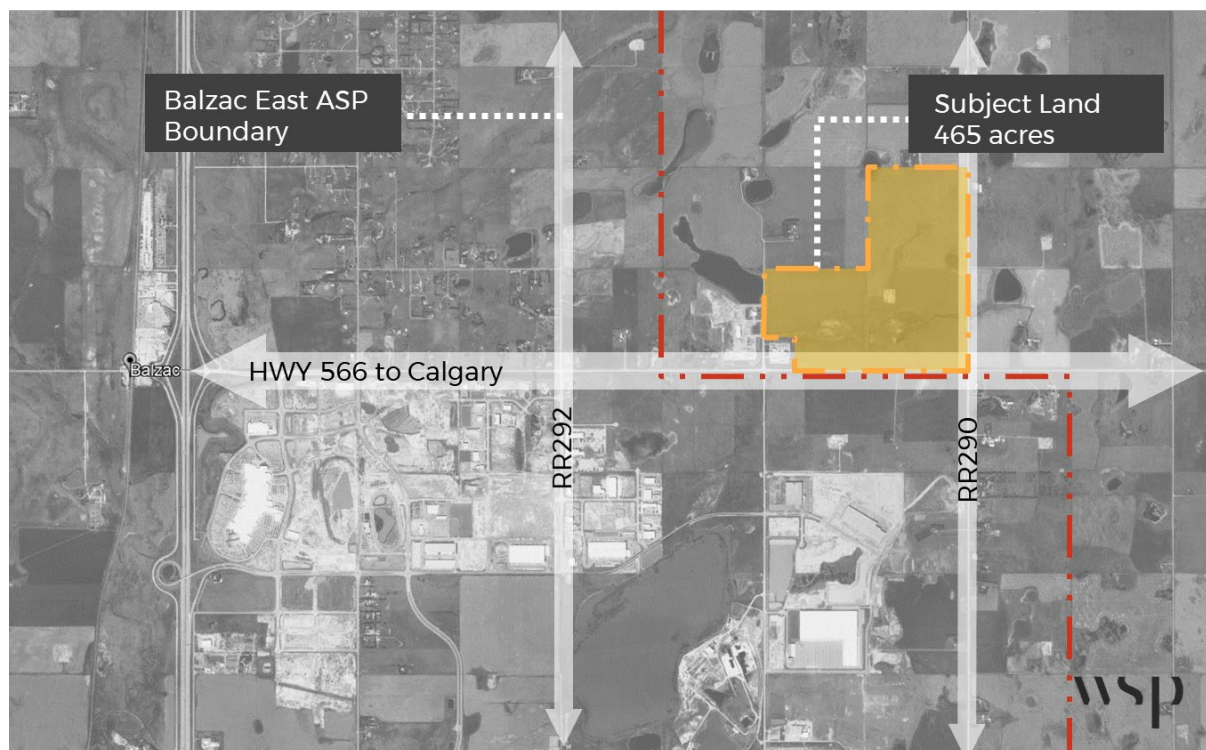


Figure 1: Balzac East ASP and Subject Site (shown in yellow)

The subject site, owned by Advent Projects Ltd., offers an opportunity to meet the needs for this growth close to the existing commercial and industrial uses, utilize the existing transportation network, and build upon the business synergies in the Area Structure Plan location. The subject site (see Figure 1) is comprised of 465-acres and has frontage on both Highway 566 and Range Road 290. Immediately adjacent to the west of the site is the Rocky View County Campus, which houses a variety of public uses including the municipal hall, emergency services centre, recycling facilities, an outdoor gathering plaza, fitness trails, athletic fields and a recreation centre.

This proposal represents an exciting opportunity to expand this successful industrial park onto land which offers:

- ✓ Close proximity to other commercial and industrial uses
- ✓ Greater ability to meet commercial growth demand in the County
- ✓ Immediate access to the QEII Highway
- ✓ Opportune 'buffer' or 'transition' zone between Rocky View County Campus and more industrial uses
- ✓ An expansion of the commercial tax base
- ✓ Efficient growth patterns

2. POLICY CONTEXT & DEVELOPMENT POTENTIAL

2.1 Policy Context

Calgary Regional Interim Growth Plan (IGP)

The IGP does not preclude such development as this, but as a Statutory Plan it will require approval from the Calgary Metropolitan Region Board (CMRB). During the creation of the ASP the final Growth Plan may be adopted by the CMRB and the ASP must align with that document when/if adopted.

Rocky View County Municipal Development Plan (MDP)

The County's MDP is presenting undergoing a major update/review and a draft MDP is available for public review. The new draft MDP is significantly different than the old MDP. However, the new MDP (when adopted) must align with the new Regional Growth Plan and thus additional time may be required since both are supposedly on a similar timeline. In addition, the impacts of COVID-19 on the MDP process and engagement may cause some delays. Through preliminary review of the draft MDP, it was determined that no changes were needed to this proposed amendment.

2.2 Opportunities & Development Potential on the Site

On September 1st, 2020, Council approved a Notice of Motion to initiate the proposed Balzac East ASP boundary amendment. The following section provides a summary of development potential and opportunities pertaining to the proposed boundary amendment. The proposed amendment is premised upon well-researched commercial/industrial sector growth information and existing policy intent. The specific opportunities are explored in detail below.

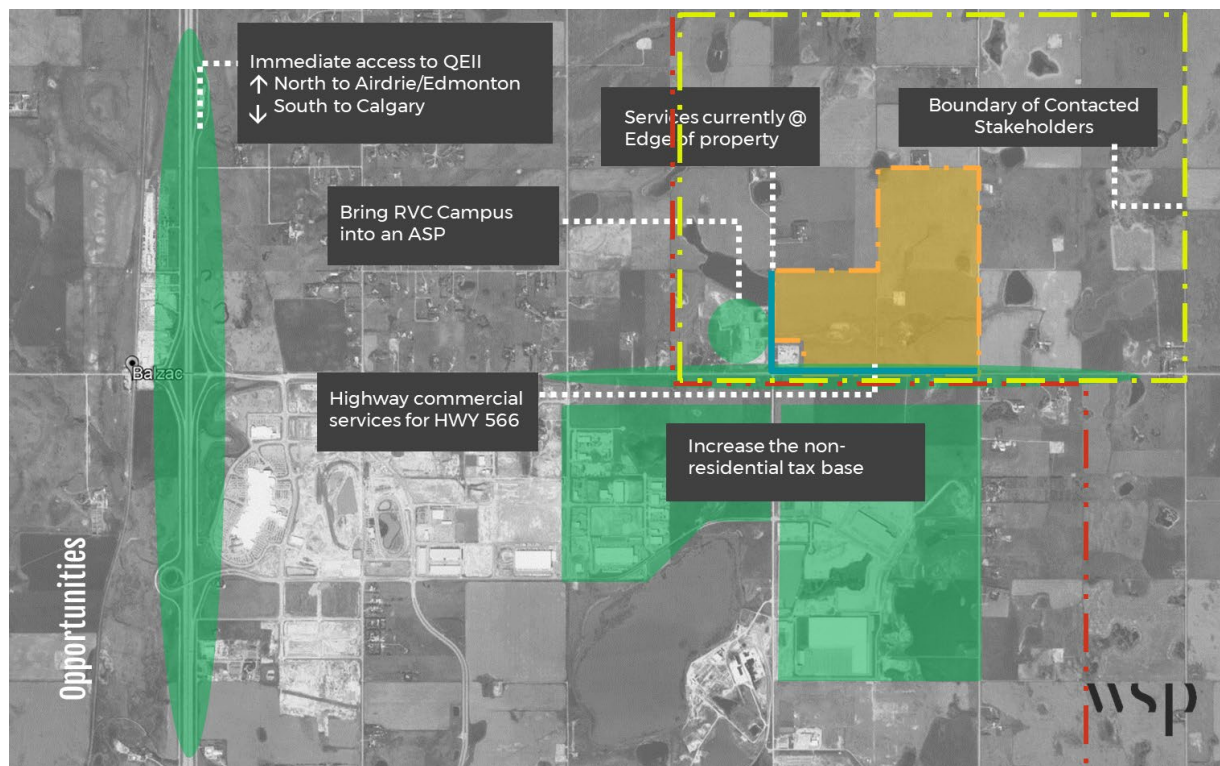


Figure 2: Summary of Opportunities associated with the Boundary Amendment to include the Subject Site

OPPORTUNITY #1: 465 ACRES ADJACENT TO CURRENT ASP

The subject site contained 465 acres and is situated just outside of the Balzac East ASP boundary, to the North across Highway 566.

Explanation / Rationale

The 465 acres is owned by Advent Projects Ltd. and is located just outside of the Balzac East ASP boundary (see Figure 3), which presents an excellent opportunity to expand the boundaries of the Balzac East ASP in an efficient manner.

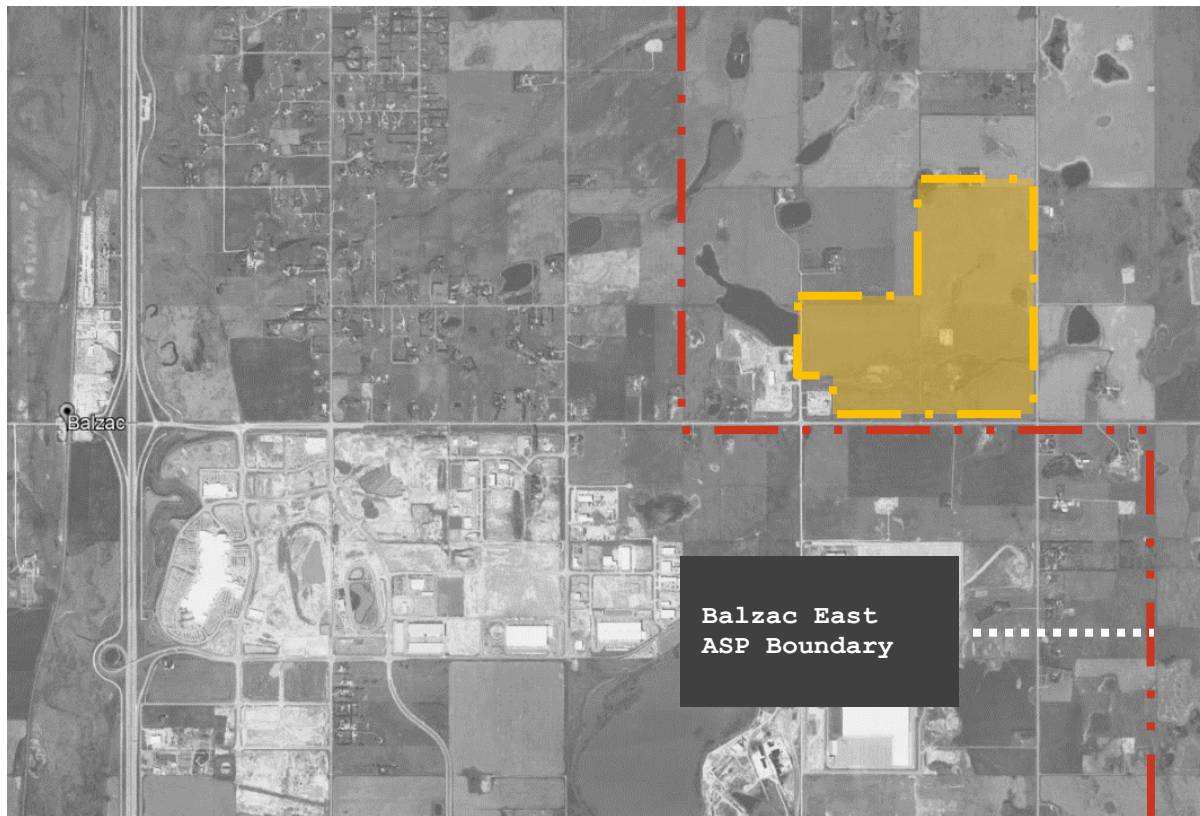


Figure 3: Balzac East ASP Boundary and Subject Site

OPPORTUNITY #2: MEET GROWING RATE OF LAND ABSORPTION IN REGION

According to the *Land Use Upgrade Feasibility Study (February 2019)*, the average rate of absorption of commercial/industrial land in the Balzac East ASP has been approximately 200 acres/year. This land is rapidly being consumed, with no new commercial/industrial land being added in the area to meet near-future demand.

Explanation / Rationale

The total land area for commercial and industrial land south of Highway 566 is 5,667 acres with only 1,173 acres of vacant land available, resulting in only 6 years of remaining supply from the existing inventory, according to the *Land Use Upgrade Feasibility Study (February 2019)* prepared by NAI Advent. This represents the need within under ten years to provide more commercial/ industrial land to meet the increasing land absorption rates and not create gridlock and unappealing commercial market conditions in the Balzac East ASP. Given expected approval timelines in the County, approval to this Notice of Motion would allow for planning to commence and land supply to be brought online in approximately 6 years. Beginning this process now is important should the County wish to ensure existing land supply is ready for development when the demand exists.

OPPORTUNITY #3: INCREASE LAND SUPPLY TO MEET DEMAND IN BALZAC EAST

Demand for commercial/industrial land in the region is high, and especially in places like the Balzac East Area, which is conveniently located outside of but close to the City of Calgary and other nearby urban centres. This opportunity can be harnessed by expanding the boundaries of the Balzac East ASP.

Explanation / Rationale

Balzac presents an ideal location for commercial, industrial, logistics, and warehousing uses given its ease of access to major highways (including the QEII Highway) and transportation routes. It also offers strategic proximity to major urban centres in Western Canada, including especially the City of Calgary and the City of Edmonton, but also median-size cities such as Airdrie and Red Deer.

The *Land Use Upgrade Feasibility Study (February 2019)* showed that demand was steady, with decreasing land availability due to absorption in the Region, but especially in Balzac. Notably, the area has become an established hub for major distribution centres for companies such as Walmart, Gordon Foods, Lowes, and Amazon. This proposal presents the opportunity not only to help meet the existing and anticipated demand for these and similar uses, but also to increase employment numbers, the commercial tax base, and available commercial/industrial space in the area. By amending the Balzac East ASP boundary, Balzac can harness this opportunity to build on its strength as a hub of commercial and industrial activity and draw people and businesses to the area for years to come.

OPPORTUNITY #4: MAXIMIZE THE SERVING INFRASTRUCTURE EFFICIENCY

The subject site is conveniently located across Highway 566 from the currently-developing High Plains Industrial Park. This provides an opportunity to connect servicing infrastructure, thereby creating an efficient model of development for future commercial/industrial growth.

Explanation / Rationale

Building new, right-sized infrastructure in locations without any commercial/industrial sized infrastructure can often be logistically challenging and inefficient. Rather than being required to build entirely new infrastructure without local connectivity in a location far from existing services, the subject site presents an opportunity to connect with existing infrastructure in order to build efficiently/sustainably, save on cost, and create a more efficient commercial and industrial community at large.

OPPORTUNITY #5: MEETING DEMAND WITH TIMELY APPROVAL TIMELINE

Given that significant commercial/industrial demand is expected within approximately 6 years, now is the right time to begin the Balzac East ASP amendment, which could take 3-5 years, in order to get land online when the demand arises.

Explanation / Rationale

Depending on the Terms of Reference (TOR) developed in consultation with the County, it could take 3-5 years to undertake the following steps:

- ASP amendment initiation
- Required studies and technical research
- Development of ASP Amendment document
- Adoption of the ASP Amendment
- Calgary Metropolitan Regional Board Interim Growth Plan Review
- Land use rezoning
- Subdivision
- Servicing Stage 1 Construction

Keeping in mind the diminishing land supply, as explained above and in the *Land Use Upgrade Feasibility Study (February 2019)*, the approval of the ASP amendment in a timely manner and in keeping with a 3-5 year timeframe will benefit all parties. This includes benefitting the commercial/industrial sector, who will not be kept waiting for land to come online and experience market constraints in land purchasing/leasing availability. Recognizing this timeframe, the existing/future demand, and the procedural constraints will be important in prioritizing and moving this project forward.

OPPORTUNITY #6: LAND OWNER PAYMENT OF ASSOCIATED COSTS

The land owner is willing to pay for the cost of consultants, directed by the staff at Rocky View County, to prepare an amendment to the Balzac East ASP.

Explanation / Rationale

Advent Project Ltd., on behalf of land owners in the subject area, including 1248494 Alberta Ltd., will contribute to the associated costs of the Balzac East ASP amendment and arrange for sharing of costs amongst all participatory land owners where possible. This will help to alleviate timeline and staffing pressures for the County, while moving forward a boundary amendment that is important to the future of commercial/industrial success and growth in the area.

3. OPPORTUNITY SUMMARY

As has been evidenced in the above sections, the proposed amendment to the Balzac East ASP boundary is a **unique opportunity** within the Balzac area. The opportunity provides the County with the chance to:

- Ensure supply of future commercial/industrial **meets demand** and **attracts major retailers**
- Consider a **long-term planning process** for commercial/industrial needs in the County
- Grow the Balzac East ASP in an **efficient land use** manner, utilizing **existing infrastructure**
- **Increase** the County's commercial/industrial **tax base**
- Grow the Balzac East ASP's role as a **regional service centre**, attracting people from major urban centres
- Consider proposals to offer **services not currently available** in the immediate area
- Leverage the **experience of Advent Projects Ltd.** in the area with a 17-year track record

Based on its location, nearby amenities, and all the opportunities listed, we believe that the subject site is an ideal location for boundary expansion of the Balzac East ASP and should be considered as a high priority for the County moving forward. Given the tight timeframe to get commercial/industrial land online prior to the significant demand increase in approximately 6 years, we ask for this amendment to be prioritized in the near-to-immediate future in the statutory plan ranking exercise.

We look forward to working with Rocky View County on the Balzac East ASP amendment proposal and thank you for your consideration of this excellent opportunity.



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	October 27, 2020	DIVISION: 4
FILE:	03323025	APPLICATION: PRDP20201717
SUBJECT:	Development Permit Item - <i>Religious Assembly</i>	

POLICY DIRECTION:

The County Plan, the St. Mary's Malankara Orthodox Church Master Site Development Plan (MSDP) and the Land Use Bylaw (LUB) [C-4841-97]. *Note: the application was assessed in accordance with Land Use Bylaw C-4841-97, as the application was received prior to September 8, 2020.*

EXECUTIVE SUMMARY:

The purpose of this application is to obtain a Development Permit for Religious Assembly, construction of a Church, relaxation of the maximum height requirement and the placement of a freestanding sign. The subject lands are designated Public Services (PS). As a result of the redesignation application, PL20190010, Section 65.8 of the LUB was amended to identify Council as the Development Authority on the subject lands.

The application is consistent with the provisions of the LUB and all technical requirements are addressed through the proposed conditions set out in Attachment 'B'.

ADMINISTRATION RECOMMENDATION:

Administration recommends Approval in accordance with Option #1.

BACKGROUND:

This application is to construct a church to facilitate St. Mary's Malankara Orthodox Church. The ± 27.99 acre subject lands are currently undeveloped, and the proposed development area is estimated to be approximately ±5.00 acres, which is 17.86% site coverage.

The proposed church building would have a footprint of approximately 929.03 sq. m. (10,000.00 sq. ft.), and would be 10.01 m (32.83 ft.) in height to the roof peak (*variance of 0.01%*). The development would include access from an existing approach off Glenmore View Road, a ± 0.22 acre Storm Water Management Facility (wet pond), sewage holding tanks, a groundwater well and cistern, various landscaping, onsite parking, and one freestanding entry signage.

The development would require 224 parking stalls, and 152 stalls have been proposed, resulting in a variance of 32.14% or a deficit of 72 stalls; Administration has included a Prior to Issuance condition requesting a parking assessment to address the variance.

The MSDP references general development items such as Lighting, Parking, and Signage; however, it does not provide specific requirements apart from the LUB. Therefore, the application was evaluated in accordance with the referenced LUB.

BUDGET IMPLICATIONS:

There are no budget implications associated with this request.

Administration Resources

Christina Lombardo, Planning and Development Services



OPTIONS:

- Option #1: THAT Development Permit Application PRDP20201717 be approved with the conditions noted in Attachment B.
- Option #2: THAT Development Permit Application PRDP20201717 be refused as per the reasons noted (as determined by Council).
- Option #3: THAT alternative direction be provided.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

CL/llt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ATTACHMENTS:

- ATTACHMENT ‘A’: Application Referrals
ATTACHMENT ‘B’: Suggested Conditions of Approval
ATTACHMENT ‘C’: Map Set



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
Alberta Health Services	<p>Water and Wastewater - The applicant has identified that the water supply will be from a recently drilled well and that a holding tank is proposed for wastewater.</p> <p>AHS-EPH supports the regionalization of drinking water and wastewater utilities, and, in particular, supports connection to existing municipal or regional drinking water and waste water systems approved by Alberta Environment & Parks.</p>
Alberta Transportation	<p>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.</p> <p>A geometric design must be prepared for the Highway 560 and Range road 281A intersection for construction to a Type IIb intersection treatment. This design must also be accompanied by a comprehensive design report, including pavement design, to allow a permit to be issued for its construction, which must be completed to the standards of, and at no cost to, Alberta Transportation. Additional information regarding construction standards and requirements are available on Alberta Transportation's website.</p>
Internal Departments	
Agricultural Services	Create a Weed Management Plan and have a contractor available (or be personally prepared) to control any regulated weeds. The applicant will need to ensure compliance with the Alberta Weed Control Act.
Building Services	<p>A Building Code Classification must be submitted at BP application.</p> <p>Advisory Condition – A Private Water Supply system is required and must conform to article 3.2.5.7. and NFPA 1142.</p> <p>Advisory Condition - Provide dry hydrant connection to Siamese dimension (min. 45 m unobstructed), and Siamese dimension to designated principal entrance (min. 3 m – max. 15m).</p> <p>Advisory Condition – Provide Access Routes design as per article 3.2.5.6., including centerline turning radius and clear widths.</p>
Development Compliance	No concerns



AGENCY	COMMENTS
Fire Services & Emergency Management	<p>Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes.</p> <p>Dependent on the occupancies, the Fire Service & Emergency Management recommends that the buildings have sprinklers, if applicable, as per the National Building Code.</p> <p>Please ensure that access routes are compliant to the designs specified in the National Building Code and RVC's servicing standards. Please ensure access routes have 12m centerline turning radius and that they support the weight of Emergency vehicles.</p>
Planning and Development Services - Engineering Review	<p>Geotechnical:</p> <ul style="list-style-type: none"> The applicant provided a Geotechnical Investigation prepared by Global Engineering and Testing dated April, 2020. The investigation assessed the onsite subsurface (soil and groundwater) conditions and determined that the soil and groundwater conditions at the site are considered suitable for the proposed development. The investigation provides several recommendations in regards to building foundations, engineered fill, pond liners, and the internal road and parking lot structural requirements. As a permanent condition, the applicant will be required to adhere to all recommendations made in the Geotechnical Investigation. <p>Transportation:</p> <ul style="list-style-type: none"> As Part of the MSDP, the applicant provided a Traffic Impact Assessment Study prepared by LSL Consultants Inc. dated July 2019. The TIA initially recommended no improvements but after the MSDP application was circulated to Alberta Transportation, they required that the Glenmore Trail and Glenmore View intersection be upgraded to a type II intersection in accordance Alberta Transportation Geometric standards. Prior to issuance, the applicant will be required to enter into an offsite development agreement with the County to upgrade the Glenmore Trail and Glenmore View Road Intersection to a Type II intersection in accordance with the Alberta Transportation Geometric Design Guide. The applicant is to be aware that they are required to obtain a roadside development permit from Alberta Transportation as the site is within 1600m of Highway 560. The applicant shall construct a new gravel approach on Glenmore View Road in order to provide access to the development. Prior to issuance, the applicant will be required to provide payment of the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 for the total development area of the lands proposed to be



AGENCY	COMMENTS
	<p>developed. The total levy to be collected will be calculated based on the final site development plan.</p> <ul style="list-style-type: none"> Estimated TOL payment = Base Levy (\$4,595 per acre) + Special Area 7(\$387 per acre) = \$24,910.00 (using 5.00 acres). <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The applicant has proposed utilizing sewage-holding tanks with trucked service to service the proposed development. Engineering has further comments at this time. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The applicant has proposed using a groundwater well and cistern to supply water to the proposed development. The applicant provided a Groundwater Supply Evaluation for License Application prepared by Solstice Environmental Management dated April 29, 2020. The report concluded that the well can provide water at a sustained rate of 2.7 m³/day for an annual volume of 1000m³. Prior to occupancy, the applicant will be required to provide confirmation of the appropriate water license from AEP for the proposed use of the groundwater well for non-residential use. <p>Stormwater Management:</p> <ul style="list-style-type: none"> The applicant provided a Stormwater Management Report prepared by ISL Engineering. dated May 2020. The Stormwater Report provided an assessment of the subject lands and surrounding areas and provided a stormwater management concept for the proposed development, which consists of the construction of one stormwater pond as well as a series of ditches to convey the stormwater to the pond to manage stormwater flows from the proposed development. Prior to issuance, the applicant shall submit a detailed SSIP which provides details of the required stormwater infrastructure. As a permanent condition, the applicant will be required to operate the site in accordance with the approved SSIP. Prior to occupancy, Engineering requires Built to Design Certificates and As-built drawings certified by a professional engineer. The as-built drawings shall include (where applicable): verification of as-built pond volumes, trap low volumes, liner verification, irrigation systems and any other information that is relevant to the SSIP. Following receiving the as-built drawings from the consulting engineer, Engineering shall make an inspection of the site to verify storm water has been completed.



ROCKY VIEW COUNTY

AGENCY

COMMENTS

Environmental:

- The County Wetland inventory shows that active wetlands exist on this property. The applicant will be responsible for obtaining the required all necessary approvals from AEP for the disturbance/loss of the onsite wetlands.

Utility Services

No concerns

Original Circulation Period: August 5, 2020 to August 26, 2020***Adjacent Landowners*****Total Number of Adjacent
Landowners circulated:** 69

Responses Received in Support: No responses received in support

Responses Received in Opposition: No response received in opposition

Adjacent Landowner Circulation Period: September 28, 2020 to October 19, 2020



ROCKY VIEW COUNTY

ATTACHMENT B: SUGGESTED CONDITIONS OF APPROVAL**Description:**

- 1) That a *Religious Assembly* for St. Mary's Malankara Orthodox Church may take place in accordance with the approved application and submitted drawings (as amended), prepared by Carswell Planning Inc.; dated July 2020, and includes the following:
 - i) Construction of a Church, approximately 929.03 sq. m (10,000.00 sq. ft.) in footprint;
 - ii) That the maximum height requirement for the Church shall be relaxed from **10.00 m (32.94 ft.) to 10.01 m (32.84 ft.)**;
 - iii) One (1) freestanding sign; Wayfinding Signage as required;
 - iv) Associated regrading of the lot;

Prior to Issuance:

- 2) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations to discuss:
 - i) Any haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - ii) If any alterations or upgrades are required to be completed for the existing approach from Glenmore View Road.
 - a) If required, the Applicant/Owner shall submit a Road Approach Application through Road Operations.
 - iii) Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
- 3) That prior to issuance of this permit, the Applicant/Owner shall submit a revised Lighting Plan, in accordance with Section 27 of the County's Land Use Bylaw C-4841-97 [LUB] that includes model types, location, and height of any proposed site or building lighting. *All proposed lighting shall be in accordance with the County's "dark sky" principles.*
- 4) That prior to issuance of this permit, the Applicant/Owner shall submit a revised Landscaping Plan, in accordance with Section 26 of the LUB, detailing the proposed landscape area of the development, proposed tree dimensions, landscaping soil depths, and detailed parking area landscaping, to the satisfaction of the County.
- 5) That prior to issuance of this permit, the Applicant/Owner shall submit a revised Parking Plan, in accordance with Section 30 the LUB. The parking plan shall identify a minimum of 224 parking stalls, including barrier free stalls, any signage identification and parking stall dimensions.
 - i) A Parking Assessment, prepared by a qualified person, may be submitted to the Development Authority to document the parking demand and supply characteristics associated with the proposed development, to the satisfaction of the County. The Development Authority shall not be bound by any recommendations of such a Parking Assessment.



ROCKY VIEW COUNTY

- 6) That prior to issuance of this permit, the Applicant/Owner shall submit documentation that addresses all fire suppression requirements, in accordance with County Servicing Standards.
- 7) That prior to the issuance of this permit, the Applicant/Owner shall submit a Construction Management Plan, addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details in accordance with the County Servicing Standards.
- 8) That prior to issuance of this permit, the Applicant/Owner shall submit an updated Stormwater Management Report, providing construction details of the Stormwater infrastructure in accordance with County Servicing Standards.
- 9) That prior to issuance of this permit, the Applicant/Owner shall enter into a Development agreement with the County, to upgrade the Glenmore Trail and Glenmore View Road Intersection to a Type II intersection in accordance with Alberta Transportation requirements and satisfaction of the County.
- 10) That prior to issuance of this permit, the Applicant/Owner shall be required to submit payment of the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020, for the total gross acreage of the lands proposed to be developed. The total levy to be collected shall be calculated based on the final site development plan.

Prior to Occupancy:

- 11) That prior to occupancy of the site and building, Construction Completion Certificates (CCC's) shall be issued under the signed Development Agreement for the intersection upgrade.
- 12) That prior to occupancy of the site and building, all landscaping and final site surfaces shall be completed.
 - i) That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
- 13) That prior to occupancy of the site and building, the Applicant/Owner shall submit as-built drawings, certified by a professional engineer. The as-built drawings shall include (where applicable): verification of as-built pond volumes, trap low volumes, liner verification, irrigation systems and any other information that is relevant to the SSIP.
 - i) Following receiving the as-built drawings from the consulting engineer, the County shall make an inspection of the site to verify all infrastructure has been completed.
- 14) That prior to occupancy of this building and site, the County shall perform an inspection of the site to verify that the road approaches have been installed in accordance with the County Servicing Standards and approved plans.

Permanent:

- 15) That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity.



ROCKY VIEW COUNTY

- 16) That the Applicant/Owner shall obtain and display a distinct municipal address (233178 GLENMORE VIEW ROAD) in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the principal building located on the subject site, to facilitate accurate emergency response.
- 17) That dust control shall be maintained on the site at all times, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 18) That during construction, any fill/topsoil being added or removed from the site shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
 - i) That the clean-up of any mud tracking and/or dirt that enters onto adjacent County roads during construction shall be the responsibility and cost of the Applicant/Owner.
- 19) That the entire site shall be maintained in a neat and orderly manner at all times. All waste material shall be deposited and confined in weatherproof and animal proof containers within an appropriate enclosure and screened from adjacent properties. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
- 20) All graded areas, unless developed should be seeded to native landscapes upon development completion.
- 21) That all landscaping shall be maintained onsite in accordance with the approved Landscape Plan.
 - i) Upon final completion of the proposed Landscaping Plan, all stockpile materials shall be utilized onsite or removed from site.
- 22) That the quality and extent of the landscaping shall be maintained over the life of the development, and any deceased vegetation shall be replaced within 30 days, or before June 30th of the next growing season. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater.
- 23) That the minimum number of parking stalls, including barrier free stalls identified in the required parking plan shall be maintained on site at all times or in accordance with an approved onsite Parking Assessment.
- 24) That there shall be no customer or business parking at any time along the adjacent County Road System.
- 25) That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.
- 26) That all on site lighting shall be "dark sky", and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce up light. All developments will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby properties.
- 27) That all garbage and waste shall be stored in weatherproof and animal proof containers, be in a location easily accessible to containerized garbage pickup, and be screened from view from all adjacent properties and public thoroughfares.
- 28) That any future *Religious Assembly* signage not approved within this condition set shall require a separate Development Permit approval and shall adhere to the County's current Land Use Bylaw, to the satisfaction of the County.



ROCKY VIEW COUNTY

- 29) That all signage shall be kept in a safe, clean and tidy condition at all times.
- 30) That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.

Advisory:

- 31) That the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 32) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017].
- 33) That during construction, all construction and building materials shall be maintained on site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 34) That during construction, the dust control shall be maintained on the site, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 35) That wherever possible, the Applicant/Owner shall utilize good water conservation methods and strategies at all times, for irrigation and landscaping purposes, if using the commercial water well.
- 36) That wherever possible, the Applicant/Owner shall incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & treatment areas, rainwater capture/re-use and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.
- 37) That a Building Permit and applicable subtrade permits shall be obtained, through the County, prior to construction commencement using the Commercial, Industrial and Institutional Checklist.
- 38) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i) That the Applicant/owner shall submit confirmation of the appropriate water well license from Alberta Environment and Parks (AEP), for the proposed use of the groundwater well for non-residential use.
 - ii) That the Applicant/Owner shall submit a copy of the issued Roadside Development Permit, to the County, obtained through Alberta Transportation, once issued.
- 39) That if the development authorized by the Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.
- 40) That if this Development Permit is not issued by **AUGUST 31, 2021**, or by the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

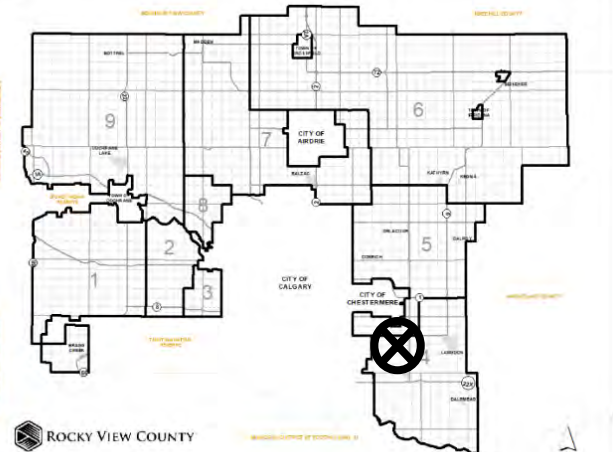
Note: The Applicant/Owner shall be responsible for all AEP approvals for any impact to any wetland areas and/or commercial water well licensing.



Location & Context

Development Proposal

*Religious Assembly,
construction of a Church,
relaxation of the maximum
height requirement and
signage*



Division: 4
 Roll: 03323025
 File: PRDP20201717
 Printed: September 28, 2020
 Legal: NE-23-23-28-W04M
 Block: 1 Plan: 9411626
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Aerial Photo

Spring 2020

Development Proposal

*Religious Assembly,
construction of a Church,
relaxation of the maximum
height requirement and
signage*

GLENMORE VIEW RD

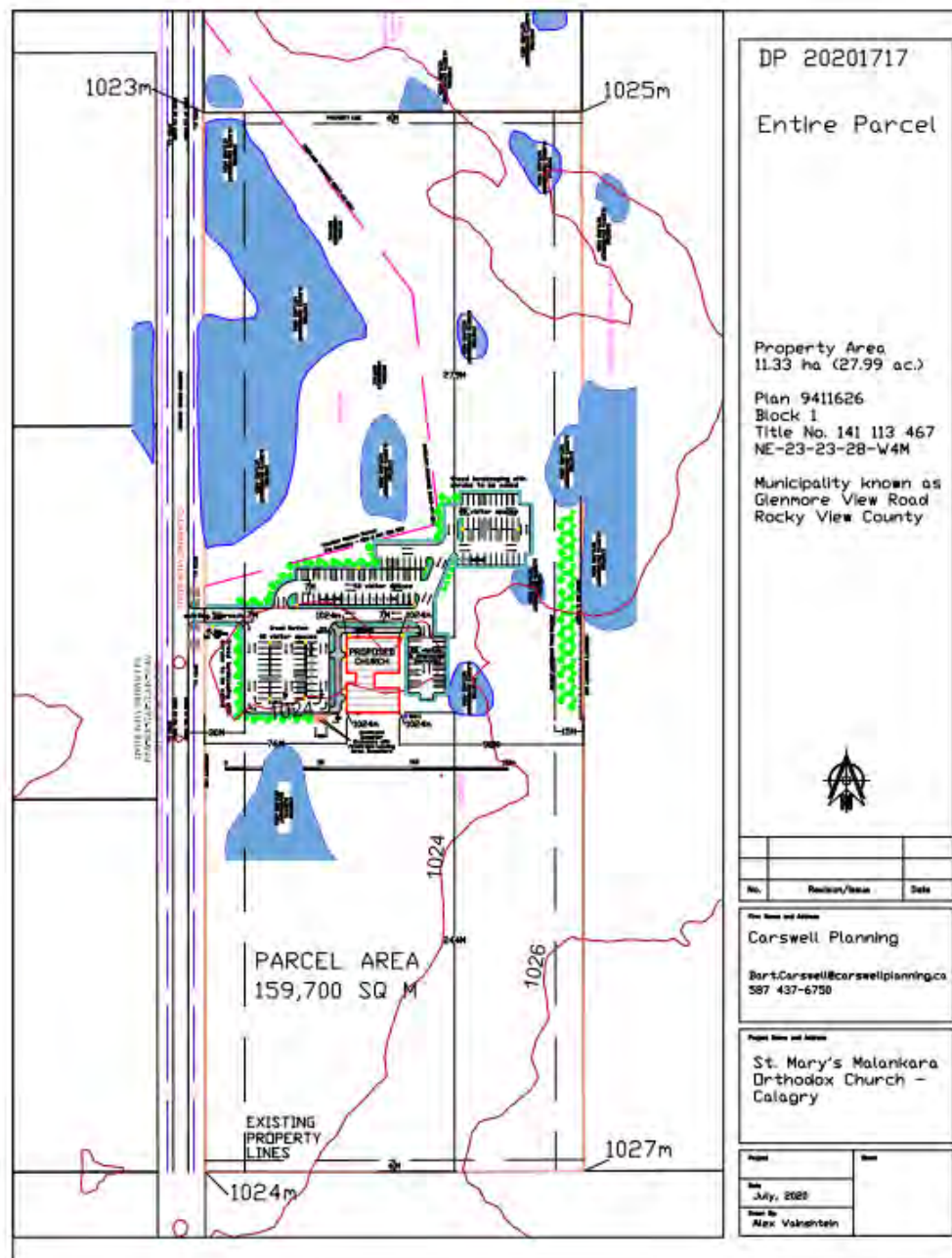


Division: 4
 Roll: 03323025
 File: PRDP20201717
 Printed: September 28, 2020
 Legal: NE-23-23-28-W04M
 Block: 1 Plan: 9411626
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Development Proposal / Site Plan

Development Proposal

*Religious Assembly,
construction of a Church,
relaxation of the maximum
height requirement and
signage*



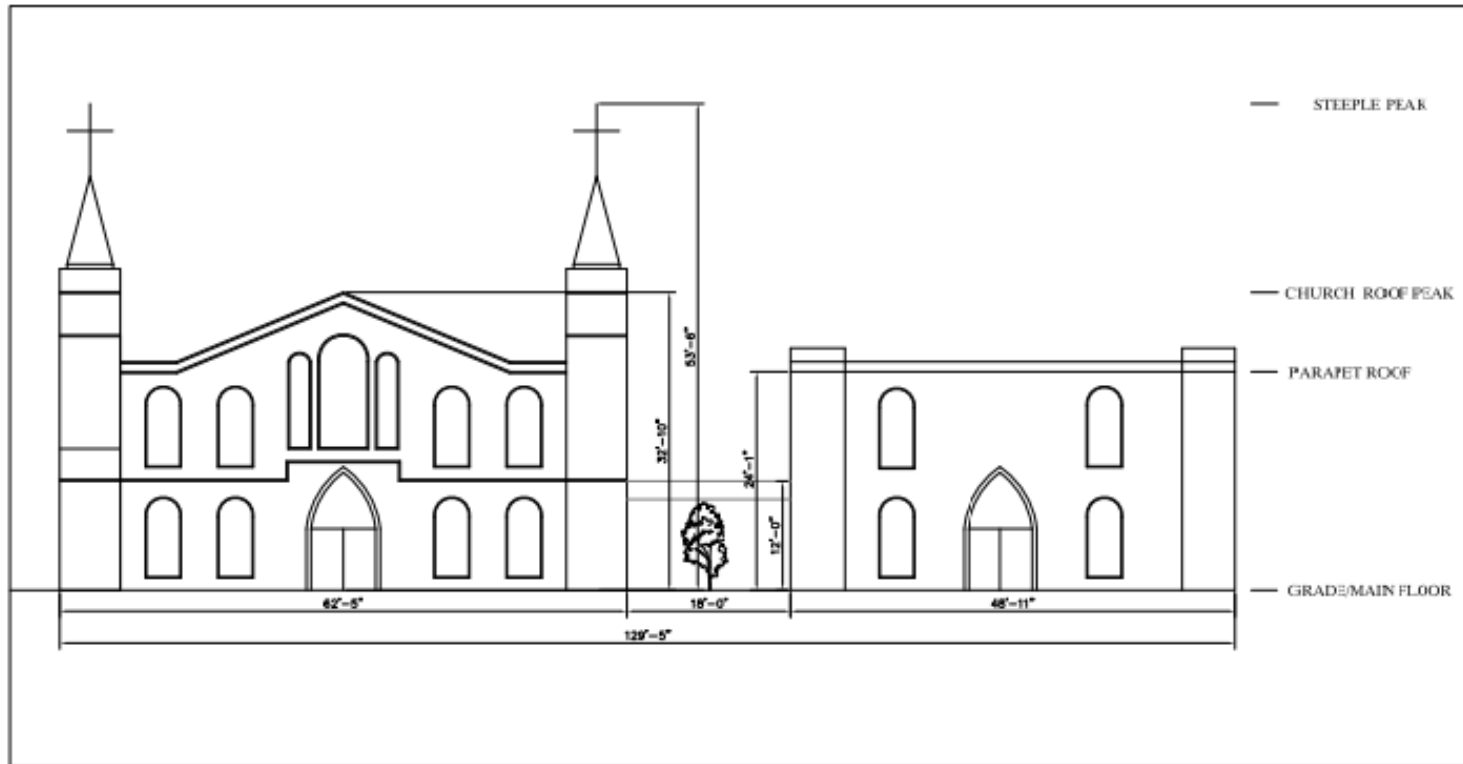
Division: 4
Roll: 03323025
File: PRDP20201717
Printed: September 28, 2020
Legal: NE-23-23-28-W04M
Block: 1 Plan: 9411626
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Building Rendering

Development Proposal

*Religious Assembly,
construction of a Church,
relaxation of the maximum
height requirement and
signage*



929sq.m (10,000sq.ft.)

Plan 9411626
Block 1
Title No. 141 113 467
NE-23-23-28-W4M

Municipally known as
Glenmore View Road
Rocky View County

DRAFT

Plan Name and Address

Carswell Planning
Bart.Carswell@carswellplanning.ca
587 437-6750

Project: St. Mary's

Date: JULY, 2020

Scale: 1:200

Sheet



Project Name and Address

St. Mary's Malankara
Orthodox Church -
Calgary

WEST
ELEVATION

Division: 4
Roll: 03323025
File: PRDP20201717
Printed: September 28, 2020
Legal: NE-23-23-28-W04M
Block: 1 Plan: 9411626
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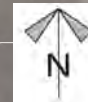
Environmental

Development Proposal

*Religious Assembly,
construction of a Church,
relaxation of the maximum
height requirement and
signage*

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

Division: 4
 Roll: 03323025
 File: PRDP20201717
 Printed: September 28, 2020
 Legal: NE-23-23-28-W04M
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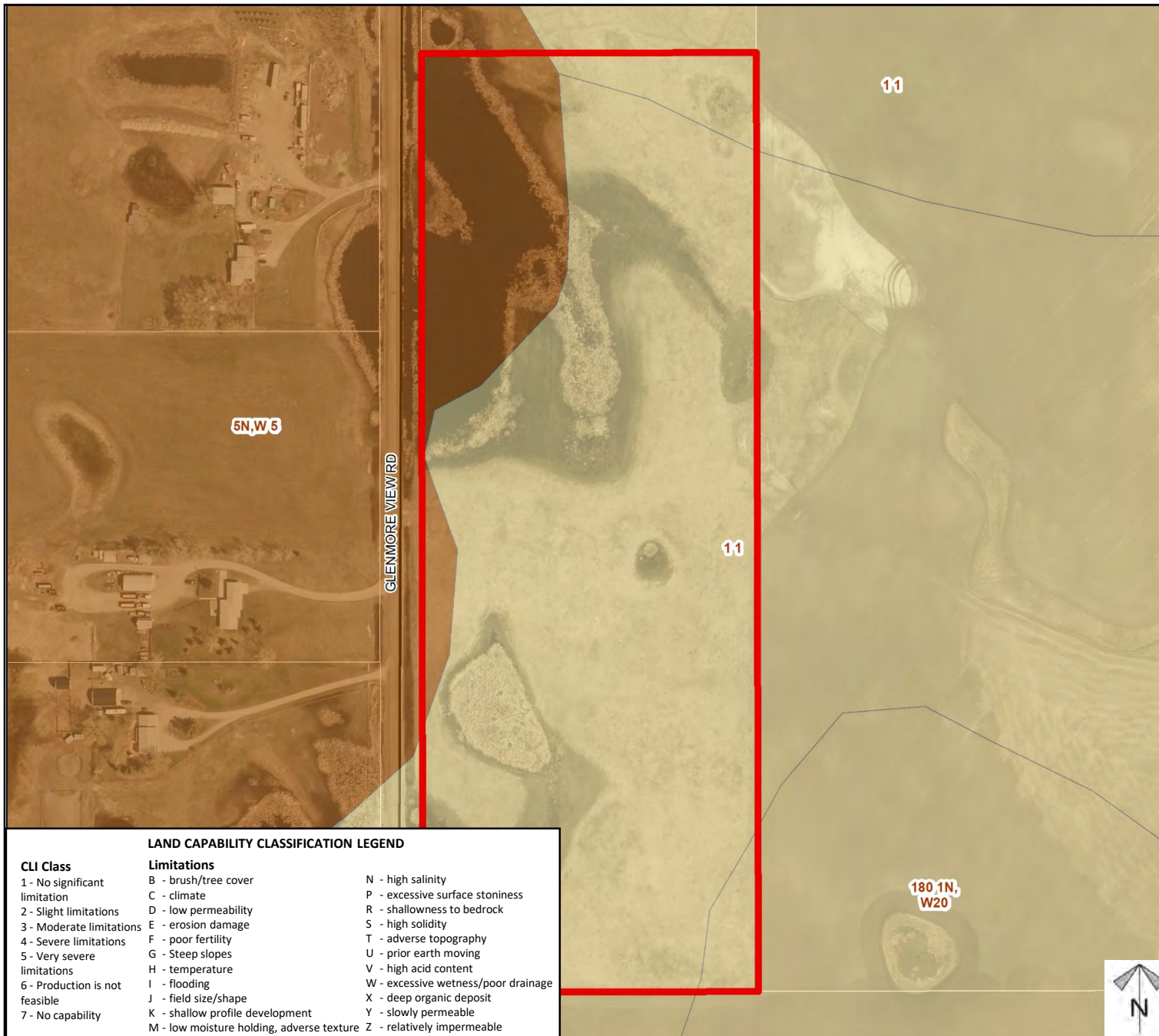




Soil Classifications

Development Proposal

*Religious Assembly,
construction of a Church,
relaxation of the maximum
height requirement and
signage*



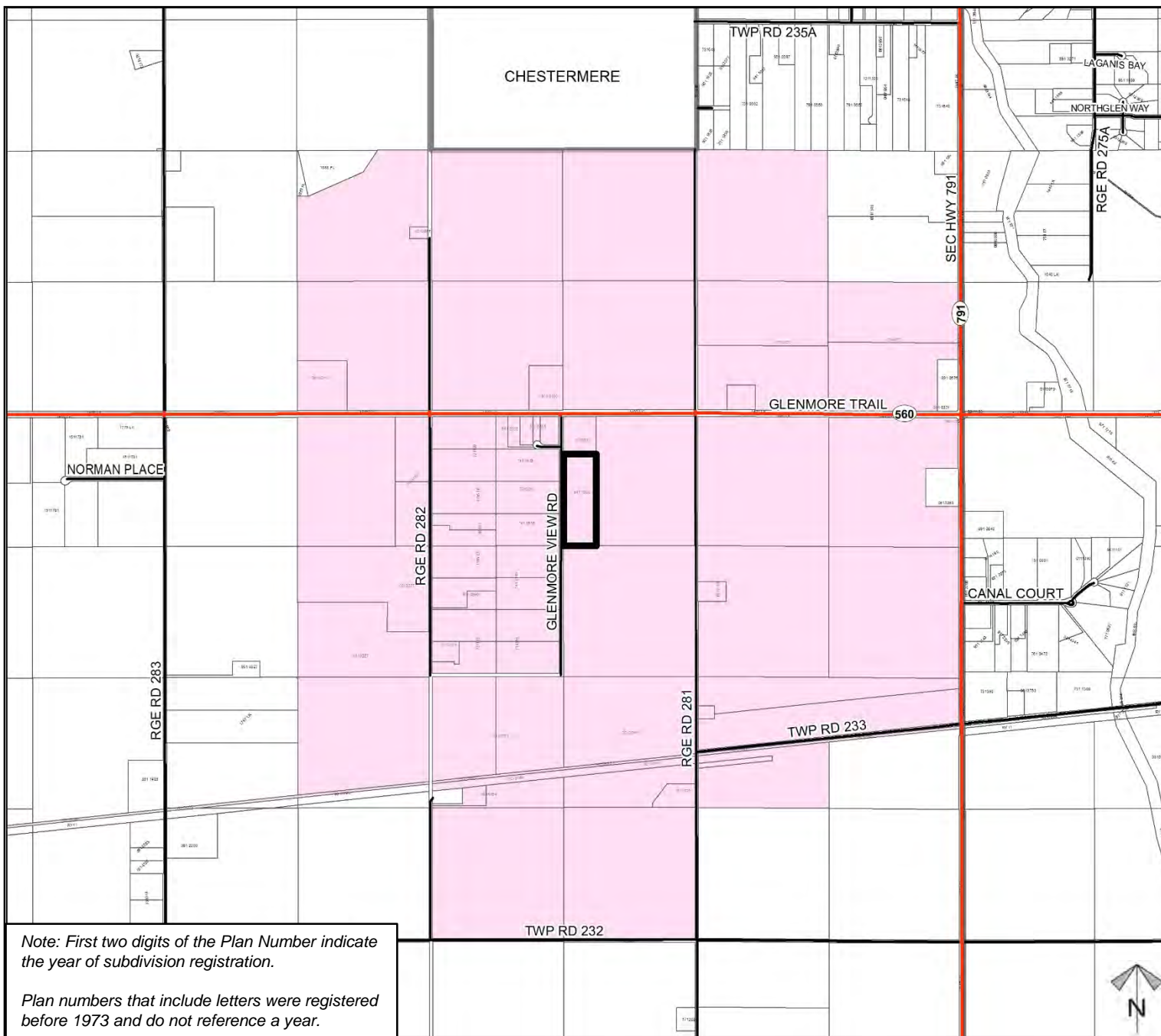
Division: 4
 Roll: 03323025
 File: PRDP20201717
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Landowner Circulation Area

Development Proposal

*Religious Assembly,
construction of a Church,
relaxation of the maximum
height requirement and
signage*



Legend

Support



Opposition



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: 4
 Roll: 03323025
 File: PRDP20201717
 Printed: September 28, 2020
 Legal: NE-23-23-28-W04M
 Block: 1 Plan: 9411626
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PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: October 27, 2020
FILE: 36401004
SUBJECT: Development Permit Item – Cooler Addition (Harmony Beef)

DIVISION: 7
APPLICATION: PRDP20202244

POLICY DIRECTION:

The Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), Balzac East Area Structure Plan (ASP), High Plains Industrial Park Conceptual Scheme, Direct Control District 94 (DC-94), and the Land Use Bylaw (C-4841-97).

EXECUTIVE SUMMARY:

The purpose of this report is to seek Development Permit approval for the construction of a 597.87 sq. m (6,435.42 sq. ft.) addition to the existing carcass cooler at the Harmony Beef abattoir facility.

Administration and the Municipal Planning Commission perform the functions of the Development Authority except where Council is specifically designated as such. The subject lands are designated DC-94, wherein Council is identified as the Development Authority responsible for deciding on Development Permits for the abattoir and meat processing facility and accessory uses, such as utilities and offices, required for operation of the facility.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

This ± 23.76 hectare (± 58.70 acre) parcel is located at the south end of Range Road 291, in Balzac East, just north of the city of Calgary boundary. There is a Development Permit for the existing operations (2004-DP-11071), with conditions that remain in effect.

The addition will be located on the north side of the building just west of the offal processing addition (PRDP20200125) approved by Council on April 28, 2020. As per information provided by the Applicant, the carcass cooler expansion would add 75 to 100 positions to Harmony Beef's employment roster. It would enlarge the process and expand the output of the operation by approximately 25%. The exterior of the addition will be finished in a similar manner to the exiting building.

Administration has assessed this application and determined that it satisfies the policy provisions of the IDP, Balzac East ASP, and the High Plains Industrial Park Conceptual Scheme. The application is consistent with the provisions of DC 94, the Land Use Bylaw, and the County's Servicing Standards. The technical requirements have been addressed through the conditions as noted in Attachment 'B'.

BUDGET IMPLICATIONS:

There are no budget implications associated with this request.

Administration Resources

Sandra Khouri, Planning and Development Services

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20202244 be approved in accordance with the conditions noted in Attachment 'B'.
- Option #2: THAT Development Permit Application PRDP20202244 be refused as per the reasons noted.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

SKh/llt

ATTACHMENTS:

- ATTACHMENT 'A': Application Referrals
ATTACHMENT 'B': Suggested Conditions of Approval
ATTACHMENT 'C': Map Set



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
Internal Departments	
Building Services	<ol style="list-style-type: none"> 1. Advisory Condition – Provide new Access Routes design around new addition as per article 3.2.5.6., including centerline turning radius and clear widths. 2. Advisory Condition – A minimum of 2 exits are required throughout the new space on each floor level and lead directly to the outdoors.
Fire Services & Emergency Management	Please ensure that the addition does not encroach upon any access lanes which must remain compliant to the National Building Code.
Planning and Development Services – Engineering	<p>General:</p> <ul style="list-style-type: none"> • That prior to issuance, the applicant is required to pay the development application engineering review fee in accordance with the Master Rates Bylaw C-7992-2020, as amended. • The applicant will be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw C-7992-2020, as amended. • The application circulated indicates the development scope will see a 6,000sqft expansion to the cooler area of the Harmony Beef facility. The applicant has indicated this will enable a ~25% expansion of the operation and the addition of 75-100 employees. The comments below are intended to address impacts related to this expansion/intensification from an offsite servicing and transportation perspective. <p>Geotechnical:</p> <ul style="list-style-type: none"> • No requirements. Geotechnical reporting is on file in support of previous site work and information required to design/construct the building/foundation will be covered under the Alberta Building Code. <p>Transportation:</p> <ul style="list-style-type: none"> • County records indicate the Transportation Offsite Levy has been previously collected for this parcel. • We understand from the applicant's submission that the proposed facility expansion will increase the traffic to/from the facility from both an employment and truck traffic perspective. As a result the County requires an updated traffic impact assessment to be submitted per the condition below to confirm the offsite transportation network is adequate to support the expansion. • Prior to issuance, an updated Traffic Impact Assessment is to be provided to address offsite impacts, if any, associated with the increase in development intensity on the site. The report shall be prepared in accordance with the County's Servicing Standards and the Balzac Global



AGENCY	COMMENTS
	<p>TIA. Any improvements identified or additional road right of way that is required will be at the owner's expense:</p> <ul style="list-style-type: none"> ○ If the recommendations of the Traffic Impact Assessment require additional improvements to the existing roadway and intersection network, then the applicant shall enter into a Development Agreement for constructing these improvements. • Onsite parking required to support this change should be to the satisfaction of the Development Authority. <p>Sanitary/Waste Water and Potable Waterworks:</p> <ul style="list-style-type: none"> • The site is currently serviced and connected to the East Rocky View Water & Waste Water System and a customer service agreement exists for the site that allocates 68.14m³/day for the facility's operation. The condition below is intended to confirm if any additional water/sewer capacity is required to support this expansion. • It is assumed that no changes to onsite deep utility servicing is occurring under this development permit. Please contact the undersigned if that is not the case so that servicing plan conditions can be added to capture the changes. • Prior to issuance, the applicant shall provide an updated demand summary for water and sanitary use in the facility to determine if the expansion warrants additional capacity allocation to the site. <ul style="list-style-type: none"> ○ Should the applicant require additional servicing capacity then the applicant will be required to provide payment for additional capacity in accordance with the Master Rates Bylaw C-7992-2020, as amended. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • The proposed cooler expansion area appears to be located in an area previously considered "impervious" under the site's stormwater management plan (concrete/asphalt). The applicant should be required to confirm in writing this is the case, that no additional impervious surfaces are being constructed on the site that would warrant an update to the Site Specific Stormwater Implementation Plan for the site. • Should the building be located in a currently impervious area, and this be confirmed by the applicant in writing, then a condition for an updated Site Specific Stormwater Implementation Plan is required.

Circulation Period: August 11, 2020 to September 8, 2020

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



ATTACHMENT B: SUGGESTED CONDITIONS OF APPROVAL

Description:

1. That the construction of a carcass cooler room addition, approximately 597.87 sq. m (6,435.42 sq. ft.) in area, may commence on the subject site in accordance with the Site Plan, Floor Plans, and Elevation Plans as prepared by DGH Engineering Ltd. dated July 2019 (Project No.13-3-3139-001-30) submitted with the application.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall provide written confirmation as to whether or not any exterior site or building lighting will be installed with the construction of the addition.
 - i. If exterior lighting is proposed, the Applicant/Owner shall submit a revised Site Plan that includes model types, location, and height of any proposed site or building lighting. All proposed lighting shall be in accordance with dark sky principles.
3. That prior to issuance of this permit, the Applicant/Owner shall provide a Traffic Impact Assessment to address offsite impacts, if any, associated with the increase in development intensity on the site. The report shall be prepared in accordance with the County's Servicing Standards and the Balzac Global TIA.
 - i. If the recommendations of the Traffic Impact Assessment require additional improvements to the existing roadway and intersection network, then the Applicant shall enter into a Development Agreement for constructing these improvements.
4. That prior to issuance of this permit, the Applicant/Owner shall provide an updated demand analysis for water and sanitary use in the facility to determine if the expansion warrants additional capacity allocation to the site.
 - i. If the applicant requires additional servicing capacity, then the Applicant will be required to provide payment for additional capacity in accordance with the Master Rates Bylaw C-7992-2020, as amended.

Permanent:

5. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a prior to issuance condition, shall be implemented and adhered to in perpetuity.
6. That all conditions of 2004-DP-11071 and PRDP20141691 shall remain in effect.
7. That the exterior siding and roofing materials of the addition shall be similar/cohesive to the existing building.
8. That there shall be a minimum of 254 parking stalls maintained on site at all times.
9. That if any fencing is required to be installed onsite for wildlife and/or human use management purposes, the fencing shall be installed in accordance with the requirements of the County's Land Use Bylaw regulations.
10. That any garbage containers shall be screened from view from adjacent properties and public thoroughfares. The garbage and waste material on site shall be stored in weatherproof and animal proof containers.



11. That the entire site shall be maintained in a neat and orderly manner at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
12. That if any grading activities are to occur on site and the import or export of fill is required, the Applicant/Owner shall contact Rocky View County Road Operations with haul details to determine if a Road Use Agreement is required for use of the County road system for hauling of fill material onto the property.
13. That during construction, dust control shall be maintained on the site and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
14. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent dust/small rocks from blowing onto the road, or from causing issues with other vehicles on the road.
15. That the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw.
16. That the site shall continue to be operated in accordance with the requirements of sections 3.2.1 to 3.2.4 of Direct Control District 94 in perpetuity.
17. That the site shall be operated in accordance with the approved Air Quality and Odor Assessment Protocols, which includes:
 - i. The Air Quality and Odor Assessment Protocol, prepared by DGH Engineering, dated September 22, 2005, as approved for 2004-DP-11 071;
 - ii. The updated Air Quality and Odor Assessment Protocol {2015} prepared by DGH Engineering, dated August 11, 2015, as approved for PRDP20141691; and
 - iii. An odor baseline benchmark, which shall be established and provided to the County upon commencement of the Harmony Beef operations.
18. That all on site lighting shall adhere to dark sky principles and all private lighting including site security lighting and parking area lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby properties.

Advisory:

19. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
20. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act.
21. That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
22. That this facility shall be subject to water usage/wastewater monitoring by Utility Operations, in order to ensure compliance with Bylaw C-5083-99 and C-7273-2013, as amended.



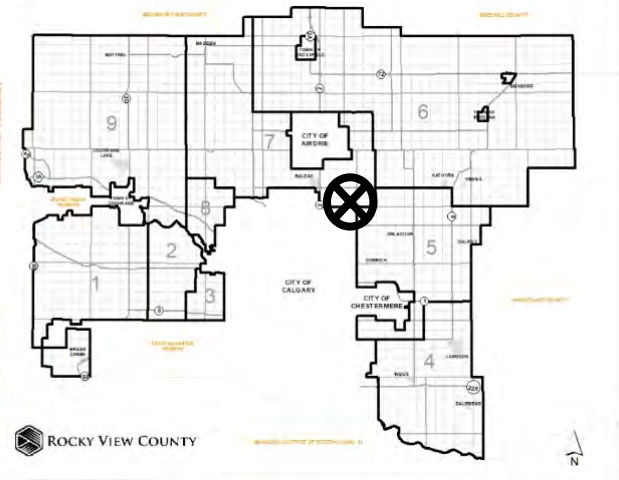
23. That Building Permits shall be obtained prior to any construction taking place and shall include:
 - i. The Commercial/Industrial/Institutional checklist requirements.
24. That if the development authorized by the Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
25. That if this Development Permit is not issued by **May 31, 2021**, or an approved extension date, then this approval is null and void and the Development Permit shall not be issued.



Location & Context

Development Proposal

Addition of a 597.87 sq. m
(6,435.42 sq. ft.) carcass
cooler



Division: 7
 Roll: 36401004
 File: PRDP20202244
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 Lot 1, Block 1, Plan 0612816



Development Proposal

Development Proposal

Addition of a 597.87 sq. m
(6,435.42 sq. ft.) carcass
cooler

RGE RD 291

CALGARY



Division: 7
 Roll: 36401004
 File: PRDP20202244
 Printed: Sept 24, 2020
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 Lot 1, Block 1, Plan 0612816

Development Proposal

RGE RD 291

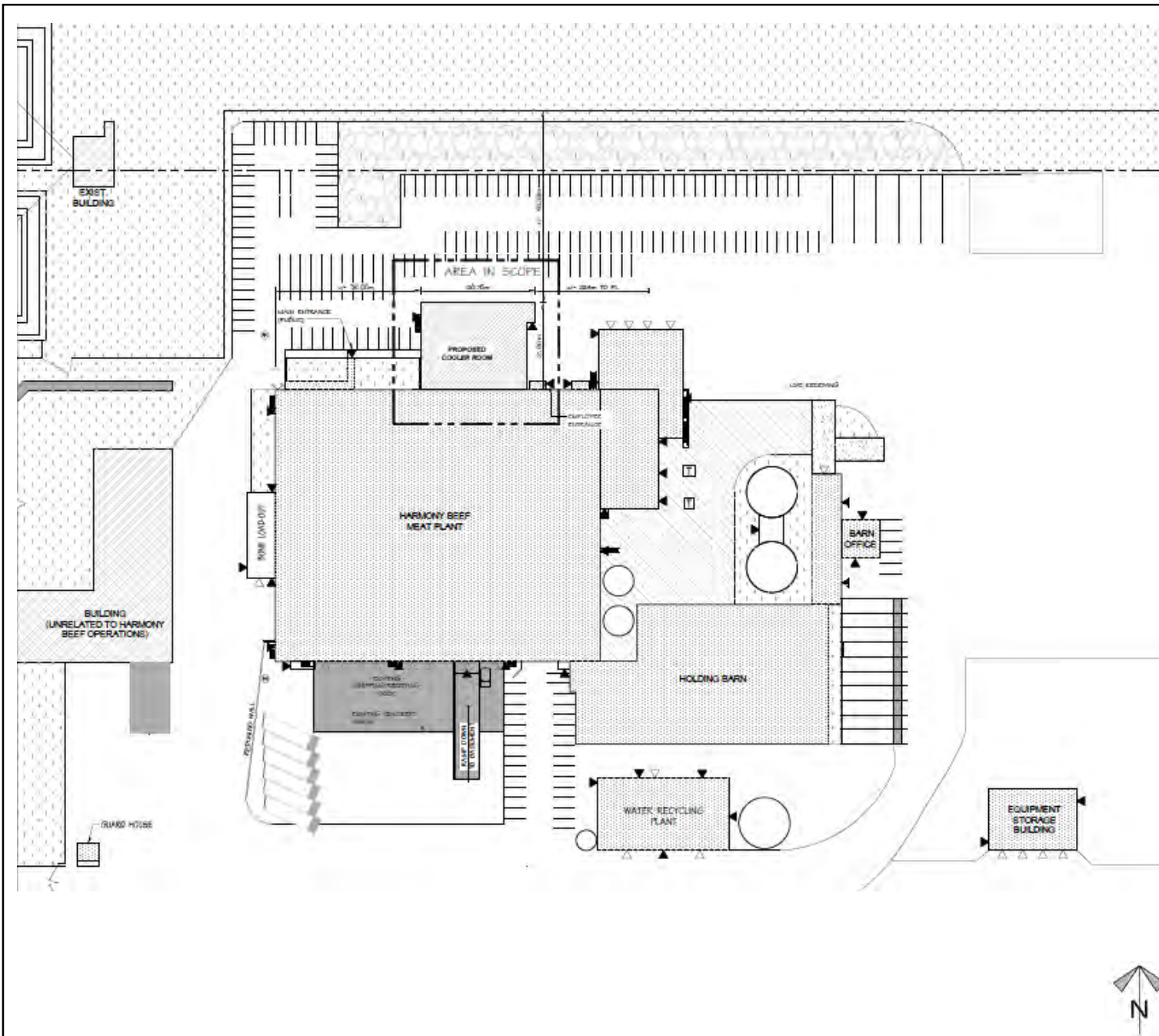
Division: 7
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Lot 1, Block 1, Plan 0612816



Site Plan

Development Proposal

Addition of a 597.87 sq. m
(6,435.42 sq. ft.) carcass
cooler



Division: 7
 Roll: 36401004
 File: PRDP20202244
 Printed: Sept 24, 2020
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 Lot 1, Block 1, Plan 0612816



Environmental

Development Proposal

Addition of a 597.87 sq. m
 (6,435.42 sq. ft.) carcass
 cooler



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

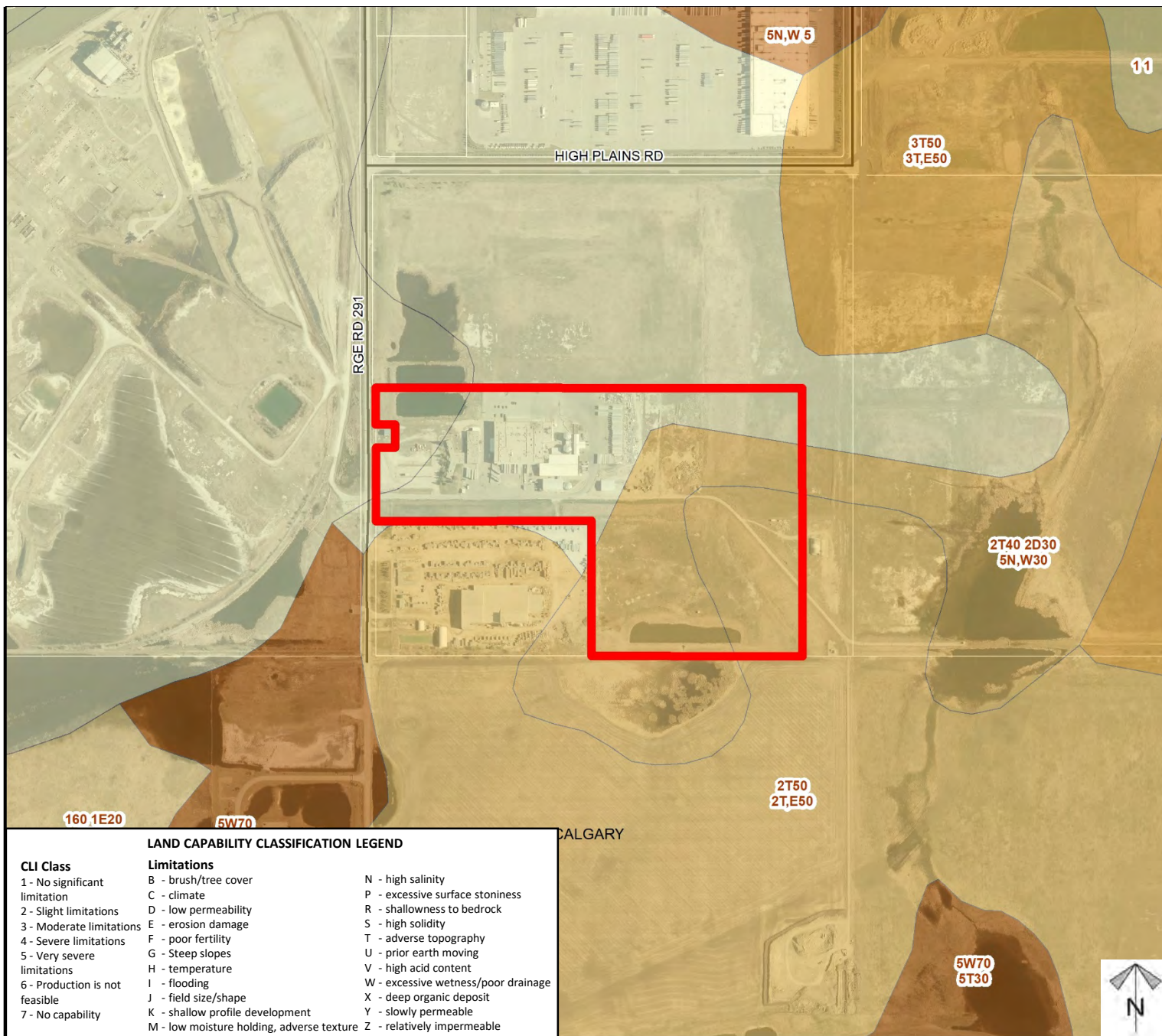
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 Lot 1, Block 1, Plan 0612816



Soil Classifications

Development Proposal

Addition of a 597.87 sq. m
(6,435.42 sq. ft.) carcass
cooler



Division: 7
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RECREATION, PARKS & COMMUNITY SUPPORT

TO:	Council	
DATE:	October 27, 2020	DIVISION: 2
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Bingham Crossing Community Use Building	

POLICY DIRECTION:

On July 14, 2020, Council passed the following Motion Arising in relation to the Bingham Crossing Phase 2 Master Site Development Plan (MSDP):

MOVED by Councillor McKylor that Administration be directed to enter into discussions with the developer to dedicate a small parcel of land suitable for the development of a community use building and report back to Council at the October 6, 2020 Council meeting.

EXECUTIVE SUMMARY:

Administration deferred the presentation of this report to the October 27, 2020, Council meeting due to the need to further explore the development potential of alternative sites within the Springbank area, and to review the preliminary recommendations of the Recreation Master Plan.

In response to Council's direction, Administration met with Rencor Developments Inc. to discuss the possibility of whether land for a community facility could be dedicated within the MSDP and determined the following:

- The developer may dedicate land for a community use building as part of their overall 10% Municipal Reserve (MR) requirement;
- The most compatible location for this community facility would be in the NW corner of the development, which will not be developed until phase 5 or 6; and
- It is uncertain whether the developer would be willing to provide a serviced site.

The Recreation Master Plan (anticipated completion in December, 2020) will provide guidance regarding what is needed to support recreation in the community and at that time Administration and the developer can continue to further explore options and a strategy to move forward.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

The Bingham Crossing MSDP Phase 1 was adopted by Council on July 23, 2013. The Phase 2 MSDP was adopted on July 14, 2020, including an additional 80 acres of land to the overall development. The development's Phase 2 component will accommodate a large format anchor store along the highway edge zone that will provide a draw for both smaller format retailers and customers.

Bylaw C-7186-2012 identifies Arts and Cultural Centers as approved uses for all of Bingham Crossing development cells. Rencor has not identified an intention to accommodate such amenities in their most recent build-out plans, but a community centre was considered in their original 2010 development proposal. The open space strategy for the development has been to accommodate

Administration Resources

Gurbir Nijjar, Manager Planning & Development Services



linear buffers and pathways on the exterior of the development. Though community space has not been a consideration in the most recent plans, Springbank residents have identified a desire to see the inclusion of such amenities in this area.

Administration met with Rencor Developments Inc. on July 23, 2020, to discuss the possibility of dedicating land for a community facility within the MSDP. The following conclusions were identified regarding this possibility:

- Timing will be a key issue due to the need for the development to build out further in order to dedicate this land;
- Rencor did not express interest in providing a fee simple piece of land to dedicate to the development of a community facility above their legislated MR requirement;
- Should this proposal proceed, this land would be dedicated as part of their overall 10% MR requirement totaling approximately 16 acres of their 160 acre site (or equivalent cash-in-lieu contribution). Though Rencor is uncertain about the amount of land the County is requesting, parking was contemplated to be covered offsite, which would allow for a smaller parcel of two acres or less;
- The most compatible place for this site would be in the northwest corner of the development, near their future seniors' living complex. This portion of the plan is expected to be developed in the latter phases of the development (phase 5 or 6);
- Due to the lack of information and location, it is uncertain whether Rencor would be willing to provide a serviced site; and
- Access to such a proposed facility would come via Bingham Crossing's internal road network.

Once the Recreation Master Plan is completed, it will provide better guidance regarding what is needed to meet the needs of the community, at which time Administration and the developer can continue to further explore options and develop a strategy to move forward.

BUDGET IMPLICATIONS:

There are no budget implications associated with this application.

STRATEGIC OBJECTIVES:

There are no strategic objectives associated with this report.

OPTIONS:

Option #1: THAT the report on the Bingham Crossing Community Use Building be received for information.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

GN/rp



MUNICIPAL CLERK'S OFFICE

TO: Council
DATE: October 27, 2020 **DIVISION:** All
FILE: 0160
SUBJECT: Boards / Committees Review

EXECUTIVE SUMMARY:

The purpose of this report is to provide recommendations of an internal boards and committees review. The last comprehensive board and committee review was completed in 2015. In preparation for the 2021 Organizational Meeting with newly elected officials and based on feedback from current councillors, the Chief Administrative Officer directed Administration to conduct an internal review of all boards and committees that Council is required to appoint members to.

The scope of the review included reviewing 49 boards and committees to provide a written briefing of each and identify boards/committees where:

1. appointments can remain status quo;
2. can be represented by administrative personnel instead of councillors; and
3. mandates have been met and Terms of Reference can be rescinded.

The review also included examining how a summary of boards/committees activities are currently communicated back to Council. Feedback based on councillor interviews and a best practices review of comparable municipalities indicates an opportunity for Council to review the Accountability and Reporting section of the *Boards and Committees Bylaw C-7840-2018*.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

The review commenced by identifying and grouping all 49 boards and committees into the following categories:

1. **Standing Committees** which are ongoing County committees established by Council until terminated by a Council resolution;
2. **Special Committees** which are external boards with a provincial mandate and requires County representation;
3. **Joint Committees** which are created by an agreement with one or more other bodies;
4. **External Committees** which are not established by Council, but Council members and/or citizens may be appointed by Council; and
5. **Ad-Hoc Committees** which are specific in its purpose and has a clearly defined life span.

Recommendation # 1 - Status Quo Boards and Committees

The review indicated the following boards and committees that Administration recommends Council continue appointments as status quo. Attachment A provides a detailed summary of each board/committee.



Standing Boards/Committees

Ongoing Rocky View County committees established by Council until terminated by a Council Resolution.

- Agricultural Service Board
- Alternative Land Use Services (ALUS) Partnership Advisory Committee
- Assessment Review Board
- Family and Community Support Services Board
- Recreation Governance Committee
- Municipal Planning Commission
- Municipal Emergency Advisory Committee
- Subdivision and Development Appeal Board
- Enforcement Appeal Committee
- Bragg Creek FireSmart Committee

Special Boards/Committees

External boards with a provincial mandate and requires Rocky View County representation.

- Aqua 7 Regional Water Commission
- Calgary Metropolitan Region Board (CMRB)
- Calgary Airport Authority Board of Directors

Joint Agreement Boards/Committees

Committees created by an agreement with one or more other bodies.

- Reserves Coordinating Committee
- Marigold Library Board
- Intermunicipal Committee – City of Airdrie
- Intermunicipal Committee – Village of Beiseker
- Intermunicipal Committee – City of Calgary
- Intermunicipal Committee – City of Chestermere
- Intermunicipal Committee – City of Cochrane
- Intermunicipal Committee – Town of Crossfield
- Intermunicipal Committee – Town of Irricana
- Intermunicipal Collaboration Framework Between Village of Beiseker
- Intermunicipal Collaboration Framework Between Town of Crossfield
- Intermunicipal Collaboration Framework Between Town of Irricana
- Intermunicipal Collaboration Framework Between Municipal District of Bighorn
- Intermunicipal Collaboration Framework Between Kneehill County
- Intermunicipal Collaboration Framework Between Mountain View County
- Intermunicipal Collaboration Framework Between Wheatland County

External Boards/Committees

Committees not established by Council, but Council Members and/or Members at Large may be appointed by Council.

- Spray Lake Sawmills Recreation Park Society
- Springbank Park for All Seasons Agricultural Society
- Chestermere Regional Community Association
- K.I.B.A Seed Cleaning Plan Limited (Beiseker Seed Cleaning Plant)
- Rocky View Foundation



- Canadian Badlands Tourism Association

Ad-Hoc Boards/Committees

Short term Committees, which is specific in purpose and has a clearly defined life span.

- Cochrane Ag Lands Advisory Committee
- Joint Terms of Reference Rocky View County and Village of Beiseker Intermunicipal Development Plan
- Joint Terms of Reference Rocky View County and Wheatland County Intermunicipal Development Plan

Recommendation # 2 - Administration Appointments

Administration recommends that appointments to the following boards no longer be a council member, instead attendance and representation is filled by Administration. The terms of references for these committees are in Attachment B.

Bow River Basin Council Society and Elbow River Watershed Partnership Society

These external boards are technical advisory committees currently supported by administrative personnel from Planning and Development. There is not a requirement of these external society bylaws for representation to be an elected official.

Springbank Airport Noise Consultative Committee

This external committee is a technical advisory committee that would benefit from administrative support from Planning and Development over attendance by an elected official. There is not a requirement of the external committee's terms of reference requiring a representative from Rocky View County be an elected official.

Recommendation # 3 - No Further Councillor Appointments & Rescinding Terms of References

The following board is identified for no further councillor appointment or representation from the County:

Bow RiversEdge Campground Society

This external society governs the activities of the Bow Rivers Edge Campground on land that was previously owned by the County. On February 13, 2018 Council shifted ownership of the land and directed the sale of the campground to the Bow RiversEdge Campground Society. As a result, member appointment to the society is no longer in the County's interest. The Bow RiversEdge Campground Society Bylaws are in Attachment C.

Rescinding Terms of References

The following boards and committees are no longer required as the mandate of the board/committee has been met or is identified as not being beneficial for the County to continue appointments. Attachment D indicates the terms of references or resolution for each board/committee to be rescinded.



Cochrane Annexation Negotiating Committee

This ad-hoc committee's purpose was to assist Council in making decisions related to the Cochrane Ag Lands and the committee has met its mandate. An Order in Council to approve the land annexation passed on June 26, 2019.

Joint Use Langdon Facility Planning Committee

This ad-hoc committee advised Council on matters relating to the planning, building, and operations of the multi-use joint use facility in Langdon with Rocky View School. The committee met its mandate on July 11, 2017 as Council directed Administration to enter into a Cost Contribution Agreement for the Construction and Servicing of the Langdon Joint Use Site with Rocky View Schools and the agreement has since been executed.

Canadian National (CN) Railway Site Committee

This ad-hoc committee's mandate was to engage and inform County residents and CN on options and/or mitigating measures available to support the proposed closure of Township Road 252 and Range Road 281 crossings in Division 5. The committee had met its mandate as concerns were addressed with the approval of the Conrich Area Structure Plan on December 8, 2015.

Intermunicipal Development Plan Joint Terms of Reference Rocky View County and Town of Crossfield, Municipal District of Bighorn, Kneehill County, Mountain View County

These ad-hoc committees were formed for the purposes of creating Intermunicipal Development Plans (IDP) and Intermunicipal Collaboration Frameworks (ICF) with adjacent municipalities. The committees have met its mandate as the IDP and ICF processes are complete for Town of Crossfield (ICF approved March 10, 2020), Municipal District of Bighorn (ICF approved February 11, 2020), Kneehill County (ICF approved February 25, 2020), and Mountain View County (ICF approved February 11, 2020).

Recommendation #4 - Boards and Committees Activity Reporting

Currently, section 17 the Boards and Committee Bylaw indicates that Councillors are responsible for keeping Council as a whole informed of the activities of the various Boards or Committees to which they are appointed. A standing item of the Council agenda also currently exists under "Councillor Reports" which allows the opportunity for Councillors to provide verbal updates. Between January 22, 2019 – October 5, 2020 no verbal updates on boards/committee activities were made at Council.

In a review of 16 comparable municipalities to the County in population and municipal type, nine municipalities have a standing item on Council agendas for councillors to report on board and committee activities. Of the nine municipalities that report, seven reported back verbally on pertinent items based on an individual councillor's discretion and two municipalities reported using a prescribed template to assist councillors in their reporting.

During individual councillor discussions with the Municipal Clerk in September 2020, all councillors indicated that some form of report back to Council on boards/committees activities was preferred. Six councillors prefer verbal updates, two councillors prefer written updates, and one councillor suggested



that updates be provided by Administration. Based on these findings, Administration recommends that Council direct Administration to bring forward an amendment to the Accountability and Reporting section of the Boards and Committees Bylaw to reflect that each Councillor will be provided five minutes at each Council meeting to inform of the activities of the various boards and committees to which they are appointed, if applicable.

BUDGET IMPLICATIONS:

None

STRATEGIC OBJECTIVES:

The following strategic objectives are supported with this review: Enhancing Transparency and Communication and Embracing Partnerships.

OPTIONS:

Option #1: Motion 1 THAT the following boards/committees be represented by administrative personnel effective October 27, 2020:

- (a) Springbank Airport Community Noise Consultative Committee
- (b) Bow River Basin Council Society
- (c) Elbow River Watershed Partnership Society

Motion 2 THAT no further appointments be made to the following board/committee:

- (a) Bow Rivers Edge Campground Society

Motion 3 THAT the following terms of references and/or resolution be rescinded:

- (a) Cochrane Annexation Negotiating Committee
- (b) Joint Use Langdon Facility Planning Committee
- (c) Canadian National (CN) Railway Site Committee
- (d) Joint Terms of Reference Rocky View County and Town of Crossfield Intermunicipal Development Plan
- (e) Joint Terms of Reference Rocky View County and Municipal District of Bighorn Intermunicipal Development Plan
- (f) Joint Terms of Reference Rocky View County and Kneehill County Intermunicipal Development Plan
- (g) Joint Terms of Reference Rocky View County and Mountain View County Intermunicipal Development Plan

Motion 4 THAT Administration be directed to bring forward an amendment to the Boards and Committee Bylaw C-7840-2018 to reflect that each Councillor will be provided five minutes at each Council meeting to inform of the activities of the various boards and committees to which they are appointed, if applicable.

Option #2: THAT alternative direction be provided.



Respectfully submitted,

"Kent Robinson"

Executive Director
Corporate Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A': Status Quo Appointments Boards and Committees

ATTACHMENT 'B': Administration Appointments - Terms of References

ATTACHMENT 'C': No Further Appointments - The Bow RiversEdge Campground Society Bylaws

ATTACHMENT 'D': Terms of References, Resolution to be Rescinded

Agricultural Service Board

Mandate

To fulfill the mandate set out in the *Agricultural Service Board Act* and to promote the importance of agriculture to Rocky View County.

Committee Authority

The ASB may make recommendations to Council on agricultural matters affecting Rocky View County.

Reason for Rocky View County Involvement

Established by choice by Rocky View County Council under section 3 of the *Agricultural Services Board Act*

Policy

Rocky View County *Terms of Reference* C-ASB (Approval Date: January 8, 2019)

Voting Membership

- Three Council Members (1 year term)
- Two Members at Large from West of Highway 2 (3 year term)
- Two Members at Large from East of Highway 2 (3 year term)
- Chair will be a Councillor appointed by Council at the annual Organizational Meeting and the Vice Chair will be elected by the ASB at its first meeting following the annual Organizational Meeting.

Appointment Time Commitment

- Number of meetings – At least five times annually, starting at 9:00 AM
- Pre-Meeting Preparation – Minimal, one hour or less
- Meeting Duration – Three hours
- Meeting Location – County Hall
- Conferences – October / November Regional (one day), January Provincial (three days)
- Online Meeting Option - None

Compensation and Reimbursement

Board Members are reimbursed and compensated in accordance with Rocky View County Policy C-221, Board Committee Member Compensation and Reimbursement. Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement.

Administration Support

Agricultural and Environment Services

Alternative Land Use Services (ALUS) - Partnership Advisory Committee (PAC)**Mandate**

The Partnership Advisory Committee (PAC) will guide the Alternative Land Use Services (ALUS) Program in Rocky View County. PAC members will provide advice and community input into the decision-making process that shapes how ALUS is delivered in Rocky View County.

Committee Authority

The PAC is an advisory committee to Council.

Reason for Rocky View County Involvement

The PAC is an ad hoc committee of Rocky View County's Agricultural Service Board, in partnership with ALUS Canada, as per the Memorandum of Understanding between Rocky View County and ALUS Canada.

Policy

Rocky View County *Terms of Reference* (Approval date: October 16, 2018)

Voting Membership

- Three Rocky View County Agricultural Service Board Council members (1 year term)
- Four Rocky View County Agricultural Service Board Members at Large
- Chair and Vice Chair is elected by PAC members on an annual basis

Appointment Time Commitment

- Number of meetings - Three to four planned meetings held per year. Additional meetings can be planned if deemed necessary.
- Pre-Meeting Preparation - Minimal ½ hour
- Meeting Duration – Two to three hours
- Meeting Location - County Hall
- Online Meeting Option - None

Compensation and reimbursement

Committee Members are reimbursed and compensated in accordance with Rocky View County Policy C-221, Board Committee Member Compensation and Reimbursement. Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement.

Administration Support

Agricultural and Environment Services

Assessment Review Board

Mandate

Hears complaints about any assessment or taxation matters described in Part 11 of the *Municipal Government Act*.

Board Authority

Hears and makes decisions on complaints about any matter referenced in sections 460.1(1) and 460.1(2) and of the *Municipal Government Act*.

Reason for Rocky View County Involvement

Legislatively required as per the *Municipal Government Act* section 454.

Policy

Rocky View County Assessment Review Boards Bylaw C-7778-2018

Voting Membership

- Up to fifteen Members for a term of up to three years and in a manner that the expiry dates of appointments are staggered.
- Members may be Council Members or Members at Large.
- Council may appoint Chair or Vice-Chair, otherwise Chair or Vice-Chair are elected by the Members.

Appointment Time Commitment

- Number of meetings – Approximately ten hearings annually
- Mandated training every three years – up to twenty one hours
- Pre-Meeting Preparation – Minimal
- Meeting Duration – Up to five hours
- Post-Meeting Work – Up to five hours if writing a decision on a complaint
- Additional Duties for Chair – Up to fifteen hours annually
- Meeting Location – County Hall
- Online Meeting Option - None

Compensation and reimbursement

Board Members are reimbursed and compensated in accordance with Rocky View County Policy C-221, Board Committee Member Compensation and Reimbursement.

Administration Support

Municipal Clerk's Office

Family & Community Support Services Board

Mandate

To advise Council on policies concerning community services, insure quality of community services for all age groups and segments within its boundaries, determine FCSS policies and procedures within the framework of the FCSS Act and Regulations and direct activities of the FCSS program.

Committee Authority

To advise Council on policies and to review and approve FCSS grants for Community Services programming within the overall FCSS budget as approved by Council.

Reason for Rocky View County Involvement

Family and Community Support Services (FCSS) is a unique 80/20 funding partnership between the Government of Alberta and participating municipalities and Métis Settlements. Rocky View County joined the FCSS program in 2000. Provincially, the FCSS Program receives its mandate from the *Family and Community Support Services Act* and Regulation.

Policy

Rocky View County Bylaw C-7387-2014 (Approved date: June 24, 2014)

Voting Membership

- Two Council Members (1 year term)
- Five Members at Large (2 year terms)
- Chair and Vice-Chair is elected by members attending at their first meeting after the Organizational Meeting of Council.

Appointment Time Commitment

- Number of meetings - Approximately four annually
- Pre-Meeting Preparation – Half hour to three hours reading agendas per meeting depending on application review
- Meeting Duration - Two to three hours per meeting in the evening
- Meeting Location – County Hall
- Online Meeting Option – Yes
- Annual General Conference – Three day conference in November
- Optional Conference - Spring Regional Meeting, One day in March / April

Compensation and Reimbursement

Board Members are reimbursed and compensated in accordance with Rocky View County Policy C-221, Board Committee Member Compensation and Reimbursement. Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement.

Administration Support

Recreation, Parks and Community Support

Recreation Governance Committee

Mandate

- Foster the creation, development, and operations of recreation programs, facilities, infrastructure, services, Parks, and Park Land;
- Act as an approving body regarding matters pertaining to Recreation and Cultural services in the County, including grant applications, studies, and master plans;
- Support Recreation and Cultural facility development and programs through the Community Recreation Funding program;
- Support the County-wide Recreation Master Plan, recreation planning, and community engagement; and
- Recognize that long-term strategic planning is required, planning for future facilities needs to be prioritized, and funding needs to be allocated.

Committee Authority

Approving authority regarding matters pertaining to Recreation and Cultural Services in the County including grant applications, studies and master plans. May direct Administration by resolution.

Reason for Rocky View County Involvement

On July 23, 2019 Council approved significant changes to County's recreation model, the most noteworthy being the ten Recreation Boards being replaced by a single Recreation Governance Committee comprised solely of Council members.

Policy

Recreation Governance Committee *Terms of Reference* (Approval date: September 24, 2019)

Voting Membership

Reeve, Deputy Reeve and all Councillors (4 year term)

Appointment Time Commitment

- Number of meetings – Four meetings annually
- Pre-Meeting Preparation - Fifteen minutes to three hours pending size and complexity of agenda. Reviewing grant applications takes time.
- Meeting Duration - Up to four hours per meeting
- Meeting Location – County Hall
- Online Meeting Option - None

Compensation and Reimbursement

Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement.

Administration Support

Recreation, Parks and Community Support
Municipal Clerk's Office

Municipal Planning Commission

Mandate

Acts as the Development Authority and Subdivision Authority for any applications referred to it by any County bylaw, procedure or by the County's Chief Administrative Officer.

Committee Authority

Under the *Municipal Government Act*, has all the development powers and duties when acting as the Development Authority and has all the subdivision powers and duties when acting as the Subdivision Authority.

Reason for Rocky View County Involvement

Established by choice by Rocky View County Council under sections 626(1), 623(1) and 624(1) of the *Municipal Government Act*.

Policy

Municipal Planning Commission Bylaw C-7967-2019.

Voting Membership

- Membership may consist of Council Members and/or Members at Large as determined by Council.
- Members are appointed by resolution of Council for a term of office as determined by Council.
- Council must appoint a Chair and Vice Chair of the Municipal Planning Commission by resolution for a term of office as determined by Council.

Appointment Time Commitment

- Number of meetings – Twenty meetings annually, traditionally held at 9:00 AM on the Thursday following a general meeting of Council.
- Pre-Meeting Preparation - Two to three hours
- Meeting Duration – Three to five hours
- Post-Meeting Work for Chair – Up to three hours
- Meeting Location – County Hall
- Online Meeting Option - Yes

Compensation and Reimbursement

Board Members are reimbursed and compensated in accordance with Rocky View County Policy C-221, Board Committee Member Compensation and Reimbursement. Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement.

Administration Support

Planning and Development
Municipal Clerk's Office

Municipal Emergency Advisory Committee

Mandate

Ensure that emergency plans and programs are prepared to address potential emergencies or disasters in Rocky View County and approve the County's emergency management plans and programs.

Committee Authority

Provides direction to the County Municipal Emergency Management Agency.

Reason for Rocky View County Involvement

Legislatively required as per section 11 of the Alberta *Emergency Management Act* and section 2 of the *Local Authorities Emergency Management Regulation*.

Policy

Municipal Emergency Advisory Committee Bylaw C-7396-2014 (Approval date: October 28, 2014)

Voting Membership

Reeve, Deputy Reeve and any other Council Members appointed by Council at the annual Organizational Meeting.

Appointment Time Commitment

- Number of meetings – At least one annually
- Pre-Meeting Preparation – Minimal
- Meeting Duration – One to two Hours
- Meeting Location – County Hall
- Online Meeting Option - Yes

Compensation and Reimbursement

Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement.

Administration Support

Fire Services and Emergency Management

Subdivision & Development Appeal Board

Mandate

Hears appeals of decisions made by the County's Development Authority and Subdivision Authority under Division 11 of the *Municipal Government Act*. Also hears stop orders issued by the Development Authority under section 645(1) of the *Municipal Government Act*.

Board Authority

Has all requisite powers, duties and responsibilities of both the Development Authority and Subdivision Authority under the *Municipal Government Act* and the *Subdivision and Development Regulations*.

Reason for Rocky View County Involvement

Legislatively required as per section 627 of the *Municipal Government Act*.

Policy

Rocky View County Appeal and Review Panel Bylaw C-7717-2017

Voting Membership

- Four Members at Large and two Members at Large Alternates (2 year terms)
- One Council Member (1 year term)
- Chair is appointed by Council at its annual organizational meeting.
- Vice-Chair is elected from its membership by majority vote at the Subdivision and Development Appeal Board's first meeting after Council's annual organizational meeting.

Appointment Time Commitment

- Number of meetings – Fifteen to twenty meetings annually, traditionally held every third Wednesdays starting at 9:00 AM
- Mandated training at least every three years – up to eight hours
- Pre-Meeting Preparation – Two to three hours
- Meeting Duration – Three to five hours
- Post-Meeting Work – up to three hours
- Additional Duties for Chair – up to fifteen hours annually
- Meeting Location – County Hall
- Online Meeting Option - None

Compensation and Reimbursement

Board Members are reimbursed and compensated in accordance with Rocky View County Policy C-221, Board Committee Member Compensation and Reimbursement.

Administration Support

Planning and Development
Municipal Clerk's Office

Enforcement Appeal Committee

Mandate

Hears appeals on enforcement compliance orders issued under certain Rocky View County bylaws and specific sections of the *Municipal Government Act*.

Committee Authority

Hears and make decisions on appeals for which Council has made it responsible under any Rocky View County bylaw as well as appeals concerning compliance orders issued under sections 545 and 546 of the *Municipal Government Act*.

Reason for Rocky View County Involvement

Rocky View County Council has chosen to delegate its authority under section 547 of the *Municipal Government Act* to the Enforcement Appeal Committee.

Policy

Rocky View County Appeal and Review Panel Bylaw C-7717-2017

Voting Membership

- Four Members at Large and two Members at Large Alternates (2 year term)
- One Council Member (1 year term)
- Chair is appointed by Council at its annual organizational meeting.
- Vice-Chair is elected from its membership by majority vote at the Enforcement Appeal Committee's first meeting after Council's annual organizational meeting.

Appointment Time Commitment

- Number of meetings – Up to two annually, usually the same day as a Subdivision and Development Appeal Board meeting
- Pre-Meeting Preparation – Minimal, one hour
- Meeting Duration – Up to three hours
- Post-Meeting Work – Up to three hours
- Additional Duties for Chair – Up to three hours annually
- Meeting Location – County Hall
- Online Meeting Option - None

Compensation and Reimbursement

Board Members are reimbursed and compensated in accordance with Rocky View County Policy C-221, Board Committee Member Compensation and Reimbursement.

Administration Support

Planning and Development
Enforcement Services
Municipal Clerk's Office

Bragg Creek FireSmart Committee

Mandate

Provide feedback to Rocky View County Fire Services on issues related to wildfire threat and community protection within a 10 kilometre zone surrounding the Bragg Creek area. Consult with the community on a continuous and ongoing basis to respond to emerging issues and provide information on innovative solutions related to wildfire threats and community protection.

Committee Authority

The Bragg Creek FireSmart Committee is an advisory committee to Council.

Reason for Rocky View County Involvement

Establishing the committee as a means to implement the philosophy, culture, and practice of FireSmart in the greater Bragg Creek area and for updating the 2012 Greater Bragg Creek Wildfire Mitigation Strategy.

Policy

Rocky View County *Terms of Reference* C-BCFC (Approval Date: March 27, 2018)

Voting Membership

- One Council Member (4 year term)
- A minimum of six Members at Large from the Greater Bragg Creek area (4 year term)
- Chair and the Vice Chair choose the from amongst the voting members of committee

Appointment Time Commitment

- Number of meetings - Approximately four annually
- Pre-Meeting Preparation - Minimal
- Meeting Duration – Two hours in the evening
- Meeting Location – Bragg Creek Community Association
- Online Meeting Option - None

Compensation and Reimbursement

Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement.

Administration Support

Fire and Emergency Services

Aqua 7 Regional Water Commission

Mandate

To conserve water resources, supply water service to its customer and optimize the operation of the water supply system.

Committee Authority

Rocky View County represents one vote on an external board of directors.

Reason for Rocky View County Involvement

Legislatively required. Rocky View County is a member of the Aqua 7 Regional Water Commission established by Alberta Regulation 224/2003. Member municipalities include Kneehill County and the Villages of Acme, Beisker, Carbon, Linden and Town of Irricana.

Policy

External Policy – Bylaw 2013-1 Appointment of the Board of Directors and Chairman.

Voting Membership

One Council Member and one Council Member Alternate (4 year term). It is a requirement to have an elected official be on the commission.

Appointment Time Commitment

- Number of meetings – Four times annually
- Pre-Meeting Preparation – Minimal, less than an hour
- Meeting Duration – Up to two hours in the evening
- Meeting Location - Acme
- Online Meeting Option - Yes

Compensation and Reimbursement

Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement for mileage. Per diem and mileage paid directly to the appointee by the Commission.

Administration Support

Utility Operations

Calgary Metropolitan Regional Board

Mandate

To consider matters of regional significance of the Calgary Metropolitan Region.

Committee Authority

Rocky View County represents one vote on an external board.

Reason for Rocky View County Involvement

Legislatively required as per the *Calgary Metropolitan Region Board Regulation*.

Policy

Provincial Regulation- *Calgary Metropolitan Region Board Regulation*.

Voting Membership

By convention – One Council Member and one Council Member Alternate (1 year term).
Regulation states the representative must be an elected official.

Appointment Time Commitment

- Number of meetings
 - There has been 73 CMRB + sub-committee meetings since March 2018
 - CMRB Board Meetings – one per month
 - Land Use Committee + Servicing Committee – monthly meetings
 - Governance Committee – meeting every other month
 - Advocacy Committee – meeting once per month
- Pre-Meeting Preparation per meeting – Three plus hours with Intergovernmental Affairs
- Meeting Duration - Three to six hours with one hour travel (pre-COVID)
- Meeting Location – Various locations in Calgary
- Online Meeting Option - Yes

Compensation and Reimbursement

- Primary appointment is paid a \$200 per diem per meeting plus mileage directly from CMRB
- Alternate appointment is not paid a per diem unless substituting for the primary
- Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement for mileage.

Administration Support

Intergovernmental Relations

Calgary Airport Authority Board of Directors

Mandate

To manage and operate the Calgary International and Springbank Airports in a safe, secure and efficient manner and to advance economic and community development for the general benefit of the public in the region.

Board Authority

Rocky View County represents one vote on an external board. Responsible for the operation, management and development of YYC Calgary International Airport (YYC) and Springbank Airport (YBW), under a long-term lease from the Government of Canada.

Reason for Rocky View County Involvement

Transport Canada requires that each airport have a Board of Directors from key stakeholders in the region. Appointer organizations that appointment representatives to the Board of Directors include: Calgary Chamber of Commerce (9 members), City of Calgary (3 members) Government of Canada (2 members), Rocky View County (1 member).

Policy

Internal *Terms of Reference* for Director of the Calgary Airport Authority (Approval date: April 22, 2008), Provincial *Regional Airport Authorities Act*

Voting Membership

One external appointment through an application process. It is acknowledged that this appointment's first responsibility is to the Airport Authority and secondly to Rocky View County.

Appointment Time Commitment

- Number of meetings - Approximately five annually
- Pre-Meeting Preparation per meeting - Three hours
- Meeting Duration – Board meetings are three hours, Committee Meetings are two hours.
- Meeting Location – Calgary Airport
- Online Meeting Option - Yes

Compensation and Reimbursement

Board members are compensated directly by the Calgary Airport Authority.

Administration Support

Not Applicable

Reserves Coordinating Committee

Mandate

To deal with issues arising from Municipal reserve sites, cash-in-lieu payments and issues concerning school sites between Rocky View County, Rocky View Schools and the Calgary Catholic School District.

Committee Authority

The Reserves Committee is a joint use agreement between members.

Policy

Reserves Agreement (Approval date: April 23, 1998). Note: The agreement scheduled to be terminated on December 1, 2020.

Reason for Rocky View County Involvement

Rocky View County, Rocky View Schools and Calgary Catholic School District jointly approved an agreement titled 'Reserves Agreement' on April 23, 1998. This agreement replaced the 'Joint Use Agreement' between Rocky View County and Rocky View Schools, dated April 16, 1991 to include the Calgary Catholic School Authority.

Voting Membership

- Two Council Members (4 year term)
- One member from Rocky View Schools; and
- One member from Calgary Catholic Schools

Appointment Time Commitment

- Number of meetings – Meetings have not been occurring
- Pre-Meeting Preparation per meeting- Not Applicable
- Meeting Duration - Not Applicable
- Meeting Location - Not Applicable
- Online Meeting Option - Not Applicable

Compensation and Reimbursement

Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement.

Administration Support

Recreation, Parks and Community Support

Marigold Library Board

Mandate

To cultivate a collaborative library community to support a range of responsive, quality library services for its member municipalities by establishing yearly goals and objectives, preparing the annual report for the Province, and ensuring access to Provincial operating grants.

Board Authority

The Board's authority is derived from *Libraries Act* and Regulations of Alberta and the Marigold Agreement.

Policy

External - *Agreement by and between the parties comprising Marigold Library System*

Reason for Rocky View County Involvement

Rocky View County is a member of the Marigold Library System that contributes annual funding for the operation of the library system, Rocky View County is required to appoint a member to the Board.

Voting Membership

One member (3 year term). Note: Appointment may be a Council member, a community member at large or a Rocky View County employee.

Appointment Time Commitment

- Number of meetings - Over 20 meetings per year (including Board, Executive and Committee meetings). Rocky View County appointed trustee is automatically assigned to be on the Executive Committee due to population
- Pre-Meeting Preparation – Up to two hours (100 page agendas)
- Meeting and Duration Times - Board meetings occur on Saturdays, starting at 9:30 AM – 12:30 PM. Executive committee meetings typically start at 5:15 pm and last until 7:00 PM or later; other committee meetings start at various times and can last up to five hours each
- Meeting Location – In person at headquarters in Strathmore; board meetings are typically held at community hall locations throughout Marigold.
- Online Meeting Option – Yes due to COVID. No blended meetings, online for everyone, otherwise in person.

Compensation and Reimbursement

Board Members are reimbursed and compensated in accordance with Rocky View County Policy C-221, Board Committee Member Compensation and Reimbursement. Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement. Marigold does provide a \$75 Director's fee for each committee meeting attended, and compensates for mileage and accommodation when the Trustee has to overnight to attend meetings. (Marigold boundaries extend from the Saskatchewan to BC borders.) Compensation is set by Marigold Board Policy.

Administration Support

Recreation, Parks and Community Support

Intermunicipal Committees (Various)**Mandate**

Intermunicipal Committees are intended to enhance communication with adjacent municipalities and discuss matters of mutual interest.

Committee Authority

Intermunicipal Committees are advisory committees to Council. Appointed members do not have the ability to bind the County at any intermunicipal committees.

Policy

Internal – Intermunicipal *Terms of Reference* #C-IMC (Last Review: October 16, 2018)

Reason for Rocky View County Involvement

Regional planning, servicing, provincial advocacy are some topics of mutual interest with neighbouring municipalities.

Compensation and Reimbursement

Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement.

Administration Support

Intergovernmental Affairs

Municipality and Appointments (Adjacent Area councillor as per the Terms of Reference)	Appointment Commitment
City of Airdrie Councillors for Divisions 6 and 7	Three – Four times a year, 1.5 hour meetings with 30 minutes for preparation + travel time.
Village of Beiseker Councillors for Divisions 5 and 6	Two times a year, 1.5 hour meetings with 30 minutes for preparation + travel time.
City of Calgary Reeve, Deputy Reeve, and Chair of the Policy and Priorities Committee, with additional Councillors invited to attend if their division is affected;	Three – Four times a year, 1.5 hour meetings with 30 minutes for preparation + travel time.
City of Chestermere Councillors for Divisions 4 and 5	Three – Four times a year, 1.5 hour meetings with 30 minutes for preparation + travel time.
Town of Cochrane Councillors for Divisions 1,2,8 and 9	Three – Four times a year, 1.5 hour meetings with 30 minutes for preparation + travel time.
Town of Irricana Councillors for Divisions 5 and 6	One – Two times a year, 1.5 hour meetings with 30 minutes for preparation + travel time.

Intermunicipal Collaboration Framework (ICF) Agreements (Various)**Mandate**

Municipalities that share a common boundary works towards providing for integrated and strategic planning, delivery and funding of intermunicipal services; steward scarce resources efficiently in providing local services; and ensure municipalities contribute funding to services that benefit their residents.

Committee Authority

ICF Committees are advisory committees to Council. Appointed members do not have the ability to bind the County at any intermunicipal committees.

Reason for Rocky View County Involvement

Intermunicipal Collaboration Frameworks are legislatively required as per the *Municipal Government Act* section 708.28.

Policy

Various joint Intermunicipal Collaboration Framework agreements.

Compensation and Reimbursement

Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement.

Administration Support

Intergovernmental Affairs

Municipality	Appointment as per Intermunicipal Collaboration Frameworks Agreement	Appointment Commitment
Village of Beiseker	Silent – default to the County Intermunicipal Terms of Reference	Two times a year, 1.5 hour meetings with 30 minutes for preparation + travel time.
Municipal District of Bighorn	"The committee will consist of four members: two councillors from Bighorn and two councillors from RVC"	At least once every four years, 1.5 hour meetings with 30 minutes for preparation + travel time.
Town of Crossfield	"The Committee will consist of two Councillors from Crossfield and two Councillors from RVC"	Twice a year, 1.5 hour meetings with 30 minutes for preparation + travel time.
Kneehill County	"The Committee shall consist of: one councillor from Kneehill, one Councillor from RVC, and an alternate from each municipality"	Once every four years or as needed, 1.5 hour meetings with 30 minutes for preparation + travel time.
Mountain View County	"The committee shall consist of six members: three Councillors from Mountain View and three Councillors from RVC"	At least once every four years, 1.5 hour meetings with 30 minutes for preparation + travel time.
Wheatland County	"The committee shall consist of four members: two councillors from Wheatland and two Councillors from RVC"	Once a year, 1.5 hour meetings with 30 minutes for preparation + travel time.

Spray Lake Sawmills Recreation Park Society Board of Directors**Mandate**

To oversee the short and long-term issues regarding the future development of the park on which the sports centre is located.

Committee Authority

Rocky View County represents one vote on an external board of directors

Reason for Rocky View County Involvement

The Town of Cochrane and Rocky View County, as owners of the Spray Lake Sawmills Family Sport Centre and provides annual funding for facility operations through a funding agreement.

Policy

External policy- Spray Lake Sawmills Recreation Park Society Bylaw.

Voting Membership

By convention- One Council Member and one Council Member Alternate (4 year terms). It is not required for the County representative to be an elected official.

Appointment Time Commitment

Number of meetings - One meeting per month, last Friday of the month at 7:00 AM

Pre-Meeting Preparation -

Meeting Duration – Up to two hours

Meeting Location - Cochrane

Online Meeting Option – Yes, but not reliable

Compensation and Reimbursement

Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement.

Administration Support

Recreation, Parks and Community Support

Springbank Park for All Seasons Agricultural Society Board of Directors**Mandate**

To manage and operate the park and recreational facilities and promote agricultural, recreational, social and cultural development for residents of Rocky View County.

Committee Authority

Rocky View County represents one vote on an external board of directors.

Reason for Rocky View County Involvement

The Springbank Park for All Seasons Agricultural Society Bylaw requires Rocky View Public School and Rocky View County to appoint a member to sit on the Board of Directors for the Society. The Board is an operating board that receives annual funding from the County under a funding agreement.

Policy

External policy – Springbank Park for All Seasons Agricultural Society Bylaws (Approval date: September 26, 2016).

Voting Membership

One Council Member representing Division 2 or 3 (4 year term)

Appointment Time Commitment

- Number of meetings – Approximately six to nine times annually
- Pre-Meeting Preparation – One – two hours
- Meeting Duration – Less than three hours. Meeting are held Monday evenings at 7:00 PM
- Meeting Location - Springbank
- Online Meeting Option – Yes for COVID reasons, but in-person is the default

Compensation and Reimbursement

Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement.

Administration Support

Recreation, Parks and Community Support

Chestermere Regional Community Association

Mandate

The purpose of the Chestermere Regional Community Association is to assist with communication between the Chestermere Regional Community Association Board and Rocky View County.

Committee Authority

Rocky View County represents one vote on an external board of directors.

Reason for Rocky View County Involvement

- Rocky View County owns the land where the recreation facility is located.
- Rocky View County provides the Chestermere Regional Community Association annual funding for the facility operations.
- There is an existing cost sharing agreement between Chestermere and Rocky View County for capital and operating in order to provide County residents access to the facility.

Policy

External – Chestermere Regional Community Association Bylaws (Effective August 30, 2017)

Membership

By convention: One Council Member (four-year term). The bylaws do not indicate a requirement for any Rocky View County representation. There may be a further discussion required on future County representation due to the Board's relationship with Rocky View County.

Appointment Time Commitment

- Number of meetings – Held third Wednesday of every month
- Pre-Meeting Preparation – N/A
- Meeting Duration – N/A
- Meeting Location - Chestermere
- Online Meeting Option – N/A

Compensation and reimbursement

Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement.

Administration Support

Recreation, Parks and Community Support

Beiseker Cooperative Seed Cleaning Plant

Mandate

The purpose of the Beiseker Seed Cleaning Plant is to clean common and pedigree seeds to the highest standards, improve crops through the prevention and control of improving the quality of seed, promote up-to-date methods of applying seed treatment chemicals for control of diseases and insects and maintain the standards and methods of producing true-to-type, high quality seed.

Committee Authority

Rocky View County represents one vote on an external board of directors (if voting). It is not a requirement for the County to be a voting member.

Reason for Rocky View County Involvement

When the plant was built in the 1950's, a funding agreement was formalized for one-third cost sharing between the Province, the Counties/Municipal Districts of Rocky View, Wheatland and Kneehill; and the seed producers. As a result, Rocky View County Council has been appointing a representative to sit on the Board of Directors.

Policy

External – Bylaws of K.I.B.A Seed Cleaning Plant Limited

Membership

By convention - One Council Member and one Council Member Alternate (4 year term). It is not a requirement for the County to be a voting member and the County is currently sitting as a non-voting board member.

Appointment Time Commitment

- Number of meetings - Four - Five times annually
- Pre-Meeting Preparation - None
- Meeting Duration – One hour in the evenings
- Meeting Location – Beiseker
- Other: Convention in Edmonton
- Online Option - None

Compensation and Reimbursement

Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement.

Administration Support

Not Applicable

Rocky View Foundation

Mandate

To provide affordable, safe, secure and well maintained residential housing choices for seniors residing within Rocky View County.

Committee Authority

Rocky View County represents one vote on an external board of directors

Reason for Rocky View County Involvement

An Order in Council was issued in 1964 by the Lieutenant Governor to approve the Master Agreement between the Province, Rocky View County, Airdrie, Beiseker, Cochrane, Crossfield, and Irricana to establish Rocky View Foundation. The agreement requires Council representative(s) from each of the municipalities named in the Order.

Policy

External policy – Rocky View Foundation

Voting Membership

By convention- Two Council Members (4 year term)

Appointment Time Commitment

- Number of meetings – Last Wednesday of the month with a three month break in the summer (July – September)
- Pre-Meeting Preparation – minimal, half hour to review
- Meeting Duration – One to two Hours. Meetings start at 6:30 PM, dinner is provided at 6:00 PM.
- Meeting Location – Head office is in Airdrie, Board meetings are also held at lodges (pre-COVID)
- Online Meeting Option - Yes

Compensation and Reimbursement

Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement. A per diem is also provided by the Foundation.

Administration Support

Not Applicable

Canadian Badlands Tourism Association

Mandate

Founded in 2006, Canadian Badlands Tourism is the largest municipal tourism partnership in Canada, with over 60 municipal members across East Central and Southeastern Alberta. Its primary goal is to establish the Canadian Badlands as an iconic tourist destination.

Committee Authority

Rocky View County represents one vote on the Board of Directors.

Reason for Rocky View County Involvement

Rocky View County is one of 66 shareholders of the Canadian Badlands Tourism not-for-profit Board.

Policy

As per Council resolution on February 25, 2020

Voting Membership

One Council Member and one Council Member Alternate. Term of appointment not identified.

Appointment Time Commitment

- Number of meetings – One meeting per month
- Pre-Meeting Preparation – Two hours
- Meeting Duration – Two to Three hour meeting plus travel
- Meeting Location - Drumheller
- Online Meeting Option – None

Compensation and Reimbursement

Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement. There is no per diem offered by the association.

Administration Support

Economic Development

Cochrane Ag Lands Advisory

Mandate

The Cochrane Ag Lands Advisory Committee serves to assist Council in making decisions related to the Lands.

Committee Authority

The Cochrane Ag Lands Committee is an advisory committee to Council.

Reason for Rocky View County Involvement

This ad-hoc committee is a working committee to advise Council on options for the County lands owned by the County and the possibility of selling the lands to the Town of Cochrane.

Policy

Internal – Cochrane Ag Lands Advisory Committee *Terms of Reference* #C-CALA

Appointments

- Two Council Members; the Division Nine Councillor and one other (4 year term)
- One Town of Cochrane Elected Official and one member of Town of Cochrane Administration

Appointment Time Commitment

This ad-hoc committee has been inactive. On March 10, 2020 Council provide direction to Administration on the execution of the Purchase and Sale Agreement. Upon the finalization of the agreement, Administration will be recommending no further appointments to this committee and to rescind the terms of reference.

Compensation and Reimbursement

Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement.

Administration Support

None

**Joint Terms of Reference Intermunicipal Development Plan
Rocky View County and the Village of Beiseker**

**Joint Terms of Reference Intermunicipal Development Plan
Rocky View County and Wheatland County**

Mandate

To guide the preparation of an Intermunicipal Development Plan (IDP) in accordance with the requirements of the *Municipal Government Act*. IDP's formalizes existing Intermunicipal cooperation by establishing a process and planning documents to guide future land use and development.

Committee Authority

Intermunicipal Development Plan Committees are an ad-hoc advisory to Council. Appointed members do not have the ability to bind the County at any intermunicipal committees.

Reason for Rocky View County Involvement

Legislatively required as per section 631 the *Municipal Government Act*.

Policy

- Joint Terms of Reference Intermunicipal Development Plan Rocky View County and the Village of Beiseker (Approval date: March 12, 2019)
- Joint Terms of Reference Intermunicipal Development Plan Rocky View County and Wheatland County (Approval date: June 26, 2018)

Appointment Terms as per Agreement

- Joint Terms of Reference Intermunicipal Development Plan Rocky View County and the Village of Beiseker – “The committee will include a balanced representation of Council and Senior Administration from each municipality.”
- Joint Terms of Reference Intermunicipal Development Plan Rocky View County and Wheatland County – “Each Council will appoint two (2) or three (3) Councillors and the CAO or designate”
- Appointments have defaulted to the criteria as per the Intermunicipal Terms of Reference

Compensation and Reimbursement

Appointed Councillors are reimbursed as per Rocky View County Policy C-195 Council Compensation and Expense Reimbursement.

Administration Support

Intergovernmental Affairs

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Article 1.0 **Name**

- 1.01 The name of the Society shall be Bow River Basin Council Society.
- 1.02 The official abbreviation for the Bow River Basin Council Society shall be BRBC.
- 1.03 Words importing the singular gender include the plural and vice versa; words importing gender include the masculine, feminine and neuter genders and words importing persons include individuals, bodies corporate, partnerships, trusts and unincorporated organizations.
- 1.04 The headings used throughout these By-Laws are inserted for reference purposes only and are not to be considered or taken into account in construing the terms or provisions of any article nor to be deemed in any way to qualify, modify or explain the effect of any such terms or provisions.

Article 2.0 **Definitions**

- 2.01 "Act" means the Societies Act, RSA 1980 c. S-18, and amendments thereto.
- 2.02 "Board" means the governing body of the Society.
- 2.03 "Board Meeting" means a meeting of the Board as convened from time to time.
- 2.04 "BRBC" means the Bow River Basin Council Society.
- 2.05 "By-Laws" means the By-Laws of the BRBC as amended from time to time.
- 2.06 "Consensus" means a decision is arrived at with a "high majority support" (between 70% to 80% support) with the following conditions. In the process,
 - (a) everyone was satisfied that a sufficient range of options has been looked at, and
 - (b) everyone agreed that the preferred option is capable of achieving the intended outcomes, and
 - (c) all concerns about the preferred choice were noted along with the decision (as "subject to" statements), and
 - (d) there is a clear mitigation process if these concerns turn out to be significant factors.
- 2.07 "Executive Meeting" means a meeting of the Executive Committee of the Society as convened from time to time in accordance with the By-Laws.
- 2.08 "General Meeting" means a meeting of the Members as convened by the Board from time to time.
- 2.09 "Member" means representatives from the following sectors identified in Article 3.
- 2.10 "Officers" means the Chair, the 1st Vice-Chair, the 2nd Vice-Chair, Treasurer and Executive Director of the BRBC as identified in Article 4, and together form the Executive Committee.

- 2.11 "Quorum" means:
- 2.11.01 At a Board Meeting, 7 Members;
 - 2.11.02 At a General Meeting, 20 Members;
 - 2.11.03 At a Special Meeting, 25 Members of which at least three (3) from each category of membership must be present; and
 - 2.11.04 At an Executive Meeting, 3 Officers of the Executive Committee.
- 2.12 "Special Meeting" means a Membership Meeting which satisfies the requirements set out in Article 9.05, and may be convened at the discretion of the Chair, or at the request of any five (5) Members of the BRBC.
- 2.13 "Special Resolution" means a resolution as defined in the Act.

Article 3.0 **Membership**

- 3.01 Membership in the BRBC shall be comprised of the following categories:
- 3.01.01 Commercial and Industrial Members, which shall consist of individuals, corporations, businesses or other "for profit" organizations who have a vested and/or specific interest in water and maintain offices or conduct business within the Bow River Basin watershed;
 - 3.01.02 Licensee Members, which shall consist of organizations or agencies that are defined as having an approval or license issued under the Water Act RSA 1980, c. W-3.5 and amendments thereto or the Environmental Protection and Enhancement Act RSA 1980 c. E-13.3, and amendments thereto, and who operate water management and/or water control facilities within the Bow River Basin watershed;
 - 3.01.03 Municipal Government Members, which shall consist of corporations under the Municipal Government Act RSA 1980 c. M-26.1, and amendments thereto, whose areas of jurisdiction are included, fully or partially, within the Bow River Basin watershed;
 - 3.01.04 Non-Profit Interest Groups and Academia Members, which shall consist of organizations or agencies that are either not-for-profit or are accredited post-secondary educational institutions that have a demonstrated interest in water and/or water use management and are located within or maintain administrative offices within the Bow River Basin watershed;
 - 3.01.05 Regulatory, Administrative and First Nations Members, which shall consist of Provincial and/or Federal Government departments or agencies or other organizations incorporated under either Provincial or Federal legislation who

have a regulatory and/or administrative interest in matters related to water and/or water use management or First Nations within the Bow River Basin watershed; and

- 3.01.06 Individual Public Members, which shall consist of individuals who have a demonstrated interest in water and/or water use management and are resident within the Bow River Basin watershed.
- 3.02 Notwithstanding article 3.01 no organization and/or agency may be a Member of more than one category of membership.
- 3.03 Each Member, with the exception of Individual Public Members, a) shall designate one individual person as its organization's primary representative to act on its behalf at all meetings of the Members and to serve as a Director, if so elected, at all Board meetings; and. B) may designate an alternate or alternates.
- 3.04 Members are to advise the BRBC annually of the names, mailing addresses, telephone number, e-mail addresses and occupation/title (as the case may be) of its primary and alternate representative.
- 3.05 A Member who has been elected as a Director may not send a designated alternate to act as his/her representative at Board meetings, but may do so to represent his membership at a General Meeting.
- 3.06 From time to time the BRBC may issue Membership Certificates in a form prescribed by the Board.
- 3.07 All Members in good standing shall be entitled to receive all BRBC publications.
- 3.08 All Members cease to be Members in good standing upon failing to pay the required membership fee, if any, within 60 days of being invoiced by the BRBC and their rights as Members are suspended until the membership fee is paid in full. Any member whose membership fee remains unpaid from the previous year shall be deemed to have withdrawn from membership and will not regain membership without submitting a new application for membership and paying the fee and any amounts specified by the Board as due and owing from previous years.
- 3.09 A Member may withdraw from membership upon giving notice in writing to the BRBC of its intention to withdraw from membership and shall cease to be a member upon the date received.
- 3.10 The Board may, by two-thirds majority vote, revoke a membership for cause.
- 3.11 All Members in good standing shall be entitled to cast one vote on each issue at any meeting and except as specifically provided in these by-laws, questions arising at any meeting of the Members shall be decided as follows:
- 3.11.01 in respect to matters of policy, including without limitation those matters specified in the objects of the BRBC, by way of consensus; or

- 3.11.02 in respect to administrative matters a majority of not less than two-thirds of the quorum, or
- 3.11.03 in respect to determining support for an initiative and/or direction by simple majority, subject that any such vote shall be advisory only and not binding on the Board.
- 3.12 Notwithstanding Article 3.10, Members shall be entitled to vote in regards to the removal of a Director in accordance with Article 4.12, and such vote shall be binding upon the Board.

Article 4.0 Board of Directors and Officers

- 4.01 The Board shall meet each year and schedule Board Meetings for the following twelve months. Board Meetings shall be held as often as may be necessary to carry out the objects and/or business of the BRBC, but not less than 4 (four) times during any fiscal year.
- 4.02 Officers of the BRBC shall consist of:
 - 4.02.01 the Chair (elected);
 - 4.02.02 the 1st Vice-Chair (elected);
 - 4.02.03 the 2nd Vice-Chair (elected), and
 - 4.02.04 the Treasurer (appointed)
 - 4.02.05 the Executive Director of the BRBC who, while a functioning member of the Executive Committee, does not have a vote in the activities of the BRBC.
- 4.03 The Officers, with the exception of the Treasurer and Executive Director, shall be elected from the Board by simple majority vote at the first Board Meeting after the AGM,
- 4.04 The Board shall consist of the following:
 - 4.04.01 For each category of membership (Article 3), there shall be a maximum of two (2) Directors.
 - 4.04.02 In the case that a category of memberships has more than two (2) Members, the Members of that category shall elect or appoint (as the Members of the category so choose) two (2) Members to the Board.
 - 4.04.03 The election or appointment of Directors shall take place at the Annual General Meeting, except as noted in 4.04.05.
 - 4.04.04 The term of Directors shall be two years on a staggered basis.
 - 4.04.05 Notwithstanding section 4.04.01 up to 3 additional Directors (including the

Treasurer) may be appointed by the Board, subject to the ratification of the membership at the next General Meeting.

- 4.05 Any resignation from the Board must be in writing and delivered to the registered office of the BRBC.
- 4.06 Each Director, except Executive Director, present at a Board Meeting shall be entitled to one vote. Except as specifically provided in these By-Laws, questions arising at any meeting of the Board shall be decided as follows:
 - 4.06.01 in respect to matters of policy, including without limitation those matters specified in the objects of the BRBC, by way of consensus; or
 - 4.06.02 in respect to administrative matters a majority of not less than two-thirds of the quorum, or
 - 4.06.03 in respect to determining support for an initiative and/or direction by simple majority.
- 4.07 The Executive Director shall be appointed by the Board.
- 4.08 A vacancy in the position of a Director shall either remain vacant until the next Annual General Meeting at which the election of directors is held or shall, upon the approval of the Board, be filled by an election at a Special Meeting called for that purpose.
- 4.09 Any vacancy in the position of an elected Officer shall be filled for the balance of the term at the next Board Meeting by majority vote of the Board in the same manner that Officers are elected.
- 4.10 Any Director or Officer, with the exception of the Executive Director, may be removed from such office by a two-thirds majority vote of a Quorum of all Members entitled to vote at a Special Meeting, provided that notice of such meeting states that such action will be called for at the meeting.
- 4.11 The Board may determine by simple majority vote that a Director ceases to be a Director if he/she misses two (2) consecutive meetings without the prior notification to the Board.
- 4.12 The Board, may by resolution, adopt procedures and practices relating to the governance of their meetings, so long as they comply with the objects and By-Laws of the BRBC.

Article 5.0 **Duties of Officers**

- 5.01 The Chair shall:
 - 5.01.01 Represent the BRBC on behalf of all the Members;
 - 5.01.02 Chair all Board Meetings and General Membership Meetings;

- 5.01.03 Exercise general supervision over all BRBC activities;
- 5.01.04 Be responsible for the preparation and presentation of the annual report to the Members at the Annual General Meeting;
- 5.01.05 May delegate any or all of his duties to any other Board member.
- 5.01.06 Be an ex-officio member of all Committees and/or Project Teams.
- 5.02 In the case the Chair is unable to attend a meeting of the Board or the Members of the BRBC the 1st Vice-Chair, or in the absence of the 1st Vice-Chair, the 2nd Vice-Chair shall chair the meeting.
- 5.03 The Treasurer of the BRBC is responsible for the safekeeping of all BRBC funds and the management of financial transactions and the operations of the BRBC. The Treasurer shall:
 - 5.03.01 Take a lead role in the development and implementation of the BRBC's financial policies, including but not limited to signing authorities, investments procedures and cash management, reporting methods, government regulations and receipting rules;
 - 5.03.02 Insure that the financial records of the BRBC are kept and maintained;
 - 5.03.03 Arrange for the collection of all moneys owed to the BRBC and the deposit of all such moneys received by the BRBC to such bank as may be designated by the Board as being the bank of the BRBC from time to time;
 - 5.03.04 Arrange for the preparation of annual fiscal reports and audited financial statements of the BRBC prior to the Annual General Meeting and presentation of these reports at the AGM;
 - 5.03.05 Arrange for the preparation of annual business plans and budgets for the consideration of the Executive Committee and the Board;
 - 5.03.06 Monitors the annual business plans and budgets following their preparation and approval by the Board
 - 5.03.07 Participate actively in the fund-raising activities of the BRBC as directed by the Board;
- 5.04 The Executive Director shall:
 - 5.04.01 Assist Officers as required in the fulfillment of their responsibilities;
 - 5.04.02 Participate actively in the fund-raising activities of the BRBC as directed by the Board;
 - 5.04.03 Arrange for the preparation of agenda and background information for the

meetings of the Executive Committee, Directors and Members as required;

- 5.04.04 Organize, administer and supervise the activities of the office and staff of the BRBC in keeping with the objects and By-Laws of the BRBC and the resolutions of the Board;
- 5.04.05 Be an ex-officio member of all Committees and/or Project Teams which deal with the objects and/or affairs of the BRBC;
- 5.04.06 Attend at and keep accurate Minutes of all Membership Meetings and Board Meetings, or as delegated;
- 5.04.07 Have charge over the seal of the BRBC;
- 5.04.07 Have charge over all correspondence of the BRBC;
- 5.04.08 Keep a record of all Members, along with their addresses;
- 5.04.09 Send notices of Membership Meetings, Special Meetings and Board Meetings to all Members and Members of the Board respectively, to the last known addresses of all such Members and Members of the Board;
- 5.04.10 Ensure that annual returns and audited financial statements of the BRBC are prepared and submitted to Consumer and Corporate Affairs (or such other agency as is designated as being responsible for the registration of societies under the Act) following each Annual General Meeting of the BRBC;
- 5.04.11 Maintain bonds and insurance policies.
- 5.04.12 Perform such duties as may be specified or assigned by the Chair and the Board from time to time.

Article 6.0 **Executive Committee**

- 6.01 The Executive Committee shall consist of all of the Officers of the BRBC.
- 6.02 The Executive Committee shall conduct all of the necessary business and affairs of the BRBC as directed by and in accordance with the directions, policies and resolutions of the Board.
- 6.03 The Chair of the Board shall be the Chair of the Executive Committee.
- 6.04 Meetings of the Executive Committee shall be called as required by any member of the Executive Committee.
- 6.05 A record shall be kept of all Minutes of the Executive Committee by the Executive Director and shall be circulated to the Board on a recurrent basis.

- 6.06 Each member of the Executive Committee, excepting the Executive Director, present at a meeting of the Executive Committee, shall vote on all matters before the Executive Committee.

Article 7.0 **Committees and Project Teams**

- 7.01 The Board may appoint such committees as is deemed necessary for the carrying out of the objects of the BRBC.
- 7.01.01 There shall be four standing committees, namely, the Legislation and Policy Committee, the Education and Communications Committee, the Fund Development Committee and the Project Selection Committee. The Executive Committee from the Board of the BRBC shall appoint the chair of each standing committee.
- 7.01.02 The Board shall, from time to time, develop and approve by resolution, the terms of reference and tasks for each of the standing committees.
- 7.01.03 The Board shall appoint Members to each committee. Committees may also have expert members other than BRBC members. The committee shall serve for the term of their appointment or until the committee is dissolved by the Board. Each committee member shall be subject to removal by the Board. Each committee shall be responsible to the Board and the Board shall determine the duties of each committee.
- 7.01.04 Committee chairs shall present a verbal or written report to the Board at Board Meetings from time to time as requested. Committees shall meet as required at the call of their respective committee chair.
- 7.02 The Board may establish such project teams as is deemed necessary for the carrying out of the objects of the BRBC and without limiting the foregoing may be requested to investigate, evaluate and provide recommendations to specifically defined issues.
- 7.02.01 Project teams shall report to the Board and shall present written reports as requested.
- 7.02.02 Project teams shall arrange for the keeping of accurate records of their meetings. Staff of the BRBC, when available, may be called upon to assist project teams in keeping such records.
- 7.02.03 Project teams shall be composed of those persons appointed or approved of by the Board. Members on project teams may include Directors and/or Members of the BRBC or other individuals whose expertise will assist in the investigation, evaluation, development of recommendations or resolutions to the specifically defined issue. Chair shall be a BRBC member.
- 7.02.04 Project teams are required to operate within the Terms of Reference and

budgets established by the Board.

- 7.02.05 The Executive Director of the BRBC or his/her designated representative shall be an ex-officio member of all project teams and is entitled to be notified of and to attend all meetings of project teams.

Article 8.0 **Protection of Directors and Officers**

- 8.01 No Director, Officer or Member of the BRBC or member of a Committee or Project Committee shall be liable for the acts, receipts, neglects or defaults of any other Director or Officer or Member of a Committee, Project Team or employee of the BRBC, or for joining in any receipt or other act of conformity, or for any loss, damage or expense happening to the BRBC through the insufficiency or deficiency of title to any property acquired by order of the Board on behalf of the BRBC, or for the insufficiency or deficiency of any security in or upon which any of the monies of the BRBC shall be invested, or for any loss or damage arising from the bankruptcy, insolvency or tortious act of any person with whom any of the monies, securities or effects of the BRBC shall be deposited, or for any loss occasioned by any error of judgement or oversight on their part, or for any other loss, damage or misfortune whatsoever which shall happen in the execution of the duties of their offices or in relation thereto unless the same shall happen through their own willful neglect or default.
- 8.02 The Members and former Members of the Board, officers and former officers ~~and~~ Members and former Members of all Committees and Project Teams of the BRBC and each of them and each of their respective heirs, executors, administrators, successors and assigns, shall from time to time and at all times be indemnified and saved harmless out of the assets of the BRBC from and against all costs, charges, losses, damages and expenses which they, or any of them, or any of their heirs, executors, administrators, successors and assigns, shall incur or sustain by or by reason of the performance of their duty in their respective offices, except such (if any) as they shall incur or sustain by or through their own willful neglect or default, respectively. This indemnification is in addition to, but not exclusive of, any other rights of indemnification to which the Members of the Board, officers and former officers and Members of Committees and Project Teams of the BRBC may be entitled to at law or in equity.

Article 9.0 **Meetings**

- 9.01 There shall be at least four (4) General Meetings of Members held in each calendar year, one of which may be the Annual General Meeting. The Board shall determine the time and place for all General Meetings of the BRBC.
- 9.02 The Annual General Meeting of the BRBC shall be held no later than 90 days following the end of each fiscal year. Fourteen (14) days written notice shall be given by to each Member of the BRBC.
- 9.03 If written notice of a meeting is required, it shall be validly given if delivered personally or delivered by regular mail, e-mail or fax to a Member at their last known address shown on

the records of the BRBC.

- 9.04 Notwithstanding the foregoing, any or all Members may waive the notice requirements of calling a meeting and such a waiver may be given prior to, at, or subsequent to the meeting for which such notice was required.
- 9.05 Special Meetings of the Members of the BRBC may be called from time to time at the discretion of the Chair or as provided for in the By-laws. Notice of Special Meetings shall be provided at least twenty-one (21) days prior to the meeting and shall state the reason for the meeting. Special Meetings shall only deal with matters for which the meeting was called.

Article 10.0 Fund-Raising, In-Kind Contributions and Membership Fees

- 10.01 Prior to each Annual General Meeting, the Executive Committee shall prepare, for the approval of the Board of the BRBC, a budget setting out estimated revenue and costs for the operation of the BRBC.
- 10.01.01 The budget shall take into account all contributed funds from fund-raising activities, from donations and/or grants and from Members, as well as all expenses for the activities, objects and administration of and in carrying out the objects of the BRBC.
- 10.02 Each Member of the BRBC is encouraged to be actively involved in promoting the BRBC and in securing funds necessary for the carrying out of the objects of the BRBC.
- 10.03 The Executive Committee shall each year prepare, as part of its budget and business plan development process, a fund-raising campaign intended to assist the BRBC in procuring the charitable funds required to accomplish the objects of the BRBC. The fund-raising campaign shall set out expectations and performance measures. The BRBC, on the approval of the Board, may contract and/or hire individuals and/or firms to assist it in fund-raising activities.
- 10.04 Members are expected to contribute money, property and/or in-kind services to the BRBC.
- 10.05 The Board may set annual membership fees for each category of membership in the BRBC.

Article 11.0 Finances

- 11.01 The fiscal year for the BRBC shall be from April 01 to the next following March 31 of each year.
- 11.02 Directors, Officers and employees of the BRBC shall receive remuneration, if any, as set out in the budget of the BRBC and approved by the Board.
- 11.03 The Board shall, by resolution, set out policies governing the management of funds for investments purposes and establishing any other financial procedures required for the operation of the BRBC.

- 11.04 For the purpose of carrying out its objects, the BRBC may secure the payment of, borrow or raise money in such manner as the BRBC decides. In particular, the BRBC may issue debentures. The Board shall not be empowered to issue debentures or grant similar or mortgage security unless specifically authorized to do so by a Special Resolution of Members which is thereafter ratified and approved by the Board.
- 11.05 The books and financial records of the BRBC shall be audited each fiscal year by an auditor who is a duly qualified chartered accountant or certified public accountant in the Province of Alberta. The Treasurer shall ensure that an auditor's report for the preceding fiscal year is prepared and presented at each Annual General Meeting. Further, the Board shall appoint an auditor at each Annual General Meeting to hold office until the next Annual General Meeting.
- 11.06 All minutes of General, Special, Board and Executive Committee Meetings, as well as financial records and membership lists, may be inspected by any Member at the registered office of the BRBC during regular business hours.

Article 12.0 Seal

- 12.01 The signing authorities on behalf of the BRBC shall be any two Officers of the BRBC.
- 12.02 The signing Officers of the BRBC shall have the power, on behalf of the BRBC, to affix the BRBC seal, to draw cheques, to sign, make, draw and accept Bills of Exchange, Promissory Notes and other negotiable instruments or any other contract, document or instrument in writing. These activities will be performed in accordance with the provisions of an approved budget and the Alberta Practice of Accounting Standards, or by Special Resolution.
- 12.03 The BRBC seal shall be kept at the registered office of the BRBC.

Article 13.0 Amendments

- 13.01 The By-Laws of the BRBC shall not be altered, amended, varied or added to except by a Special Resolution approved by the BRBC.
- 13.02 Any Member who proposes to alter, amend, vary or add to the By-Laws of the BRBC shall submit notice of such proposal in writing to the Executive Director at least sixty (60) days prior to a Special Meeting at which the proposed alteration, amendment, variation or addition is to be voted upon. Such notice must detail the proposed change(s) and be signed by the Member(s) who proposes the change(s).
- 13.03 The Executive Director shall send notice of the proposed change(s) to the By-Laws to all Members via the BRBC's official publication or by mail to the last known address of each Member at least three weeks in advance of the proposed Special Meeting.

Article 14.0 Not-for-Profit Organization

- 14.01 The BRBC is a not-for-profit organization and will not carry on any trade or business.

Article 15.0 **Dissolution**

- 15.01 Upon the dissolution of the BRBC, the property of the BRBC shall be converted into cash and added to the funds of the BRBC and the amount thereof distributed firstly to the payment of all outstanding debts and liabilities of the BRBC and the balance shall be distributed in accordance with the Act.

Article 16.0 **Signatures**

Elbow River Watershed Partnership Society By-Laws**MEMBERSHIP**

1. The working name of the Society shall be Elbow River Watershed Partnership or ERWP.
2. Membership is open to individuals, community groups, special interest groups, industries, municipalities and government departments. In each category of membership other than the individual, the organization or company shall delegate in writing who their voting representative will be. That person attends Stakeholder meetings as a voting participant and is expected to act as an information liaison with their respective organization. However any number of individuals or persons from member groups or companies may participate in the meetings and activities of the Stakeholder Committee. Each individual voting member and membership group should agree to the Strategic Plan and Terms of Reference, abide by the by-laws, participate in the Operational Plan, and sign an agreement to that effect.
3. Any member wishing to withdraw from membership may do so upon notice in writing to the Board of Directors (the Coordinating Committee). Any member upon a majority vote from the members of the Society (the Stakeholder Committee) may be expelled from the membership for any cause, which the Stakeholders may deem reasonable.
4. The membership may be free or there may be some fee specified by the Coordinating Committee and ratified by the Stakeholders at the Annual General Meeting (AGM).

COMMITTEES OF THE SOCIETY

5. The Committees of the ERWP are:
 - a. The Stakeholder Committee, which means the membership of the Society.
 - b. The Coordinating Committee which means the Board of Directors of the Society.
 - c. The Local Government Committee which shall be constituted of elected officials from multiple levels of government including municipal, provincial, federal and First Nations. The Chair of the ERWP will act as a non-voting chair of the Local Government Committee.
6. Other committees may be assembled as required to serve a mission and a term as defined by the Coordinating Committee.

THE COORDINATING COMMITTEE

7. Duties of the Coordinating Committee are to:
 - a. Develop the annual strategic/operational plan to accomplish stated goals, with input from committees and resource partners.
 - b. Provide recommendations to and liaise with the Local Government Committee.
 - c. Manage finances with an approved budget.
 - d. Define duties for, liaise with, and supervise the Watershed Coordinator
 - e. Plan and coordinate Stakeholder meetings.
 - f. Participate in fundraising initiatives as required.
8. Coordinating Committee Members can act on behalf of the ERWP in accordance with the bylaws.
9. The Coordinating Committee shall consist of member representatives from each group that has joined the ERWP. The members of the Coordinating Committee shall serve a term of one year. The representatives on the Coordinating Committee are elected at the Annual General Meeting with Stakeholder representatives voting only for persons nominated to their own Membership Categories (see Attachment A). Some categories may have multiple members elected to the Coordinating Committee (see Attachment A). In addition one person will be elected "at large" from member associations or as an individual.
10. The Chair and Vice-Chair (which shall also mean the President and Vice-President of the Society) will be elected from the Coordinating Committee as the first order of Business at the first meeting of the Coordinating Committee after the members are elected at the Annual General Meeting.
11. Board members operate on a voluntary basis with no compensation, but they may be compensated for out-of-pocket expenses.

12. Any director or officer upon a majority vote of all members of the Society in good standing may be removed from office for any cause which the society may deem reasonable.

THE LOCAL GOVERNMENT COMMITTEE

13. The duties of the Local Government Committee are to:
 - a. Assist the Coordinating Committee in execution of the Operational Plan
 - b. Interact with other members to facilitate communication and share information

WATERSHED COORDINATOR

14. The Watershed Coordinator shall be selected by the Coordinating Committee.

SECRETARY

15. The Watershed Coordinator shall act as the Secretary of the Society and is responsible to the Society through the Coordinating Committee
16. The Secretary is a non-voting member of the Coordinating Committee.
17. The Secretary shall attend all meetings of the Society and keep accurate minutes of each meeting. In case of the absence of the Secretary, a Society member will be appointed by the Coordinating Committee to discharge those duties. The Secretary shall supervise the correspondence of the Society and perform other duties as requested by the Coordinating Committee.
18. The Secretary shall keep a record of the ERWP members with their addresses and contact information. The Secretary is responsible for sending appropriate notices of the various meetings and the dissemination of minutes as required.

TREASURER

19. The Watershed Coordinator shall act as the Treasurer.
20. The Treasurer shall keep a detailed account of receipts and disbursements which can be made available to members of the Society, when given one week's notice.
21. The Watershed Coordinator will maintain appropriate financial records and correlate them to the approved budget. These records shall be presented to the Coordinating Committee regularly and to Society members at the Annual Meeting.

MEETINGS

22. The Society shall hold an Annual General Meeting each year within 4 months of the fiscal year-end (March 31st). The membership of the ERWP will be given 30 days notice of the meeting including its time and place. Such notice may be by electronic means.
23. The Coordinating Committee shall meet as required, at least every quarter. The Chair of the Coordinating Committee may call additional meetings. Coordinating Committee members will be given two weeks notice of the meeting dates. Such notice may be by electronic means.
24. The Stakeholder Committee shall meet as frequently as the Coordinating Committee requires, at least every quarter.
25. A Special Meeting shall be called by the Chair or Vice-Chair upon receipt of a petition signed by one-third of the Society's members in good standing setting forth the reasons for calling such meeting. Notice of a Special Meeting shall be provided by email or mail at least 14 days prior to the meeting and shall state the reason for the meeting.
26. Ad hoc committees of the Society shall meet as needed. The members of the committee shall elect their own Chair.

VOTING

27. The outcome of any vote at the AGM shall be determined by a simple majority. Quorum shall be 8. In the event of a tie vote, the motion is lost.
28. The outcome of any vote at a Special Meeting shall be determined by a simple majority. Quorum shall be 8. In the event of a tie, the motion is lost.
29. Quorum for the Coordinating Committee shall be 5. Both the Coordinating Committee and Stakeholder Committee make decisions by consensus. "Consensus" means a decision is arrived at with a "high majority support" (70% support or more) with the following conditions. In the process, (a) everyone was satisfied that a sufficient range of options has been looked at, and (b) everyone agreed that the preferred option is capable of achieving the intended outcomes, and (c) all concerns about the preferred choice were noted along with the decision (as "subject to" statements), and (d) there is a clear mitigation process if these concerns turn out to be significant factors.

FINANCIAL REVIEW

30. The fiscal year for the ERWP shall be from April 01 to March 31 of the following year.
31. The records for each financial year will be audited by two members of the Society. These persons will be elected in advance at the AGM and present their report to the Stakeholder members at the AGM in the succeeding year. In addition, these auditors will provide the Coordinating Committee with a written report on the financial records at least 2 weeks prior to the AGM.
32. All minutes of General, Special, and Coordinating Committee Meetings, as well as financial records and membership lists, may be inspected by any Member at the registered office of the ERWP during regular business hours.

BY-LAWS

33. The By-Laws may be rescinded, altered, or added to by a Special Resolution of the members, as defined by the Societies Act.

OTHER

34. The Society will not make use of a Society Seal.
35. The Society will not borrow money.
36. In the event of the Society being dissolved, all funds and assets remaining after such dissolution and the satisfaction of all debts and liabilities will be transferred to a charitable organisation with similar purposes.

Attachment A**Stakeholder Membership Categories sending Representation to the Coordinating Committee**

1. Community Groups & Associations	(2 Members of Coordinating Committee)
2. Industry & Academia	(2 Members of Coordinating Committee)
3. Government	(3 Members of Coordinating Committee)
4. First Nations	(1 Member of Coordinating Committee)
5. Agriculture / Equine Business / Aquaculture	(1 Member of Coordinating Committee)
6. Individuals	(1 Member of Coordinating Committee "elected at large" only)

SPRINGBANK AIRPORT COMMUNITY NOISE CONSULTATIVE COMMITTEE



Terms of Reference
May, 2017

The Calgary Airport Authority (the Authority) established the Springbank Airport Community Noise Consultative Committee (SACNCC) with the objective being to provide a forum that enables dialogue and information exchanges between airport operators, community representatives, and airport users.

1. Purpose

The purpose of the Committee is to:

- Provide an interface between the Airport Authority and its stakeholders.
- Serve as a forum for the exchange of relevant information amongst all stakeholders.
- Enhance awareness and understanding of the airport operations.
- Examine noise management issues.
- Allow the discussion of potential operational options.

The SACCC meetings are about bringing in knowledge, data from studies, looking at options when possible and keeping the community informed of any industry changes from a technical perspective.

2. Membership

Members of the committee will comprise representatives from the following:

- Airport major tenants (e.g. flight training schools, fixed-base operators, etc.).
- Calgary Airport Authority.
- Community members.
- NavCanada.
- Rocky View County.
- Springbank Airport Business and Pilots Association.
- Transport Canada's Aerodrome Safety Branch.

Community membership will be open to five (5) representatives with residence near the Springbank Airport and one (1) representative from the Harmony community nominated by the Harmony Homeowners' Association.

Openings for the community membership will be advertised in local newspapers. Community members must express their interest to join the committee in writing to the Authority. The Authority will review the expressions of interest and appoint the representatives for a two (2) year period. The membership of the Committee will be reviewed and reconfirmed by the Authority bi-annually.



3. Meetings

Meetings will be held biannually. At the final meeting each year, the committee will approve the schedule for the following year.

Meetings will be held at the Calgary Flying Club boardroom and chaired by the Springbank Airport General Manager.

Meetings may include matters related but not limited to the following:

- Technical aspects of operations at YBW.
- Noise management.
- Plans for airport growth.
- Potential changes to airspace.
- Community Outreach opportunities.

Invitation to propose agenda items will be sent two weeks before the scheduled meeting, and final meeting agenda will be circulated electronically to committee members seven days before the meeting.

Meetings are not open to the public.

Springbank Airport is one of Canada's busiest airport in terms of aircraft movement. Operating 24 hours a day, we are a busy and growing airport that is the primary general aviation reliever airport for Calgary International Airport. The operations and development of Springbank Airport are directed to supporting light aircraft activity including flight training, recreational flying, corporate and air charter activity and compatible aircraft maintenance, manufacturing and support operations.

The Calgary Airport Authority
Springbank Airport
springbankairport@yyc.com

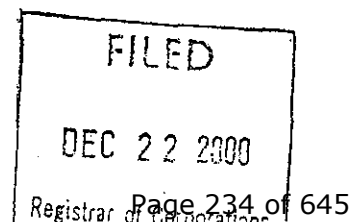
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Society By-Laws

BOW RIVERSEdge CAMPGROUND SOCIETY (hereinafter referred to as the "Society")

MEMBERSHIP

1. There shall be no membership fees.
2. Any person meeting all of the following criteria may be admitted as a member of the Society:
 - a. anyone who is an active member of either the Cochrane Lions Club (hereinafter referred to as the "Lions Club") or the Rotary Club of Cochrane Society (hereinafter referred to as the "Rotary Club") (hereinafter sometimes referred to, collectively, as the "Clubs" or, respectively, as the "Club"); and
 - b. anyone who is willing to:
 - i. serve on the basis of having an active interest in the current and future well being of the Bow RiversEdge Campground, Cochrane, AB (hereinafter referred to as the "Campground"); and a willingness to report back to his/her respective Club;
 - ii. serve, as may be required, on committees in regard to all projects, maintenance and other duties necessary for the operation of the Campground (hereinafter referred to as the "Committees");
 - iii. solicit volunteer support, as may be required, from his/her respective Club to serve on the Committees; and
 - iv. participate in the preparation, development, and finalization of all projects of the Society.
3. Any member, upon a majority vote of all of the Directors of the Society, may be expelled from membership for any cause which the Directors may deem reasonable and shall, thereafter, be entitled to no membership privileges or powers in the Society until reinstated by a favorable vote passed by the aforesaid majority.
4. Any member wishing to withdraw from membership may do so upon written notice to the Board through its Secretary.



Bow RiversEdge Campground Society By-Laws
Page 2

BOARD OF DIRECTORS

5. The "Board of Directors" or "Board" shall mean the Board of Directors of the Society.
6. The Board shall be comprised of the following:
 - a. three (3) active members of the Lions Club, duly chosen by the appropriate official body of the Lions Club; and
 - b. three (3) active members of the Rotary Club, duly chosen by the appropriate official body of the Rotary Club;

provided; however, that each Club shall determine a rotating term so that there is not more than two (2) new Directors per year from each respective Club.
7. The Board shall, subject to these By-Laws, and any amendments thereto, or directions given it by majority vote of any meeting of the members of the Society so properly called and constituted, have full control and management of the affairs of the Society and shall, in particular, be responsible to fulfill those duties set forth in Clause 2.b.i. - 2.b.iv., inclusive, herein.
8. Meetings of the Board
 - a. General Board Meetings (hereinafter referred to as "General Board Meetings") are to be held monthly, the times and dates of which shall be determined at the first General Board Meeting to be held by the Directors (in October of each year) after the election of the Board at the Annual General Meeting, and in the absence of any Board member, written notice of such times and dates shall be delivered via hand, fax, or email to such Board member within forty-eight (48) hours of the said meeting; provided, however, that if the time and date of any General Board Meeting is not pre-determined as aforesaid or if the Board determines it necessary to change the pre-determined time and date of any General Board Meeting, seven (7) days' written notice of such change shall be delivered via hand, fax, or email to each Director.
 - b. Special Board Meetings (hereinafter referred to as "Special Board Meetings") may be called:
 - i. on the instructions of three (3) Directors; provided, however, that any one (1) of such three (3) Directors states the business to be brought before the meeting and requests the Chairperson (as hereinafter defined) to call such meeting by his giving forty-eight (48) hours' written notice thereof, via hand, fax, or email, to all Directors; and

Bow RiversEdge Campground Society By-Laws
Page 3

- ii. at any time by the Chairperson (as hereinafter defined) by his giving forty-eight (48) hours' written notice thereof to all Directors via hand, fax, or email.
 - c. Quorum - A quorum at any meeting of the Board, General or Special, shall consist of a minimum of four (4) Directors being present at the commencement of any such meeting, a minimum of two (2) of whom must be from the Lions Club and a minimum of two (2) of whom must be from the Rotary Club.
9. Tie Vote - in the event of a tie vote, the Chairman (as hereinafter defined) shall cast the tie-breaking vote.
10. Any member of the Board, upon a majority vote of all the members of the Board in good standing, may be expelled from membership for any cause which the Board may deem reasonable, including:
- a. failure to attend sixty (60%) percent of all Society and Board meetings per calendar year; or
 - b. more than two (2) consecutive unexplained, missed meetings without notification to the Board.
- If necessary, the Chairperson (as hereinafter defined) shall be responsible to initiate the expulsion of a Director in accordance with Clauses 10.a. and 10.b. herein.
11. Appointment of Officers
- a. At the first General Board Meeting of the newly elected Board, to be held in October, the Board shall appoint, from its own Board members, the Officers of the Society, namely: a Chairperson, a Vice-Chairperson, a Secretary, and a Treasurer (all as hereinafter defined).
 - b. Any Officer, upon a majority vote of all the Directors, may be removed from his/her duties for any cause which the Board of Directors may deem reasonable.

CHAIRPERSON

12. The Chairperson shall be appointed by the Board for a period of one (1) year, and such position shall rotate year to year from a member of the Lions Club to a member of the Rotary Club.

Bow RiversEdge Campground Society By-Laws
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13. The position of Chairperson cannot be held by the current Operations Manager.
14. The Chairperson shall:
 - a. prepare the agenda for each meeting of the Society and the Board and deliver same to the Secretary;
 - b. preside over all meetings of the Society and the Board; provided, however, that in his/her absence, the Vice-Chairperson (as hereinafter defined) shall preside at any such meetings. In the absence of both the Chairperson and Vice-Chairperson (as hereinafter defined), a chairperson may be elected at such meeting to preside.
 - c. represent the Society, when required, in the following areas:
 - i. media releases;
 - ii. contact person for the Operations Manager; and
 - iii. official representative of the Society.

VICE-CHAIRPERSON

15. The Vice-Chairperson shall be appointed by the Society for a period of one (1) year and shall perform all duties of the Chairperson in his/her absence. The Vice-Chairperson may be a representative of either the Lions Club or the Rotary Club.

SECRETARY

16. The Secretary shall be elected by the Society for a period of one (1) year and shall:
 - a. be under the direction of the Chairperson and the Board;
 - b. send out notices of all the meetings of the Society and of the Board, as required;
 - c. attend all meetings of the Society and of the Board and keep accurate minutes of the same;
 - d. prepare and distribute minutes, as required, following each meeting;

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- e. review with the Chairperson all agenda materials and distribute same to the appropriate members not less than forty-eight (48) hours prior to the meeting, except in the case of a Special Board Meeting, where such materials shall be distributed at the said meeting;
 - f. book facilities for meetings, when required, and, following said meetings, return the facility used to its previous condition;
 - g. obtain/provide all office supplies required by the Society; and
 - h. keep a record of all the members of the Society and their addresses.
17. The Secretary shall have charge and maintain custody of all the correspondence, books, and records of the Society not already in the custody of the Treasurer (as hereinafter defined).
18. In case of the absence of the Secretary, his/her duties shall be discharged by such other Officer or Director as may, from time to time, be appointed by the Board.

TREASURER

19. The Treasurer shall be elected for a period of one (1) year and shall:
- a. operate and manage all financial requirements of the Society necessary to meet minimum accounting standards;
 - b. prepare an annual budget for the Society;
 - c. prepare monthly financial statements for review by the Board and quarterly financial statements for review by each of the Clubs;
 - d. represent the Society when dealing with the Society's then duly retained accounting firm and duly appointed banking institution;
 - e. be one of the two (2) required signing authorities on all cheques issued by the Society; and
 - f. maintain custody of all financial books, accounts, and records of the Society.

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BUDGET, FINANCE, AND AUDITING

20. No individual Officer, Director, or member shall benefit financially from the proceeds of the Society.
21. At year end, the Society shall retain a duly qualified accounting firm to perform an audit of the books, accounts and records of the Society.
22. The fiscal year end of the Society in each year shall be determined upon consultation with the Society's duly appointed accounting firm.
23. All the books, accounts, and records of the Society may be inspected at the Records Address of the Society, as registered from time to time, by any member of the Society upon giving reasonable notice and arranging a time satisfactory to the Officer or Officers having charge of such books, accounts, and records. Each Director shall, at all times, have access to such books and records.

MEETINGS

24. a. The Annual General Meeting (hereinafter referred to as the "AGM") shall be held annually for all members, written notice of which meeting shall be delivered, via hand, fax, or email, to each member twenty-one (21) days prior to the date of the AGM. Although already chosen by their respective Clubs, the Directors shall be officially elected at the AGM, and the Directors so elected shall serve until their respective successors are elected and installed. Any vacancy occurring during the year shall be filled by the respective Club's appointment of a new Director whose duties will commence at the General Board Meeting held immediately subsequent to such vacancy and appointment.
- b. General Meetings (hereinafter referred to as "General Meetings") may be called at any time by the Secretary upon the instruction of the Chairman or the Board, written or verbal notice of which General Meeting shall be delivered via person, telephone, hand, fax, or e.mail to each member a minimum of seven (7) days prior to such General Meeting.
- c. Special Meetings (hereinafter referred to as "Special Meetings") shall be called by the Secretary upon the instruction of the Chairman or Board upon the Board's receipt of a petition signed by one-third (1/3) of the members in good standing, which petition shall set forth the reason(s) for calling such meeting, and written notice of such Special Meeting, together with a copy of the said petition, shall be delivered via hand, fax, or e.mail to each member a minimum of seven (7) days prior to such Special Meeting.

Bow RiversEdge Campground Society By-Laws
Page 7

- d. Tie Vote - in the event of a tie vote at any meeting of the Society, the Chairman shall cast the tie-breaking vote.
 - e. Quorum - A quorum at any meeting of the Society shall consist of a minimum of twelve (12) members being present at the commencement of any such meeting, a minimum of six (6) of whom must be from the Lions Club and a minimum of six (6) of whom must be from the Rotary Club.
25. Club Forum - In order to provide an opportunity for an information exchange between the Lions Club and the Rotary Club, a Club Forum shall be held a minimum of once each calendar year, written notice of which shall be delivered via hand, fax, or e.mail to the Secretary of each of the Clubs twenty-one (21) days prior to the date thereof.
26. The AGM may, from year to year, be held in conjunction with the Club Forum at the discretion of the Directors.

RIGHT TO VOTE

27. All members shall have the right to vote at the AGM, the General Meetings, and the Special Meetings and only the Directors shall have the right to vote at all Board Meetings of the Society. All such votes are to be made in person by such means (ie: by show of hands or by secret ballot) as is resolved at the commencement of such meeting, and not by proxy or otherwise unless the meeting, by resolution, otherwise decides.

REMUNERATION

28. Unless authorized at any meeting and after notice for which shall have been given, no Officer, Director, or member of the Society shall receive any remuneration for his/her services.

BORROWING POWERS

29. For the purpose of carrying out its objectives, the Society may borrow or raise or secure the payment of money in such manner as it thinks fit and, in particular, by the issue of debentures, but this power shall be exercised only under the authority of the Society, and in no case shall debentures be issued without the sanction of a Special Resolution of all of the members of the Society.

ARBITRATION

30. All disputes will be settled by arbitration in accordance with the Arbitration Act.

Bow RiversEdge Campground Society By-Laws
Page 8

BY-LAWS

31. These By-Laws may be rescinded, altered or added to by a Special Resolution passed by the vote of not less than seventy-five (75%) percent of those members entitled to vote at an AGM of the Society.

DATED at the Town of Cochrane, in the Province of Alberta, this 8 day of November, 2000.

Signature:


CHRIS MONTAGUE

Address:

137 Riverview Circle
Cochrane, AB T4C 1K9

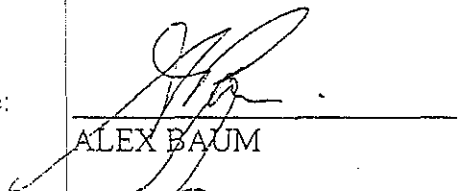
Signature:


WES LUCASH

Address:

30 Riverview Drive
Cochrane, AB T4C 1K1

Signature:


ALEX BAUM

Address:

544 Railway Street
Cochrane, AB T4C 2C5

Signature:


DALE CARON

Address:

Box 4, Site 7, RR#2
Cochrane, AB T4C 1A2

Signature:


TIM HAIGHT

Address:

147 Rock Ridge Bay NW
Calgary, AB T2G 3E7

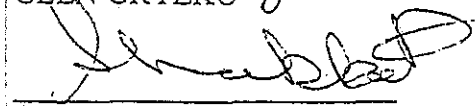
Signature:


GLEN GRYZKO

Address:

Box 1266
Cochrane, AB T4C 1B3

Witness:


SHELLEY E. MABBOTT

Address:

Box 1300
Cochrane, AB T4C 1B3

FILED

DEC 22 2000

Registrar of Corporations
Province of Alberta

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BOW RIVERSEdge CAMPGROUND SOCIETY

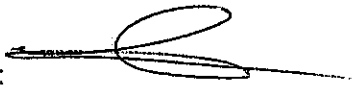
SPECIAL RESOLUTION

I, the Chairperson of the **BOW RIVERSEdge CAMPGROUND SOCIETY** (the "Society"), hereby certify that the following special resolution was passed at a general meeting of the members of the Society on the 6 day of MAY, 2002.

"In accordance with Sections 1(d) and 11 of the Societies Act, the By-Laws of the Society be hereby amended by deleting Clauses 19.d., 21., and 22. thereof in their entirety and replacing them with the following:

19. d. represent the Society when dealing with the Society's appointed banking institution and those two (2) members of the Society duly elected or appointed to audit the financial books, accounts, and records of the Society.
21. At year end, the financial books, accounts, and records of the Society shall be audited by two (2) members, one (1) member from the Lions Club and one (1) member from the Rotary Club, duly elected or appointed at the AGM solely for that purpose; provided, however, that such elected or appointed members, if not present at the AGM, may consent to such election or appointment, in writing, prior to the AGM.
22. The fiscal year end of the Society in each year shall be determined upon consultation with those two (2) members of the Society duly elected or appointed to audit the financial books, accounts, and records of the Society."

Date: MAY 6, 2002

Signature: 

Bow RiversEdge Campground Society

TERMS OF REFERENCE

(Amendments to be ratified at the 2004 AGM)

Policy Statement:

The Bow RiversEdge Campground Society (BRCS) shall:

1. Oversee the management of the Bow RiversEdge Campground in Cochrane.
2. Oversee the Project management of the proposed "New" Bow RiversEdge Campground.
 1. Board of Directors:
 - 1.1 Directors to consist of:
 - 1.1.1 Three members from the Cochrane Lions Club and Three members from the Cochrane Rotary Club who have been appointed by the respective Service Clubs.
 - 1.2 Directors shall serve on the basis of having an active interest in the current and future well being of the Bow RiversEdge Campground and a willingness to communicate back to the respect Clubs.
 - 1.3 The Board of Directors shall elect each year (First meeting in *January*) from the Directors, an Executive consisting of a:
 - Chairperson
 - Vice-Chairperson
 - Secretary
 - Treasurer
 - 1.4 Terms of Directors:
 - 1.4.1 Each Club shall determine a rotating term so that there are not more than two new Directors per year from each respective Club.
 - 1.4.2 Attendance is required at sixty percent (60%) of meetings per calendar year. If required: the Chairperson will be responsible to initiate replacement of the Director.
 - 1.4.3 No more than two unexplained consecutive meetings may be missed without notification to the Chair.

Bow RiversEdge Campground Society
TERMS OF REFERENCE

Responsibility:

- 2.1 Chairperson, as elected by the BRCS for a period of one year and rotate year to year from the Lions Club to the Rotary Club and can not be held by the current Operations Manager.
 - 2.1.1 Preside over meetings
 - 2.1.2 Prepares the agenda for each meeting and delivers to the Secretary.
 - 2.1.3 Represents the BRCS when required in the following areas:
 - a) Media Releases
 - b) Contact Person for Operations Manager
 - c) Represent BRCS at all official meetings when required *or an appointed Delegate.*
 - 2.1.4 Becomes the "tie breaker" vote for any deadlock the Board of Director's encounters.
- 2.2 Vice Chairperson, as elected by the BRCS for a period of one year, to:
 - 2.3.1 Perform all duties of the Chairperson in his/her absence.
- 2.3 Secretary, as elected by the BRCS for a period of one year, to:
 - 2.3.1 Review with Chairperson, and distribute agenda materials not less than 48-hours prior to the meeting, except in the case of a special meeting.
 - 2.3.2 Prepare and distribute minutes following each meeting.
 - 2.3.3 Book facilities when required for meetings
 - 2.3.4 Provide all office supplies required by the BRCS.
- 2.4 Treasurer, as elected by the BRCS for a period of one year, to:
 - 2.4.1 Operate and manage all financial requirements of BRCS to meet minimum accounting standards.
 - 2.4.2 Prepare annual budget for BRCS
 - 2.4.3 Prepare financial reports monthly for review by the Board Of Directors.
 - 2.4.4 Represent BRCS with our Accounting Firm to arrange audit requirements.
 - 2.4.5 Represent BRCS with our Banking Institution.
 - 2.4.6 Shall be one of the signing authorities with our Bank (Minimum 2 signatures on all checks).

Bow RiversEdge Campground Society
TERMS OF REFERENCE

2.4.7 *Shall ensure that our "Annual Returns" are completed annually and on schedule.*

2.5 Directors shall:

2.5.1 Bring forward items to the BRCS and solicit Club support for all projects, maintenance and other duties required for operating the Campground.

2.5.2 Serve and/or solicit Club volunteers to serve on committees as required.

2.5.3 Participate in the development, preparation and finalization of all projects of the BRCS.

Meetings:

2.6 To be held monthly, *or as required.*

2.7 Time and dates to be set at the formation of the BRCS.

2.8 A quorum shall consist of four Directors at the start of any meeting and to include at least, 2 Rotarians and 2 Lion Directors.

2.9 Club Forum:

2.9.1 The purpose of a Forum shall be to provide and opportunity for information exchange and shall be open to both the Lions and Rotary Members.

2.9.2 Forum notice to be published tree weeks prior to the actual Forum.

Budget & Finance:

2.10 A quarterly financial statement is to be forward by the Chairperson to the Respective Clubs.

2.11 At year-end an accounting firm must be retained to perform a "Review" level engagement of the financed of the Campground Financial Operations.

2.12 *Effective Calendar year 2005 annual profits generated from Bow RiversEdge Campground that exceed \$60,000.00 (Sixty thousand dollars) shall be designated to the "Capital Re-Investment Sub Committee. This designation shall be in effect for the duration of the January 2004 BRCS Lease Agreement with the Municipal District of Rocky View #44.*

Rocky View County/Town of Cochrane – Annexation Notification

1-18-01-23-10 (D-6)

Division 9 – Rocky View County/Town of Cochrane – Annexation Notification

File: 1042-155 (06816005 & 06814007)

MOVED by Councillor Kissel that receipt of the Town of Cochrane's request to add Block 1 Plan 1364LK to the proposed annexation area be acknowledged, and that the County enter into annexation negotiations;

AND that the Division 9 Councillor and the Deputy Reeve be appointed to the Annexation Negotiating Committee;

AND that Administration be directed to assign two members of Administration as representatives on the Annexation Negotiating Committee;

AND that Administration be directed to arrange a date for a Negotiating Committee meeting with the Town of Cochrane, at the earliest possible mutually convenient date, and begin discussions.

Carried

ROCKY VIEW COUNTY, ROCKY VIEW SCHOOL DIVISION AND
THE NORTH BOW COMMUNITY FACILITY BOARD

TERMS OF REFERENCE

NAME: JOINT USE LANGDON FACILITY PLANNING COMMITTEE

1. COMMITTEE NAME AND OBJECTS

- 1.1. A Committee to be known as the Joint Use Langdon Facility Planning Committee is hereby established for the purpose of acting in an advisory capacity to Rocky View County Council ("Council") and the Rocky View School Division No. 41 Board of Trustees ("Board") as may be required by Council and the Board from time to time, on a variety of matters impacting or potentially impacting Rocky View County and the Rocky View School Division.
- 1.2. The Committee shall make recommendations to Council and the Board on matters specifically relating to the planning, building and operation of the multi-use joint use facility in Langdon only.

2. COMPOSITION OF COMMITTEE

- 2.1. The Committee be comprised of the following regular members; four (4) Members at Large from the North Bow Community Facility Board, two (2) staff representatives from the Rocky View School Division, and three (3) staff representatives from Rocky View County, and the following members: one (1) Councillor from Division 4 and one (1) Rocky View School Division Trustee from Ward 2, and other staff members as required to support the committee's activities.
- 2.2. Only regular members of the Committee will be recorded as being absent at a Committee Meeting.
- 2.3. The Chair of the Committee will be appointed as required.

3. MEETINGS

- 3.1. The Committee shall hold meetings as required, unless otherwise instructed by Council or the Board.

4. REPORTING

- 4.1. Administration shall provide Council and the Board with a report of the Committee's activities on an as needed basis.

TERMS OF REFERENCE



ROCKY VIEW COUNTY
Cultivating Communities

Committee Classification: Ad hoc Committee	Title: Canadian National Railway Site Committee
Authority: Council	Adhoc Committee Term: February 2013 Adoption Date: February 26, 2013

1. Function and Responsibilities:

The Canadian National Railway (CN) Site Committee is established to engage and inform County residents and CN on options and/or mitigating measures available to support the proposed closure of the Township Road 252 and Range Road 281 crossings in Division 5.

2. Committee Objectives:

1. <u>Road Closure:</u> To engage and inform the local community on the road closures proposed by CN.
2. <u>Community Interest:</u> Appoint community residents to the committee to participate in evaluating issues and opportunities to accommodate road closures while ensuring future planning, traffic flow and community interests are retained.
3. <u>Deliverable:</u> Generate recommendations for Council and CN to consider when road closure applications are re-submitted by June of 2013.

3. Resource / Budget:

A minimum one staff member from each of Infrastructure and Operations Services, Development Services and Community Services. Staff should be knowledgeable in transportation engineering, development planning and traffic enforcement. No budget adjustment is required at this time.

4. Definitions:

Not Applicable

5. Membership:

The Committee is comprised of the following:

- a) Representatives from the Conrich community (Division 5) - 5 voting members;
- b) Representation from the Canadian National Railway - non voting capacity;
- c) Division 5 Councillor - a non voting capacity; and
- d) Three staff members - non-voting capacity.

6. Appointments

By Council Resolution

7. Quorum:

Quorum for the purpose of conducting Canadian National Railway Site Committee Meetings is the majority of the voting members.

8. Meetings:

At the call of the Chair



Reeve / Deputy Reeve



Municipal Secretary



JOINT TERMS OF REFERENCE



Terms of Reference

Purpose

- 1 The purpose of this *Terms of Reference* is to guide the preparation of an Intermunicipal Collaboration Framework (ICF) between Rocky View County and the Town of Crossfield, in accordance with the requirements of the *Municipal Government Act*.

Background and Context

- 2 The updated *Municipal Government Act* (MGA) includes a number of new policies that mandate regional and intermunicipal planning and service delivery coordination. The MGA now articulates that the purpose of a municipality includes “work[ing] collaboratively with neighbouring municipalities to plan, deliver, and fund intermunicipal services.” To implement this purpose, there are new policy levers for intermunicipal collaboration that include the Calgary Metropolitan Regional Board, Intermunicipal Collaboration Frameworks, and Intermunicipal Development Plans.
- 3 Calgary Metropolitan Regional Board (CMRB) will direct servicing and planning decisions in the Calgary region for municipalities with a population greater than 5,000 residents.
 - (1) The County is a member of the CMRB along with the City of Airdrie, The City of Calgary, the City of Chestermere, the Town of Cochrane, the M.D. of Foothills, the Town of High River, the Town of Okotoks, the Town of Strathmore, and a portion of Wheatland County.
- 4 An Intermunicipal Collaboration Framework (ICF) is a bylaw that identifies how municipal services are delivered between two neighbouring municipalities.
 - (1) Town of Crossfield is required to develop an ICF with Rocky View County.
 - (2) Rocky View County is required to develop an ICF with the Municipal District of Bighorn, Mountain View County, the Kananaskis Improvement District, Kneehill County, the Town of Crossfield, the Town of Irricana, the Town of Crossfield, and Wheatland County.
 - (3) The County is not required to create an ICF with municipalities that are members of the CMRB.

ENABLING LEGISLATION

- 5 Intermunicipal Collaboration Framework
 - (1) Section 708.28 of the MGA provides the enabling legislation for the ICF and the regulation that accompanies it.
 - (2) The legislation and regulation directs municipalities to:



JOINT TERMS OF REFERENCE



- (a) Create an ICF by April 2020 with adjacent municipalities that are not included in a Growth Management Board, with the option of extending the deadline to April 2021 if both municipalities pass a resolution requesting an extension from Municipal Affairs;
- (b) Act in good faith in the development of an ICF;
- (c) Identify which services are delivered between two municipalities. These services include: emergency services, recreation, solid waste, transportation and water and waste water;
- (d) Identify how these services are delivered: by one of the participating municipalities, separately, through a shared service delivery model, or by using a third party;
- (e) Develop a binding dispute resolution and arbitration process to develop and implement the ICF;
- (f) Ensure the ICF is adopted with a corresponding Intermunicipal Development Plan; and
- (g) Bring the ICF into force through adopting matching bylaws.

PRINCIPLES

- 6 The principles are intended to guide the preparation of the ICF and inform the overall development of the philosophy, policy, and administration of the ICF.
 - (1) Mutual Respect and Equity
 - (a) This principle acknowledges that both municipalities are equal and are equally capable of making their own decisions, and recognizes that municipal decisions affect other municipalities.
 - (2) Cooperation, Collaboration, Communication and Trust
 - (a) Cooperation is key to ensuring common goals are achieved. This is achieved by clear and timely communication, intent to collaborate in good faith, and a genuine trust in the relationship with municipal neighbours.
 - (3) Respect for the Environment and Natural Systems
 - (a) This principle is reflected in the statutory plans of each municipality and acknowledges the importance of the land on which human activity takes place.
 - (4) Economic Development
 - (a) The documents shall respect existing economic undertakings, be responsive to opportunities that may arise, and protect future areas of economic interest in a manner that is beneficial to residents and both municipalities.



JOINT TERMS OF REFERENCE



- (5) Concise and Clear Plan
 - (a) The documents are to be concise and clear in their intent.
- (6) Cost Effective and Efficient Services
 - (a) The effective use of time and funding. Ensuring scarce resources are efficiently providing local services that benefit the local and regional interests of the participating municipalities.
- (7) Coordinated, Consistent, and Timely Response
 - (a) Provide coordinated, consistent, and timely service delivery.
- (8) Living Documents
 - (a) The ICF is to be a living document that provides the process for identifying future areas of municipal cooperation, which may be amended in the future.

ICF GOALS

- 7 The goals of the ICF are to:
 - (1) Provide integrated and efficient funding and delivery of intermunicipal services;
 - (2) Optimize the delivery of scarce resources for providing local services;
 - (3) Ensure municipalities contribute equitable funding to services that benefit residents;
 - (4) Highlight, and if necessary, formalize existing collaborative work between adjacent municipalities; and
 - (5) Provide a forum for neighbouring municipalities to work together to discover opportunities to provide services to residents.
- 8 As per the MGA, the final ICF document must have three main components:
 - (1) A list of services that are currently delivered by each municipality;
 - (2) Information on how services are delivered, funded, and implemented intermunicipally; and
 - (3) A dispute resolution clause for resolving disputes about the ICF and any service agreements to which the ICF refers.
- 9 Additional items, may be included as agreed upon by both municipalities.



JOINT TERMS OF REFERENCE



PROJECT ORGANIZATION

Intermunicipal Committee

- 10 Rocky View County and the Town of Crossfield will employ the Intermunicipal Committee as part of the ICF development process (hereafter called 'the Committee'). The committee will include balanced representation of Council and Senior Administration from each municipality. Committee representatives may be engaged by their respective Administrations separately to gain specific feedback on areas of interest.

Responsibilities of the Committee

- 11 Provide broad policy direction and assist in identifying issues and opportunities with respect to the ICF;
- 12 Act as a resource for both Administrations; and
- 13 Provide periodic updates to each respective Council on the progress of the ICF.

Responsibility of the Administrations

- 14 Administrations from both municipalities are responsible for the establishment of a work plan for the project and the preparation of the ICF with input from the Committee. Both municipalities must ensure that there is an equitable dedication of Administrative resources and cost-sharing throughout the process of plan preparation and adoption.

Responsibility of the Councils

- 15 The respective Councils of each municipality will be responsible for approval of the matching ICF Bylaw.

DISPUTE RESOLUTION AND ARBITRATION

- 16 Entering into the negotiations in "good faith" is essential to completing the ICF with municipal partners. Rocky View County will rely on cultivating strong working relationships with its municipal neighbours to complete the ICFs.
- 17 Notwithstanding the above, if an ICF is not agreed upon and adopted by bylaw within the time limit, and an extension is not granted, ICF legislation requires that an arbitrator be engaged. Municipalities working on the ICF together may choose an arbitrator or have one assigned by Municipal Affairs.



JOINT TERMS OF REFERENCE



- 18** The arbitrator, once engaged, has the ability to create an ICF consistent with legislative requirements. The arbitrator can use mediation or arbitration to facilitate the completion of the ICF. In doing this, the arbitrator is required to consider the following:
- (1) Services and infrastructure provided in other ICFs in which the municipality is involved;
 - (2) Consistency of services provided to residents in the municipalities;
 - (3) Equitable sharing of costs among municipalities;
 - (4) Environmental concerns within the municipalities;
 - (5) Public interest; and
 - (6) Any other matters prescribed by the regulation.

SCOPE OF WORK AND PROJECT STAGES

ICF TIMELINE

- 19** The scope of work is organized into five stages; a completion date will be determined through the planning process with the adjacent municipality. Administration's goal is to bring this ICF to Council for approval no later than March 2020. The four stages of the ICF project are as follows:
- Stage 1: Research and analysis: Identify and meet with representatives from respective municipal partners, and review current intermunicipal service agreements [**in progress**].
- Stage 2: Meet with administrative leads, coordinate meetings with internal and external service delivery experts, and draft ICF.
- Stage 3: Present draft ICF to the Committee and Administrative leads for review.
- Stage 4: Council and Municipal Affairs approval process
- 20** An anticipated project timeline:
- | | |
|--------------|---------------|
| TOR Approval | December 2019 |
| Stage 1: | December 2019 |
| Stage 2: | January 2020 |
| Stage 3: | February 2020 |
| Stage 4: | March 2020 |



JOINT TERMS OF REFERENCE



Approval Date	•
Replaces	• n/a
Lead Role	• County Manager
Last Review Date	• n/a
Next Review Date	•

Joint Terms of Reference



ROCKY VIEW COUNTY & MUNICIPAL DISTRICT OF BIGHORN INTERMUNICIPAL DEVELOPMENT PLAN

Approval Date: June 26, 2018 Revision Date: N/A	Reports to: Council	Supporting Department: Planning Services Authority: Motion of Council on June 26, 2018
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The purpose of this *Terms of Reference* is to guide the preparation of an Intermunicipal Development Plan (IDP) between Rocky View County and the Municipal District of Bighorn, in accordance with the requirements of the *Municipal Government Act*.

1.0 INTRODUCTION

The Province of Alberta recently completed a review of the *Municipal Government Act* (MGA) and made numerous amendments to the legislation, effective April 1, 2018. Included in these amendments is a requirement that all municipalities must adopt an Intermunicipal Development Plan (IDP) and an Intermunicipal Collaboration Framework (ICF) with each adjacent municipality.

These amendments apply to the shared borders between Rocky View County and the Municipal District of Bighorn. These policy documents must be adopted within two years of the legislation's effective date.

Rocky View County and the Municipal District of Bighorn will work collaboratively to prepare and approve an IDP that establishes a policy framework that formalizes the working relationship between the two municipalities. The aim of the IDP is to establish a respectful and consistent approach to matters of mutual interest along our shared border.

2.0 ENABLING LEGISLATION

Section 631 of the MGA provides the enabling legislation for the preparation and adoption of an IDP. The MGA states:

"631(1) Two or more councils of municipalities that have common boundaries that are not members of a growth region as defined in section 708.01 must, by each passing a

bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.

(1.1) Despite subsection (1), the Minister may, by order, exempt one or more councils from the requirement to adopt an intermunicipal development plan, and the order may contain any terms and conditions that the Minister considers necessary.

(1.2) Two or more councils of municipalities that are not otherwise required to adopt an intermunicipal development plan under subsection (1) may, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.

(2) An intermunicipal development plan

(a) must address

- (i) the future land use within the area,*
- (ii) the manner of and the proposals for future development in the area,*
- (iii) the provision of transportation systems for the area, either generally or specifically,*
- (iv) the co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,*
- (v) environmental matters within the area, either generally or specifically, and*
- (vi) any other matter related to the physical, social or economic development of the area that the councils consider necessary,*

and

(b) must include

- (i) a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,*
- (ii) a procedure to be used, by one or more municipalities, to amend or repeal the plan, and*
- (iii) provisions relating to the administration of the plan.”*

MGA sections 636, 638 and 638.1 address plan preparation, hierarchical importance to other statutory plans, and compliance with regional plans.

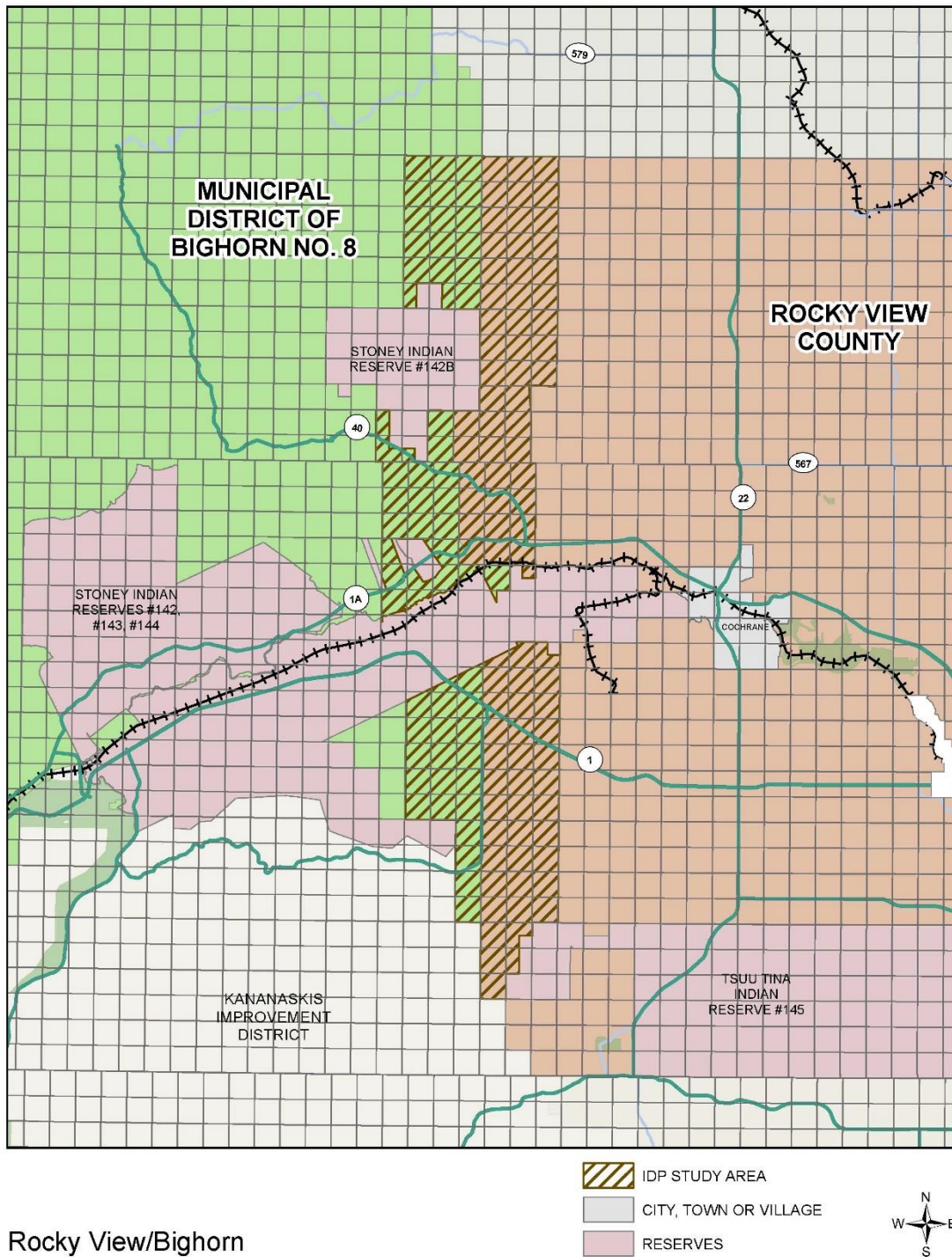
With the IDP, Rocky View County and the Municipal District of Bighorn shall formalize the basis of inter-municipal cooperation and establish a process that ensures future land use and development is coordinated comprehensively. The document will guide how planning should proceed within the IDP area, in a manner that is compatible with the existing physical, social, and economic development of the area.

3.0 IDP STUDY AREA

The IDP Study Area shown on Map 1 may be larger or smaller than the final area determined at the approval stage of the document. The purpose of expanding the IDP Study Area is to ensure that all relevant matters of intermunicipal interest are addressed and reflected in the final document. Currently, the shared boundary of Rocky View County and the MD of Bighorn is

approximately 106 kilometres (66 miles) in length. The IDP Study Area is 4.8 kilometers (3 miles) on either side of the municipal border.

MAP 1: IDP STUDY AREA



4.0 IDP PRINCIPLES

The following principles are intended to guide the preparation of the IDP and inform the overall development of the philosophy, policy, and administration of the IDP.

1. *Mutual Respect and Equity*

Both municipalities are equal and make independent decisions within their municipality. Policies and processes in the IDP will minimize the potential for land use, subdivision, and development decisions to negatively impact the other municipality.

2. *Cooperation, Collaboration, Communication, and Trust*

This principle is the basis upon which the IDP will be prepared and the municipalities will operate.

3. *Respect for the Environment and Natural Systems*

Each municipality acknowledges the importance of the land on which human activity takes place, which is in accordance with their statutory plans.

4. *Public Involvement*

Development of the IDP is to include appropriate and meaningful public involvement.

5. *Economic Development*

The IDP shall respect existing economic undertakings, be responsive to opportunities that may arise, and protect future areas of economic interest in a manner that is beneficial to residents and both municipalities.

6. *Coordinated, Consistent, and Timely Response*

Ensure coordinated, consistent, and timely responses to circulation of land use, subdivision, and development applications affecting the IDP area.

7. *Concise and Clear Plan*

The IDP is to be concise in its content and clear in its intent.

8. *Efficient & Cost Effective*

The effective use of time and funding will ensure the MGA requirements are met.

9. *Living Document*

The IDP is a living document that may be amended in the future.

5.0 IDP GOALS

The IDP's goals represent the needs of the two municipalities within the IPD area while fulfilling the requirements of the MGA.

Future Land Use Planning:

1. To ensure long-term compatibility of future land use within both municipalities that includes the identification of development constraints such as provincial highways, pipelines, oil and gas developments, contaminated lands, utility corridors, historic resources, and intensive agricultural operations.
2. To ensure that agriculture continues to be the dominant use of land in the IDP area, and to encourage and support the preservation of agricultural land.

3. To develop transition policies that address the interface between land uses in proximity of the IDP area.

Water and Watersheds

4. To determine the need for additional policy regarding significant watersheds and any other ecologically sensitive areas within the IDP area.

Public Communication and Consultation

5. To ensure meaningful engagement of landowners located within the IDP area.
6. To educate interested residents within both municipalities on the content of the IDP.

Joint Projects

7. To identify, examine the feasibility of, prioritize, and create policies that support intermunicipal projects of mutual interest and benefit:
 - a. Identify intermunicipal roadways and the alignment of transportation corridors with the potential for future upgrades;
 - b. Identify areas impacted by the provincial transportation network, and develop a common and inclusive approach when engaging with provincial regulatory agencies;
 - c. Identify areas or circumstances where mutual planning for utilities, regional and local transportation infrastructure, pathways, and/or recreation may be beneficial in conjunction with the Intermunicipal Collaboration Framework (ICF).

IDP Administration

8. To define each municipality's responsibility and commitment to circulate and take into consideration the comments received when making land use, subdivision, and development decisions that may impact the IDP area.
9. To establish the administrative process to coordinate and communicate regarding projects and initiatives that may influence the IDP area.
10. To address the MGA requirements with respect to intermunicipal conflict resolution, amendment and repeal procedures, and plan administration.
11. To establish a communication process that ensures ongoing dialogue and allows for future amendments to the IDP.

6.0 PROJECT ORGANIZATION

6.1 Review Committee

The Review Committee (hereafter called the Committee) is formed with balanced representation of Council members and Senior Administration from each municipality. Each Council will appoint two (2) Councillors and the CAO or designate. Committee representatives may be engaged by their respective Administrations separately to gain specific feedback on areas of interest. To allow for collaborative decision making, the work plan for the project will also provide the opportunity for the Committee to convene on an as needed basis.

6.2 Responsibilities of the Committee

- a. Provide broad policy direction and assist in identifying issues and opportunities with respect to the IDP;

- b. Act as a resource for both Administrations;
- c. Review the draft IDP; and
- d. Provide periodic updates to each respective Council on the progress of the IDP.

6.3 Responsibility of the Administrations

Administrations from both municipalities will be responsible for establishing a work plan for the project, and for preparing the IDP with input from the Committee. Both municipalities agree to equitable dedication of Administrative resources and cost-sharing throughout the process of IDP preparation and adoption.

6.4 Responsibility of the Councils

The respective Councils of each municipality will be responsible for approval of the IDP Bylaw after the Public Hearing.

6.5 Coordination with Intermunicipal Collaboration Framework (ICF)

An ICF is an agreement that provides for integrated and strategic planning, delivery, and funding of intermunicipal services. In accordance with the MGA, the both municipalities will complete an ICF. The ICF project will be governed by its own Terms of Reference and will progress independently from the IDP. However, the Committee will retain the same members for both IDP and ICF projects, which will ensure continuity in the Committee's feedback and direction to the administrative staff. While both projects will be overseen by the Committee, it is important to recognize the distinction between the ICF and the IDP processes. Opportunities for collaboration between both the IDP and ICF projects will be sought wherever possible.

7.0 SCOPE OF WORK AND PROJECT STAGES

The scope of work is organized into four stages, with a completion date to be determined through the planning process. The four stages of the work program include:

- Stage 1: Research, analysis, and stakeholder input (as defined in 8.2)
- Stage 2: Draft IDP and review of the IDP by the Committee
- Stage 3: Public review of the IDP to receive suggestions and representations
- Stage 4: IDP approval process

Although four stages are planned for the IDP work, aspects of these stages may be combined to enhance project efficiency. Flexibility will be critical to the success of the IDP, so the quality of the work will take precedence over rigid adherence to arbitrary deadlines.

An anticipated project timeline:

TOR Approval	June 2018
Stage 1	July – September 2018
Stage 2	October - November 2018
Stage 3	December – February 2018/19
Stage 4	March 2019

8.0 PUBLIC AND STAKEHOLDER INVOLVEMENT

Both municipalities recognize that the future land use of the IDP area is agricultural in nature, except where statutory plans may support non-agricultural uses. The future land use concept is

not anticipated to significantly deviate from the existing statutory plans currently in place for either municipality.

8.1 Public Involvement

The purpose of public involvement is to:

- a. Inform and educate the public and stakeholders on the nature and requirements of an IDP;
- b. Inform the public and stakeholders of the scope and policy aspects of an IDP; and
- c. Gather public input (suggestions and representations) on the draft IDP.

8.2 Stakeholder Involvement

Key stakeholders to be involved in review of drafts of the IDP include:

- a. Intermunicipal Departments;
- b. Provincial Agencies;
- c. Public utilities, public agencies, or public authorities;
- d. Affected landowners; and
- e. Affected business, commercial, or industrial interests.

8.3 Engagement

1. Websites and newspapers:
 - a. Kickoff with a communication piece that Rocky View County and the Municipal District of Bighorn are developing the IDP: outline of the process of the IDP development, provide a map of the Study area, and provide details on whom to contact for more information.
2. Websites:
 - a. Dedicate a webpage on each municipality's website that will provide information and updates on the process.
3. With direction from the Committee, if feedback indicates a significant interest in the IDP, a joint Open House(s) may be scheduled to share and receive input (suggestions and representations) on the draft IDP.

Joint Terms of Reference



ROCKY VIEW COUNTY & KNEEHILL COUNTY INTERMUNICIPAL DEVELOPMENT PLAN

<p>Approval Date: June 26, 2018</p> <p>Revision Date: N/A</p>	<p>Reports to: Council</p>	<p>Supporting Department: Planning Services</p> <p>Authority: Motion of Council on June 26, 2018</p>
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The purpose of this *Terms of Reference* is to guide the preparation of an Intermunicipal Development Plan (IDP) between Rocky View County and Kneehill County, in accordance with the requirements of the *Municipal Government Act*.

1.0 INTRODUCTION

The Province of Alberta recently completed a review of the *Municipal Government Act* (MGA) and made numerous amendments to the legislation, effective April 1, 2018. Included in these amendments is a requirement that all municipalities must adopt an Intermunicipal Development Plan (IDP) and an Intermunicipal Collaboration Framework (ICF) with each adjacent municipality.

These amendments apply to the shared borders between Rocky View County and Kneehill County. These policy documents must be adopted within two years of the legislation's effective date.

Rocky View County and Kneehill County will work collaboratively with each other to prepare and approve an IDP that establishes a policy framework that formalizes the working relationship between the two municipalities. The aim of the IDP is to cultivate a respectful and consistent approach to matters of mutual interest along our shared border.

2.0 ENABLING LEGISLATION

Section 631 of the MGA provides the enabling legislation for the preparation and adoption of an IDP. The MGA states:

"631(1) Two or more councils of municipalities that have common boundaries that are not members of a growth region as defined in section 708.01 must, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an

intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.

(1.1) Despite subsection (1), the Minister may, by order, exempt one or more councils from the requirement to adopt an intermunicipal development plan, and the order may contain any terms and conditions that the Minister considers necessary.

(1.2) Two or more councils of municipalities that are not otherwise required to adopt an intermunicipal development plan under subsection (1) may, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.

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(a) must address

- (i) the future land use within the area,*
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- (iii) the provision of transportation systems for the area, either generally or specifically,*
- (iv) the co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,*
- (v) environmental matters within the area, either generally or specifically, and*
- (vi) any other matter related to the physical, social or economic development of the area that the councils consider necessary,*

and

(b) must include

- (i) a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,*
- (ii) a procedure to be used, by one or more municipalities, to amend or repeal the plan, and*
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MGA sections 636, 638 and 638.1 address plan preparation, hierarchical importance to other statutory plans, and compliance with regional plans.

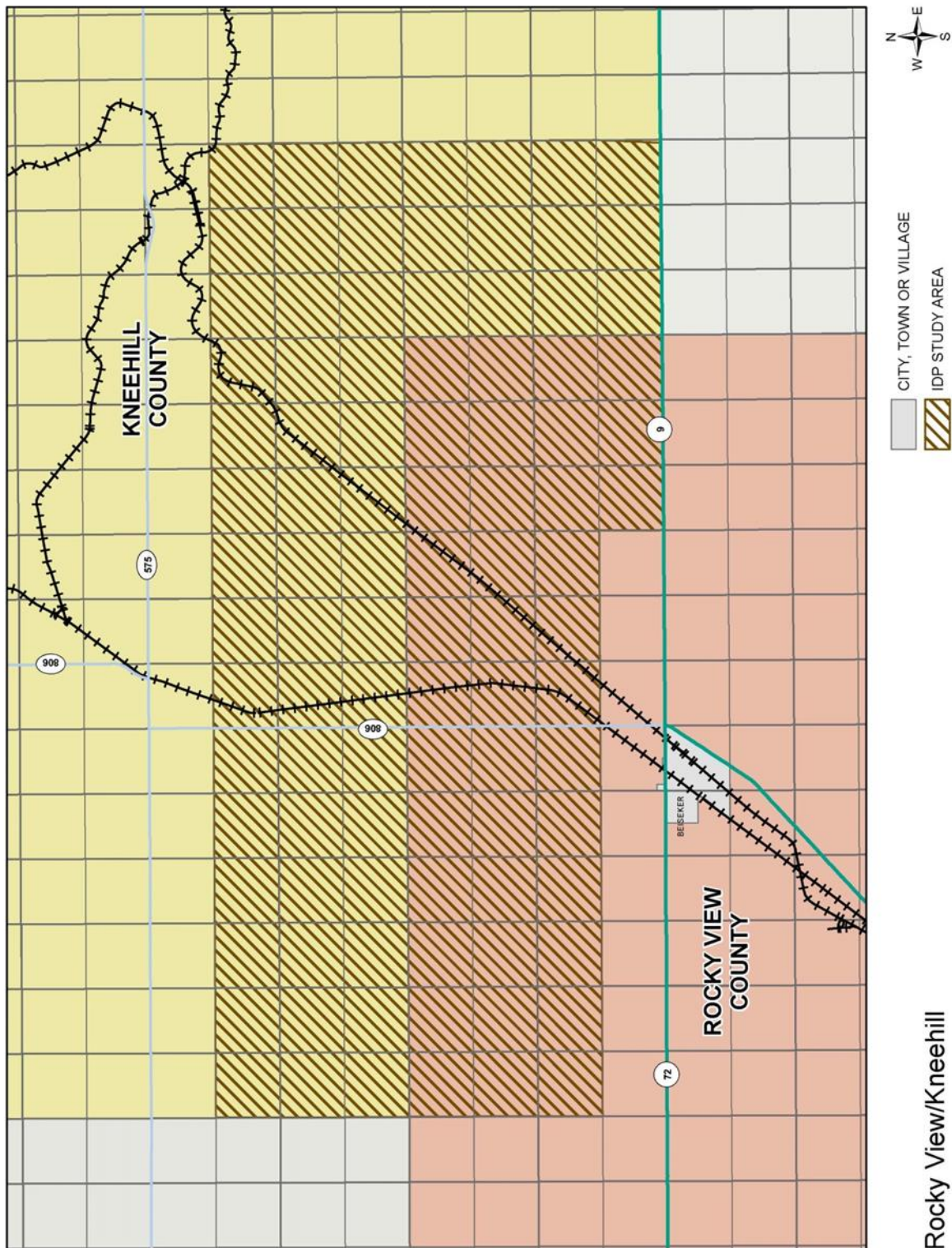
With the IDP, Rocky View County and Kneehill County shall formalize their existing spirit of inter-municipal cooperation and establish a process that ensures future land use and development is coordinated comprehensively. The document will allow for planning to occur in a way that is compatible with the surrounding area, and it will allow for collaboration concerning physical, social, and economic development within the IDP area.

3.0 IDP STUDY AREA

The IDP Study Area shown on Map 1 may be larger than the final area within the approved IDP. The purpose of expanding the IDP Study Area is to ensure that all relevant matters of intermunicipal interest are addressed and reflected in the final document. The official IDP

boundaries will be determined through the development of the IDP. The IDP Study Area is 4.8 kilometers, or 3 miles, on either side of the municipal border.

MAP 1: IDP STUDY AREA



Rocky View/Kneehill

4.0 IDP PRINCIPLES

The IDP principles are intended to guide the preparation of the IDP and inform the overall development of the philosophy, policy, and administration of the IDP.

1. *Mutual Respect and Equity*

This principle draws upon the notion that both municipalities are equal and make independent decisions within their municipality. Policies and processes in the IDP will minimize the potential for land use, subdivision, and development decisions to negatively impact the other municipality.

2. *Cooperation, Collaboration, Communication, and Trust*

This principle forms the basis upon which the IDP will be prepared and the municipalities will operate.

3. *Respect for the Environment and Natural Systems*

This principle is reflected in the statutory plans of each municipality and acknowledges the importance of the land on which human activity takes place.

4. *Public Involvement*

Development of the IDP is to include appropriate and meaningful public involvement.

5. *Economic Development*

The IDP shall respect existing economic undertakings, be responsive to opportunities that may arise, and protect future areas of economic interest in a manner that is beneficial to residents and both municipalities.

6. *Coordinated, Consistent, and Timely Response*

This principle will ensure coordinated, consistent, and timely responses to land use, subdivision, and development applications.

7. *Concise and Clear Plan*

The IDP is to be concise in its content and clear in its intent.

8. *Efficient & Cost Effective*

The effective use of time and funding will ensure the MGA requirements are met.

9. *Living Document*

The IDP is a living document that may be amended in the future.

5.0 IDP GOALS

The IDP's goals represent the needs of the two municipalities while incorporating the requirements of the MGA.

Future Land Use Planning:

1. To ensure long-term compatibility of future land use within both municipalities that includes the identification of development constraints such as provincial highways, pipelines, oil and gas developments, contaminated lands, utility corridors, historic resources, and intensive agricultural operations.
2. To ensure that agriculture continues to be the dominant use of land in the IDP area, and to encourage and support the preservation of agricultural land.

3. To develop transition policies that address the interface between land uses in proximity of the municipal border.

Water and Watersheds

4. To determine the need for additional policy regarding significant watersheds and any other ecologically sensitive areas within the IDP area.

Public Communication and Consultation

5. To ensure meaningful engagement of landowners located within the IDP area.
6. To educate interested residents within both municipalities on the content of the IDP.

Joint Projects

7. To identify, examine the feasibility of, prioritize, and create policies that support intermunicipal projects of mutual interest or need:
 - a. Identify intermunicipal roadways and the alignment of corridors with the potential for future upgrades;
 - b. Identify areas impacted by the provincial transportation network in order to develop a common and inclusive approach when engaging with provincial regulatory agencies;
 - c. Identify areas or circumstances where mutual planning for utilities, regional and local transportation infrastructure, pathways, and/or recreation may be beneficial in conjunction with the Intermunicipal Collaboration Framework (ICF).

IDP Administration

8. To define each municipality's responsibility and commitment to circulate and take into consideration the comments received when making land use, subdivision, and development decisions.
9. To establish the administrative process to coordinate and communicate regarding projects and initiatives that may influence the IDP area.
10. To address the MGA requirements with respect to intermunicipal conflict resolution, amendment and repeal procedures, and plan administration.
11. To establish a communication process that ensures ongoing dialogue and allows for future amendments to the IDP..

6.0 PROJECT ORGANIZATION

6.1 Review Committee

The Review Committee (hereafter called the Committee) is formed with balanced representation of Council members and Senior Administration from each municipality. Each Council will appoint two (2) or three (3) Councillors and the CAO or designate. Committee representatives may be engaged by their respective Administrations separately to gain specific feedback on areas of interest. In order to allow for collaborative decision making, the work plan for the project will also provide the opportunity for the Committee to convene as a whole.

6.2 Responsibilities of the Committee

- a. Provide broad policy direction and assist in identifying issues and opportunities with respect to the IDP;

- b. Act as a resource for both Administrations;
- c. Review the draft IDP; and
- d. Provide periodic updates to each respective Council on the progress of the IDP.

6.3 Responsibility of the Administrations

Administrations from both municipalities will be responsible for the establishment of a work plan for the project, and for preparation of the IDP with input from the Committee. Both municipalities agree to equitable dedication of Administrative resources and cost-sharing throughout the process of IDP preparation and adoption.

6.4 Responsibility of the Councils

The respective Councils of each municipality will be responsible for approval of the IDP Bylaw at a Public Hearing.

6.5 Coordination with Intermunicipal Collaboration Framework (ICF)

An ICF is an agreement that provides for integrated and strategic planning, delivery, and funding of intermunicipal services. In accordance with the MGA amendments, the municipalities are required to complete an ICF with its municipal neighbours. The ICF project will progress independently from the IDP; however, these two projects will gain feedback and direction from the Committee. Opportunities for collaboration between both the IDP and ICF process will be sought wherever possible.

7.0 SCOPE OF WORK AND PROJECT STAGES

The scope of work is organized into four stages, with a completion date to be determined through the planning process. The four stages of the work program include:

- Stage 1: Research, analysis, and stakeholder input
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- Stage 3: Public review of the IDP to receive suggestions and representations
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Although four stages are planned for the IDP work, aspects of these stages may be combined to enhance project efficiency. Flexibility will be critical to the success of the IDP, so the quality of the work will take precedence over rigid adherence to arbitrary deadlines.

An anticipated project timeline:

TOR Approval	June 2018
Stage 1	July – September 2018
Stage 2	October - November 2018
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8.0 PUBLIC AND STAKEHOLDER INVOLVEMENT

Both municipalities recognize that the future land use of the IDP area is agricultural in nature, except where statutory plans may support non-agricultural uses. The future land use concept is not anticipated to significantly deviate from the existing statutory plans currently in place.

8.1 Public Involvement

The purpose of public involvement is to:

- a. Inform and educate the public and stakeholders on the nature and requirements of an IDP;
- b. Inform the public and stakeholders of the scope and policy aspects of an IDP; and
- c. Gather public input (suggestions and representations) on the draft IDP.

8.2 Stakeholder Involvement

Key stakeholders to be involved in review of drafts of the IDP include:

- a. Intermunicipal Departments;
- b. Provincial Agencies;
- c. Public utilities, public agencies, or public authorities;
- d. Affected landowners; and
- e. Affected business, commercial, or industrial interests.

8.3 Engagement

1. Websites and newspapers:
 - a. Kickoff with a communication piece that Rocky View County and Kneehill County are developing the IDP: outline of the process of the IDP development, provide a map of the Study area, and provide details on whom to contact for more information and how to provide suggestions and representations.
2. Websites:
 - a. Dedicate a webpage on each municipality's website that will provide information and updates on the process.
3. With direction from the Committee, if feedback indicates a significant interest in the IDP, a joint Open House may be scheduled to share and receive input (suggestions and representations) on the draft IDP.

Joint Terms of Reference



ROCKY VIEW COUNTY & MOUNTAIN VIEW COUNTY INTERMUNICIPAL DEVELOPMENT PLAN

Approval Date: June 26, 2018 Revision Date: N/A	Reports to: Council	Supporting Department: Planning Services Authority: Motion of Council on June 26, 2018
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The purpose of this *Terms of Reference* is to guide the preparation of an Intermunicipal Development Plan (IDP) between Rocky View County and Mountain View County, in accordance with the requirements of the *Municipal Government Act*.

1.0 INTRODUCTION

The Province of Alberta recently completed a review of the *Municipal Government Act* (MGA) and made numerous amendments to the legislation, effective April 1, 2018. Included in these amendments is a requirement that all municipalities must adopt an Intermunicipal Development Plan (IDP) and an Intermunicipal Collaboration Framework (ICF) with each adjacent municipality.

These amendments apply to the shared borders between Rocky View County and Mountain View County. These policy documents must be adopted within two years of the legislation's effective date.

Rocky View County and Mountain View County will work collaboratively with each other to prepare and approve an IDP that establishes a policy framework that formalizes the working relationship between the two municipalities. The aim of the IDP is to cultivate a respectful and consistent approach to matters of mutual interest along our shared border.

2.0 ENABLING LEGISLATION

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(iii) the provision of transportation systems for the area, either generally or specifically,

(iv) the co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,

(v) environmental matters within the area, either generally or specifically, and

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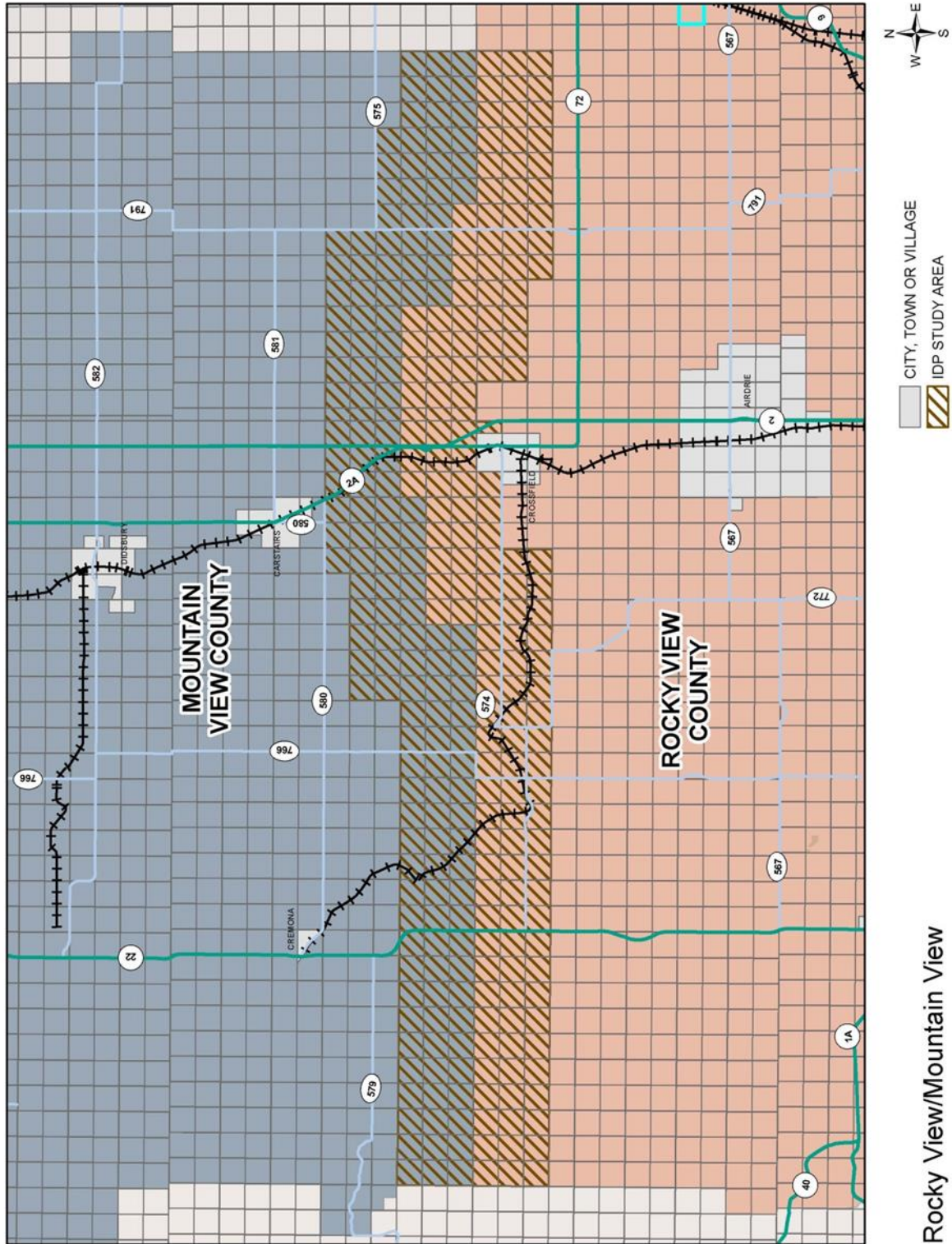
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MAP 1: IDP STUDY AREA



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This principle is reflected in the statutory plans of each municipality and acknowledges the importance of the land on which human activity takes place.

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Development of the IDP is to include appropriate and meaningful public involvement.

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This principle will ensure coordinated, consistent, and timely responses to land use, subdivision, and development applications.

7. *Concise and Clear Plan*

The IDP is to be concise in its content and clear in its intent.

8. *Cost Effective*

The effective use of time and funding will ensure the MGA requirements are met.

9. *Living Document*

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The IDP's goals represent the needs of the two municipalities while incorporating the requirements of the MGA.

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2. To ensure that agriculture continues to be the dominant use of land in the IDP area, and to encourage and support the preservation of agricultural land.

3. To develop transition policies that address the interface between land uses in proximity of the municipal border.

Water and Watersheds

4. To determine the need for additional policy regarding significant watersheds and any other ecologically sensitive areas within the IDP area.

Public Communication and Consultation

5. To ensure meaningful engagement of landowners located within the IDP area.
6. To educate interested residents within both municipalities on the content of the IDP.

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 - c. Identify areas or circumstances where mutual planning for utilities, regional and local transportation infrastructure, pathways, and/or recreation may be beneficial in conjunction with the Intermunicipal Collaboration Framework (ICF).

IDP Administration

8. To define each municipality's responsibility and commitment to circulate and take into consideration the comments received when making land use, subdivision, and development decisions.
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6.1 Review Committee

The Review Committee (hereafter called the Committee) is formed with balanced representation of Council members and Senior Administration from each municipality. Each Council will appoint two (2) or three (3) Councillors and the CAO or designate. Committee representatives may be engaged separately to gain specific feedback on areas of interest. The work plan for the project will provide for the opportunity to convene as a whole may be considered in order to engage in collaborative decision making.

6.2 Responsibilities of the Committee

- a. Provide broad policy direction and assist in identifying issues and opportunities with respect to the IDP;
- b. Act as a resource for both Administrations;

- c. Review the draft IDP; and
- d. Provide periodic updates to each respective Council on the progress of the IDP.

6.3 Responsibility of the Administrations

Administrations from both municipalities will be responsible for the establishment of a work plan for the project, and for preparation of the IDP with input from the Committee. Both municipalities agree to equitable dedication of Administrative resources and cost-sharing throughout the process of IDP preparation and adoption.

6.4 Responsibility of the Councils

The respective Councils of each municipality will be responsible for approval of the IDP Bylaw at a Public Hearing.

6.5 Coordination with Intermunicipal Collaboration Framework (ICF)

An ICF is an agreement that provides for integrated and strategic planning, delivery, and funding of intermunicipal services. In accordance with the MGA amendments, the County is required to complete an ICF with its municipal neighbours. The ICF project will progress independently from the IDP; however, there is the potential for collaboration between the two projects in order to enhance efficiency and consistency.

7.0 SCOPE OF WORK AND PROJECT STAGES

The scope of work is organized into four stages, with a completion date to be determined through the planning process. The four stages of the work program include:

- Stage 1: Research, analysis, and stakeholder input
- Stage 2: Draft IDP and review of the IDP by the Committee
- Stage 3: Public review of the IDP to receive suggestions and representations
- Stage 4: IDP approval process

Although four stages are planned for the IDP work, aspects of these stages may be combined to enhance project efficiency. Flexibility will be critical to the success of the IDP, so the quality of the work will take precedence over rigid adherence to arbitrary deadlines.

An anticipated project timeline:

TOR Approval	June 2018
Stage 1	July – September 2018
Stage 2	October - November 2018
Stage 3	December – February 2018/19
Stage 4	March 2019

8.0 PUBLIC AND STAKEHOLDER INVOLVEMENT

Both municipalities recognize that the future land use of the IDP area is agricultural in nature, except where statutory plans may support non-agricultural uses. The future land use concept is not anticipated to significantly deviate from the existing statutory plans currently in place.

8.1 Public Involvement

The purpose of public involvement is to:

- a. Inform and educate the public and stakeholders on the nature and requirements of an IDP;

- b. Inform the public and stakeholders of the scope and policy aspects of an IDP; and
- c. Gather public input (suggestions and representations) on the draft IDP.

8.2 Stakeholder Involvement

Key stakeholders to be involved in review of drafts of the IDP include:

- a. Intermunicipal Departments;
- b. Provincial Agencies;
- c. Public utilities, public agencies, or public authorities;
- d. Affected landowners; and
- e. Affected business, commercial, or industrial interests.

8.3 Engagement

- 1. Websites and newspapers:
 - a. Kickoff with a communication piece that Rocky View County and Mountain View County are developing the IDP: outline of the process of the IDP development, provide a map of the Study area, and provide details on whom to contact for more information and how to provide suggestions and representations.
- 2. Websites:
 - a. Dedicate a webpage on each municipality's website that will provide information and updates on the process.
- 3. With direction from the Committee, if feedback indicates a significant interest in the IDP, a joint Open House may be scheduled to share and receive input (suggestions and representations) on the draft IDP.



MUNICIPAL CLERK'S OFFICE

TO:	Council	
DATE:	October 27, 2020	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Livestreaming of Municipal Planning Commission Meetings	

POLICY DIRECTION:

Procedure Bylaw C-7907-2019 (Procedure Bylaw) states that County Council meetings are recorded and livestreamed to the public and that board and committee meetings may be recorded and livestreamed to the public.

EXECUTIVE SUMMARY:

Meetings of the County's Municipal Planning Commission (MPC) are not currently livestreamed. Meetings are recorded and uploaded to the County's YouTube channel after a meeting is concluded.

In order to meet the requirements of the *Meeting Procedures (COVID-19 Suppression) Regulation*, Alberta Regulation 50/2020, MPC meetings were temporarily livestreamed in the spring of 2020 when the County Hall was closed to the public due to Covid-19. Since that time, Administration has received requests to resume livestreaming MPC meetings from members of the public, staff from the County's Planning and Development department, and recently from the MPC as noted below:

On October 8, 2020, the MPC passed the following resolution:

MOVED by Vice-Chair Schule that the Municipal Planning Commission recommend to Council that the meetings be livestreamed, starting October 29, 2020.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Board and committee meetings are not required to be recorded or livestreamed as outlined under section 85 of the *Procedure Bylaw*. On January 14, 2020, Council directed Administration to record MPC meetings and upload the video to the County's YouTube channel once the meeting is done. No direction was given to livestream MPC meetings.

Livestreaming increases access to members of the public and would help the productivity of staff from Planning and Development as they would be able to monitor the livestream while working from their desks rather than attending the entire meeting in anticipation of their items being heard by the MPC.



BUDGET IMPLICATIONS:

Livestreaming a meeting on the County's YouTube channel requires dedicated technical and monitoring support that is not needed if a meeting is simply recorded and uploaded after the fact. Additionally, Administration expects livestreaming MPC to increase the productivity of Planning and Development staff, as it eliminates the need for staff to sit in chambers waiting for their item, thus offsetting any potential costs. For these reasons, Administration has no concerns about the potential cost implications of livestreaming MPC.

STRATEGIC OBJECTIVES:

Livestreaming MPC meetings aligns with Council's strategic theme of Service Excellence. Administration believes that livestreaming MPC supports the creation of a culture of customer service as well as enhancing the transparency and communication strategies.

OPTIONS:

- Option #1: THAT the meetings of the Municipal Planning Commission be livestreamed as of the October 29, 2020 Municipal Planning Commission meeting date.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

MM/



MUNICIPAL CLERK'S OFFICE

TO: Council

DATE: October 27, 2020 **DIVISION:** All

FILE: N/A

SUBJECT: *Electoral Boundaries and Council Composition Bylaw C-8077-2020*

DIRECTION:

The *Municipal Government Act* states that Council may pass bylaws to specify the number of councillors comprising Rocky View County Council, divide Rocky View County into divisions, establish the boundaries of each division, and provide for the number of councillors to be nominated and elected in each division, as well as directing another title appropriate for the Chief Elected Officials (currently referred to as the Reeve and Deputy Reeve).

On January 28, 2020, Council approved a Terms of Reference for an Electoral Boundary and Governance Review to review the County's governance structure to consider a mayor-at large model and the number and shape of the County's divisions in accordance with Electoral Boundary Review Policy C-702.

EXECUTIVE SUMMARY:

The purpose of this report is to propose Electoral Boundaries and Council Composition Bylaw C-8077-2020 which:

- 1) Divides the County into seven electoral divisions;
- 2) Requires that one councillor represent each of the seven electoral divisions;
- 3) Requires that candidates for the office of councillor be nominated and elected for each division; and
- 4) Requires that one councillor be appointed by Council to the office of Chief Elected Official and one councillor be appointed by Council to the office of Deputy Chief Elected Official from amongst the councillors; and
- 5) Changes the title of the Chief Elected Official from "Reeve" to "Mayor" and Deputy Chief Elected Official from "Deputy Reeve" to "Deputy Mayor."

In accordance with the *Municipal Government Act*, bylaws to change the number of councillors or to amend the electoral boundaries must be advertised and allow for a 60 day petition period after the last date of which the proposed bylaw is advertised. Based on these criteria, the Chief Administrative Officer has not received a petition regarding the proposed bylaw.

Based on the timelines and the petition period requirements outlined in the *Municipal Government Act*, a decision on Electoral Boundaries and Council Composition Bylaw C-8077-2020 must be made by Council at the October 27, 2020 meeting in order for the changes to be in effect for the next general election on October 18, 2021 (which has a nomination process starting on January 1, 2021).



If Electoral Boundaries and Council Composition Bylaw C-8077-2020 is defeated, this will mean the next general election will default to the current electoral boundaries and the opportunity to change the electoral boundaries will not come into effect until the 2025 general election. An additional effect of not passing the Bylaw may cause further delay on a decision of the County's Specialized Municipality status application currently with the Province.

Approving Electoral Boundaries and Council Composition Bylaw C-8077-2020 means the number of Council representatives will decrease from nine division to seven divisions and significant changes to the current electoral boundaries. Additionally, approval of Electoral Boundaries and Council Composition Bylaw C-8077-2020 establishes the Chief Elected Officials as the Mayor and a deputy as Deputy Mayor; both with an appointment term of one year as per the Procedure Bylaw. Any changes to the appointment term of the Mayor or Deputy Mayor positions will require additional separate amendments to the Procedure Bylaw.

Should Council request to have a title of the Chief Elected Officials be changed to Mayor and Deputy within this Council's term, Council may change the title through a motion arising.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

HISTORY:

July 9, 2019	Council approved Electoral Boundary Review Policy C-702 to establish how and when the County determines its electoral boundaries.
September 10, 2019	Council directed Administration to retain an independent consultant to conduct a comprehensive electoral boundaries and governance review based on a public participation engagement strategy to inform and listen/learn from the public that includes an online questionnaire and a Council workshop.
November 26, 2019	Council approved a budget adjustment of \$100,000 to retain an independent consultant to conduct the review.
January 28, 2020	Council approved the Terms of Reference for an Electoral Boundaries and Governance Review to be conducted by an independent consultant (Attachment 'C'). Administration retained ISL Engineering and Land Services Ltd. (ISL) along with subconsultants Transitional Solutions Inc. (TSI) and Metro Economics to conduct an independent and objective review of the County's electoral boundaries and governance structure.
April 8 – 29, 2020	Public participation online survey collection period.
May 19, 2020	Council Workshop conducted by consultants.
June 18, 2020	Council Workshop conducted by consultants.
June – August 2020	Based on research and analysis, workshop feedback and online survey results, consultants work on a recommendation to be presented to Council on October 27, 2020.



August 11 and 18, 2020

As per the *Municipal Government Act*, the proposed bylaw was advertised for two consecutive weeks after which a legislated 60-day petition period occurred.

BACKGROUND:

Rocky View County's last major electoral boundary review was conducted in 2000 by the Alberta Treasury Board. Since 2000, the County's total estimated population increased by 48 percent (28,441 to 42,291).

In 2010, a minor electoral boundary adjustment was made to divisions 7 and 8 in accordance with the Bearspaw Area Structure Plan. Since 2010, the County has gone through four annexations (Crossfield 2010, Airdrie 2011, MD Bighorn 2012, and Tsut'ina 2015) that have affected the County's electoral boundaries, but none of these are reflected in the current electoral boundaries bylaw.

Based on Electoral Boundary Review Policy C-702, the optimum population per division should be the primary factor in determining electoral boundaries. The optimum population of each division should be within ± 25 percent of the population average, which is determined by dividing the County's total population by the number of divisions. Under the current electoral boundaries, using the 2018 municipal census data, divisions 1, 3, 4, and 6 do not meet the optimum population requirement to be within ± 25 percent of the population average of 4,523 residents.

DISCUSSION:

The work undertaken by the consultant as directed in the approved Terms of Reference included a best practices review of comparable Alberta municipalities, a population analysis to determine the current demographic context in the County, a population projection to determine anticipated demographic change in the County, spatial analysis, Council workshops and the development and implementation of a public participation survey.

The public participation survey was conducted online for 21 days from April 8 through April 29, 2020. A total of 379 respondents completed the survey, representing one percent of eligible voters.

Based on the research, analysis and general feedback gathered by the consultant, the scope of the review narrowed to consider a recommendation of a governance structure consisting of one councillor elected for each division, an appointed Chief Elected Official (currently referred to as the Reeve) and for Council to change the Chief Elected Official's title from Reeve to Mayor, as the title "Mayor" is a more familiar term publically for advocacy reasons.

With this scope, the consultant provided the most robust recommendation that accommodates future population growth while balancing that growth with effective representation of residents (Attachment B).

BUDGET IMPLICATIONS:

The annual estimated cost to support one councillor position annually is an estimated \$108,000 (\$432,000 over four years) which includes salary and benefits, travel and subsistence, conference / training fees, community outreach, a phone and a tablet. Over a four-year electoral term, decreasing from nine councillor positions to seven councillor positions equates to an estimated cost savings of \$864,000 for the County.



OPTIONS:

- Option #1: Motion 1: THAT Bylaw C-8077-2020 be given first reading.
 Motion 2: THAT Bylaw C-8077-2020 be given second reading.
 Motion 3: THAT Bylaw C-8077-2020 be considered for third reading.
 Motion 4: THAT Bylaw C-8077-2020 be given third and final reading.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Electoral Boundaries and Council Composition Bylaw C-8077-2020

Attachment 'B' – ISL Recommendations Report

Attachment 'C' – Electoral Boundary and Governance Review Terms of Reference

BYLAW C-8077-2020

A bylaw of Rocky View County to establish the composition of Rocky View County Council; divide Rocky View County into divisions and establish the boundaries of each division; and determine the title of the positions of Rocky View County's Chief Elected Official and Councillors.

WHEREAS, pursuant to section 143 and 144 of the *Municipal Government Act*, Council may by bylaw specify the number of councillors comprising Rocky View County Council;

AND WHEREAS, pursuant to section 148 and 149 of the *Municipal Government Act*, Council may by bylaw divide Rocky View County into divisions, establish the boundaries of each division, and provide for the number of councillors to be nominated and elected in each division;

AND WHEREAS, pursuant to section 150 of the *Municipal Government Act*, the Chief Elected Official is to be appointed by Council from among the councillors;

AND WHEREAS, pursuant to section 152 of the *Municipal Government Act*, the Deputy Chief Elected Official must be appointed by Council from amongst the councillors;

AND WHEREAS pursuant to section 155 of the *Municipal Government Act*, Council may direct another title appropriate for the office of Councillor and Chief Elected Official;

AND WHEREAS, pursuant to section 149 of the *Municipal Government Act*, a bylaw passed under section 148 of the *Municipal Government Act* must be passed by December 31 of the year before the general election at which it is to take effect.

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

Title, Purpose, and Definitions

- 1 This bylaw may be cited as the *Electoral Boundaries and Council Composition Bylaw*.
- 2 The purpose of this bylaw is to:
 - (1) establish the composition of Rocky View County Council;
 - (2) divide Rocky View County into divisions and establish the boundaries of each division; and
 - (3) determine the title of the positions of Rocky View County's Chief Elected Official and Councillors.
- 3 Words in this Bylaw have the same meaning as set out in the *Municipal Government Act* except for the definitions provided in Schedule 'A' of this Bylaw.

Electoral Boundaries

- 4 Rocky View County is divided into seven divisions with the boundaries established in Schedule 'B' of this bylaw.

Council Composition

- 5 Rocky View County Council is comprised of seven councillors, each representing one of the divisions established by this bylaw.
- 6 Candidates for the office of councillor must be nominated for a specific division and one councillor must be elected for each division.
- 7 The office of councillor has the title "Councillor."

Chief Elected Official and Deputy Chief Elected Official

- 8 One councillor must be appointed to the office of Chief Elected Official by Council from amongst the councillors.
- 9 One councillor must be appointed to the office of Deputy Chief Elected Official by Council from amongst the councillors.
- 10 The office of Chief Elected Official has the title "Mayor."
- 11 The office of Deputy Elected Official has the title "Deputy Mayor."

Severability

- 12 Each provision of this bylaw is independent of all other provisions. If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw remain valid and enforceable.

Transitional

- 13 Bylaw C-5298-2000, and any amendments thereto, are repealed upon this bylaw passing and coming into full force and effect.
- 14 Bylaw C-8077-2020, being the *Electoral Boundaries and Council Composition Bylaw*, is passed when it receives third reading and is signed in accordance with the Municipal Government Act.
- 15 Bylaw C-8077-2020, being the *Electoral Boundaries and Council Composition Bylaw*, comes into full force and effect on October 18, 2021.

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

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

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2020

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

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

Bylaw C-8077-2020

Schedule 'A' – Definitions

- 1 **"Council"** means the duly elected Council of Rocky View County and includes the Mayor, Deputy Mayor, and all Councillors.
- 2 **"Councillor"** means a duly elected member of Council and includes the Mayor, Deputy Mayor, and all Councillors.
- 3 **"Deputy Mayor"** means the Deputy Chief Elected Official as defined and contemplated in the *Municipal Government Act*.
- 4 **"Division"** means ward as defined and contemplated in the *Municipal Government Act*.
- 5 **"General Election"** means an election as defined and contemplated in the *Local Authorities Election Act* but does not include a by-election or a vote on a bylaw or question also as defined in the contemplated in the *Local Authorities Election Act*.
- 6 **"Local Authorities Election Act"** means the *Local Authorities Election Act*, RSA 2000, c E-21, as amended or replaced from time to time, and does not include a by-election or a vote on a bylaw or question.
- 7 **"Mayor"** means the Chief Elected Official as defined and contemplated in the *Municipal Government Act*.
- 8 **"Municipal Government Act"** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time.
- 9 **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its *jurisdictional* boundaries, as the context requires.

Bylaw C-8077-2020**Schedule 'B' – Electoral Boundaries****Division 1**

All those lands within the corporate limits of Rocky View County, excluding those lands within Tsuu T'ina Nation 145, that are within

Sections 1 through 4, Sections 8 through 17, Section 19, Sections 22 through 27, Sections 29 through 32, Section 34 through Section 35, Township 23, Range 5, West of the 5th Meridian excepting thereout the north half of Section 35

Sections 5 through 8, Township 24, Range 2, West of the 5th Meridian,

Sections 17 through 18, Township 24, Range 2, West of the 5th Meridian that are south of the south right-of-way boundary of Lower Springbank Road,

Sections 1 through 22, Township 24, Range 3, West of the 5th Meridian,

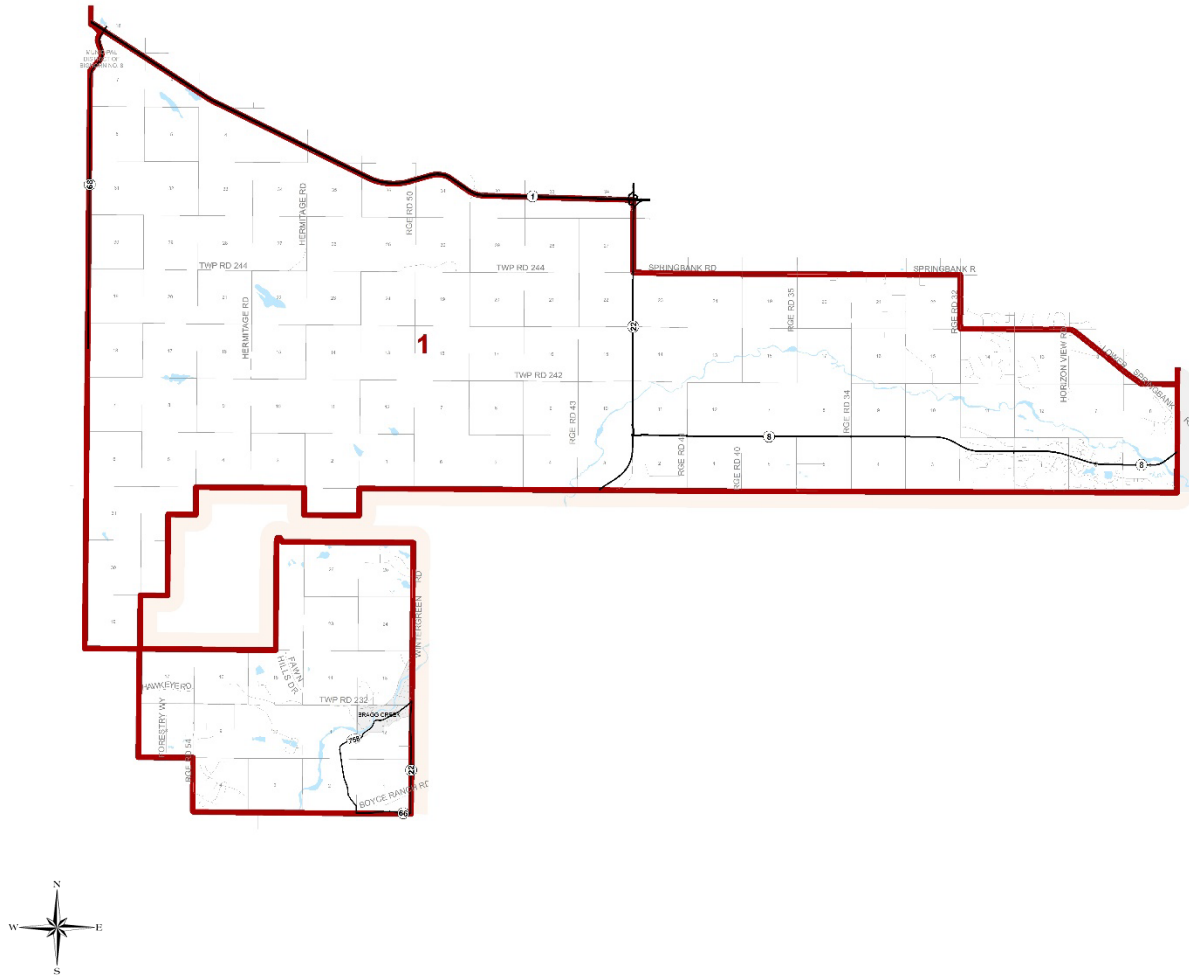
Sections 1 through 24 and Sections 27 through 34, Township 24, Range 4, West of the 5th Meridian that are south of the south right-of-way boundary of Provincial Highway No. 1,

Sections 1 through 36, Township 24, Range 5, West of the 5th Meridian that are south of the south right-of-way boundary of Provincial Highway No. 1, and

Sections 2 through 9 and Section 18, Township 25, Range 5, West of the 5th Meridian that are south of the south right-of-way boundary of Provincial Highway No. 1

as presented in Map 1 and in Schedule 'C' of this bylaw.

Map 1 – Division 1



Division 2

All those lands within the corporate limits of Rocky View County, excluding those lands within Stoney 142-143-144, the City of Calgary, and Town of Cochrane, that are within

Sections 17 through 20 and Sections 29 through 30, Township 24, Range 2, West of the 5th Meridian that are north of the south right-of-way boundary of Lower Springbank Road,

Sections 23 through 36, Township 24, Range 3, West of the 5th Meridian,

Sections 25 through 26 and Sections 35 through 36, Township 24, Range 4, West of the 5th Meridian,

Sections 31 through 34, Township 24, Range 4, West of the 5th Meridian that are north of the south right-of-way boundary of Provincial Highway No. 1,

Sections 35 through 36, Township 24, Range 5, West of the 5th Meridian that are north of the south right-of-way boundary of Provincial Highway No. 1,

Section 1 through 12, Sections 14 through 23, and Sections 27 through 30, Township 25, Range 3, West of the 5th Meridian that are south of the right (south) bank of the Bow River,

that portion of Section 13, Township 25, Range 3, West of the 5th Meridian that are south of the left (north) bank of the Bow River,

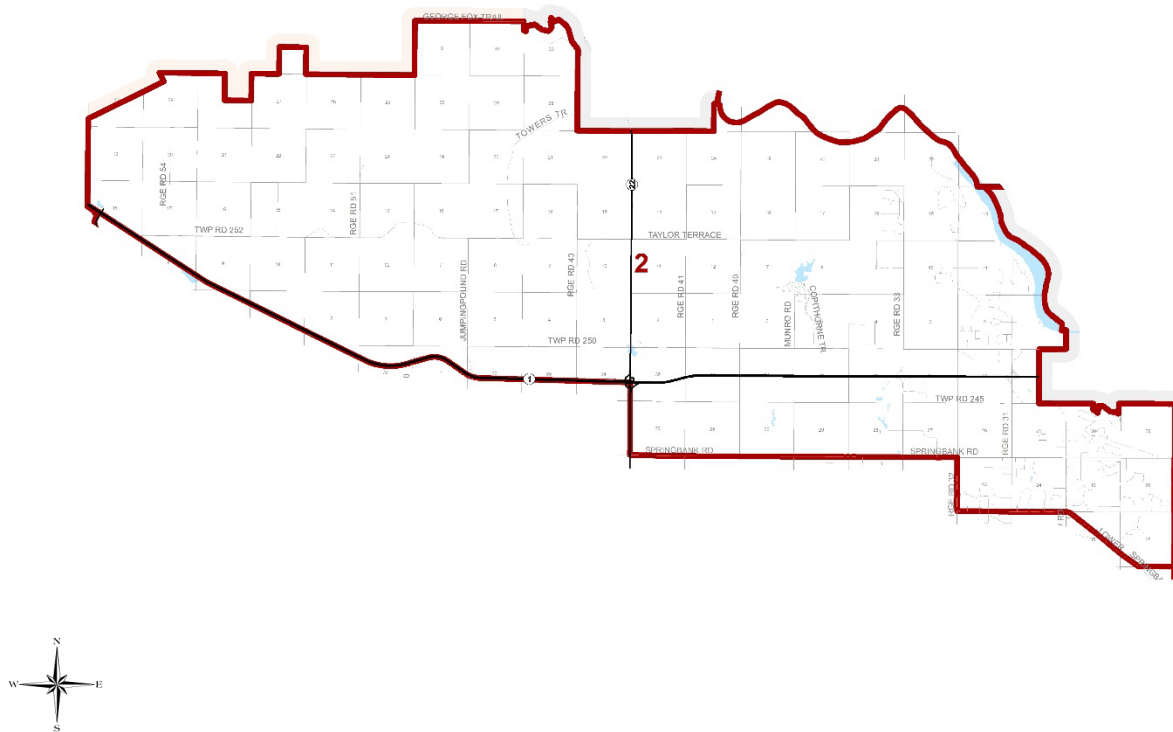
Sections 1 through 25 and Sections 28 through 33, Township 25, Range 4, West of the 5th Meridian that are south of the right (south) bank of the Bow River,

Sections 1 through 4, Sections 7 through 30, and Section 34, Township 25, Range 5, West of the 5th Meridian that are north of the south right-of-way boundary of Provincial Highway No. 1, and

that portion of Section 4, Township 26, Range 4, West of the 5th Meridian that is south of the Town of Cochrane

as presented in Map 2 and in Schedule 'C' of this bylaw.

Map 2 – Division 2



Division 3

All those lands within the corporate limits of Rocky View County, excluding those lands within Stoney 142-143-144, the City of Calgary, and Town of Cochrane, that are within

Section 7, Sections 18 through 19, and Section 30, Township 25, Range 2, West of the 5th Meridian that are south of the south right-of-way boundary of Provincial Highway No. 1A,

Section 13, Township 25, Range 3, West of the 5th Meridian excluding that portion that is south the left (north) bank of the Bow River,

Sections 20 through 35, Township 25, Range 3, West of the 5th Meridian that are north of the right (south) bank of the Bow River and that are south of the south right-of-way boundary of Provincial Highway No. 1A,

the balance of Sections 33 through 34, Township 25, Range 3, West of the 5th Meridian that are north of the south right-of-way boundary of Provincial Highway No. 1A,

Section 25 and Section 36, Township 25, Range 4, West of the 5th Meridian that are north/east of the right (south/west) bank of the Bow River,

Section 3 through 10, Sections 15 through 22, and Sections 27 through 34, Township 26, Range 3, West of the 5th Meridian,

Sections 1 through 2, Section 5, Sections 7 through 8, and Sections 11 through 36, Township 26, Range 4, West of the 5th Meridian,

Section 8 and Sections 13 through 36, Township 26, Range 5, West of the 5th Meridian,

Section 13, Sections 24 through 25, and Section 36, Township 26, Range 6, West of the 5th Meridian,

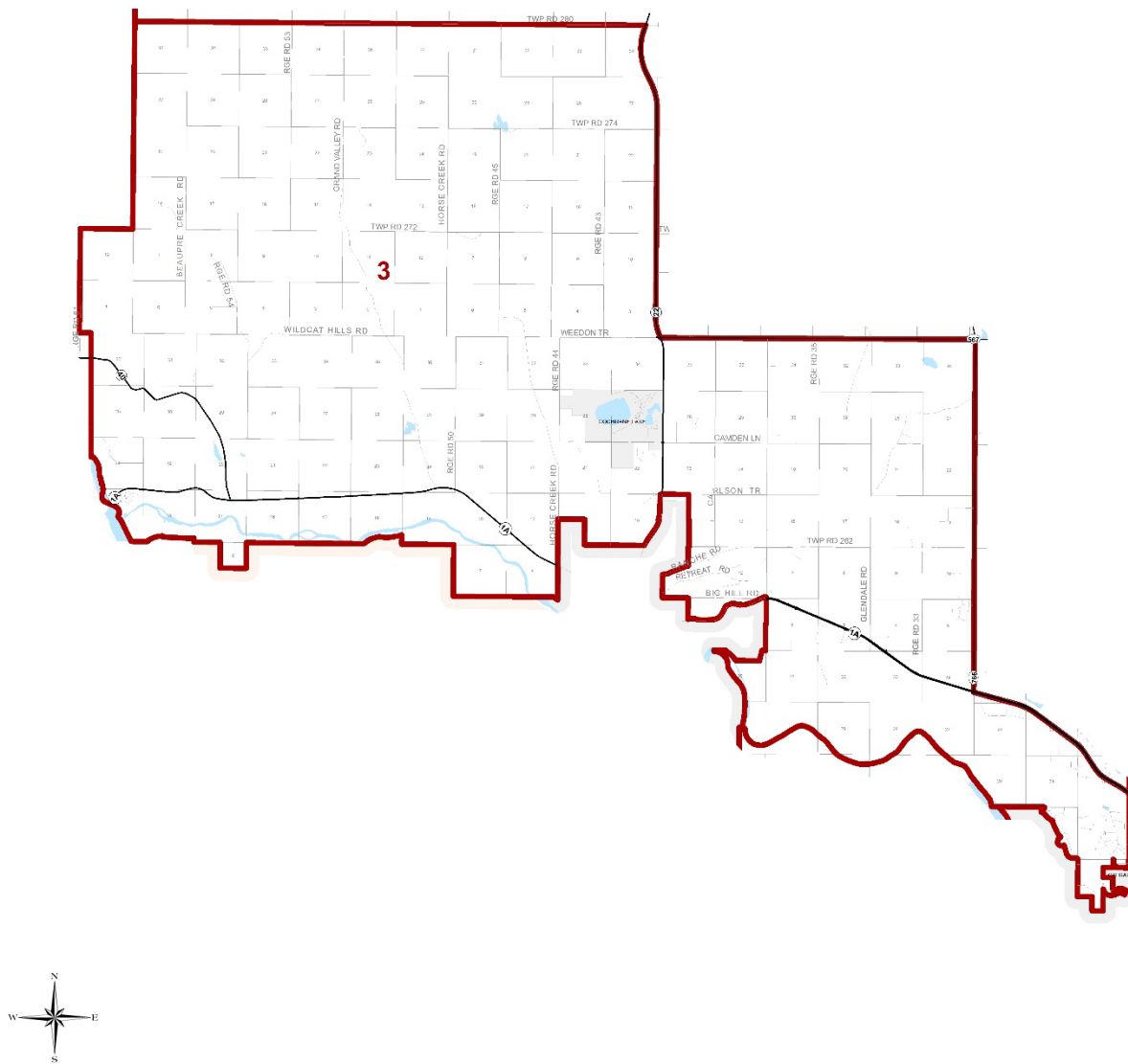
Sections 2 through 10, Sections 15 through 22, and Sections 27 through 34, Township 27, Range 4, West of the 5th Meridian that are west of the west right-of-way boundary of Provincial Highway No. 22,

Township 27, Range 5, West of the 5th Meridian, and

Section 1 and Section 12, Township 27, Range 6, West of the 5th Meridian,

as presented in Map 3 and in Schedule 'C' of this bylaw.

Map 3 – Division 3



Division 4

All those lands within the corporate limits of Rocky View County, excluding those lands within the City of Calgary, that are within

Section 19 and Sections 29 through 32, Township 25, Range 2, West of the 5th Meridian that are north of the south right-of-way boundary of Provincial Highway No. 1A,

Sections 25 through 26 and Sections 35 through 36, Township 25, Range 3, West of the 5th Meridian that are north of the south right-of-way boundary of Provincial Highway No. 1A,

Section 2, Sections 4 through 11, Sections 14 through 23, and Sections 26 through 35, Township 26, Range 2, West of the 5th Meridian that are west of the west right-of-way boundary of Provincial Highway No. 772,

Sections 1 through 2, Sections 11 through 14, Sections 23 through 26, and Sections 35 through 36, Township 26, Range 3, West of the 5th Meridian,

Sections 2 through 11, Sections 14 through 23, and Sections 26 through 35, Township 27, Range 2, West of the 5th Meridian,

Township 27, Range 3, West of the 5th Meridian,

Sections 1 through 2, Sections 11 through 14, Sections 23 through 27, and Sections 34 through 36, Township 27, Range 4, West of the 5th Meridian that are east of the west right-of-way boundary of Provincial Highway No. 22,

Sections 2 through 11, Sections 14 through 23, Sections 26 through 35, Township 28, Range 2, West of the 5th Meridian,

Township 28, Range 3, West of the 5th Meridian,

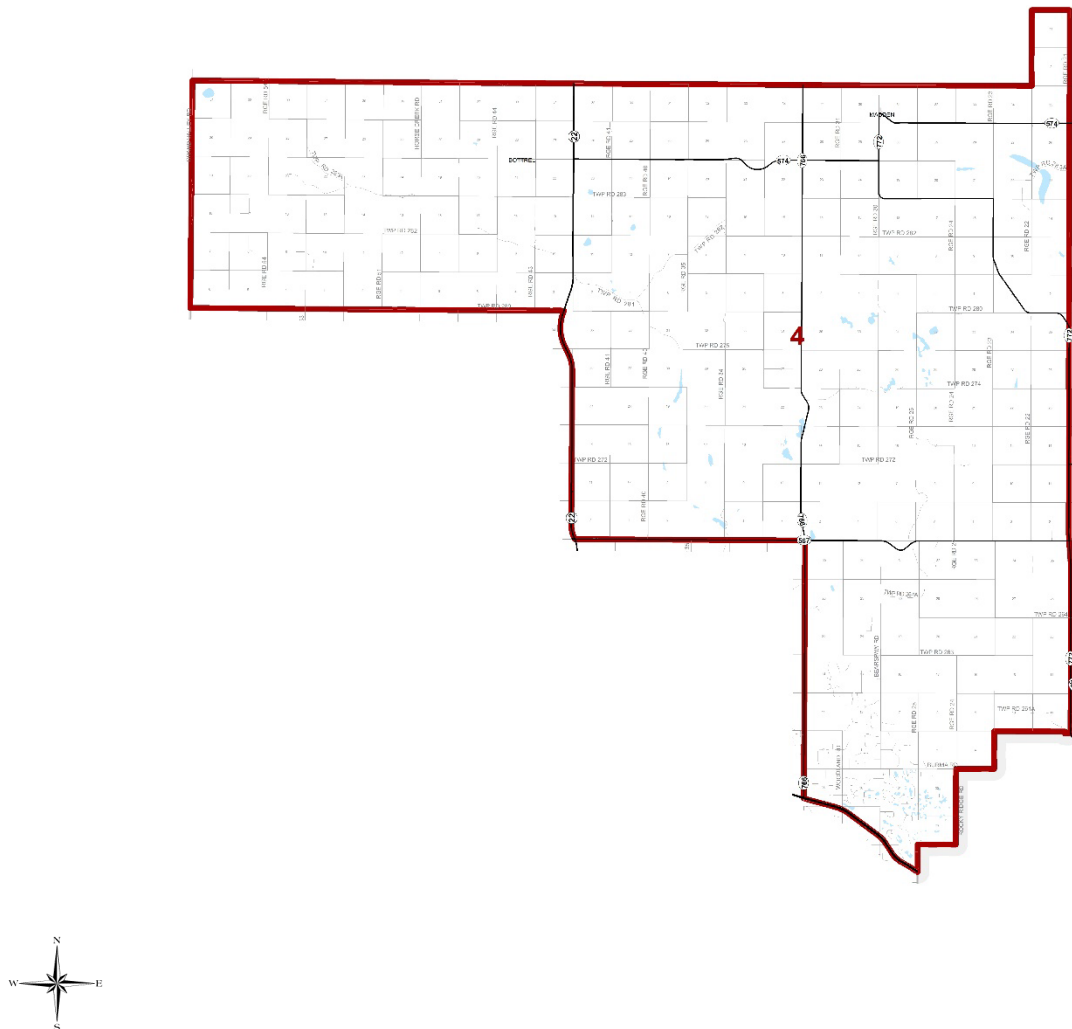
Township 28, Range 4, West of the 5th Meridian,

Township 28, Range 5, West of the 5th Meridian, and

Section 2 and Section 11, Township 29, Range 2, West of the 5th Meridian,

as presented in Map 4 and in Schedule 'C' of this bylaw.

Map 4 – Division 4



Division 5

All those lands within the corporate limits of Rocky View County, excluding those lands within the City of Airdrie, the City of Calgary, the Town of Crossfield, the Town of Irricana, and the Village of Beiseker, that are within

Sections 18 through 19 and Sections 29 through 32, Township 25, Range 26, West of the 4th Meridian,

Sections 13 through 36, Township 25, Range 27, West of the 4th Meridian,

Sections 13 through 36, Township 25, Range 28, West of the 4th Meridian,

Sections 26 through 35, Township 26, Range 25, West of the 4th Meridian,

Township 26, Range 26, West of the 4th Meridian,

Township 26, Range 27, West of the 4th Meridian,

Township 26, Range 28, West of the 4th Meridian,

Sections 1 through 4, Sections 9 through 16, Sections 21 through 28, and Section 36, Township 26, Range 29, West of the 4th Meridian,

Section 1, Section 7, Sections 12 through 24, and Sections 28 through 33, Township 26, Range 1, West of the 5th Meridian,

Section 1, Sections 12 through 13, Sections 24 through 25, and Sections 35 through 36, Township 26, Range 2, West of the 5th Meridian that are east of the west right-of-way boundary of Provincial Highway No. 772,

Township 27, Range 25, West of the 4th Meridian,

Sections 1 through 20 and Sections 22 through 36, Township 27, Range 26, West of the 4th Meridian,

Township 27, Range 27, West of the 4th Meridian,

Township 27, Range 28, West of the 4th Meridian,

Section 13, Sections 24 through 27, and Sections 34 through 36, Township 27, Range 29, West of the 4th Meridian,

Sections 4 through 9, Sections 16 through 21, and Sections 25 through 36, Township 27, Range 1, West of the 5th Meridian,

Section 1, Sections 12 through 13, Sections 24 through 25, and Section 36, Township 27, Range 2, West of the 5th Meridian,

Township 28, Range 25, West of the 4th Meridian,

Township 28, Range 26, West of the 4th Meridian,

Township 28, Range 27, West of the 4th Meridian,

Township 28, Range 28, West of the 4th Meridian,

Sections 1 through 3, Sections 10 through 15, Sections 22 through 27, and Sections 34 through 36, Township 28, Range 29, West of the 4th Meridian,

Sections 1 through 25, Sections 27 through 36, Township 28, Range 1, West of the 5th Meridian,

Sections 1, Sections 12 through 13, Sections 24 through 25, and Section 36, Township 28, Range 2, West of the 5th Meridian,

Sections 1 through 8 and Sections 17 through 18, Township 29, Range 28, West of the 4th Meridian,

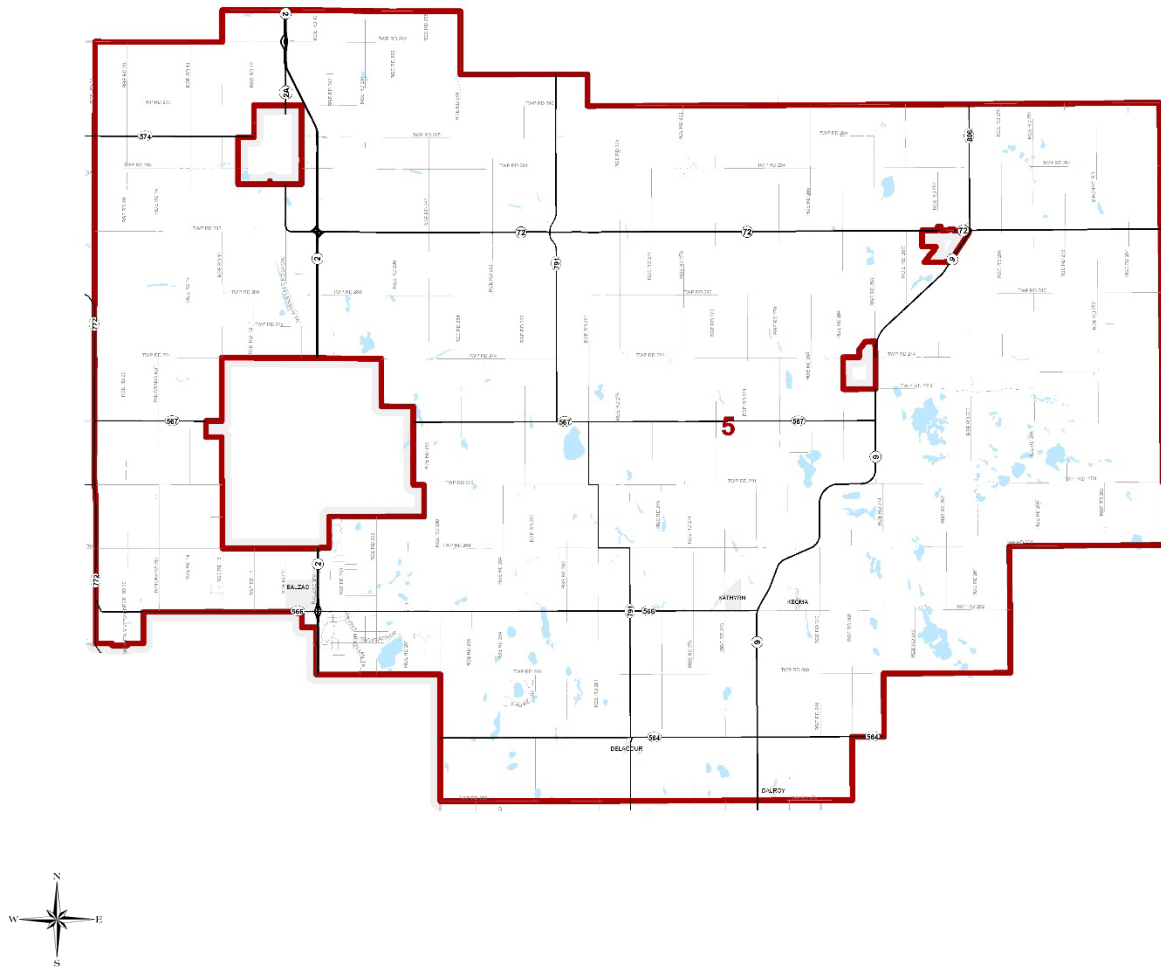
Sections 1 through 3 and Sections 10 through 15, Township 29, Range 29, West of the 4th Meridian,

Sections 1 through 15, Township 29, Range 1, West of the 5th Meridian, and

Section 1 and Section 12, Township 29, Range 2, West of the 5th Meridian

as presented in Map 5 and in Schedule 'C' of this bylaw.

Map 5 – Division 5



Division 6

All those lands within the corporate limits of Rocky View County, excluding those lands within the City of Chestermere and the City of Calgary, that are within

Sections 20 through 36, Township 21, Range 27, West of the 4th Meridian,

Sections 25 through 26 and Sections 34 through 36, Township 21, Range 28, West of the 4th Meridian,

Township 22, Range 27, West of the 4th Meridian,

Sections 1 through 5, Sections 8 through 17, Sections 20 through 29, and Sections 32 through 36, Township 22, Range 28, West of the 4th Meridian,

Sections 1 through 13, the west half of Section 15, Sections 16 through 21, the east half of Section 24, and Sections 25 through 36, Township 23, Range 27, West of the 4th Meridian,

the west half of Section 22, Township 23, Range 27, West of the 4th Meridian that is south of the south boundary of Plan RY 11 (former Canadian Pacific Railway right-of-way),

the west half of Section 24, Township 23, Range 27, West of the 4th Meridian that is south of the south boundary of Plan RY 11 (former Canadian Pacific Railway right-of-way),

Sections 1 through 5, Sections 8 through 16, Section 19, Sections 21 through 34, and Section 36, Township 23, Range 28, West of the 4th Meridian,

Township 24, Range 27, West of the 4th Meridian,

Section 1, Sections 5 through 6, Section 12, Sections 19 through 20, and Sections 23 through 36, Township 24, Range 28, West of the 4th Meridian,

Sections 1 through 12, Township 25, Range 27, West of the 4th Meridian, and

Sections 1 through 12, Township 25, Range 28, West of the 4th Meridian

as presented in Map 6 and in Schedule 'C' of this bylaw.



Division 7

All those lands within the corporate limits of Rocky View County, that are within

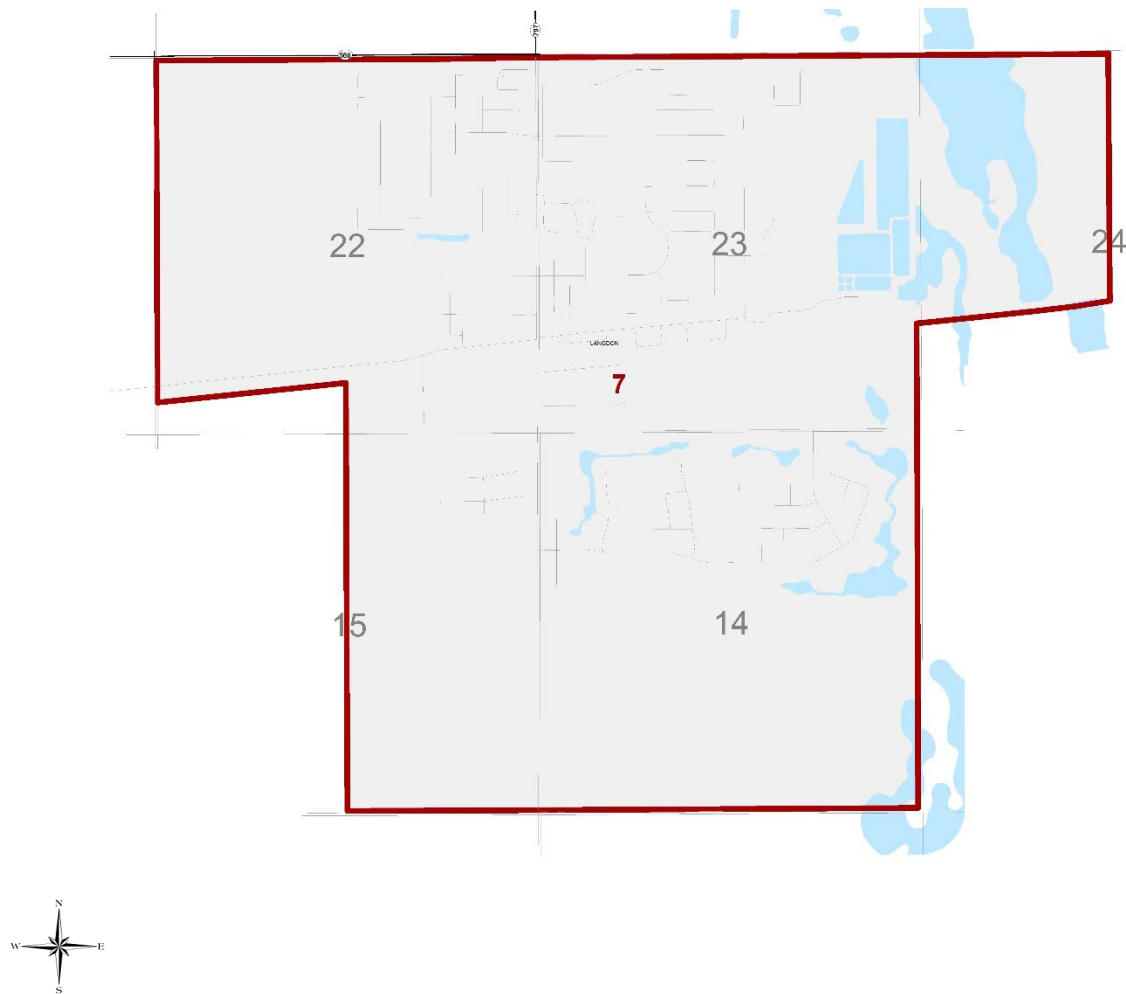
Section 14, the east half of Section 15, the east half of Section 22, and Section 23,
Township 23, Range 27, West of the 4th Meridian,

the west half of Section 22, Township 23, Range 27, West of the 4th Meridian that is north of
the south boundary of Plan RY 11 (former Canadian Pacific Railway right-of-way), and

the west half of Section 24, Township 23, Range 27, West of the 4th Meridian that is north of
the south boundary of Plan RY 11 (former Canadian Pacific Railway right-of-way)

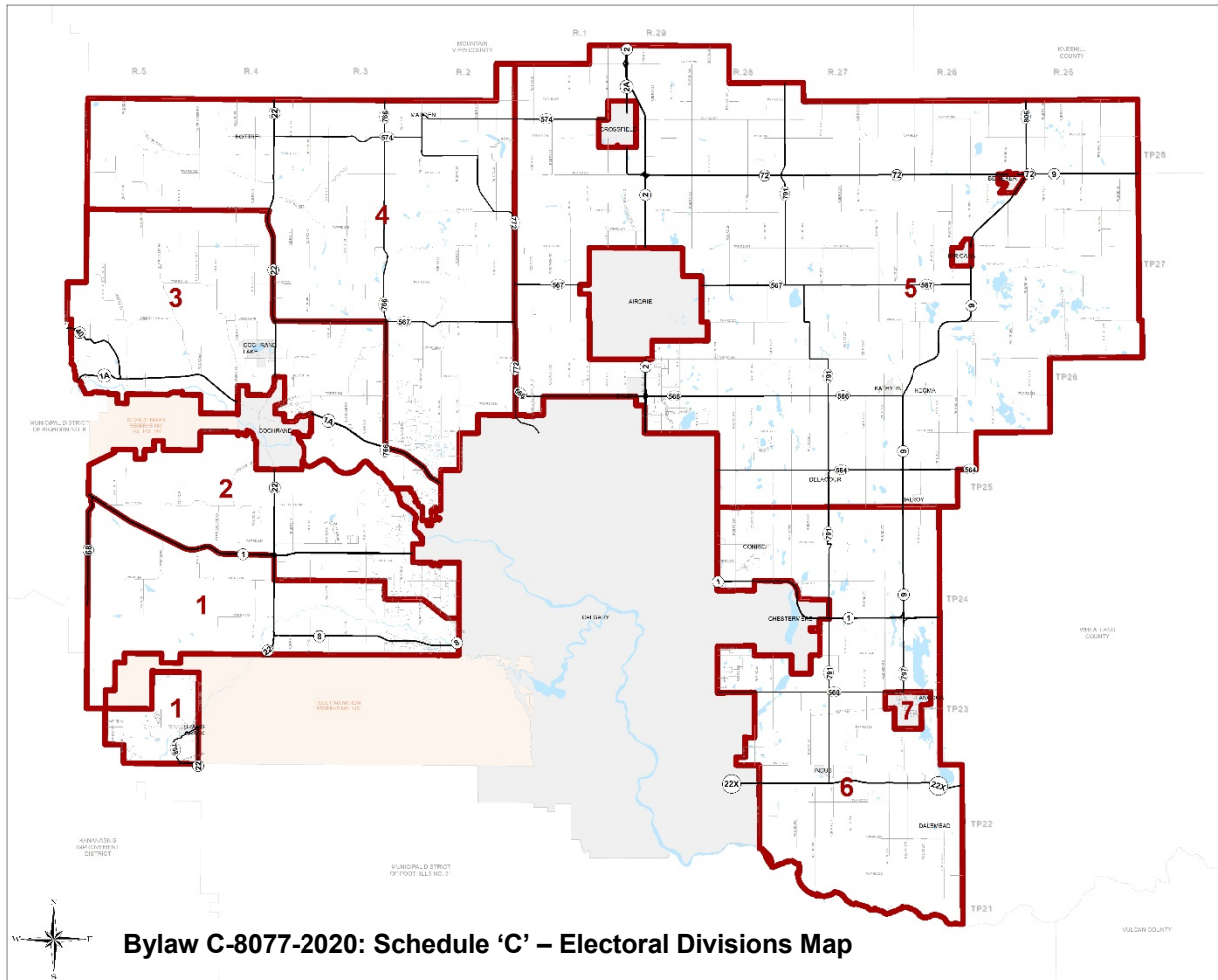
as presented in Map 7 and in Schedule 'C' of this bylaw.

Map 7 – Division 7



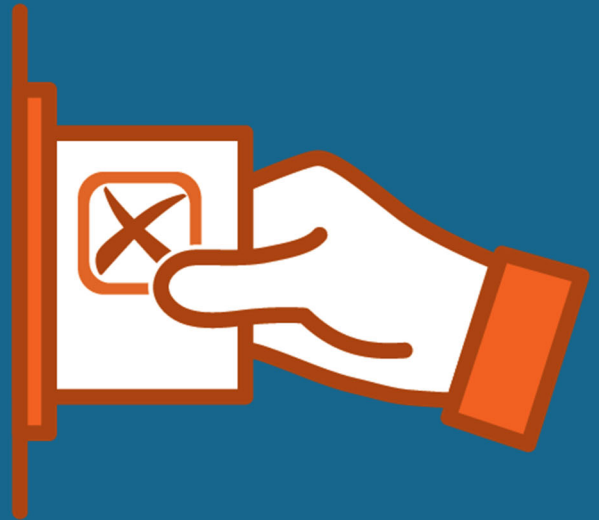
Bylaw C-8077-2020

Schedule 'C' – Electoral Divisions Map





Electoral Boundary & Governance Review



Electoral Boundary and Governance Review Recommendation Report

Rocky View County

August 2020



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Appendix A Recommended Redistribution Map



1.0 Executive Summary

In November, 2019, Rocky View County Administration retained consultants from ISL Engineering and Land Services Ltd. (ISL) along with subconsultants Transitional Solutions Inc. (TSI) and Metro Economics to conduct an independent and objective review of Rocky View County's electoral boundaries and elected official governance structure in order to deliver a solution that considers electoral division and governance models elsewhere in Alberta while recognizing and layering in the County's own unique municipal context.

Over the past eight months ISL has led research, technical analysis, public engagement and workshops with Council in order to address the two main goals of the Electoral Boundary and Governance (EBG) Review:

1. Creating consensus amongst Council on the selection of the Chief Elected Official, and
2. Determining the optimal number and shape of the County's electoral divisions in accordance with Electoral Boundary Review Policy C-702.

Based on Council's guidance from the workshops, this Recommendation Report contains only the recommended redistribution of the County's Electoral Divisions.



2.0 Project Approach

The project team was designed to ensure objectivity, with team members separated into two groups: a Calgary-based Engagement Group who were the primary interface with Council and the public, and an Analysis Group based out of Edmonton and Toronto who were involved in the contextual reviews, technical Geographical Information System (GIS) analysis and governance options research. This approach allowed the Engagement Group to bring their familiarity with the County to the forefront when engaging Council and residents which also maximized the independence and objectivity of the Analysis Group to avoid any local bias.

2.1 Chief Elected Official, Selection and Title

Subsequent to a Best Practices Review of governance models in Alberta and public input from an online survey conducted in April 2020, Council determined that the selection of the Chief Elected Official would continue to be Appointed-From-Within, as is current practice. Council also determined that the title of Mayor should be adopted by the County, retiring the title of Reeve – a change that is increasingly common in rural municipalities adjacent to large urban centres.

2.2 Population and Spatial Analysis

The project team conducted a spatial analysis of current and past electoral division boundaries, hamlet and approved plan (Area Structure Plan (ASP) and Conceptual Scheme) boundaries, and municipal census points to determine potential boundary adjustments. The following six criteria informed the parameters of this analysis:



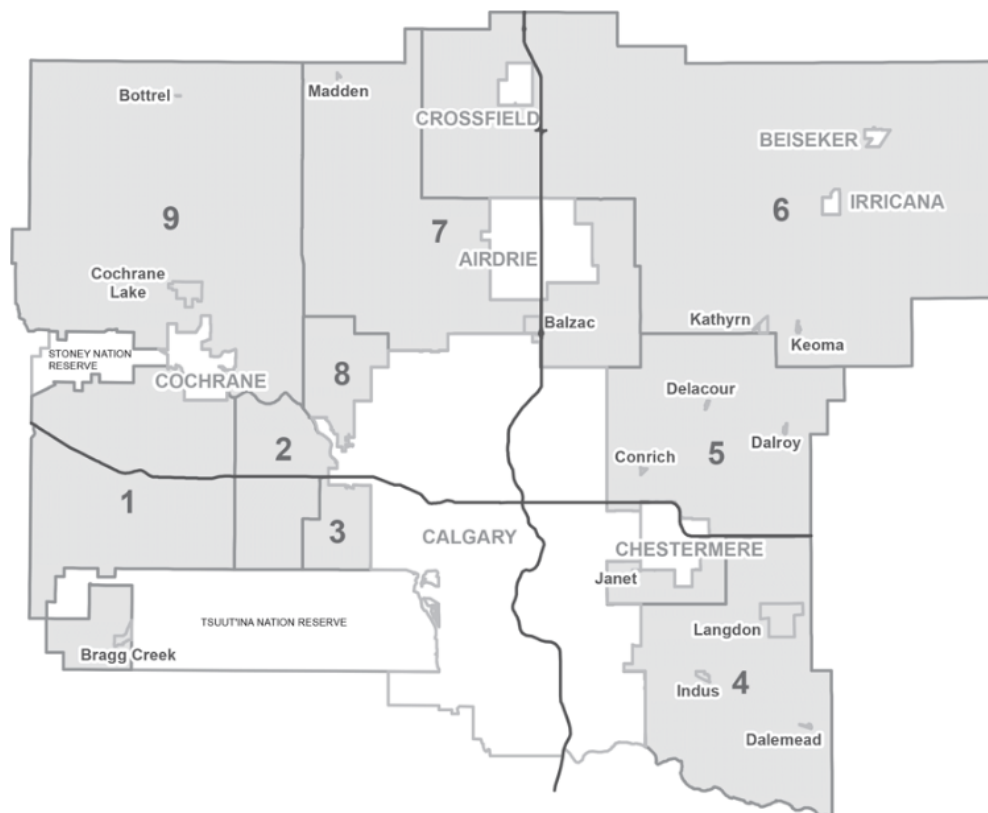
An assessment of the population growth trends within the current boundaries of the County's electoral divisions was undertaken using spatial analysis. [Table 1](#) presents the total population by electoral division and RVC from the 2006, 2013 and 2018 municipal censuses, as adjusted to reflect annexations that have occurred between 2006 and 2019. It also presents the average population per electoral division and the percentage extent to which each electoral division deviates from the average.



Table 1, Historical Population by Electoral Division, 2006–2018

Electoral Division	Municipal Census Results					
	2006 Population Count	Deviation from Average	2013 Population Count	Deviation from Average	2018 Population Count	Deviation From Average
1	2,653	-27.3%	2,543	-39.9%	2,526	-44.2%
2	2,919	-20.0%	3,115	-26.3%	3,479	-23.1%
3	5,420	48.5%	5,778	36.7%	5,957	31.7%
4	4,167	14.1%	6,579	55.6%	7,010	55.0%
5	3,906	7.0%	4,342	2.7%	5,051	11.7%
6	2,454	-32.8%	2,808	-33.6%	2,768	-38.8%
7	3,367	-7.8%	3,467	-18.0%	3,462	-23.4%
8	4,237	16.1%	4,826	14.1%	5,576	23.3%
9	3,733	2.3%	4,592	8.6%	4,872	7.7%
Total	32,856	—	38,050	—	40,700	—
Average	3,651	—	4,228	—	4,522	—

Current Electoral Division Map





Concurrent to the spatial analysis, population projections were prepared using Metro Economics' projection modelling system which develops population, employment and Gross Domestic Product (GDP) by industry projections for each of Canada's approximately 290 census divisions and for each of its more than 5,400 census subdivisions – resulting in a National Base Case (prepared prior to the COVID-19 pandemic) that includes base data for Rocky View County.

The base year population of 40,700 was derived from RVC's 2018 municipal census extrapolated population count of 40,705 (less five residents lost to the Town of Cochrane in a recent annexation approval). **Table 2** presents the results of the Base Case population projection from the 2018 base year to the 2031 horizon year with intervals in 2021, 2025 and 2029, which represent scheduled municipal election years in accordance with the *Local Authorities Election Act*.

Table 2, Population Projection to 2031

Municipality	2018 Census	Population Projections				2018-31 Change
		2021*	2025*	2029*	2031	
Rocky View County	40,700	43,083	46,252	49,421	51,005	+10,305

* Municipal Election Year

To better understand the historical changes in the geographic distribution of RVC's population between 2006 and 2018 at a finer level, ISL divided the nine electoral divisions into 43 electoral division sub-areas (EDSAs).

The EDSAs were based on known and/or planned future growth, easily identifiable boundaries (such as rivers, highways/roads, etc.) and communities of interest, which included:

- Hamlets planned to grow in existing boundaries (e.g. Harmony, Langdon, and Cochrane Lake),
- Planned boundaries from area structure plans or conceptual schemes (e.g. Indus, Conrich, Dalroy, Delacour, Kathyryn, Balzac and the future Hamlet of Glenbow), and
- Proposed boundary expansions (e.g. Bragg Creek).

As the hamlets of Dalemead, Janet, Keoma, Madden and Bottrel are not planned to accommodate future growth at this time, EDSAs were not delineated specifically for them.

Using the EDSAs an analysis was undertaken of planned future growth, imminent future growth through the subdivision process, and potential new additional growth through proposed amendments to ASPs and conceptual schemes. The remaining planned dwelling capacities by EDSA provided a ceiling for future residential growth.

This work supported the disaggregation of projected population growth by EDSA, creating building blocks that could be reconstructed for recommending new electoral divisions.



3.0 Recommended Redistribution

ISL's recommendation to Council is a seven-division redistribution of the County's electoral boundaries as shown in the attached map ([Appendix A](#)). This recommendation is based on a series of linear divisions radiating out from the City of Calgary, resulting in divisions that blend dense growth areas with more rural low growth areas, balancing the composition of each division while providing each division with a share of growth and stagnation. At the same time, it was determined that Langdon should be made a standalone division, given the rate of growth within the Hamlet. As shown on [Table 3](#), all of the proposed divisions fall within the ± 25 percent tolerance up to the 2029 election year.

This recommended redistribution is a marked improvement on the current electoral divisions, bringing all populations within ± 25 percent (4,360 to 7,267) of the 2018 average population per division of 5,814 residents.

The proposed seven-division redistribution of the County's electoral boundaries would result in the most robust option to accommodate future growth and balance that growth with effective representation of residents. Projecting forward to the 2039 election year, the average population per division increases to 7,060 residents with a ± 25 percent tolerance of 5,295 to 8,825.

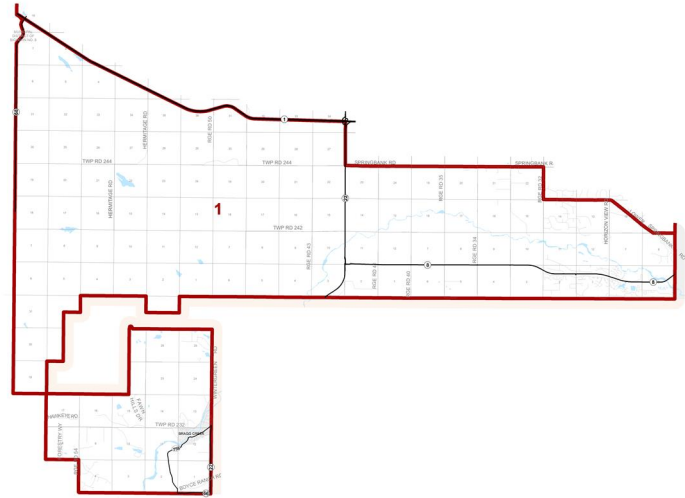
Table 3, Recommended Redistribution

Proposed Division	2018 Population	2018 Deviation from Average	2029 Projected Population	2029 Deviation from Average
1	6,783	16.7%	7,461	5.7%
2	5,179	-10.9%	7,436	5.3%
3	5,442	-6.4%	7,105	0.6%
4	6,157	5.9%	6,576	-6.9%
5	6,302	8.4%	6,896	2.3%
6	5,473	-5.9%	6,905	2.2%
7	5,364	-7.7%	7,042	-0.3%
Total	40,700		49,421	
Average population per Division	5,814		7,060	



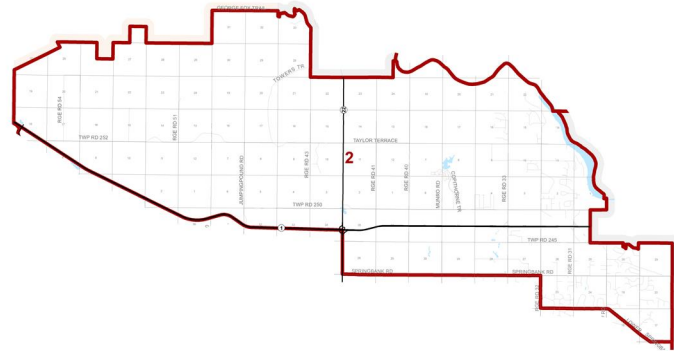
3.1 Division 1

- Contains the Hamlet of Bragg Creek
- Contains all development south of the Elbow River
- Contains a portion of the Springbank ASP south of Springbank Road/Lower Springbank Road
- Traditional low growth nature in this area will be supplemented by the high population growth along Highway 8
- Calgary is the only adjacent urban municipality



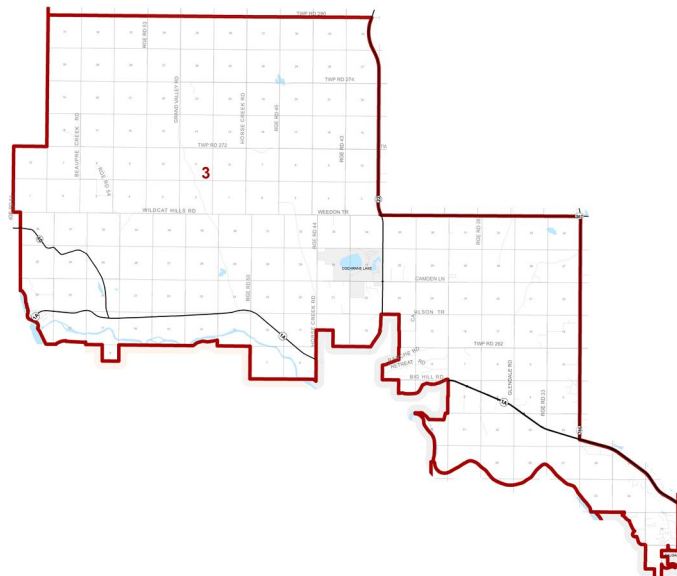
3.2 Division 2

- Contains Harmony ASP
- Contains portion of Springbank ASP north of Springbank Road/Lower Springbank Road
- Harmony is a fast-growing community that will drive growth in this division
- The northern boundary follows current boundary lines
- Adjacent urban municipalities include Calgary and Cochrane



3.3 Division 3

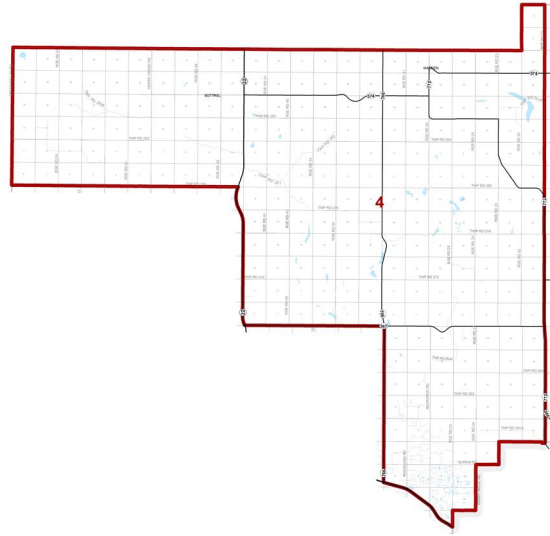
- Contains the Hamlet of Cochrane Lake and Cochrane North ASP
- Contains Glenbow Ranch ASP and a portion of Bearspaw ASP south of Hwy 1A
- Contains a portion of Bearspaw ASP west of Lochend Road (Hwy 766), following the current division boundary
- The Glenbow Ranch ASP is anticipated to be a big driver of growth in this division over the next decade
- Adjacent urban municipalities include Calgary and Cochrane





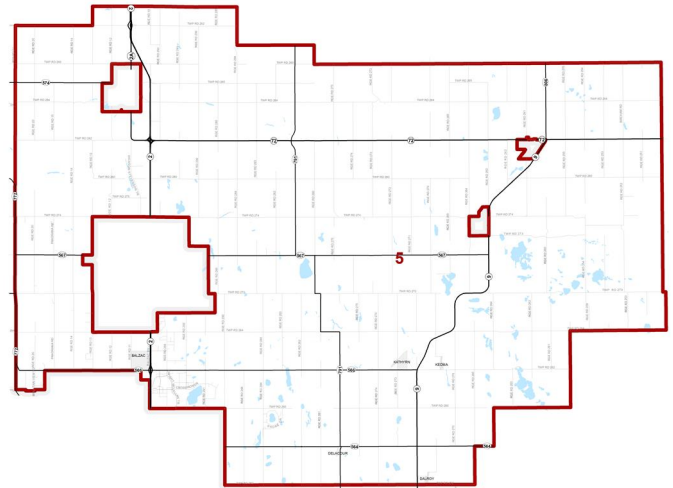
3.4 Division 4

- Contains the Hamlets of Bottrel and Madden
- Contains a portion of Bearspaw ASP east of Lochend Road (Hwy 766), following a current division boundary line
- The eastern boundary is Symons Valley Road (Hwy 722) carrying in a straight line north across the Writing Creek coulee along Range Road 21, following a current division boundary line
- Calgary is the only adjacent urban municipality



3.5 Division 5

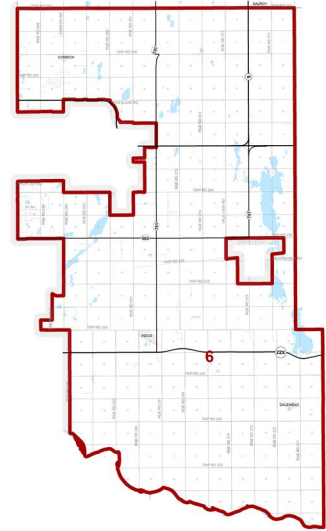
- Contains the Hamlets of Balzac, Kathryn, Keoma, Delacour and Dalroy
- Contains Balzac West and East, Omni and North Central Industrial ASPs
- The western boundary is Symons Valley Road (Hwy 722) carrying in a straight line north across the Writing Creek coulee along Range Road 21, following a current division boundary line
- Apart from commercial and industrial development, this division is primarily agricultural
- Adjacent urban municipalities include Calgary, Crossfield, Airdrie, Beiseker and Irricana





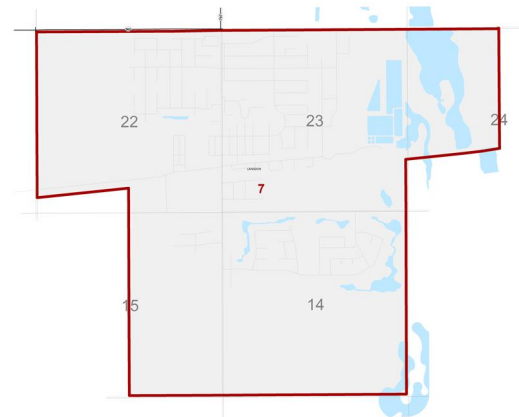
3.6 Division 6

- Contains the Hamlets of Conrich, Indus and Dalemead
- Contains Conrich ASP (except for northeastern-most quarter section) and Janet ASP
- Residential growth is concentrated in the areas adjacent to Conrich and Langdon
- Adjacent urban municipalities include Calgary and Chestermere



3.7 Division 7

- The Hamlet of Langdon is retained as a standalone electoral division
- There are no adjacent urban municipalities

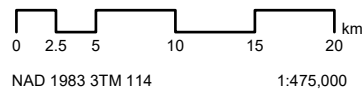
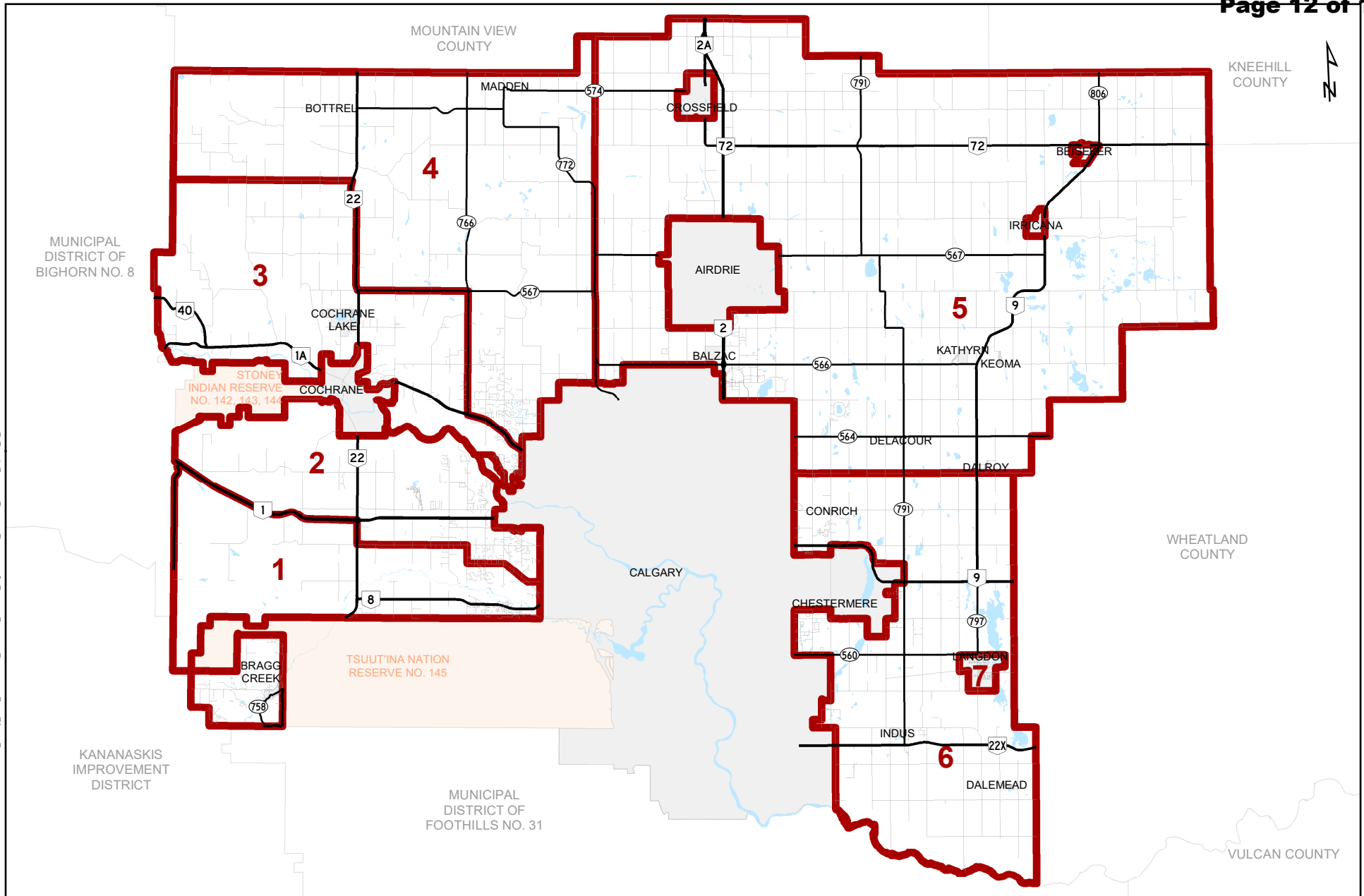




APPENDIX
Recommended Redistribution Map

A

Date: 2020-06-04 Document: M27529_Rocky_View_Electoral02_CADD05_GIS051_Figures27529_Electoral_Divisions_Option_D_200604.mxd



Electoral Division Boundary



Other Road



Primary Highway



Secondary Highway

Integrated Expertise. Locally Delivered.



ROCKY VIEW
COUNTY

ELECTORAL BOUNDARY
AND GOVERNANCE
REVIEW

RECOMMENDED
REDISTRIBUTION



ROCKY VIEW COUNTY
Cultivating Communities

Electoral Boundary & Governance Review

Terms of Reference

Purpose

- 1 Rocky View County's (the County) Electoral Boundary & Governance Review (EBG Review) is a review of:
 - (1) the County's governance structure to consider a mayor-at-large model; and
 - (2) the number and shape of the County's divisions in accordance with Electoral Boundary Review Policy C-702.



Scope

- 2 The EBG Review shall be completed by July 31, 2020 and shall include:
 - (1) a best practices review of electoral boundary and governance models in place in Alberta's municipal districts and specialized municipalities;
 - (2) a population analysis to determine the current demographic context in the County;
 - (3) a population projection to determine anticipated demographic change in the County;
 - (4) a spatial analysis of current and past electoral division boundaries, hamlet and approved plan (area structure plan and conceptual scheme) boundaries, and municipal census points to determine potential boundary adjustments;
 - (5) public engagement with County residents in alignment with a listen and learn approach;
 - (6) a workshop with Council to determine a preferred governance model based on research findings (e.g. retain an appointed Reeve or adopt mayor-at-large);
 - (7) GIS-based modelling of three electoral division scenarios that provide alternative approaches to balancing urban nodes and rural areas; and
 - (8) a recommendations report that outlines the EBG Review process and provides recommended options for Council consideration.





ROCKY VIEW COUNTY
Cultivating Communities

Electoral Boundary & Governance Review

Terms of Reference

Consultant Team

- 3 The County has retained ISL Engineering and Land Services Ltd., together with sub-consultants Transitional Solutions Ltd. and metro economics, to conduct the EBG Review.



Administrative Support

- 4 Administration supports the EBG Review through coordination of the consultant team, consultant workshops with Council, and internal administrative review of the recommendations report.



Presentations

- 5 The EBG Review presentations with Council shall be held in following order:
 - (1) present at a public Council meeting the terms of reference, work plan, and public participation strategy;
 - (2) present at a workshop to:
 - (a) review the findings of the best practices review, population analysis, and spatial analysis;
 - (b) review public feedback on the above items;
 - (c) discuss preferences on the number of Councillors in the County, and
 - (d) determine a preferred governance model;
 - (3) present at a public Council meeting three electoral division scenarios; and
 - (4) present at a public Council meeting the recommendations report.



Definitions

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



ROCKY VIEW COUNTY
Cultivating Communities

Electoral Boundary & Governance Review

Terms of Reference

- (2) “consultant team” means ISL Engineering and Land Services Ltd., Transitional Solutions Ltd., and metro economics, who have been retained to conduct the EBG Review;
- (3) “Council” means the duly elected Council of Rocky View County;
- (4) “Councillor” means a duly elected member of Rocky View County Council;
- (5) “County” means Rocky View County;
- (6) “EBG Review” means Electoral Boundary & Governance Review; and
- (7) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: October 27, 2020
FILE: 1015-565
SUBJECT: First Reading Bylaw – Rocky View County Land Use Bylaw – Various Amendments

DIVISION: All
APPLICATION: N/A

PURPOSE: To amend Land Use Bylaw C-8000-2020 to ensure effective implementation and interpretation.

GENERAL LOCATION: Rocky View County

APPLICANT: Rocky View County

OWNERS: N/A

POLICY DIRECTION: The *Municipal Government Act* (MGA).

OPTIONS:

Option #1: THAT Bylaw C-8092-2020 be given first reading.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

SM/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8092-2020 & Schedule A

BYLAW C-8092-2020

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-8092-2020*.

Definitions

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

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

Effect

3 THAT Bylaw C-8000-2020 be amended per the redline as shown in the attached Schedule 'A' forming part of this Bylaw.

4 THAT Bylaw C-8000-2020 be amended throughout to include the oxford comma.

5 THAT Bylaw C-8000-2020 be amended throughout to ensure all numerical values are expressed to two decimal places.

6 THAT Bylaw C-8000-2020 be amended throughout to ensure use tables are listed in alphabetical order.

7 THAT the Land Use Map of Bylaw C-8000-2020 be amended to reflect all Council approved redesignations since July 28, 2020.

8 THAT the Land Use Map of Bylaw C-8000-2020 be admended by redesignating all properties within SW-23-23-28-W04M to Business, Live-Work District (B-LWK).

Transitional

9 Bylaw C-8092-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

PUBLIC HEARING HELD this _____ day of _____, 2020

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

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

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

Rocky View County Land Use Bylaw



ROCKY VIEW COUNTY



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This section introduces readers to the Land Use Bylaw, establishes jurisdiction, clarifies enforcement and penalties, and the process in place for amending the Bylaw.

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Schedule A – Live-Work Overlay*This schedule contains the reference map for the Live-Work Overlay Area.***Schedule B – Land Use Map***This schedule contains the Land Use Map.***Figures**

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PART ONE

1

Purpose

This part introduces readers to the Land Use Bylaw, establishes jurisdiction, clarifies enforcement and penalties, and the process in place for amending the Bylaw.

Jurisdiction

TITLE

- 1 This Bylaw is entitled 'Rocky View County Land Use Bylaw C-8000-2020', hereinafter referred to as the "Bylaw."

AUTHORITY

- 2 This bylaw is enacted pursuant to Section 639 of the *Municipal Government Act* (MGA), as amended or replaced from time to time.

PURPOSE

- 3 The purpose of the Bylaw is to regulate land use and development within Rocky View County (the "County") in order to achieve orderly growth, and for that purpose to:
 - a) Organize the County into Land Use Districts,
 - b) Prescribe and regulate the use of land and/or buildings in each District,
 - c) Establish the number of Dwelling Units permitted on a parcel of land,
 - d) Define and establish the roles of the Development Authority,
 - e) Establish a method of making decisions on applications for development, including the issuing of Development Permits and the discretionary power of the Development Authority, and
 - f) Provide for how and to whom notice of the issuance of a Development Permit is to be given.

SEVERABILITY

- 4 Each provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is declared invalid by a decision of a court of competent jurisdiction, all other provisions remain valid and enforceable.

RELATIONSHIP TO OTHER LAWS AND REGULATIONS

- 5 Nothing in this Bylaw shall exempt any person from any obligation to comply with the requirements of any other municipal, regional, provincial, or federal law, bylaw, or regulation. This includes, but is not limited to, compliance with the following:
- a) The Bylaw is consistent with the MGA as amended or replaced from time to time. The MGA takes precedence in a case of dispute on the meanings of all words or clauses,
 - b) The Bylaw is consistent with the *Alberta Land Stewardship Act* (ALSA), as amended or replaced from time to time,
 - c) The Bylaw is consistent with the South Saskatchewan Regional Plan (SSRP), as amended or replaced from time to time,
 - d) The Bylaw is not a statutory plan and is therefore outside of the scope of the Calgary Metropolitan Region Board's purview,
 - e) The Bylaw is consistent with the 'County Plan C-7280-2013,' as amended or replaced from time to time, and
 - f) The Bylaw shall be used in conjunction with policies and procedures as adopted and amended by Council including, but not limited to, Area Structure Plans, Area Redevelopment Plans, and any Infrastructure Master Plans as they pertain to transportation, water, sanitary and/or stormwater management infrastructure.

EFFECTIVE DATE & TRANSITION

- 6 Bylaw C-4841-97, being the Rocky View County Land Use Bylaw and amendments thereto, are rescinded upon this Bylaw passing and commencing into full force and effect.
- 7 Bylaw C-8000-2020 being the Rocky View County Land Use Bylaw, is passed when it receives third reading and is signed pursuant to the MGA.
- 8 Bylaw C-8000-2020 being the Rocky View County Land Use Bylaw, comes into full force and effect on September 8, 2020.
- 9 All amendments to the Bylaw, any Redesignation, or Development Permit applications received on or after the effective date of the Bylaw shall be processed and considered upon the provisions outlined herein.
- 10 All Development Permit applications received in a complete form prior to the effective date of this Bylaw shall be processed based on 'Land Use Bylaw C-4841-97,' unless the Applicant requests in writing that the application be processed based on the regulations of this Bylaw.
- 11 Direct Control Bylaws that were passed pursuant to previous Land Use Bylaws and which are denoted within **Schedule B – Land Use Map** are hereby incorporated into, and form part of, this Bylaw.

FEES AND CHARGES

- 12 All fees and charges under and pursuant to the Bylaw, are established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time.

INTERPRETATION**Language**

- 13 Words used in the singular include the plural, and words in the plural include the singular.
- 14 Words used in the present tense include the other tenses and derivative forms.
- 15 The words "shall" and "must" require mandatory compliance except where a variance has been granted pursuant to the MGA or the Bylaw.
- 16 The word "may" is to be construed as permissive.

- 17 Words, phrases and terms not defined in **Part 8 – Definitions** may be given their definition in the MGA or, in the absence of a definition in the MGA, the 'Alberta Building Code,' as amended or replaced from time to time. Other words shall be given their usual and customary meaning.
- 18 Where a regulation involves two or more conditions or provisions connected by the conjunction "and" all the connected items shall apply in combination; "or" indicates that the connected items may apply singly; "and/or" indicates the items may apply singly or in combination.
- 19 In the case of any conflict between the text of this Bylaw and any maps or drawings used to illustrate any aspect of this Bylaw, the text shall govern.

Measurement

- 20 For the purposes of this Bylaw, all references to measurement will use the metric measurement system with imperial measurement provided in brackets, e.g. 1.0 ha (2.47 ac.).
- 21 If there is a discrepancy between the metric and imperial measurement, metric prevails.

EXEMPTED DEVELOPMENT

- 22 The following development is exempt for all requirements of the Bylaw:
- a) Development, including but not limited to the construction, maintenance, and aggregate extraction completed by the County, its authorized agents, or Alberta Transportation,
 - b) The installation, maintenance or repair of public works, Government Services facilities and/or utilities carried out by or on behalf of federal, provincial, or other local authorities, and
 - c) Confined Feeding Operations.

LAND USE DISTRICT GROUPS

- 23 For the purposes of this Bylaw, Districts may be referred to collectively:
- a) Agricultural Districts, which include A-GEN and A-SML,
 - b) Residential Districts, which include R-RUR, R-CRD, R-URB, R-SML, R-MID and R-MRU,
 - c) Business/Commercial Districts, which include B-AGR, B-REC, B-REG, B-LOC, B-LWK, C-HWY, C-LRD, C-LUD, C-MIX and C-REG,
 - d) Industrial Districts, which include I-LHT and I-HVY,
 - e) Special Districts, which include S-PUB, S-FUD, S-NAT, S-PRK and S-NOS.

Enforcement

OFFENSE UNDER THE BYLAW

- 24 Any owner, lessee or occupant of land or a building, or the owner of a structure or a sign thereon, who with respect to such land, building, structure or sign, contravenes, causes, or allows a contravention of any provision of the Bylaw commits an offense.
- 25 Any person who commences or continues development for which a Development Permit is required but has not been issued, has expired, has been revoked or suspended, or which is in contravention of a condition of a Development Permit under the Bylaw commits an offense.
- 26 Any person who prevents or obstructs the Development Authority or a Designated Officer from carrying out any official duty under the Bylaw or the MGA commits an offense.

LAND USE BYLAW ENFORCEMENT

- 27 A Designated Authority may enforce the provisions of the Bylaw, or the conditions of a Development Permit pursuant to the MGA and the *Provincial Offences Procedure Act* (POPA), as amended or replaced from time to time.
- 28 Enforcement may be by violation ticket pursuant to POPA, notice of violation or any other authorized action to ensure compliance.
- 29 The enforcement powers granted to the Development Authority under the Bylaw are in addition to any enforcement powers that the County or any of its Designated Officers may have under POPA.
- 30 The Designated Authority may exercise all such powers concurrently.

VACANT BUILDINGS

- 31 Within six (6) months of a building being vacated, owners are responsible for the following, to the satisfaction of the Development Authority:
 - a) Removing any Signs,
 - b) Boarding up any windows and doors, and
 - c) Removing any graffiti, posters and other debris.

SIGN MAINTENANCE AND REMOVAL

- 32 Signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
- 33 The Development Authority may require the removal of any sign which, in their opinion, is or has become unsightly, or is in such a state of disrepair as to constitute a hazard, including:
 - a) When the excess of twenty-five per cent (25%) of the sign face has experienced loss of finish through chipping, fading, or excessive dirt building up,
 - b) If the sign is physically damaged on either face or its supports so it is no longer structurally safe or located correctly, and
 - c) The sign is no longer relevant to the approved use of the Building (i.e. the Building is no longer inhabited by a business and/or is vacant).
- 34 Non-compliance may result in the removal of a sign without notice and any cost associated with its removal shall be charged to the owner of the sign.
- 35 Any sign removed shall be held for thirty (30) days; if not claimed, the sign will be disposed of at the discretion of the County.

STOP ORDER

- 36 Pursuant to Section 645 of the MGA where an offense under the Bylaw occurs, the Development Authority may by written notice, order the owner or the person in possession of the land or buildings, or the person responsible for the contravention to:
 - a) Stop the development or use of the land or buildings in whole or in part as directed by the notice, or
 - b) Demolish, remove or replace the development, or
 - c) Carry out any other actions required by the notice so that the development or use complies with the Bylaw.

ENTRY AND INSPECTION

- 37** Pursuant to Section 542 of the MGA, a Designated Officer may, after giving reasonable notice to the owner or occupier of land or the structure to be entered:
- a) Enter on that land or structure at any reasonable time, and carry out any inspection, enforcement or action required to assess or enforce compliance with this Bylaw,
 - b) Request anything to be produced to assist in the inspection, remedy, enforcement or action, and
 - c) Make copies of anything related to the inspection, remedy, enforcement or action.
- 38** The Development Authority shall be a Designated Officer for the purposes of Section 542 of the MGA.

SPECIFIED PENALTIES

- 39** Pursuant to POPA the following fine amounts are established for use on Notices of Violation and violation tickets if a voluntary payment option is offered:

Table 1 – Minimum Specified Penalties

Offence	First Offence	Second Offence	Third Offence
Failure to obtain a Development Permit	\$1500	\$2000	\$2500
Failure to comply with Development Permit Conditions	\$1500	\$2000	\$2500
Failure to comply with District Regulations	\$1500	\$2000	\$2500
Failure to comply with any other condition of the Bylaw	\$1000	\$1500	\$2000

- 40** Fines for additional offences noted on **Table 1 – Minimum Specified Penalties** are for when the offence has occurred within a twelve (12) month period of the previous offence.

Land Use Bylaw Amendments

AMENDMENT TO THE BYLAW

- 41** Any person may apply to have the Bylaw amended.
- 42** The County may, on its own initiative and in accordance with the MGA, initiate an amendment to the Bylaw affecting a parcel or parcels of land.
- 43** Any amendment to the Bylaw shall be made pursuant to the MGA.

NON-SITE SPECIFIC TEXT AMENDMENT APPLICATION

- 44** An applicant pursuing an amendment to the text within the Bylaw shall use the Application Form provided by the County, and include the following:
- a) A completed Application Form,
 - b) The application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,
 - c) A written rationale from the applicant for the amendment, and
 - d) Any supporting studies, plans or other information deemed necessary by the County.

REDESIGNATION OR SITE-SPECIFIC TEXT AMENDMENT APPLICATION

- 45** An applicant pursuing the Redesignation of a Land Use within the Bylaw shall use the Application Form provided by the County, and include the following:
- a) A completed Application Form,
 - b) An application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,
 - c) A current copy of the Certificate of Title (within 30 days of submission) for the affected lands,
 - d) Current copies of any restrictive covenants or easements (within 30 days of submission),
 - e) 3 to 5 coloured photographs showing the affected lands and adjacent area,
 - f) Where the applicant is not the register owner on Title, a letter from the registered owner consenting to the application,
 - g) A Site Plan, showing:
 - i. North arrow
 - ii. Municipal addresses and adjacent road labels
 - iii. Legal Address (i.e. plan/block/lot)
 - iv. Parcel boundaries
 - v. Access and egress points
 - vi. Location of existing buildings and setbacks (if applicable), and
 - vii. Any other development setbacks, easements or utility rights-of-way;
 - h) A written rationale for the amendment, and
 - i) Any supporting studies, plans or other information deemed necessary by the County.

AMENDMENT DUTIES OF THE DEVELOPMENT AUTHORITY

- 46** Upon receipt of a completed application, the Development Authority shall:
- a) Prepare an Amending Bylaw for First Reading by Council,
 - b) Prepare a background report, including plans and other relevant material, and submit to Council for review prior to First Reading, and
 - c) Provide a minimum of two (2) weeks' notice of any public hearing to all Adjacent Registered Owners.

DECISIONS ON BYLAW AMENDMENTS

- 47** Council may, in reviewing a proposed amendment to the Bylaw:
- a) Approve the proposed Amending Bylaw as it is, or
 - b) Make any changes it considers necessary to the proposed Amending Bylaw and proceed to approve it without further advertisement or hearing, or
 - c) Refer the proposed Amending Bylaw back to administration for more information or further review and changes, then reschedule the application for further consideration, or
 - d) Refuse the proposed Bylaw Amendment.

RECONSIDERATION

- 48** If a proposed Amending Bylaw has been refused by Council, the same or similar application shall not be resubmitted for at least six (6) months after the date of refusal, unless, in the opinion of the Development Authority, the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.

PART TWO

Development Process

2

This part outlines the nature and role of the Development Authority, their procedures and responsibilities.

Authorities and Duties

DEVELOPMENT AUTHORITY

- 49** The Development Authority is a person or persons appointed by resolution of Council pursuant to the MGA.
- 50** The Development Authority may include one or more of the following:
- a) A Development Officer,
 - b) The Manager of Planning & Development Services,
 - c) A Municipal Planning Commission, and/or
 - d) The Chief Administrative Officer.

DUTIES OF THE DEVELOPMENT AUTHORITY

- 51** The Development Authority shall:
- a) Receive, process and make decisions on all Development Permit applications,
 - b) Keep, and maintain for inspection during regular municipal office hours, a copy of the Bylaw as amended or replaced from time to time, and ensure that an online version is made available on the County's website and hard copies are available to the public for a fee, and
 - c) Keep a register of all supporting documentation for each Development Permit for seven (7) years, and a copy of the Development Permit shall be kept permanently.
- 52** The Development Authority may:
- a) Refer a Development Permit application, in whole or in part, to any outside agency or local authority they deem necessary for comment,
 - b) Provide a written Time Extension Agreement, in alignment with the Bylaw,
 - c) Allow a variance, in alignment with the Bylaw, and
 - d) Refer a decision of a Development Permit to another Development Authority as identified in **Section 50**.

SUBDIVISION AUTHORITY

- 53 The Subdivision Authority is established pursuant to the 'Subdivision Authority Bylaw C-7546-2015,' as amended or replaced from time to time.
- 54 The Subdivision Authority shall perform such duties as are specified in the 'Subdivision Authority Bylaw C-7546-2015,' as amended or replaced from time to time.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

- 55 The Subdivision and Development Appeal Board (SDAB) is established by Council in accordance with the MGA.
- 56 The SDAB shall perform such duties as specified in this Bylaw and the 'Appeal and Review Panel Bylaw C-7717-2017,' as amended or replaced from time to time.

Development Permit Decisions

RECEIVED APPLICATIONS

- 57 The Development Authority shall not receive a Development Permit application where the proposed use is neither permitted nor discretionary in a given District.

DETERMINATION OF COMPLETENESS

- 58 The Development Authority shall determine the completeness of a received application within twenty (20) days of receipt.
- 59 In reviewing an application for completeness, the Development Authority may:
- a) Determine that the application is complete and provide an 'Acknowledgment of Completeness' to the applicant, or
 - b) Determine that the application is incomplete; provide a 'Notice of Incompleteness' and request outstanding information from the applicant, along with a time period within which the outstanding information is required.
- 60 An 'Acknowledgement of Completeness' or 'Notice of Incompleteness' shall be provided to the applicant via email.

REVIEW PERIOD

- 61 The Development Authority must make a decision on an application for a Development Permit within forty (40) days.
- 62 The review period commences once the 'Acknowledgement of Completeness' is provided to the applicant.

TIME EXTENSION AGREEMENT

- 63 The Development or Subdivision Authority may request up to a three (3) month extension of the review period of a Development Permit or Subdivision application from the applicant.
- 64 The Development or Subdivision Authority may grant up to a three (3) month extension of the review period of a Development Permit or Subdivision application at the request of the applicant.
- 65 'Time Extension Agreements' shall be agreed to by both parties in writing.
- 66 'Time Extension Agreements' on any Prior to Release conditions related to an approved Development Permit may be granted for a period of twelve (12) months to a maximum of three (3) extensions.
- 67 'Time Extension Agreements' on any conditions related to an approved subdivision may be granted for a period of twelve (12) months to a maximum of three (3) extensions.
- 68 'Time Extension Agreements' for the Commence or Completion of a Development may be granted for a period of twelve (12) months to a maximum of three (3) extensions.

DECISIONS ON DEVELOPMENT PERMIT APPLICATIONS

69 The Development Authority, in making a decision on a Development Permit application for:

- a) A Permitted Use that meets all requirements:
 - i. Shall approve the application, with or without conditions, if the proposed development conforms with the Bylaw,
- b) A Permitted Use that does not meet all requirements:
 - i. May approve the application, with or without conditions, if the proposed development conforms with the Bylaw, or
 - ii. May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, subject to the approval of any required variances,
- c) A Discretionary Use:
 - i. May approve the application, with or without conditions, if the proposed development conforms with the Bylaw,
 - ii. May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, subject to the approval of any required variances, or
 - iii. May refuse the application even though it meets the requirements of the Bylaw,
- d) A Discretionary Use in a Direct Control District:
 - i. May consider and approve the application providing it meets the direction set out by Council, where Council has delegated the decision to the Development Authority.

REVIEWING DEVELOPMENT PERMIT APPLICATIONS

70 In reviewing a Development Permit application for a Permitted Use with a proposed variance or a Discretionary Use, the Development Authority shall have regard to:

- a) The purpose and intent of the applicable District,
- b) Any Statutory Plan adopted by the County,
- c) The purpose and intent of any other plan and pertinent policy adopted by the County, and
- d) The circumstances and merits of the application.

71 Notwithstanding the provisions of the Bylaw, the Development Authority may impose more stringent development regulations or standards on a Development Permit for a Discretionary Use in order to ensure that the Development is compatible with and complementary to surrounding land use and other planning considerations.

72 In reviewing a Development Permit application for a parcel not serviced by a piped sewer system, the Development Authority must be satisfied that an adequate sewage disposal system exists and is not a public health hazard.

DEEMED REFUSALS

73 An application for a Development Permit shall be deemed to be refused in the following circumstances:

- a) Outstanding information requested as part of the determination of completeness is not submitted by the Applicant,
- b) The Development Authority does not make a decision on a Development Permit within the review period identified in **Section 61**.
- c) The Development Authority does not make a decision on a Development Permit within an agreed upon 'Time Extension Agreement'.

NOTICE OF DECISION

Notice to Applicant:

- 74** All decisions on Development Permit applications shall be given in writing to the applicant the same day the decision is made;
- 75** If the Development Permit application is refused, approved without conditions, or conditionally approved, the 'Notice of Decision' shall contain the conditions imposed or the reasons for the refusal or as part of the approval;

Public Notice:

- 76** Notice of approved Development Permit applications shall be advertised per the Public Notification Bylaw (Bylaw C-7860-2019), as amended. The notice shall include:
- a) The location and use of the Parcel,
 - b) The date the Development Permit was issued, and
 - c) Notice that an appeal may be made by a person affected by the decision by serving written notice of the appeal to the SDAB within twenty-one (21) days of the date of the decision on the application or the date of the deemed refusal.

EFFECTIVE DATE

- 77** Barring an appeal to the SDAB, a Development Permit does not come into effect until:
- a) Twenty-one (21) days from the date on which public notice was issued, and
 - b) All Prior to Release conditions have been satisfied.

COMMENCE AND COMPLETE DEVELOPMENT

- 78** A Development Permit shall lapse after one (1) year from the date of issuance unless development has commenced on the site or as otherwise identified in the conditions of approval.
- 79** A Development shall be completed to the satisfaction of the Development Authority within twenty-four (24) months of the Development Permit approval or as otherwise identified in the conditions of approval.

CANCELLED OR SUSPENDED DEVELOPMENT PERMITS

- 80** The Development Authority may cancel, suspend, or modify a Development Permit by written notice to the holder of the permit when, after a Development Permit has been issued, the Development Authority becomes aware of one the following circumstances:
- a) The application contained a misrepresentation, or
 - b) Facts concerning the application or the development were not disclosed which should have been disclosed at the time the application was considered, or
 - c) Any condition under which the development permit was issued has been contravened, or
 - d) The Development Permit was issued in error, or
 - e) The applicant has requested cancellation of the permit in writing.
- 81** A Development Permit shall be null and void if the approved use or development is discontinued or abandoned for two or more consecutive years.
- 82** An applicant whose Development Permit is cancelled, suspended, or modified may appeal to the SDAB.

RE-APPLICATION INTERVAL

- 83** Where an application for a Development Permit is refused, the submission of a second application for the same or similar development on the same parcel, may not be made for a period of six (6) months from the date of issue of the refusal, except where waived by Council.
- 84** If a second application is refused, a third application may not be made within one (1) year of the date of the second refusal, except where waived by Council.
- 85** The determination of what constitutes the same or similar development shall be made by the Development Authority.

Development Permit Appeals

APPEALING A DECISION

- 86** Pursuant to the 'Appeal and Review Panel Bylaw C-7717-2017,' any person affected by an order, decision or Development Permit made or issued by a Development Authority, including the applicant, may appeal the decision to the SDAB;
- 87** The Process followed by the SDAB is articulated within the 'Appeal and Review Panel Bylaw C-7717-2017, as amended or replaced from time to time.

SDAB DECISIONS

- 88** The Development Authority issues or revokes Development Permits in accordance with SDAB decisions.
- 89** A Development Permit shall be null and void if the Development Authority's decision to approve a Development Permit application is overturned by the SDAB.

PART THREE

Permits and Conditions

3

This part outlines the administrative requirements for development within the County.

Development Permits

DEVELOPMENT PERMITS REQUIRED

- 90** Except as provided in **Section 92**, no person shall commence any development unless a Development Permit has been issued.
- 91** All development shall proceed in accordance with the terms and conditions of the Development Permit.

DEVELOPMENT PERMITS NOT REQUIRED

- 92** A Development Permit is not required for the following development, provided it complies with all applicable provisions of the Bylaw, and does not require a variance:

Table 2 – Development Not Requiring a Development Permit

Development	Description
a) Agriculture (General)	<ul style="list-style-type: none"> Where Agriculture (General) is listed as a permitted use
b) Accessory Buildings	<ul style="list-style-type: none"> The placement or construction of an accessory building in an Agricultural District, or Residential District, S-PRK, or S-NOS where it complies with the District's parameters for a Permitted Use
c) Accessory Dwelling Unit	<ul style="list-style-type: none"> Where Accessory Dwelling Unit is listed as a permitted use
d) Accessory Structure	<ul style="list-style-type: none"> The placement or construction of an accessory structure in all Districts
e) Beekeeping	<ul style="list-style-type: none"> In all Agricultural Districts For the keeping of 3 or less hives in a Residential District where it is listed as a permitted use
f) Construction Camps	<ul style="list-style-type: none"> The placing of construction camps associated with a construction project under contract to the County or Alberta Transportation, providing no office,

	storage or construction trailer is within 100.00 m (328.08 ft.) of a residential dwelling on an adjacent parcel
g) Deck, Balcony or Patio	<ul style="list-style-type: none"> An unenclosed or uncovered deck, balcony or patio (including landings and wheelchair ramps) that is less than or equal to 0.61 m (2.00 ft.) in height
h) Dogs	<ul style="list-style-type: none"> The keeping of dogs for personal use.
i) Driveways	<ul style="list-style-type: none"> So long as it does not impact existing site grades
j) Dwelling Unit	<ul style="list-style-type: none"> The construction of a Dwelling Unit where it is listed as a permitted use, except Dwelling, Multiple Unit
k) Fences and Enclosures	<ul style="list-style-type: none"> Less than 2 metres (6.56 ft.) in height
l) Food Trucks	<ul style="list-style-type: none"> Large vehicles equipped with facilities for cooking and selling food when compliant with provincial regulation
m) Home-Based Business (Type I)	<ul style="list-style-type: none"> Home-Based Business (Type I) in all districts
n) Livestock	<ul style="list-style-type: none"> The keeping of livestock in all Agricultural and Residential Districts and where Agricultural (General) is a permitted use
o) Maintenance or Repair	<ul style="list-style-type: none"> To any building or structure or parking lot, including interior and exterior repairs provided that such work: <ul style="list-style-type: none"> Does not include additions to buildings and/or impact the existing building footprint and/or encroach on property line setbacks, or Does not constitute a change in the use or the intensity of the use of a building or lands, or Does not impact existing site grades
p) Grain Bins and Stock Shelters	<ul style="list-style-type: none"> Placement of metal grain bins and three-sided stock shelters less than 27.87 m² (300.00 ft²) on an Agricultural District parcel. However, no bins or stock shelters shall be placed within 30.00 m (98.42 ft.) of a corner of the site that is formed by the intersection of two roads.
q) Decorations	<ul style="list-style-type: none"> Seasonal or Holiday decorations
r) Parks and Utilities	<ul style="list-style-type: none"> In all districts where listed as a permitted use
s) Second Dwelling Unit	<ul style="list-style-type: none"> The construction of a second Dwelling Unit on a lot that has an area of 32.40 ha (80.06 ac) or greater, which complies with the provisions of the Bylaw
t) Signs	<ul style="list-style-type: none"> Signs displayed by or on behalf of the federal, provincial, or local government Banners and pennant flags that are not permanently installed and which are displayed for a period not exceeding thirty (30) days Election Signs, subject to the standards outlined in Section 215 Real Estate Signs, subject to the standards outlined in Section 221 Sandwich Boards, subject to the standards outlined in Section 223 Temporary Signs, subject to the standards outlined in Section 224 The alteration of a sign which only includes routine maintenance, painting or change in face, copy or lettering

	<ul style="list-style-type: none"> • Municipal address numbers or letters displayed on premises to which they refer, and the names of the residents of a property • A temporary, non-illuminated sign or advertisement relating to the sale or leasing of land, the sale of goods or livestock, the carrying out of the construction of a building or similar work, the announcement of any local event provided that the advertisement is removed within 14 days of the completion of the event or works advertised
u) Special Events	<ul style="list-style-type: none"> • Any event or activity with an issued Special Event Permit
v) Stripping, Grading, Excavation and Fill	<ul style="list-style-type: none"> • Development as part of a signed Development Agreement; independent of, or prior to, other development on the same parcel or site • Ponds under 0.60 m (1.97 ft.) in depth • Dugouts or ponds on parcels of land exceeding 16.19 ha (40.00 ac), where there is continued use of the land for agriculture • The placing of up to 1.00 m (3.28 ft.) of fill and topsoil adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades • The excavation up to 2.00 m (6.56 ft.) adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades
w) Voting Stations	<ul style="list-style-type: none"> • The use of a building or part thereof as a temporary polling station, Returning Officer's headquarters, candidates campaign office, and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census
x) Vehicle (Commercial)	<ul style="list-style-type: none"> • The outside parking of a maximum of one (1) vehicle (commercial) on a Residential District parcel equal to or greater than 1.60 ha (3.95 ac), or an Agricultural District parcel that contains a dwelling
y) Vehicle (Recreation)	<ul style="list-style-type: none"> • In an Agricultural or Residential District or S-FUD, the maximum outdoor parking of: <ul style="list-style-type: none"> ○ 3 vehicles (recreation) on parcels ≤ 8.1 ha (20.01 ac) ○ 4 vehicles (recreation) on parcels > 8.1 ha (20.01 ac) and < 16.1 ha (39.78 ac) ○ 5 vehicles on parcels ≥ 16.1 ha (39.78 ac)

LEGALLY NON-CONFORMING USES AND NON-CONFORMING BUILDINGS

- 93** Development rendered legally non-conforming as a result of the passage of this Bylaw shall be permitted to remain in accordance with the MGA.
- 94** Legally non-conforming buildings and uses shall be administered as outlined in the MGA. The Development Authority may issue a variance permitting a non-conforming building to be enlarged, added-to or rebuilt where:
- a) The proposed development is consistent with the purpose and intent of the applicable District,
 - b) The proposed development will not result in any additional non-compliance with the requirements of the Bylaw,
 - c) There is, in the opinion of the Development Authority, no significant change to the land use or an increase in the intensity of use, and

- d) The Development Authority may consider a variance in any District if the non-conforming use complies with the uses authorized in the applicable District and it complies with the variance criteria for a permitted or discretionary use as set out in the Bylaw.

DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

95 An applicant applying for a Development Permit in accordance with the Bylaw shall use the Application Form provided by the County, and include the following:

- a) A completed application form,
- b) An application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,
- c) A current copy of the Certificate of Title (within 30 days of submission) for the affected lands,
- d) Current copies of any restrictive covenants or easements (within 30 days of submission),
- e) Where the applicant is not the register owner on Title, a letter from the registered owner consenting to the application,
- f) A copy of the Site Plan showing:
 - i. legal description of the site with north arrow and scale,
 - ii. site area and dimensions of the land to be developed including the front, rear and side yards if any,
 - iii. site drainage including any watercourses, finished lot grades, road grades and slopes greater than 15%,
 - iv. locations and distances of on-site existing or proposed water and sewer connections, septic tanks, disposal fields, water wells, culverts and crossings,
 - v. existing and proposed access and egress to and from the site,
 - vi. where applicable, the identification of trees to be cut down or removed,
 - vii. the height, dimensions and setbacks of all existing and proposed buildings and structures including parking and loading areas, retaining walls, trees, landscaping and other physical features, and
 - viii. any rights-of-way and setbacks,
- g) When a building or structure is proposed:
 - i. building floor plans, elevation drawings and a description of exterior finishing materials,
 - ii. a table indicating: the total area of the parcel, parcel coverage, number of units, number of parking and loading spaces, building height, number of storey's and landscaping calculations, and
 - iii. building floor plans, elevation and exterior finishing materials,
- h) Any supporting studies, plans or other information deemed necessary by the County, and
- i) Any other additional information required for a Specific Use or Activity, as outlined in **Part 4 – Specific Uses and Activities**.

TEMPORARY DEVELOPMENT PERMIT

96 Where a proposed development is for a discretionary use, the Development Authority may issue a temporary Development Permit for that development if:

- a) The proposed development is of a temporary nature, or
- b) The Development Authority wishes to ensure that the development authorized by the permit will cease by a specified date.

- 97 The Development Authority may create limits on the operational duration of any development or use for a period of time not to exceed ten (10) years.
- 98 When a development is approved on a temporary basis the Development Authority:
- a) Shall require the cessation of use and removal of a temporary development at the expiration of the time period stated in the development permit,
 - b) Shall impose a condition that removes the County from any liability regarding costs related to cessation of the development,
 - c) Shall impose a condition that requires the site to be restored to a condition acceptable to the Development Authority, and
 - d) May require the applicant to post a security.
- 99 When a Temporary Development Permit expires the permit is void and a new application shall be required.

Development Permit Conditions

CONDITIONS OF APPROVAL

- 100 The Development Authority, in imposing conditions on a Development Permit may:
- a) For a Permitted Use, impose conditions only to ensure compliance with this Bylaw, or
 - b) For a Discretionary Use, impose conditions as deemed appropriate, so long as they serve a legitimate planning objective and do not sub-delegate the Development Authority's discretionary powers.

VARIANCES

- 101 Unless a specific provision of the Bylaw provides otherwise, the Development Authority may allow a variance under one or more of the following circumstances:
- a) The proposed development, with variance, would not unduly interfere with neighbouring parcels, or
 - b) The variance is specific to the parcel, building or sign to which it applies, not shared by a significant number of other properties in the surrounding area, or
 - c) The variance is a result of an error in the siting of a building or structure, and the rectifying of the error would create unnecessary hardship to the registered owner.
- 102 The Development Authority shall require a supporting rationale from the applicant in support of a variance.
- 103 The amount of an individual variance is at the sole discretion of the Development Authority.
- 104 Variances shall not be considered by the Development Authority in the following situations:
- a) Height within an Airport Vicinity Protection Overlay, and
 - b) Setbacks to a riparian area.
- 105 In the event that a variance is granted, the Development Authority shall specify that a variance has been granted in the public notification.

ENCROACHMENT AGREEMENTS

- 106 If an applicant applies for a Development Permit for a building or structure that encroaches on property owned by the County, the Development Authority may as a condition of approval require the applicant to enter into an Encroachment Agreement with the County.

DEVELOPMENT AGREEMENTS

- 107 As a condition of approval, the Development Authority may require the applicant to enter into a 'Development Agreement' with the County, in accordance with the MGA, and may require the applicant to:

- a) Construct, install or pay for any improvements and utilities that are needed to serve the development or access to it, and/or
- b) Pay a Security or Levy, and/or
- c) Repair or reinstate to original or improved condition any street furniture, curbing, sidewalk, boulevard landscaping or trees, which may be damaged, destroyed or otherwise harmed by development or building operations upon the site, and
- d) Attend to all other matters the Development Authority considers appropriate.

CAVEATS

108 To ensure compliance with a Development Agreement, the County may register a caveat against a property being developed which shall be discharged upon the terms of the Development Agreement being met. This requirement does not apply to development under Federal, Provincial or Municipal authority.

LANDSCAPE PLAN REQUIREMENTS

109 At the discretion of the Development Authority, a landscape plan may be required as part of the submission for a Development Permit and the plan must be prepared by a certified landscape architect or an arborist.

110 The landscape plan shall include information for the proposed site as well as all adjacent boulevards and existing property, drawn at a scale of 1:500 or larger, which clearly indicates and accurately identifies the following:

- a) Name, address, e-mail and phone number of the Applicant,
- b) Legal description of the subject property,
- c) Name and/or endorsement stamp of the Landscape Architect or the County approved landscape professional,
- d) Site area in ha (ac) proposed to be landscaped, as well as the percentage of the Parcel area,
- e) North arrow, the property Lines, dimensions of the subject site and identification of adjacent land uses,
- f) Detailed grading plan showing side slope grades, drainage swale grades, existing grades on adjacent lands and all proposed site elevations,
- g) Location of all existing and proposed utilities and easements, including storm sewers, catch basins for site drainage and overhead utilities,
- h) Location of all existing and proposed buildings, parking areas, driveways and entrances,
- i) Location of all existing plant materials to be retained on the subject site,
- j) Location of all new plant materials being proposed for the subject site,
- k) Proposed trees, shrubs, flower beds and ground covers labeled with a key to a cross referenced plant list identifying the common and botanical names, quantity, size and method of planting, grass mix for sod and/or seed,
- l) Vegetation planting details for installation,
- m) Location of all proposed landscape furniture and/or landscape amenities for the subject site including height of fencing and screen walls,
- n) Details of the irrigation system when applicable,
- o) All other physical features, existing or proposed, including berms, walls, fences, outdoor furniture, lighting and decorative paving, and the
- p) Location and type of all outdoor lighting.

111 Any changes to an approved landscape plan requires a new approval of the Development Authority prior to the landscaping being installed.

Securities

DEVELOPMENT SECURITIES

- 112** The County may require a security, in the form of an Irrevocable Letter of Credit or Refundable Security, in association with:
- a) Conditions of a Development Permit,
 - b) A Development Agreement, and/or
 - c) Any other case where the Development Authority deems a security is required to ensure that work is carried out in a timely manner and to the satisfaction of the Development Authority.
- 113** The amount required as development security shall be as required by Council Policy C-407, as amended or replaced from time to time.
- 114** Where a security is required, a cost estimate, subject to review and verification by the Development Authority, shall be provided by the applicant.
- 115** Where a security is required, it shall be provided by the applicant prior to release of the development permit.

LANDSCAPING SECURITIES

- 116** The County may require a security, in the form of an irrevocable letter of credit, in association with the landscaping of a parcel(s).
- 117** The amount required as a landscaping security shall be as required by Council Policy C-407, as amended or replaced from time to time.
- 118** The projected cost of the landscaping shall be calculated by the developer/owner and shall be based on information provided in an approved landscape plan.
- 119** If in the opinion of the Development Authority, these projected costs are inadequate, the Development Authority may establish a higher landscaping cost to determine the value of the landscaping security.
- 120** Where development has been approved in phases, the Development Authority may allow that a landscaping security be provided only on that portion of the site approved in each phase plus the amount required to minimally landscape the balance of the site should future development not proceed in a timely fashion.
- 121** In the event that the developer/owner does not complete the required landscaping or fails to maintain the landscaping in a healthy condition, and the proceeds from the letter of credit are insufficient for the County to complete the required work, then the developer/owner shall pay such deficiency to the County immediately upon being invoiced. The County shall provide an accounting to the developer/owner indicating how the proceeds of the letter of credit were applied, within sixty (60) days of completing or maintaining the landscaping.

PART FOUR

Specific Uses and Activities

4

This part outlines specific regulations that apply to particular types of Development within the County.

ACCESSORY DWELLING UNIT

122 Accessory Dwelling Unit General Requirements:

- a) Where an Accessory Dwelling Unit is not located within another Dwelling Unit, it shall be considered part of the total building area of an accessory building,
- b) Accessory Dwelling Units shall:
 - i. Be constructed on a permanent foundation,
 - ii. Comply with the regulations in the applicable District,
 - iii. Not exceed a gross floor area of 150 m² (1614.59 ft²),
 - iv. Include sleeping, sanitary, and cooking facilities,
 - v. Provide a minimum of one dedicated on-site parking stall, and
 - vi. Have a distinct County address to facilitate accurate emergency response.

123 Accessory Dwelling Unit Site Requirements:

- a) A parcel shall be limited to one Accessory Dwelling Unit, unless otherwise stated in a given District.

124 Accessory Dwelling Unit Development Permit Requirements:

- a) A Development Permit application will respond to **Section 122** and **123** and further set out:
 - i. The architectural character of the Accessory Dwelling Unit,
 - ii. The location and setbacks of the Accessory Dwelling Unit,
 - iii. Amenity space for the Accessory Dwelling Unit, and
 - iv. Any landscaping or screening.

BED AND BREAKFAST

125 Bed and Breakfast General Requirements:

- a) Bed and Breakfasts are an accessory use of a principal dwelling,
- b) Bed and Breakfasts shall not be permitted in a principal dwelling which has an existing Home-Based Business (Type I) or Home-Based Business (Type II), and

- c) Bed and Breakfasts shall be limited to no more than three (3) guest rooms.

126 Bed and Breakfast Site Requirements:

- a) One (1) Fascia Sign or Freestanding Sign is permitted, at the discretion of the Development Authority.

127 Bed and Breakfast Development Permit Requirements:

- a) A Development Permit application will respond to **Section 125** and **126**, and
- b) The maximum term of a Development Permit issued is five (5) years.

CAMPGROUND

128 Campground General Requirements:

- a) There shall be no more than twenty (20) campsites per hectare (eight (8) campsites per acre),
- b) At least ten percent (10%) of a campground's gross area shall be set aside as a common outdoor space, and
- c) Campgrounds shall not be used for year-round vehicle (recreation) storage.

129 Campground Site Requirements:

- a) No campground will be approved within 250.0 m (820.21 ft.) of a Residential District as measured from property boundary to property boundary.

130 Campground Development Permit Requirements:

- a) A Development Permit application will respond to **Section 128** and **129** and further set out:
 - i. What onsite facilities will be provided,
 - ii. If roads are to be open year-round, provision for snow removal and snow storage, and
 - iii. The screening, storage, collection and disposal of septic and solid waste,
- b) An applicant is required to submit a Water and Wastewater Servicing Plan in support of a Development Permit, and
- c) The maximum term of a Development Permit issued is five (5) years.

CANNABIS CULTIVATION AND CANNABIS PROCESSING

131 Cannabis Cultivation and Cannabis Processing General Requirements:

- a) Cannabis Cultivation and/or Cannabis Processing shall not occur in a building where a residential use is located, and
- b) A residential development constructed or created on a parcel after the approval of a Cannabis Cultivation or Cannabis Processing use shall not be considered a residential use for the purposes of the Bylaw.

132 Cannabis Cultivation and Cannabis Processing Site Requirements:

- a) In all Districts, Cannabis Cultivation and/or Cannabis Processing must have a minimum separation distance of:
 - i. At least 150.0 m (492.13 ft.) from a parcel with a Care Facility (Clinic),
 - ii. At least 150.0 m (492.13 ft.) from a parcel with a School,
 - iii. At least 150.0 m (492.13 ft.) from a parcel that is designated as Municipal School Reserve on title,
 - iv. At least 150.0 m (492.13 ft.) from a Residential District parcel, and
 - v. At least 150.0 m (492.13 ft.) from a Dwelling Unit.
- b) Notwithstanding a), in B-AGR, C-LRD and I-HVY Districts the minimum separation distance of Cannabis Cultivation and/or Cannabis Processing may be reduced to:
 - i. 75.0 m (246.06 ft.) from a Residential District parcel, and/or
 - ii. 75.0 m (246.06 ft.) from a Dwelling Unit,

- c) The minimum separation distance shall be measured from the closest point of the Cannabis Cultivation and/or Cannabis Processing building.

133 Cannabis Cultivation and Cannabis Processing Development Permit Requirements:

- a) A Development Permit application will respond to **Section 131** and **132**, and
- b) The maximum term of a Development Permit issued is ten (10) years.

CANNABIS RETAIL STORE

134 Cannabis Retail Store Site Requirements:

- a) Cannabis Retail Stores must have a minimum separation distance of:
 - i. At least 300.0 m (984.25 ft.) from another Cannabis Retail Store,
 - ii. At least 150.0 m (492.13 ft.) from a parcel with a Care Facility (Clinic),
 - iii. At least 150.0 m (492.13 ft.) from a parcel with a School, and
 - iv. At least 100.0 m (328.08 ft.) from a parcel that is designated as a Municipal School Reserve on title,
- b) The minimum separation distance shall be measured from the closest portion of the Cannabis Retail Store building.

135 Cannabis Retail Store Development Permit Requirements:

- a) A Development Permit application will respond to **Section 134**, and
- b) The maximum term of a Development Permit issued is ten (10) years.

EQUESTRIAN CENTRE

136 Equestrian Centre General Requirements:

- a) The maximum number of spectators for an event shall not exceed one hundred (100) persons, or as set out in the Development Permit conditions,
- b) Overnight camping may be allowed for a maximum of five (5) consecutive nights, or as set out in the Development Permit conditions, and
- c) The number of persons camping shall not exceed twenty (20) at any time, or as set out in the Development Permit conditions.

137 Equestrian Centre Site Requirements:

- a) A maximum of fifty (50) animals are allowed onsite at any time, or as set out in the Development Permit conditions.

138 Equestrian Centre Development Permit Requirements:

- a) A Development Permit application will respond to **Section 136** and **137**, and further set out:
 - i. Maximum number of horses and/or cattle that may be kept on the site at any one time,
 - ii. Maximum number of animals allowed to participate in an event, which shall be in addition to the animals kept on the site,
 - iii. Whether overnight camping of event participants may be allowed,
 - iv. Garbage and manure control, and
 - v. On-site stock trailer parking and participant/spectator parking,
- b) If the maximum number of spectators is anticipated to exceed one hundred (100) persons an applicant is required to submit the following in support of a Development Permit:
 - i. A Water and Wastewater Servicing Plan, and
 - ii. A Traffic Impact Analysis.

FILM PRODUCTION**139** Film Production General Requirements:

- a) Setback and height requirements do not apply to set structures.

140 Film Production Site Requirements:

- a) The maximum area of a Film Production in an Agricultural District or S-FUD shall be 16.19 ha (40.00 ac) or 25% of the parcel, whichever is less.

141 Film Production Development Permit Requirements:

- a) A Lighting Plan,
- b) A Traffic and Access Plan, and
- c) A Solid Waste Management Plan.

HOME-BASED BUSINESS (TYPE I)**142** Home-Based Business (Type I) General Requirements:

- a) Home-Based Business (Type I) are an accessory use of a principal dwelling,
- b) Home-Based Business (Type I) shall have no employees that are not permanent residents of the dwelling,
- c) Home-Based Business (Type I) may generate up to four (4) business-related visits per day, defined as four (4) vehicles visiting the business per day,
- d) Home-Based Business (Type I) shall not operate between the hours of 18:00 and 8:00 if the business generates noise,
- e) Typical businesses include private tutoring, web-based businesses or a private consultant's office, and
- f) Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type I).

143 Home-Based Business (Type I) Site Requirements:

- a) Home-Based Business (Type I) shall not:
 - i. Change the residential character and external appearance of the land and buildings,
 - ii. Have any outside storage of equipment, goods, materials, commodities, or finished products,
 - iii. Have any vehicle (commercial) parked onsite, unless the parcel is 1.6 ha (3.95 ac) or greater in which case it may have a maximum of one (1) vehicle (commercial) parked onsite, and
 - iv. Have any signs that describe or advertise the Home-Based Business (Type I).

144 Home-Based Business (Type I) Development Permit Requirements:

- a) A Development Permit application is not required for Home-Based Business (Type I), so long as it is a Permitted Use in a given District and adheres to **Section 142** and **143**.

HOME-BASED BUSINESS (TYPE II)**145** Home-Based Business (Type II) General Requirements:

- a) Home-Based Business (Type II) is an accessory use of a principal dwelling and may utilize its accessory buildings and outside storage,
- b) Home-Based Business (Type II) may generate up to eight (8) business-related visits per day in an Agricultural District and up to four (4) business-related visits per day in all other Districts,
- c) Home-Based Business (Type II) shall not operate between the hours of 18:00 and 8:00 if the business generates noise,
- d) The number of non-resident employees shall not exceed two (2) at any time,

- e) Typical businesses include landscaping contractors, hairdressers, music teachers and day homes, and
- f) Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).

146 Home-Based Business (Type II) Site Requirements:

- a) Outside storage may be permitted at the discretion of the Development Authority provided it complies with the following requirements, which may form conditions for approval:
 - i. Be screened from view of adjacent lands and roads,
 - ii. Meet the minimum setback requirements for buildings, and
 - iii. Not exceed 400.0 m² (4305.56 ft²) or 1% pf the parcel area, whichever is less,
- b) One (1) Fascia Sign or Freestanding Sign is permitted, at the discretion of the Development Authority.

147 Home-Based Business (Type II) Development Permit Requirements:

- a) A Development Permit application will respond to **Section 145** and **146**,
- b) The maximum term of a Development Permit issued for a Home-Based Business (Type II) is one (1) year,
- c) If a subsequent application is applied for before the one (1) year Development Permit has expired, the new Development Permit can be issued for up to five (5) years if:
 - i. The application is for the same Home-Based Business (Type II),
 - ii. The Home-Based Business has not violated the conditions of its Development Permit, and
 - iii. There are no active Bylaw enforcement orders related to the Home-Based Business (Type II).

LIVESTOCK**148 Livestock General Requirements:**

- a) Livestock is permitted in R-RUR, R-CRD and any parcel where Agricultural (General) is a listed use.
- b) Where livestock is kept, pastures shall be maintained to ensure that there is no overgrazing, and
- c) Where livestock is kept, manure shall be managed to ensure there is no runoff onto adjacent lands, riparian areas, or watercourses, in a manner that mitigates odour.

149 Livestock Site Requirements:

- a) The maximum number of animals permitted on a parcel of land are as follows:

Table 3 – Animal Units by Parcel Size

Parcel Size	Max. Animal Units
<1.4 ha (<3.46 ac)	0
≥1.4 to ≤2.0 ha (≥3.46 to ≤4.94 ac)	2
>2.0 to ≤3.0 ha (>4.94 to ≤7.41 ac)	3
>3.0 to ≤4.0 ha (>7.41 to ≤9.88 ac)	4
>4.0 to ≤5.0 ha (>9.88 to ≤12.36 ac)	5
>5.0 to ≤6.0 ha (>12.36 to ≤14.83 ac)	6
>6.0 to ≤7.0 ha (>14.83 to ≤17.29 ac)	7
>7.0 to ≤8.0 ha (>17.29 to ≤19.77 ac)	8
>8.0 to ≤9.0 ha (>19.77 to ≤22.24 ac)	9
>9.0 to ≤10.0 ha (>22.24 to ≤24.71 ac)	10
>10.0 to ≤12.1 ha (>24.71 to ≤29.90 ac)	15
>12.1 to ≤16.1 ha (>29.90 to ≤39.78 ac)	20
>16.1 ha (>39.78 ac)	No Maximum

- b) Notwithstanding a), up to ten (10) chickens (hens, no roosters) are allowed on a Residential District parcel that is smaller than 1.4 ha (3.46 ac),
- c) The number of animals that constitute an animal unit are as follows:

Table 4 – Animal Unit Table

Animal Type	# of Animals = 1 Animal Unit
Cattle	1
Pigs	2
Horses/Ponies	1
Donkeys/Mules	1
Poultry (including Pheasants)	20
Sheep	5
Rabbit/Mink	20
Goats	5
Elk	1
Emu	4
Ostrich	2
Bison	0.5
Deer	4
Alpaca/Llama	5

- d) Notwithstanding c), calves, foals, lambs, gilts, kids at mothers' side (not weaned) are not considered to be Animal Units and wild boars are not permitted in the County.

150 Livestock Development Permit Requirements:

- a) A Development Permit is not required for Livestock so long as **Section 148** and **149** are adhered to,
- b) On parcels smaller than 16.1 ha (39.78 ac), livestock owners, wishing to increase the number of animals on a parcel, shall submit the following information as part of a Development Permit application:

- i. A Pasture Management Plan, and
- ii. A Manure Management Plan,
- c) A Development Permit for increasing the number of animals on a Non-Agricultural parcel shall not exceed five (5) years.

SIGNAGE

151 Signage General Requirements:

- a) Signs shall be compatible with the general character of the prescribed District, to the satisfaction of the Development Authority,
- b) No sign or any part of a sign is allowed in a road allowances or County rights-of-way, ~~and~~
- c) No sign or any part of a sign shall be within 3.0 m (9.84 ft) of overhead power and service lines, ~~and~~
- d) No sign shall be attached to a stationary vehicle, truck trailer, or a shipping container.

152 Signage Site Requirements:

- a) A sign shall be located entirely within the site unless prior written approval granting permission for the sign to overhang another property is submitted by the affected owner, and
- b) The Development Authority may require an easement if a sign overhangs another property.

153 Signage Development Permit Requirements:

- a) A Development Permit is required for all signs, excluding those listed in **Section 92**,
- b) A Development Permit application will respond to **Section 151** and **152**, and detail the following:
 - i. All dimensions of the sign, including height of the sign and the sign Structure,
 - ii. Area of copy face(s),
 - iii. Design of copy face(s),
 - iv. Type of construction and finishing to be utilized,
 - v. Method of support,
 - vi. Material specifications,
 - vii. Details of sign illumination,
 - viii. Distance from roadway(s), and
 - ix. Such other considerations as the Development Authority may deem to be relevant,
- c) An applicant may be required to submit the following in support of a Development Permit:
 - i. A Site Plan showing sign location in relation to property boundaries and Buildings, and
 - ii. Photographs of the proposed site showing adjacent properties and signs within approximately 30.0 m (98.43 ft.) of the proposed sign location.

SPECIAL FUNCTION BUSINESS

154 Special Function Business General Requirements:

- a) May only be located on a parcel for 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures.

155 Special Function Business Site Requirements:

- a) The maximum area of a Special Function Business shall not exceed 400.0 m² (4305.56 ft²) or 1% ~~p~~ of the parcel area, whichever is less.

156 Special Function Business Development Permit Requirements:

- a) A Development Permit application will respond to **Section 154** and **155**, and

- b) A Development Permit for a special function business shall not exceed three (3) years.

STRIPPING, GRADING, EXCAVATION AND/OR FILL

157 Site stripping, grading, excavation, or fill is a discretionary use in all land use districts.

158 Site stripping, grading, excavation, or fill Development Permit Requirements:

- a) A Development Permit is required for all Stripping, Grading, Excavation and/or Fill,
- b) A Development Permit application will detail the following:
 - i. Location and area of the site on which the development is proposed,
 - ii. Existing land use,
 - iii. Type of excavation, stripping, or grading proposed, showing dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns,
 - iv. Pre-development grading plan and post-development grading plan,
 - v. A soil-handling plan depicting movement of fill on the site and confirmation that soil will be transported when it is in a favourable condition,
 - vi. Location of wetlands and watercourses and any ecologically sensitive features,
 - vii. Timing of works, which shall not coincide with bird nesting seasons, as determined,
 - viii. Location where the excavation, stripping, or grading is to be taking place,
 - ix. Proposed access, haul routes and haul activities,
 - x. Methods to prevent dust and erosion,
 - xi. A traffic control plan,
 - xii. A Weed management plan,
 - xiii. Costs to reclaim the site, and
 - xiv. The condition in which the excavation, stripping, or grading is to be left when the operation is complete (including submission of site grading or re-contouring plans if required by the Development Authority), or the use of the area from which the topsoil is removed,
- c) The Development Authority may require a:
 - i. Stormwater Management Plan,
 - ii. Fill Management Plan,
 - iii. Soil Quality Report, and/or
 - iv. Letter of credit for performance of approval conditions based on the cost of remediation.

TEMPORARY RESIDENCE

159 Temporary Residence General Requirements:

- a) Temporary Residence is a discretionary use in all land use districts.
- b) A Development Permit for a Temporary Residence may be issued for a vehicle (recreation), providing that a Building Permit has been issued for the construction of a Principal Dwelling on the same parcel.

160 Temporary Residence Site Requirements:

- a) A Temporary Residence is restricted to Districts in which a dwelling is a permitted use, and
- b) A Temporary Residence shall be removed within 30 days of the occupancy of the principal dwelling.

161 Temporary Residence Development Permit Requirements:

- a) A Development Permit application will respond to **Section 159** and **160**,

- b) The maximum term of a Development Permit issued for a Temporary Residence is one (1) year, and
- c) A Security shall be posted for a Temporary Residence.

TEMPORARY SALES CENTRE AND SHOW HOME

162 Temporary Sales Centre and Show Home General Requirements:

- a) Temporary Sales Centre and Show Home are discretionary uses in all Residential Districts and C-MIX,
- b) A temporary sales centre and/or a show home shall not be occupied as a residence,
- c) Public viewing hours shall not be earlier than 8:00 am and not later than 8:00 pm, and
- d) Conditions of the permit do not limit the private showing by appointment of the show home at any time.

163 Temporary Sales Centre and Show Home Site Requirements:

- a) A temporary sales centre and/or a show home shall be located close to the entrance of a new development, to the satisfaction of the Development Authority.

164 Temporary Sales Centre and Show Home Development Permit Requirements:

- a) A Development Permit application will respond to **Section 162** and **163** and further set out:
 - i. The removal of all advertising signs and features when the use ceases, and
 - ii. Signs posted at any adjacent occupied residences by the show home builder indicating that these homes are private and not for viewing,
- b) A Development Permit may be issued prior to the registration of a phase of a development, providing that the phase has received approval by the Subdivision Authority, and there is a Development Agreement in place,
- c) The maximum term of a Development Permit for a temporary sales centre and/or a show home is five (5) years, and
- d) A security shall be posted for a temporary sales centre and/or a show home.

PART FIVE

General Regulations

5

This part outlines general regulations that apply to development within the County.

Buildings and Structures

ADDRESSING

165 All Principal Buildings shall have the civic address clearly displayed and easily visible from the street.

SERVICING

166 All buildings shall have sanitary and sewer servicing to the satisfaction of the Development Authority.

BUILDING DESIGN

167 A building's character and appearance may be considered in the review of proposed developments with respect to:

- a) Consistency with the prescribed District,
- b) Compatibility with nearby buildings, and
- c) Compliance to the provisions of any Statutory Plan, which sets out specific guidelines as to the design, character, appearance, or building materials used in a development.

MECHANICAL HOUSING

168 In all Non-Agriculture Districts, a building's mechanical housing shall be screened, to the satisfaction of the Development Authority.

BUILDING HEIGHT

169 The height of a building is determined by the average height of all elevations.

170 The average height of an elevation shall be determined based on the finished grade to the highest point of the building.

171 The highest point of a building shall not include the following: elevator housing, mechanical housing or its screening, roof stairway entrance, ventilation fans, a skylight, a steeple, a smokestack, a parapet wall, a flagpole, or similar device not structurally essential to the building.

172 The finished grade shall be determined by the average of the highest and lowest grade adjacent to the façade of the building.

ACCESSORY BUILDINGS

173 An Accessory Building on a parcel in a Residential District shall be similar to, and complement, the Principal Building in exterior material, colour and appearance.

174 Where the Accessory Building is a Shipping Container it:

- a) Shall not be attached, in any way, to a principal building;
- b) Shall not be stacked in any Non-Industrial District; and
- c) Shall be visually screened from public roads and adjacent properties in a manner which satisfies the Development Authority.

ACCESSORY STRUCTURES

175 Accessory structures are not required to comply with applicable yard setbacks.

BEEKEEPING

176 Where Beekeeping is a permitted use in a Residential District, a maximum of three (3) Beehives are allowed.

177 Beehives shall follow the same setbacks for Accessory Buildings in a given District.

MIXED-USE BUILDINGS

178 A building may be occupied by a combination of one or more of the uses listed for this District and each use shall be considered as a separate use, and each use shall obtain a Development Permit.

179 In a Mixed-Use Building:

- a) Dwelling Units shall have at grade access that is separate from the access for commercial premises,
- b) Direct access from a residential Dwelling Unit to a commercial premise shall not be permitted, and
- c) The minimum amenity area shall be of 4.00 m² (43.06 ft²) per Dwelling Unit.

180 No use within any building or structure on the lands shall cause or create air contaminants, visible emissions, or particulate emissions beyond the building which contains them.

Parcels and Setbacks

HISTORICAL SETBACKS

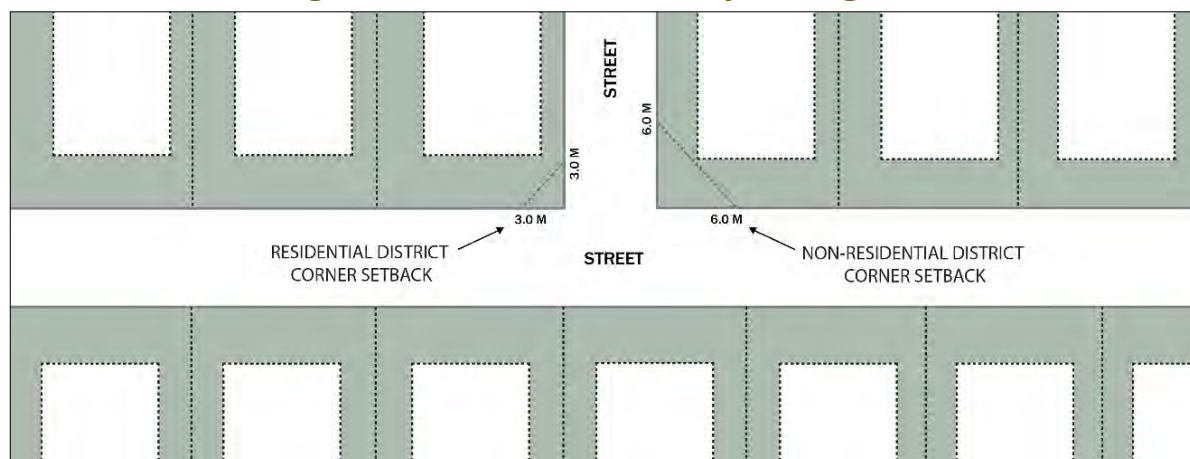
181 The setbacks for all buildings constructed prior to March 12, 1985 are deemed to comply with this Bylaw.

CORNER VISIBILITY

182 In a Residential District, private buildings, structures, fences and landscaping shall be setback at least 3.0 m (9.84 ft.) from the intersection of two roads to maintain corner visibility, as illustrated in **Figure 1 – Corner Visibility Triangle**.

183 In a Non-Residential Districts, private buildings, structures, fences and landscaping shall be setback at least 6.0 m (19.69 ft.) from the intersection of two roads to maintain corner visibility, as illustrated in **Figure 1 – Corner Visibility Triangle**.

184 Corner setbacks may be varied to align with Alberta Transportation requirements at the discretion of the Development Authority.

Figure 1 – Corner Visibility Triangle**DRIVEWAYS**

185 In a Residential District, the driveway to a public road shall be a minimum length of 6.0 m (19.69 ft.), measured from the back of sidewalk, or back of curb where there is no sidewalk.

EXTENSIONS INTO YARDS

186 The following items are permitted to extend into any rear or side yard:

- a) Cantilever extensions up to 0.6 m (1.97 ft.) in length, and
- b) Decks and patios, **including landings and wheelchair ramps**, that are greater than 0.61 m (2.00 ft.) in height shall not extend further than 2.00 m (6.56 ft.) and the resulting required minimum rear or side yard shall not be less than 1.20 m (3.94 ft.).

EMERGENCY ACCESS

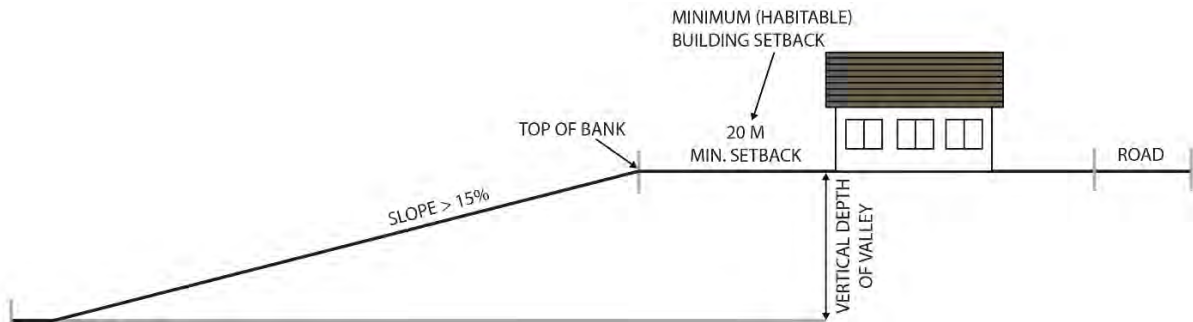
187 Comprehensively planned areas shall be so designed that streets and access routes for firefighting vehicles and equipment are provided in accordance with the requirements of the *Safety Codes Act*, as amended or replaced from time to time.

188 Setbacks in any District may be increased at the discretion of the Development Authority in order to provide adequate emergency access.

SETBACKS FROM SLOPES AND BANKS

189 Buildings shall be located at least 20.0 m (65.62 ft.) back from the top-of-bank of an escarpment where the grade exceeds fifteen per cent (15%), as illustrated in **Figure 2 – Setback Requirements**.

190 The Development Authority may, at their discretion, reduce the setback requirements if the applicant provides a Geotechnical Study, prepared by a qualified engineer, that provides satisfactory proof of bank stability.

Figure 2 – Setback Requirements**PARCELS WITHOUT ACCESS**

191 For the purposes of this Bylaw, a parcel is a parcel without access if:

- a) the parcel does not abut a public or private roadway,
- b) the only public roadway that the parcel abuts is an undeveloped road allowance, semi-private road, or low maintenance road, or
- c) the parcel abuts a public or private roadway developed to County Standards, to which the road is subject to an active Cost Recovery Agreement.

192 A parcel is not a parcel without access when it abuts a road approved in a condominium plan of subdivision or a plan of and such roadway directly accesses a County road.

193 Notwithstanding a) above, the Development Authority may, at its discretion, determine that a parcel without access is, for the purposes of this Bylaw, a parcel having access, provided the road which provides access to the parcel is not subject to an active Cost Recovery Agreement.

194 Notwithstanding the parameters of the District in which a parcel without access is located, Agriculture (General), Accessory Buildings, and Utilities shall be permitted uses; all other development is discretionary.

FLOOD HAZARD AREAS**General Restrictions to Development:**

195 All development in a Flood Hazard Area is considered to be discretionary, notwithstanding any other section of the Bylaw.

196 No development shall be permitted within a Floodway, except for the:

- a) Repair or maintenance of existing buildings, or
- b) Replacement of existing buildings, provided flood-proofing design measures are undertaken, which do not involve construction below the Floodway.

197 No building or structure shall be developed where the location of the building or structure is on a site where the undisturbed ground elevation:

- a) Is less than 6.0 m (19.69 ft.) above the normal summer low water level and is less than 1,200.0 m (3937.01 ft.) from the edge of the normal summer water channel of a watercourse, major, or
- b) Is less than 3.0 m (9.84 ft.) above the normal summer low water level and is less than 300.0 m (984.25 ft.) from the edge of the normal summer water channel of a watercourse, minor, or
- c) Unless the ground elevation adjacent to and within 5.0 m (16.40 ft.) of the building or structure is 1.0 m (3.28 ft.) above the 1:100 year flood elevation as determined by Alberta Environment and Parks.

198 The placing of fill within the 1:100 year Flood Hazard Area shall not be permitted unless and until Alberta Environment and Parks has determined that the placing of the fill will not have a detrimental effect on the flow of water, either in the watercourse or on adjacent lands.

Bragg Creek Flood Development Restrictions:

199 In addition to **Sections 195 to 198**, the following provision applies to properties in the Hamlet of Bragg Creek:

- a) The minimum area of a site, when a lot or portion of a lot is within the Floodway, is the lot area as defined in the Title to the lands registered in the Alberta Land Titles Office as of January 1, 1995.

Elbow River Development Restrictions:

200 In addition to **Sections 195 to 198**, the following provisions apply to properties along the Elbow River:

- a) No development shall take place in the floodway, except for:
 - i. Roads and bridges,
 - ii. Flood or erosion protection measures or devices,
 - iii. Pathways that are constructed level with the existing natural grades, and
 - iv. Recreation facilities (Outdoor), provided there are no buildings, structures, or other obstructions to flow in the floodway,
- b) All development shall be such that during construction and upon completion there shall not be a negative impact on lands in terms of 1:100 flood levels of water flow velocity upstream and downstream of the site. The Development Authority may require an applicant to provide a Flood Modelling Study to demonstrate this requirement.

FLOOD FRINGE AREAS

201 In a flood fringe area, mechanical and electrical equipment within a building shall be located at or above the designated flood level. The minimum ground floor elevation ~~should~~ **shall** be above the designated flood level ~~when possible~~.

202 If development is approved within the flood fringe, the first floor of all buildings shall be located at or above the 1:100 year flood level plus 0.5 m (1.64 ft.) freeboard. The Development Authority may allow for variances on the freeboard requirement depending on site specific conditions.

203 When a Development Permit is made for any building on an existing lot which is or may be affected by a Floodway or Flood Fringe area, the Development Authority shall require the applicant to submit a geotechnical report or a flood plain/flood hazard mapping study or both, prepared by a qualified professional in accordance with County requirements. These studies shall confirm that there is a minimum contiguous developable area suitable for the building and related land on the subject lot and specify any flood mitigation measures to reduce potential damage from a flood event.

RIPARIAN PROTECTION AREAS

Determination of the Riparian Protection Area:

204 The extent of the Riparian Protection Area, as measured from the top of bank or furthest extent of a wetted area, shall be:

- a) Minimum of 30.0 m (98.43 ft.) if the underlying soil type is glacial till,
- b) Minimum of 60.0 m (196.85 ft.) if the underlying soil type is alluvial sediment, or
- c) As otherwise established by a geotechnical assessment and environmental assessment prepared by licensed professionals that is acceptable to the Development Authority.

- 205** Notwithstanding **Section 204**, the Riparian Protection Area for the Bow River and Elbow River shall be measured from the river's legal bank, as determined by a qualified professional surveyor in accordance with the *Surveys Act*, R.S.A. 2000 Chapter S-26, as amended or replaced from time to time.
- 206** No tree clearing shall occur within any part of the riparian setback, and no vegetation shall be disturbed within a minimum of 10.0 m (32.81 ft.) from the top of bank or furthest extent of a wetted area.
- 207** If a development setback is required under other section(s) of the Bylaw that results in setback greater than the Riparian Protection Area, that greater setback shall prevail.

Bragg Creek Flood Area Structure Plan Lands:

- 208** Notwithstanding **Sections 204 to 207**, the following applies for lands within the Greater Bragg Creek Area Structure Plan:
- a) Outside the Hamlet of Bragg Creek, a 50.0 m (164.04 ft.) Riparian Protection Area extends outside of the active floodplain of the Elbow River,
 - b) Outside the Hamlet of Bragg Creek, a 30.0 m (98.43 ft.) Riparian Protection Area extends from the edge of a stream or wetted area as measured from the high-water mark,
 - c) Within the Hamlet of Bragg Creek, a 50.0 m (164.04 ft.) Riparian Protection Area extends from the active floodway of the Elbow River, and
 - d) Within the Hamlet of Bragg Creek, a 30.0 m (98.43 ft.) Riparian Protection Area extends from the edge of a stream or wetted area as measured from the high-water mark.

Uses Restricted in the Riparian Protection Area:

- 209** For any development within the Riparian Protection Area the Development Authority shall require a Development Permit to be issued subject to conditions the Development Authority deems necessary for the purpose of minimizing the impact of the development on the Riparian Protection Area. The Development Permit conditions may include but are not limited to:
- a) Preservation of natural vegetation,
 - b) Sediment and erosion control during construction,
 - c) Siting of construction equipment away from a watercourse, and
 - d) Siting of proposed development away from a watercourse.
- 210** Where no buildable area on a lot exists due to the Riparian Protection Area regulations, the following development may be approved by the Development Authority within the Riparian Protection Area:
- a) Buildings,
 - b) Accessory Structures,
 - c) Private Sewage Treatment System and Decentralized Wastewater Systems,
 - d) Communications Facilities,
 - e) Parking lots,
 - f) Stormwater ponds, swimming pools, artificial water bodies, and dugouts, and
 - g) Stripping, fill, excavation, grading, and/or re-contouring.

Riparian Protection Areas Compliance:

- 211** Notwithstanding **Sections 204 to 210**, any development which either has a Development Permit or was exempt from requiring a Development Permit pursuant to the Land Use Bylaw in place at the time of construction may be deemed to be in compliance with the provisions of this Section and shall not be considered as a non-conforming use or building.

Signage

DIGITAL DISPLAYS

212 Digital Display General Requirements

- a) Where a sign contains a digital display, it shall be a discretionary use.
- b) Copy shown on a digital display must be static and remain in place for a minimum of 6.0 seconds before switching to the next copy.
- c) The maximum transition time between each digital copy must not exceed 0.25 seconds.
- d) Copy on a digital display shall not use full motion video or otherwise give the appearance of animation or movement.
- e) The transition between each digital copy shall not be displayed using any visible effects, including but not limited to action, motion, fading in and out, dissolving, blinking, intermittent or flashing light, or the illusion of such effects.
- f) Copy shall not be shown in a manner that requires the copy to be viewed or read over a series of sequential copy messages on a single digital display, or sequenced on multiple digital displays.
- g) All digital displays must be equipped with an ambient light sensor.
- h) A digital display shall not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level.
- i) The light output of a digital display shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:
 - i. From sunrise to sunset, 7500 Nits in all districts; and
 - ii. From sunset to sunrise:
 - iii. 500 Nits in Industrial Districts;
 - iv. 350 Nits in Business and Commercial Districts; and
 - v. 300 Nits in all other districts.
- j) If any component on the sign fails or malfunctions in any way, or fails to operate as indicated on the approved development permit plans, the sign must be turned off until all components are fixed and operating as required.
- k) The backs of all digital displays and all cutouts shall be enclosed.
- l) The space between the faces of a double-faced digital display shall be enclosed.

212.1 Digital Display Site Requirements:

- a) Where a digital display is visible from and located within 125.0 m (410.11 ft.) of a building containing a Dwelling Unit, the sign must not operate, or must only display a black screen between 10 p.m. and 7 a.m.
- b) The electrical power supply to a digital Message Sign must be provided underground.
- c) A digital display must be located at least 300.0 m (984.25 ft.) from another digital display.
- d) Trees required under an approved development permit must not be removed or altered in any way to accommodate the placement or visibility of a digital display.
- e) The lighting or orientation of a digital display shall not adversely affect any neighbouring residential areas.

Section 212.2 Digital Display Development Permit Requirements

- a) A Development Permit application will respond to **Section 212Q** and **Section 212Q.1**, and further set out:
 - i. The name and telephone contact information of a person(s) having access to the technology controls for the sign, who can be contacted 24 hours a day in the event that the sign malfunctions.

- ii. A detailed specification sheet or operating standards from the manufacturers must be included that identifies both the NITS and that there is a dimming option for night time hours.
- b) The maximum term of a Development Permit issued is three (3) years except where copy only displays the date, time, temperature, motor vehicle fuel price, or Drive-Through menu board.
- c) Any other requirements of a Development Permit set out in **Sections 211** through **222** based on the sign type.

AWNING/CANOPY SIGNS

213 Means a sign which either forms part of, or is attached to, a retractable or permanently affixed canopy, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Permitted
	Residential	Prohibited
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions		N/A
Standards		<ul style="list-style-type: none"> • Shall be constructed of durable, waterproof, colourfast material • Shall be attached to the Structure to which it refers • Shall at the minimum project 0.6 m (1.97 ft.) from the Building • Shall have a minimum clearance of 3.0 m (9.84 ft.) above grade

BILLBOARD SIGNS

214 Means a sign which stands independently of a Building for the purposes of third-party advertising of a product or service, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Discretionary
	Residential	Discretionary
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		<ul style="list-style-type: none"> • 35.0 m² (376.74 ft²) sign area • 12.0 m (39.37 ft.) sign height
Standards		<ul style="list-style-type: none"> • Shall be a minimum 90.0 m (295.28 ft.) apart from any other Billboard • May be illuminated by a constant source of light • Shall be setback at a minimum of 5.0 m (16.40 ft.) from any Parcel line • Shall have no part of the sign face less than 2.4 m (7.87 ft.) above grade • Shall be setback a minimum of 300.0 m (984.25 ft.) from another Billboard Sign • Shall be setback a minimum of 300.0 m (984.25 ft.) from a highway • Shall not be attached to a vehicle

ELECTION SIGNS

215 Means a sign displayed during an election period, referendum or plebiscite, adhering to the following requirements:

Permit Required		No , provided it meets the following standards and adheres to the 'Election Sign Bylaw' Bylaw No. C-7504-2015, as amended or replaced from time to time.
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		<ul style="list-style-type: none"> • 2.0 m² (21.53 ft²) sign area • 1.5 m (4.92 ft.) sign height
Standards		<ul style="list-style-type: none"> • Shall be erected no more than sixty (60) days prior to an election and shall be removed within twenty-four (24) hours after the election to which they refer • Shall not be placed on any centre median or in any location that affects traffic safety or visibility • Shall not be illuminated

FASCIA SIGNS

216 Means a flat sign that is attached flush to a Building face or is painted on, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Permitted
	Residential	Discretionary
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions		<ul style="list-style-type: none"> • Special Districts, sign area ≤ 20% of the Building face • Non-Special Districts, sign area ≤ 40% of the Building face
Standards		<ul style="list-style-type: none"> • Shall be projected a maximum of 0.3 m (0.98 ft.) • Shall have no exposed wiring or bulbs • May be illuminated and may include changeable copy • For attached fascia signs, shall be safely and securely attached to the Building by means of metal anchors, bolts or expansion screws • Shall not exceed 0.5 m² (5.38 ft²) in area for a Bed and Breakfast or Home-Based Business (Type II) • Shall not exceed 1.5 m (4.92 ft.) in height for a Bed and Breakfast or Home-Based Business (Type II)

FREESTANDING SIGNS

217 Means a sign, other than a billboard, that is self-supporting in a fixed location and not attached to a Building, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Discretionary
	Residential	Discretionary
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		<ul style="list-style-type: none"> Residential District, 1.5 m² (16.15 ft²) sign area Residential District, 1.5 m (4.92 ft.) sign height Non-Residential District, 7.0 m² (75.35 ft²) sign area Non-Residential District, 12.0 m (39.37 ft.) sign height
Standards		<ul style="list-style-type: none"> May be illuminated and may include changeable copy, unless deemed to distract highway users. Shall be wholly located on the site of the Building or land use to which the sign refers, except where the sign is approved to contain third-party advertising Shall not project over any property line Shall not exceed 0.5 m² (5.38 ft²) in area or 1.5 m (4.92 ft.) in height for a Bed and Breakfast or Home-Based Business – Type II In Agricultural Districts, shall be setback a minimum of 300.0 m (984.25 ft.) from another Freestanding Sign In Non-Agricultural Districts, only one (1) sign shall be permitted per parcel, except where sites have 60.0 m (196.85 ft.) or more of street frontage and signs are placed no closer than 30.0 m (98.43 ft.) apart The area around Freestanding Signs shall be kept clean and free of overgrown vegetation and free from refuse material; For the purpose of marketing or guiding traffic to a new development: <ul style="list-style-type: none"> i. Shall be located a minimum of 25.0 m (82.02 ft.) from a roadway intersection and 10.0 m (32.81 ft.) from another such sign for the same development ii. Shall be placed no further than the nearest arterial road to the new subdivision or development

INFLATABLE SIGNS

218 Means a sign that is inflated, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Discretionary
	Residential	Discretionary
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		N/A
Standards		<ul style="list-style-type: none"> • Shall be affixed securely • Shall be a minimum of 10.0 m (32.81 ft.) from power and service lines and road rights-of-way

PORTABLE SIGNS

219 Means a sign mounted on a frame, stand or similar Structure that is easily transported, but does not include a sandwich board, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Discretionary
	Residential	Prohibited
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		<ul style="list-style-type: none"> • 5.0 m² (53.82 ft²) sign area • 3.0 m (9.84 ft.) sign height
Standards		<ul style="list-style-type: none"> • Not more than one (1) Portable Sign is allowed for any one Parcel • Shall only be placed on the ground but shall not be permanently fastened to the ground • May be issued for a maximum of ninety (90) days, or longer at the discretion of the Development Authority

PROJECTING SIGNS

220 Means a sign that is attached to a wall of a Building and horizontally extends more than 0.3 m (0.98 ft.) from the face of that wall, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Permitted
	Residential	Prohibited
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions		<ul style="list-style-type: none"> Industrial Districts, 9.0 m² (96.88 ft²) sign area Non-Industrial Districts, 5.0 m² (53.82 ft²) sign area
Standards		<ul style="list-style-type: none"> Shall not project more than 2.0 m (6.56 ft.) from the Building face Shall not be placed at a height less than 2.4 m (7.87 ft.) from grade to the bottom of the sign Shall not project above the roof or parapet of a Building Shall not be located within 0.6 m (1.97 ft.) from the back of the curb of a public road Shall be fixed in place Only one (1) projecting sign shall be permitted per parcel Businesses located in the same building may combine their allowable sign areas to form a single projecting sign

REAL ESTATE SIGNS

221 Means any temporary, non-illuminated sign that is displayed on a property for the purpose of advertising the sale, lease or rent of that property, adhering to the following requirements:

Permit Required		No, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		<ul style="list-style-type: none"> • R-RUR and R-CRD, 1.0 m² (10.76 ft²) sign area • All other Residential Districts, 0.5 m² (5.38 ft²) sign area • All other Districts, 3.0 m² (32.29 ft²) sign area • 3.0 m (9.84 ft.) sign height
Standards		<ul style="list-style-type: none"> • Shall only be located on the property that is for sale • Shall be removed within seven (7) days after the closing date of the sale of the property • Shall be restricted to a maximum of four (4) signs per development, or Dwelling Unit in multi-unit dwellings

ROOF SIGNS

222 Means any sign erected upon, against, or directly above a building, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Permitted
	Residential	Prohibited
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Prohibited
Maximum Sign Dimensions		<ul style="list-style-type: none"> • <20% of the area formed by the building face • 1.0 m (3.28 ft.) sign height
Standards		<ul style="list-style-type: none"> • Shall be erected so that the supporting structure is not visible • Shall not rotate or employ any flashing or intermittent lights, devices or means to create the impression of flashing lights • Shall have a minimum building clearance of 1.2 m (3.94 ft.)

SANDWICH BOARDS

223 Means an “A” shaped form of freestanding sign, sometimes referred to as an A-frame, which is set on but not attached to the ground and has no external supporting Structure for commercial or point-of-sale use, adhering to the following requirements:

Permit Required		No, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		<ul style="list-style-type: none"> • 0.8 m² (8.61 ft.2) sign area • 1.0 m (3.28 ft.) sign height
Standards		<ul style="list-style-type: none"> • Shall be located in proximity to the business advertised and permitted only during hours of operation • Shall not include any illumination or electronic message display • Shall be constructed of a rigid material such that a stable frame is created • Shall not obstruct pedestrian or vehicular traffic • Shall maintain a separation distance of 10.0 m (32.81 ft.) from another Sandwich Board Sign

TEMPORARY SIGNS

224 Means a sign which is not permanently installed and is limited to advertising a yard sale, garage sale or other Special Event, adhering to the following requirements:

Permit Required		No, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		<ul style="list-style-type: none"> • 0.5 m² (5.38 ft.²) sign area
Standards		<ul style="list-style-type: none"> • Shall not be erected for more than a forty-eight (48) hour period, unless the appropriate Special Event permit has been issued • Signs may be removed by the County after forty-eight (48) hours without notice • If proposed within County road allowances, signs are governed by the ‘Temporary and/or Election Sign Bylaw (No. C-7504-2015)’ as amended or replaced from time to time.

Lighting

OUTDOOR LIGHTING – GENERAL PROVISIONS

- 225** All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, **that 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.
- 226** Full cut-off (shielded) outdoor fixtures shall be installed for all exterior lighting.
- 227** The maximum mounting height for an outdoor light fixture shall be 6.0 m (19.69 ft.) in any Residential District or any parcel that abuts a Residential District.

OUTDOOR LIGHTING – BUSINESS/COMMERCIAL AND INDUSTRIAL

- 228** Business/Commercial and Industrial District lighting shall minimize light pollution, glare, and light trespass into adjacent properties to a degree that maintains on-site visibility of product displays during evening hours of operation.
- 229** The maximum mounting height for an outdoor light fixture shall be 12.0 m (39.37 ft.).
- 230** The County may require an applicant to provide a plan, completed by a qualified professional, indicating the location of all exterior lights, a description of any measures taken to shield direct glare onto adjacent properties, and the projected light patterns in relation to adjacent properties, roadways, and developments.
- 231** No flashing, strobe, or revolving lights shall be installed on any structure, which may impact the safety of motorists using adjacent public roadways.

Onsite Parking and Loading

GENERAL PROVISIONS

- 232** Where any development is proposed, parking shall be provided and maintained by the owner in accordance with the requirements of the Bylaw.
- 233** Barrier-free parking stalls are intended for use by mobility-reduced persons and shall be included in the calculation of the applicable minimum parking requirement.
- 234** Parking areas shall be freely accessible at all times during which the facility is in operation.
- 235** Parking stalls shall have a minimum vertical clearance of 1.99 m (6.53 ft.).

NUMBER OF STALLS

- 236** The minimum number of parking stalls required is as follows:

Table 5 – Parking Minimums

Use	Required Parking Stalls
Accessory Dwelling Unit	1 additional stall
Agricultural (General)	N/A
Agricultural (Intensive)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Agricultural (Regulated)	Determined by Direct Control District
Agricultural (Processing)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Alcohol Production	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Animal Health (Inclusive)	1 per 100.0 m ² (1076.39 ft ²) gross floor area

Animal Health (Small Animal)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Auctioneering	7.5 per 100.0 m ² (1076.39 ft ²) gross floor area
Automotive Services (Minor)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Automotive Services (Major)	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Bed and Breakfast	1 per Guest Room
Campground	1 visitor parking stall per 5 campsites
Cannabis Cultivation	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Cannabis Processing	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Cannabis Retail Store	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Car Wash	2 per 100.0 m ² (1076.39 ft ²) gross floor area (minimum of 2)
Care Facility (Child)	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Care Facility (Clinic)	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Care Facility (Group)	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Care Facility (Seniors)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Care Facility (Medical)	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Cemetery and Funeral Services	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Conference Centre	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Dwelling or Dwelling Unit	2 per unit
Dwelling, Multiple Unit	1 per unit
Dwelling, Duplex/Semi	2 per unit
Dwelling, Single Detached	2 per unit
Equestrian Centre	1 per spectator (as determined within the Development Permit)
Establishment (Eating)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Establishment (Drinking)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Establishment (Entertainment)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Establishment (Restricted)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Farm Gate Sales	N/A
Farmers Market	7.5 per 100.0 m ² (1076.39 ft ²) gross floor area
Film Production	Applicant shall submit a parking assessment for consideration by the Development Authority
Home Based Business (Type I)	1 additional stall
Home Based Business (Type II)	2 additional stalls
Hotel/Motel	3 plus 1 per guest room
Industrial (Light)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Industrial (Medium)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Industrial (Heavy)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Industrial (Logistics)	1 per 100.0 m ² (1076.39 ft ²) gross floor area for the first 40000m ² (430057.0 ft ²), 0.2 per each additional 100m ² (1076.36 ft ²)
Kennel	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Manure Storage Facility	Determined by Direct Control District
Natural Gas Plant	Determined by Direct Control District
Natural Resource Extraction/Processing	Determined by Direct Control District
Office	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Outdoor Storage	0.5 per 100.0 m ² (1076.39 ft ²) gross floor area (minimum of 4)
Park	N/A
Post-Secondary	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Recreation (Culture & Tourism)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Recreation (Private)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Recreation (Public)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Recycling/Compost Facility	N/A

Religious Assembly	7.5 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Small) < 1000 m ²	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (General) 1000-4000 m ²	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Large) > 4000 m ²	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Groceries)	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Restricted)	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Garden Centre)	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Shopping Centre)	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Riding Arena	N/A
School	Elementary School (K-6): 2.5 per classroom Middle School (7-9): 2.25 per classroom High School (10-12): 4.5 per classroom
Show Home	Same as Dwelling Type
Station (Gas/Electric)	2 per 100.0 m ² (1076.39 ft ²) gross floor area (minimum of 2)
Station (Bulk Fuel)	2 per 100.0 m ² (1076.39 ft ²) gross floor area (minimum of 2)
Temporary Sales Centre	Same as Dwelling Type
Utilities	N/A
Vacation Rental	Same as Dwelling Type
Waste Management Facility	Determined by Direct Control District

237 Where a use is not listed, the number of spaces shall be determined by the Development Authority, having regard for similar uses and the estimated parking demand of the proposed use.

238 Where a calculation does not yield a whole number, the required number of spaces shall be rounded down to the next whole number.

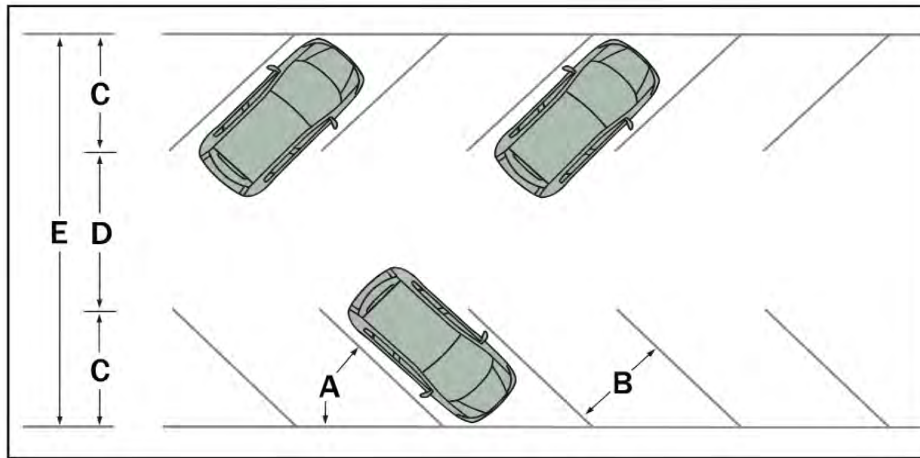
SIZE OF PARKING STALLS

239 Minimum parking stall dimensions, illustrated **Figure 3 – Parking Stall Dimensions**, are as follows:

Table 6 – Parking Minimums

A	B	C	D	E
ANGLE OF STALL PERPENDICULAR TO AISLE	STALL WIDTH	STALL DEPTH PERPENDICULAR TO AISLE	AISLE WIDTH	OVERALL DEPTH
30°	2.6 m (8.53 ft.)	5.0 m (16.40 ft.)	3.6 m (11.81 ft.)	13.6 m (44.62 ft.)
45°	2.6 m (8.53 ft.)	6.5 m (21.33 ft.)	3.6 m (11.81 ft.)	16.6 m (54.46 ft.)
60°	2.6 m (8.53 ft.)	6.5 m (21.33 ft.)	5.5 m (18.04 ft.)	18.5 m (60.70 ft.)
90°	2.6 m (8.53 ft.)	6.0 m (19.69 ft.)	7.0 m (22.97 ft.)	19.0 m (62.34 ft.)

240 Where parking stalls are located with access directly off a lane, the required width of the aisle may be reduced by the width of the lane, at the discretion of the Development Authority.

Figure 3 – Parking Stall Dimensions**SMALL CAR PARKING**

241 For parking stalls other than parallel stalls, up to twenty per cent (20%) of the required parking stalls may be of a depth shorter than that required above, to a minimum of 4.6 m (15.09 ft.). These stalls shall be clearly marked 'SMALL CAR'.

VISITOR PARKING

242 For Residential uses:

- a) Off-street parking shall be located on the site of the development served by the parking, and
- b) All visitor parking should be easily accessible to the building it addresses.

243 Where a development consists of a mix of uses, the total off-street parking requirement shall be the sum of the off-street parking requirements for each use, unless it is demonstrated through a Parking Assessment, prepared by a qualified engineer, that there will be complementary demand for parking that warrants a reduction in the total requirement.

ONSITE LOADING SPACES

244 Off-street loading spaces shall be provided and maintained by the Owner in accordance with the requirements of the Bylaw.

245 Off-street loading space shall be provided entirely within the property of the development being served.

246 The number of off-street loading spaces shall be determined at the Development Permit stage by the Development Authority, having regard for the development's needs.

247 Off-Street Loading Spaces Shall:

- a) Have minimum dimensions of 4.0 m (13.12 ft.) in width and 8.0 m (26.25 ft.) in length,
- b) Have overhead clearance of at least 5.0 m (16.40 ft.) above grade,
- c) Have vehicular access from a street or lane either directly or by a clearly defined traffic aisle, and
- d) Be surfaced to the satisfaction of the Development Authority.

PARKING LOT PLANS

248 For parking areas larger than thirty (30) stalls in Business/Commercial or Industrial Districts, a Parking Lot Plan that addresses parking requirements and landscaping design shall be completed as part of the Development Permit application to the satisfaction of the Development Authority.

DEFICIENT PARKING OR LOADING SPACES

249 In deciding on a proposed development that is deficient in parking or loading spaces, the Development Authority may at their discretion vary the number of parking stalls required (as supported by a parking study prepared by a qualified engineer).

250 When a building is enlarged, or its use is changed or intensified, resulting in deficient parking or loading spaces the increased parking shall be limited to the requirements for the intensification.

GARBAGE STORAGE AND COLLECTION

251 Garbage storage or collection areas should not be located in a front yard or visible from the street.

252 Any garbage storage or collection area co-existing with any parking or loading area shall be:

- a) Clearly delineated as separate from the parking and loading stalls,
- b) Located to optimize collection vehicles access, and
- c) Screened by a fence or landscaped screen.

Landscaping

GENERAL LANDSCAPING REGULATIONS

253 The Development Authority shall require that landscaping be provided in conjunction with, and addressed as part of, any Development Permit in Business/Commercial and Industrial Districts, except for an Agricultural operation.

254 Notwithstanding **Section 253**, the Development Authority may require landscaping for Agricultural (Intensive), Agricultural (Processing), and Agricultural (Regulated).

255 As a condition of the Development Permit, the Development Authority shall require all landscaping to be completed within one (1) year of the issuance of the Development Completion Certificate, unless otherwise stated.

256 The owner, developer and/or successor or assignees, shall be solely responsible for the necessary landscaping and proper maintenance of the development Parcel.

257 The provision of site landscaping is a permanent obligation of a development permit and shall be installed and maintained in accordance with accepted horticultural practices and consistent with an approved landscape plan.

258 Landscaping, including location, design, extent of plantings and other landscaping treatments provided, shall be subject to approval of the Development Authority.

259 All tree/shrub planting required shall be suitable to Zone 3b plant hardiness as is typical in the Calgary Region.

LANDSCAPING REQUIREMENTS

260 All development within Business/Commercial and Industrial Districts is subject to the following landscape standards:

Table 7 – Landscaping Standards

	Minimum Landscaping Area	Landscaping of Parking Lots	Trees	Shrubs	Minimum Tree Size
Business/Commercial	A minimum of 10%, or as otherwise required by the Development Authority	For a parking and loading requiring 30 or more parking spaces, a minimum landscaped area of 1.0 m ² (10.76 ft ²) per on-site parking space shall be provided for visual relief.	One tree for every 40.0 m ² (430.56 ft ²) of the required landscaped area, to a minimum of four trees.	One shrub for every 60.0 m ² (645.83 ft ²) of landscaped area shall be provided, to a minimum of six shrubs.	Deciduous trees shall be a minimum 63.0 mm (2.48 inches) caliper measured 450.0 mm (17.72 inches) from ground level.
Industrial	A minimum 6.0 m (19.69 ft.) wide landscaped yard shall be required adjacent to any public roadway.			One shrub for every 80.0 m ² (861.11 ft ²) of landscaped area shall be provided, to a minimum of six shrubs.	Coniferous trees shall be 2.5 m (8.20 ft.) in height.

261 Where the calculation of the required number of trees and shrubs results in a fraction, the values shall be rounded down to the next whole number.

LANDSCAPING INSPECTIONS

262 Upon receipt of a written request from the applicant, an inspection of the finished landscaping may be scheduled by the Development Authority. Landscaping inspections shall comply with the following:

- Conducted only during the normal growing season, approximately May 15th through October 15th,
- Development Authority shall perform the landscaping inspection within thirty (30) days of receipt of the inspection request subject to a) above, and
- Upon approval of the landscaping by the Development Authority, the security shall be released.

Fencing**GENERAL FENCING REGULATIONS**

263 Fences shall complement the character and quality of the principal building.

264 The Development Authority may require an alternate siting of the fence in order to provide unimpeded traffic sight lines.

265 The Development Authority may require a site to be fenced and secured if the Development Authority is of the opinion the development poses a potential safety hazard.

FENCE HEIGHT

266 Fence height shall be measured from grade to the highest part of the fence;

267 Notwithstanding **Section 266**, the height measurement for a fence constructed on top of a deck, berm, or retaining wall shall include the height of the deck, berm, or the retaining wall;

268 Fencing in a Residential District or Agricultural District shall be:

- a) No higher than 2.00 m (6.56 ft.) in side, rear and front yards on lands 0.4 ha (0.99 ac) or more, and
- b) No higher than 1.00 m (3.28 ft.) in front yards on lands less than 0.4 ha (0.99 ac).

269 Fencing in a Business District, Commercial District, ~~or~~ Industrial District, **or Special District** shall be at the discretion of the Development Authority if over 2.00 m (6.56 ft.) in height.

270 Notwithstanding c) above, fencing for Recreation (Outdoor) shall be no higher than 4.0 m (13.12 ft.).

SHELTER BELTS

271 All trees, hedges, shrubs, or wooden fences forming a shelter belt shall be located not closer than:

- a) 15.00 m (49.21 ft.) from the right-of-way of a road,
- b) 35.00 m (114.83 ft.) from the nearest limit of a County road rights-of-way, and
- c) 40.00 m (131.23 ft.) from the nearest limit of a highway.

272 Notwithstanding **Section 271**, single tree planting and screening, either by berm or fence, may be located either on the property line for screening or within 2.00 m (6.56 ft.) for single tree planting.

Stripping, Grading, Excavation and Fill

GENERAL STRIPPING, GRADING, EXCAVATION AND FILL REGULATIONS

273 Site stripping, filling, excavation, grading, and/or re-contouring (including construction of an artificial waterbody, but not a dugout) requires a Development Permit.

274 Where, in the process of development, areas require levelling, filling, or grading, the topsoil shall be removed before work commences, stockpiled, and replaced following the completion of the work.

275 Where the proposed development incorporates excavation and filling/grading, details regarding potential impacts on drainage (subject lands and adjacent) and water bodies as identified in a stormwater management plan shall be required.

STRIPPING AND GRADING

276 Stripping and grading may include stockpiling of site materials, road construction up to but not the final layer of asphalt, and underground utilities.

277 Repairing or resurfacing of existing approved private gravel access roads and driveways in accordance with County Standards does not require a Development Permit when approved grades are unchanged.

278 Unless specifically approved in a Development Permit, topsoil shall not be removed from any site.

279 Stripping, grading, and stockpiling for the purpose of construction site preparation incidental to an approved development does not require a Development Permit provided the following conditions are met:

- a) A Grading Plan is approved, and
- b) Construction site preparation does not include the digging of a building foundation or the installation of pilings.

EXCAVATION (BORROW AREA)

280 The excavation of borrow areas may be allowed providing:

- a) A Development Permit has been issued for that use, including a Reclamation Plan,
- b) The maximum area of excavation does not exceed 8.0 ha (19.77 ac), the maximum material to be removed from the site is 40,000 m³ (52,318.02 yd³) and the excavated material does not contain sand or gravel,
- c) There is no negative impact on water flows to or from adjacent lands, as determined in a stormwater management plan,
- d) A Reclamation Plan satisfactory to the County has been prepared for the site, with the reclamation financially secured in favour of the County, and
- e) The time from commencement of excavation to completion of reclamation does not exceed one hundred and twenty (120) days.

FILLING

281 No Person shall place or dump fill or topsoil or cause or permit fill or topsoil to be placed or dumped anywhere in the County unless:

- a) The placing of fill will not result in offsite drainage impacts to adjacent properties from changes in drainage patterns as determined in a stormwater management plan, and
- b) A Fill Management Plan shall be submitted to the satisfaction of the Development Authority as part of an approved Development Permit application.

282 Notwithstanding **Section 281**, the Development Authority may require:

- a) A Development Permit for reoccurring applications of fill on any site, and
- b) A Road Use Agreement or a written confirmation from the County that a Road Use Agreement is not required.

STOCKPILING

283 Despite any other regulation in this Bylaw, the placing or the storage of topsoil or fill shall not be allowed in any circumstance where:

- a) The topsoil or fill is contaminated, including all hydrovac materials,
- b) Negatively impacting water flows to and from adjacent lands, or
- c) Placed in natural wetlands or drainage courses.

284 Notwithstanding **Section 283**, no fill and topsoil shall be placed and stored in a Flood Hazard Area, wetlands, Riparian Protection Area, and/or drainage courses, unless otherwise approved by the Development Authority.

PART SIX

Land Use Districts

6

This part outlines specific regulation that applies to the County's Land Use Districts.

LAND USE DISTRICT MAP

285 Districts are described in the short form on the **Land Use Map** in **Schedule B**.

286 District boundaries are delineated on the **Land Use Map**. Where the precise location of the boundary is uncertain, the following rules apply:

- a) Where a boundary follows a street, lane, stream or canal it shall follow the centreline thereof,
- b) Where a boundary generally follows a Parcel line, it shall follow the Parcel line,
- c) Where specific dimensions are noted on the **Land Use Map**, those dimensions shall be followed, and
- d) Where there is doubt or dispute concerning the exact location of the boundary of a District, Council shall determine the location of the boundary according to the direction of the Bylaw.

287 District boundaries shall not be altered except by an amendment to the Bylaw.

288 Council shall maintain a list of amendments to the boundaries on the **Land Use Map**.

GENERAL PROVISIONS FOR ALL LAND USE DISTRICTS

Development Regulations

289 All applicants shall refer to **Part 5 – General Regulations** for specific regulations that apply to most types of development within the County;

290 All applicants shall refer to **Part 4 – Specific Uses and Activities** for specific regulations that apply to particular types of development within the County.

Infill Development

291 Infill development shall be in keeping with the scale and character of the surrounding area, having regard to siting, Building heights, site access, roof lines and architectural detailing, to the satisfaction of the Development Authority.

Building Requirements

292 A building may be occupied by a combination of one or more uses listed in a District. A Development Permit may include a number of uses and/or units within a building.

Applications Received

293 All applications received in a complete form prior to the effective date of this Bylaw shall be processed based on the previous regulations in place, unless the Applicant requests that the application be processed based on the regulations of this Bylaw.

PERMITTED USES FOR ALL LAND USE DISTRICTS

294 Unless otherwise stated in the District the following uses shall be permitted in all Districts:

- a) Home-Based Business (Type I),
- b) Park, and
- c) Utilities

LAND USE DISTRICT CONVERSION

295 The table below illustrates how Districts in the former Land Use Bylaw (No. C-4841-97) were transitioned into the Districts within this Bylaw. Attention was paid to the intent of the former Districts, and while some have been removed, in most cases specific policies were shifted over or merged into the new Districts.

Table 8 – Land Use District Conversion Chart

LAND USE BYLAW C-4841-97		LAND USE BYLAW C-8000-2020	
RF	Ranch and Farm District	A-GEN	Agricultural, General District
RF-2	Ranch and Farm District	A-SML	Agricultural, Small Parcel District
RF-3	Ranch and Farm District	A-SML	Agricultural, Small Parcel District
AH	Agricultural Holdings District	A-SML	Agricultural, Small Parcel District
F	Farmstead District	A-GEN	Agricultural, General District
R-1	Residential One District	R-CRD	Residential, Country Residential District
R-S	Silverhorn Residential District	R-CRD	Residential, Country Residential District
R-2	Residential Two District	R-RUR	Residential, Rural District
R-3	Residential Three District	R-RUR	Residential, Rural District
B-1	Highway Business District	C-HWY	Commercial, Highway District
B-2	General Business District	C-LRD	Commercial, Local Rural District
B-3	Limited Business District	I-HVY	Industrial, Heavy District
B-4	Recreation Business District	B-REC	Business, Recreation District
B-5	Agricultural Business District	B-AGR	Business, Agriculture District
B-6	Local Business District	C-LRD	Commercial, Local Rural District
NRI	Natural Resource Industrial District	S-NAT	Special, Natural Resources
HR-1	Hamlet Residential Single Family District	R-URB	Residential, Urban District
HR-2	Hamlet Residential (2) District	R-URB	Residential, Urban District
HR-3	Hamlet Residential (3) District	R-SML	Residential, Small Lot Urban District
HR-4	Hamlet Residential (4) District	R-MID	Residential, Mid-Density Urban District
HC	Hamlet Commercial District	C-LUD	Commercial, Local Urban District
HI	Hamlet Industrial District	I-LHT	Industrial, Light District
PS	Public Services District	S-PUB	Special, Public Service District
AP	Airport District	---	Direct Control
DC	Direct Control District	---	Direct Control
C-VC	Commercial, Village Centre District	C-MIX	Commercial, Mixed Urban District
C-PT	Commercial, Point Commercial District	C-LRD	Commercial, Local Rural District
C-LC	Commercial, Local Commercial District	C-REG	Commercial, Regional District
C-RC	Commercial, Regional Commercial District	C-REG	Commercial, Regional District
B-HF	Business, Highway Frontage District	C-HWY	Commercial, Highway District

B-BC	Business, Business Campus District	B-LOC	Business, Local Campus District
B-IC	Business, Industrial Campus District	I-LHT	Industrial, Light District
I-IA	Industrial, Industrial Activity District	I-HVY	Industrial, Heavy District
I-IS	Industrial, Industrial Storage District	I-HVY I-LHT	Industrial, Heavy Light District
B-LR	Business, Leisure and Recreation District	B-REC	Business, Recreation District
B-RD	Business, Recreation Destination District	B-REC	Business, Recreation District
B-AS	Business, Agricultural Services District	B-AGR	Business, Agriculture District
C-SC	Commercial, Springbank Court District	B-REG	Business, Regional Campus District
n/a	NEW District	R-MRU	Residential, Multi-Residential Urban District
L-W	Live-Work District	B-LWK	Business, Live Work District
n/a	NEW District	S-FUD	Special, Future Urban Development District
n/a	NEW District	S-PRK	Special, Parks and Recreation District
n/a	NEW District	S-NOS	Special, Natural Open Space District

DIRECT CONTROL DISTRICTS

296 The purpose of a Direct Control district is to provide for development with unique characteristics, unusual site conditions or innovative design that require specific regulations unavailable in other Districts.

297 Direct Control Districts must only be used for the purpose of providing for development that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other Districts.

298 Direct Control Districts must not be used:

- a) In substitution of any other land use district in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw, or
- b) To regulate matters that are regulated by subdivision or Development Permit approval conditions.

299 The following uses must only be listed as a use on a parcel that has been designated Direct Control:

- a) Agriculture (Regulated),
- b) Airport,
- c) Firing Range,
- d) Manure Storage Facility,
- e) Natural Gas Plant (all new redesignations),
- f) Natural Resource Extraction/Processing (all new redesignations),
- g) Solar Farm,
- h) Wind Farm,
- i) Waste Management Facility, and
- j) Waste Transfer Site.

300 Council shall consider the application and designation of a Direct Control District to those specific parcels or areas of the County where:

- a) Development regulation and control by means of the other Districts provided for in this Bylaw may be inappropriate or inadequate having regard to existing or future developments and to the interests of the applicant, the County and the public generally, or
- b) An approved statutory plan for the area could be more effectively implemented through the application of a Direct Control District, or
- c) A proposed development is of a unique form or nature not contemplated or reasonably regulated by another District provided for in the Bylaw.

301 Where a parcel is designated Direct Control, the guidelines approved by Council at the time of such designation shall continue to apply, notwithstanding any requirement of this Bylaw to the contrary.

DIRECT CONTROL DISTRICT APPLICATIONS

302 Application requirements for the submission of a Direct Control District include:

- a) All information required by this Bylaw for an Amendment application,
- b) A written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results cannot be achieved through the use of a District in the Bylaw,
- c) A list of permitted and discretionary uses proposed for the site,
- d) Plans and elevations or other documentation, that would help to substantiate the need for the Direct Control District, and
- e) Any other information as may be required by the Development Authority and Council.

A-GEN Agricultural, General District

303 PURPOSE: To provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.

304 PERMITTED USES:

Accessory Building ≤ 930 m² (10010.40 ft²)
 Accessory Dwelling Unit
 Agriculture (General)
 Beekeeping
 Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building > 930 m² (10010.40 ft²)
 Agriculture (Intensive)
 Agriculture (Processing)
 Animal Health (Inclusive)
 Bed and Breakfast
 Cannabis Cultivation
 Care Facility (Child)
 Care Facility (Clinic)
 Care Facility (Group)
 Communications Facility (Type A)
 Communications Facility (Type B)
 Communications Facility (Type C)
 Dwelling, Manufactured
 Dwelling, Tiny
 Dwelling Unit, accessory to principal use
 Equestrian Centre
 Farm Gate Sales
 Farmers Market
 Film Production
 Home-Based Business (Type II)
 Kennel
 Recreation (Culture & Tourism)
 Riding Arena
 Special Function Business
 Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

305 MINIMUM PARCEL SIZE:

- a) An un-subdivided Quarter Section
- b) The portion created and the portion remaining after registration of a First Parcel Out subdivision
- c) The portion of a parcel remaining after approval of a redesignation and subdivision provided the remainder is a minimum of 20.23 ha (50.00 ac)

306 MAXIMUM DENSITY:

- a) On parcels less than 32.4 ha (80.0 ac), a maximum of ~~two~~2 Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached
- b) On parcels greater than or equal to 32.4 ha (80.0 ac), a maximum of ~~four~~4 Dwelling Units – two Dwelling, Single Detached and two other Dwelling Units where the other Dwelling Unit is not a Dwelling, Single Detached

307 MAXIMUM BUILDING HEIGHT:

- a) Dwelling Units: 12.0 m (39.37 ft.)

- b) All others: None

308 MINIMUM SETBACKS:

Front Yard

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from service roads

Side Yard

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from service roads
6.0 m (19.69 ft.) from other parcels

Rear Yard

30.0 m (98.43 ft.) from any road
15.0 m (49.21 ft.) from other parcels

309 EXCEPTIONS:

- a) Parcels designated by the letter "o" on the **Land Use Map** shall provide for one (1) additional First Parcel Out subdivision after September 29, 1998, ~~and~~
- b) On parcels less than 4.0 ha (9.88 ac), the uses within the R-RUR District shall apply, **and**
- c) **A Dwelling, Manufactured or Dwelling, Tiny may be an Accessory Dwelling Unit where development conforms with Sections 122 to 124.**

A-SML Agricultural, Small Parcel District

310 PURPOSE: To provide for a range of mid-sized parcels for agricultural uses. To accommodate traditional and emerging trends in agriculture which may successfully be developed on smaller parcels.

311 PERMITTED USES:

Accessory Building ≤ 930 m² (10010.40ft²)
 Accessory Dwelling Unit
 Agriculture (General)
 Beekeeping
 Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building > 930 m² (10010.40ft²)
 Agriculture (Intensive)
 Agriculture (Processing)
 Animal Health (Inclusive)
 Bed and Breakfast
 Cannabis Cultivation
 Care Facility (Child)
 Care Facility (Clinic)
 Care Facility (Group)
 Communications Facility (Type A)
 Communications Facility (Type B)
 Communications Facility (Type C)
 Dwelling, Manufactured
 Dwelling, Tiny
 Dwelling Unit, accessory to principal use
 Equestrian Centre
 Film Production
 Farm Gate Sales
 Farmers Market
 Film Production
 Home-Based Business (Type II)
 Kennel
 Recreation (Culture & Tourism)
 Riding Arena
 Special Function Business
 Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

312 MINIMUM PARCEL SIZE:

- a) 20.2 ha (49.92 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**
- c) Notwithstanding b) above, the number following the “p” shall not be less than 8.1 ha (20.01 ac)

313 MAXIMUM DENSITY:

- a) **A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached** ~~2 Dwelling Units per parcel (1 Dwelling, Single Detached and 1 other Dwelling Unit)~~

314 MAXIMUM BUILDING HEIGHT:

- a) Dwelling Units: 12.0 m (39.37 ft.)
- b) All others: None

315 MINIMUM SETBACKS:**Front Yard**

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from service roads

Side Yard

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from service roads
6.0 m (19.69 ft.) from other parcels

Rear Yard

30.0 m (98.43 ft.) from any road
15.0 m (49.21 ft.) from other parcels

316 EXCEPTIONS:

- a) On parcels less than 4.0 ha (9.88 ac), the uses within the R-RUR District shall apply, and
- b) A Dwelling, Manufactured or Dwelling, Tiny may be an Accessory Dwelling Unit where development conforms with Sections 122 to 124.

R-RUR Residential, Rural District

317 PURPOSE: To provide for residential uses in a rural setting on parcels which can accommodate limited agricultural pursuits.

318 PERMITTED USES:

Accessory Building $\leq 190 \text{ m}^2$ (2045.14 ft²)
Dwelling, Single Detached
Beekeeping

DISCRETIONARY USES:

Accessory Building $> 190 \text{ m}^2$ (2045.14 ft²)
Accessory Dwelling Unit
Agriculture (Intensive)
Animal Health (Inclusive)
Bed and Breakfast
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Group)
Communications Facility (Type A)
Dwelling, Manufactured
Dwelling, Tiny
Equestrian Centre
Home-Based Business (Type II)
Kennel
Riding Arena
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

319 MINIMUM PARCEL SIZE:

- a) 1.6 ha (3.95 ac)
- b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**
- c) Notwithstanding b), the number following the "p" shall not be less than 1.6 ha (3.95 ac)

320 MAXIMUM DENSITY:

- a) ~~A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached~~ 2 Dwelling Units per parcel (1 Dwelling, Single Detached and 1 other Dwelling Unit)

321 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 7.0 m (22.97 ft.)
- b) All others: 12.0 m (39.37 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

322 MAXIMUM ACCESSORY BUILDING PARCEL COVERAGE:

- a) Parcels over 4.0 ha (9.88 ac): 380 m² (4090.29 ft²).
- b) All others: 285 m² (3067.71 ft²).

323 MINIMUM SETBACKS:**Front Yard**

45.0 m (147.64 ft.) from County roads
 60.0 m (196.85 ft.) from Highways
 15.0 m (49.21 ft.) from other roads

Side Yard

45.0 m (147.64 ft.) from County roads
 60.0 m (196.85 ft.) from Highways
 15.0 m (49.21 ft.) from other ~~uses for~~ **parcels**
~~on parcels over or equal to 4.0~~
 ha (9.88 ac)
 15.0 m (49.21 ft.) from other roads
 3.0 m (9.84 ft.) from other ~~uses~~ **parcels**
~~on parcels under 4.0 ha (9.88 ac)~~

Rear Yard

30.0 m (98.43 ft.) from any road
 7.0 m (22.97 ft.) from all other
 30.0 m (98.43 ft.) from all other on
 parcels over 4.0 ha (9.88 ac)

323.1 ADDITIONAL REQUIREMENTS:

- a) Commercial development shall be accessory to a primary residential use on the parcel.

R-CRD Residential, Country Residential District

324 PURPOSE: To provide for residential uses in a rural setting on small parcels which cannot accommodate agricultural pursuits.

325 PERMITTED USES:

Accessory Building $\leq 890 \text{ m}^2$ (968.75861-11 ft²)
Beekeeping
Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building $> 890 \text{ m}^2$ (968.75861-11 ft²)
Accessory Dwelling Unit
Bed and Breakfast
Care Facility (Child)
Care Facility (Clinic)
Dwelling, Manufactured
Dwelling, Tiny
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

326 MINIMUM PARCEL SIZE:

- a) 0.8 ha (1.98 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**
- c) Notwithstanding b), the number following the “p” shall not be less than 0.4 ha (0.98 ac).

327 MAXIMUM DENSITY:

- a) ~~A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached~~ 2 Dwelling Units per parcel (1 Dwelling, Single Detached and 1 other Dwelling Unit)

328 MAXIMUM PARCEL COVERAGE:

- a) The total Accessory Building footprint shall not exceed 120.0 m^2 (1291.67 ft²)

329 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 7.0 m (22.97 ft)
- b) All others: 12.0 m (39.37 ft)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

330 MINIMUM SETBACKS:**Front Yard**

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from other roads

Side Yard

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from other roads
3.0 m (9.84 ft.) from all other

Rear Yard

30.0 m (98.43 ft.) from County roads
30.0 m (98.43 ft.) from Highways
30.0 m (98.43 ft.) from other roads
6.0 m (19.69 ft.) from all other

330.1 ADDITIONAL REQUIREMENTS:

- a) Commercial development shall be accessory to a primary residential use on the parcel.

R-URB Residential, Urban District

331 PURPOSE: To provide for single and semi-detached residential dwellings in Hamlets and comprehensively planned neighbourhoods area.

332 PERMITTED USES:

Accessory Building $\leq 65 \text{ m}^2$ (699.65 ft²)
 Dwelling, Single Detached
 Dwelling, Duplex/Semi
 Beekeeping

DISCRETIONARY USES:

Accessory Building $> 65 \text{ m}^2$ (699.65 ft²)
 Accessory Dwelling Unit
 Bed and Breakfast
 Care Facility (Child)
 Care Facility (Group)
 Dwelling, Manufactured
 Dwelling, Tiny
 Home-Based Business (Type II)
 Special Function Business
 Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

333 MINIMUM PARCEL SIZE:

- a) Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)
- b) All others: 0.09 ha (0.22 ac)
- c) Notwithstanding b), the minimum size for parcels designated with the letter “p” is the number indicated on the **Land Use Map**

334 MINIMUM PARCEL WIDTH:

- a) Lots not serviced by a piped sewer system: 30.5 m (100.07 ft.)
- b) All others: 13.5 m (44.29 ft.)
- c) Notwithstanding b), the minimum width for parcels designated with the letter “w” is the number indicated on the **Land Use Map**

335 MAXIMUM DENSITY:

- a) ~~A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached~~ 2 Dwelling Units per parcel (1 Dwelling, Single Detached and 1 other Dwelling Unit or 1 semi-detached building)

336 MAXIMUM PARCEL COVERAGE:

- a) 25% for principal building and 10% for total of Accessory Building

337 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 5.5 m (18.04 ft.)
- b) All others: 12.0 m (39.37 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

338 MINIMUM SETBACKS (Principal Building):

Front Yard
 6.0 m (19.69 ft.)

Side Yard
 2.4 m (7.87 ft.) for parcels with lane access

Rear Yard
 8.0 m (26.25 ft.)

3.0 m (9.84 ft.) one side ~~for~~ parcels without
lane
3.0 m (9.84 ft.) street side ~~of~~ for a corner
parcel

339 MINIMUM SETBACKS (Accessory Building):**Front Yard**

Not permitted in front yard

Side Yard

0.6 m (1.97 ft.)

3.0 m (9.84 ft.) street side of corner parcel

Rear Yard

1.0 m (3.28 ft.)

339.1 ADDITIONAL REQUIREMENTS:

- a) Commercial development shall be accessory to a primary residential use on the parcel.

340 EXCEPTIONS:

- a) Parcels designated with the letter “s” on the **Land Use Map** shall have a minimum 5.5 m (18.04 ft.) setback, street side of a corner parcel
- b) In the Hamlet of Bragg Creek, Dwellings and Accessory Buildings shall be Discretionary Uses

R-SML Residential, Small Lot District

341 PURPOSE: To provide for single and semi-detached residential dwellings on small parcels in Hamlets and comprehensively planned neighbourhoods area.

342 PERMITTED USES:

Accessory Building ≤ 65 m² (699.65 ft²)
Beekeeping
Dwelling, Duplex/Semi
Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building > 65 m² (699.65 ft²)
Accessory Dwelling Unit
Bed and Breakfast
Care Facility (Child)
Care Facility (Group)
Dwelling, Manufactured
Dwelling, Tiny
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

343 MINIMUM PARCEL SIZE:

- a) 0.06 ha (0.15 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

344 MINIMUM PARCEL WIDTH:

- a) 13.5 m (44.29 ft.).
- b) The minimum width of parcels designated with the letter “w” is the number indicated on the **Land Use Map**

345 MAXIMUM DENSITY:

- a) **A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached** 2 Dwelling Units per parcel (1 Dwelling, Single Detached and 1 other Dwelling Unit, or 1 semi-detached building)

346 MAXIMUM PARCEL COVERAGE:

- a) 50% for principal building and 15% for total of Accessory Buildings

347 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 5.5 m (18.04 ft.)
- b) All others: 12.0 m (39.37 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

348 MINIMUM SETBACKS (Principal Building):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.)	1.5 m (4.92 f.t) with lane	6.0 m (19.69 ft.)
	3.0 m (9.84 ft.) one side without lane	
	3.0 m (9.84 ft.) street side of corner parcel	

349 MINIMUM SETBACKS (Accessory Building):

Front Yard	Side Yard	Rear Yard
Not permitted in front yard	0.6 m (1.97 ft.)	1.0 m (3.28 ft.)
	3.0 m (9.84 ft.) street side of corner parcel	

349.1 ADDITIONAL REQUIREMENTS:

- a) Commercial development shall be accessory to a primary residential use on the parcel.

R-MID Residential, Mid-Density Urban District

350 PURPOSE: To accommodate a diverse range of low to medium density fee simple residential housing types in an urban setting, such as Hamlets and comprehensively planned area.

351 PERMITTED USES:

Accessory Building $\leq 75 \text{ m}^2$ (807.29 ft^2)
 Dwelling, Single Detached
 Dwelling, Duplex/Semi
 Dwelling, Rowhouse
 Beekeeping

DISCRETIONARY USES:

Accessory Building $> 75 \text{ m}^2$ (807.29 ft^2)
 Accessory Dwelling Unit
 Bed and Breakfast
 Care Facility (Child)
 Care Facility (Group)
 Communications Facility (Type A)
 Dwelling, Manufactured
 Dwelling, Tiny
 Special Function Business
 Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

352 MINIMUM PARCEL SIZE (per unit):

- | | |
|--|--|
| a) Dwelling, Single Detached
0.03 ha (0.07 ac) | b) Notwithstanding a), the minimum parcel size on parcels designated with the letter "sp" is the number indicated on the Land Use Map |
| c) Dwelling, Duplex/Semi
0.025 ha (0.06 ac) | d) Notwithstanding c), the minimum parcel size on parcels designated with the letter "ip" is the number indicated on the Land Use Map |
| e) Dwelling Rowhouse
0.02 ha (0.05 ac) | f) Notwithstanding e), the minimum parcel size on parcels designated with the letter "rp" is the number indicated on the Land Use Map |
| g) All Other
0.09 ha (0.22 ac) | h) Notwithstanding g), the minimum parcel size on parcels designated with the letter "op" is the number indicated on the Land Use Map |

353 MINIMUM PARCEL WIDTH (per unit):

- | | |
|---|--|
| a) Dwelling, Single Detached
9.14 m (29.99 ft.) | b) Notwithstanding a), the minimum parcel width for parcels designated by the letter "sw" is the number indicated on the Land Use Map |
| c) Dwelling, Duplex/Semi
7.92 m (25.98 ft.) | d) Notwithstanding c), the minimum parcel width for parcels designated by the letter "iw" is the number indicated on the Land Use Map |
| e) Dwelling, Rowhouse
6.09 m (19.98 ft.) | f) Notwithstanding e), the minimum parcel width for parcels designated by the letter "rw" is the number indicated on the Land Use Map |
| g) All Other
None | h) Notwithstanding g), the minimum parcel width for parcels designated by the letter "ow" is the number indicated on the Land Use Map |

354 MAXIMUM DENSITY:

- a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached ~~2 Dwelling Units per parcel (1 Dwelling, Single Detached and 1 other Dwelling Unit)~~

355 MAXIMUM PARCEL COVERAGE:

Dwelling, Single Detached	Dwelling, Duplex/Semi	Dwelling, Rowhouse	Accessory Building
50%	50%	65%	15% per building *

* The total area of all Accessory Buildings shall not exceed the principal building coverage or 90.0 m^2 (968.75 ft^2), whichever is less.

356 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 5.5 m (18.04 ft.)
- b) All others: 12.0 m (39.37 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

357 MINIMUM SETBACKS (Principal Building): **

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.)	1.5 m (4.92 ft.)	6.0 m (19.69 ft.)
4.0 m (13.12 ft.) with lane	3.0 m (9.84 ft.) street side of corner parcel	
	3.0 m (9.84 ft.) on one side without lane	

** There is no requirement for setbacks where a party wall separates two dwelling units

358 MINIMUM SETBACKS (Accessory Building):

Front Yard	Side Yard	Rear Yard
Not permitted in front yard	0.6 m (1.97 ft.)	0.6 m (1.97 ft.)
	3.0 m (9.84 ft.) street side of corner parcel	

359 ADDITIONAL REQUIREMENTS:

- a) Developments shall be located within a Hamlet or Comprehensively Planned Area.
- b) Commercial development shall be accessory to a primary residential use on the parcel.

360 EXCEPTIONS:

- a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses.

R-MRU Residential, Multi-Residential Urban District

361 PURPOSE: To accommodate a diverse range of medium density multi-dwelling condominium residential housing types in an urban setting, such as Hamlets and comprehensively planned area.

362 PERMITTED USES:

Accessory Building ≤ 75 m²(807.29 ft²)
Dwelling, Multiple Unit
Beekeeping

DISCRETIONARY USES:

Accessory Building > 75 m²(807.29 ft²)
Bed and Breakfast
Care Facility (Child)
Care Facility (Group)
Care Facility (Senior)
Communications Facility (Type A)
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

363 MINIMUM PARCEL SIZE:

- a) Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)
- b) All others: 0.09 ha (0.22 ac)
- c) Notwithstanding b), the minimum size for parcels designated with the letter “p” is the number indicated on the **Land Use Map**

364 MAXIMUM DENSITY:

- a) 50 units per ha
- b) The maximum density on parcels designated with the letter “d” is the number indicated on the **Land Use Map**

365 MAXIMUM PARCEL COVERAGE:

- a) 65%

366 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 5.5 m (18.04 ft.)
- b) All others: 14.0 m (45.93 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

367 MINIMUM SETBACKS: *

Front Yard
6.0 m (19.69 ft.)

Side Yard
6.0 m (19.69 ft.)

Rear Yard
6.0 m (19.69 ft.)

* There is no requirement for setbacks where a party wall separates two dwelling units

368 ADDITIONAL REQUIREMENTS:

- a) Developments shall be located within a Hamlet or Comprehensively Planned Area
- b) Commercial development shall be accessory to a primary residential use on the parcel.

369 EXCEPTIONS:

- a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses

B-AGR Business, Agricultural District

370 PURPOSE: To accommodate agricultural related business activity including the processing and retailing of agricultural products.

371 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m ² (5381.96 ft ²)	Farmers Market	Accessory Building > 500 m ² (5381.96 ft ²)
Accessory Building	Retail (Garden Centre)	Agricultural (Intensive)
Agricultural (General)	Establishment (Eating)	Agricultural (Processing)
Animal Health (Inclusive)	Retail (Small)	Alcohol Production
Beekeeping	Recreation (Private)	Auctioneering
Communications Facility (Type A)		Automotive Services (Major)
Communications Facility (Type B)		Automotive Services (Minor)
		Cannabis Cultivation
		Cannabis Processing
		Cannabis Retail Store
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Equestrian Centre
		Farm Gate Sales
		Kennel
		Outdoor Storage
		Recreation (Culture & Tourism)
		Recreation (Outdoor)
		Special Function Business
		Station (Gas/Electric)
		Station (Bulk Fuel)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

372 MINIMUM PARCEL SIZE:

- a) 2.0 ha (4.94 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

373 MAXIMUM BUILDING HEIGHT:

- a) 15.0 m (49.21 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

374 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	
	6.0 m (19.69 ft.) from other parcels	

375 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways
10.0 m (32.81 ft.) from County roads	10.0 m (32.81 ft.) from County roads	8.0 m (26.25 ft.) from County roads
8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads

6.0 m (19.69 ft.) from other parcels

6.0 m (19.69 ft.) from other parcels

376 ADDITIONAL REQUIREMENTS:

- a) A greater setback may be required if, in the opinion of the Development Authority, the proposed development may interfere with the amenity of adjacent parcels
- b) An Environmental Impact Assessment may be required where there may be significant risk associated with the proposed development

B-REC Business, Recreation District

377 PURPOSE: To provide local and regional recreational services, tourism opportunities, and entertainment services.

378 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m ² (5381.96 ft ²)	Establishment (Eating)	Accessory Building > 500 m ² (5381.96 ft ²)
Recreation (Culture & Tourism)	Establishment (Drinking)	Agriculture (General)
Communications Facility (Type A)	Care Facility (Child)	Alcohol Production
Communications Facility (Type B)		Bed and Breakfast
		Campground
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Establishment (Entertainment)
		Establishment (Restricted)
		Film Production
		Hotel/Motel
		Office
		Retail (Small)
		Recreation (Outdoor)
		Recreation (Private)
		Recreation (Public)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

379 MINIMUM PARCEL SIZE:

- a) 2.0 ha (4.94 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

380 MAXIMUM BUILDING HEIGHT:

- a) 12.0 m (39.37 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

381 MINIMUM BUILDING SETBACKS:

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	
	6.0 m (19.69 ft.) from other parcels	

B-REG Business, Regional Campus District

382 PURPOSE: To accommodate a variety of business and consumer needs in a visually appealing campus setting on a highly visible, regional, vehicular access-oriented site. Development is intended to serve regional clientele, including the traveling public, tourists and local communities.

383 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m ² (2045.14 ft ²)	Establishment (Eating)	Accessory Building > 190 m ² (2045.14 ft ²)
Agricultural (Intensive)	Retail (Small)	Agricultural (Processing)
Animal Health (Small Animal)	Retail (Garden Centre)	Alcohol Production
Care Facility (Child)	Retail (General)	Animal Health (Inclusive)
Care Facility (Clinic)	Retail (Grocery)	Automotive Services (Minor)
Recreation (Culture & Tourism)	Office	Automotive Services (Major)
Recreation (Private)	Industrial (Light)	Cannabis Retail Store
Recreation (Public)		Car Wash
Communications Facility (Type A)		Cemetery and Funeral Services
Communications Facility (Type B)		Conference Centre
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Establishment (Entertainment)
		Farmers Market
		Film Production
		Hotel/Motel
		Industrial (Medium)
		Kennel
		Outdoor Storage
		Recreation (Outdoor)
		Recycling/Compost Facility
		Religious Assembly
		Retail (Restricted)
		Retail (Shopping Centre)
		Special Function Business
		Station (Gas/Electric)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

384 MINIMUM PARCEL SIZE:

- 0.8 ha (1.98 ac)
- The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

385 MAXIMUM BUILDING HEIGHT:

- 12.0 m (39.37 ft.)
- The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

386 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.) from internal roads	6.0 m (19.69 ft.)	6.0 m (19.69 ft.)
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	60.0 m (196.85 ft.) m from Highways

387 ADDITIONAL REQUIREMENTS:

- a) Outdoor storage and display areas shall be integrated with site landscaping provisions to mitigate the visual impact from adjacent roads
- b) A minimum of 10% of lands shall be landscaped
- c) A high-quality visual appearance shall be achieved through building design, landscaping, or screening
- d) Public entrances shall be visually enhanced
- e) Uses which create off-site impacts or nuisances related to noise, odour, visual appearance, safety or emissions are prohibited

B-LOC Business, Local Campus District

388 PURPOSE: To accommodate a mix of office and light industrial uses within a comprehensively designed campus setting. Development is intended to serve local clientele and must be compatible with adjacent uses, including a high quality of visual design.

389 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m ² (2045.14 ft ²)	Establishment (Eating)	Accessory Building > 190 m ² (2045.14 ft ²)
Animal Health (Small Animal)	Office	Alcohol Production
School, Commercial	Recreation (Private)	Car Wash
Communications Facility (Type A)	Retail (Small)	Care Facility (Child)
Communications Facility (Type B)		Care Facility (Clinic)
		Communications Facility (Type C)
		Establishment (Drinking)
		Establishment (Entertainment)
		Film Production
		Industrial (Light)
		Post-Secondary
		Recycling/Compost Facility
		Religious Assembly
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

390 MINIMUM PARCEL SIZE:

- a) 4.0 ha (9.88 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

391 MAXIMUM BUILDING HEIGHT:

- a) 15.0 m (49.21 ft)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

392 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	6.0 m (19.69 ft)	6.0 m (19.69 ft)

393 ADDITIONAL REQUIREMENTS:

- a) The Development Authority may require greater setbacks for an industrial development which may interfere with the amenity of adjacent sites.
- b) A maximum of 50% of the landscaped areas shall be hard landscaping.
- c) A minimum of 25% of lands shall be landscaped.

B-LWK Business, Live-Work District

394 PURPOSE: 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. The parcel shall be located in the Central East Rocky View Region in locations where adjacent development activity is industrial or commercial in nature.

395 PERMITTED USES:

Accessory Building ≤ 150.00 m² (≤ 1614.59 ft²)
 Agricultural (General)
 Beekeeping
 Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building > 150.00 m² (1614.59 ft²)
 Accessory Dwelling Unit
 Agriculture (Intensive)
 Automotive Services (Minor)
 Automotive Services (Major)
 Animal Health (Inclusive)
 Bed and Breakfast
 Care Facility (Child)
 Care Facility (Clinic)
 Care Facility (Group)
 Home-Based Business (Type II)
 Industrial (Light)
 Industrial (Medium)
 Kennel
 Outdoor Storage
 Retail (Small)
 Riding Arena
 Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

396 MINIMUM PARCEL SIZE:

- a) 1.0 ha (2.47 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

397 MAXIMUM PARCEL SIZE:

- a) 10.0 ha (24.71 ac)

398 MAXIMUM PARCEL COVERAGE:

- a) 50% for industrial and commercial uses

399 MAXIMUM BUILDING HEIGHT:

- a) 10 m (32.81 ft)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

400 MINIMUM SETBACKS:**Front Yard**

45.0 m (147.64 ft) from County roads
 60.0 m (196.85 ft) from Highways
 15.0 m (49.21 ft) from service roads

Side Yard

45.0 m (147.64 ft) from County roads
 60.0 m (196.85 ft) from Highways
 15.0 m (49.21 ft) from service roads
 6.0 m (19.69 ft) from other parcels

Rear Yard

30.0 m (98.43 ft) from any road
 15.0 m (49.21 ft) from other parcels

401 USE REQUIREMENTS:

- a) Prior to the approval of any commercial or industrial use, a dwelling unit must be established on the parcel
- b) Commercial and industrial uses shall be located to the rear of the dwelling unit
- c) Commercial and industrial uses shall directly involve one or more residents of the parcel involved in the business or operation
- d) Hours of operation of commercial and industrial uses occurring outside of an enclosed building shall be limited to between 8:00 a.m. and 7:00 p.m.
- e) Any outside storage shall be completely screened from adjacent lands to the satisfaction of the Development Authority
- f) Any outside storage shall meet the minimum setback requirements for buildings
 - i. Any outside storage associated with a commercial or industrial use shall meet the building setback requirements for commercial and industrial buildings
- g) Commercial and industrial uses shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority. At all times, the privacy of the adjacent residential dwellings shall be preserved and the business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents
- h) Agriculture (Intensive) shall only be permitted on parcels greater than 6.0 ha (14.83 ac) with a surface supply of water
- i) Kennel shall only be permitted on parcels greater than 5.0 ha (12.36 ac)
- j) Riding Arena shall only be permitted on parcels greater than 1.6 ha (3.95 ac)

402 COMMERCIAL/INDUSTRIAL USE REQUIREMENTS:

- a) Commercial and Industrial buildings/structures shall have the following minimum setbacks:
 - i. 100.0 m (328.08 ft.) from any dwelling on adjacent parcels, or
 - ii. 50.0 m (164.04 ft.) from a parcel designated as residential land use
- b) The design, character, and appearance of all buildings shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project
- c) Building façade widths that exceed 30.0 m (98.43 ft.) shall incorporate wall plane projections or recesses of at least 3% of the width of the façade that extend at least 20% of the width
- d) Parking and outside storage related to commercial and industrial uses shall not be permitted in a minimum setback area

403 MINIMUM LANDSCAPE BUFFER:

- a) A 10 m (32.81 ft.) landscape buffer is required when adjacent to a Residential District, or an Agricultural District with a parcel is less than 10 ha (24.71 ac)
- b) The landscape buffer shall be located on private land to mitigate potential off-site negative visual impacts associated with non-residential land uses to nearby residential developments
- c) Development within a landscape buffer is restricted to:
 - i. Landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks, and
 - ii. Surface parking where it is screened from view from public rights-of-way by berms and/or landscaping

404 ADDITIONAL REQUIREMENTS:

- a) Commercial and industrial development shall be required to comply with the Business Development requirements.

C-HWY Commercial, Highway District

405 PURPOSE: To provide for development along primary and secondary highways and major transportation links including services to the traveling public and tourists, requiring high standard of visual quality and ease of access.

406 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m ² (2045.14 ft ²)	Office	Accessory Building > 190 m ² (2045.14 ft ²)
Automotive Services (Minor)	Recreation (Private)	Alcohol Production
Recreation (Culture & Tourism)	Retail (Small)	Campground
Station (Gas/Electric)	Retail (Garden Centre)	Cannabis Retail Store
Communications Facility (Type A)	Retail (General)	Care Facility (Clinic)
Communications Facility (Type B)		Car Wash
Establishment (Eating)		Conference Centre
		Dwelling Unit, accessory to principal use
		Hotel/Motel
		Automotive Services (Major)
		Animal Health (Inclusive)
		Establishment (Drinking)
		Establishment (Entertainment)
		Establishment (Restricted)
		Film Production
		Retail (Grocery)
		Retail (Restricted)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

407 MINIMUM PARCEL SIZE:

- a) 1.0 ha (2.47 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

408 MAXIMUM BUILDING HEIGHT:

- a) 15.0 m (49.21 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

409 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	
	6.0 m (19.69 ft.) from other parcels	

410 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways
10.0 m (32.81 ft.) from County roads	10.0 m (32.81 ft.) from County roads	8.0 m (26.25 ft.) from County roads
8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads
	6.0 m (19.69 ft.) from other parcels	6.0 m (19.69 ft.) from other parcels

C-LRD Commercial, Local Rural District

411 PURPOSE: To accommodate isolated businesses that provide for the needs of the local community and/or provide a specialty service to the region. These uses are typically located outside of Hamlets, Conceptual Schemes or Area Structure Plans and are required to be compatible with surrounding land uses.

412 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m ² (2045.14 ft ²)	Establishment (Eating)	Accessory Building > 190 m ² (2045.14 ft ²)
Animal Health (Small Animal)	Retail (Small)	Agriculture (General)
Care Facility (Child)	Retail (General)	Agriculture (Intensive)
Care Facility (Clinic)	Retail (Grocery)	Alcohol Production
Communications Facility (Type A)	Office	Animal Health (Inclusive)
	Recreation (Private)	Auctioneering
	Retail (Garden Centre)	Automotive Services (Minor)
		Cannabis Cultivation
		Cannabis Processing
		Cannabis Retail Store
		Cemetery and Funeral Services
		Communications Facility (Type B)
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Farmers Market
		Film Production
		Home-Based Business (Type II)
		Hotel/Motel
		Industrial (Light)
		Industrial (Medium)
		Kennel
		Outdoor Storage
		Recycling/Compost Facility
		Retail (Restricted)
		School, Commercial
		Special Function Business
		Station (Gas/Electric)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

413 MINIMUM PARCEL SIZE:

- a) 0.5 ha (1.24 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

414 MAXIMUM BUILDING HEIGHT:

- a) 10.0 m (32.81 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

415 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
60 m (196.85 ft.) from Highways	6.0 m (19.69 ft.)	15.0 m (49.21 ft.)
15 m (49.21 ft.) from County roads		

10 m (32.81 ft.) from other roads

416 EXCEPTIONS:

- a) Parcels designated with the letter “s” on the **Land Use Map** shall have a minimum setback from all property lines of 6.0 m (19.69 ft)

C-LUD Commercial, Local Urban District

417 PURPOSE: To accommodate small scale business within Hamlets and comprehensively planned neighbourhoods **area**, in a manner sensitive to adjacent uses.

418 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m ² (2045.14 ft ²)	Animal Health (Small Animal)	Accessory Building > 190 m ² (2045.14 ft ²)
Care Facility (Child)	Retail (Small)	Agriculture (Intensive)
Care Facility (Clinic)	Retail (Grocery)	Animal Health (Inclusive)
Establishment (Eating)	Office	Alcohol Production
	Retail (Garden Centre)	Auctioneering
		Automotive Services (Minor)
		Care Facility (Group)
		Cannabis Retail Store
		Communications Facility (Type A)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Establishment (Entertainment)
		Outdoor Storage
		Recreation (Culture & Tourism)
		Recreation (Private)
		Recycling/Compost Facility
		Recreation (Outdoor)
		Religious Assembly
		Retail (General)
		Retail (Restricted)
		School, Commercial
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

419 MINIMUM PARCEL SIZE:

- Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)
- All others: 0.09 ha (0.22 ac)
- Notwithstanding b) above, the minimum size for parcels designated with the letter “p” is the number indicated on the **Land Use Map**

420 MINIMUM PARCEL WIDTH:

- 15.0 m (49.21 ft)
- The minimum width of parcels designated with the letter “w” is the number indicated on the **Land Use Map**

421 MAXIMUM BUILDING HEIGHT:

- 10.0 m (32.81 ft)
- The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

422 MINIMUM SETBACKS (for buildings):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	None required but if provided, as least 1.2 m (3.94 ft)	6.0 m (19.69 ft)

423 ADDITIONAL REQUIREMENTS:

- a) A minimum of 10% of the site area shall be landscaped

424 EXCEPTIONS:

- a) Parcels designated by the letter “s” on the **Land Use Map** shall have the following regulations:

Front Yard	Side Yard	Rear Yard
8.6 m (28.22 ft)	None required but if provided, as least 1.2 m (3.94 ft)	6.0 m (19.69 ft)

- b) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses

C-MIX Commercial, Mixed Urban District

425 PURPOSE: To provide for small scale business needs in support of comprehensive communities, where mixed use buildings may accommodate a variety of business types and scale. Development is intended to serve small to moderate sized residential communities and provide opportunities for local employment. The district includes high quality urban design standards. Vehicle oriented uses should be located so as to preserve and enhance the integrity of a pedestrian network.

426 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 75 m ² (807.29 ft ²)	Establishment (Eating)	Accessory Building > 75 m ² (807.29 ft ²)
Animal Health (Small Animal)	Farmers Market	Alcohol Production
Care Facility (Child)	Office	Cannabis Retail Store
Care Facility (Clinic)	Retail (Small)	Car Wash
Communications Facility (Type A)	Retail (Garden Centre)	Care Facility (Group)
	Retail (General)	Care Facility (Seniors)
	Retail (Grocery)	Conference Centre
	Recreation (Culture & Tourism)	Dwelling Unit accessory to principle use
	Recreation (Public)	Dwelling, Multiple Unit
	Recreation (Private)	Establishment (Drinking)
		Hotel/Motel
		Post-Secondary
		Retail (Restricted)
		School, Commercial
		Station (Gas/Electric)
		Special Function Business
		Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

427 MINIMUM PARCEL SIZE:

- Lots not serviced by a piped sewer system: 1858.0 m² (19999.35 ft²)
- All others: 929.0 m² (9999.67 ft²)
- Notwithstanding b), the minimum size for parcels designated with the letter “p” is the number indicated on the **Land Use Map**

428 MINIMUM PARCEL WIDTH:

- 15.0 m (49.21 ft)
- The minimum width of parcels designated with the letter “w” is the number indicated on the **Land Use Map**

429 MAXIMUM BUILDING HEIGHT:

- 14.0 m (45.93 ft)
- The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

430 MINIMUM SETBACKS:

Front Yard
6.0 m (19.69 ft)

Side Yard
6.0 m (19.69 ft)

Rear Yard
6.0 m (19.69 ft)

431 ADDITIONAL REQUIREMENTS:

- a) Pedestrian movement throughout the development area shall be facilitated through a well-developed network of sidewalks, pathways, and public gathering areas with at least one connection to the main building entrance
- b) A minimum of 10% of lands shall be landscaped
- c) The minimum amenity space shall be 4.0 m² (43.06 ft²) per Dwelling Unit with no minimum dimension less than 2.0 m (21.53 ft.)
- d) A Site Development Plan shall be required to guide decisions on Development Permit applications, including building locations and uses, parking areas, vehicular access and egress, internal circulation routes, landscaping, at-grade amenity areas, pedestrian connections and other matters deemed necessary by the Development Authority

432 EXCEPTIONS:

- a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses

C-REG Commercial, Regional District

433 PURPOSE: To accommodate large scale development including a combination of shops, services, offices, entertainment, accommodation and institutional uses within comprehensively designed areas serving the needs of a regional clientele.

434 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m ² (2045.14 ft ²)	Animal Health (Small Animal)	Accessory Building > 190 m ² (2045.14 ft ²)
Care Facility (Child)	Farmers Market	Alcohol Production
Care Facility (Clinic)	Office	Automotive Services (Minor)
Establishment (Eating)	Retail (Garden Centre)	Automotive Services (Major)
Retail (Small)	Retail (General)	Cannabis Retail Store
Communications Facility (Type A)	Retail (Grocery)	Car Wash
Communications Facility (Type B)	School, Commercial	Conference Centre
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Establishment (Entertainment)
		Establishment (Restricted)
		Industrial (Light)
		Recreation (Culture & Tourism)
		Recreation (Private)
		Recycling/Compost Facility
		Religious Assembly
		Retail (Large)
		Retail (Restricted)
		Retail (Shopping Centre)
		Post-Secondary
		Station (Gas/Electric)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

435 MINIMUM PARCEL SIZE:

- a) 12.0 ha (29.65 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

436 MAXIMUM BUILDING HEIGHT:

- a) 15.0 m (49.21 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

437 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	6.0 m (19.69 ft)	6.0 m (19.69 ft)

I-LHT Industrial, Light District

438 PURPOSE: To accommodate a combination of office and industrial activity, including storage and support businesses, where nuisance factors are confined to the site area. Development shall address issues of compatibility and transition with respect to adjacent uses.

439 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m ² (5381.96 ft ²)	Establishment (Eating)	Accessory Building > 500 m ² (5381.96 ft ²)
Animal Health (Inclusive)	Office	Alcohol Production
Auctioneering	School, Commercial	Cannabis Retail Store
Automotive Services (Minor)	Retail (Small)	Cemetery and Funeral Services
Care Facility (Clinic)	Recreation (Private)	Dwelling Unit, accessory to principal use
Communications Facility (Type A)		Establishment (Drinking)
Communications Facility (Type B)		Film Production
Communications Facility (Type C)		Industrial (Heavy)
Industrial (Light)		Industrial (Medium)
		Kennel
		Outdoor Storage
		Post-Secondary
		Recreation (Outdoor)
		Recycling/Compost Facility
		Retail (Groceries)
		Retail (Restricted)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

440 MINIMUM PARCEL SIZE:

- a) 1.0 ha (2.47 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

441 MAXIMUM BUILDING HEIGHT:

- a) 20.0 m (65.62 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

442 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	6.0 m (19.69 ft)	6.0 m (19.69 ft)
	2.4 m (7.87 ft) in Hamlets	No setback abutting a railway
	No setback abutting a railway	

443 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft) from Highway/County road	15.0 m (49.21 ft) from Highway/County road	15.0 m (49.21 ft) from any road
8.0 m (26.25 ft) from service roads	8.0 m (26.25 ft) from service roads	No setback from same/similar use
	No setback from same/similar use	6.0 m (19.69 ft) from other parcels
	6.0 m (19.69 ft) from other parcels	

444 ADDITIONAL REQUIREMENTS:

- a) A minimum of 10% of the lands shall be landscape

- b) The quality and extent of landscaping shall be maintained for the life of the development
- c) Storage shall be located to the rear and side of the principal building

I-HVY Industrial, Heavy District

445 PURPOSE: To provide for a range of industrial activity that may have off-site nuisance impacts, including support services and storage.

446 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m ² (5381.96 ft ²)	Office	Accessory Building > 500 m ² (5381.96 ft ²)
Communications Facility (Type A)	Industrial (Light)	Alcohol Production
Communications Facility (Type B)		Auctioneering
Communications Facility (Type C)		Cannabis Cultivation
Industrial (Logistics)		Cannabis Processing
Industrial (Medium)		Cannabis Retail Store
		Dwelling Unit, accessory to principal use
		Film Production
		Industrial (Heavy)
		Outdoor Storage
		Recycling/Compost Facility
		Special Function Business
		Station (Bulk Fuel)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

447 MINIMUM PARCEL SIZE:

- a) 1.0 ha (2.47 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

448 MAXIMUM BUILDING HEIGHT:

- a) 20.0 m (65.61 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

449 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.)	15.0 m (49.21 ft.)	15.0 m (49.21 ft.)
	6.0 m (19.69 ft.) from an Industrial District	6.0 m (19.69 ft.) from an Industrial District

450 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highway/County road	15.0 m (49.21 ft.) from Highway/County road	15.0 m (49.21 ft.) from any road
8.0 m (26.25 ft.) from service roads	8.0 m (26.25 ft.) from service roads	No setback from an Industrial District
	No setback from an Industrial District	6.0 m (19.69 ft.) from other parcels

451 ADDITIONAL REQUIREMENTS:

- a) A minimum of 10% of the lands shall be landscaped
- b) Storage shall be screened from public ROWs and adjacent parcels

S-PUB Special, Public Service District

452 PURPOSE: To provide for the development of Institutional, Educational and Recreational uses.

453 PERMITTED USES:

Accessory Building ≤ 90 m² (968.75 ft²)
 Recreation (Culture & Tourism)
 Recreation (Outdoor)
 Recreation (Public)

DISCRETIONARY USES:

Accessory Building > 90 m² (968.75 ft²)
 Campground
 Care Facility (Child)
 Care Facility (Clinic)
 Care Facility (Medical)
 Care Facility (Senior)
 Cemetery and Funeral Services
 Communications Facility (Type A)
 Communications Facility (Type B)
 Communications Facility (Type C)
 Dwelling Unit, accessory to the principal use
 Farmers Market
 Post-Secondary
 Recreation (Private)
 Religious Assembly
 School
 Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

454 MINIMUM PARCEL SIZE:

- a) 0.5 ha (1.24 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

455 MAXIMUM BUILDING HEIGHT (Principal Building):

- a) 14.0 m (45.93 ft)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

456 MAXIMUM BUILDING HEIGHT (Accessory Building):

- a) 7.0 m (22.97 ft)

457 MINIMUM SETBACKS (within a Hamlet):

Front Yard
 6.0 m (19.69 ft)

Side Yard
 3.0 m (9.84 ft)

Rear Yard
 8.0 m (26.25 ft)

458 MINIMUM SETBACKS (outside a Hamlet):

Front Yard
 60.0 m (196.85 ft) from Highways
 30.0 m (98.43 ft) from County roads
 15.0 m (49.21 ft) from other roads

Side Yard
 60.0 m (196.85 ft) from Highways
 30.0 m (98.43 ft) from County roads
 15.0 m (49.21 ft) from other roads
 6.0 m (19.69 ft) from other parcels

Rear Yard
 30.0 m (98.43 ft) from any road
 15.0 m (49.21 ft) from other parcels

459 ADDITIONAL REQUIREMENTS:

- a) A minimum of 10% of the parcel area shall be landscaped

S-FUD Special, Future Urban Development District

460 PURPOSE: To provide a limited range of temporary uses that can easily be removed when land is developed to an urban standard while protecting lands for future urban development by restricting premature subdivision and development, while accommodating agricultural uses.

461 PERMITTED USES:

Accessory Building ≤ 500 m² (5381.96 ft²)
 Agriculture (General)
 Beekeeping
 Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building ≥ 500 m² (5381.96 ft²)
 Accessory Dwelling Unit
 Agriculture (Intensive)
 Animal Health (Inclusive)
 Bed and Breakfast
 Communications Facility (Type A)
 Communications Facility (Type B)
 Communications Facility (Type C)
 Establishment (Entertainment)
 Equestrian Centre
 Farm Gate Sales
 Film Production
 Home-Based Business (Type II)
 Outdoor Storage
 Recreation (Outdoor)
 Riding Arena
 Special Function Business
 Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

462 MINIMUM PARCEL SIZE:

- a) An un-subdivided Quarter Section.
- b) The portion created and the portion remaining after registration of a First Parcel Out subdivision.
- c) If a parcel is not an un-subdivided Quarter Section or First Parcel Out at the time it has been re designated S-FUD, the minimum area of a parcel is the area of that parcel at the tie of such designation.

463 DENSITY:

- a) 2 Dwelling Units per parcel

464 MAXIMUM BUILDING HEIGHT:

- a) Dwelling Units: 12.0 m (39.37 ft.)
- b) All others: None

465 MINIMUM SETBACKS:**Front Yard**

45.0 m (147.64 ft.) from County roads
 60.0 m (196.85 ft.) from Highways
 15.0 m (49.21 ft.) from service roads

Side Yard

45.0 m (147.64 ft.) from County roads
 60.0 m (196.85 ft.) from Highways
 15.0 m (49.21 ft.) from service roads
 6.0 m (19.69 ft.) from other parcels

Rear Yard

30.0 m (98.43 ft.) from any road
 15.0 m (49.21 ft.) from other parcels

465.1 ADDITIONAL REQUIREMENTS:

- a) Establishment (Entertainment) shall be restricted to outdoors only.

S-NAT Special, Natural Resources

466 PURPOSE: to provide for the development of industrial uses related to non-renewable natural resource extraction and processing. **This District shall not be applied to new parcels upon Bylaw C-8000-2020 coming in to full force and effect.**

467 PERMITTED USES:

Accessory Building ≤ 250 m² (2,690.98 ft²)
 Agriculture (General)
 Beekeeping

DISCRETIONARY USES:

Accessory Building > 250 m² (2,690.98 ft²)
~~Agriculture (General)~~
 Communications Facility (Type A)
 Communications Facility (Type B)
 Communications Facility (Type C)
 Dwelling, accessory for a principal use
 Natural Gas Plant
 Natural Resource Extraction/Processing

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

468 MINIMUM SETBACKS:**Front Yard**

60.0 m (196.85 ft.) from Highways
 30.0 m (98.43 ft.) from County roads
 15.0 m (49.21 ft.) from other roads

Side Yard

60.0 m (196.85 ft.) from Highways
 30.0 m (98.43 ft.) from County roads
 15.0 m (49.21 ft.) from all others

Rear Yard

30.0 m (98.43 ft.) from any road
 15.0 m (49.21 ft.) from other parcels

469 EXCEPTIONS:

- a) A dwelling shall not be located in close proximity to the active operation on the land that may have an adverse impact on the residential use (i.e. air quality, noise, noxious odours, etc.). Measures to mitigate any adverse impacts shall be assessed by the Development Authority when issuing a permit for a dwelling.

S-PRK Special, Parks and Recreation District

470 PURPOSE: To provide for the development of active and passive recreational areas at the local, neighbourhood and regional levels.

471 PERMITTED USES:

Accessory Building $\leq 90 \text{ m}^2$ (968.75 ft²)
School

DISCRETIONARY USES:

Accessory Building $> 90 \text{ m}^2$ (968.75 ft²)
Campground
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Establishment (Eating)
Recreation (Public)
Recreation (Outdoor)
Recreation (Culture & Tourism)
Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

472 ADDITIONAL REQUIREMENTS:

- a) All parcel and development regulations shall be at the discretion of the Development Authority

S-NOS Special, Natural Open Space District

473 PURPOSE: To create conservation areas or protect environmentally sensitive areas by restricting development and providing access to the public in a manner that programs and preserves the land.

474 PERMITTED USES:

Accessory Building $\leq 90 \text{ m}^2$ (968.75 ft²)

DISCRETIONARY USES:

Accessory Building $> 90 \text{ m}^2$ (968.75 ft²)

Communications Facility (Type A)

Communications Facility (Type B)

Communications Facility (Type C)

Recreation (Outdoor)

Recreation (Culture & Tourism)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

475 ADDITIONAL REQUIREMENTS:

- a) All parcel and development regulations shall be at the discretion of the Development Authority and shall proceed in a manner to minimize impacts on the natural environment.

PART SEVEN

Land Use Overlays

7

This part outlines specific regulation that applies to the County's Land Use Overlay's.

Live-Work Overlay

476 The purpose of this Overlay is to create an opportunity for more commercial uses of greater size and intensity than is generally permitted within the District. The live-work overlay boundaries are indicated in **Schedule A**.

477 The following uses are additional uses, discretionary on the parcels identified in **Schedule A – Live-Work Overlay**:

- a) Accessory buildings greater than 150.00 m² (1614.59 ft²) building area and less than 500.00 m² (5,381.96 ft²) building area,
- b) Animal Health (Inclusive),
- c) Care Facility (Clinic),
- d) Care Facility (Group),
- e) Care Facility (Medical),
- f) Care Facility (Seniors),
- g) Retail (Small),
- h) Industrial (Light), and
- i) Office.

GENERAL REGULATIONS

478 The General Regulations apply as contained in **Part 5 – Land Use Districts** of this Bylaw, the underlying District, as well as the following provisions. Any new discretionary uses within the area shown in **Schedule A – Live-Work Overlay** shall be subject to the requirements of the underlying District and this overlay.

BUILDING REGULATIONS

479 Maximum height:

- a) Principal building - 10.00 m (32.81 ft.), and
- b) Buildings for business activities – 10.00 m (32.81 ft.) for all uses, discretionary pertaining to this overlay; uses, permitted and discretionary, in the underlying district shall adhere to the maximum accessory building height for the underlying District.

480 The total building area for all buildings associated with the uses identified within the Live-work Overlay shall not exceed 500.00 m² (5381.96 ft²).

481 Exterior of buildings should match or complement the residence.

OPERATIONAL REGULATIONS

482 The maximum number of non-resident employees is six.

483 For those activities occurring outside of an enclosed building, hours of operation are limited to between 8:00 a.m. and 7:00 p.m.

ADDITIONAL REGULATIONS

484 Outside storage, if allowed in a condition of a Development Permit, shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed 1% of the parcel or 400.00 m² (4305.56 ft²), whichever is the lesser.

485 Uses identified in the Live-Work Overlay shall directly involve one or more residents of the parcel involved in the business or operation.

486 A landscape buffer of 10 m (32.81 ft.) is required.

487 The landscape buffer will be located on private land to mitigate potential on-site negative visual impacts associated with non-residential land uses to nearby residential developments.

488 Development within a landscape buffer identified in a local plan is restricted to:

- a) Landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks, and
- b) Surface parking where it is screened from view from public rights-of-way by berms and/or landscaping.

PART EIGHT

Definitions

8

This part provides definitions for terms used within the Land Use Bylaw.

Please note, definitions pertaining to specific uses are **HIGHLIGHTED** below:

“Abutting” means to have a common boundary, to border on.

“Accessory Building” means a detached building, with or without a permanent foundation, which is subordinate or incidental to the Principal Use or Principal Building located on the same site. Typical accessory buildings include, but are not limited to, fabric covered buildings, garages, sheds, chicken coop etc. Accessory Building does not include Accessory Structure.

“Accessory Structure” means a detached unenclosed structure which is subordinate or incidental to the Principal Use or Principal Building located on the same site. Typical accessory structures include, but are not limited to, flagpoles, grain bins, three sided stock shelters less than 27.87 m² (300.00 ft²), personal swimming pools, personal hot tubs, satellite dishes, personal play structures, utility covers, personal ground mounted solar collectors, etc.

“Accessory Dwelling Unit” means a subordinate Dwelling Unit that may be located within a principal building or an accessory building. An Accessory Dwelling Unit that is external to the principal building shall be on a permanent foundation and has a minimum gross floor area (GFA) of 37.1 m² (399.34 ft²).

“Accessory Use” means a use customarily incidental and subordinate to the principal use or building and is located on the same parcel as such principal use or building.

“Adjacent” means contiguous or would be contiguous if not for an easement, right-of-way, road (excluding a highway), or natural feature.

“Agriculture (General)” means the raising of crops or the rearing of livestock, either separately or in conjunction with one another and includes buildings and other structures limited to the regulations of the District. This use does not include Cannabis Cultivation or Cannabis Processing.

“Agriculture (Intensive)” means a use where plants or animals are intensively grown and processed for food or non-food use. Typical uses include greenhouses, nurseries, tree farms, market gardens, mushroom farming, vermiculture and aquaculture. This use does not include Cannabis Cultivation or Cannabis Processing.

“Agriculture (Regulated)” means a use where the intensity of agriculture operations has significant land or water demands and may include off-site impacts that are licensed under provincial or federal regulations. Typical uses include abattoirs, and fertilizer plants. This use does not include Cannabis Cultivation or Cannabis Processing.

“Agricultural (Processing)” means a use for storage and upgrading of agricultural products for distribution or sale through value added processes such as mixing, drying, canning, fermenting; applying temperature, chemical, biological or other treatments to plant matter, the cutting, smoking, aging, wrapping and freezing of meat, or similar production methods. This use does not include Agriculture (Intensive or Regulated), Cannabis Cultivation or Cannabis Processing.

“Alcohol Production” means a use where beer, spirits and other alcoholic beverages are manufactured that may have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption as a Special Event and are sold to the general public for consumption on the premises and that may include the retail sale of products. Typical uses include breweries, distilleries, wineries, and meaderies.

“Animal Health (Inclusive)” means a use for the care, treatment, or impoundment of animals both considered as domestic pets or farm animals. This would include pet clinics, animal veterinary clinics and veterinary offices with or without outdoor pens, runs and enclosures.

“Animal Health (Small Animal)” means a development such as a hospital or shelter used for the temporary or overnight accommodation, care, treatment or impoundment of animals considered as domestic pets, but not farm animals. Typical uses include pet clinics, animal veterinary clinics and veterinary offices without outdoor pens, runs or enclosures.

“Applicant” means a person who is lawfully entitled to make, and makes, an application for any document, approval, permit or other thing that may be issued, made or done under the authority of the Bylaw.

“Application Form” means a form provided to an Applicant pursuant to the Bylaw, including Text Amendment Application Forms, Land Use Redesignation Application Forms and Development Permit Application Forms etc.

“Auctioneering” means a use where goods, motor vehicles or livestock are auctioned, including the temporary storage of such goods.

“Automotive Services (Minor)” means a use where the servicing and repair of vehicles occurs, excluding the sale of gasoline and related fuels. Typical uses include standalone mechanics shops, transmission and muffler shops, and auto body paint and repair facilities.

“Automotive Services (Major)” means a use where the sale, servicing and repair of vehicles occurs that may include the sale of gasoline and related fuels. Typical uses include automotive dealerships and truck stops and may include ancillary uses such as Establishment (Eating).

“Bed and Breakfast” means a use where temporary sleeping accommodation is provided for up to three guest rooms.

“Beehive” means a dome shaped or boxlike structure in which bees are kept.

“Beekeeping” means the activity of housing bees for the production of honey and/or pollination of agricultural crops, in accordance with the *Bee Act*, as amended or replaced from time to time.

“Building” means any structure used or intended for supporting or sheltering any use or occupancy.

“Building – Common Terms”

- a) **“Awning”** means a cloth like or lightweight shelter projecting from a building.
- b) **“Balcony”** means a projecting elevated platform on a building, which is enclosed by a railing or parapet and is greater than 0.6 m above grade and width. Access is from the building only.

- c) **"Basement"** means that portion of a building or structure which is wholly or partially below grade and has no more than 1.8 m. of its clear height above grade and lies below the finished level of the floor directly above. A basement does not constitute a storey for the purpose of the Bylaw.
- d) **"Bay"** means a self-contained unit of part of a building or of the whole building which can be sold or leased for individual occupancy.
- e) **"Canopy"** means a non-retractable solid projection extending from the wall of the building intended to be used as a protection against weather, other than normal architectural features such as lintels, sills, moldings, architraves and pediments, but includes the structure known as the theatre marquee.
- f) **"Cantilever"** means a long projecting beam or girder fixed at only one end.
- g) **"Deck"** means an above grade open-sided roofless platform that is detached or adjoining a building.
- h) **"Foundation"** means the lower portion of a building, usually concrete or masonry, and includes the footings, which transfers the weight of and loads on a building to the ground.
- i) **"Parapet"** means a low wall or railing to protect the edge of a roof.
- j) **"Patio"** means an uncovered open platform or area situated directly on the ground.
- k) **"Porch"** means a roofed structure having direct access to and projecting from the principal building with walls that are unenclosed and open to the extent of at least 50% and may be glazed or screened.

"Business" means:

- a) a commercial, merchandising or industrial activity or undertaking, or
- b) a profession, trade, occupation, calling or employment, or
- c) an activity providing goods and services, whether or not for profit and however organized or formed, including a co-operative or association of persons.

"Building Permit" means a permit issued in writing by a designated Safety Codes Officer authorizing the commencement of a use, occupancy, relocation, construction, or demolition of any building.

"Bylaw" means the County Land Use Bylaw.

"Campground" means a use where holiday trailers, motor homes, tents, campers, and similar vehicles, are used for recreation, and is not normally used as year-round storage, or accommodation for residential uses.

"Cannabis Cultivation" means the growing and harvesting of cannabis as licensed by Health Canada.

"Cannabis Processing" means a development, as licensed by Health Canada, where cannabis is grown, harvested, processed, tested, destroyed and/or stored on site, but does not include Cannabis Retail Store.

"Cannabis Retail Store" means a building or a portion thereof that is licensed by the Province of Alberta for the sale of cannabis and cannabis accessories for consumption off the premises.

"Car Wash" means a facility for the washing of motor vehicles on a commercial basis.

"Cemetery and Funeral Services" means a use where the development for the preparation of the deceased for interment, the provision of funeral or memorial services for the public, the sale of funeral supplies, or the entombment of the deceased occurs and may include such facilities as funeral home, crematories, ~~cineraria~~, columbaria, mausoleums, memorial parks, burial grounds, cemeteries, and gardens of remembrance.

"Care Facility (Child)" means the use of a *building* or portion thereof for the provision of care, instruction, *maintenance* or supervision of seven or more children under the age of 13 years, by persons other than one related

by blood or marriage, for periods not exceeding 24 consecutive hours. Typical uses include all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs.

“Care Facility (Clinic)” means a use where the principal use is to provide medical and health care services on an outpatient basis only. Typical uses include medical and dental offices, health care clinics, pre-natal clinics and counseling services.

“Care Facility (Group)” means a use where individuals who are either disabled or in need of supervision reside on a temporary or long-term basis, in accordance with their individual needs. Typical uses include foster or boarding homes for children, group homes, family homes and long-term care facilities.

“Care Facility (Seniors)” means a use where accommodation with moderate care provisions for residents in a congregate setting. Residents do not require continuous access to professional services or on-site professional services. Room and board services, light housekeeping services, twenty-four (24) hour availability of assistance and oversight with personal care and social and recreation support may be provided. Typical uses include lodges and senior homes.

“Care Facility (Medical)” means a development providing room, board, and surgical or other medical treatment for the sick, injured, or infirm including out-patient services and accessory staff residences. Typical facilities would include hospitals, sanitariums, convalescent homes, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

“Communications Facility (Type A)” means a commercial communications facility with an antennae that is incorporated within or are mounted on existing structures, no more than 4.00 meters (13.12 feet) above the highest point of the structure.

“Communications Facility (Type B)” means a commercial communications facility with either a tower or pole structures between 4.00 and 20.00 meters (13.12 to 65.62 feet) in height, to which antennae are mounted for the purpose of telecommunications broadcast or signal transmission.

“Communications Facility (Type C)” means a commercial communications facility with either a tower or pole structures greater than 20.00 meters (65.62 feet) in height, to which antennae are mounted for the purpose of telecommunications broadcast or signal transmission.

“Compatible” means the characteristics of different uses or activities or designs which allow them to be located near or Adjacent to each other in harmony. Compatibility does not mean “same as”. Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing developments.

“Comprehensively Planned Area” means areas of the County that are guided by a comprehensive plan such as an Area Structure Plan, Area Redevelopment Plan, Conceptual Scheme, Hamlet Plan, and/or Master Site Development Plan. These plans recognize the physical, economic, social, political, aesthetic, and related factors of the community involved.

“Conceptual Scheme” means a non-statutory plan that provides detailed land use direction, subdivision design, and development guidance. A Conceptual Scheme is subordinate to an area structure plan, and may be adopted by bylaw or resolution.

“Conference Centre” means an establishment used for the holding of meetings, conventions, seminars, workshops, product and trade shows, or similar activities, and may include dining and lodging facilities for the use of participants, as well as compatible accessory facilities.

“Construct” means to build, rebuild, or relocate and without limiting the generality of the word, also includes: any preliminary operation such as excavation, filling or draining; altering an existing building or structure by addition, enlargement, extension, or other structural change; and any work which requires a Building Permit.

“Council” means the Council for the County.

“County” means Rocky View County.

“County Road” means a road owned and maintained by Rocky View County, including Township and Range Roads.

"Density" means the number of Dwelling Units on a site expressed in units per hectare (uph).

"Designated Officer(S)" means those persons designated by bylaw under the MGA and for purposes of the Bylaw, are the Development Officer, Bylaw Enforcement Officer, and CAO of the County or their Designate.

"Development" means:

- a) An excavation or stockpile and the creation of either of them, or
- b) A building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land, or
- c) A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
- d) A change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

"Development Agreement" means an agreement which is a contract between a developer and the County regarding the sharing of costs arising from the construction or servicing of a development.

"Development Authority" means a Development Authority established pursuant to the MGA to exercise development powers and duties on behalf of the County.

"Development Commencement" means the moment construction is started on site (i.e. excavation) or the land use has begun for the purposes of the Development Permit application.

"Development Completion" means the moment the required Building/Development Permit conditions and requirements have been met for the purposes of the Development Permit application and/or the final inspection reports have been received.

"Development Completion Certificate" means a certificate issued by a Development Authority confirming that the requirements of a development permit have been satisfactorily completed.

"Development Permit" means a document or permit, which may include attachments, issued pursuant to this Bylaw authorizing a development.

"Digital Display" means a device intended to display copy using electronic screens, projection, television, computer video monitors, liquid crystal displays (LCD), light emitting diode (LED) displays, or any other similar electronic, computer generated or digital technology.

"Direct Control District" means a district in the Land Use Bylaw which details guidelines established by Council for control over the use and development of an area pursuant to the provisions of the MGA.

"District" means a Land Use District.

"Dwelling" or "Dwelling Unit" a building or portion of a building consisting of one or more rooms operated or intended to be operated as a permanent residence for a household, containing cooking, sleeping and sanitary facilities only for that unit. All Dwellings or Dwelling Units, **except Dwelling, Tiny**, shall have a permanent foundation.

"Dwelling, Manufactured" means a detached Dwelling Unit consisting of a transportable dwelling that is designed and built to CAN/CSA Standard, to be moved, from one point to another as a single unit, and which is upon its arrival at the site where it is to be located, ready for occupancy except for incidental building operations such as connection to utilities. A Dwelling, Manufactured shall have a minimum GFA of 37.1 m² (399.34 ft²).

"Dwelling, Multiple Unit" means a dwelling with three (3) or more Dwelling Units. This use includes condominium style housing types such as Townhouses, Stacked-Townhouses and Four-plexes or Apartments. Accessory Dwelling Units are not permitted in Multiple Unit Dwellings.

“Dwelling, Duplex/Semi” means a dwelling containing two (2) Dwelling Units having the dwelling area of one located above the dwelling area of the other each with a private entry or a dwelling containing not more than two (2) Dwelling Units sharing a common wall, which may be subdivided along the common wall.

“Dwelling, Rowhouse” means a dwelling containing three (3) or more Dwelling Units located side by side, have direct access to grade, and are separated by a common party wall extending from the foundation to the roof; which may be subdivided along the common wall.

“Dwelling, Single Detached” means a dwelling which is supported on a permanent foundation or basement and has a minimum GFA of 37.1 m² (399.34 ft²).

“Dwelling, Tiny” means a detached Dwelling Unit less than 37.1 m² (399.34 ft²) in GFA.

“Dwelling Unit, Accessory to a Principal Use” means a dwelling that is accessory to a non-residential principal use of the parcel.

“Easement” means a right to use land generally for access to other property or as a right-of-way for a public utility.

“Natural Gas Plant” means a use where electrical power is produced and distributed from, including on-site transformers and electrical transmission lines.

“Equestrian Centre” means public facilities (buildings, shelters or other structures) at which horses are exercised or trained, training in equestrian skills or equestrian competitions or shows rodeos or other similar events are held, where a fee has been paid to participate, attend or use the facilities.

“Establishment (Eating)” means an establishment where food is prepared and served on the premises for sale to the public. Ancillary activities may include entertainment and the serving of alcoholic beverages when licensed by the Alberta Gaming and Liquor Commission. Typical uses include restaurants, cafes, delicatessens, tea rooms, lunchrooms, refreshment stands, take-out restaurants and catering services.

“Establishment (Drinking)” means an establishment, licensed by the Alberta Gaming and Liquor Commission, in which alcoholic beverages are served for a fee for consumption on the premises, and any preparation or serving of food is accessory thereto, and includes a licensed lounge that is ancillary to a Restaurant. Typical uses include pubs, bars, lounges, nightclubs, theatre restaurants and banquet facilities.

“Establishment (Entertainment)” means a use where live performances or motion pictures are shown. Typical uses include auditoria, cinemas and theatres, but does not include Establishment (Restricted).

“Establishment (Restricted)” means a use where potentially controversial goods and services are offered to the public. Typical uses include gambling venues such as casino's and bingo halls.

“Excavation” means any breaking of ground, except common household gardening and ground care.

“Farm” means an agricultural operation.

“Farm Building” means a building exclusively used for the housing of livestock, the storage of farm machinery, the storage of farm produce or the storage of feed for livestock.

“Farm Gate Sales” means a use where the sale of farm products which are produced in the same farming operation takes place.

“Farmers Market” means a market which has a primary use of selling goods produced in farming operations, and operates on a regular but temporary occurrence, and can include use of a building, structure or lot for the purpose of selling any or all produce and crafts and may include retail stores and restaurants.

“Fence” means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or provide sound abatement and may include confinement of livestock and protection of livestock from wind.

“Filling” means the import and placement of natural uncontaminated earth or aggregate materials (e.g. clay, silt, sand, gravel) on a parcel for the purposes of altering/modifying grades, drainage, or building up a site for a proposed

building or development, but does not include the import and placement of dry-waste, hydro vac material or land fill waste materials, and does not include the placing of topsoil.

“Film Production” means a premises, set structures, props, or installations used in the production of any form of motion picture, television program, live broadcast, special effects, recording, or visual or audio arts projects and may include (but is not limited to) lighting, outdoor storage, parking, temporary trailers, food service (for staff), signage and any other activities reasonably associated with film production.

“Firing Range” means a specialized practice range for target practice, located within an enclosed building or outside area, including targets for rifles or handguns practice.

“First Parcel Out” means a single residential or agricultural parcel created from a previously un-subdivided Quarter Section.

“Flood Fringe” means the portion of the flood hazard area outside of the floodway, as determined by the Province of Alberta. Water in the flood fringe is generally shallower and flows slower than in the floodway.

“Flood Hazard Area” means the area of land bordering a water course or water body that would be affected by a design flood and includes the flood fringe, floodway, and may include areas of overland flow, as determined by the Province of Alberta.

“Floodway” means the portion of the flood hazard area where flows are deepest, fastest, and most destructive, as determined by the Province of Alberta. The floodway typically includes the main channel of a watercourse and a portion of the adjacent overbank area.

~~**“Floor Area”** means the total floor area of a building within the exterior walls. This does not include basement areas parking areas below grade, and areas devoted exclusively to mechanical or electrical equipment servicing the development.~~

“Government Services” means a use where municipal, provincial or federal government services directly to the public or the community at large, and includes development required for the public protection of persons or property. Typical facilities would include police stations, fire stations, courthouses, post offices, municipal offices, social service offices, employment offices and airport terminals.

“Ground Cover” means vegetation, other than grass, commonly used for landscaping purposes and includes herbaceous perennials and flowers.

“Grade, Building” means the ground elevation established for the purpose of regulating the number of stories and the height of a building. The grade, building shall be the level adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for the four elevations.

“Grade, Drainage” means the ground elevation established in a lot drainage plan attached to an approved Development Permit for the purpose of controlling the flow of surface water on the lot.

~~**“Gross Floor Area (GFA)”** means the total floor area of a building within the exterior walls. This does not include basement areas parking areas below grade, and areas devoted exclusively to mechanical or electrical equipment servicing the development.~~

“Hamlet” means unincorporated area as defined by the MGA or as declared by a bylaw and Public Hearing process.

“Highway” means a provincial highway pursuant to the *Highways Development and Protection Act*, S.A. 2004 Chapter H-8.5, as amended or replaced from time to time.

“Home-Based Business (Type I)” means a use where business is conducted in a Principal Building with limited weekly visits and employees that reside in the Principal Building. Uses are secondary to the residential use of the parcel and do not change the residential appearance of the land and buildings.

“Home-Based Business (Type II)” means a use where business is conducted in a Principal Building or Accessory Building with moderate weekly visits and **which may have with one employees** who does not live on the property. Uses are secondary to the residential use of the parcel and do not change the residential appearance of the land and buildings.

“Hotel/Motel” means a building used primarily for sleeping accommodations and ancillary services provided in rooms or suites of rooms, which may contain bar/kitchen facilities; the building may also contain commercial or other uses and may or may not offer such additional services as party facilities, restaurant or dining room services, or public convention facilities.

“Industrial (Light)” means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of a Development Authority, there is significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered Industrial (Light). Typical uses include laboratories, general contractors and landscaping services, construction firms, self storage facilities and warehouse sales of furniture, floor coverings etc.

“Industrial (Medium)” means those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered Industrial (Heavy). Typical uses include manufacturing and processing plants that do not pose a Nuisance.

“Industrial (Heavy)” means those developments that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods, but does not include Cannabis Cultivation or Cannabis Processing. Typical uses include wreckage and salvage yards, and manufacturing and processing facilities that create a Nuisance.

“Industrial (Logistics)” means a use accommodating the storage and inter-modal (rail, highway) distribution of goods resulting in larger traffic volume. Typical uses include shipping/receiving facilities, transshipment and distribution centres.

“Infill Development” is the process of developing vacant or under-used parcels within existing areas that are already largely developed.

“Internal Subdivision Road” means a public roadway providing access to lots within a registered multi-parcel subdivision and which is not designated as a Township or Range Road.

“Kennel” means a facility for the keeping, breeding, boarding, caring, or training of dogs and/or other domestic pets over three months of age, excluding livestock.

“Landscaping” means to change or modify the natural features of a site so as to make it more attractive by adding lawns, trees, shrubs, ornamental plantings, fencing, walks, drives, or other structures and materials.

“Lane” means a public thoroughfare which provides a secondary means of access to a parcel. Commonly referred to as a ‘Back Alley’.

“Livestock” means horses, cattle, sheep, swine, live poultry, fur-bearing animals raised in captivity, game-production animals within the meaning of the *Livestock Industry Diversification Act*, as amended or replaced from time to time.

“Loading Space” means a space for parking a vehicle (commercial) while being loaded or unloaded.

“Maintenance” means the upkeep of a building or property that does not involve structural change, the change of use, or the change of intensity of use.

“Manure Storage Facility” means a structure, reservoir, catch basin, lagoon, cistern, gutter, tank, or bermed area for containing livestock wastes prior to the waste being used or disposed. It does not include a vehicle, motor or any mobile equipment used for transportation or disposal of livestock wastes.

“Master Site Development Plan” means a non-statutory plan that is adopted by Council resolution. A master site development plan provides design guidance for the development of a large area of land with little or no anticipated subdivision.

“Mixed-Use Building” means a building used partly for residential use and partly for commercial use.

“Mixed-Use Development” means a parcel of land or a building or structures developed for two or more different uses that may include uses such as residential, office, manufacturing, retail, public, or entertainment.

“Natural Resource Extraction/Processing” means a use where raw materials are removed, extracted or processed. Typical resources and raw materials would include oil and gas, peat, sand, silt and gravel, shale, clay, marl, limestone, gypsum or other minerals, timber and coal. Typical facilities or uses would include gravel pits (and associated crushing operations), asphalt processing, sand pits, clay or marl pits, peat extraction, stripping of topsoil, timber removal, sawmills and related timber/wood processing and oil and gas processing plants or refineries.

“NIT” A nit is a unit of measurement of luminance, or the intensity of visible light.

“Non-Conforming Building” means a building:

- a) That is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or the land on which the building is situated becomes effective, and
- b) That on the date the land use bylaw becomes effective does not, or when constructed will not, comply with the land use bylaw.

“Non-Conforming Use” means a lawful specific use:

- a) Being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective, and
- b) That on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw.

“Nuisance” means anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.

“Occupancy” means the utilization of a building or land for the use for which it was approved.

“Occupancy Permit” means a permit issued under the *Alberta Safety Codes Act*, as amended or replaced from time to time, for the right to occupy or use the bay, building or structure for the use intended.

“Office” means a Building that provides space for professional, management, administrative, consulting and similar office and business support services.

“Outdoor Storage” means an outdoor area that may contain a building or structure used for the accessory keeping of goods, inventory, materials, machinery, equipment, unregistered vehicles, or Vehicles (Recreation), outside in association with the primary use on the parcel.

“Overland Flow” means special areas of the flood fringe, as determined by the Province of Alberta.

“Parcel” means the aggregate of the one or more areas of land described in a Certificate of Title or described in a Certificate of Title by reference to a plan filed or registered in a Land Titles Office. May also be referred to as a site.

“Parcel Area” means the total area of a parcel.

"Parcel Coverage" means the combined area of all buildings or structures upon the parcel, measured at the approved grades, including all porches and verandas, enclosed terraces, steps, cornices, eaves, and similar projections; such area shall include air wells, and all other space within an enclosed building.

"Parcel Frontage" means the length of a street boundary measured along the front line of a parcel.

"Parcel, Corner" means a parcel that abuts two (2) intersecting streets.

"Parcel, Double Fronting" means a parcel which abuts two (2) non-intersecting streets (excluding lanes).

"Parcel, Interior" means a parcel which is bounded by only one (1) street.

"Park" means a use where land is designated for active or passive recreational use by the public which does not require dedicated facilities beyond supporting accessory buildings or structures and landscaping. Typical uses include playspaces, walkways, trails, nature interpretation areas, picnic areas, athletic fields and similar uses.

"Parking Lot" means a portion of land or of a building set aside for the short-term parking of motor vehicles.

"Portable Grain Bins" means a manufactured cylindrical steel bin that is less than 5.60 m in diameter and less than 6,000 bushels in capacity and is placed on skids.

"Post-Secondary" means a building or facility of a post-secondary institution such as a technical college, college or university.

"Principal Building" means a building, which in the opinion of the Development Authority occupies the major or the central portion of a site, or is the chief or the main one among the buildings on the site, or constitutes by reason of its use the primary purpose for which the site is used.

"Principal Use" means the use of a site or of a building which in the opinion of the Development Authority constitutes the primary purpose for which the site is used.

"Property Line" means any boundary of a lot or parcel, and includes the rear, front and side property lines of a lot.

"Quarter Section" means a titled area of: 64.7 ha (160 ac) more or less; or a gore strip greater than 32.38 ha (80 ac) in size, that has not been subdivided, excluding subdivisions for boundary adjustments, road widening, and public uses such as a school site, community hall, and rights of way of roads, railroads, and canals.

"Recreation (Culture & Tourism)" means a use where public or private cultural or tourism recreation occurs. Typical uses include tourist information centres, libraries, museums, or other cultural facilities, but does not include Recreation (Public) facilities.

"Recreation (Outdoor)" means a use where outdoor recreation occurs. Typical uses include outdoor skating rinks, lawn bowling greens, tennis courts, swimming and wading pools, water spray parks, rodeo grounds, go-cart tracks, miniature golf, theme parks and golf courses.

"Recreation (Private)" means a use where sports or recreation, that is privately owned, occurs within an enclosed Building. Typical uses include private clubs or lodges, health or fitness clubs, or private recreation facilities such as bowling alleys, arcades or racquet courts.

"Recreation (Public)" means a use where sports or recreation, that is open to the public, occurs within an enclosed building. Typical uses include recreation centres, community halls, public swimming pools, curling rinks and arenas, but does not include Government Services.

"Recycling/Compost Facility" means the use of premises for the collection and sorting of garbage or compost, and the packaging of paper, newspapers, clothing, cans, or bottles and similar domestic or commercial garbage. This use does not include a manure storage facility as defined in the *Agricultural Operation Practices Act*, as amended or replaced from time to time.

"Redesignation" means the conversion of land from one land use to another.

“Reserve, Municipal (MR)” means the land designated as Municipal Reserve per the MGA.

“Reserve, Environmental (ER)” means the land designated as Environmental Reserve per the MGA.

“Religious Assembly” means a development owned by a religious organization used for worship and related religious, philanthropic, or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories, and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries.

“Retail (Small)” means a use where the sale of goods and services occur in a building with a Gross Floor Area less than 1,000.0 m². Typical uses include a convenience store or sandwich shop or personal services such as hairdressers/salons, massage clinics, laundromats, or tailors but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

“Retail (General)” means a use where the sale of goods and services occur in a building with a Gross Floor Area between 1,000.0 - 4,000.0 m². Typical uses include a clothing store, pharmacy, or bank but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

“Retail (Large)” means a where the sale of goods and services occur in a building with a Gross Floor Area larger than 4,000.0 m². Typical uses include ‘big box’ retailer but does not but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

“Retail (Groceries)” means use where the retail of raw or prepared foods (with a Gross Floor Area less than 4,500.0 m²) that may include ancillary uses such as a pharmacy, optometrist or postal services but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

“Retail (Restricted)” means a use where potentially controversial goods and services are offered to the public for sale for use or consumption off-site. Typical uses include liquor stores, ~~and~~ adult goods stores, ~~and~~ firearm sales but does not include Cannabis Retail Store.

“Retail (Garden Centre)” means a development providing for the sale of bedding, household and ornamental plants, and associated merchandise, and may include display gardens but does not include Cannabis Retail Store.

“Retail (Shopping Centre)” means a use where commercial establishments are grouped on a site planned, developed, and managed as a single unit with on-site parking provided.

“Retaining Wall” means a wall for holding in place, a mass of earth or the like, as at the edge of a terrace or excavation.

“Riding Arena” means a private facility for the training, exercising, and boarding of horses. The arena shall not be used for horse shows, rodeos, teaching sessions or similar events to which there is a fee to participate in or to use the facilities.

“Riparian Protection Area” means the lands adjacent to naturally occurring watercourses, which the County has deemed necessary to protect by limiting certain forms of development within this area. The purpose and intent of the riparian protection area is to conserve and manage riparian lands. The riparian protection area is based on the Province of Alberta’s “Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta’s Settled Region” as amended or replaced from time to time.

“School, Commercial” means a service commercial establishment which provides instruction in any subject for profit or gain, typical uses include a trade school, ~~a secretarial college or school~~, a dance school or studio, a school of music, a modeling school, ~~a charm school~~, a ceramics school, or studio but does not include a public school, separate school, or private school.

“School” means a place of instruction operated with public funds pursuant to the *School Act*, as amended or replaced from time to time, which may be located on reserve land pursuant to the MGA. This use does not include a School, Commercial.

“Screening” means a fence, earth berm, row of trees, hedge, or established shelterbelt used to visually and/or physically separate areas or functions.

“Servicing Standards” means the County’s technical requirements that govern infrastructure design, construction, testing, inspection, maintenance, and transfer of public works.

“Setback” means the perpendicular distance as measured between that part of a building nearest to the front, side or rear property lines of a parcel. In the case of a setback involving a yard, front, it means the distance measured perpendicularly from the front property line of the parcel, to the nearest point of the building.

“Set Structures” means any structure associated with film production facility activities. Set structures may undergo aesthetic or structural modifications as part of a project or between different projects. These are primarily shell structures and shall not be used for residential, commercial, or industrial occupancy.

“Shelterbelt” means a planting made up of one or more rows of trees or shrubs planted in such a manner as to provide shelter from the wind and to protect soil from erosion.

“Shipping Container” means a painted steel container (also known as a “Sea Can”), 2.6 m in height, that was once used to transport goods and is typically used for storage.

“Show Home” means the use of an unoccupied residential building as a sales office and/or as a facility to demonstrate a builder’s housing product.

“Sidewalk” means a pathway or right-of-way for pedestrian traffic.

“Sign” means an object or device intended to advertise or call attention to a person, matter, event or location.

“Sign – Common Terms”

- a) **“Copy”** means the letters, graphics or characters that make up the message on the sign face.
- b) **“Changeable Copy”** means that portion of the copy that can be readily changed either manually or electronically.
- c) **“Building Face”** means any exterior wall of a Building.
- d) **“Third Party Advertising”** means advertising which directs attention to a business, commodity, service or event that is conducted, sold or offered elsewhere than on the premises on which the sign is located.

“Solar Farm” means an installation or area of land in which a large number of solar panels are set up in order to generate electricity.

“Special Event” means an event regulated by Bylaw C-7990-2020 as amended.

“Special Function Business” means a use where events are held on a semi-regular basis that may or may not include the erection of structures. Typical uses include wedding venues, concerts, galas, and tradeshow.

“Station (Gas/Electric)” means a use where fuel for vehicles, such as gasoline and/or electric vehicle charging stations are sold, typically including a Small Retail component. This use does not include a Bulk Fuel Facility.

“Station (Bulk Fuel)” means a use where gas and petroleum products are stored for distribution to customers.

“Statutory Plan” means an inter-municipal development plan, a municipal development plan, an area structure plan or an area redevelopment plan adopted by a municipality under the MGA, as amended or replaced from time to time.

“Stockpile” means an accumulation of goods, materials or raw materials, including snow dumps, stored outdoors in a pile-like formation.

“Street” means a public thoroughfare, often paved and referred to interchangeably as a road.

“Subdivision” the process of dividing land into smaller Parcels, overseen by the Subdivision Authority.

“Temporary” means a use which is limited in its permanence.

“Temporary Sales Centre” means a building less than 150 m² located on a parcel of land used as a sales office and/or as a facility to demonstrate a builder’s housing product.

“Top-Of-Bank” means the line where the surrounding tableland is broken by a valley slope and forms the escarpment as determined by a Geotechnical Engineer.

“Topsoil” means the uncontaminated uppermost layer of soil.

“Underlying Soil” means the layer of soil underneath the Topsoil. The typology of which is determined by the Alberta Geological Survey or by a qualified professional.

“Use” means the utilization of a parcel of land for a particular development activity.

“Use, Discretionary” means the use of land or a building provided for in this Bylaw for which a decision on a Development Permit may be issued upon a Development Permit application having been made and subject to the enabling conditions for each proposed development being satisfied.

“Use, Permitted” means the use of land or a building provided for in this Bylaw for which a Development Permit shall be approved and issued by the Development Authority when the proposed development conforms to all applicable requirements and rules of this Bylaw, with or without conditions, upon application having been made to the Development Authority.

“Use, Intensity Of” means the degree or scale of operation of use or activity in relation to the amount of land and buildings associated with the use, vehicular traffic generation resulting thereof, amount of parking facilities required for the particular land use activity, etc.

“Use, Similar” means a use of a site or building in a District which, in the opinion of the Development Authority, is so similar to a Permitted Use or Discretionary Use in that District that it meets the intent of Council for the development of that District as set out in the purpose and intent statement, but does not include a use that is specifically defined as a Permitted or Discretionary Use in any other District.

“Utilities” means a system or works used to provide services such as potable water, sewage disposal, waste management or storm systems, as well as the Buildings that house the public utility, and any offices or equipment.

“Vacation Rental” means a Dwelling Unit that is rented online via a hospitality service brokerage company that arranges lodging such as Airbnb, Vrbo, TurnKey, HomeAway etc.

“Variance” means a variation, relaxation or waiver of a development regulation or other requirement of the Bylaw.

“Vehicle (Agriculture)” means a vehicle, motor, implements of husbandry and trailers that are commonly used in an agricultural, general operation including but not limited to combines, tractors, cattle liners, grain trucks and carts, and horse/stock trailers.

“Vehicle (Commercial)” means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500kg or 7.0m in length, such as gravel trucks, gravel trailers, highway truck tractors, highway truck trailers, crane trucks, welding trucks, and vacuum trucks, and any vehicle not meeting the definition of a “private passenger vehicle” in the *Traffic Safety Act*, as amended or replaced from time to time.

“Vehicle (Recreation)” means a vehicle designed to be transported on its own wheels or by other means (including units mounted permanently or otherwise on trucks), which will permit its use for sleeping or living purposes for one or more persons on a short-term basis. Vehicle (Recreation) may include but not limited to motorized watercraft, 5th wheels, and recreational vehicles (RVs). Vehicle (Recreation) shall not be used as a Dwelling Unit.

“Walkway” means a public right-of-way for pedestrian use on which no motor vehicles are allowed

“Waste Management Facility” means a facility or landfill for the collection, storage, treatment or disposal of waste as defined in the County’s Waste Control Regulation.

“Waste Transfer Site” means the use of land or a facility for the collection of waste, recyclables, household hazardous waste, and compost into bulk containers for sorting and preparation for further transport to a waste management facility or recycling/compost facility.

“Water Body” means any location where water flows, is standing or is present, whether or not the flow or the presence of water is continuous, intermittent, or occurs only during a flood, and includes but is not limited to wetlands and aquifers, but does not include part of irrigation works if the irrigation works are subject to a license and the irrigation works are owned by the licensee, except in the circumstances prescribed in the *Water Act*, as amended or replaced from time to time.

“Watercourse” means a naturally occurring flowing body of water including but not limited to a river, creek, or stream, whether it conveys water continuously or intermittently, as identified by the County's Surface Water Data, Geomorphic Data, and Ortho-imagery Data, but excludes any human-made water features including but not limited to irrigation canals, ditches, reservoir, and drainage swales.

“Wind Farm” means an area of land with a commercial-scale group of energy-producing windmills or wind turbines. Ancillary structures may include equipment shelters.

“Yard” means a part of a parcel unoccupied by any portion of a Building or Accessory Building.

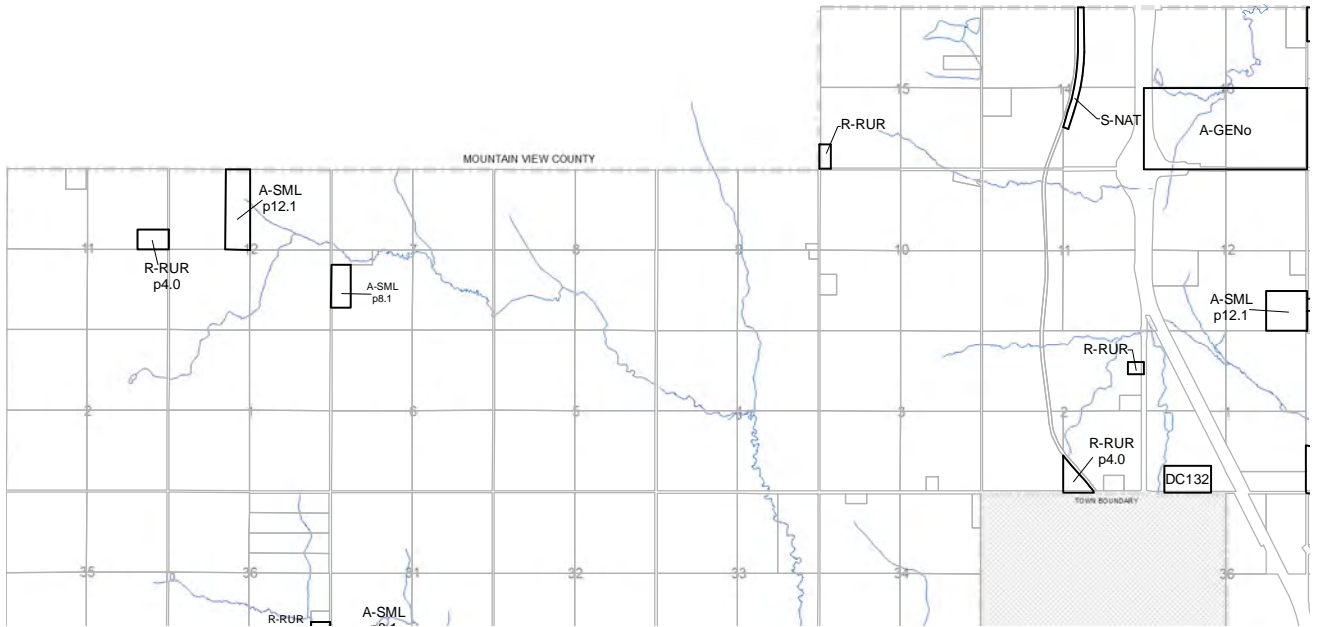
Schedule Live-Work Overlay

A



Schedule **Land Use Map**

B



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Contact the
County Planning
Department for
Official Confirmation

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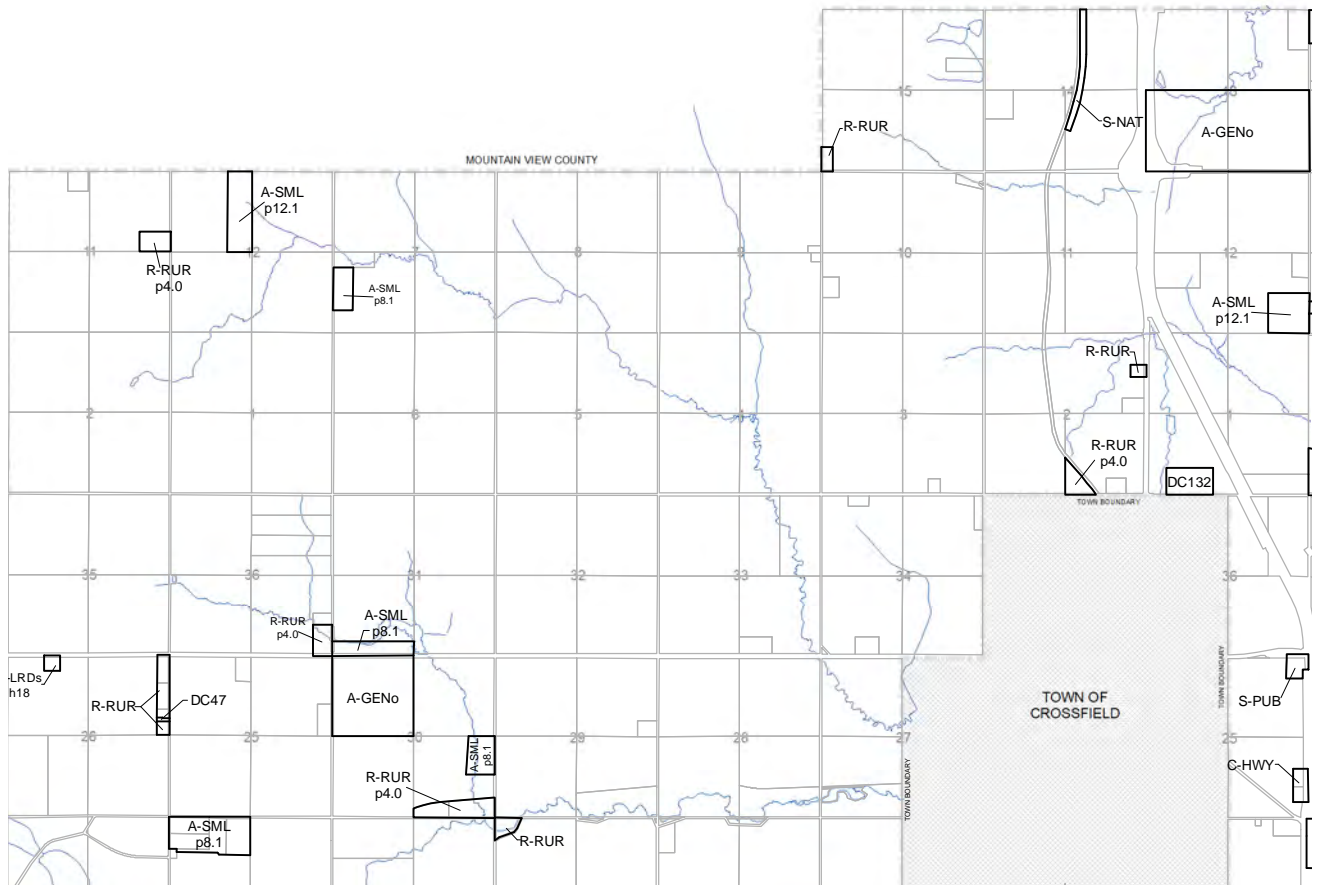


ROCKY VIEW COUNTY

TWP. 29-1-W5M & TWP. 29-2-W5M

LAND USE MAP NO. 95-96

Date: Aug 04, 2020 Page 435 of 645



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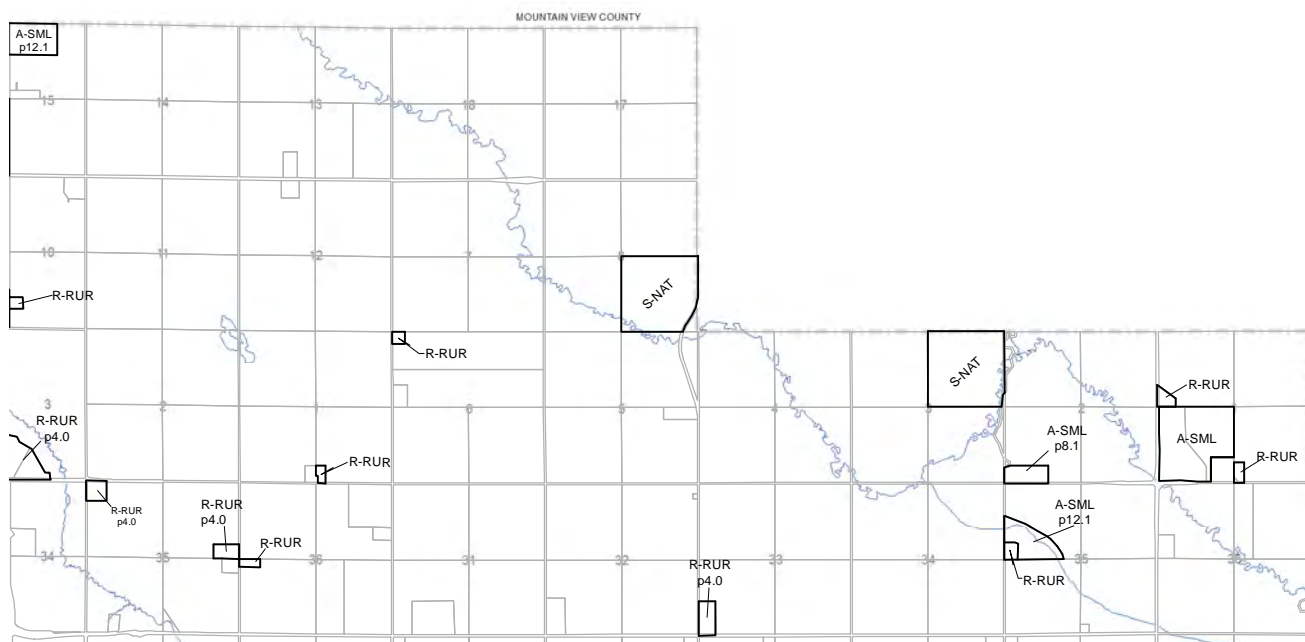
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ROCKY VIEW COUNTY
TWP. 29-1-W5M

LAND USE MAP NO. 95

Date: Aug 04, 2020 Page 436 of 645

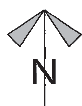


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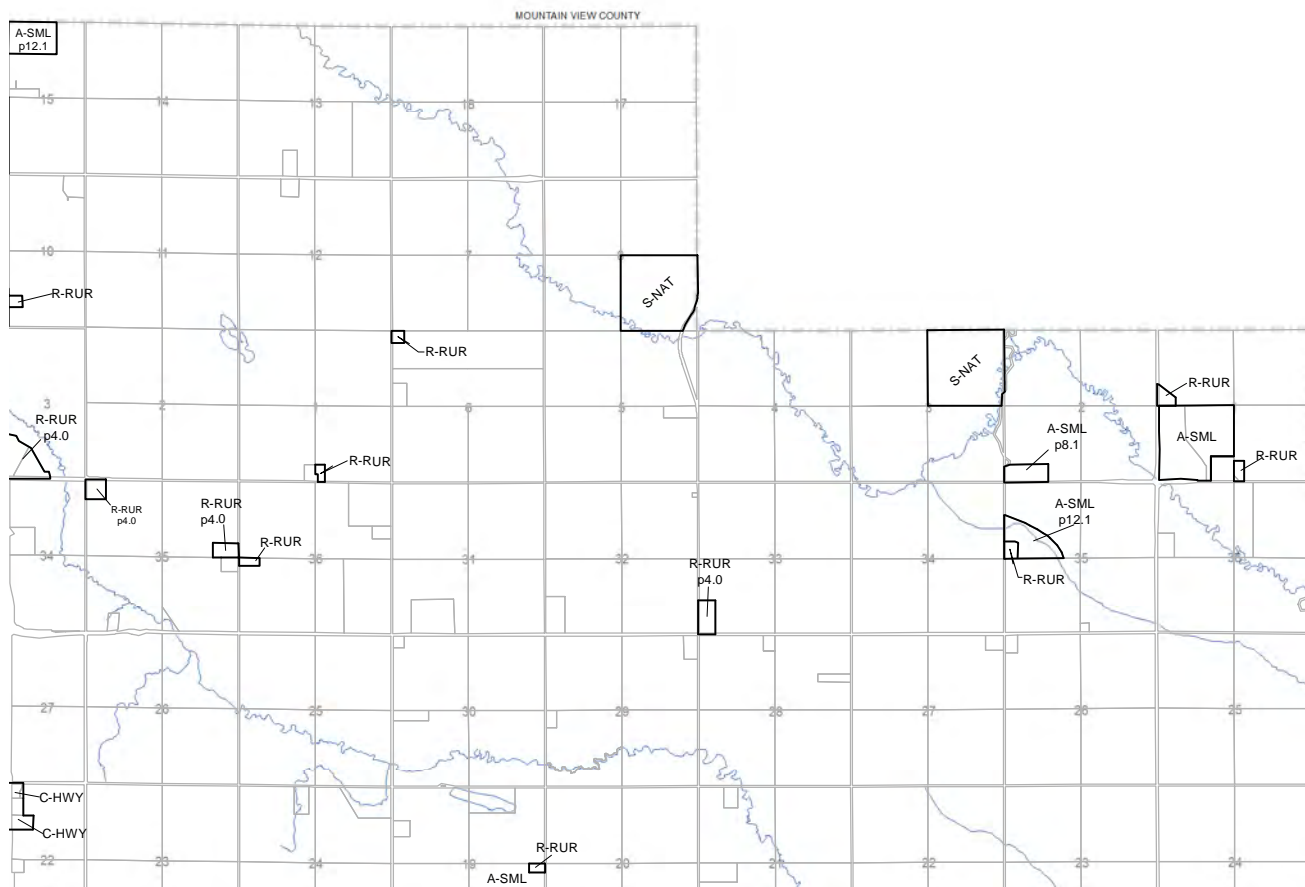


ROCKY VIEW COUNTY

TWP. 29-28-W4M & TWP. 29-29-W4M

LAND USE MAP NO. 93-94

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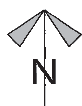


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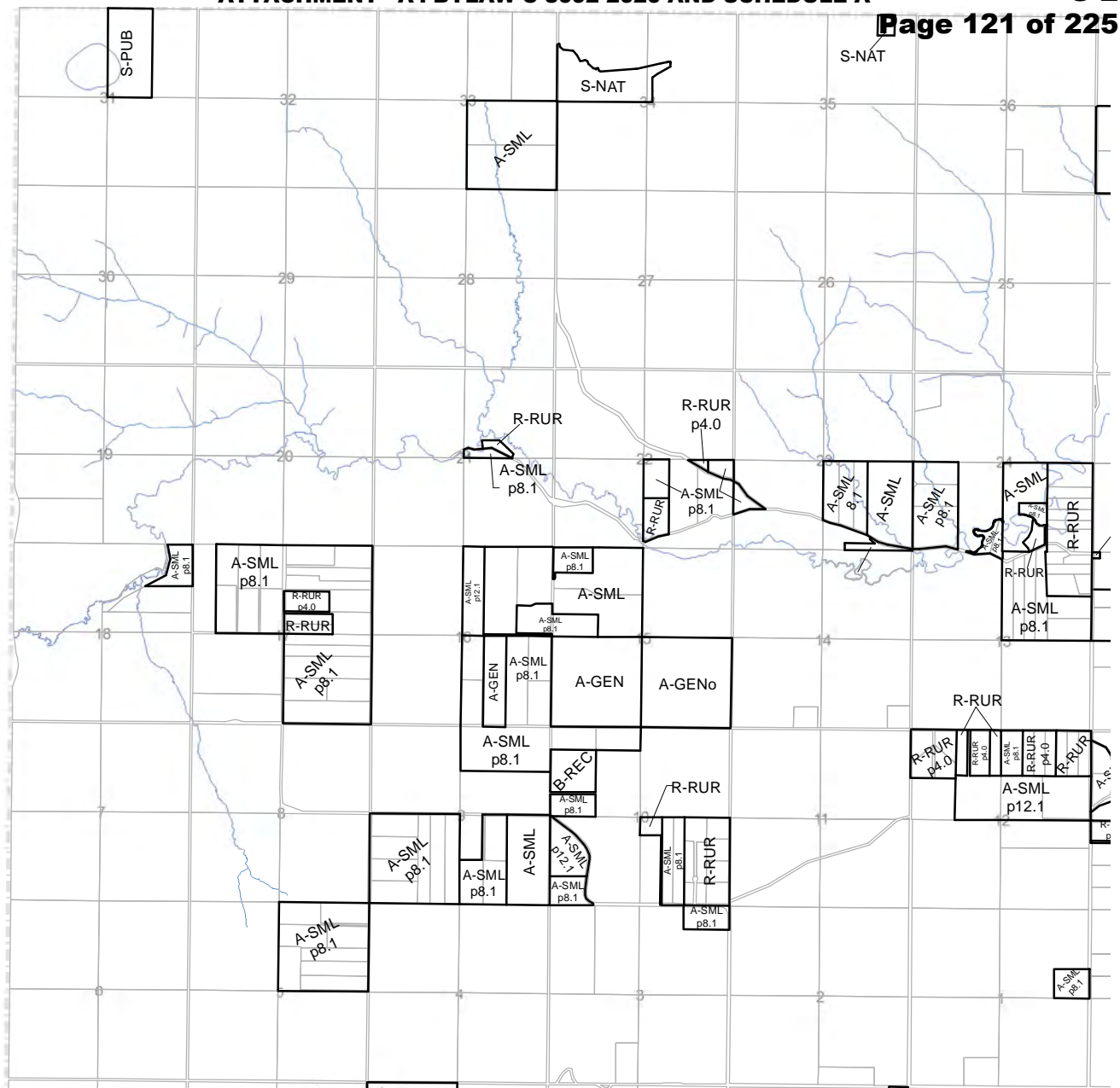
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ROCKY VIEW COUNTY
TWP. 29-28-W4M

LAND USE MAP NO. 93

Date: Aug 04, 2020 Page 438 of 645

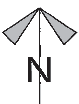


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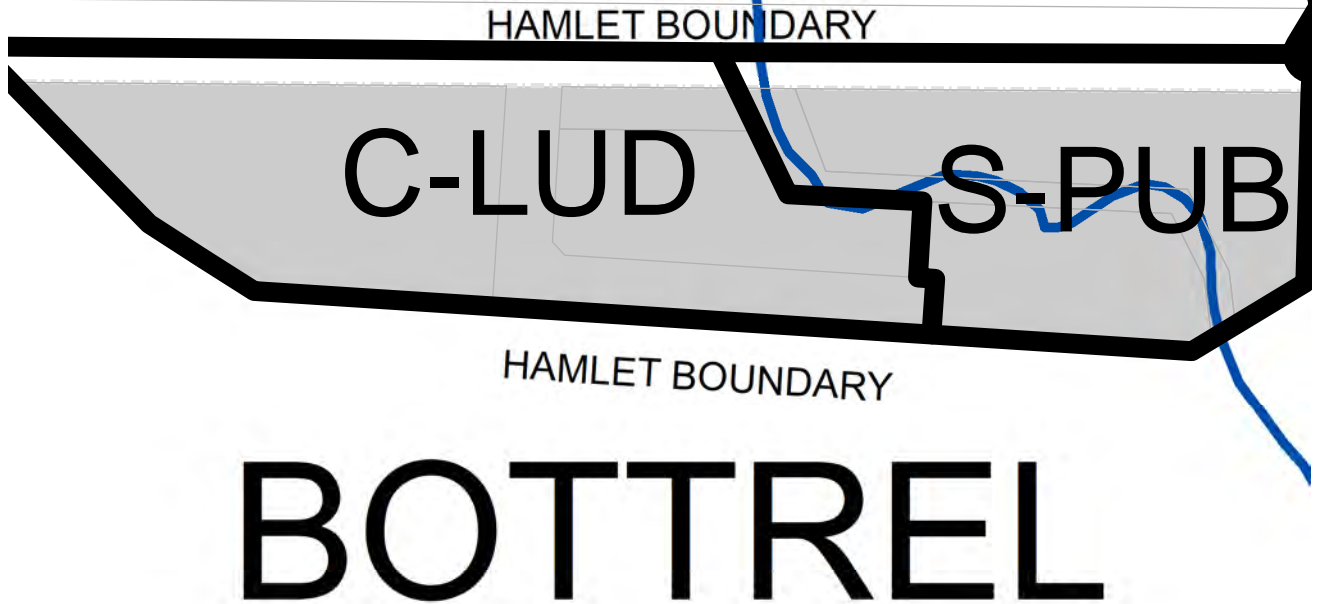
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ROCKY VIEW COUNTY
TWP. 28-5-W5M

LAND USE MAP NO. 89

Date: Aug 04, 2020 Page 439 of 645



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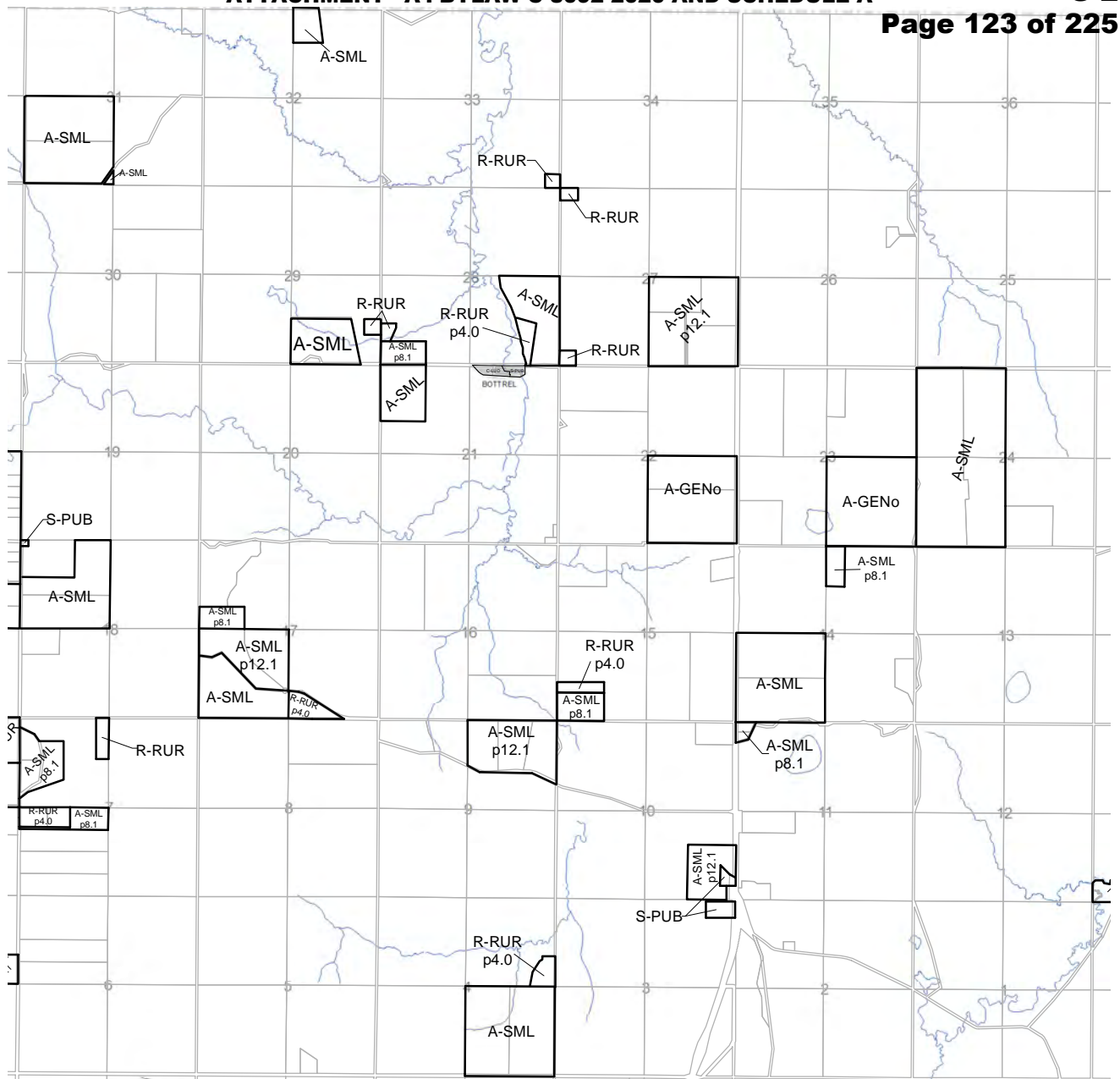
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ROCKY VIEW COUNTY
HAMLET OF BOTTREL

LAND USE MAP NO. 88-1

Date: Aug 04, 2020 Page 440 of 645



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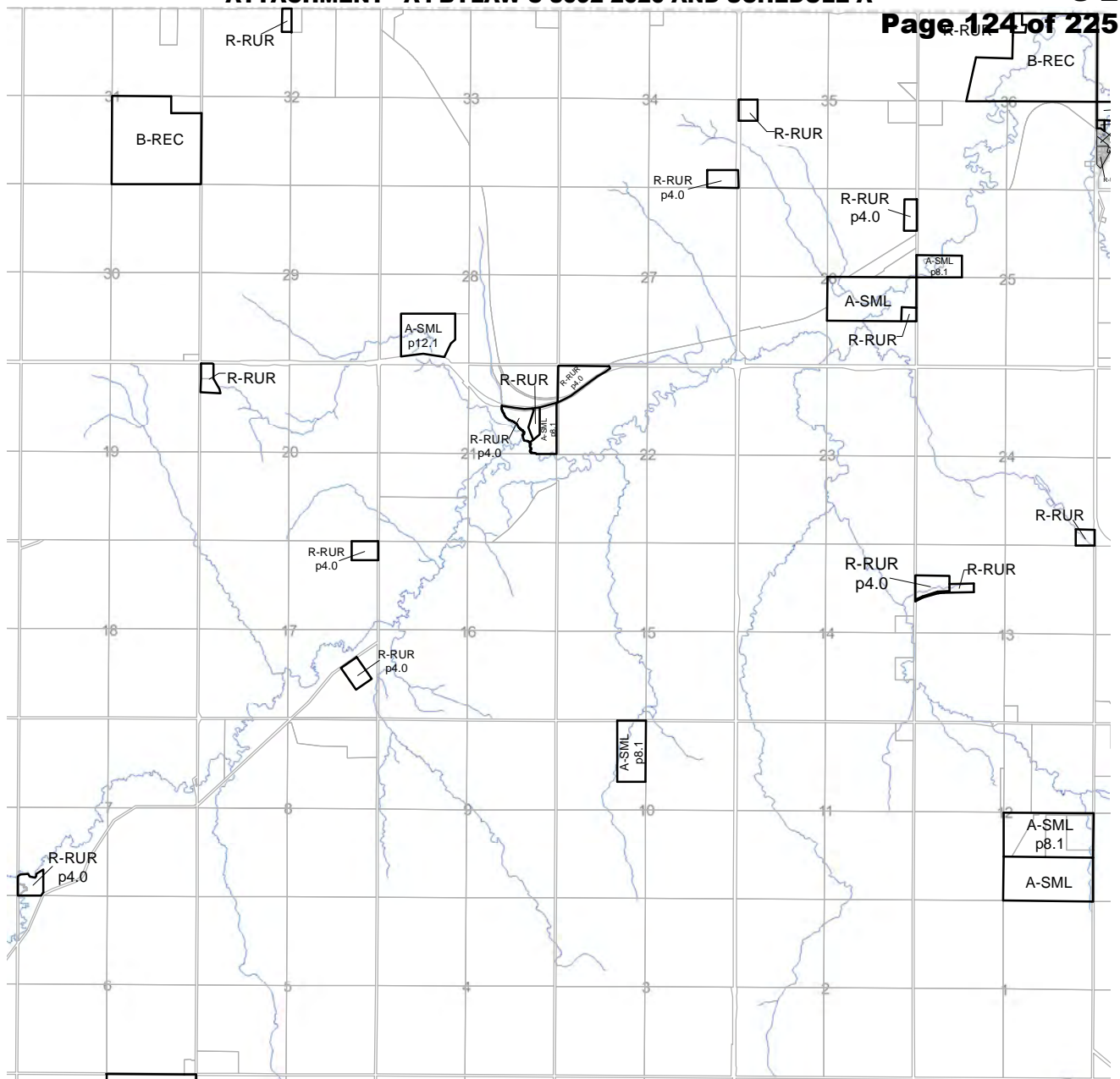
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ROCKY VIEW COUNTY
TWP. 28-4-W5M

LAND USE MAP NO. 88

Date: Aug 04, 2020 Page 441 of 645



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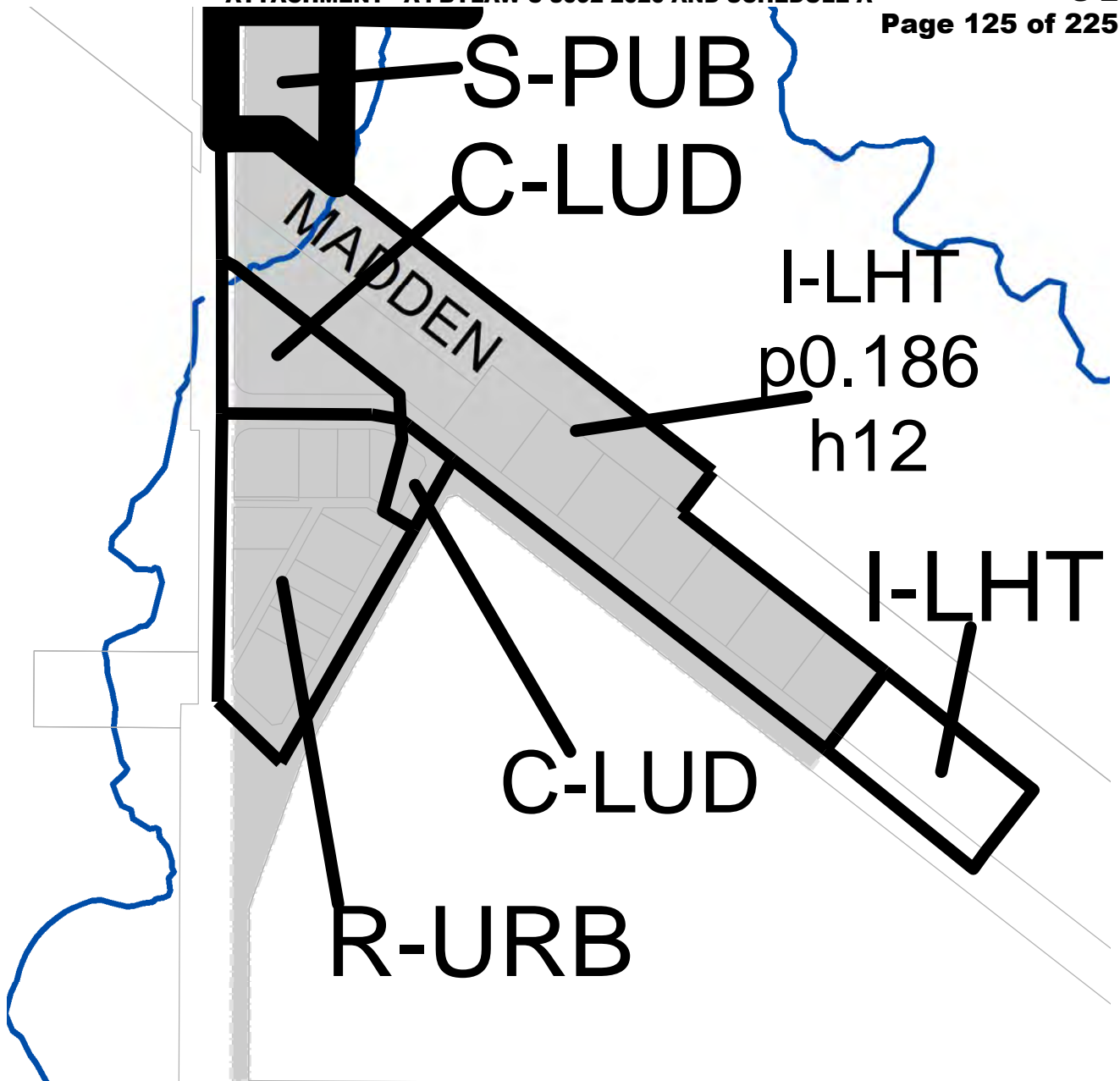
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ROCKY VIEW COUNTY
TWP. 28-3-W5M

LAND USE MAP NO. 87

Date: Aug 04, 2020 Page 442 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

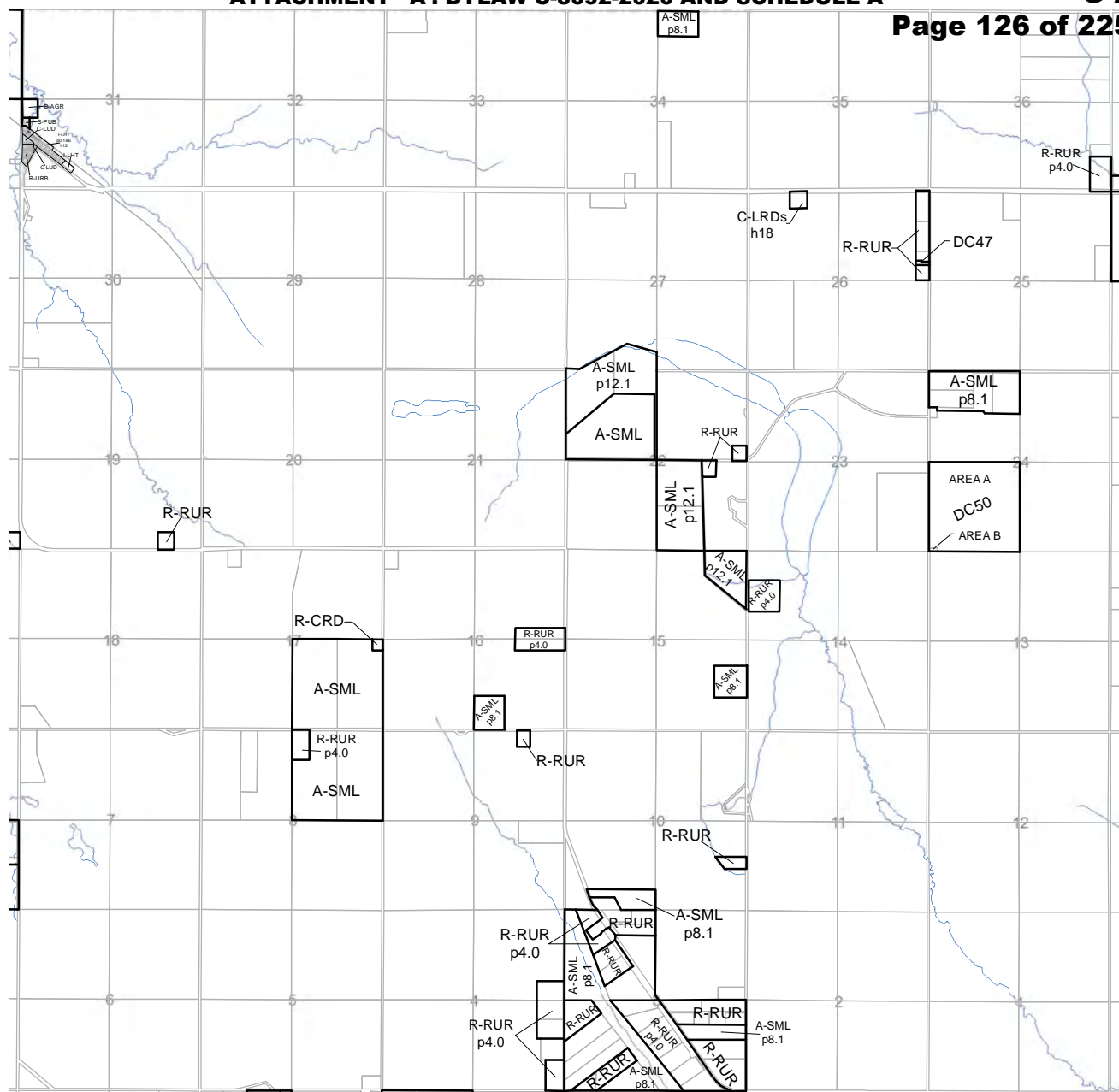
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
HAMLET OF MADDEN

LAND USE MAP NO. 86-1

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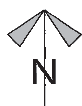


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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B-LWK	Business, Live-Work District

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County Planning
Department for
Official Confirmation

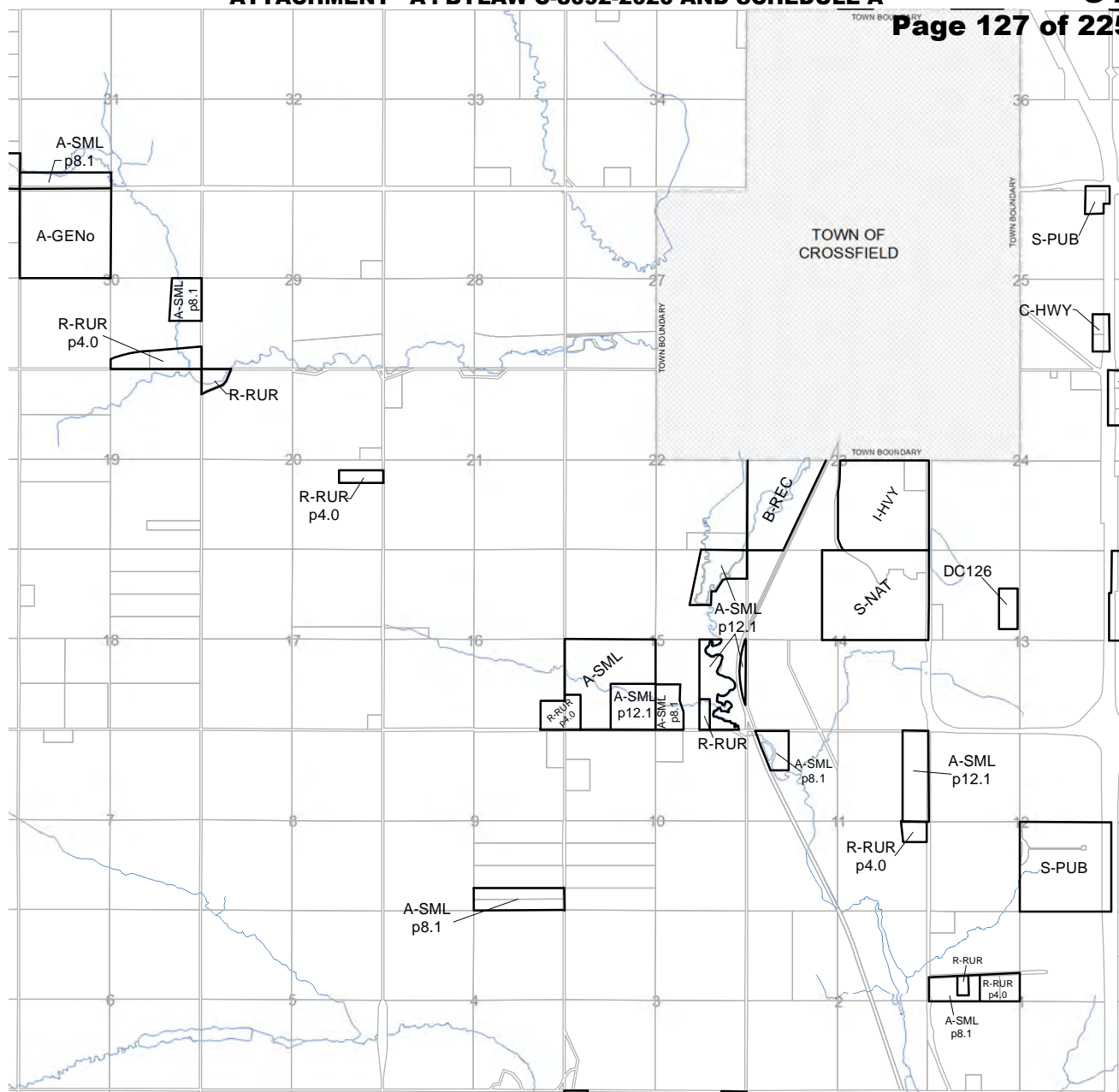
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
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I-HVY	Industrial, Heavy District
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S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 28-2-W5M

LAND USE MAP NO. 86

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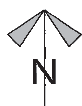


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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Contact the
County Planning
Department for
Official Confirmation

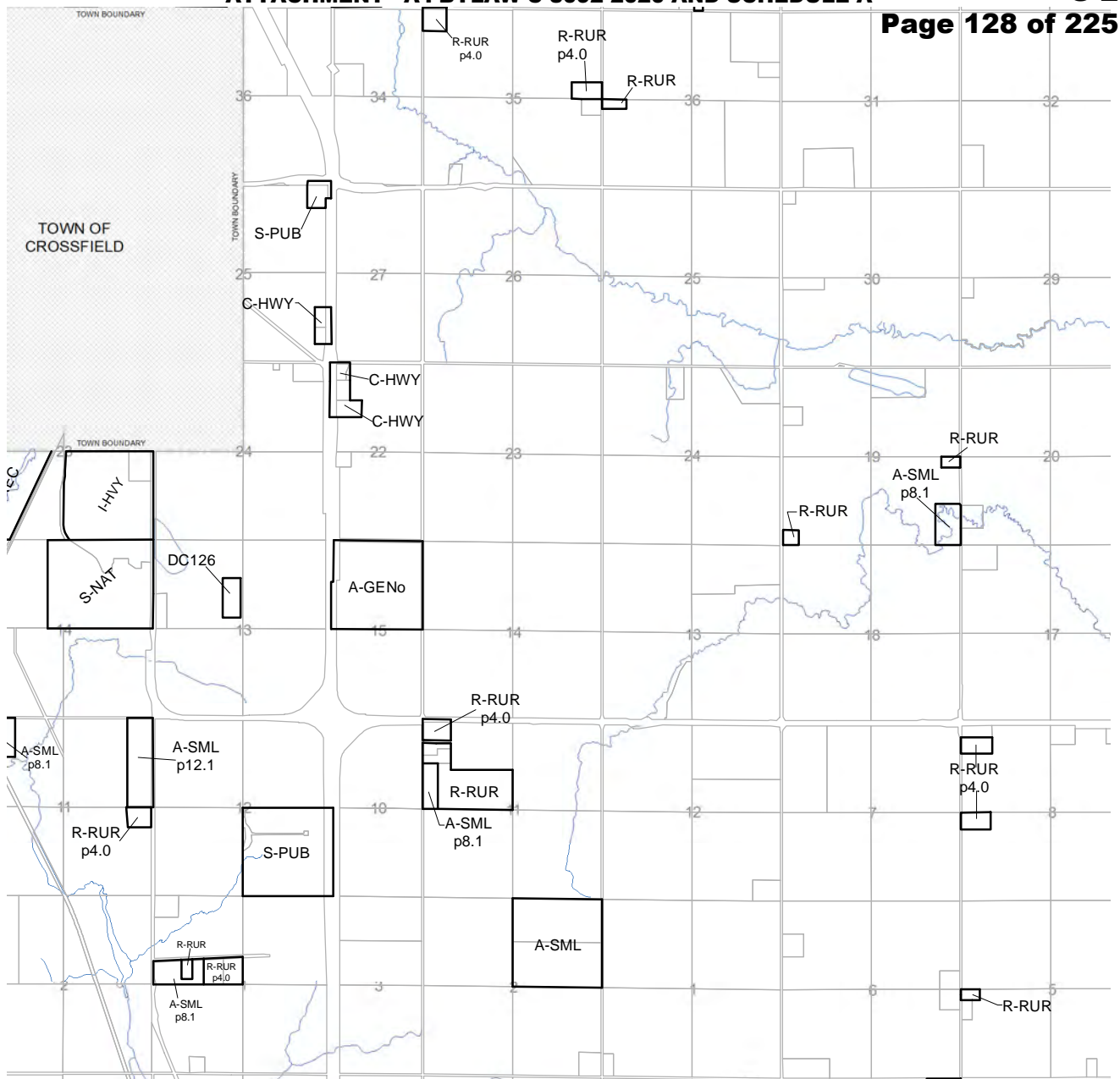
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 28-1-W5M

LAND USE MAP NO. 85

Date: Aug 04, 2020 Page 445 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
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R-CRD	Residential, Country Residential District
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B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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County Planning
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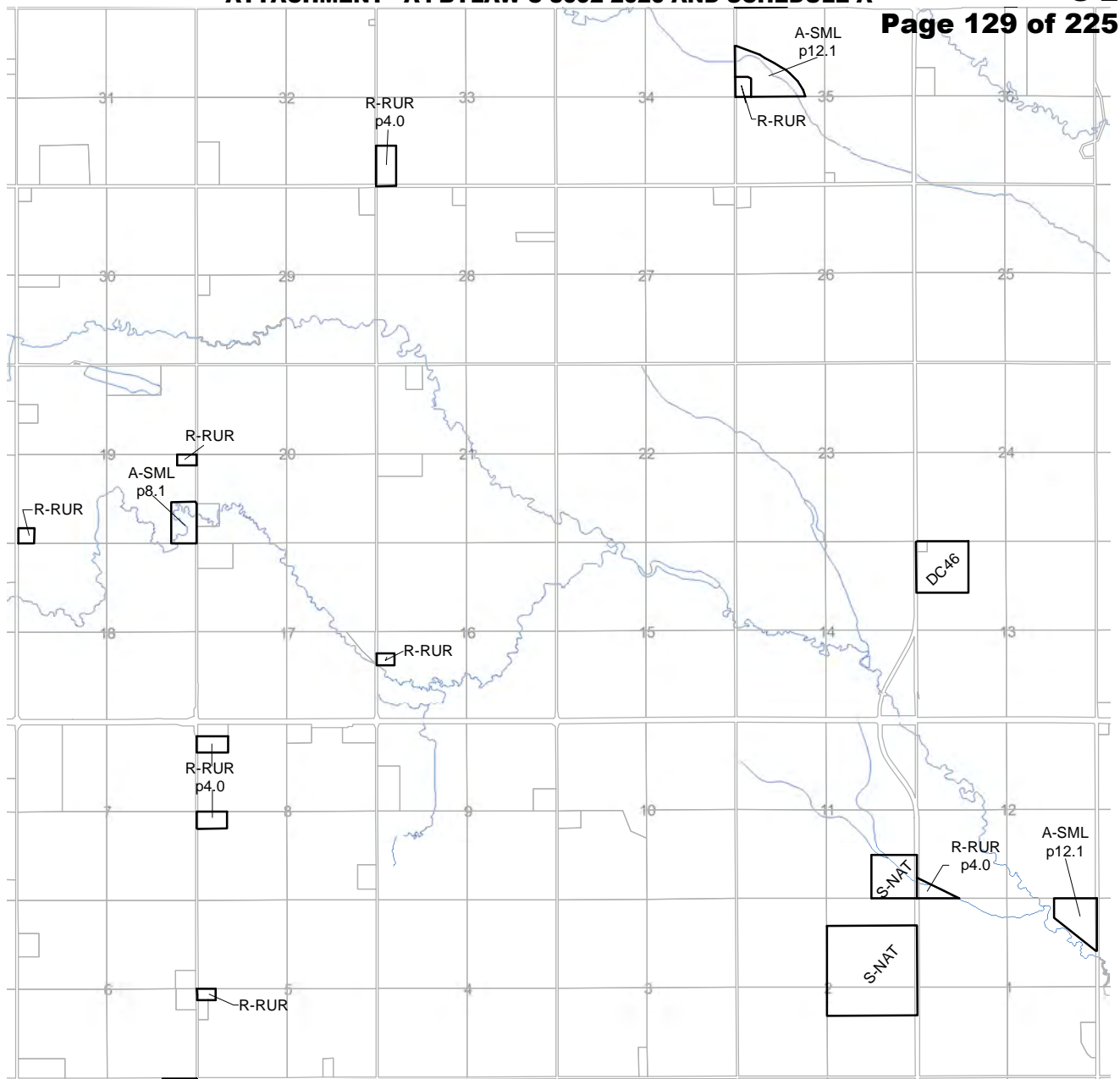
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
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S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 28-29-W4M

LAND USE MAP NO. 84

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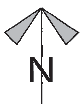


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
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B-LOC	Business, Local Campus District
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County Planning
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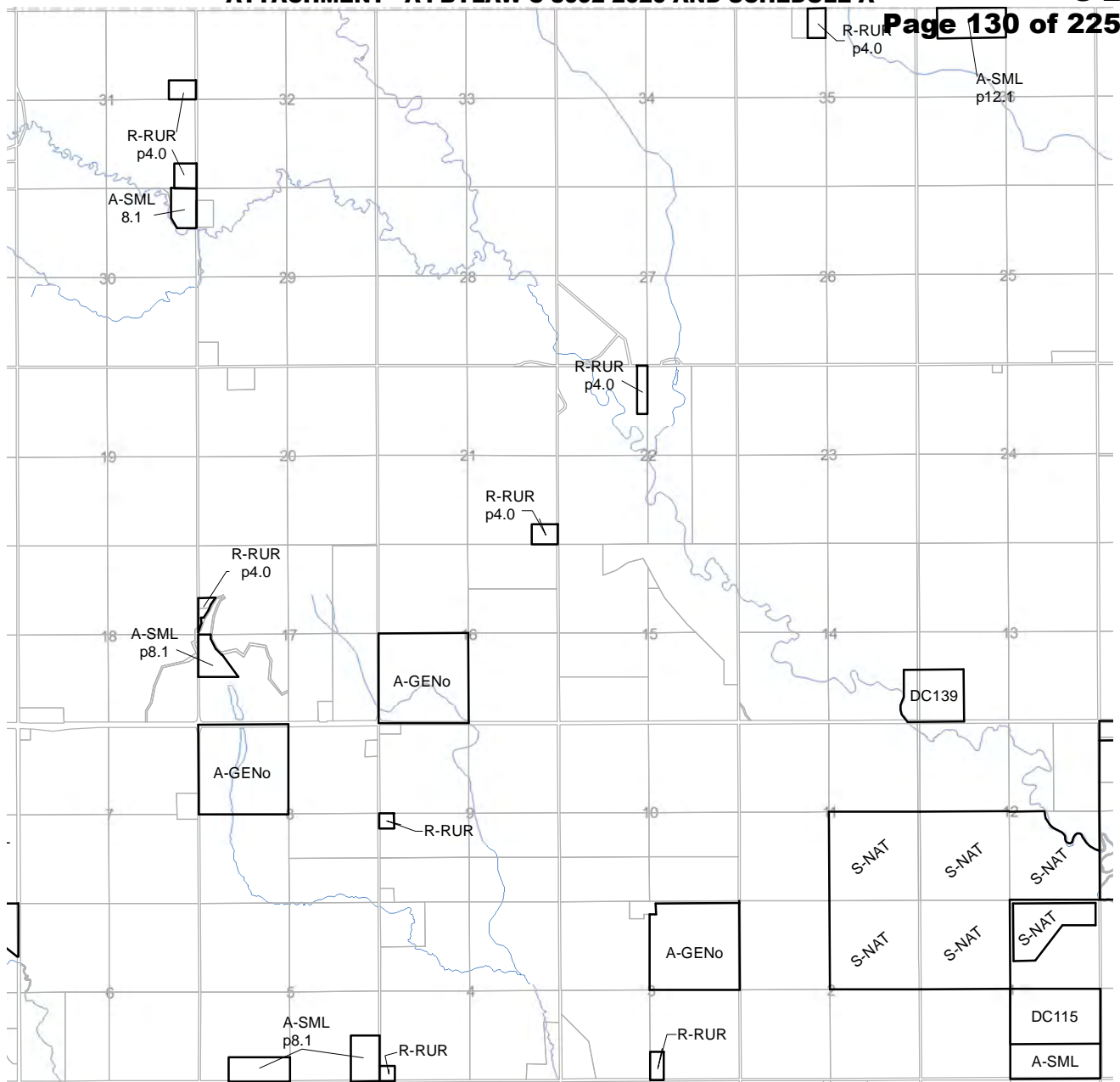
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 28-28-W4M

LAND USE MAP NO. 83

Date: Aug 04, 2020 Page 447 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
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Contact the
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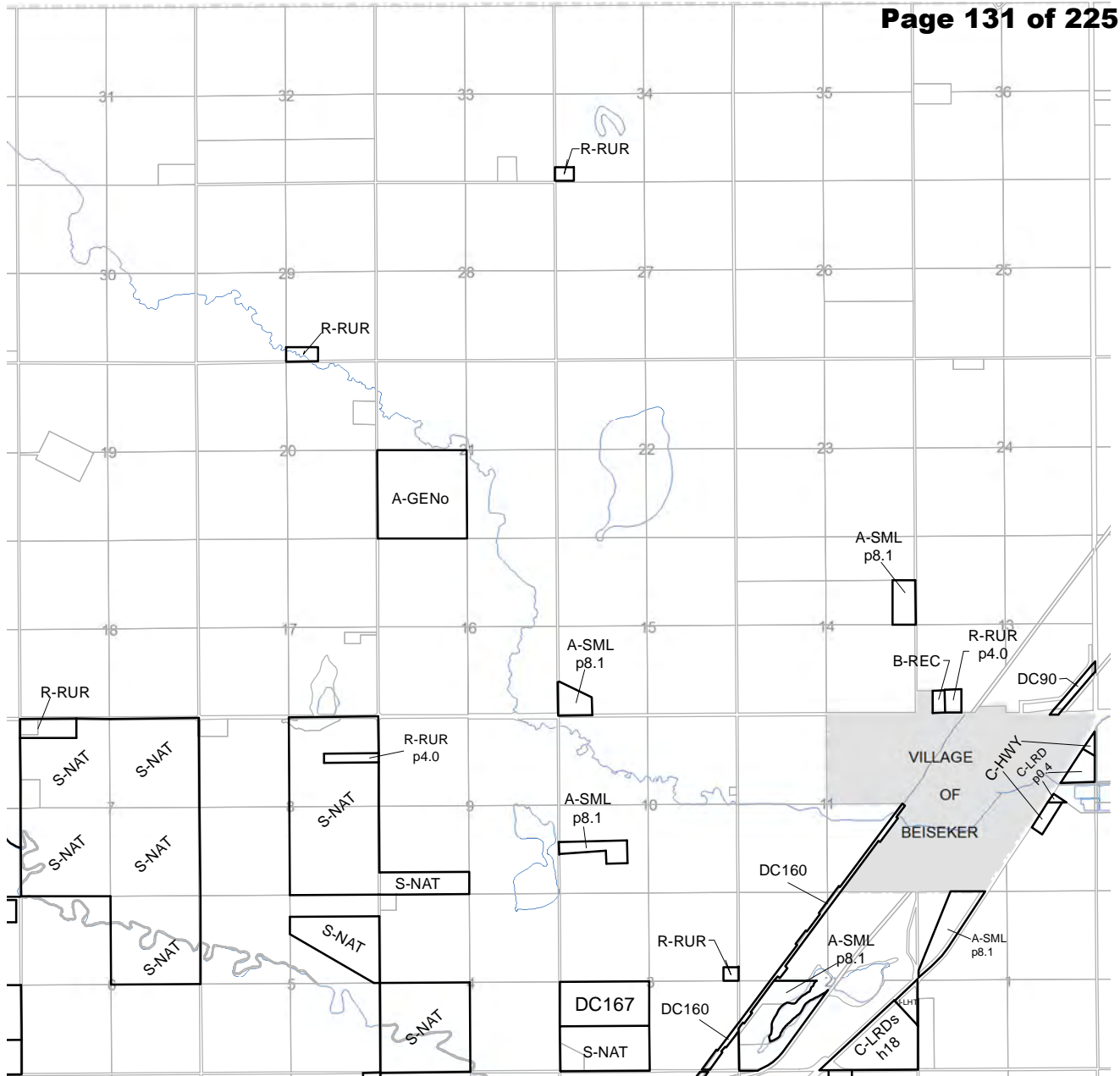
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 28-27-W4M

LAND USE MAP NO. 82

Date: Aug 04, 2020 Page 448 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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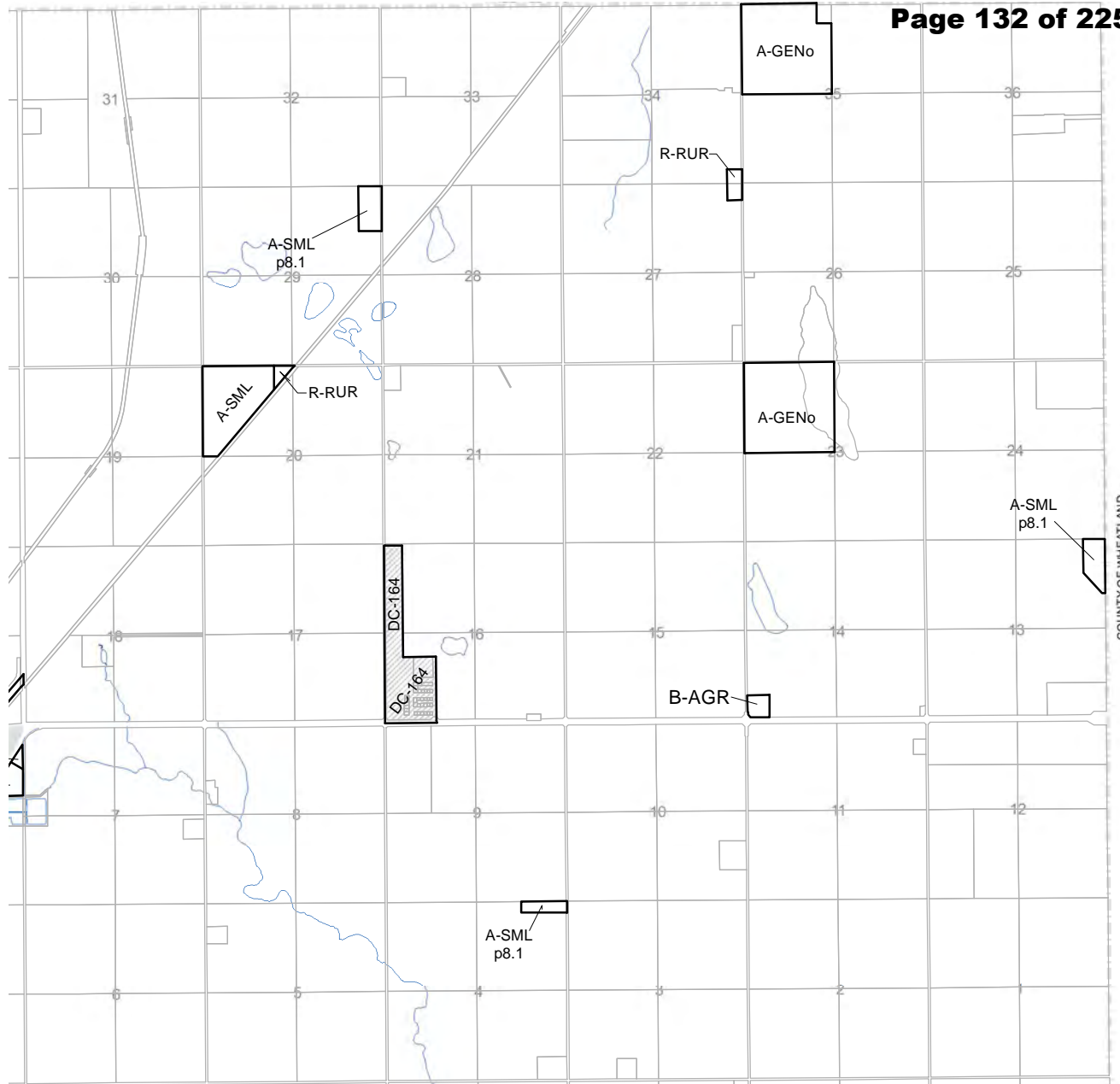
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
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S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 28-26-W4M

LAND USE MAP NO. 81

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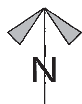


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
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B-LOC	Business, Local Campus District
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County Planning
Department for
Official Confirmation

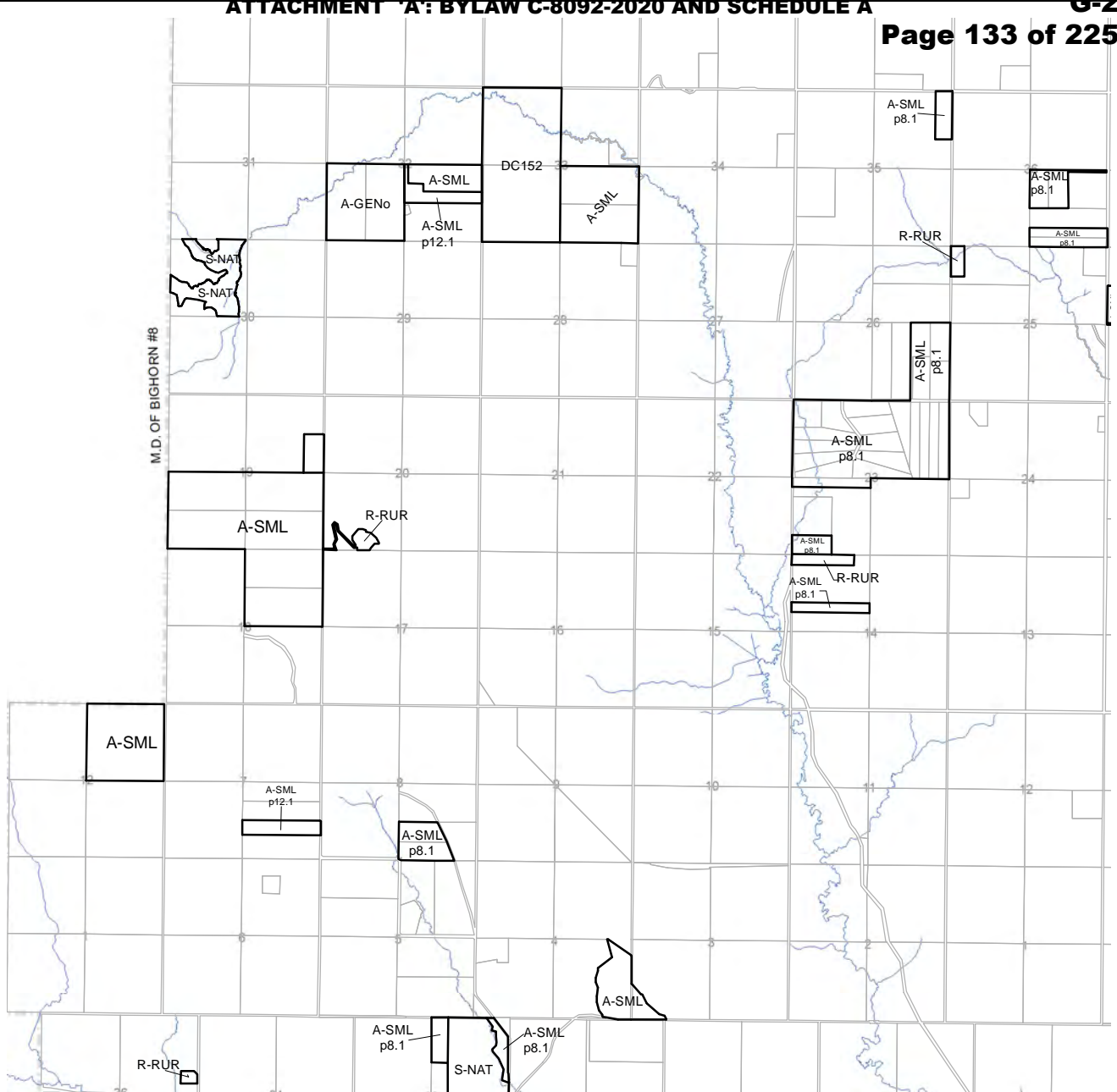
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
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S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
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ROCKY VIEW COUNTY
TWP. 28-25-W4M

LAND USE MAP NO. 80

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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County Planning
Department for
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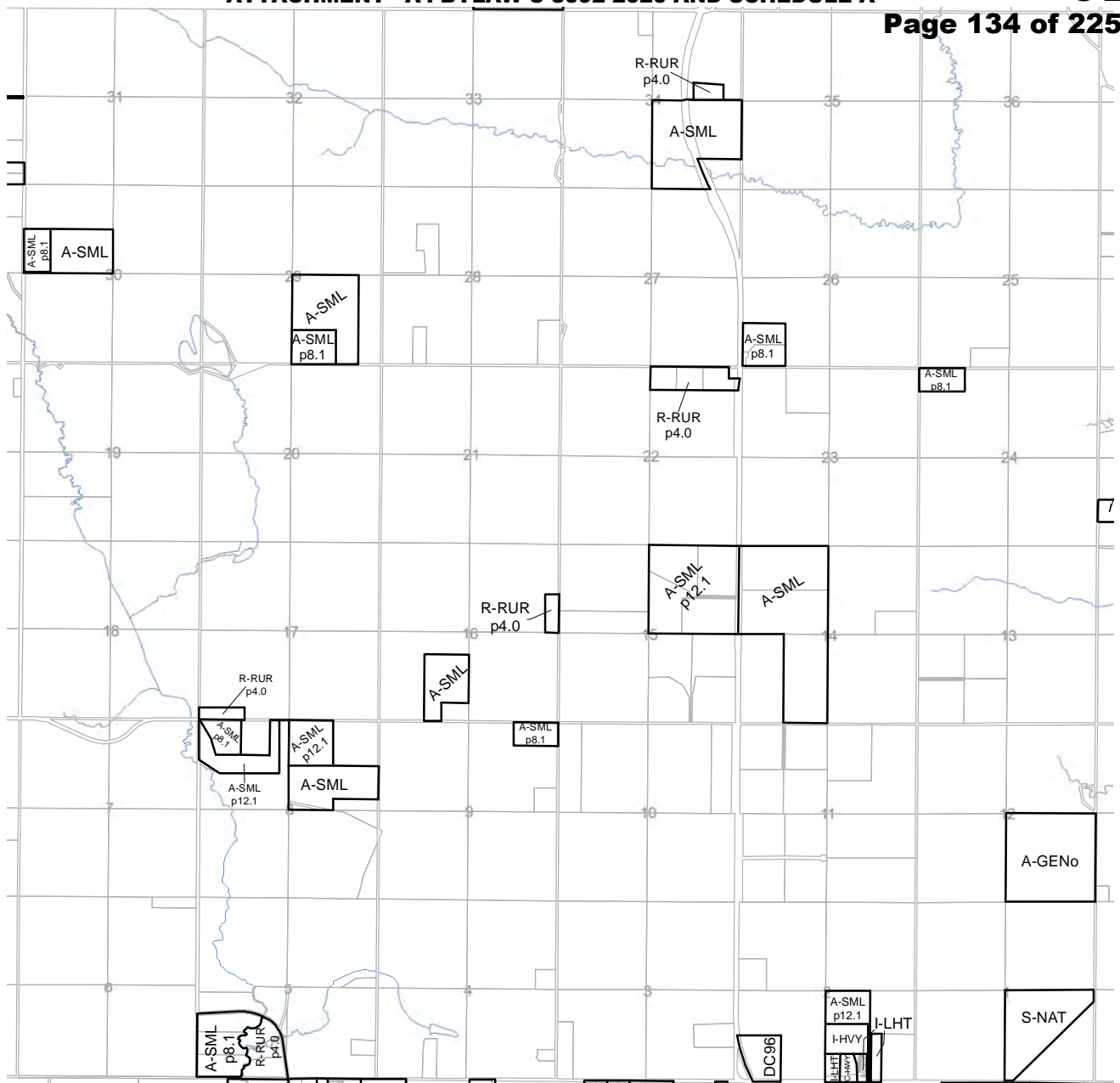
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
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S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 27-5-W5M

LAND USE MAP NO. 79

Date: Aug 04, 2020 Page 451 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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R-MRU	Residential, Multi-Residential Urban District
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B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

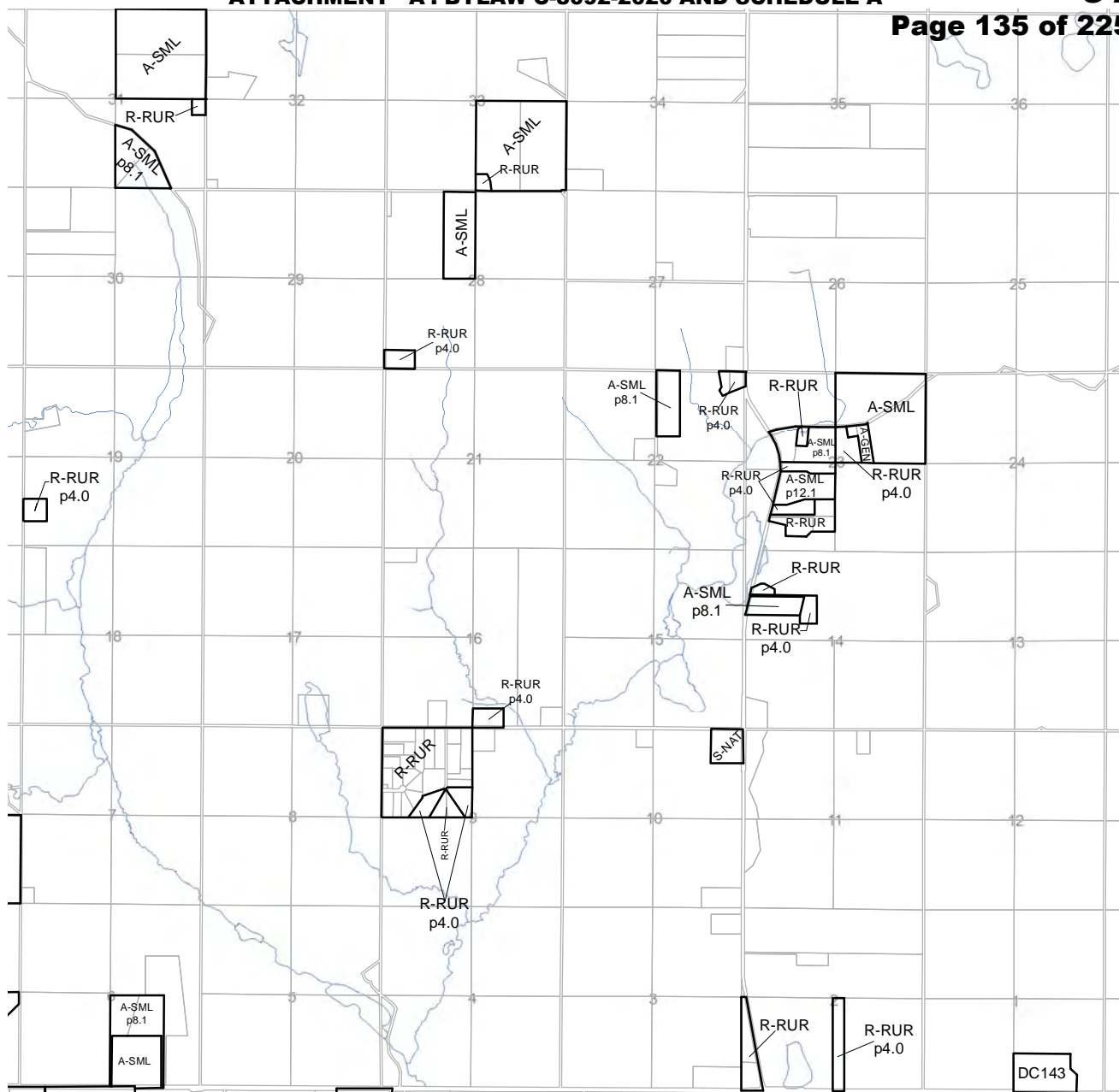
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
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S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 27-4-W5M

LAND USE MAP NO. 78

Date: Aug 04, 2020 Page 452 of 645

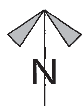


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
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B-LOC	Business, Local Campus District
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Department for
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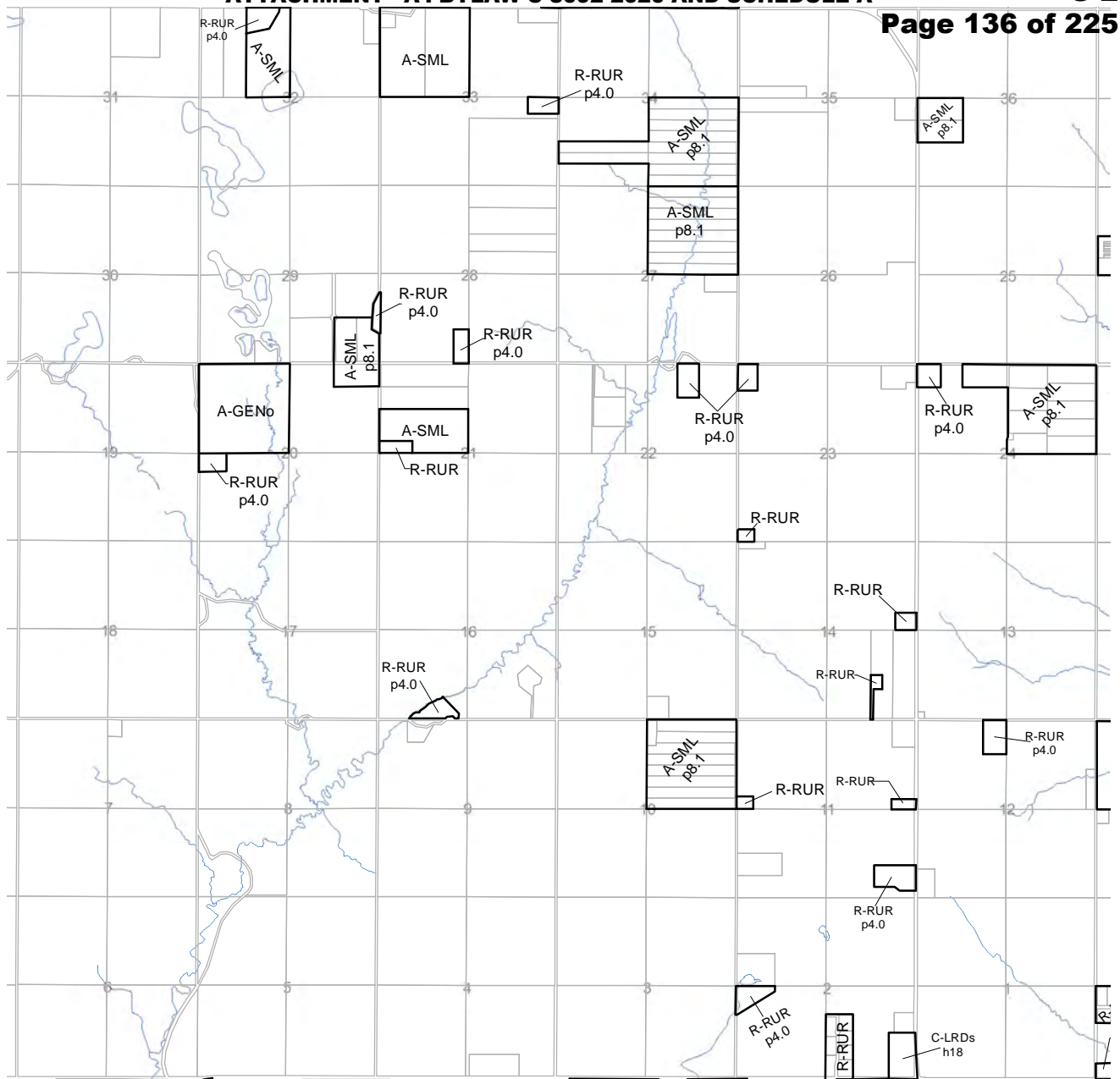
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
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S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 27-3-W5M

LAND USE MAP NO. 77

Date: Aug 04 , 2020 Page 453 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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Department for
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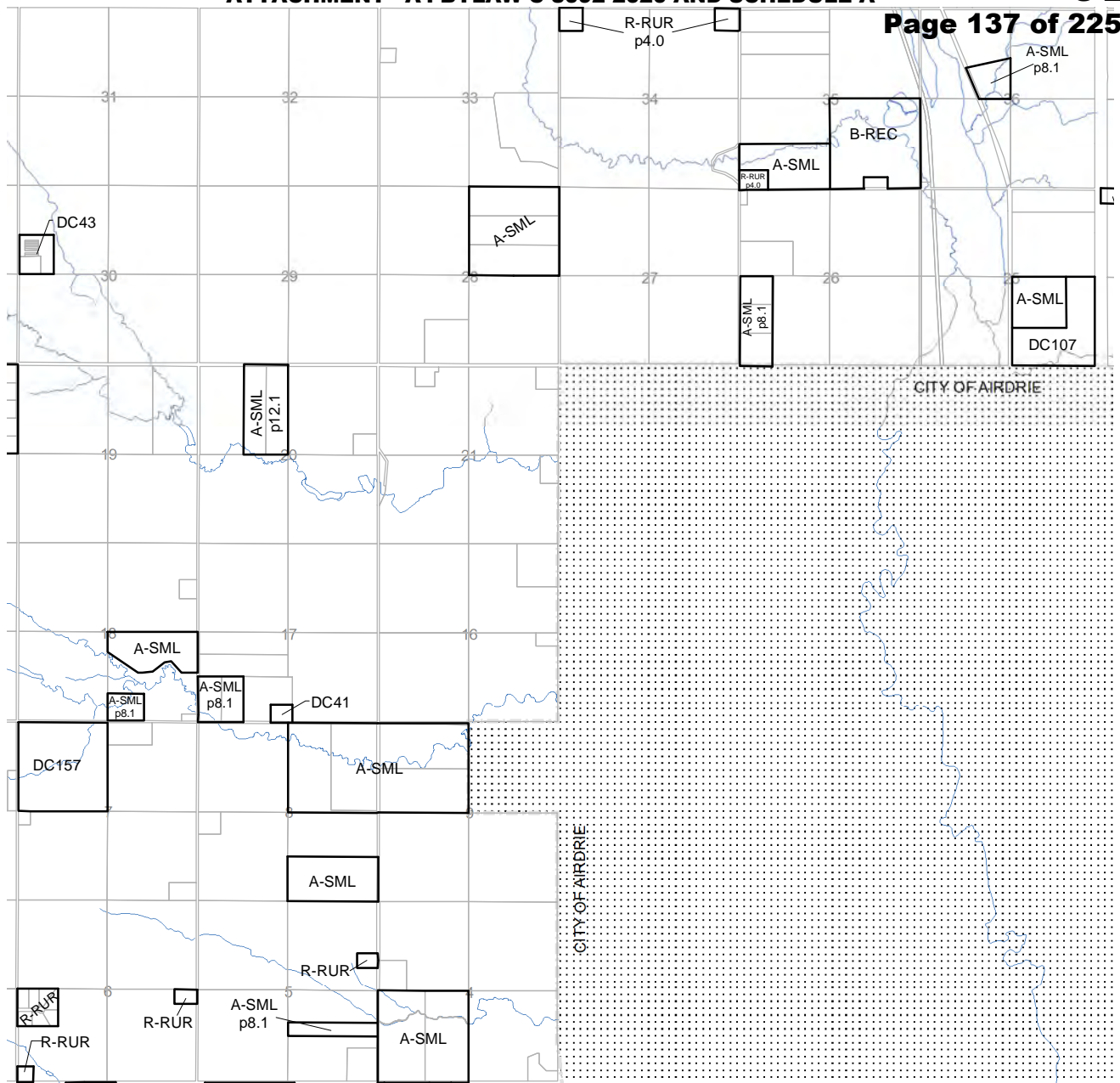
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
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ROCKY VIEW COUNTY
TWP. 27-2-W5M

LAND USE MAP NO. 76

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
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R-CRD	Residential, Country Residential District
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B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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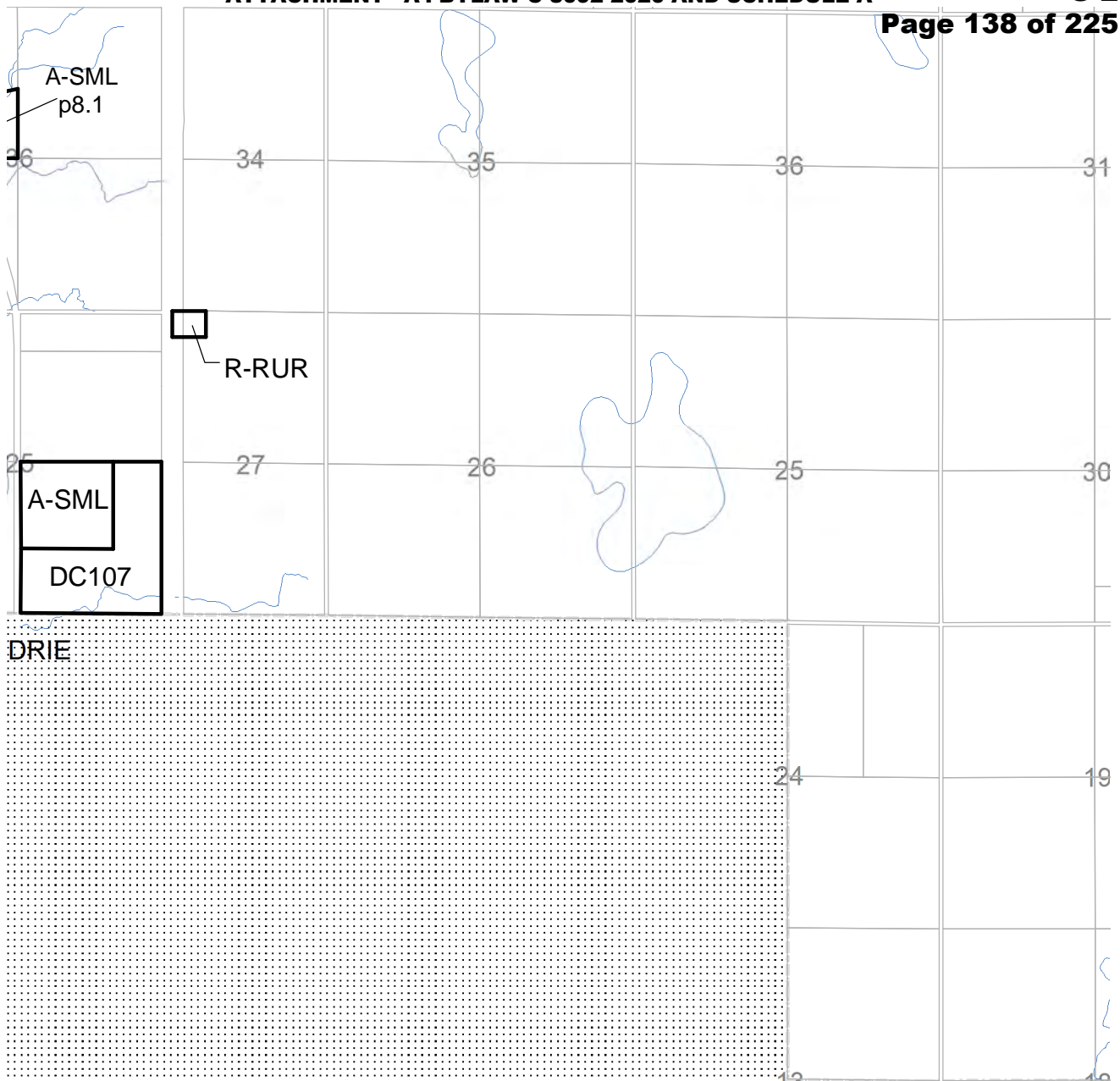
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
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ROCKY VIEW COUNTY
TWP. 27-1-W5M

LAND USE MAP NO. 75

Date: Aug 04, 2020 Page 455 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
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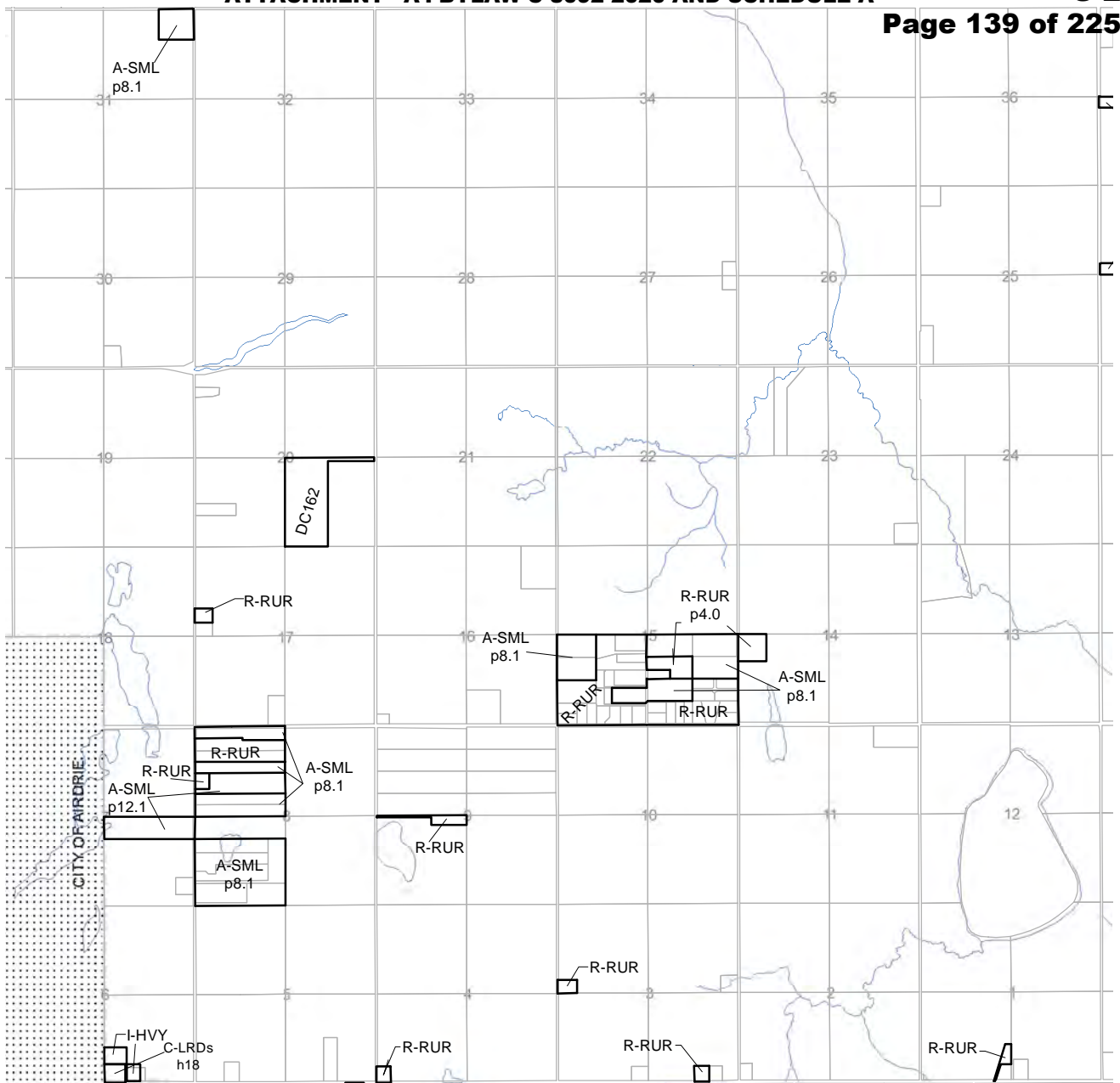
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
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I-LHT	Industrial, Light District
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ROCKY VIEW COUNTY
TWP. 27-29-W4M

LAND USE MAP NO. 74

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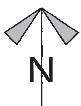


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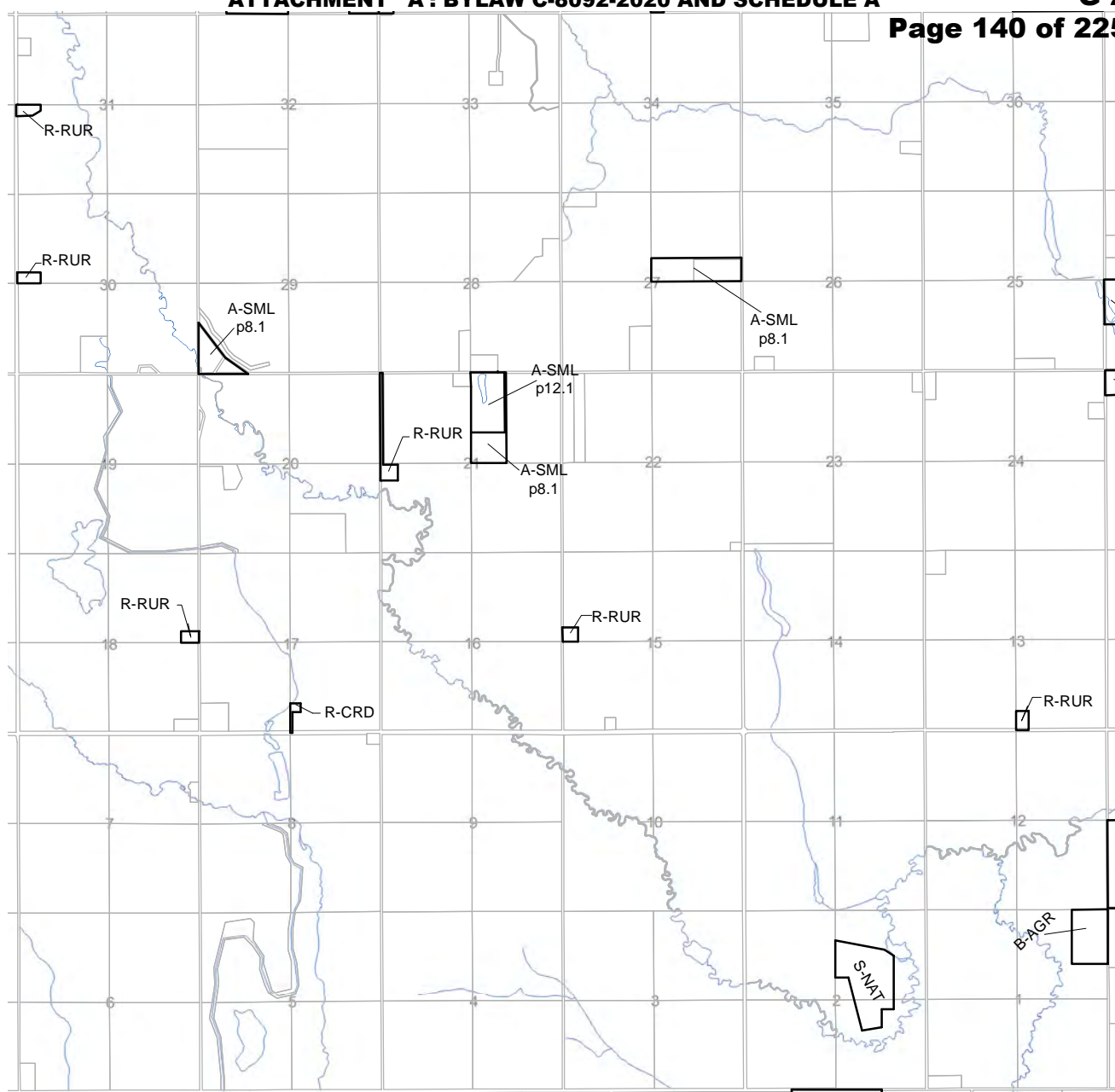
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ROCKY VIEW COUNTY
TWP. 27-28-W4M

LAND USE MAP NO. 73

Date: Aug 04, 2020 Page 457 of 645

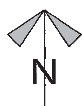


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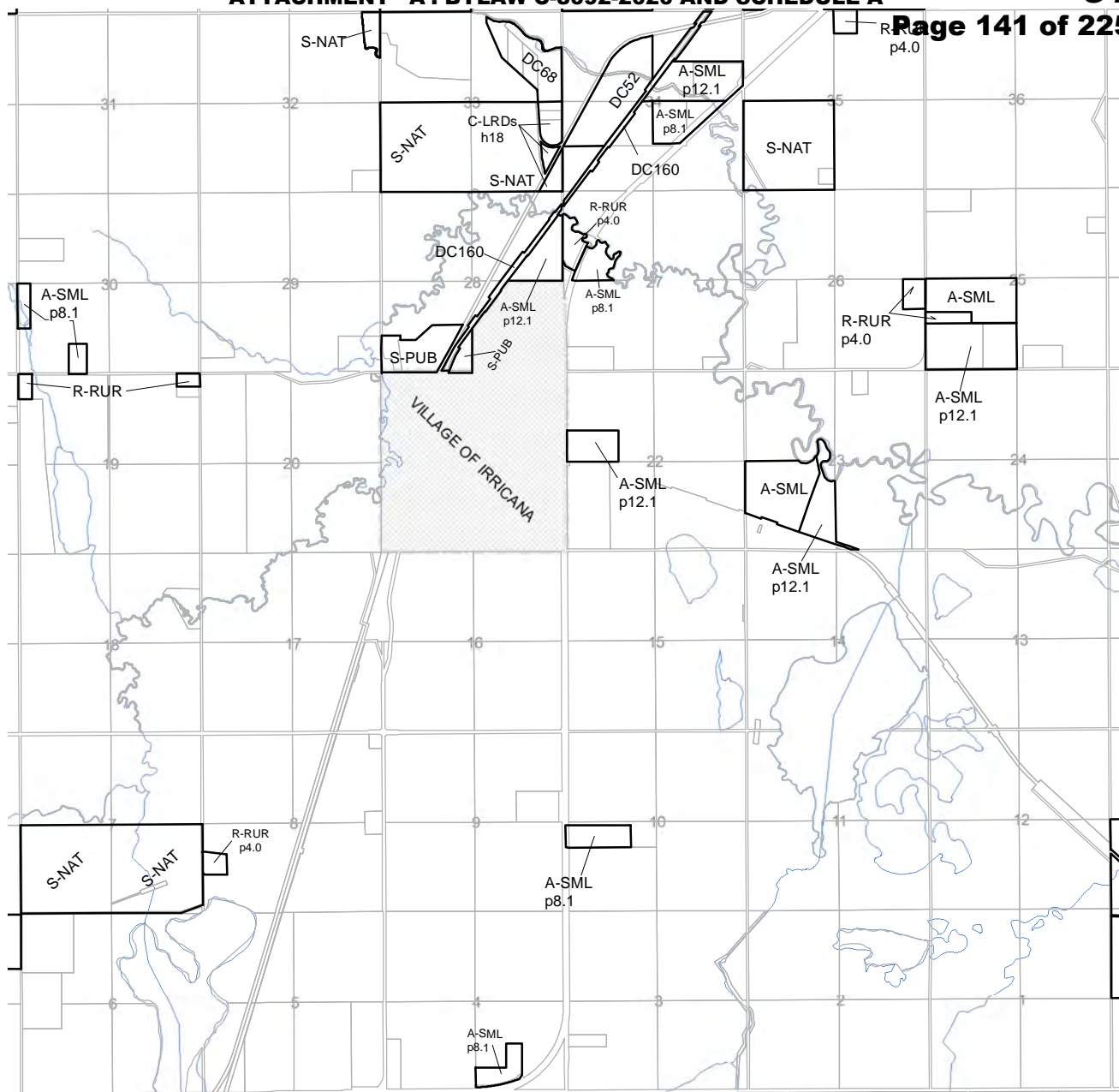
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
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C-REG	Commercial, Regional District
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ROCKY VIEW COUNTY
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LAND USE MAP NO. 72

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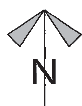


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

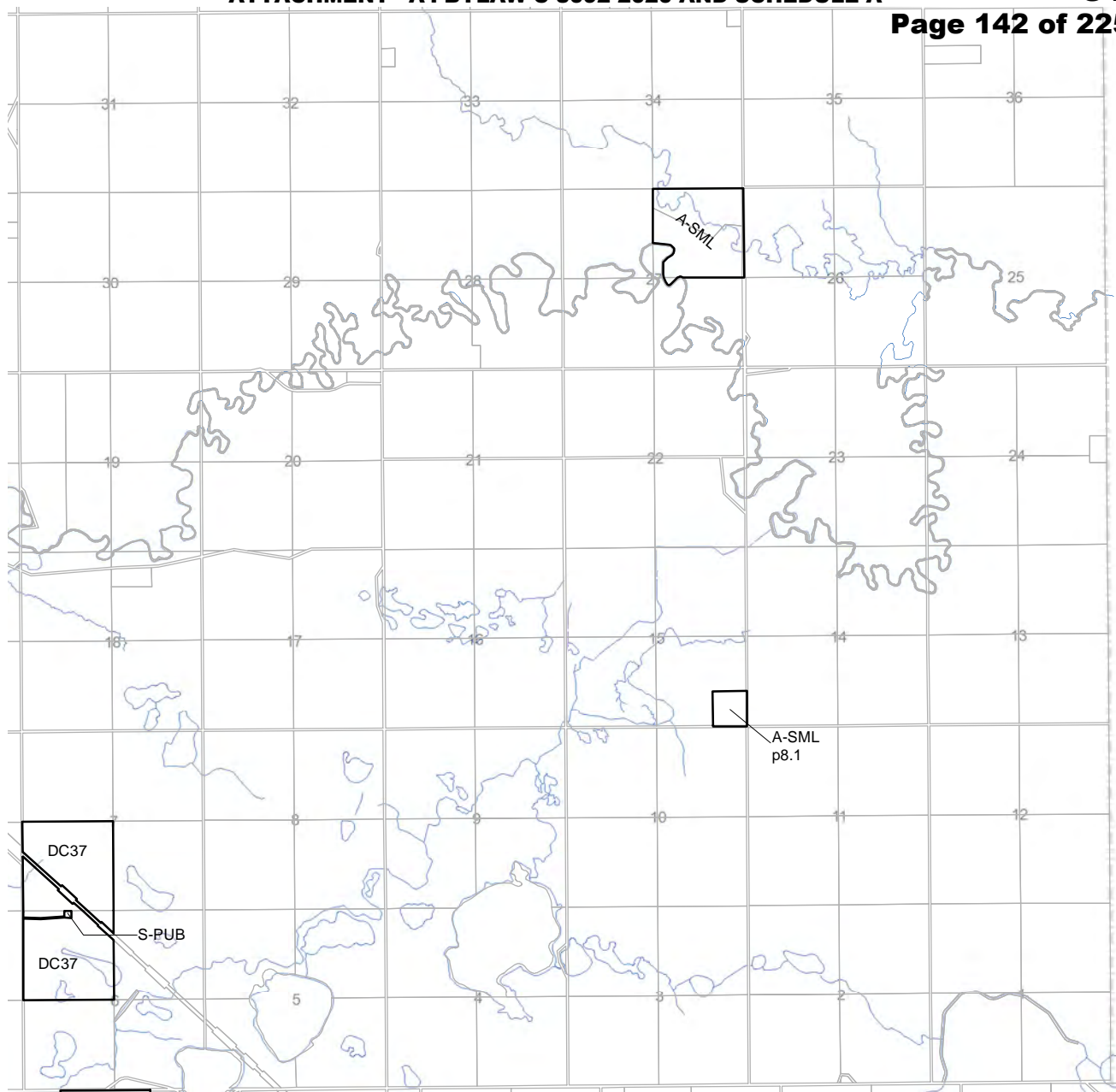
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 27-26-W4M

LAND USE MAP NO. 71

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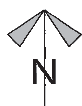


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

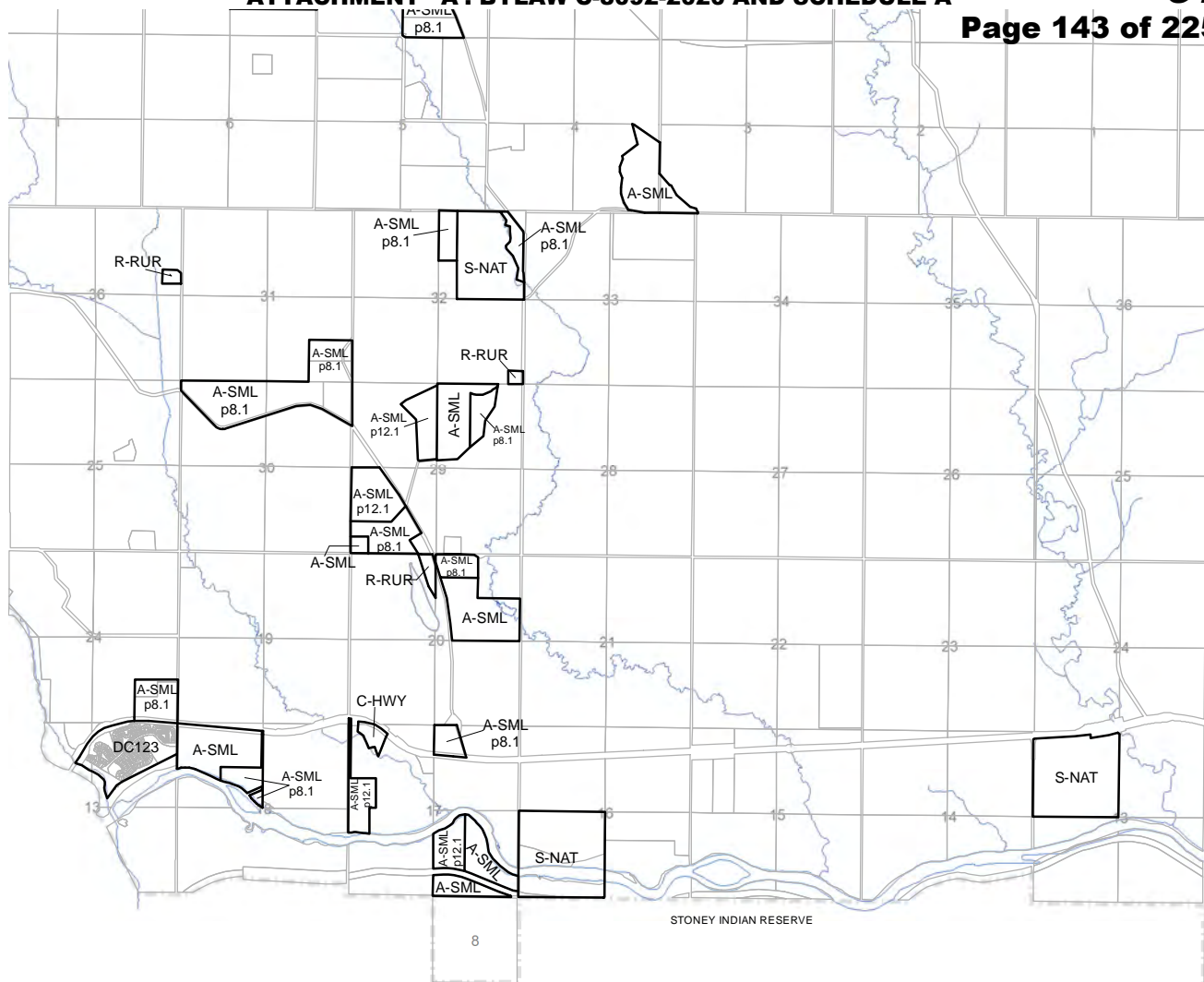
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 27-25-W4M

LAND USE MAP NO. 70

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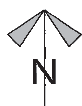


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

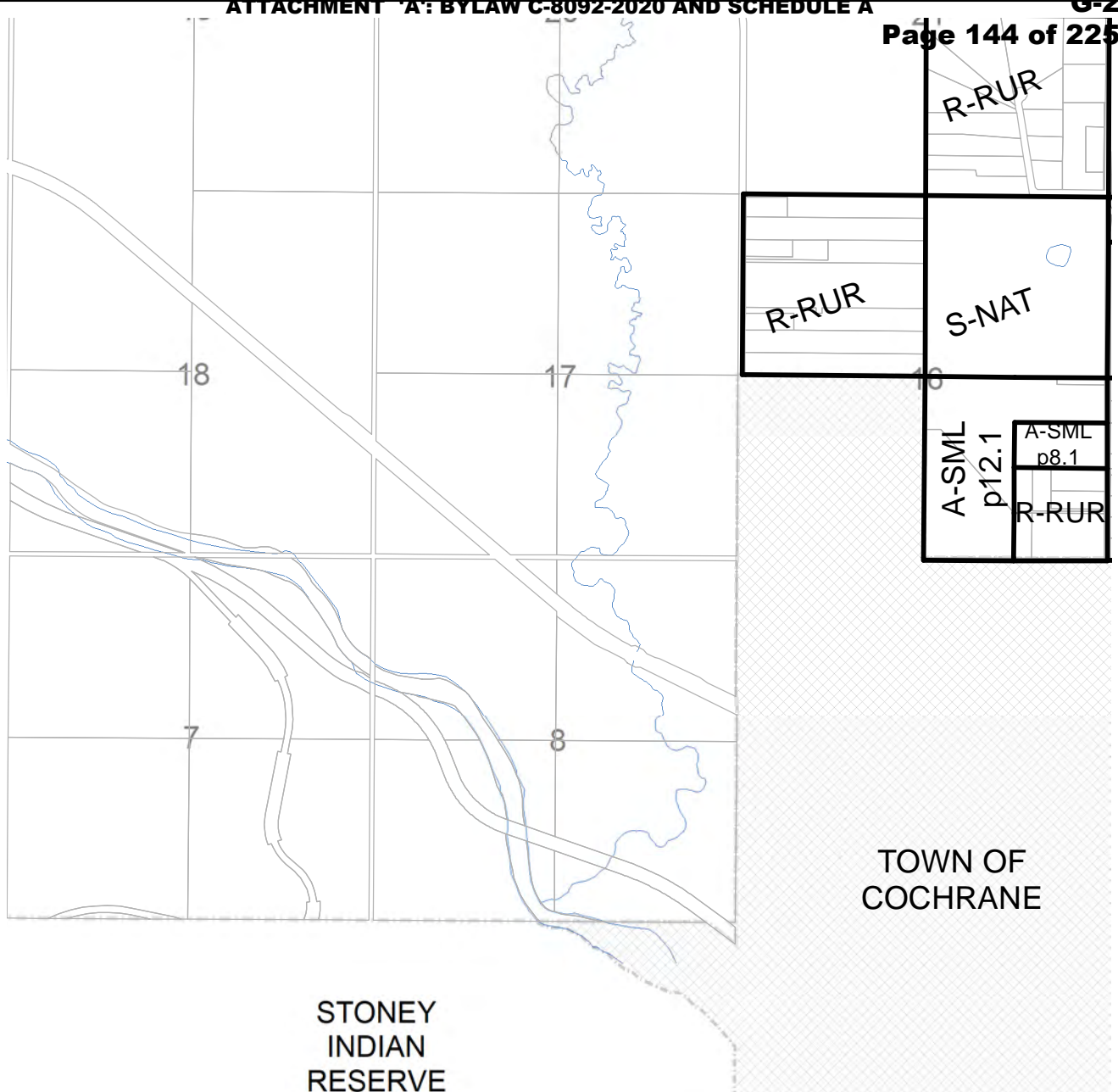
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-5-W5M

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Date: Aug 04, 2020 Page 461 of 645



STONEY INDIAN RESERVE

ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

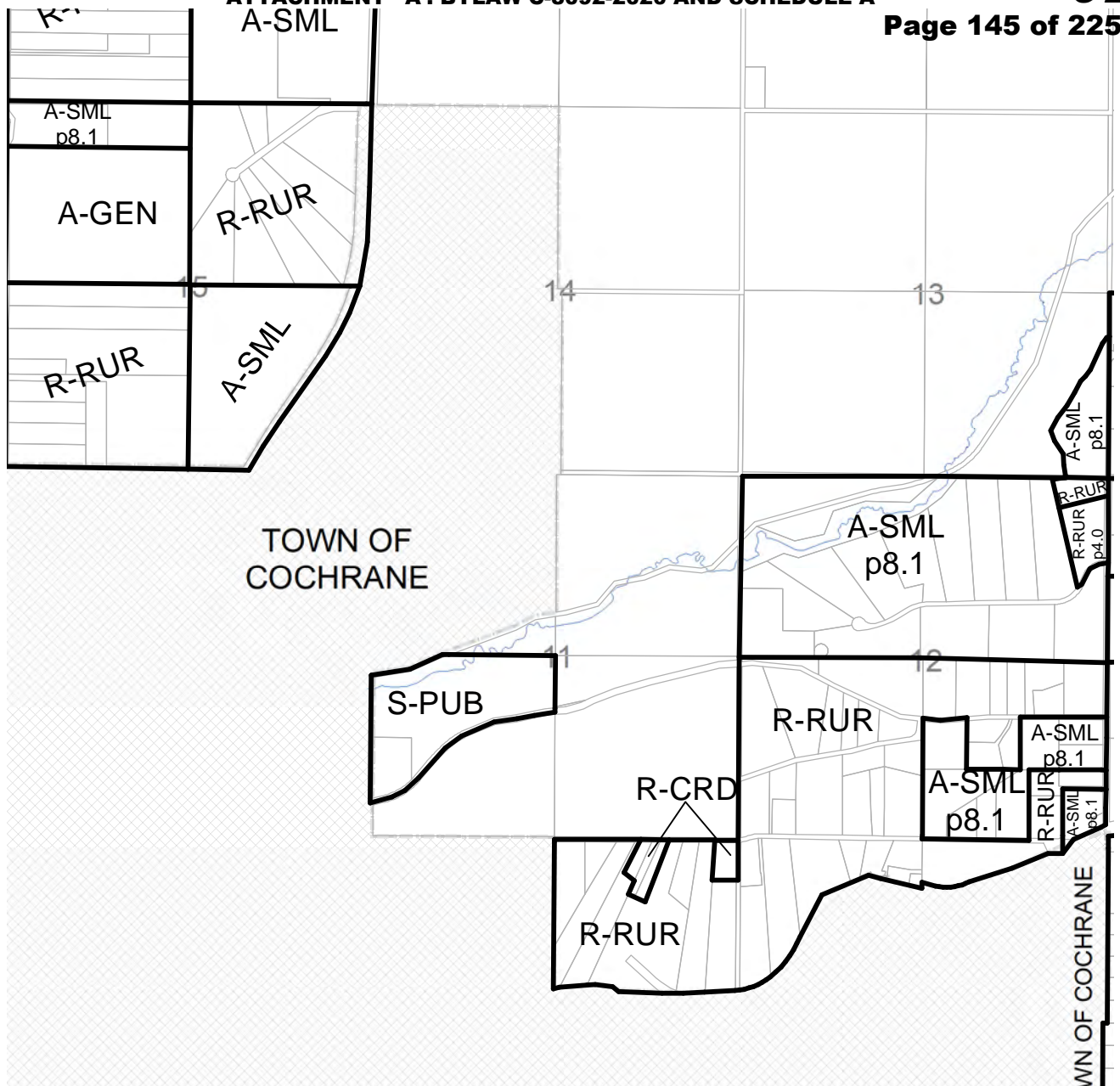
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
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LAND USE MAP NO. 68-SW

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

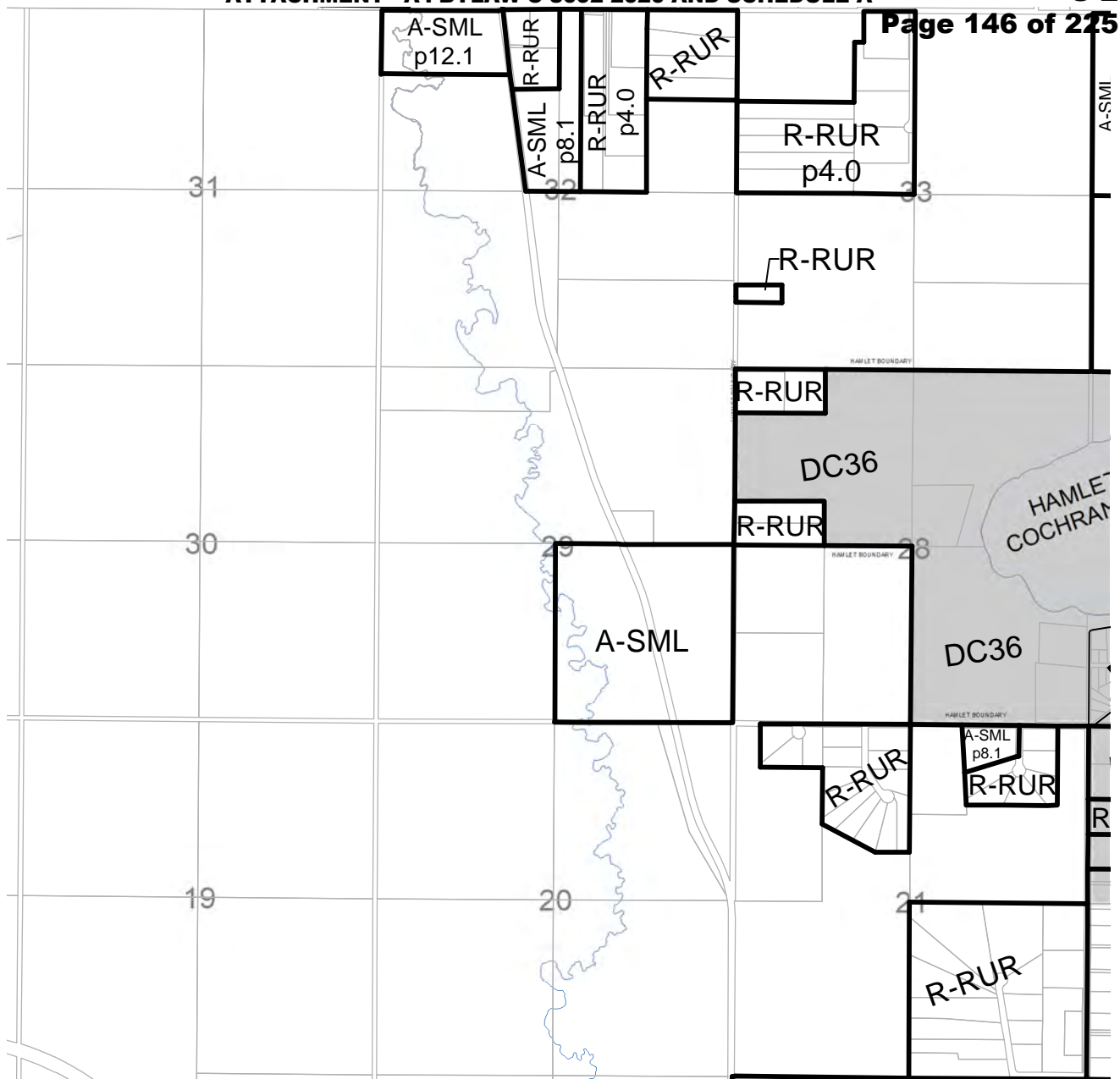
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-4-W5M

LAND USE MAP NO. 68-SE

Date: Aug 04, 2020 Page 463 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
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R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-4-W5M

LAND USE MAP NO. 68-NW

Date: Aug 04, 2020 Page 464 of 645

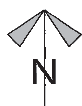


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

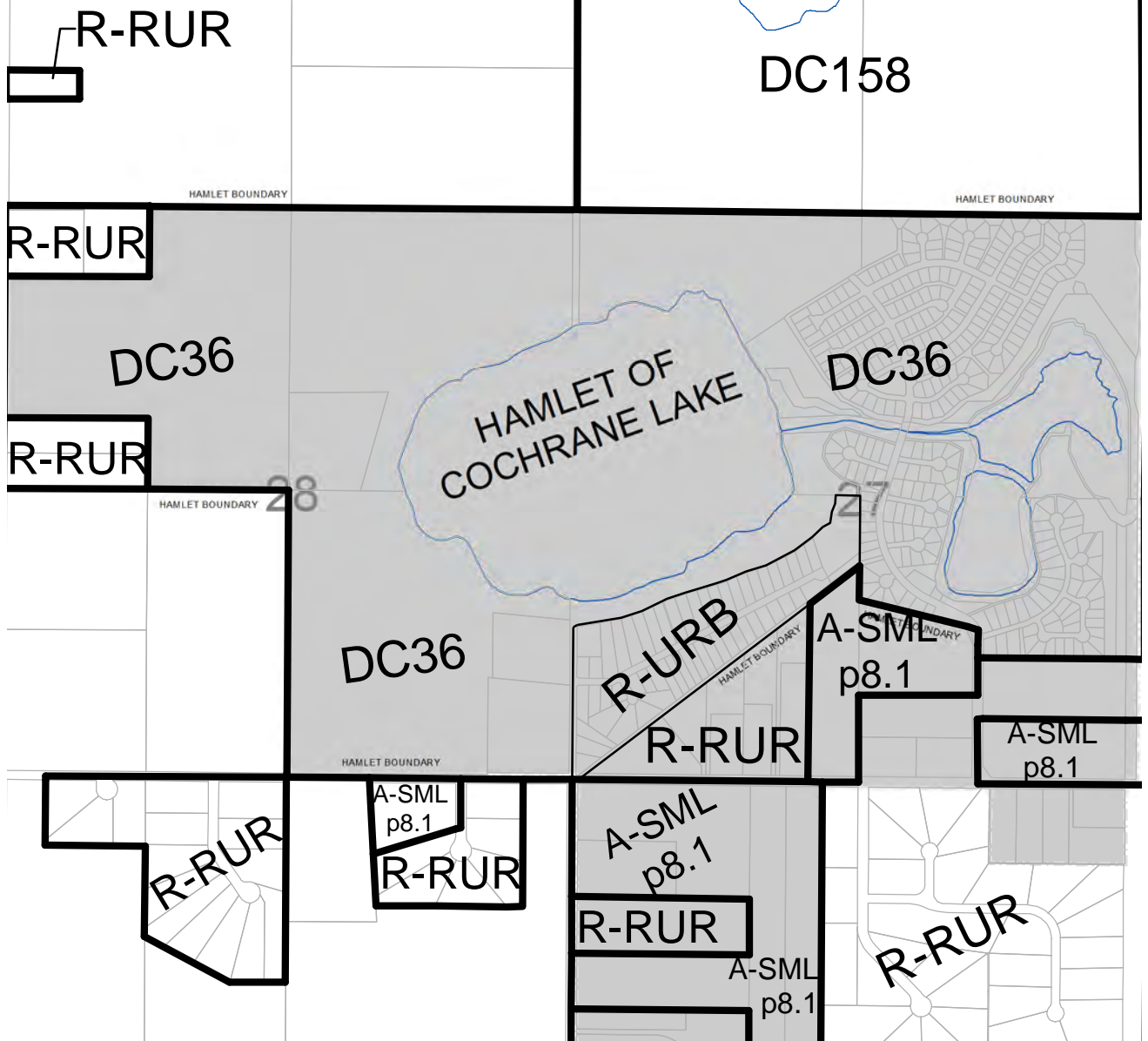
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-4-W5M

LAND USE MAP NO. 68-NE

Date: Aug 04, 2020 Page 465 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

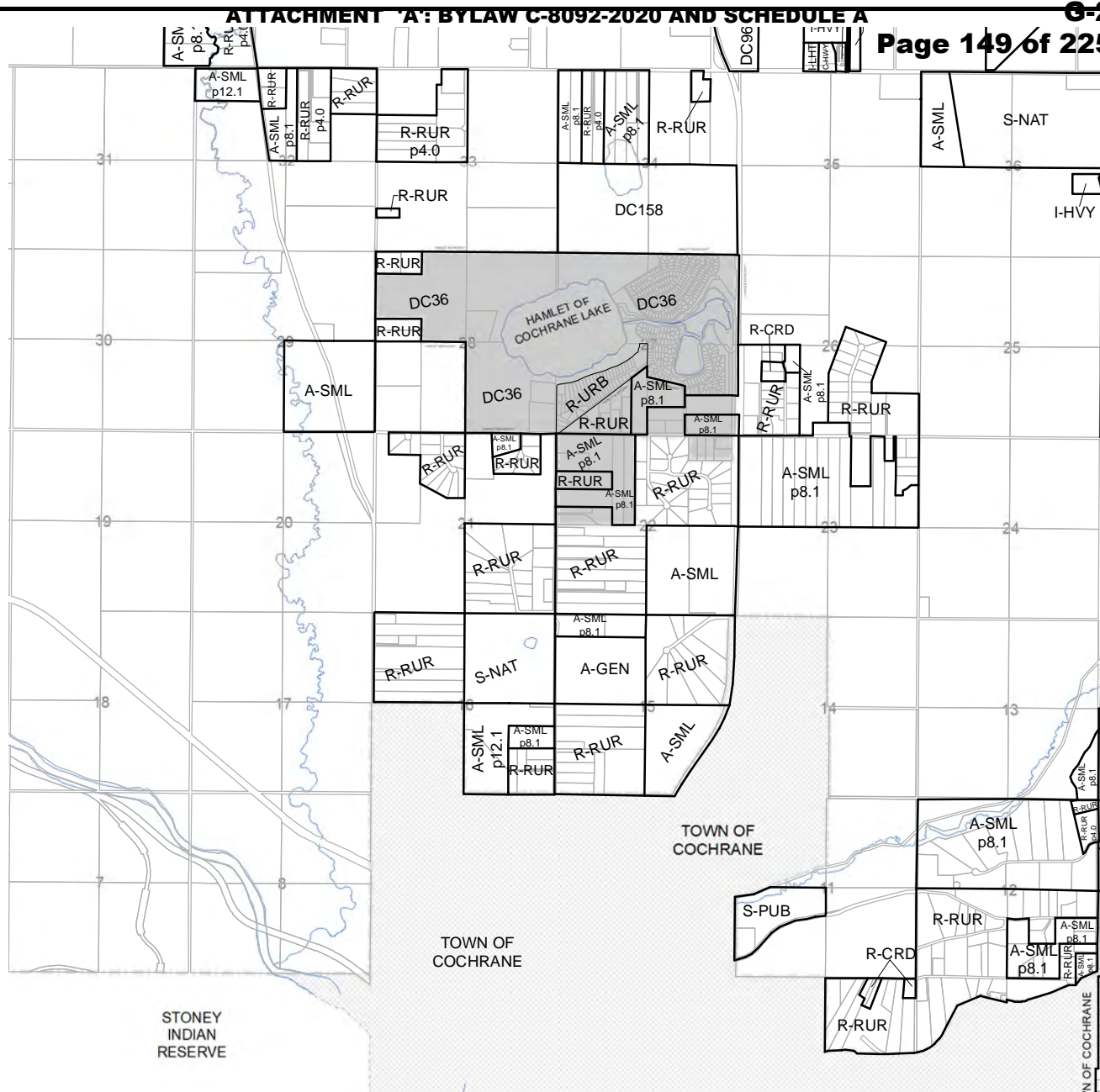
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
HAMLET OF COCHRANE LAKE

LAND USE MAP NO. 68-1

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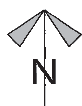


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

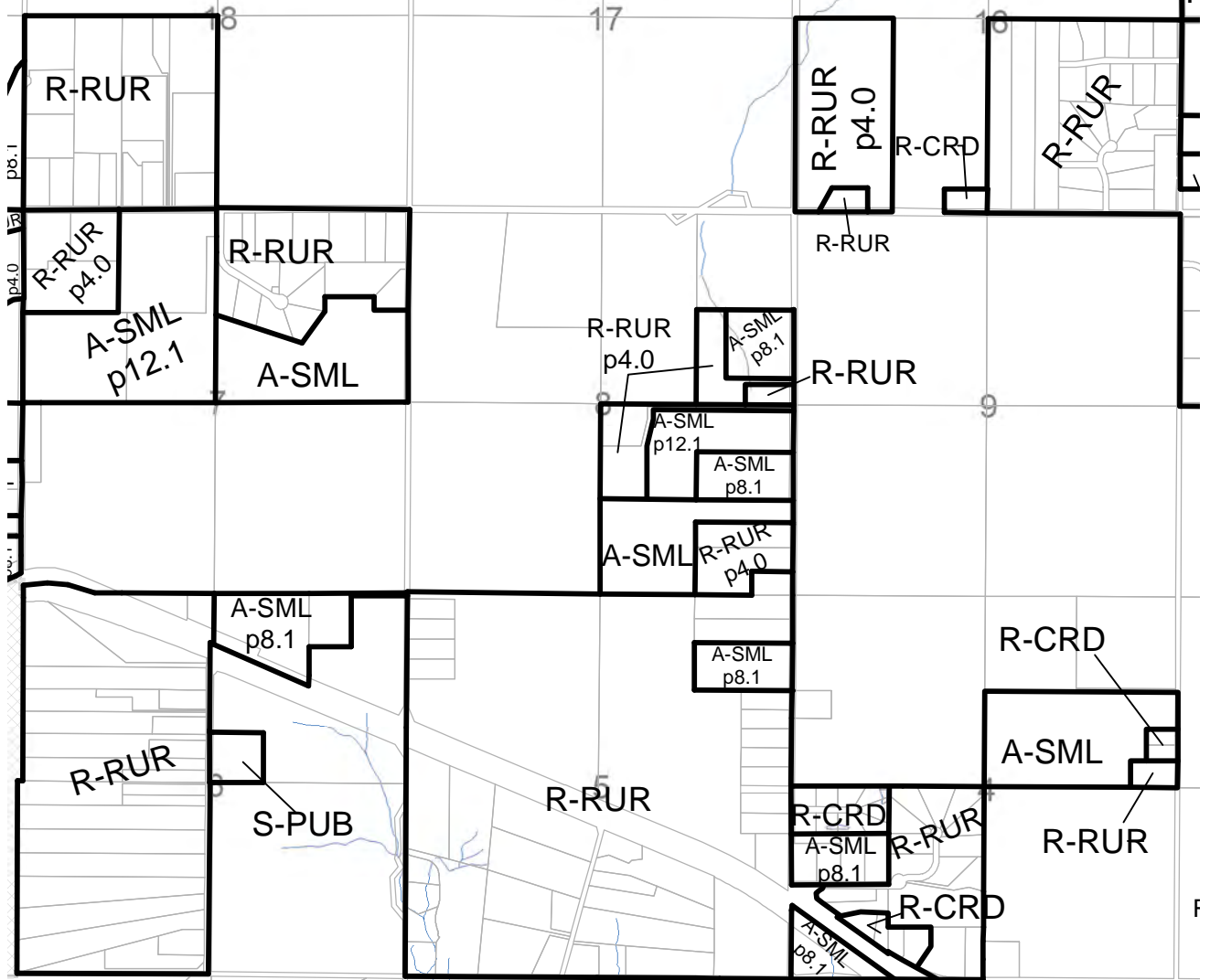
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
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S-FUD	Special, Future Urban Development District
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S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-4-W5M

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

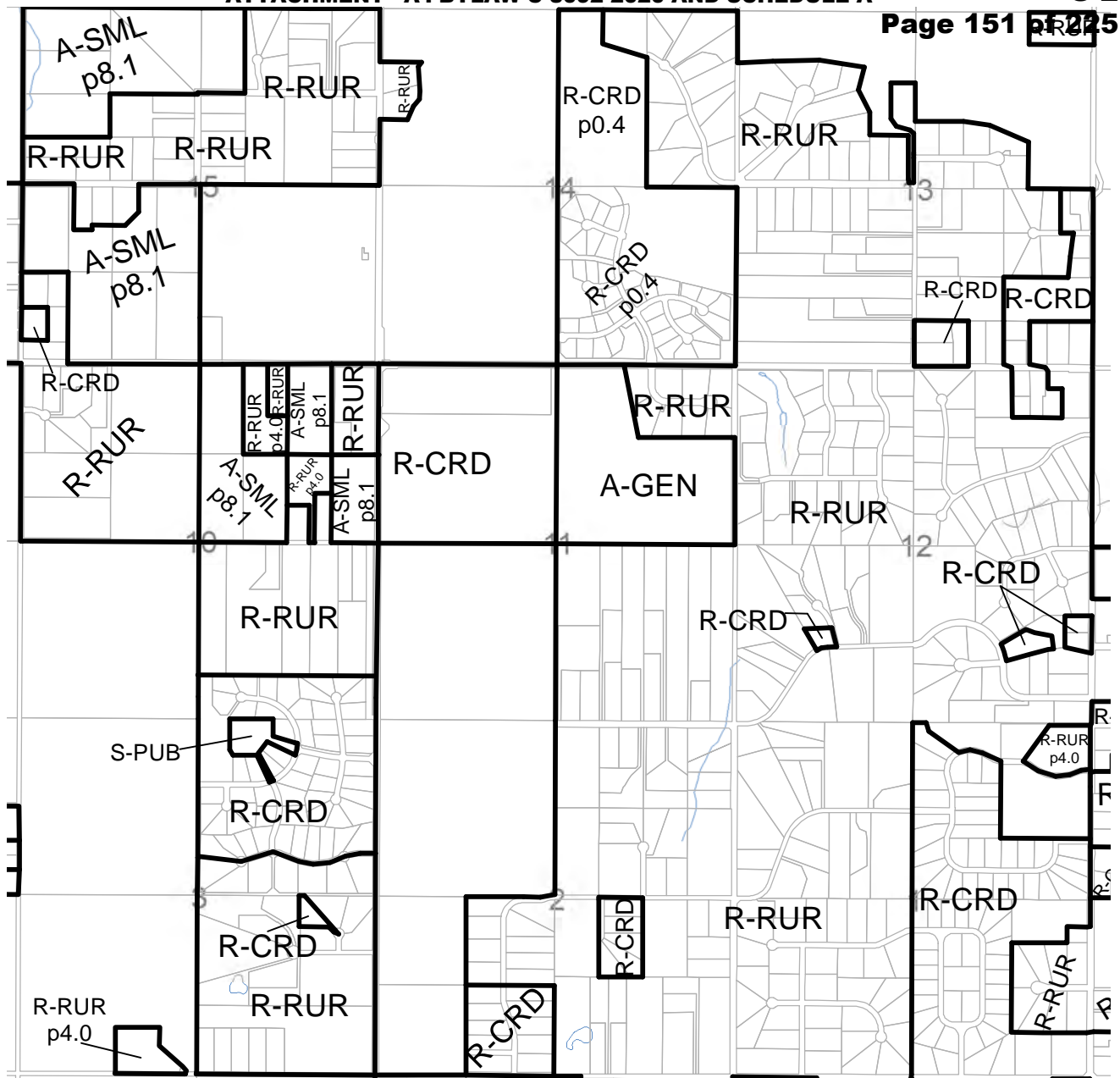
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-3-W5M

LAND USE MAP NO. 67-SW

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

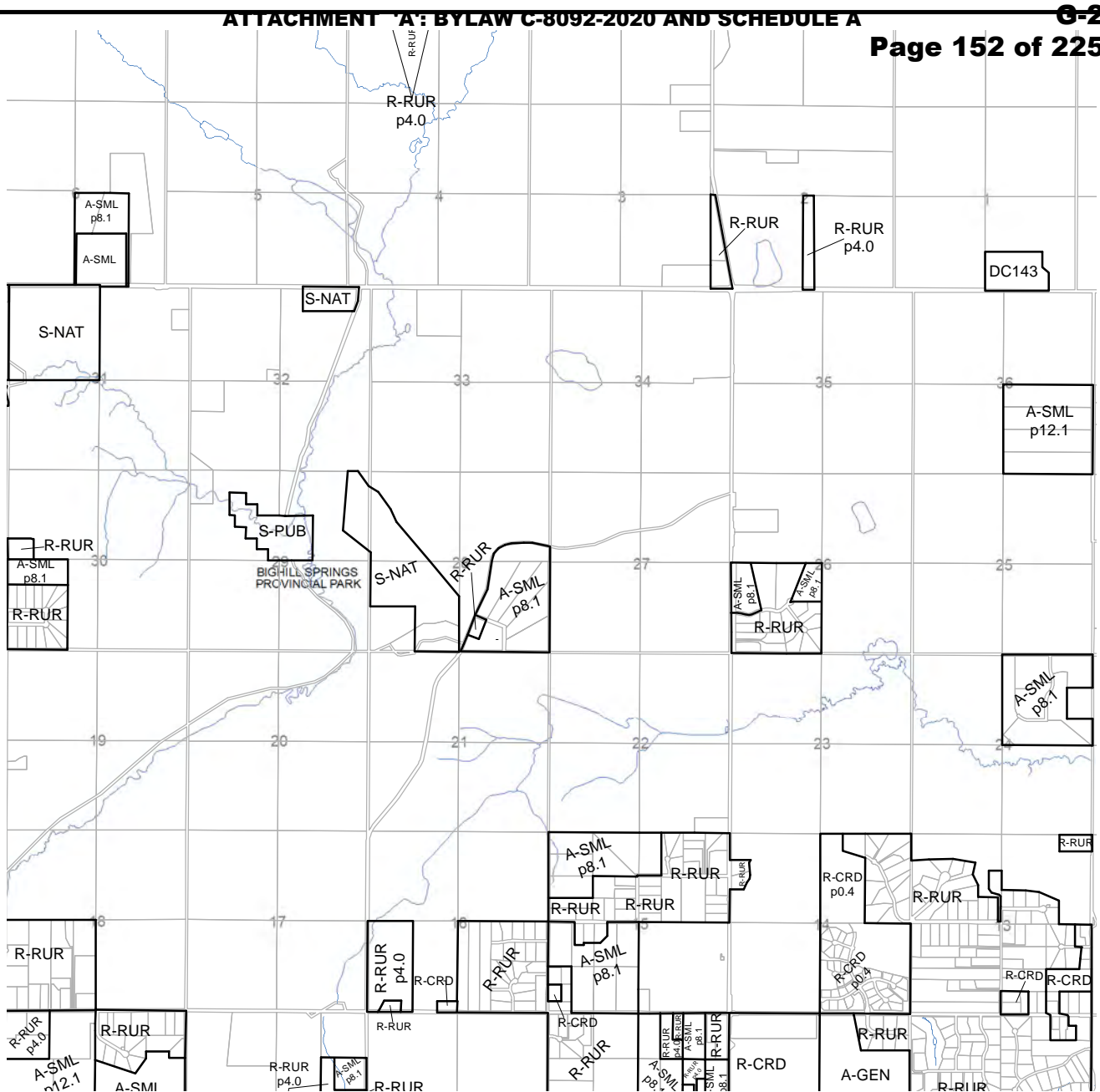
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-3-W5M

LAND USE MAP NO. 67-SE

Date: Aug 04, 2020 Page 469 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

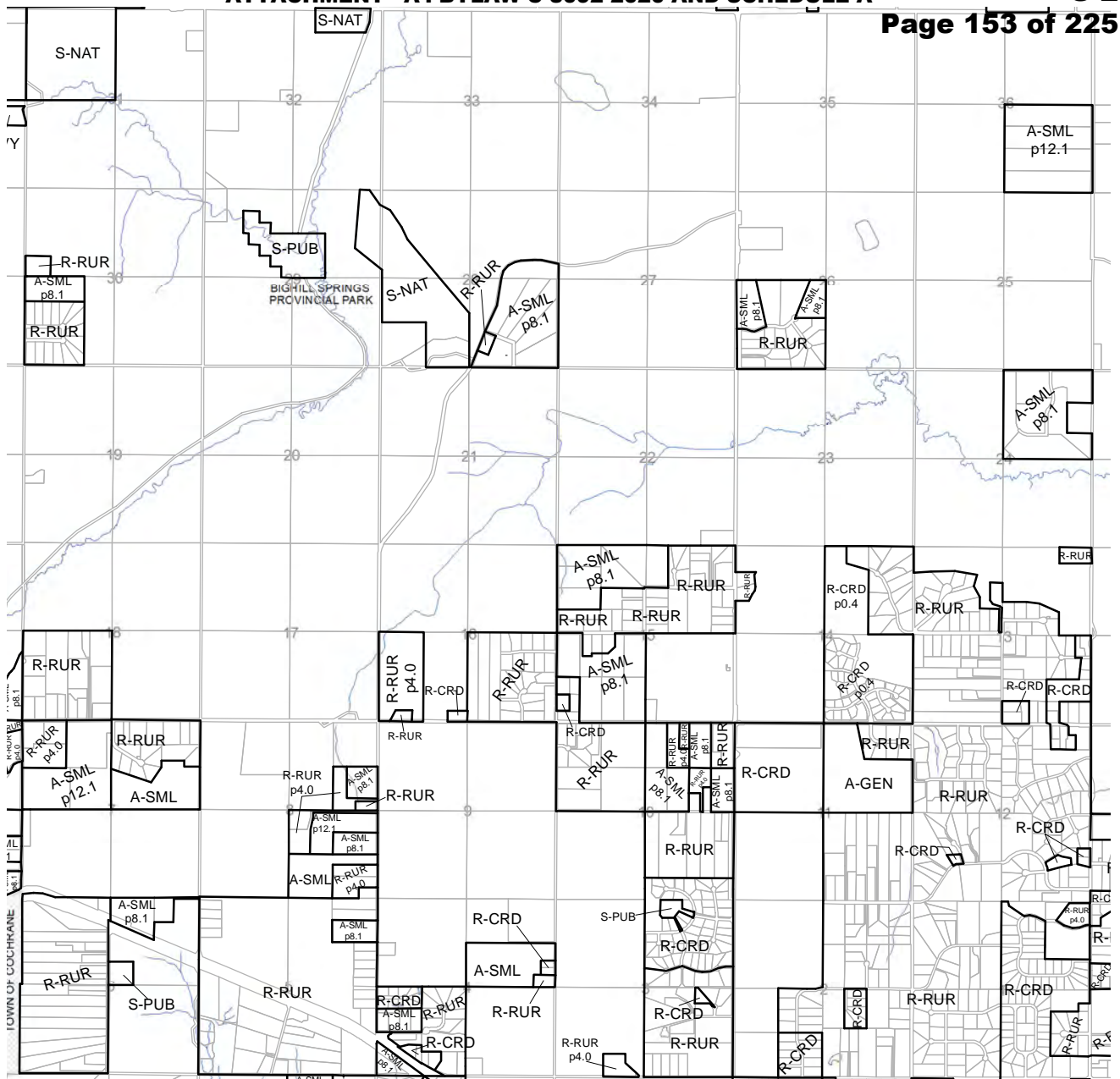
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-3-W5M

LAND USE MAP NO. 67-NORTH

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
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R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
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Department for
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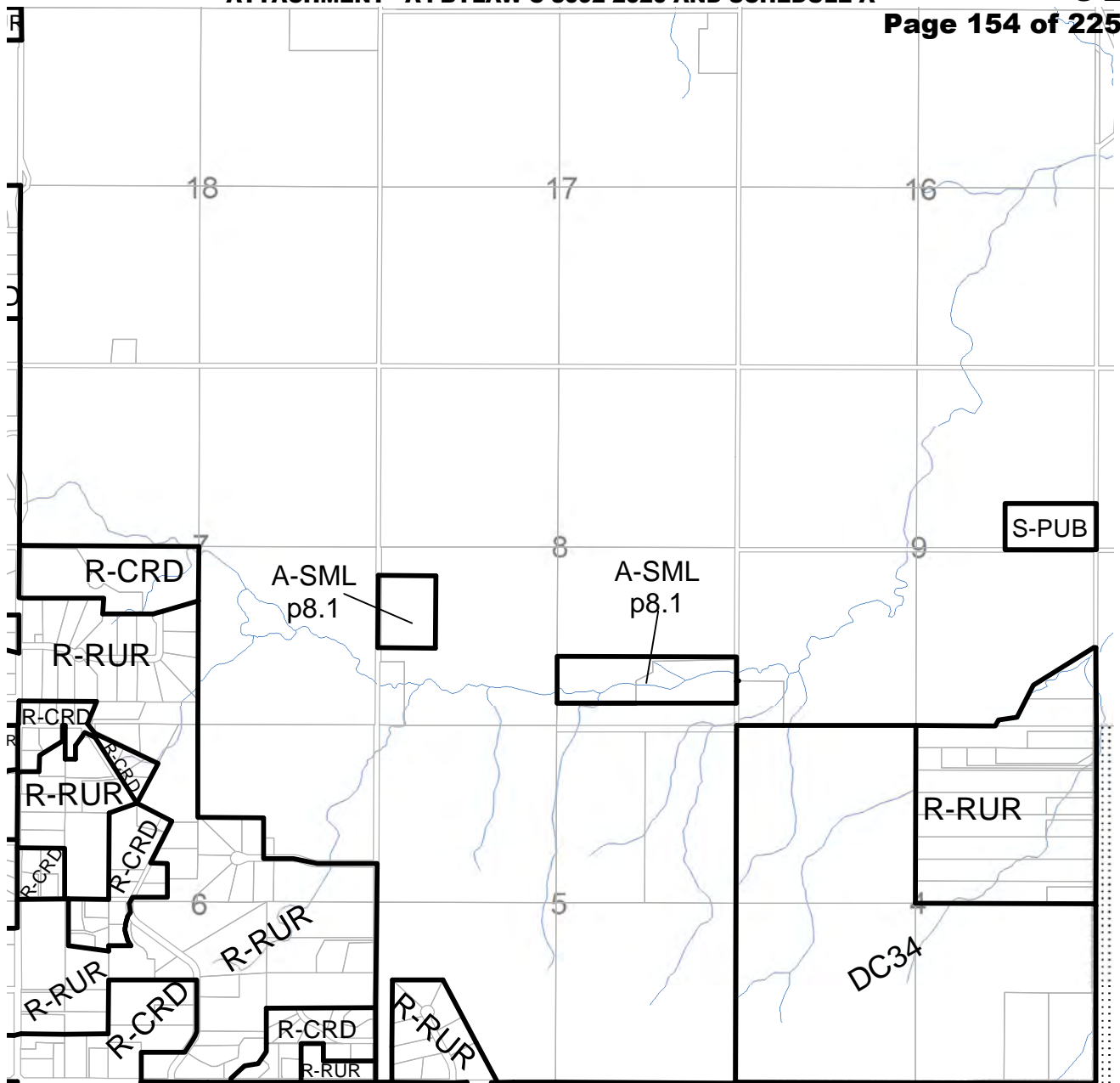
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-3-W5M

LAND USE MAP NO. 67

Date: Aug 04, 2020 Page 471 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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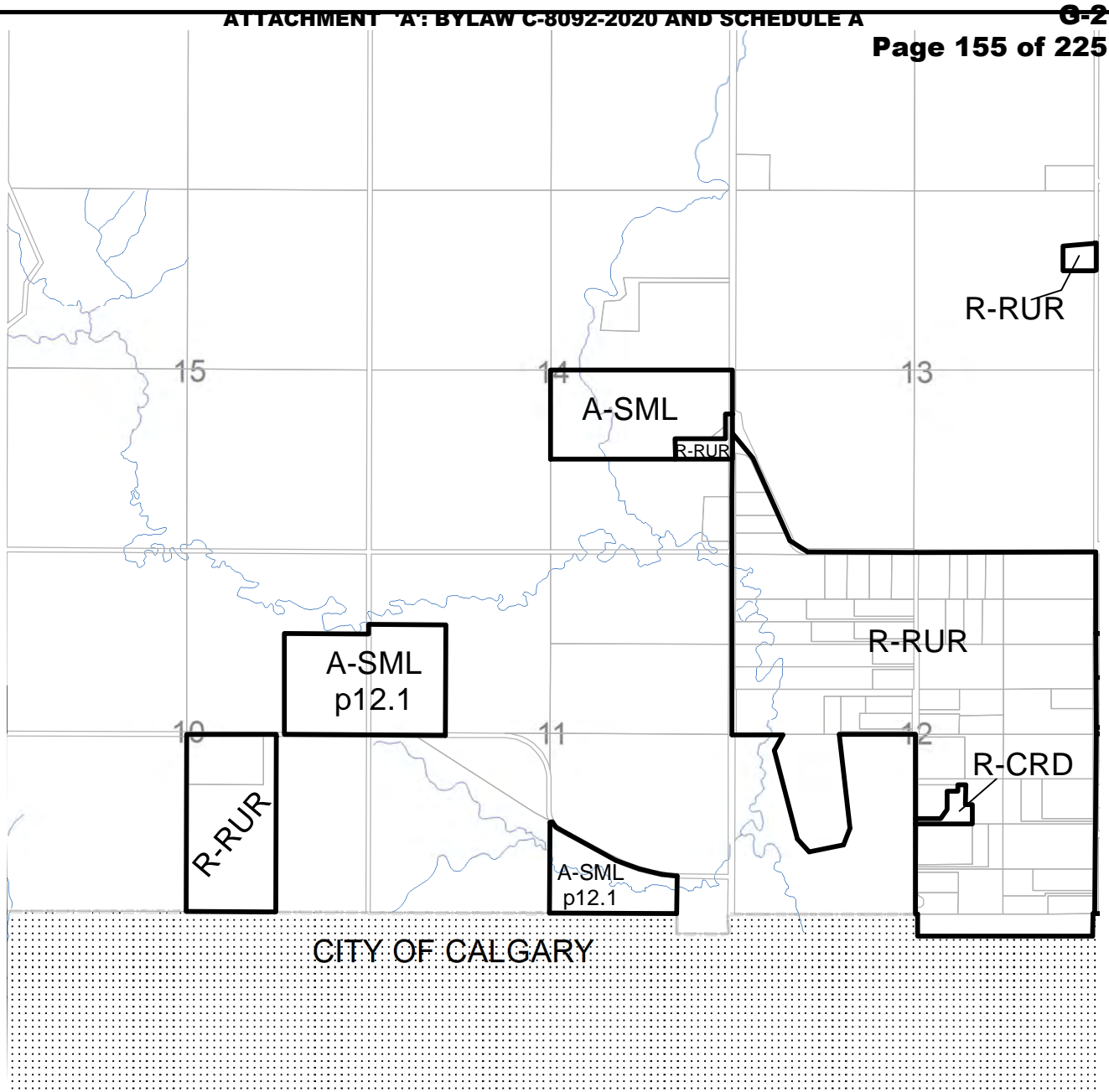
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-2-W5M

LAND USE MAP NO. 66-SW

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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R-SML	Residential, Small Lot Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

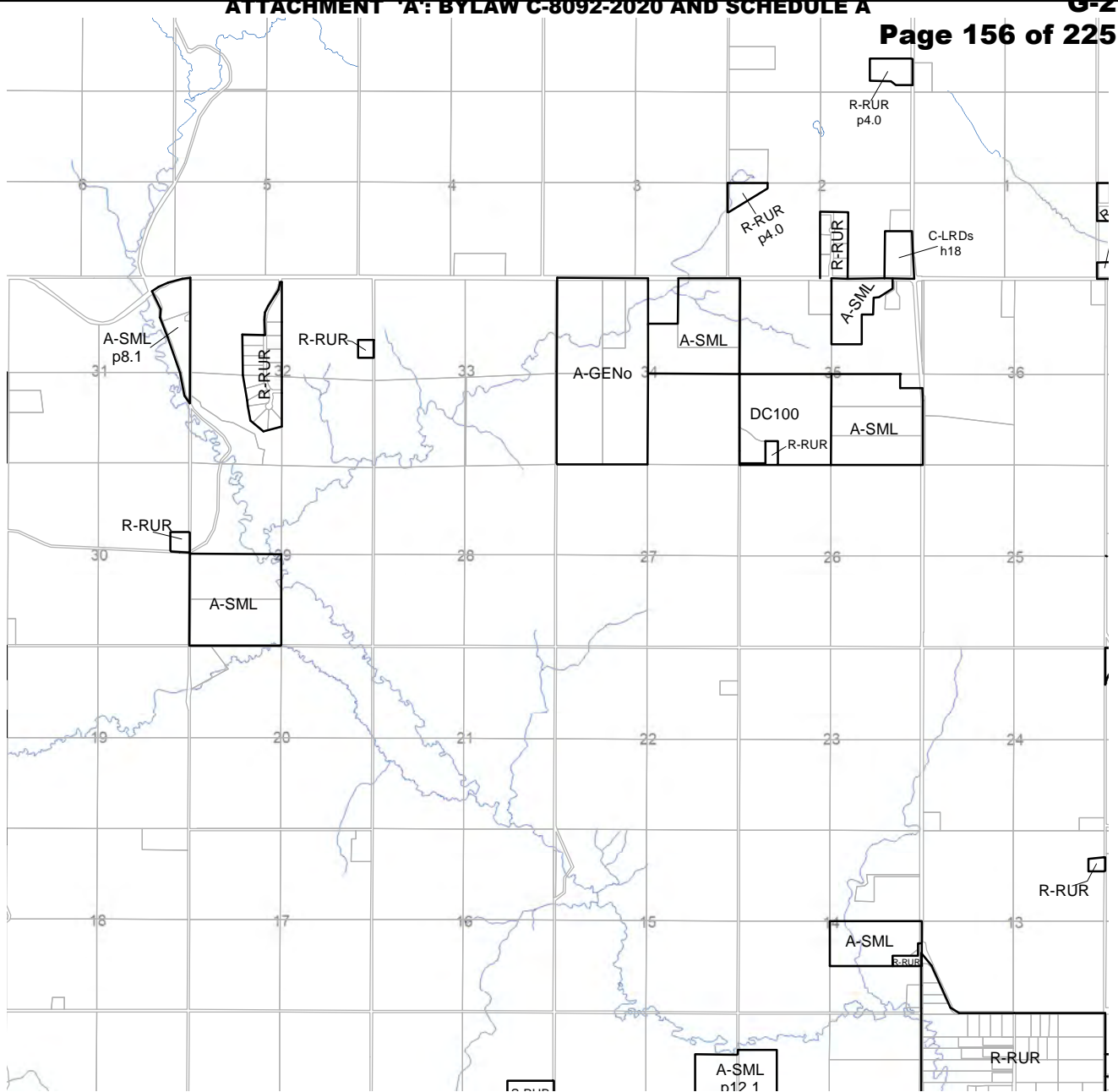
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-2-W5M

LAND USE MAP NO. 66-SE

Date: Aug 04, 2020 Page 473 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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Department for
Official Confirmation

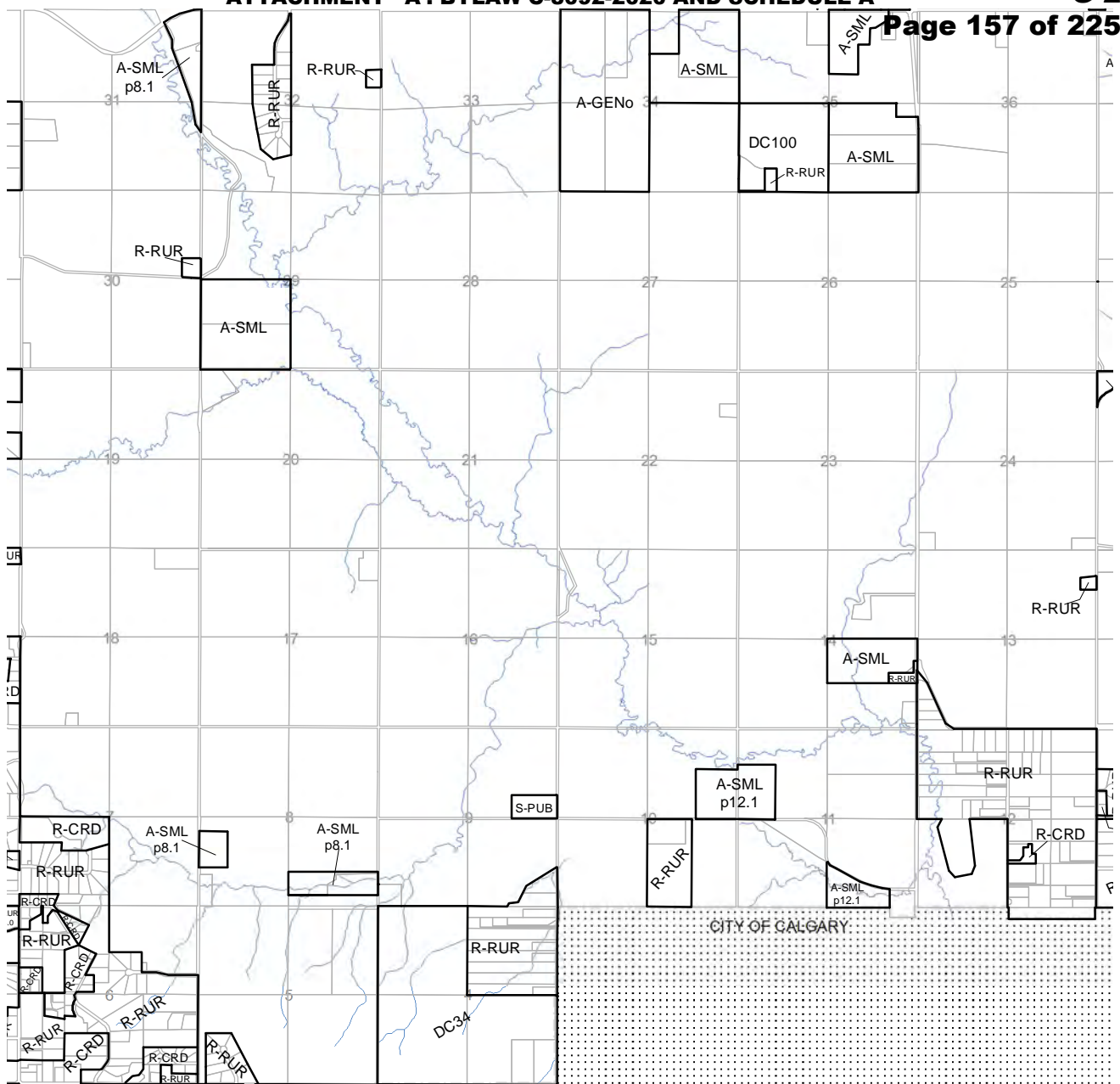
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-2-W5M

LAND USE MAP NO. 66-NORTH

Date: Aug 04, 2020 Page 474 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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Department for
Official Confirmation

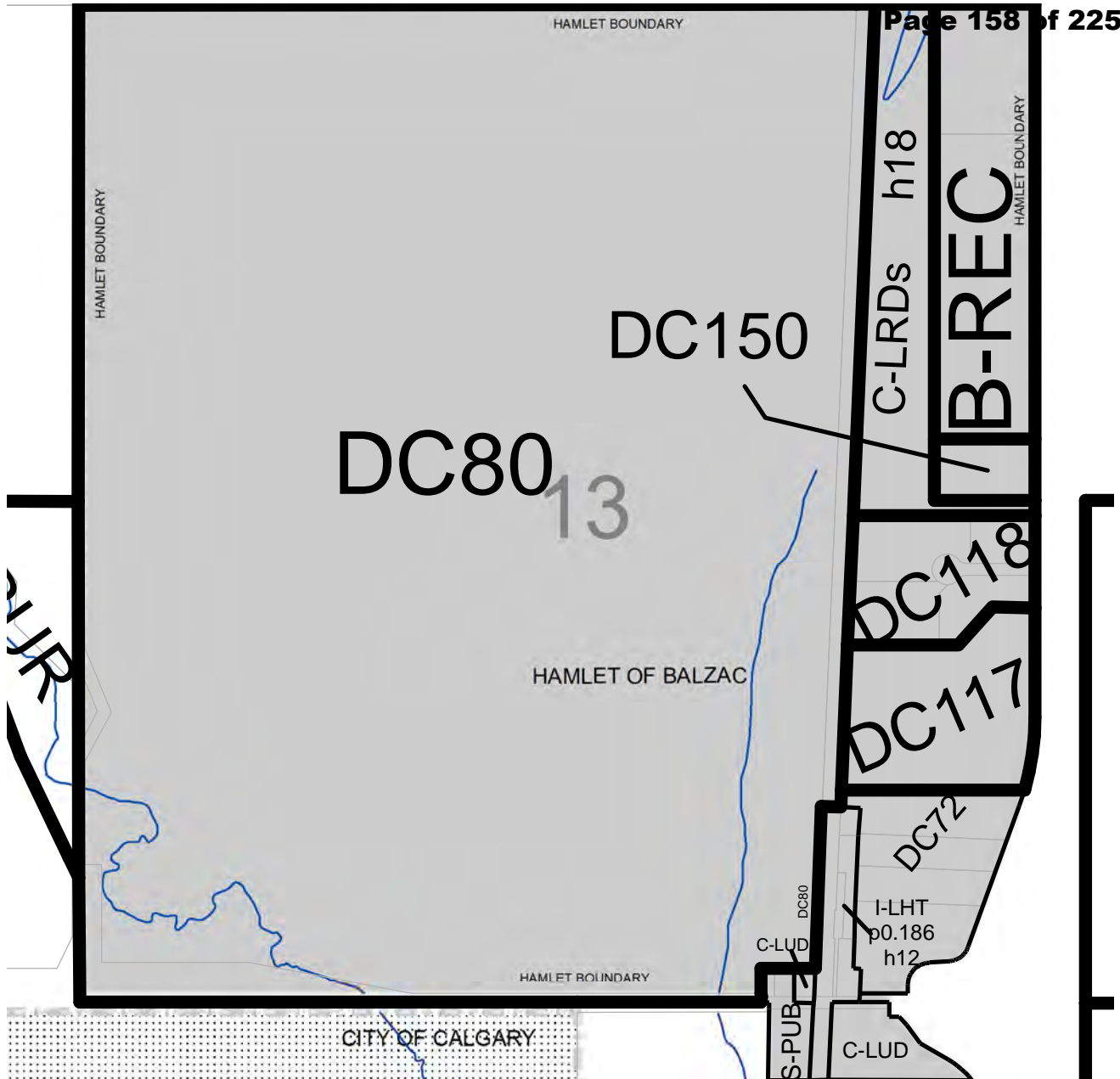
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-2-W5M

LAND USE MAP NO. 66

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

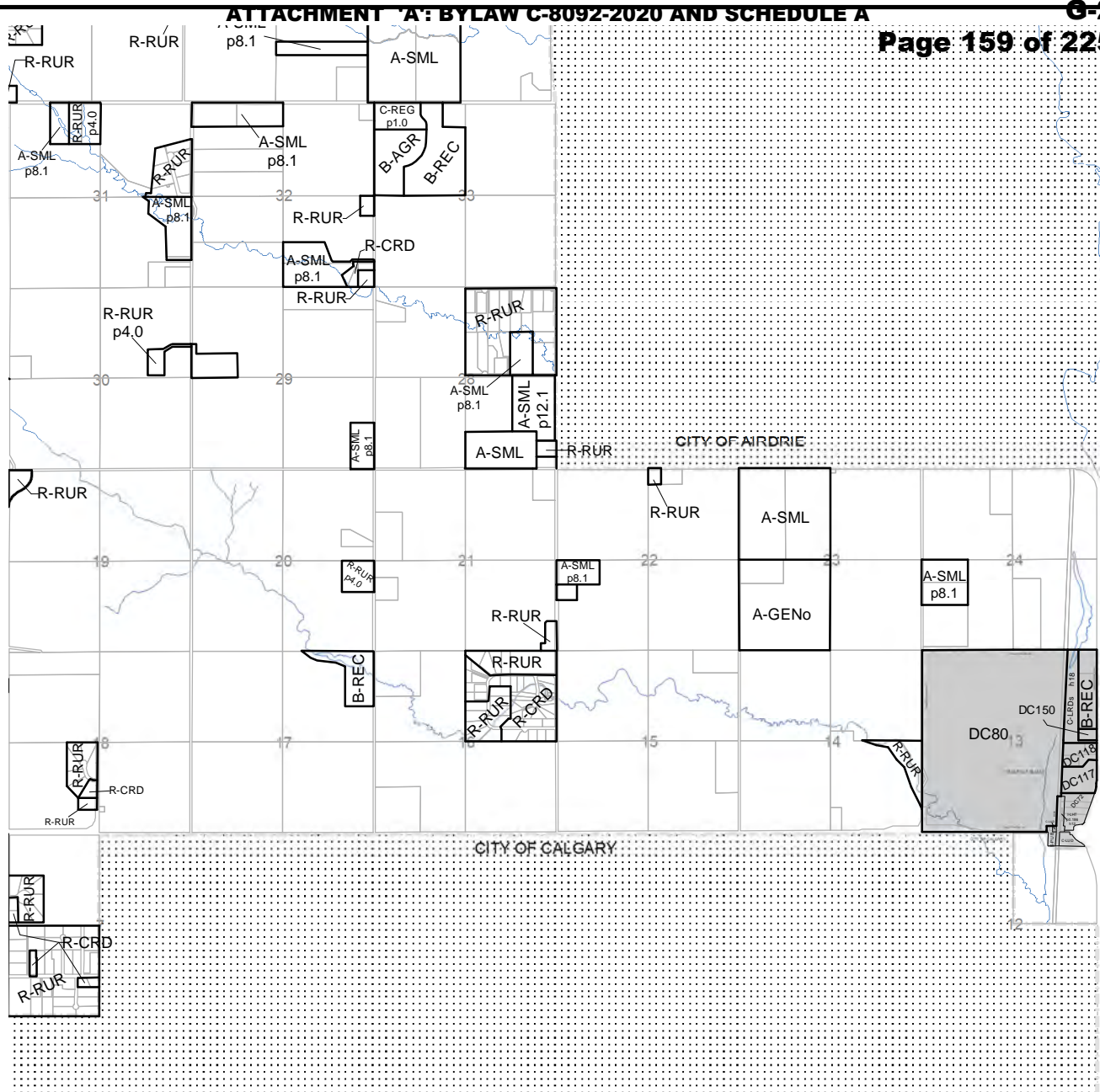
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
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S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
HAMLET OF BALZAC

LAND USE MAP NO. 65-1

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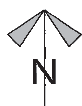


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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Contact the
County Planning
Department for
Official Confirmation

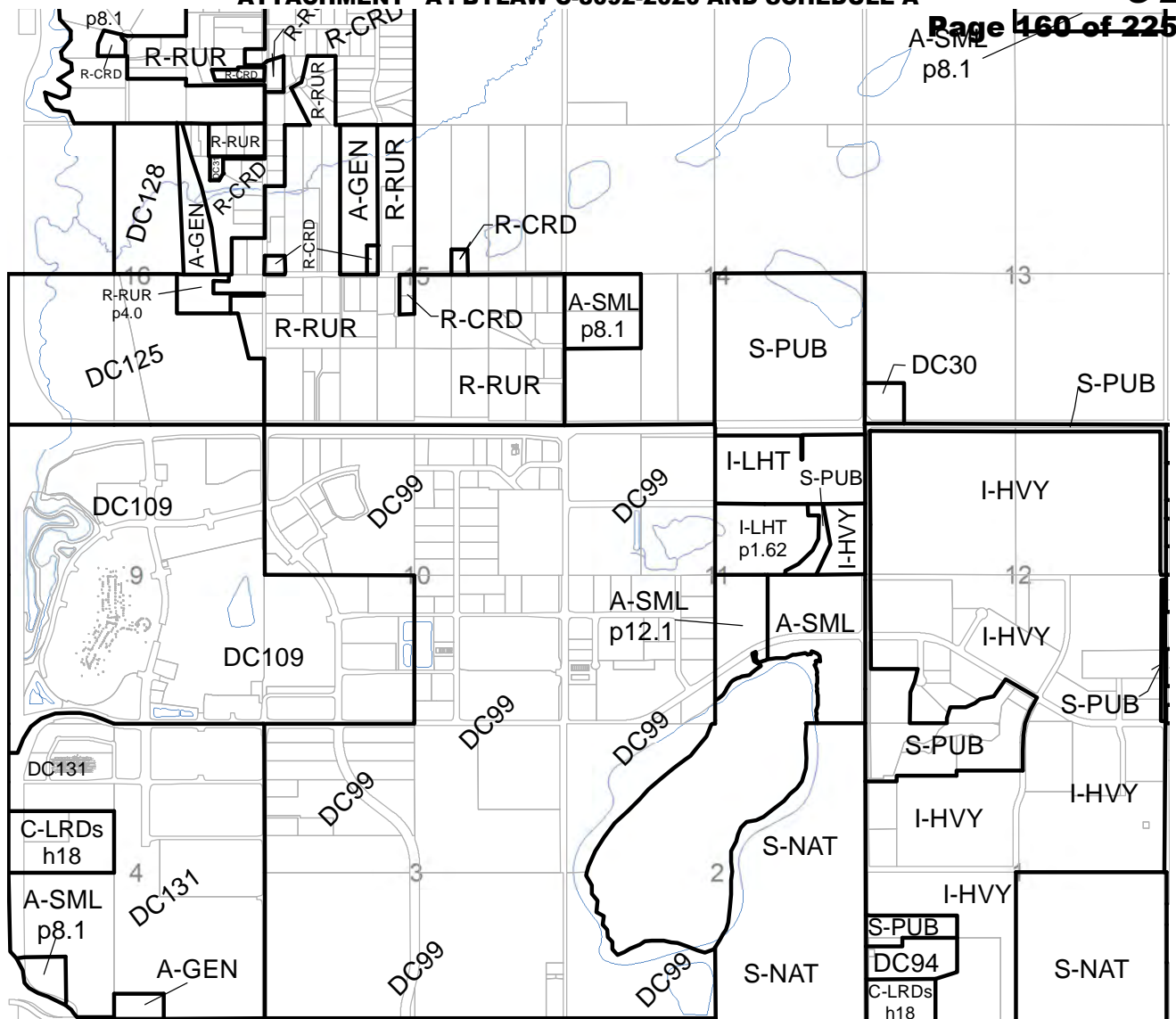
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-1-W5M

LAND USE MAP NO. 65

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CITY OF CALGARY

ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
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S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-29-W4M

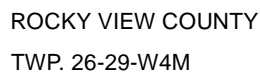
LAND USE MAP NO. 64-SOUTH

Date: Aug 04, 2020 Page 478 of 645

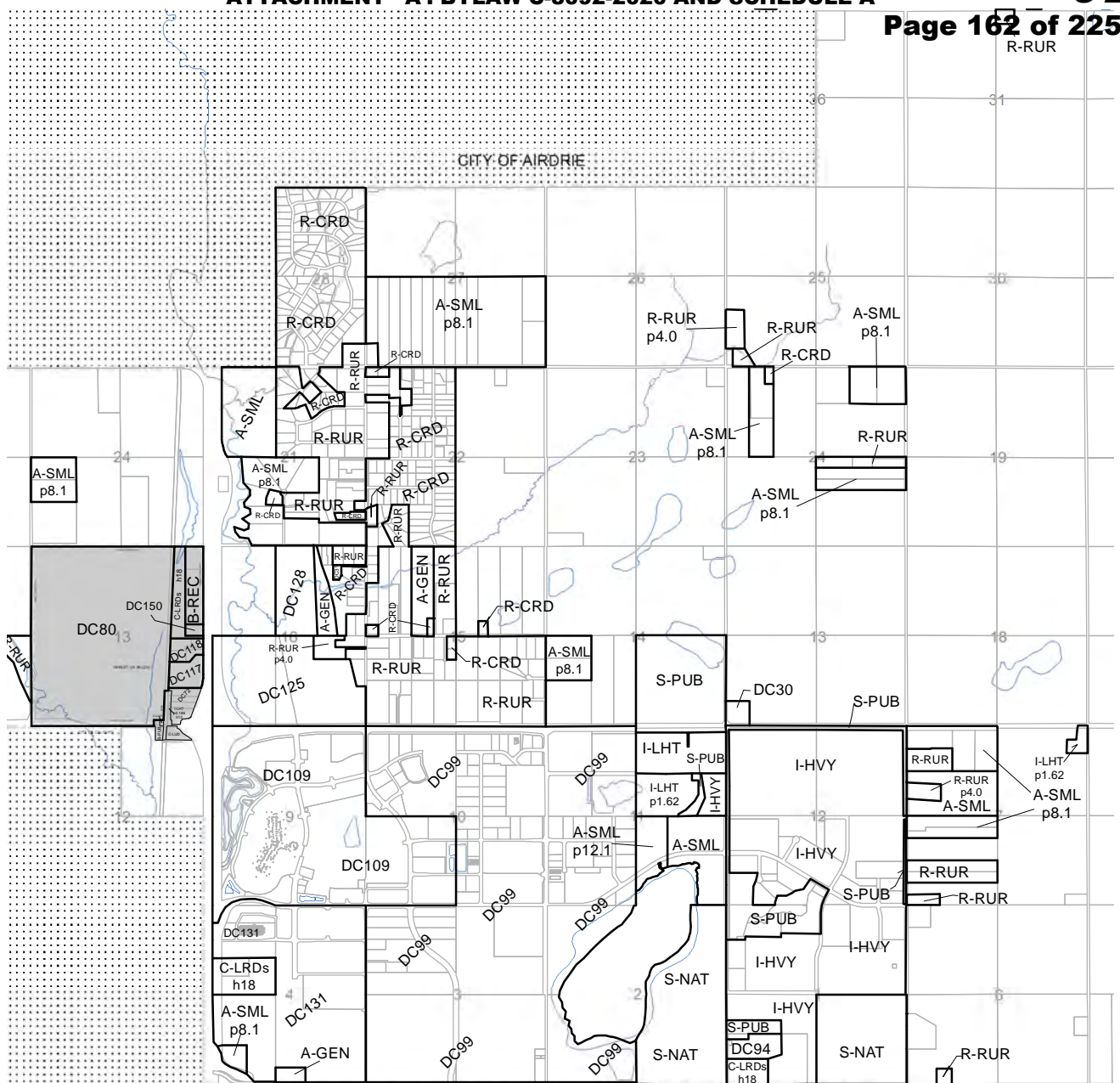


Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
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I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

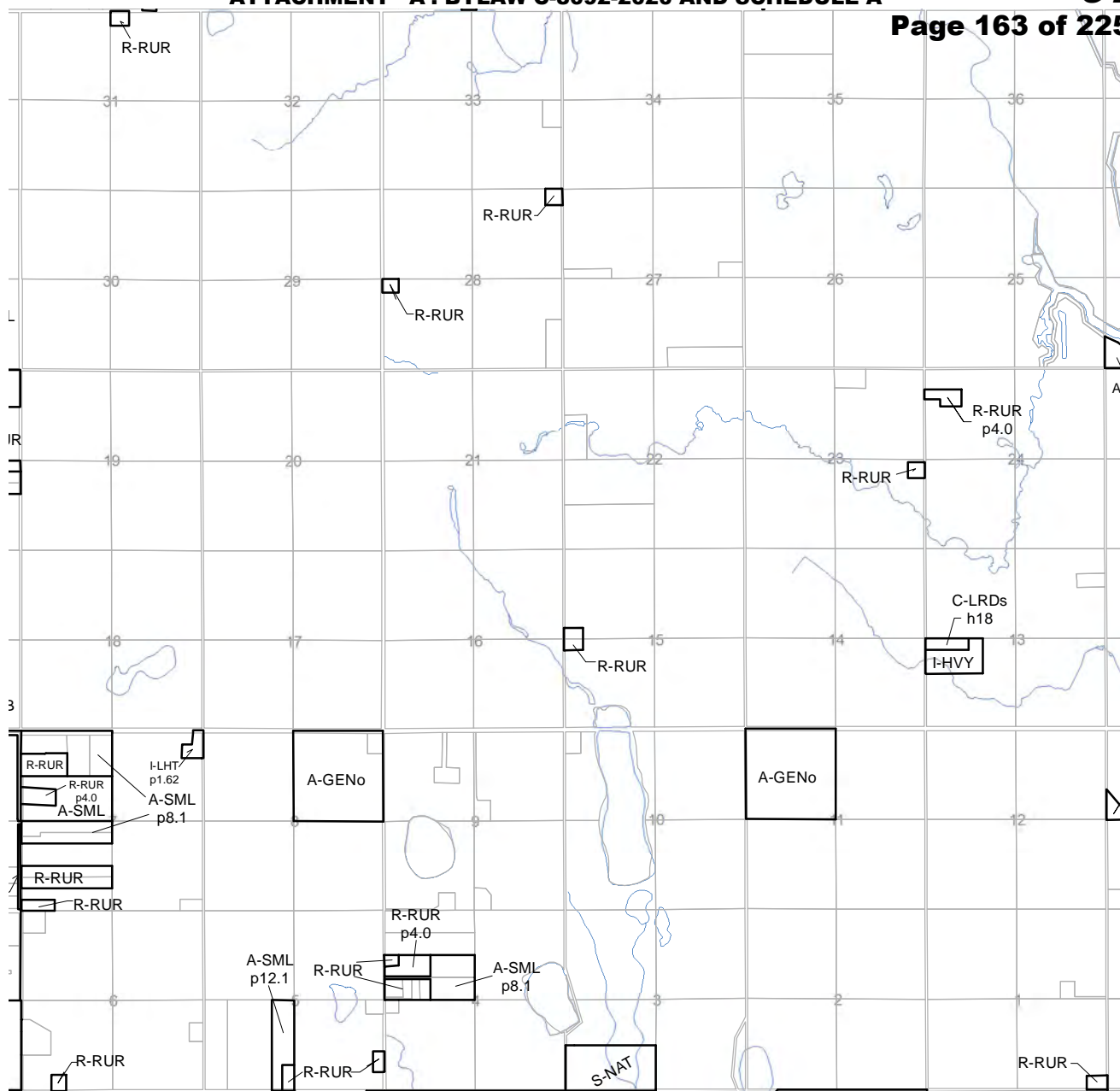


ROCKY VIEW COUNTY

TWP. 26-29-W4M

LAND USE MAP NO. 64

Date: Aug 04, 2020 Page 480 of 645

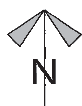


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

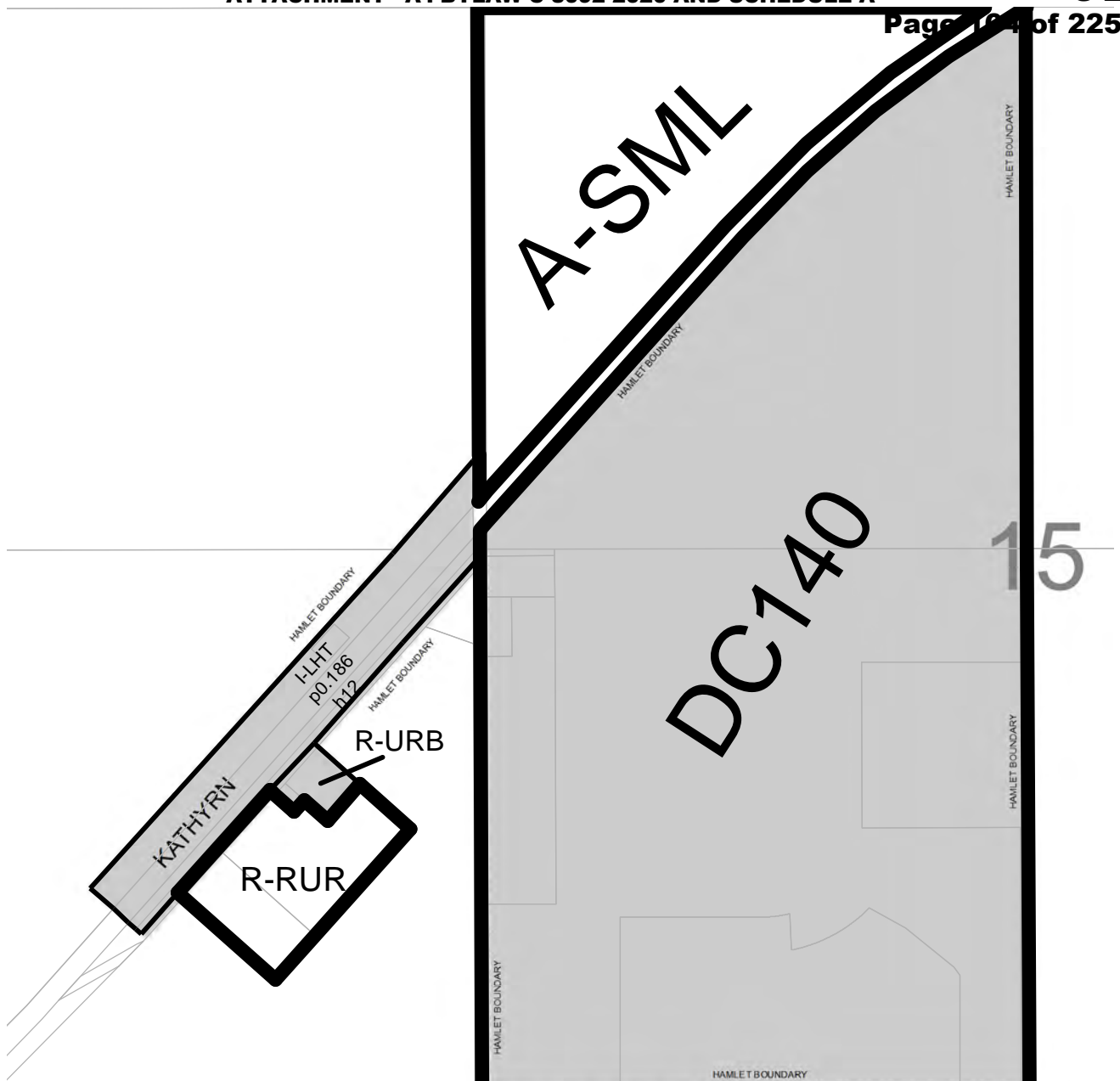
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-28-W4M

LAND USE MAP NO. 63

Date: Aug 04, 2020 Page 481 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
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I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

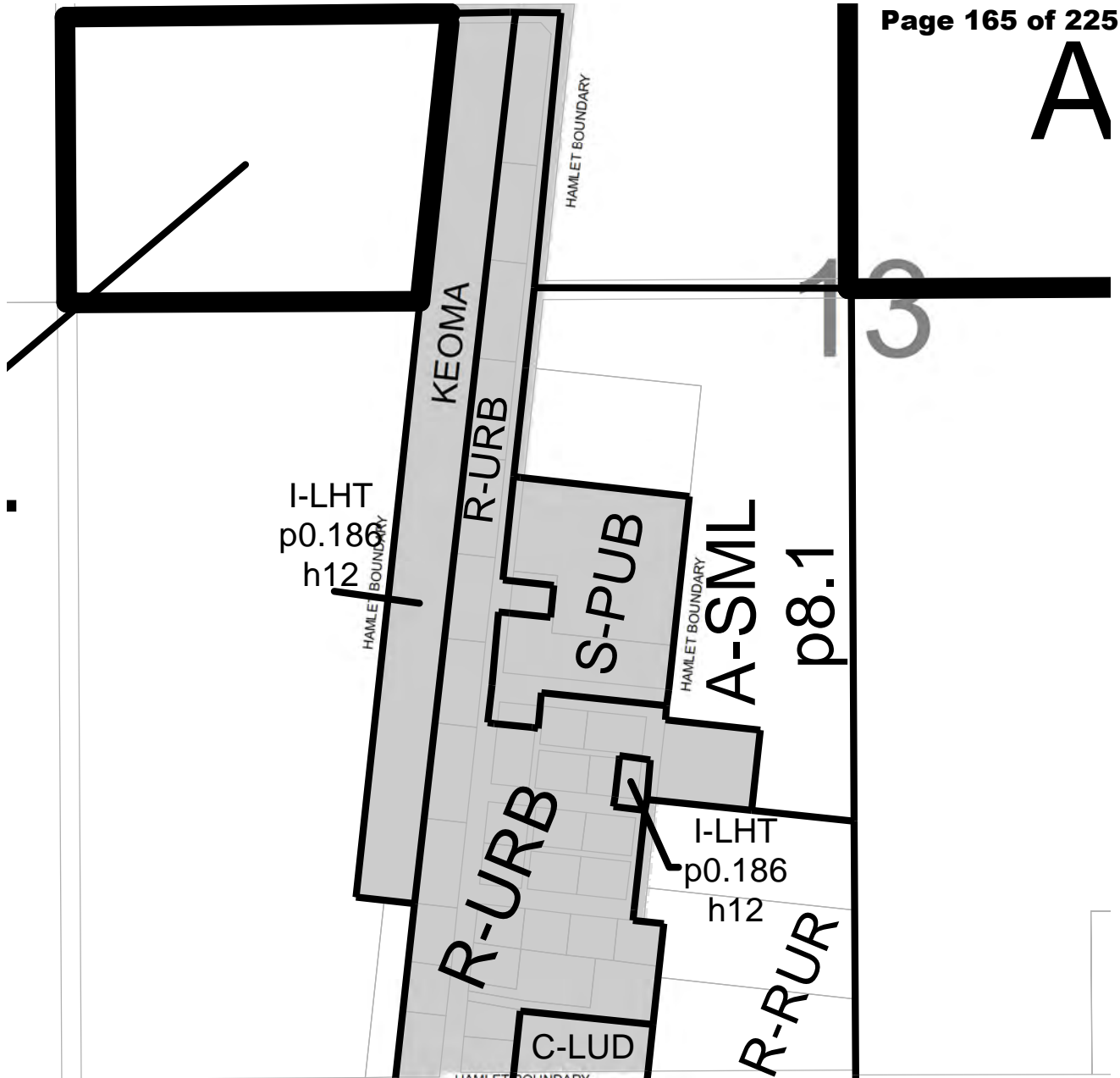


ROCKY VIEW COUNTY
HAMLET OF KATHYRN

LAND USE MAP NO. 62-2

Date: Aug 04, 2020 Page 482 of 645

A

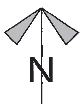


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

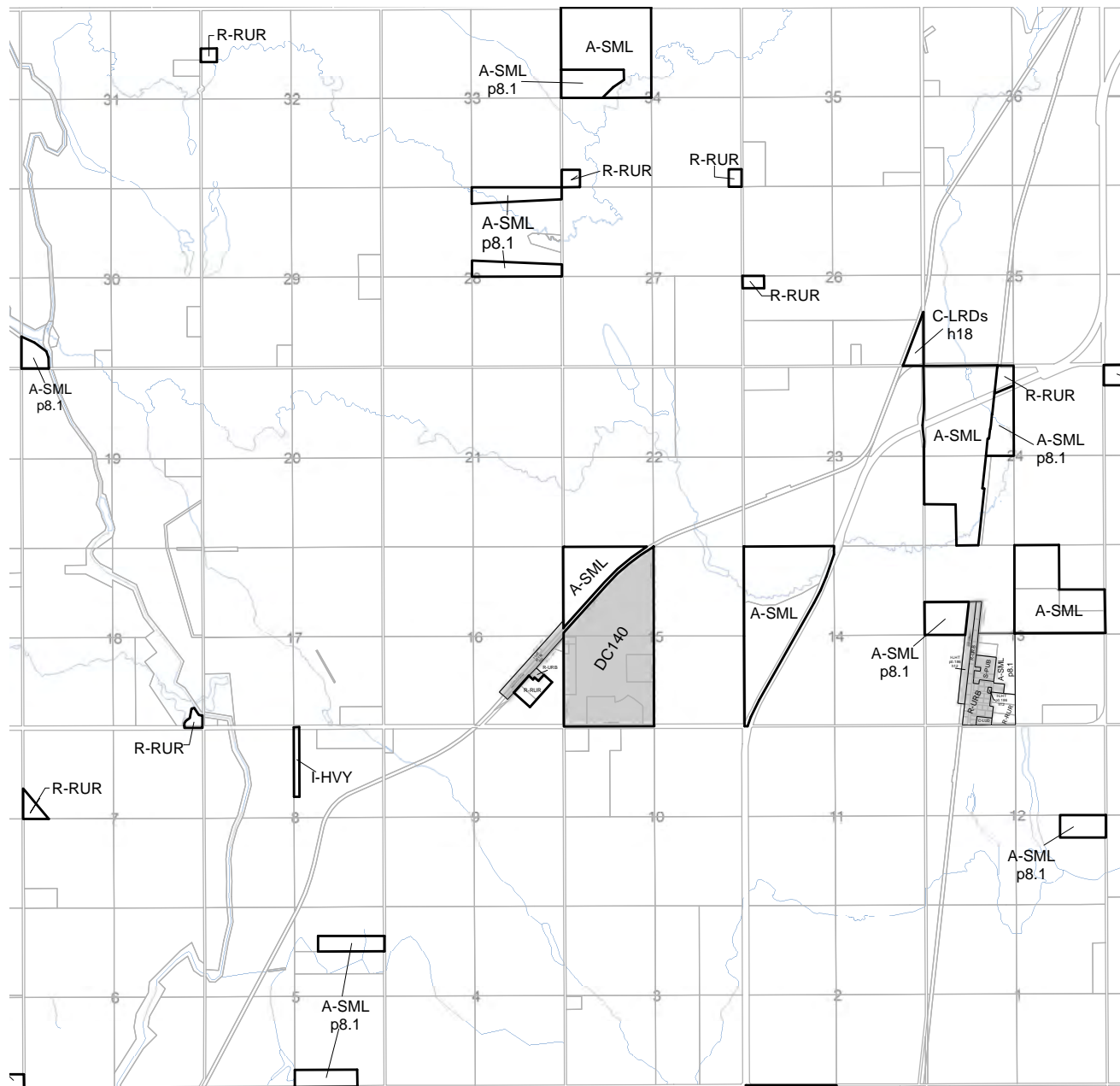
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
HAMLET OF KEOMA

LAND USE MAP NO. 62-1

Date: Aug 04, 2020 Page 483 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

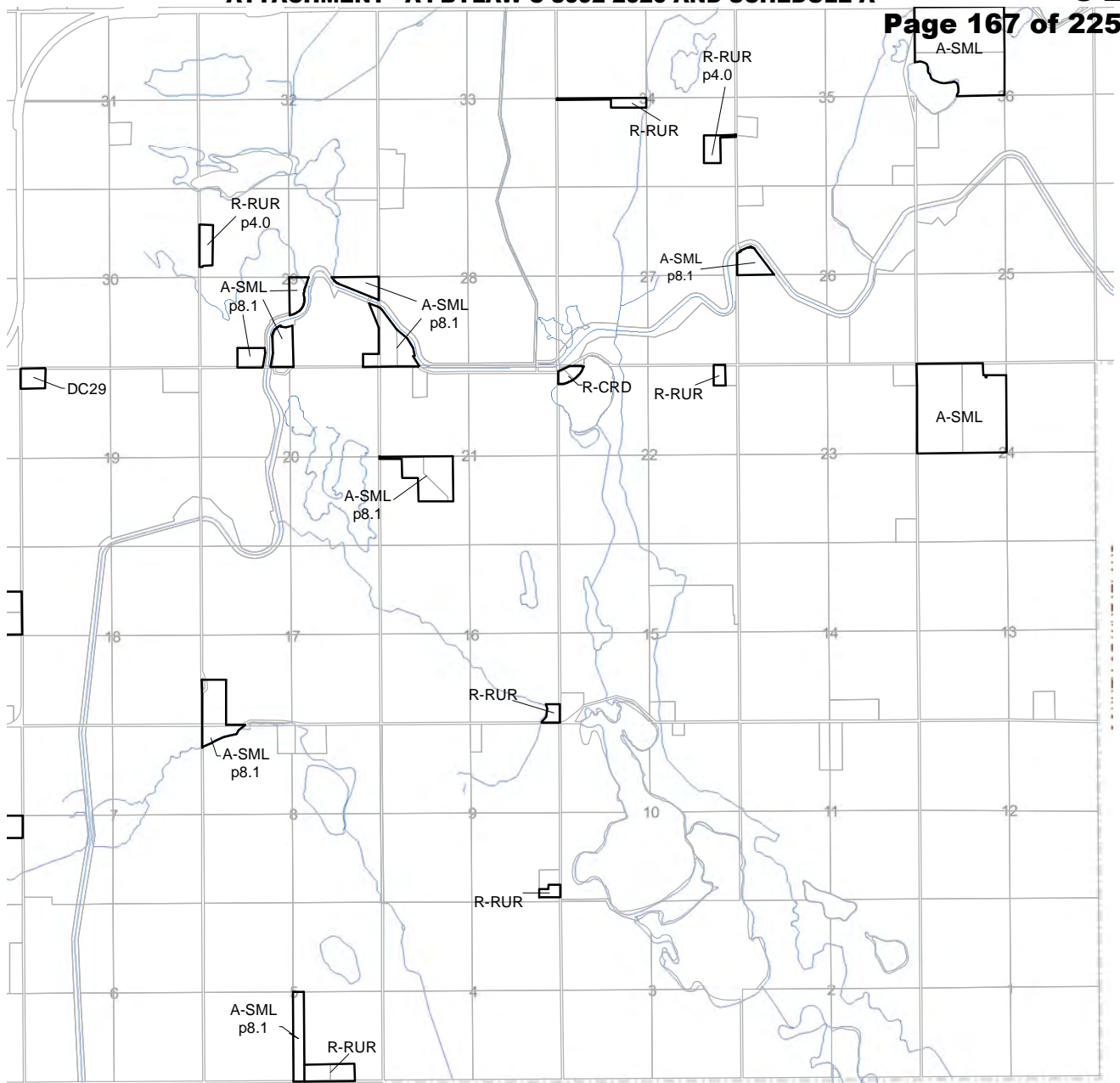
C-HVY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
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S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-27-W4M

LAND USE MAP NO. 62

Date: Aug 07 , 2020

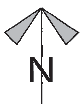


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
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R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

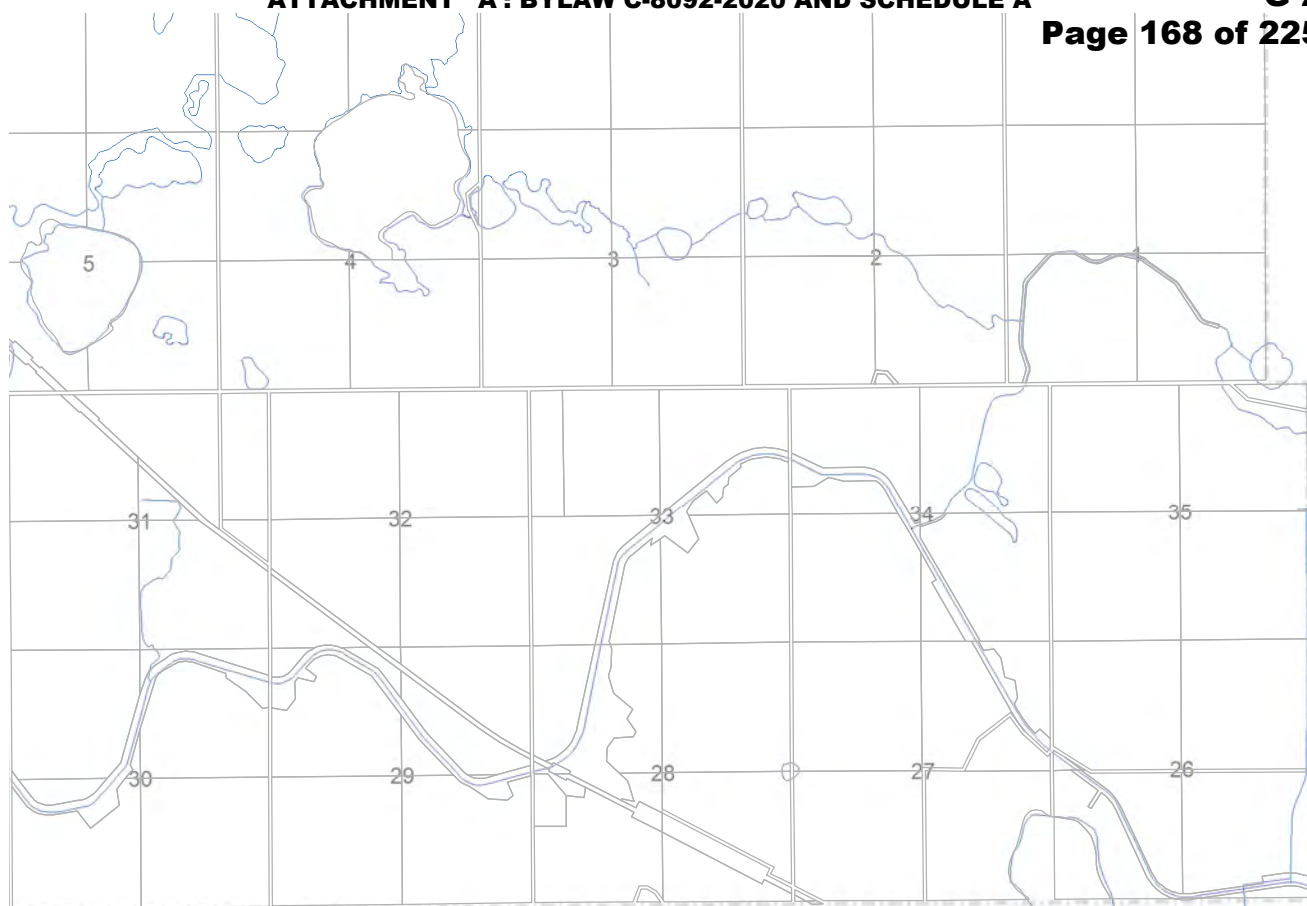
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
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S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-26-W4M

LAND USE MAP NO. 61

Date: Aug 04, 2020 Page 485 of 645



COUNTY OF WHEATLAND

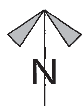
WHEATLAND

ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
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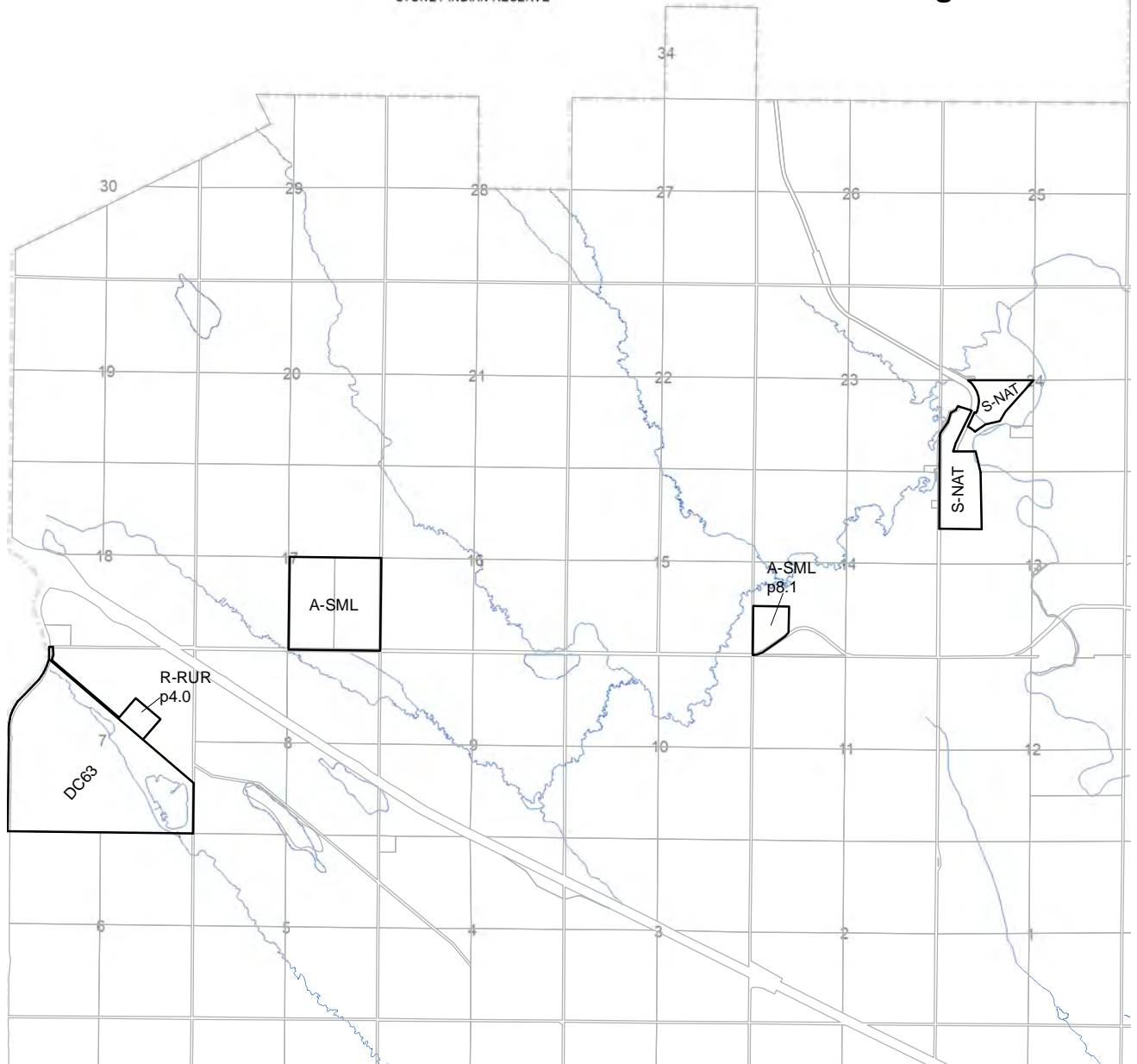
ROCKY VIEW COUNTY

TWP. 26-25-W4M

LAND USE MAP NO. 60

Date: Aug 04, 2020 Page 486 of 645

STONEY INDIAN RESERVE



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

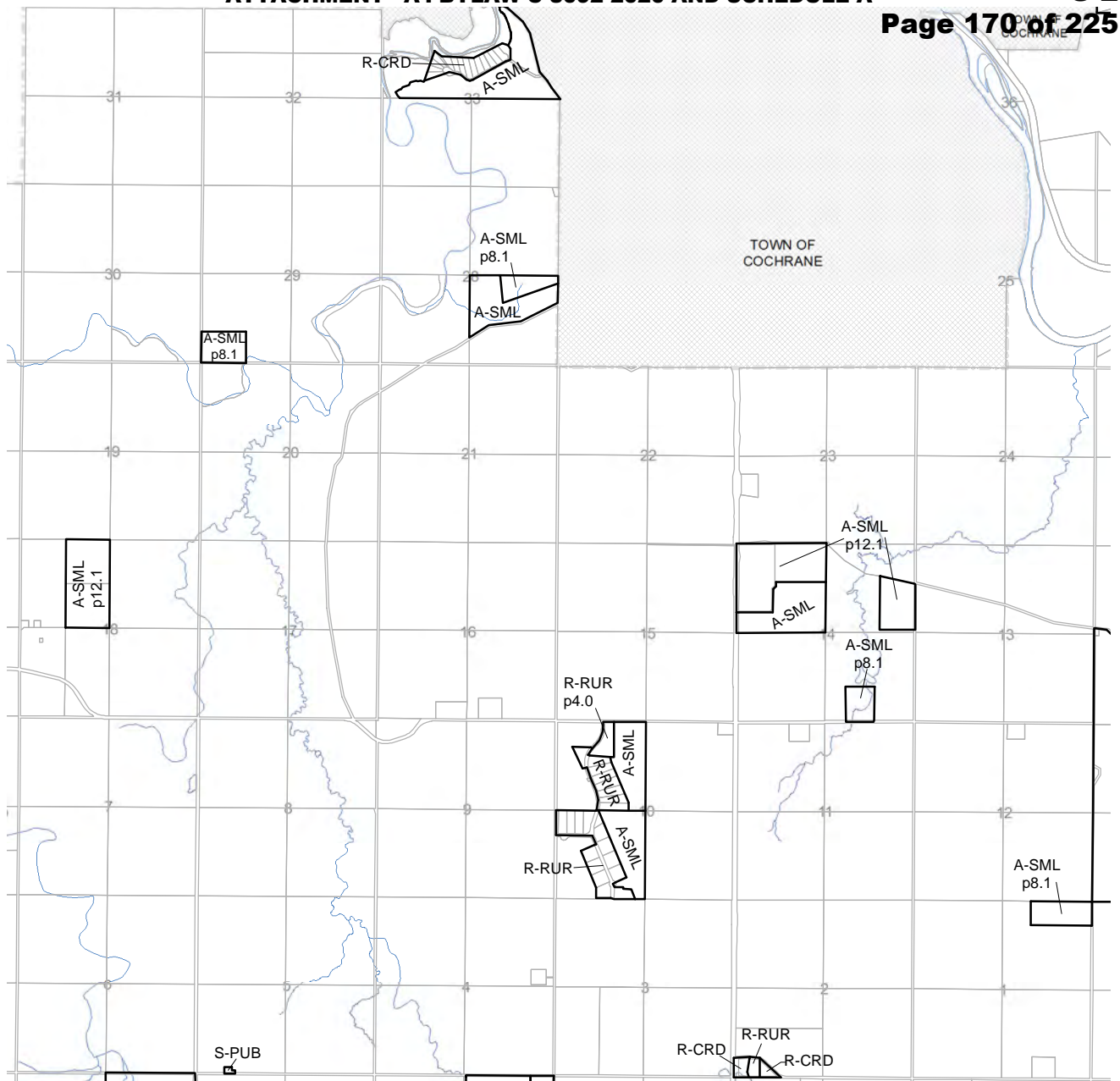
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
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C-REG	Commercial, Regional District
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S-NOS	Special, Natural Open Space District
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ROCKY VIEW COUNTY
TWP. 25-5-W5M

LAND USE MAP NO. 59

Date: Aug 04, 2020 Page 487 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

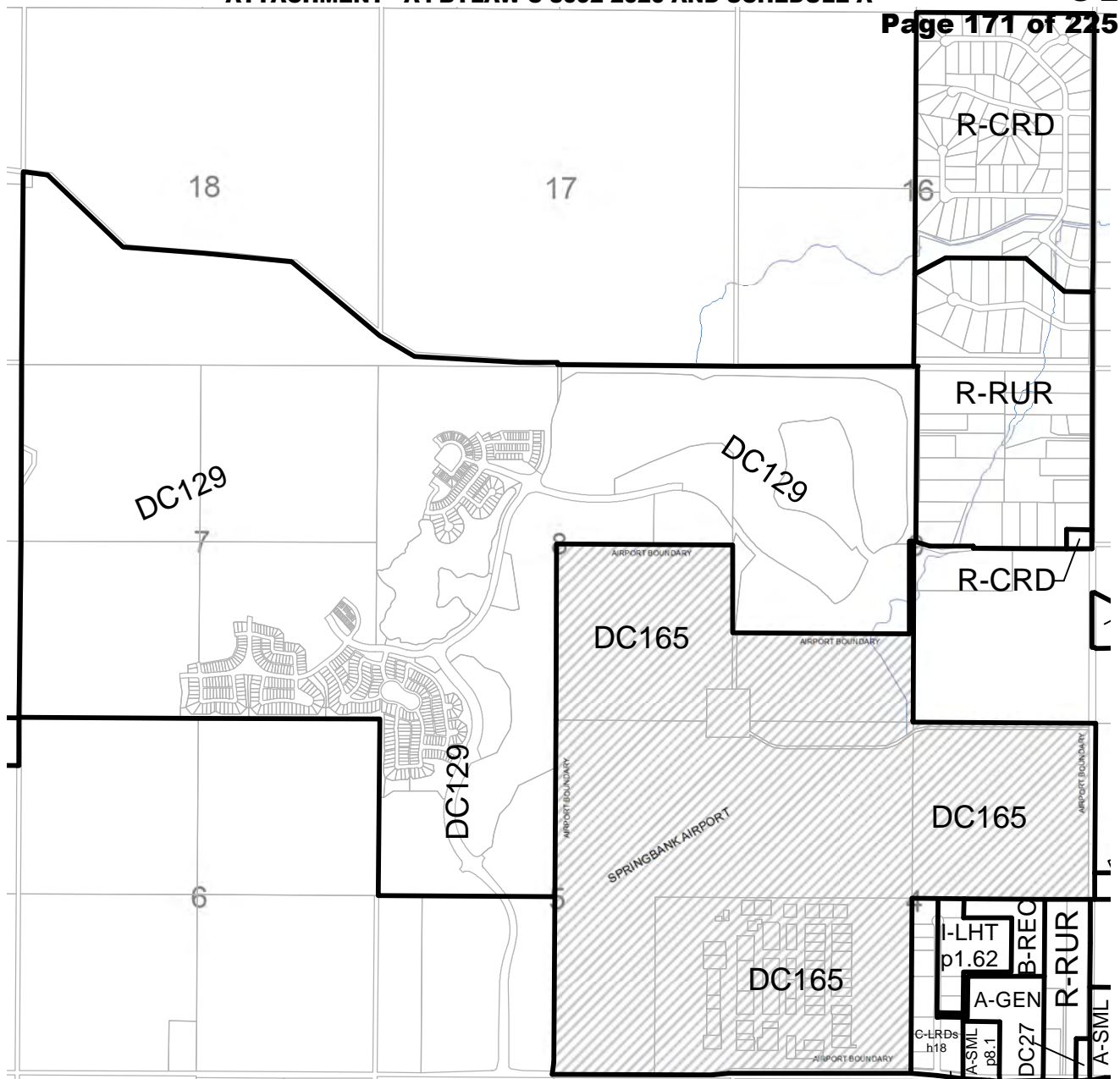
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-4-W5M

LAND USE MAP NO. 58

Date: Aug 04, 2020 Page 488 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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County Planning
Department for
Official Confirmation

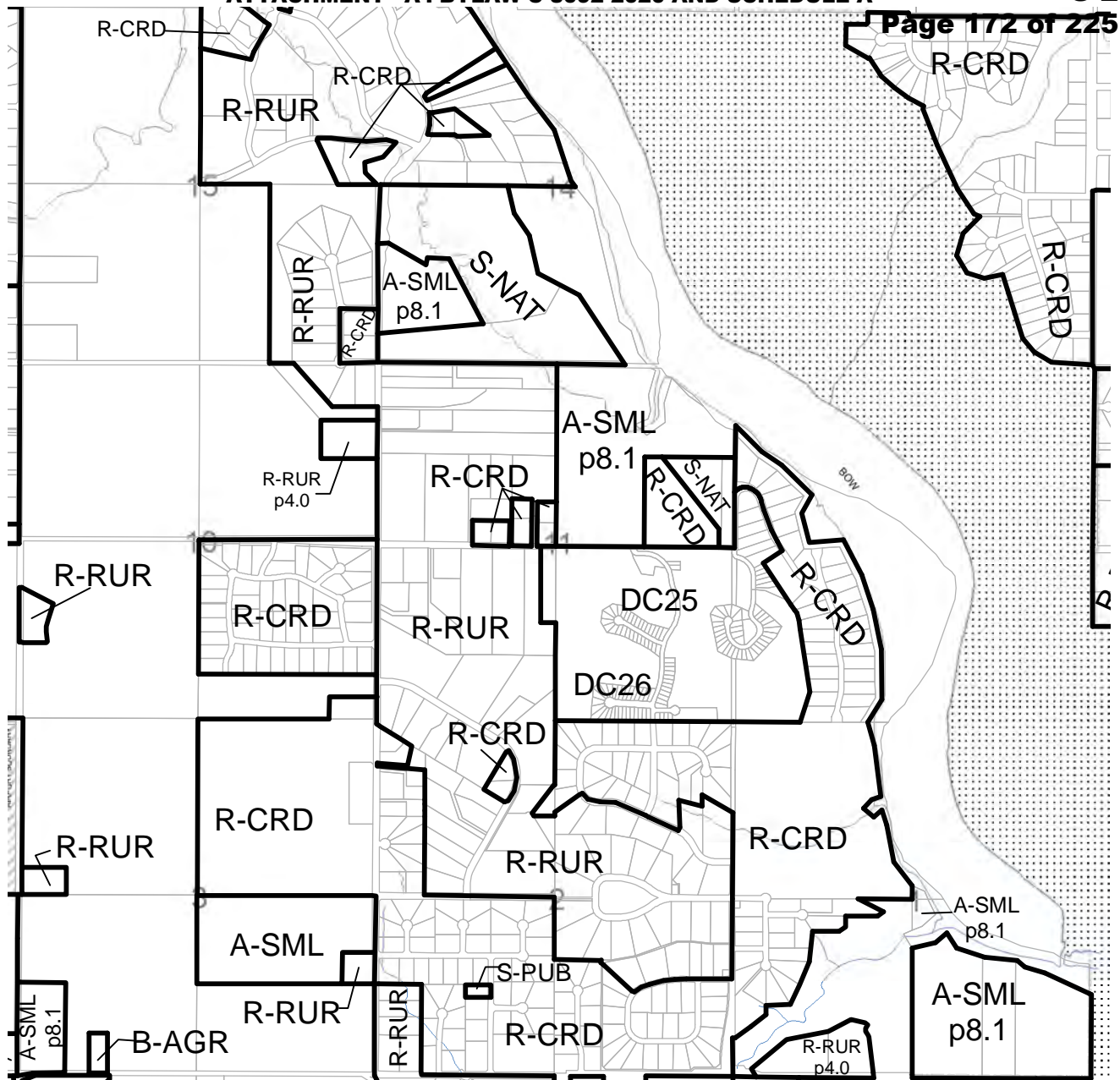
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-3-W5M

LAND USE MAP NO. 57-SW

Date: Aug 04, 2020 Page 489 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
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S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-3-W5M

LAND USE MAP NO. 57-SE

Date: Aug 04, 2020 Page 490 of 645

A-SML
p8.1A-SML
p8.1A-SML
p8.1

R-RUR

31

32

33

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19

20

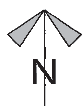
21

ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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County Planning
Department for
Official Confirmation

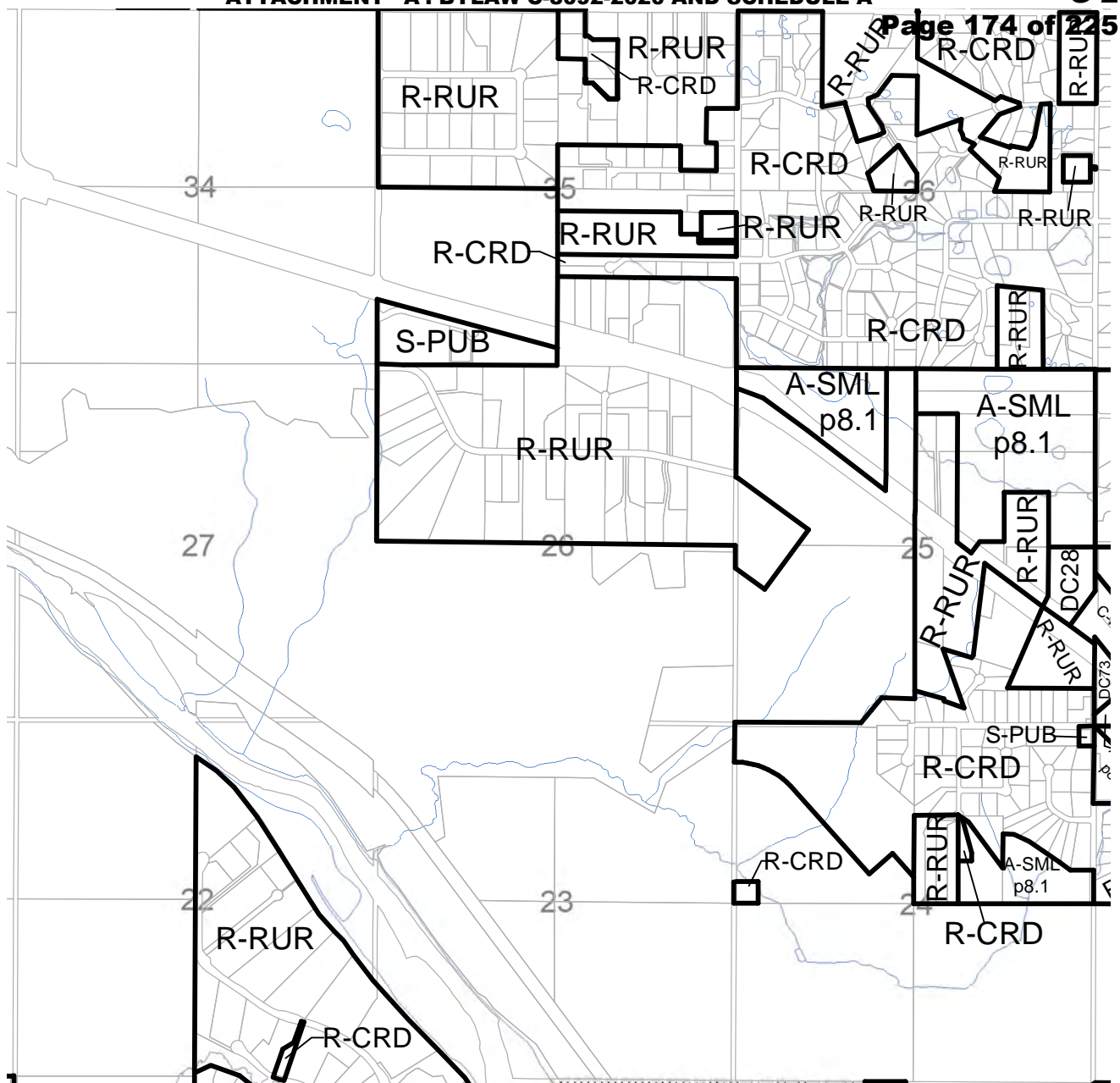
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
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ROCKY VIEW COUNTY
TWP. 25-3-W5M

LAND USE MAP NO. 57-NW

Date: Aug 04, 2020 Page 491 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

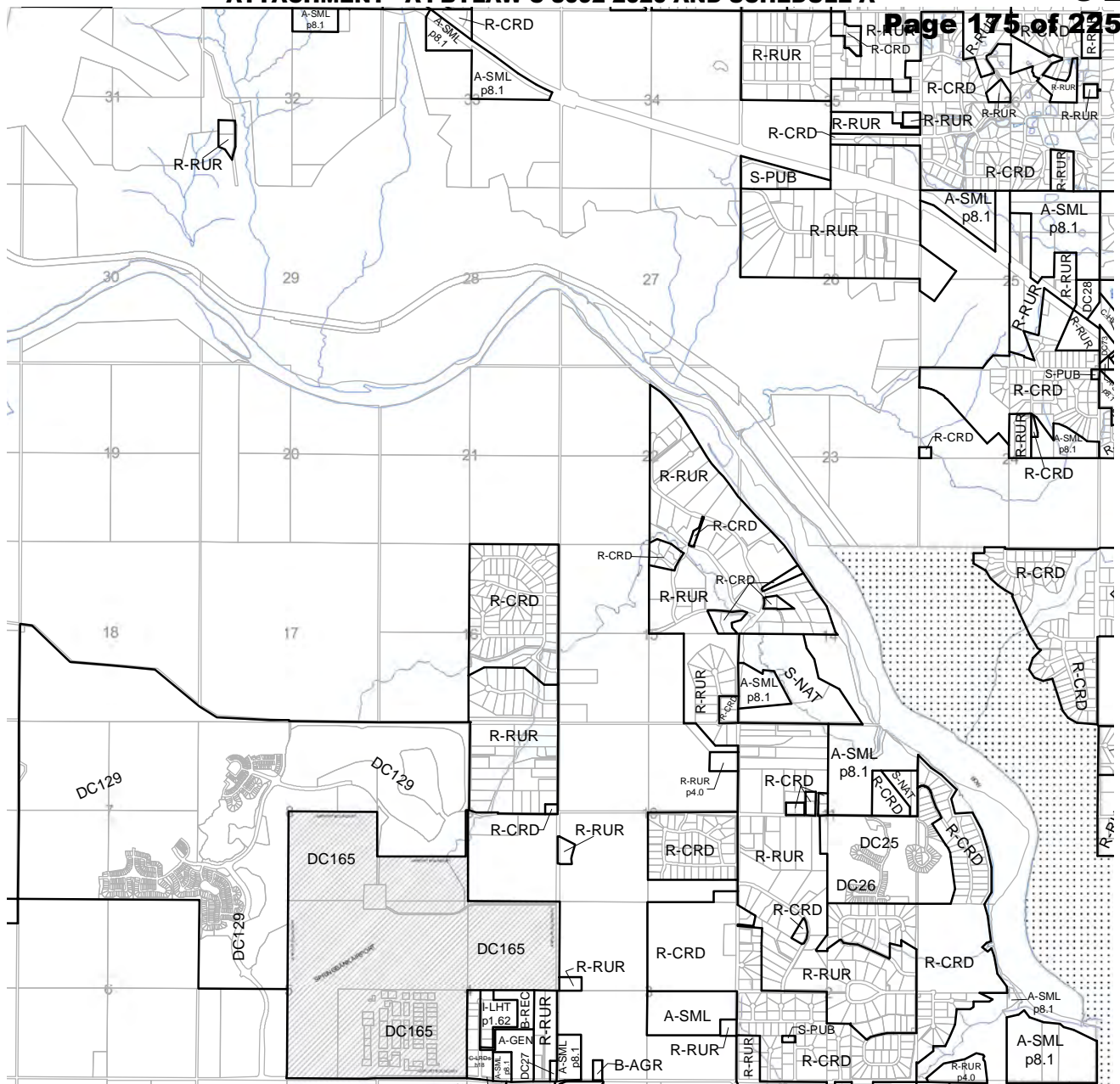
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-3-W5M

LAND USE MAP NO. 57-NE

Date: Aug 04, 2020 Page 492 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

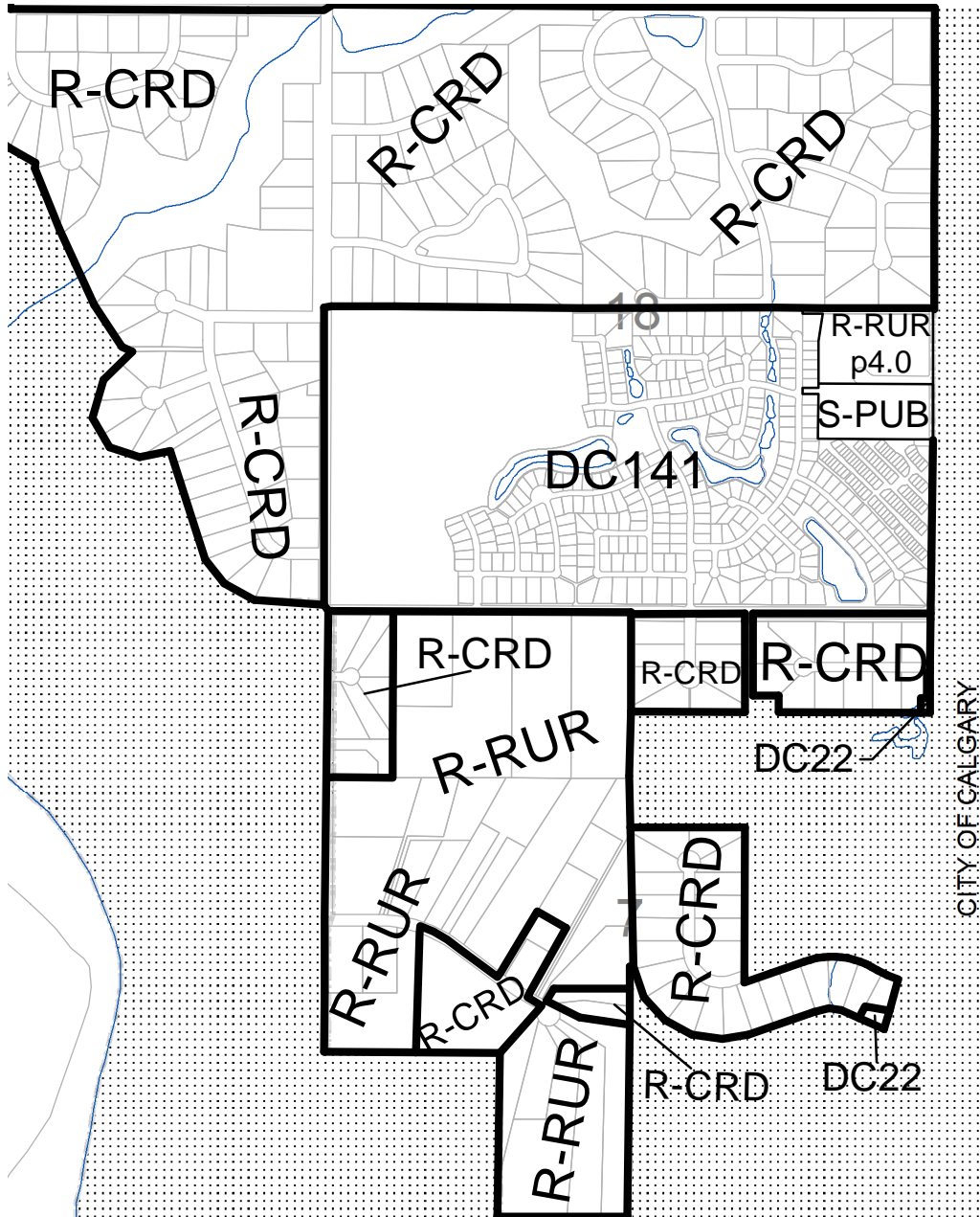
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



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TWP. 25-3-W5M

LAND USE MAP NO. 57

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

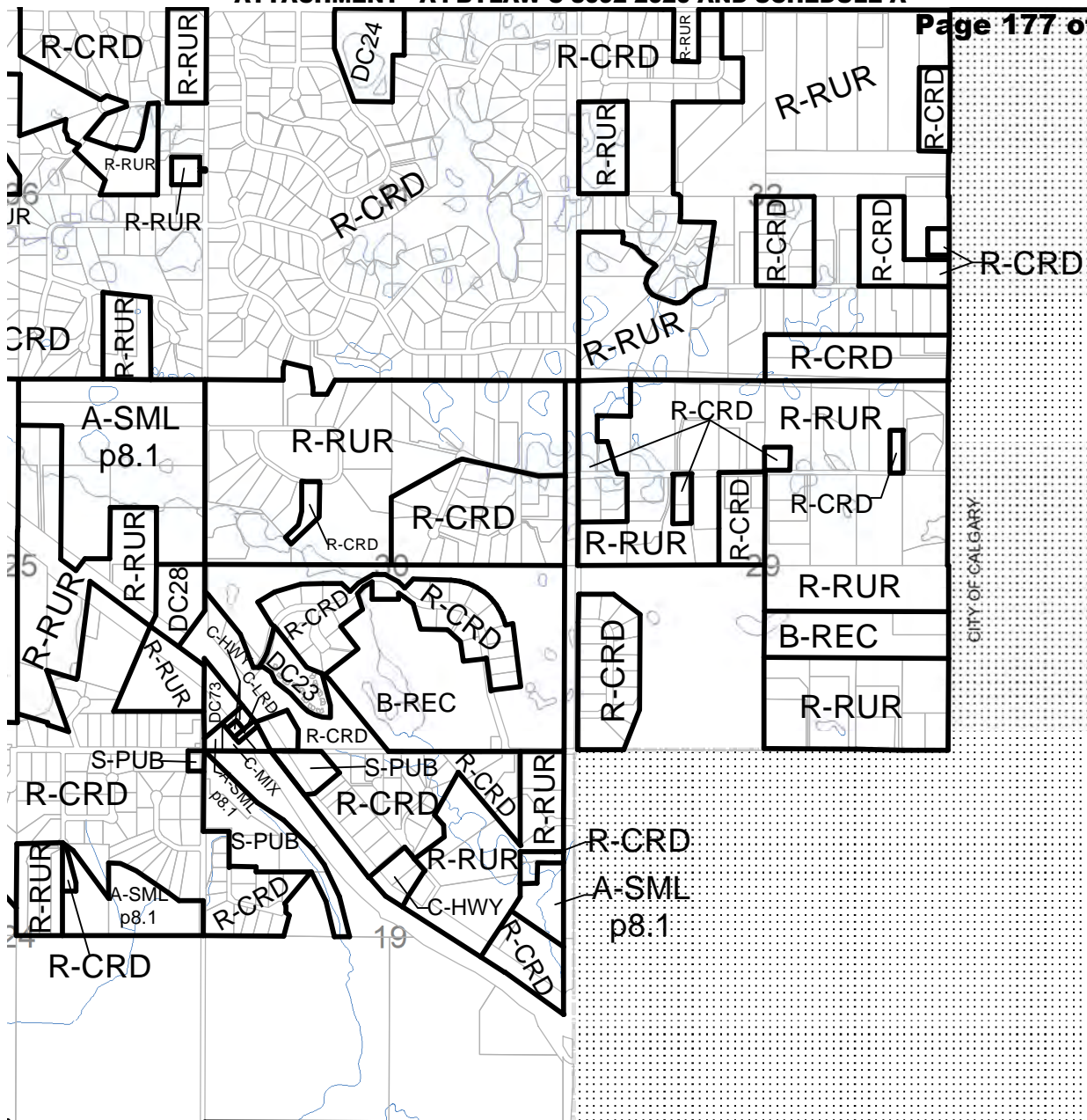
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-2-W5M

LAND USE MAP NO. 56-SOUTH

Date: Aug 04, 2020 Page 494 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

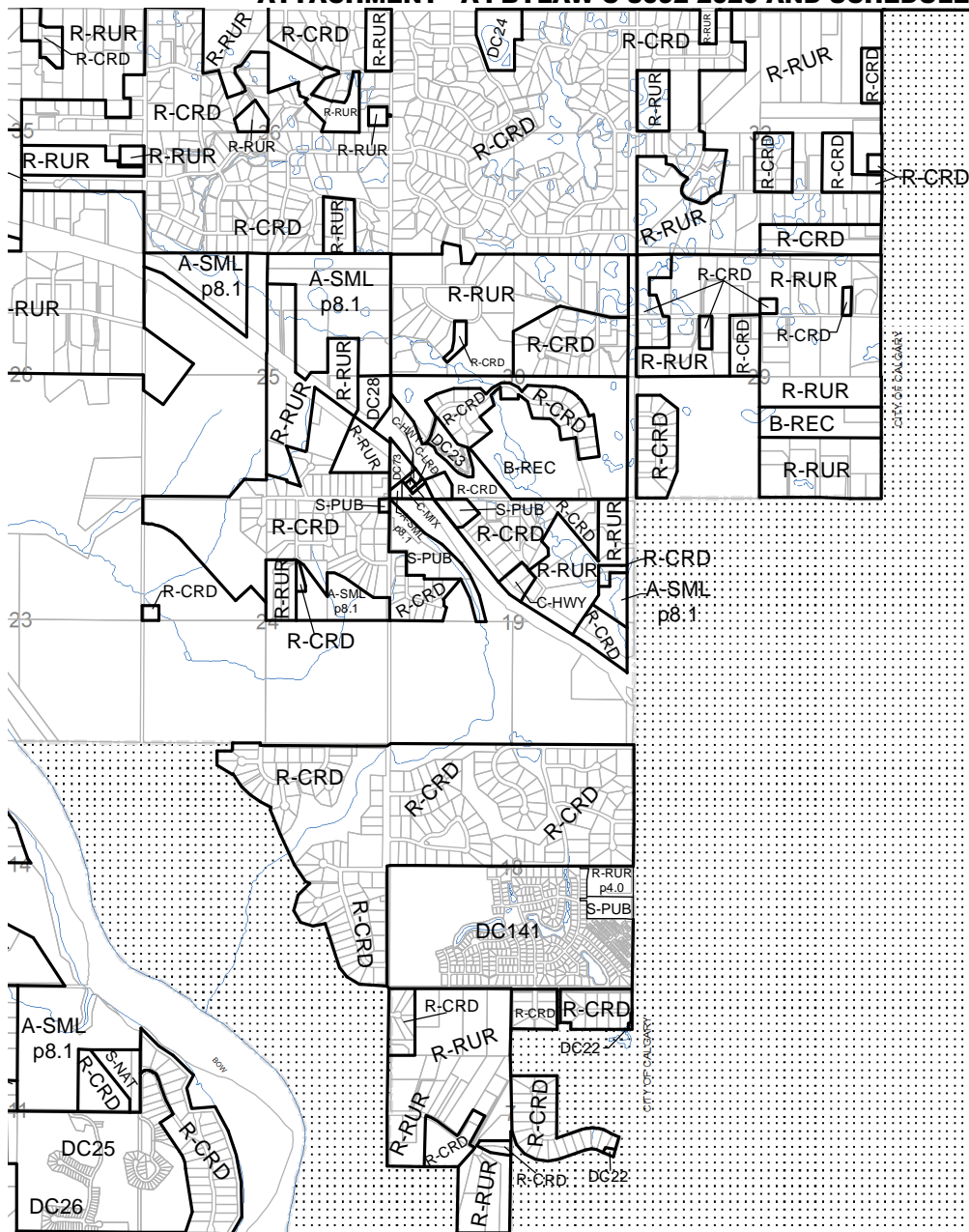
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-2-W5M

LAND USE MAP NO. 56-NORTH

Date: Aug 04, 2020 Page 495 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

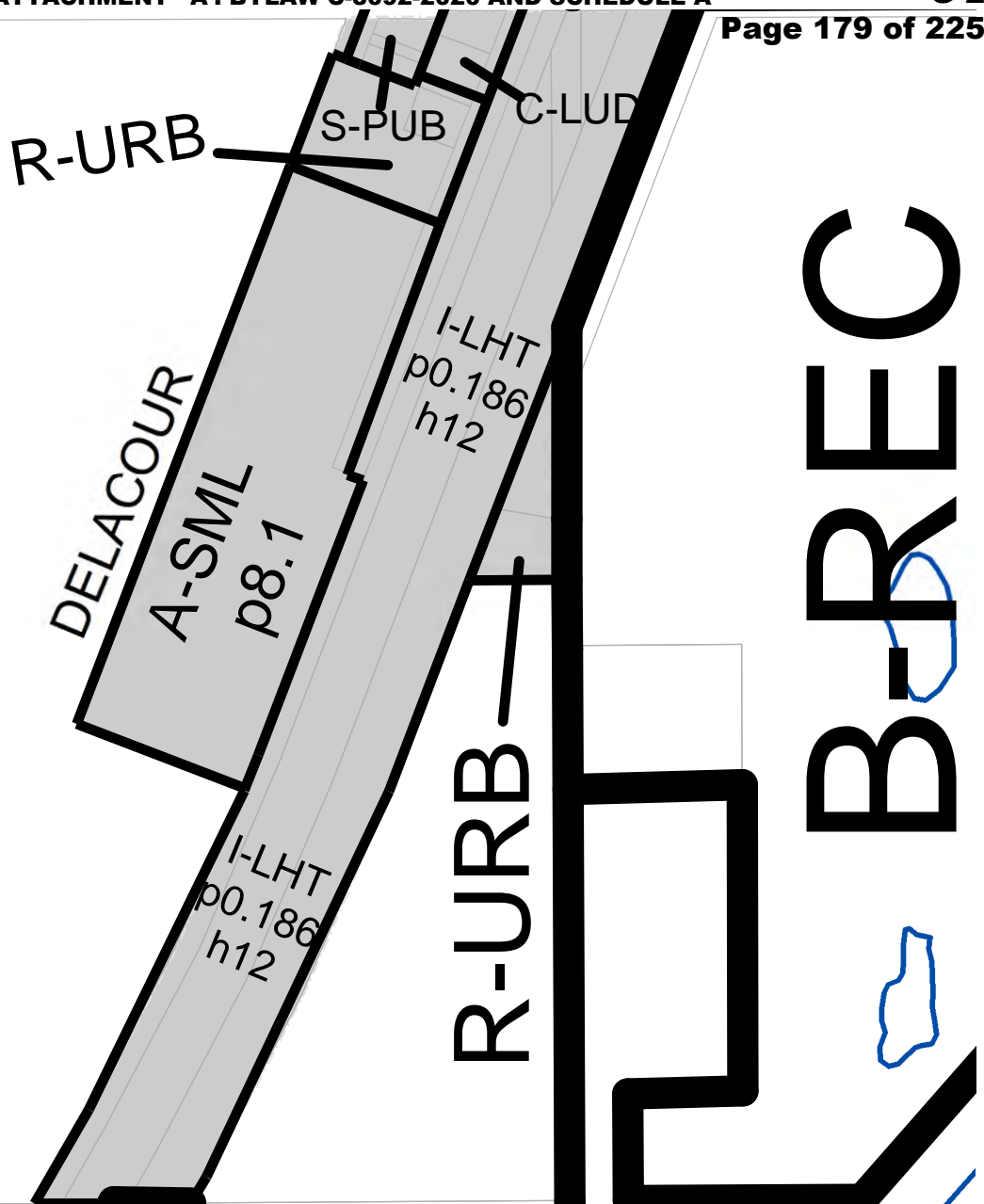
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-2-W5M

LAND USE MAP NO. 56

Date: Aug 04, 2020 Page 496 of 645

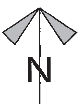


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
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R-MID	Residential, Mid-Density Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

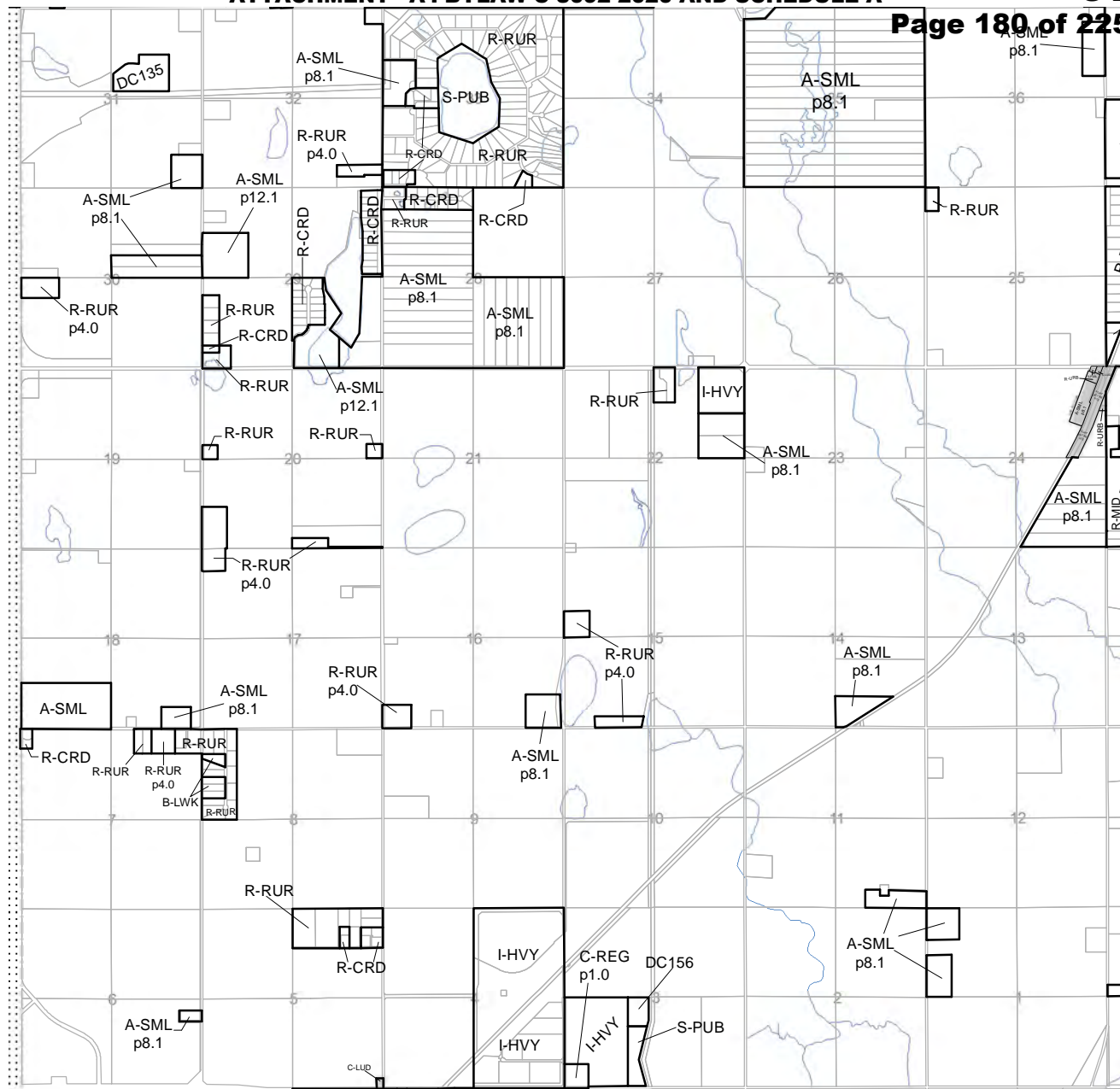
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
HAMLET OF DELACOUR

LAND USE MAP NO. 53-1

Date: Aug 04, 2020 Page 497 of 645

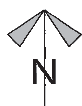


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-28-W4M

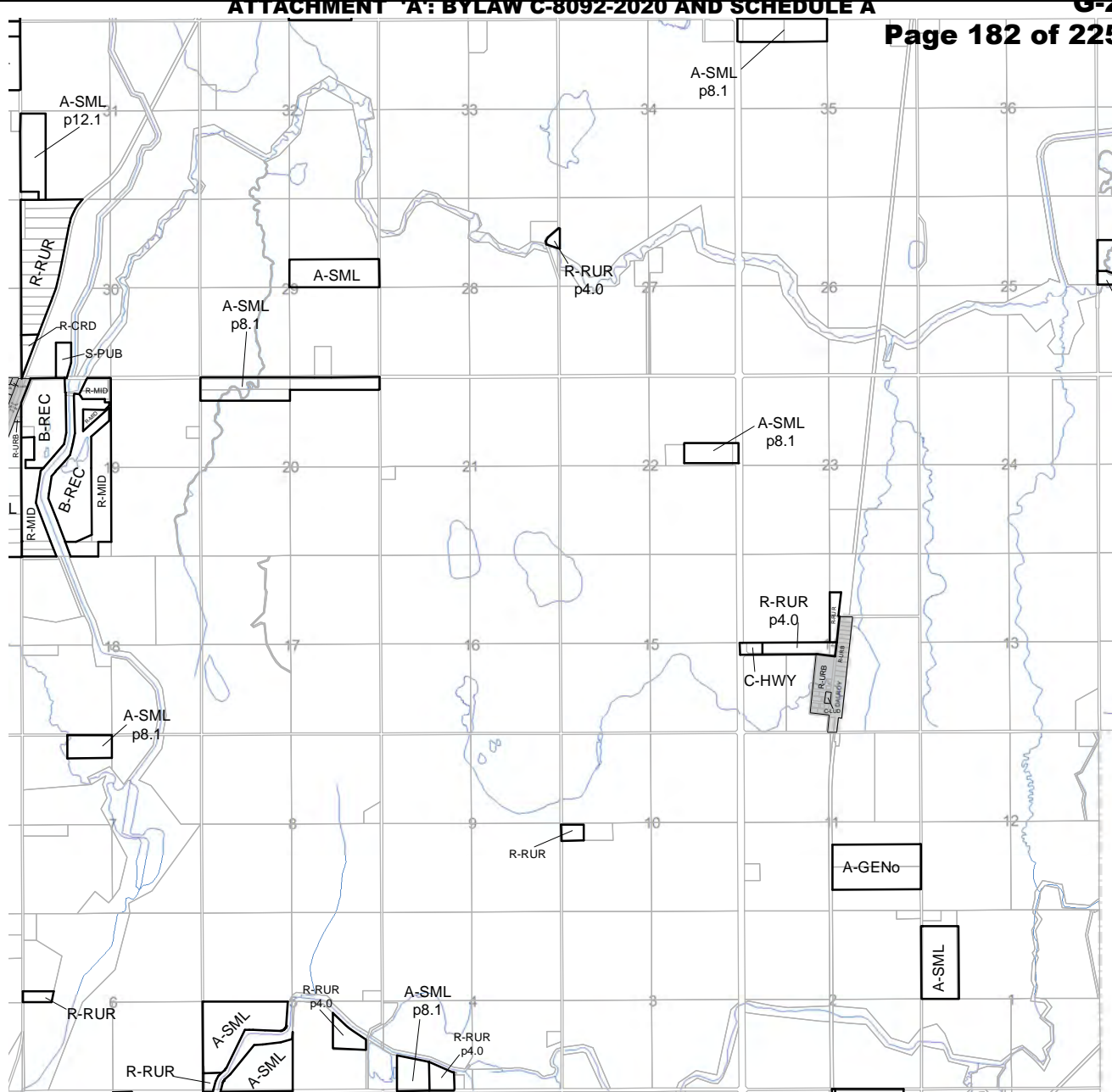
LAND USE MAP NO. 53

Date: Aug 04, 2020 Page 498 of 645



C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



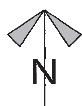


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

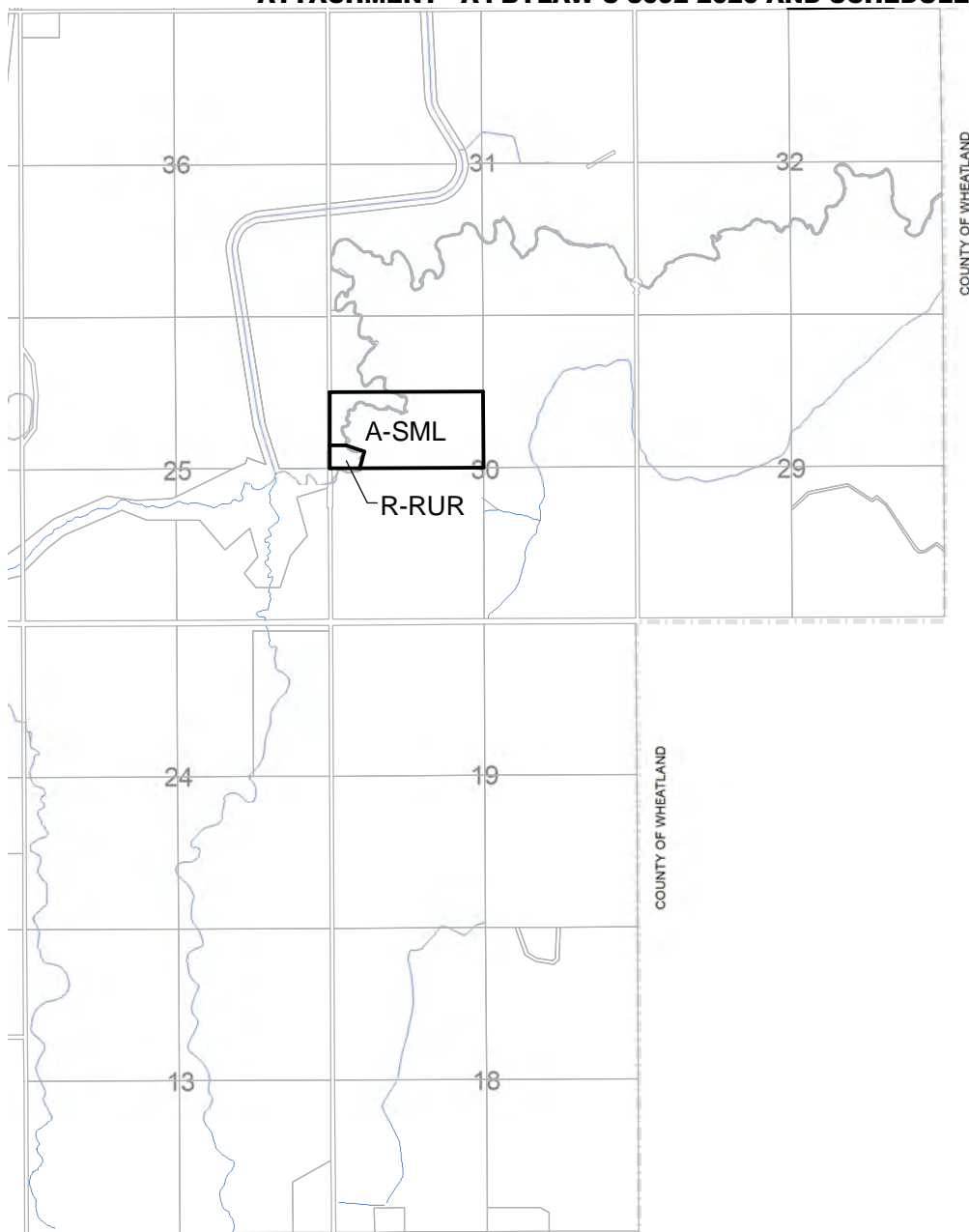
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-27-W4M

LAND USE MAP NO. 52

Date: Aug 04, 2020 Page 500 of 645

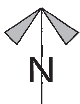


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

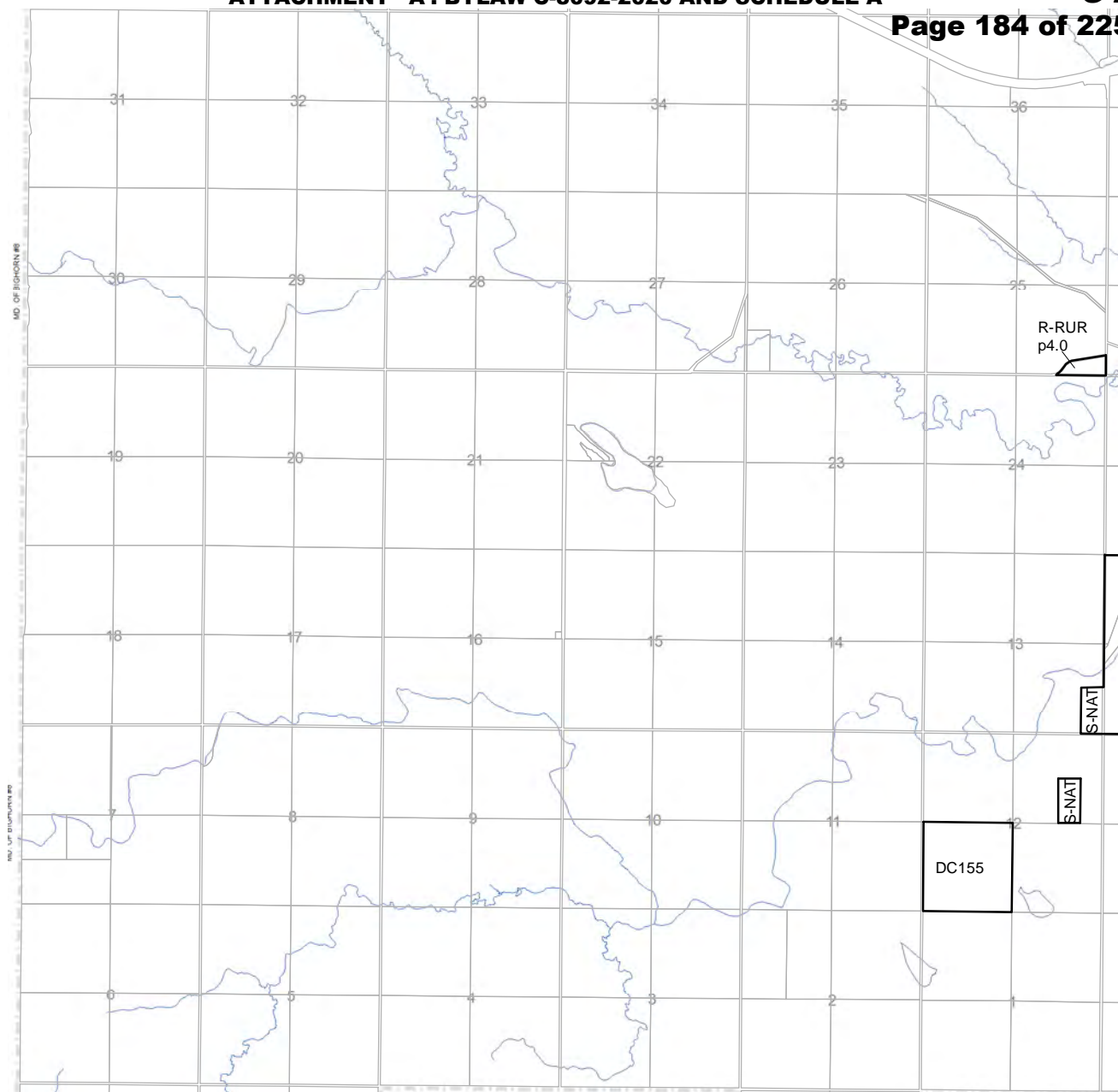
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-26-W4M

LAND USE MAP NO. 51

Date: Aug 04, 2020 Page 501 of 645

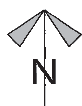


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

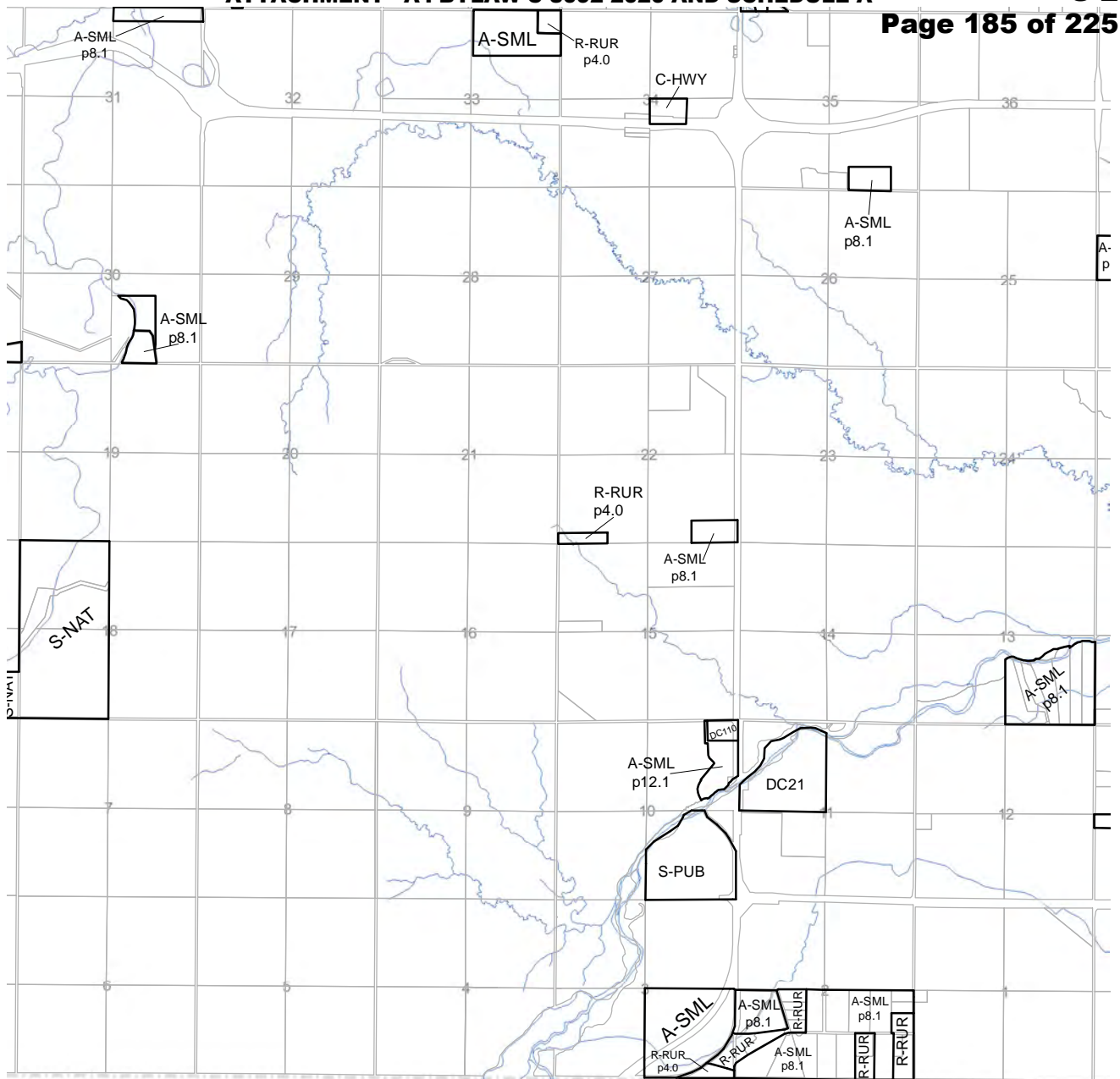
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-5-W5M

LAND USE MAP NO. 49

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

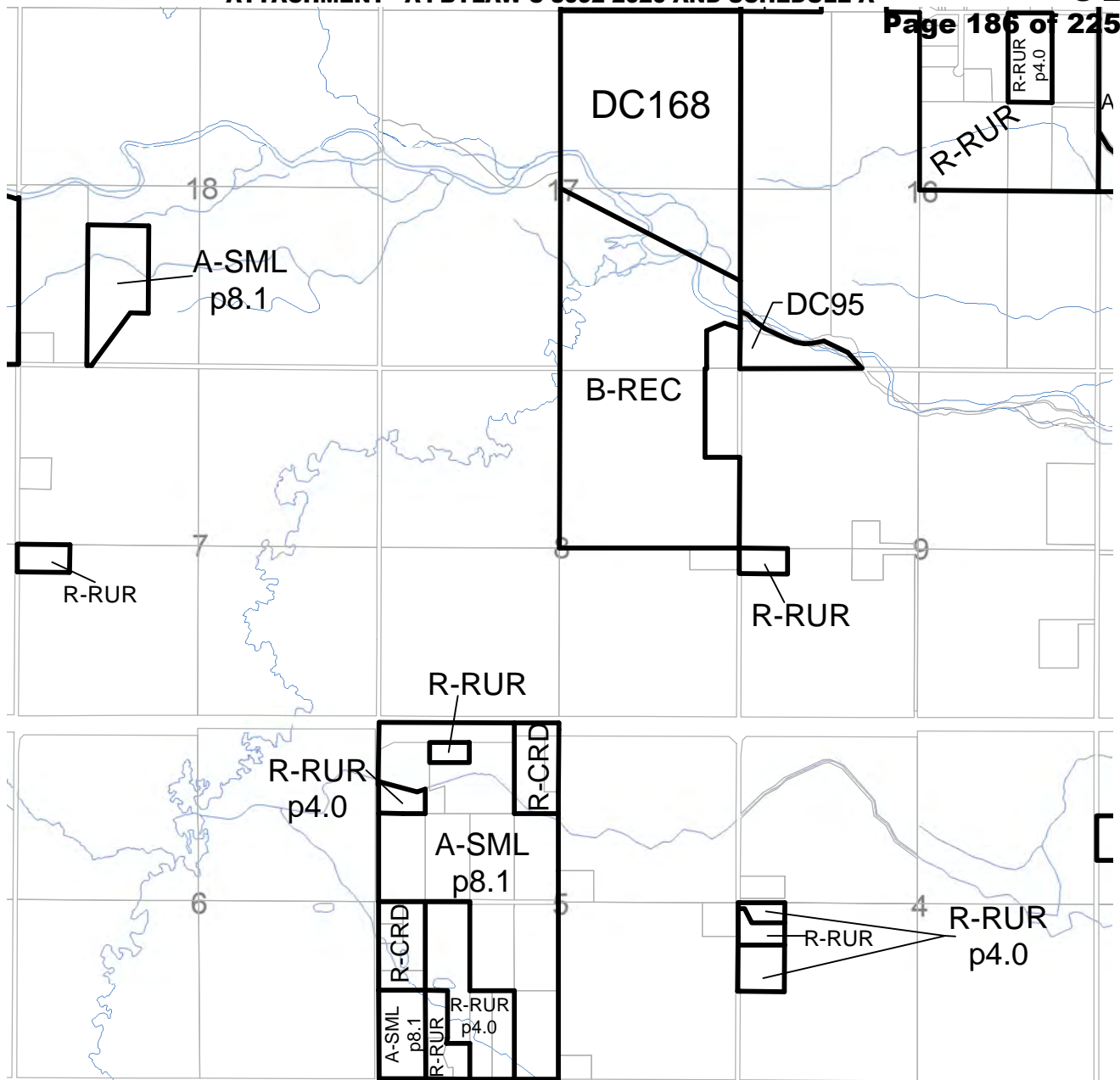
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-4-W5M

LAND USE MAP NO. 48

Date: Aug 04, 2020 Page 503 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

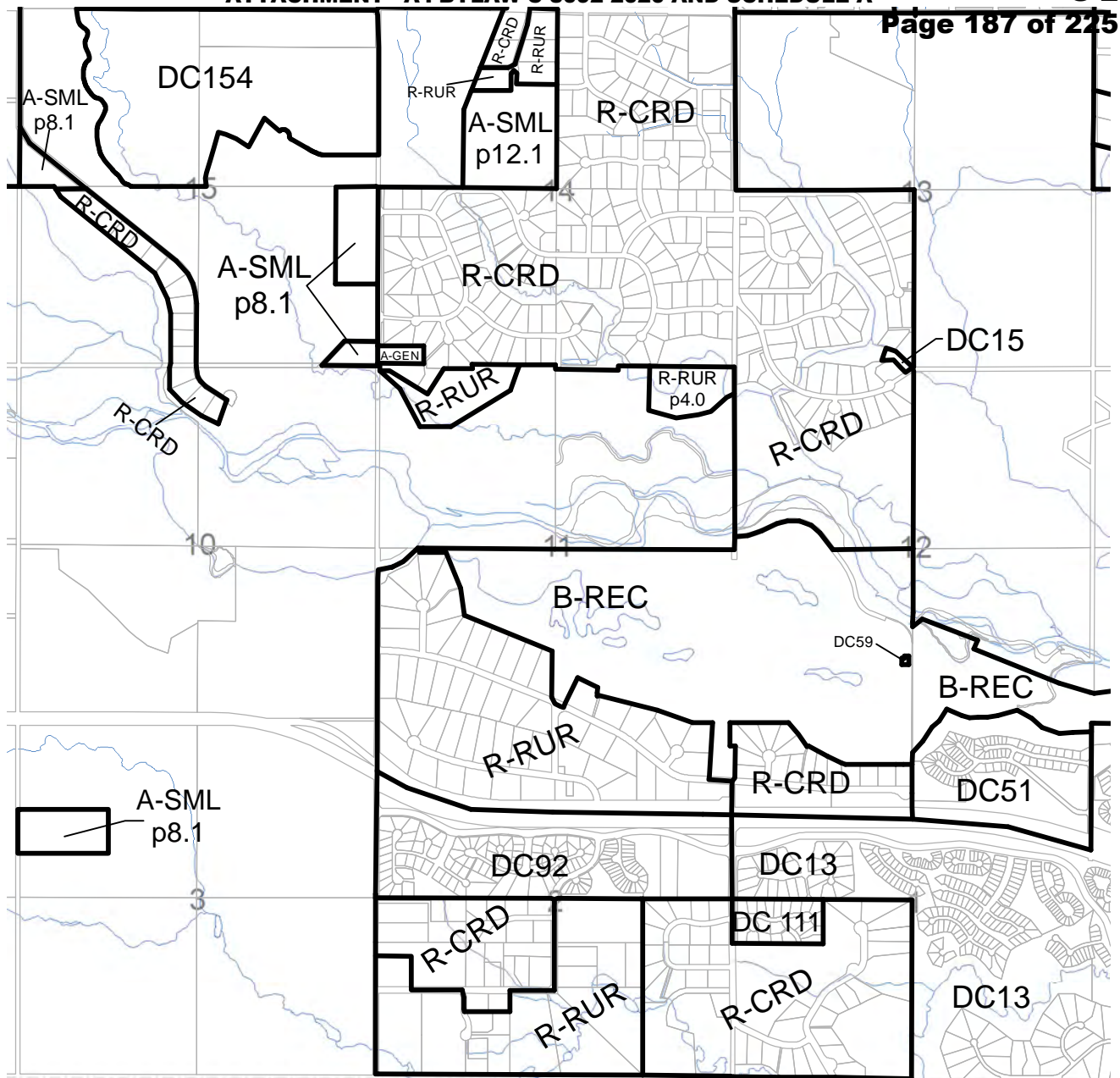
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-3-W5M

LAND USE MAP NO. 47-SW

Date: Aug 04, 2020 Page 504 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

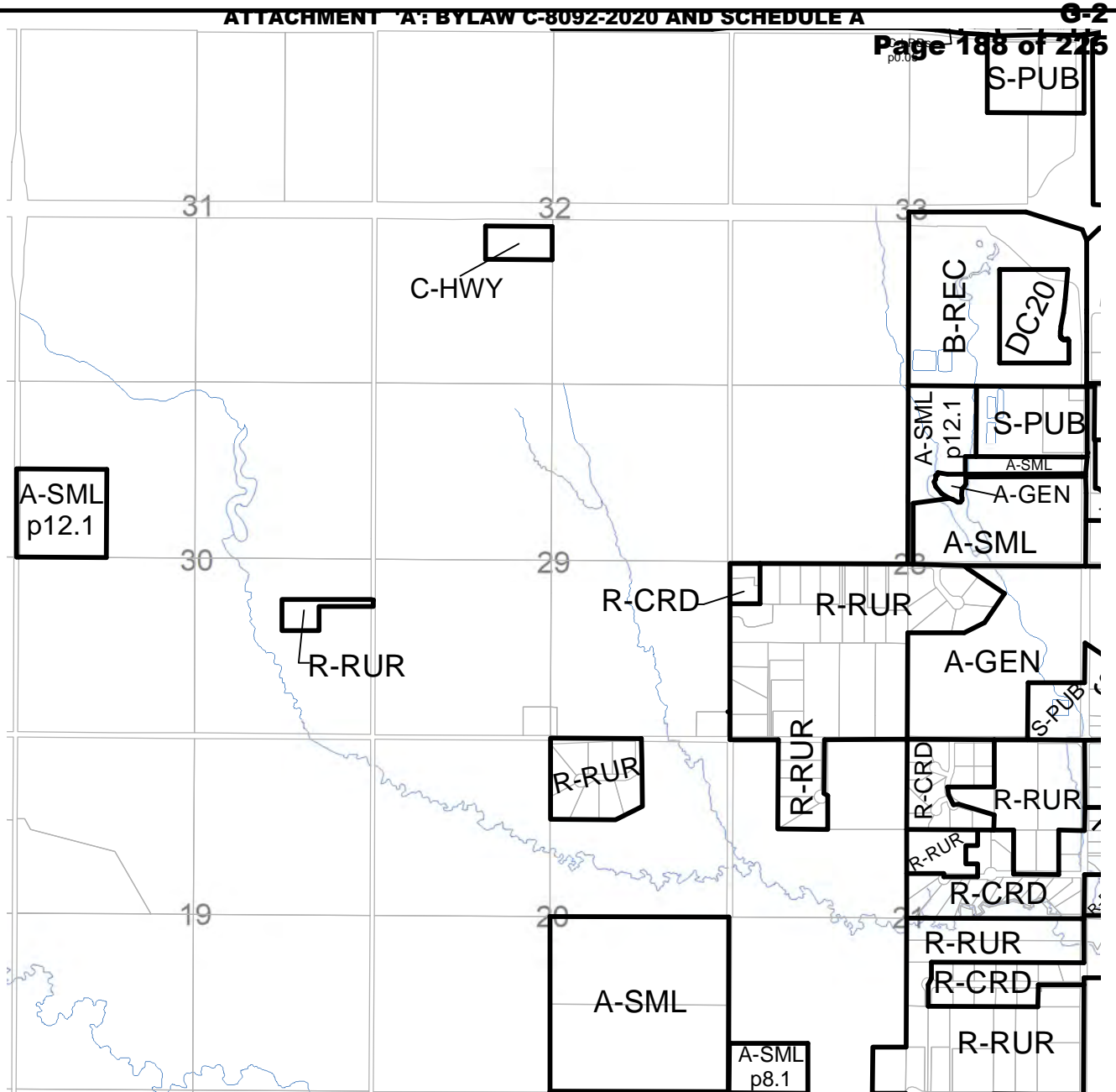
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-3-W5M

LAND USE MAP NO. 47-SE

Date: Aug 04, 2020 Page 505 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-3-W5M

LAND USE MAP NO. 47-NW

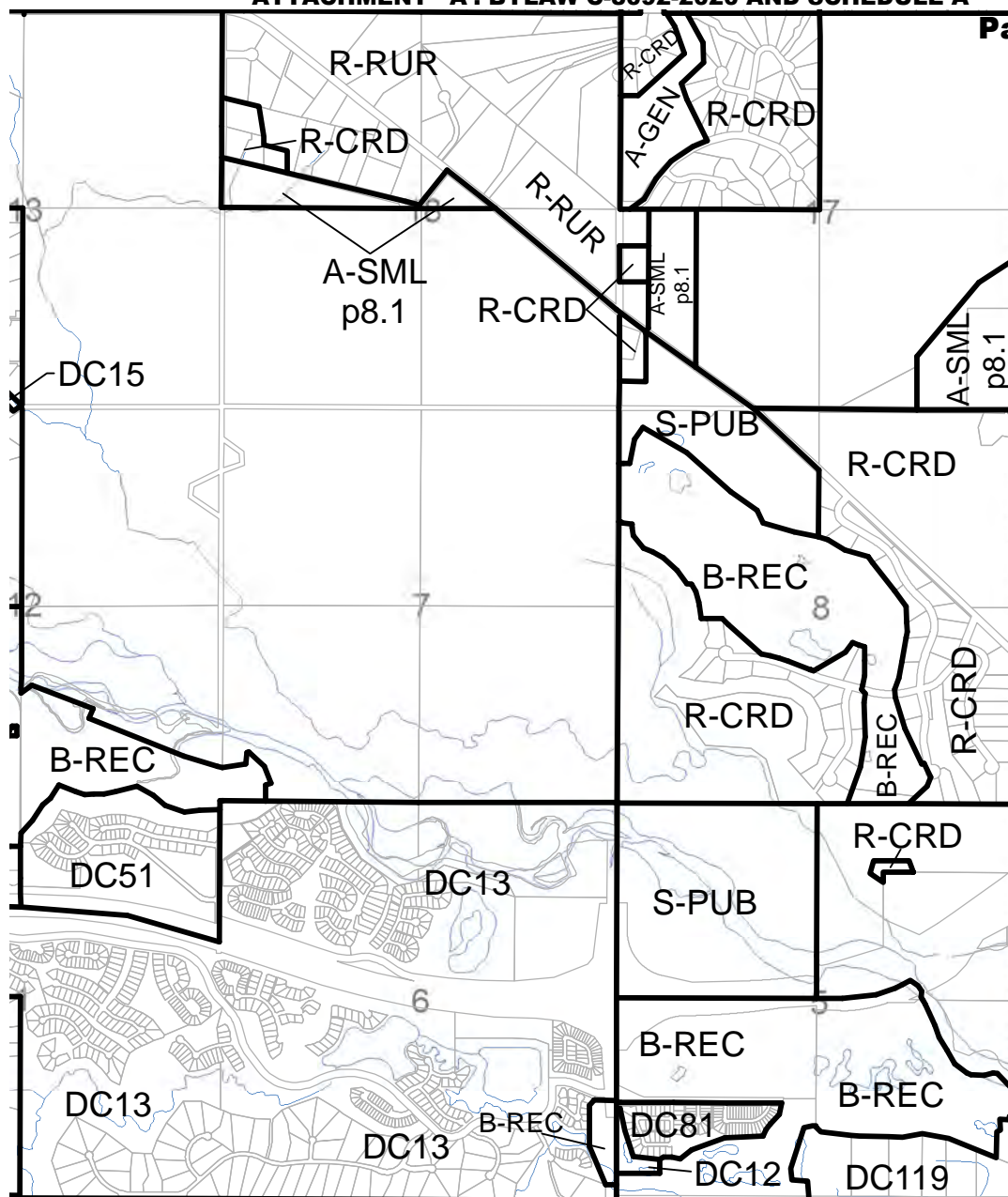
Date: Aug 04, 2020 Page 506 of 645



Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District





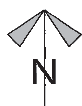
CITY OF CALGARY

ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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County Planning
Department for
Official Confirmation

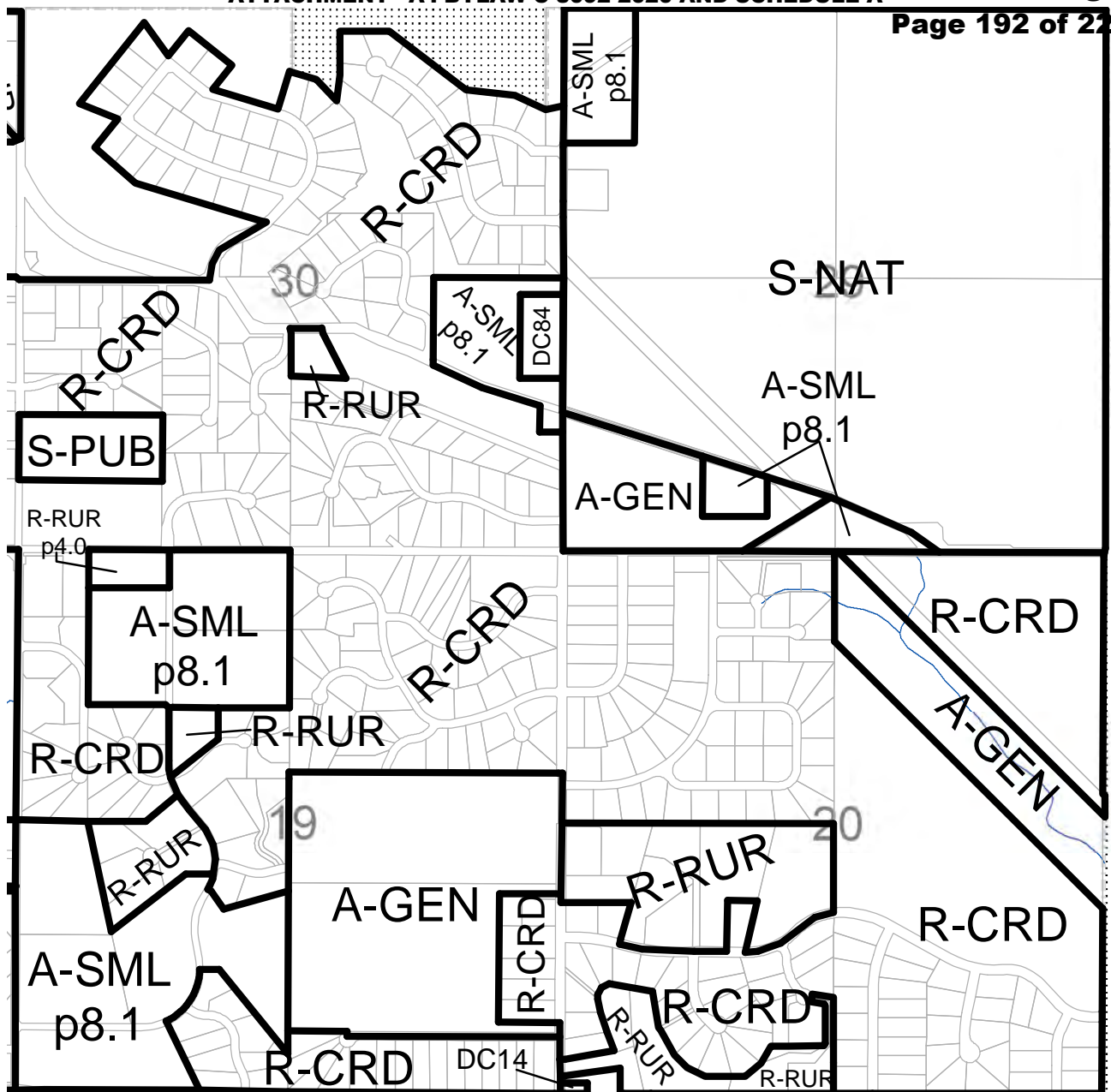
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-2-W5M

LAND USE MAP NO. 46-SOUTH

Date: Aug 04, 2020 Page 509 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

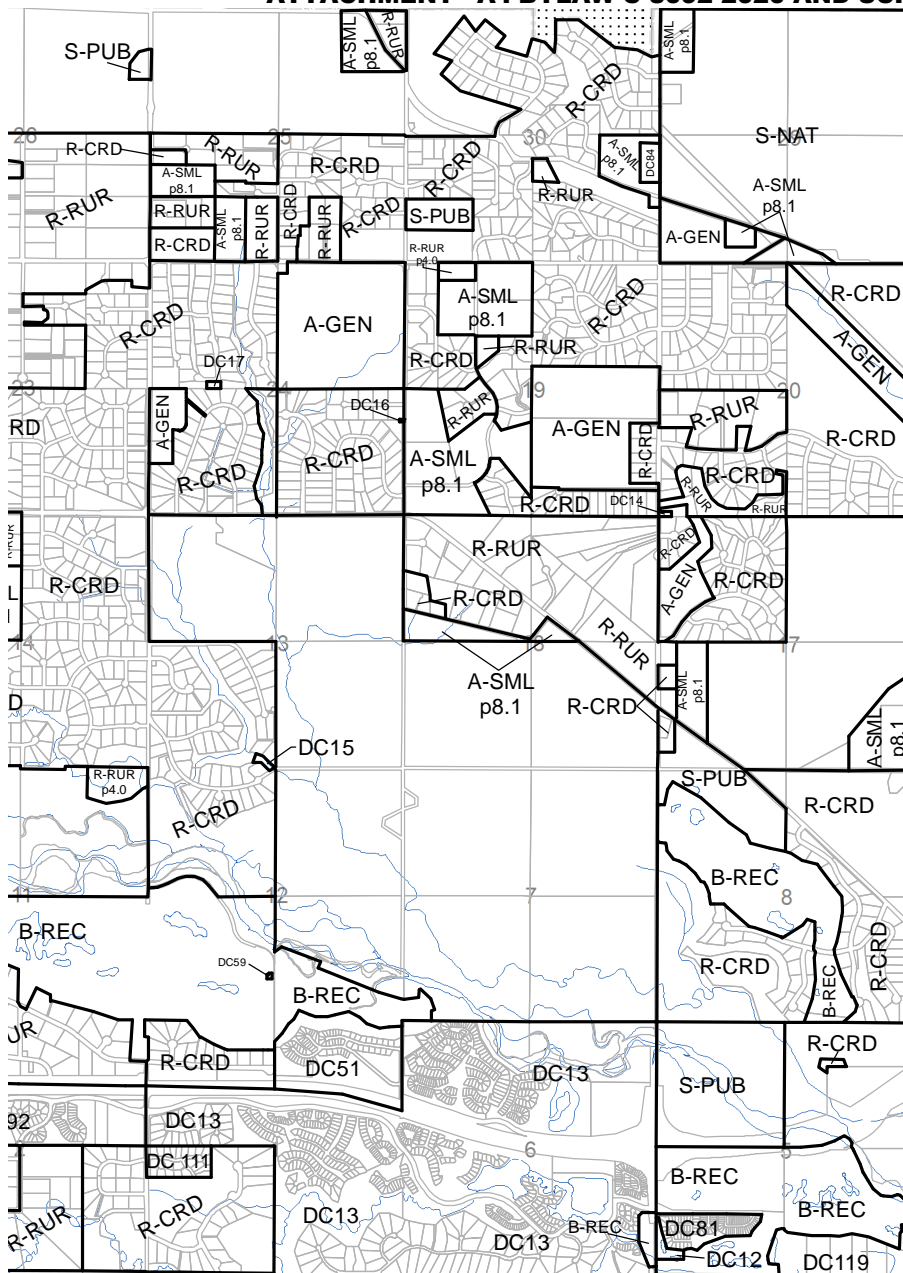
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-2-W5M

LAND USE MAP NO. 46-NORTH

Date: Aug 04, 2020 Page 510 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

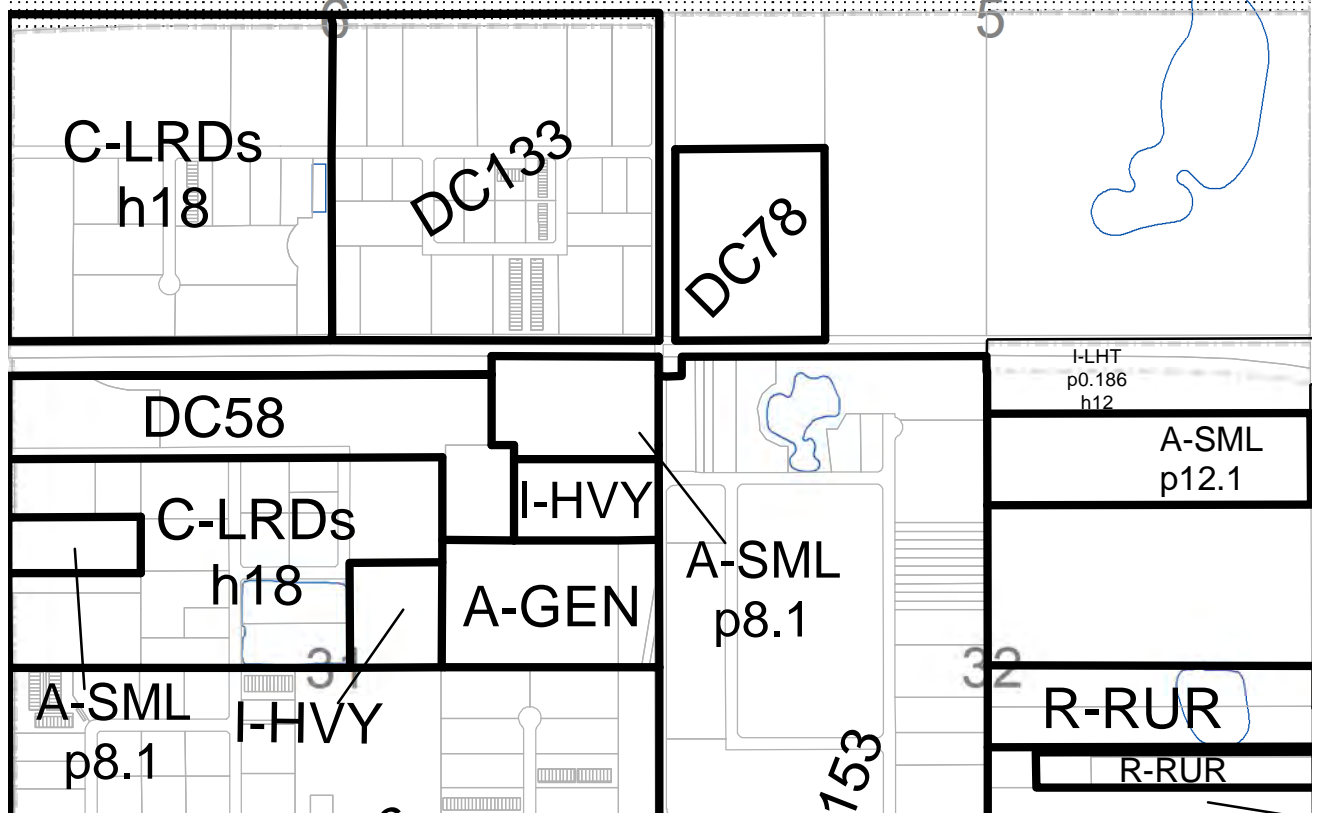


ROCKY VIEW COUNTY
TWP. 24-2-W5M

LAND USE MAP NO. 46

Date: Aug 04, 2020 Page 511 of 645

CITY OF CALGARY



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

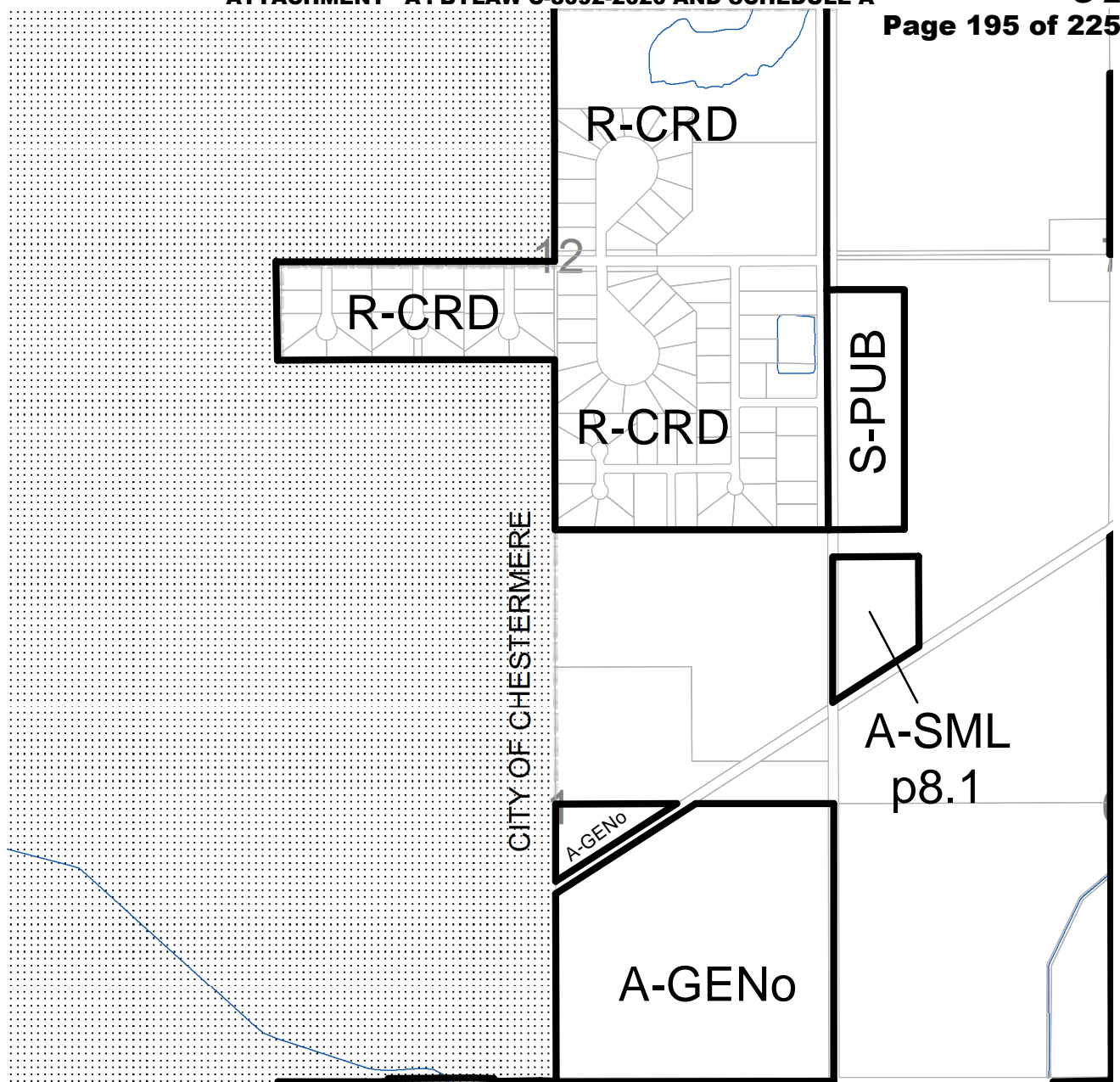
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
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S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
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LAND USE MAP NO. 43-SW

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

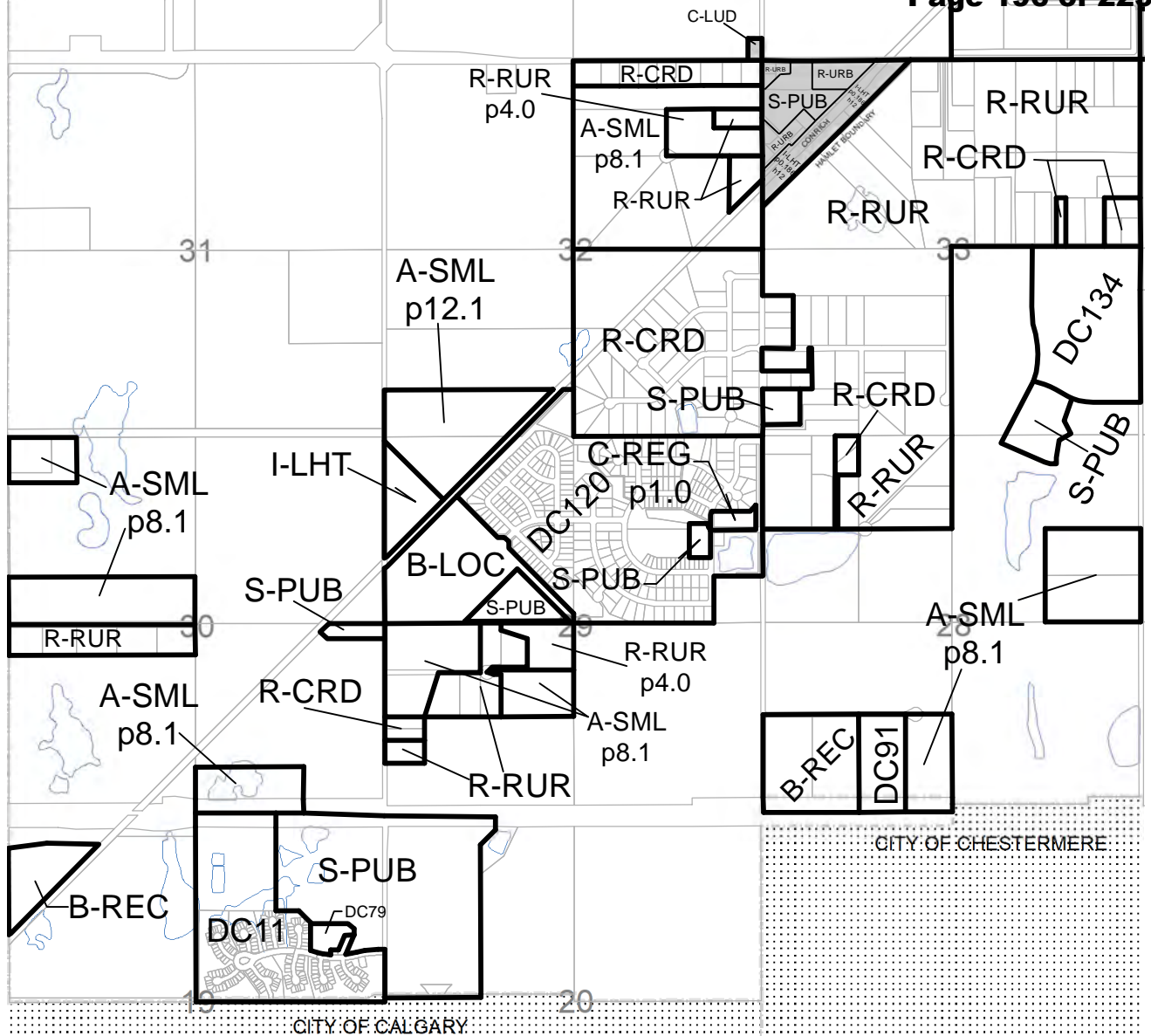
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
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LAND USE MAP NO. 43-SE

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
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I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

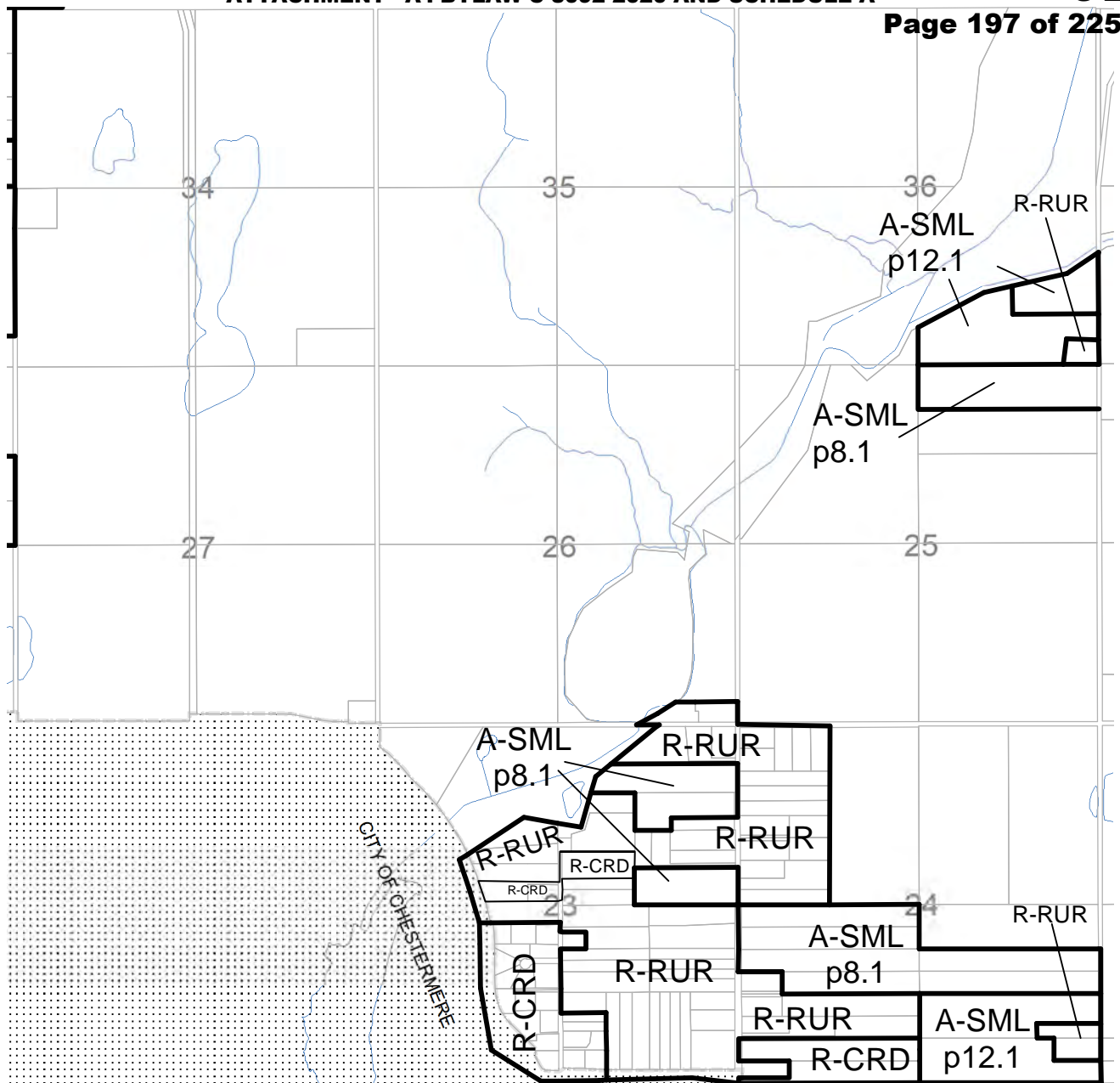


ROCKY VIEW COUNTY

TWP. 24-28-W4M

LAND USE MAP NO. 43-NW

Date: Aug 04, 2020 Page 514 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
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R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

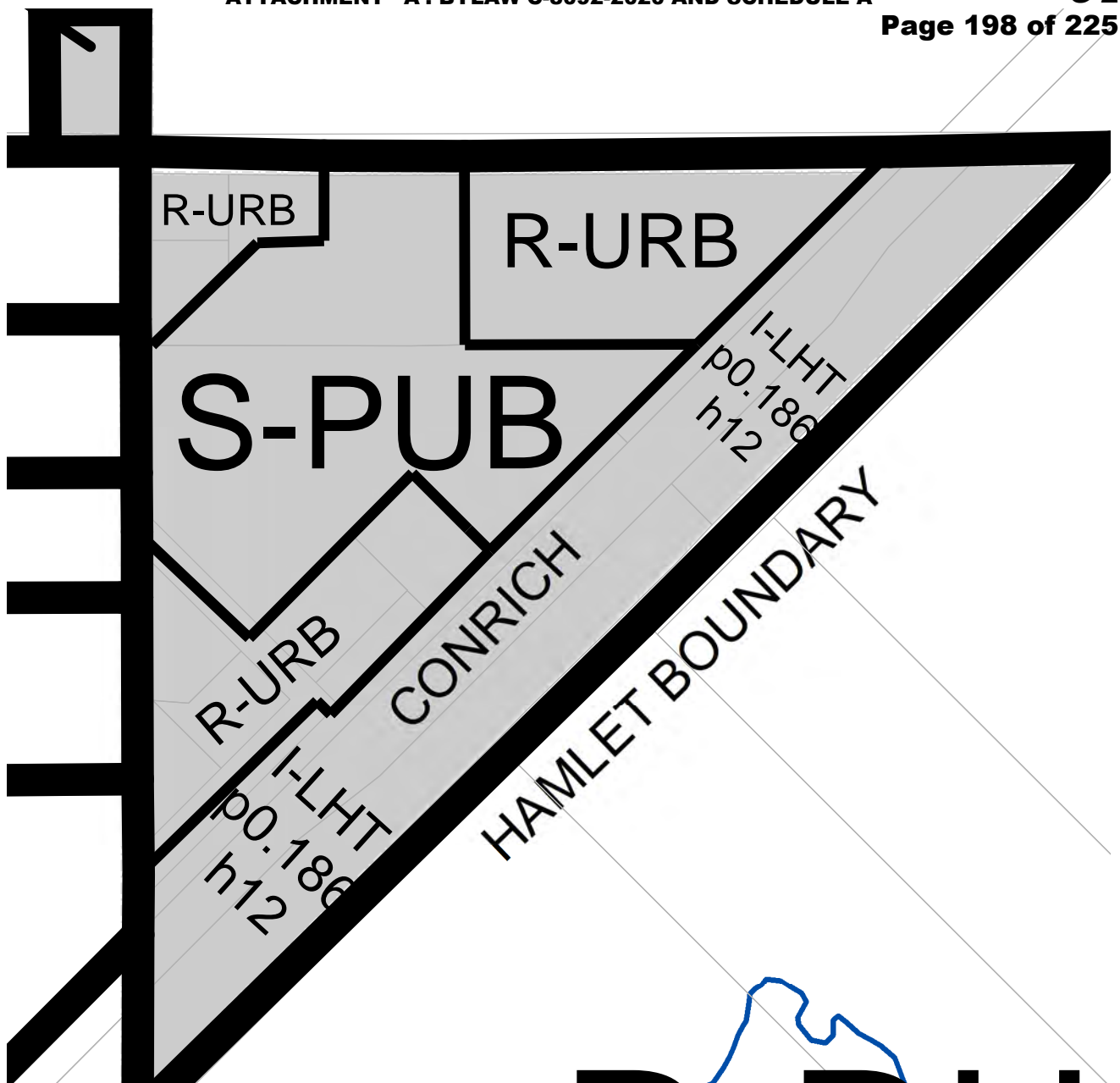
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-28-W4M

LAND USE MAP NO. 43-NE

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

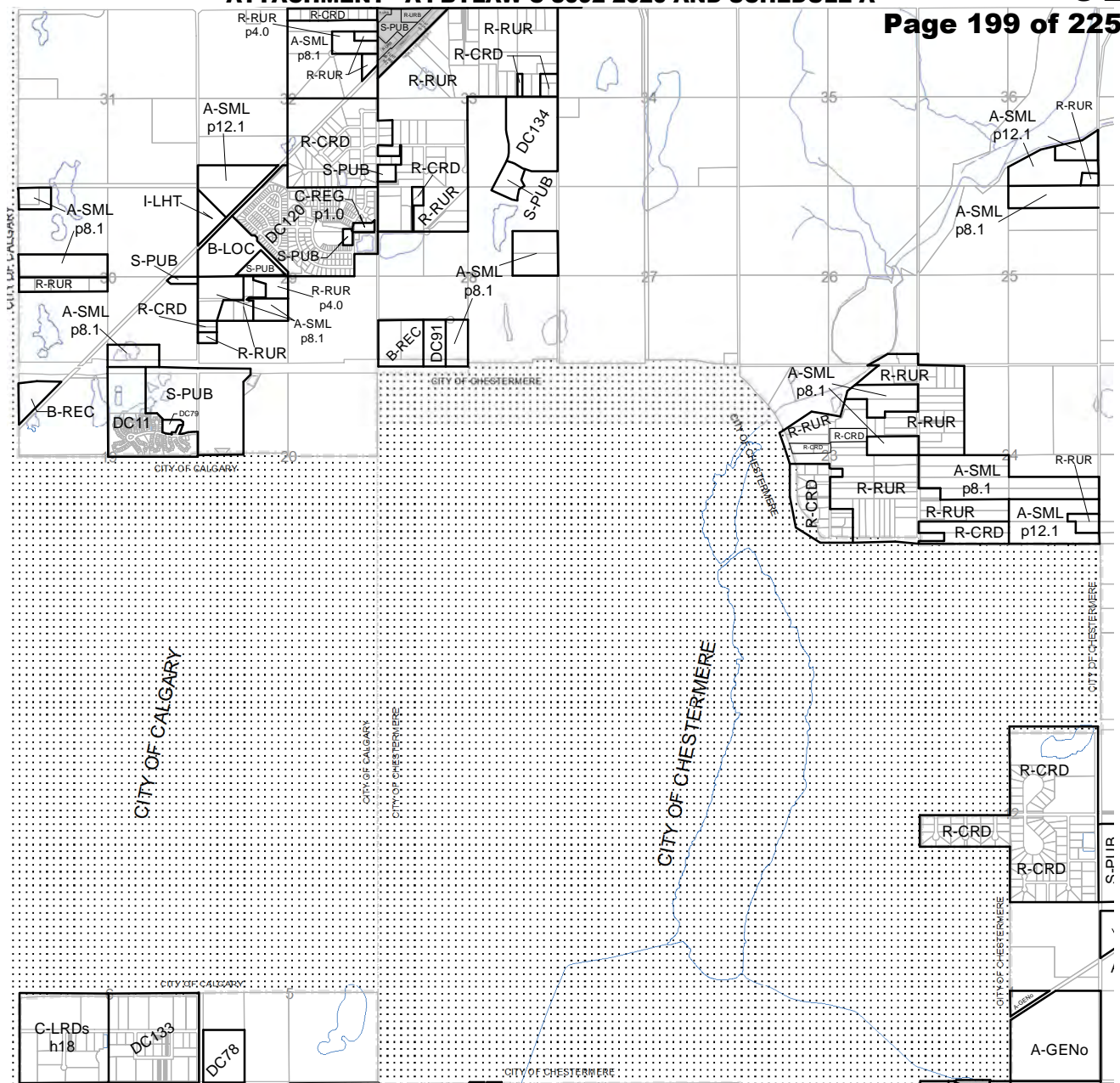
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
HAMLET OF CONRICH

LAND USE MAP NO. 43-1

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

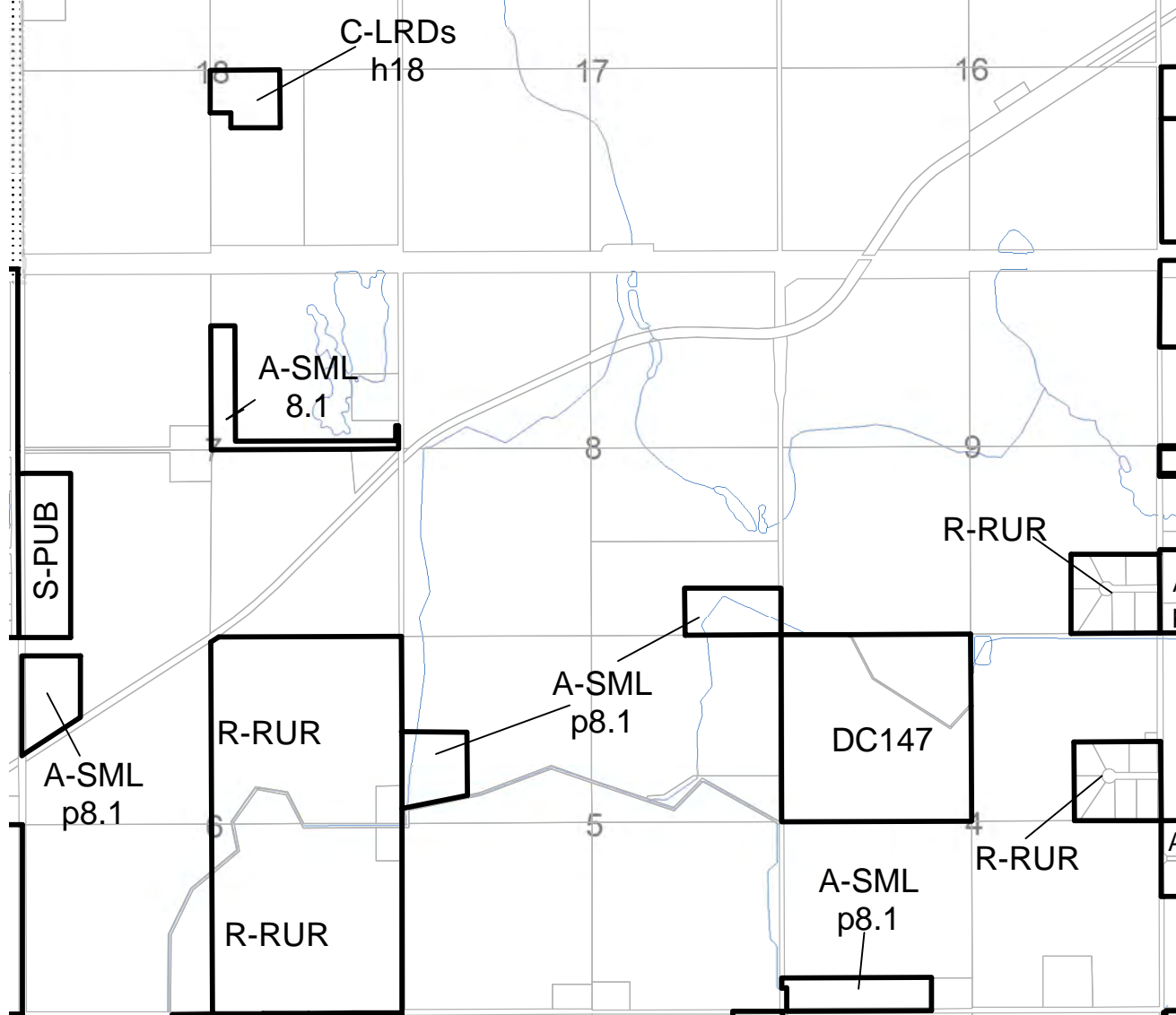
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
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S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-24-W4M

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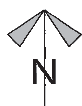


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
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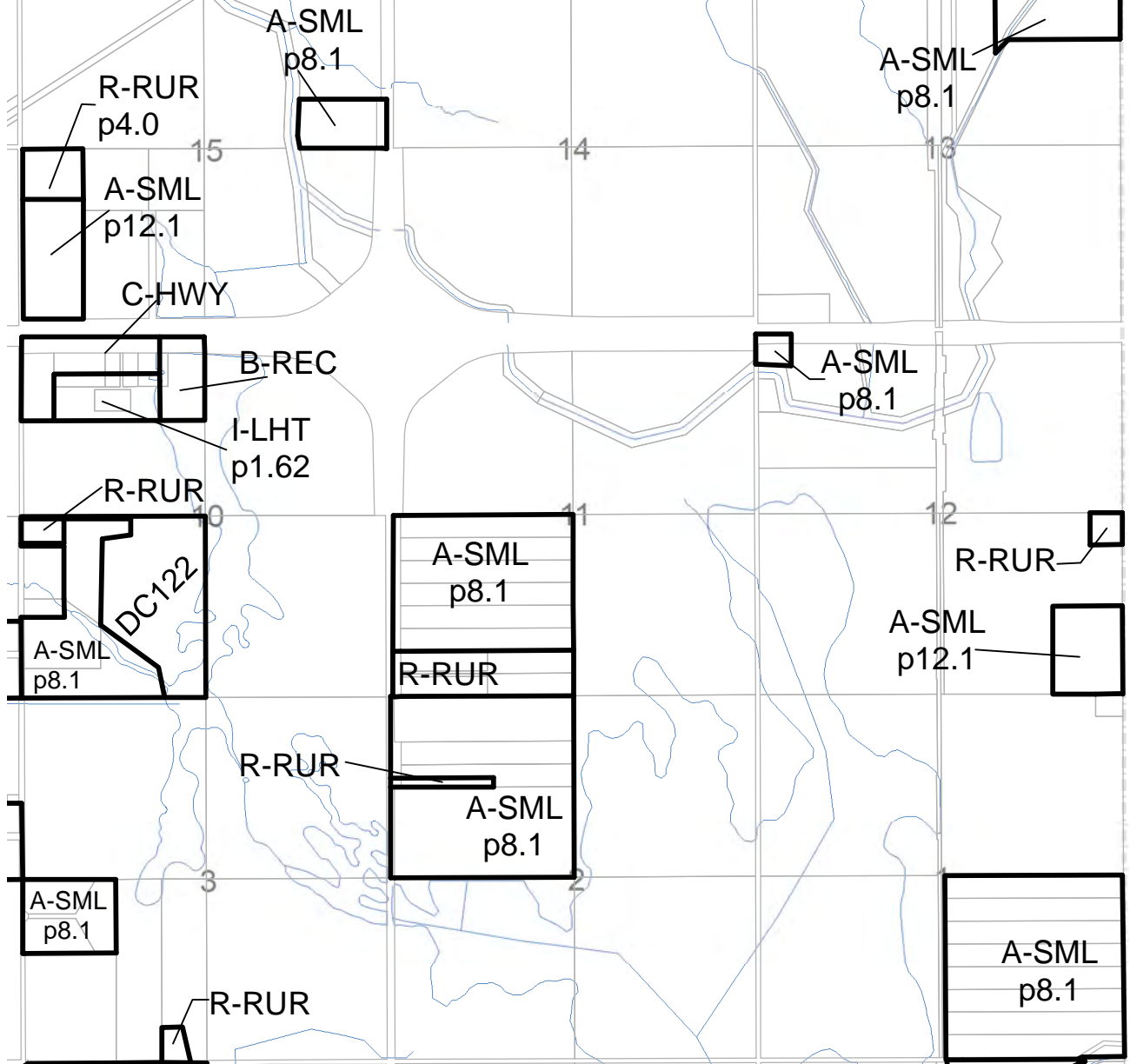
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-27-W4M

LAND USE MAP NO. 42-SW

Date: Aug 04, 2020 Page 518 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
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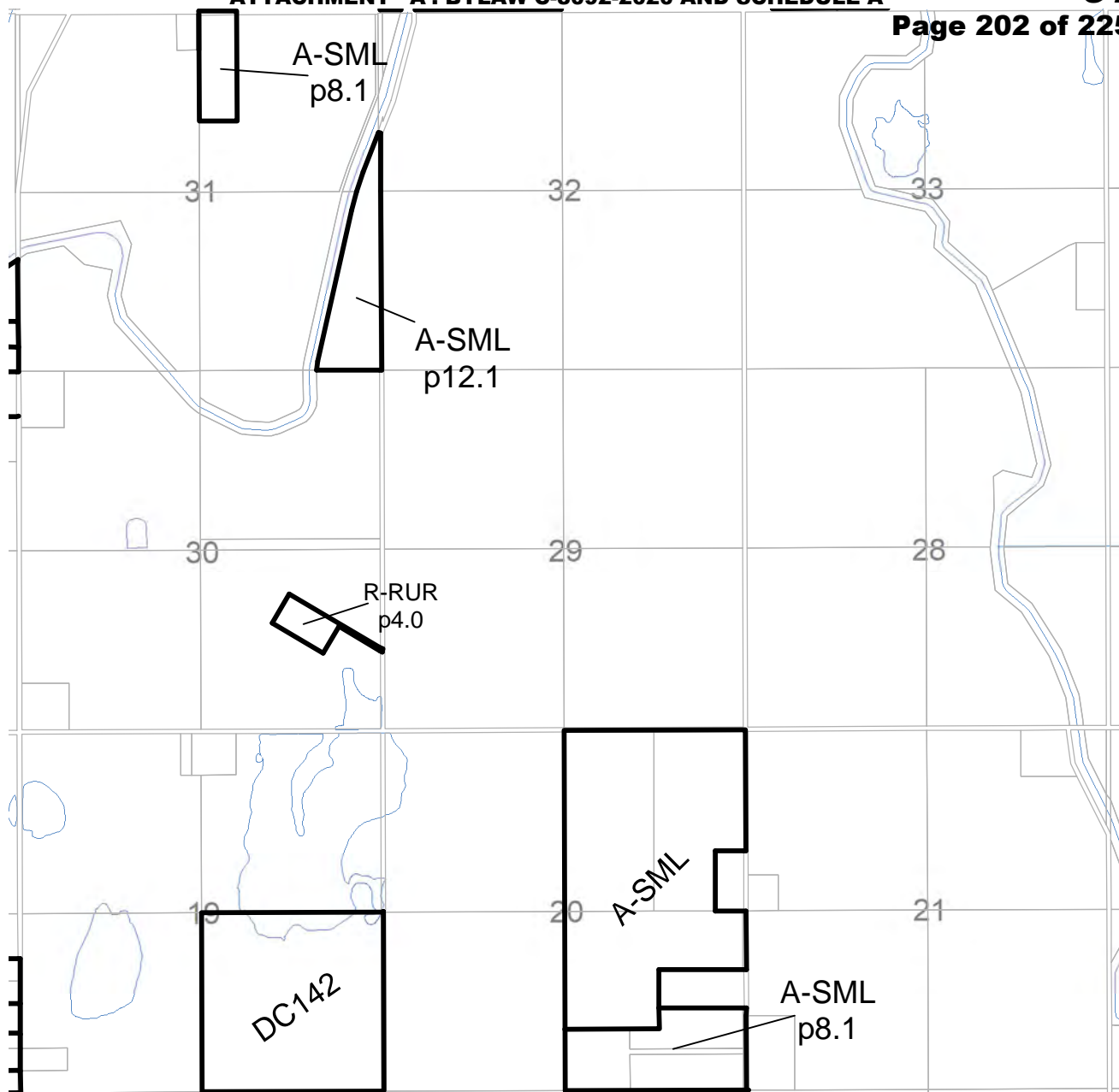
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-27-W4M

LAND USE MAP NO. 42-SE

Date: Aug 04, 2020 Page 519 of 645

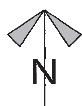


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
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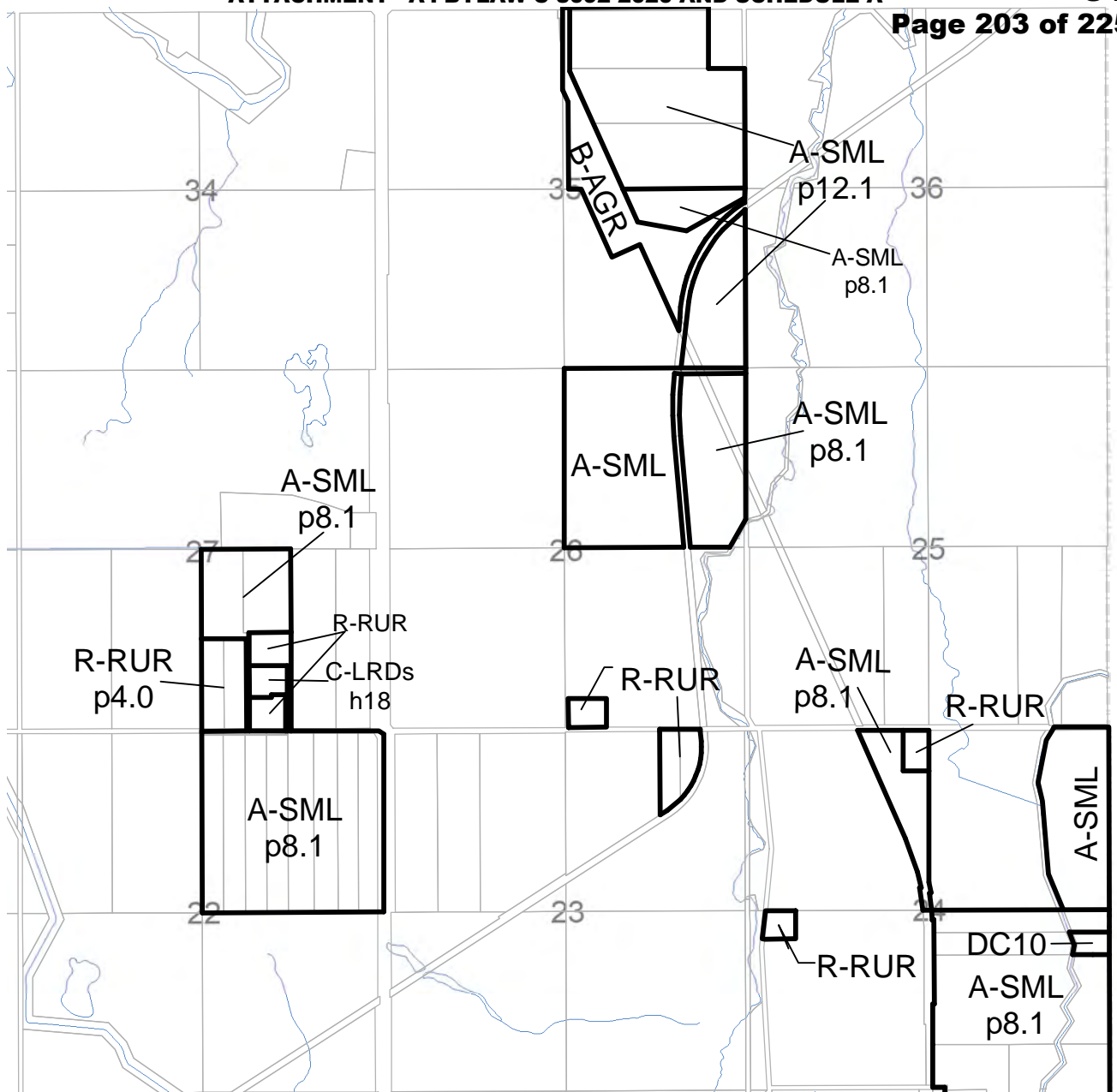
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-27-W4M

LAND USE MAP NO. 42-NW

Date: Aug 04, 2020 Page 520 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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County Planning
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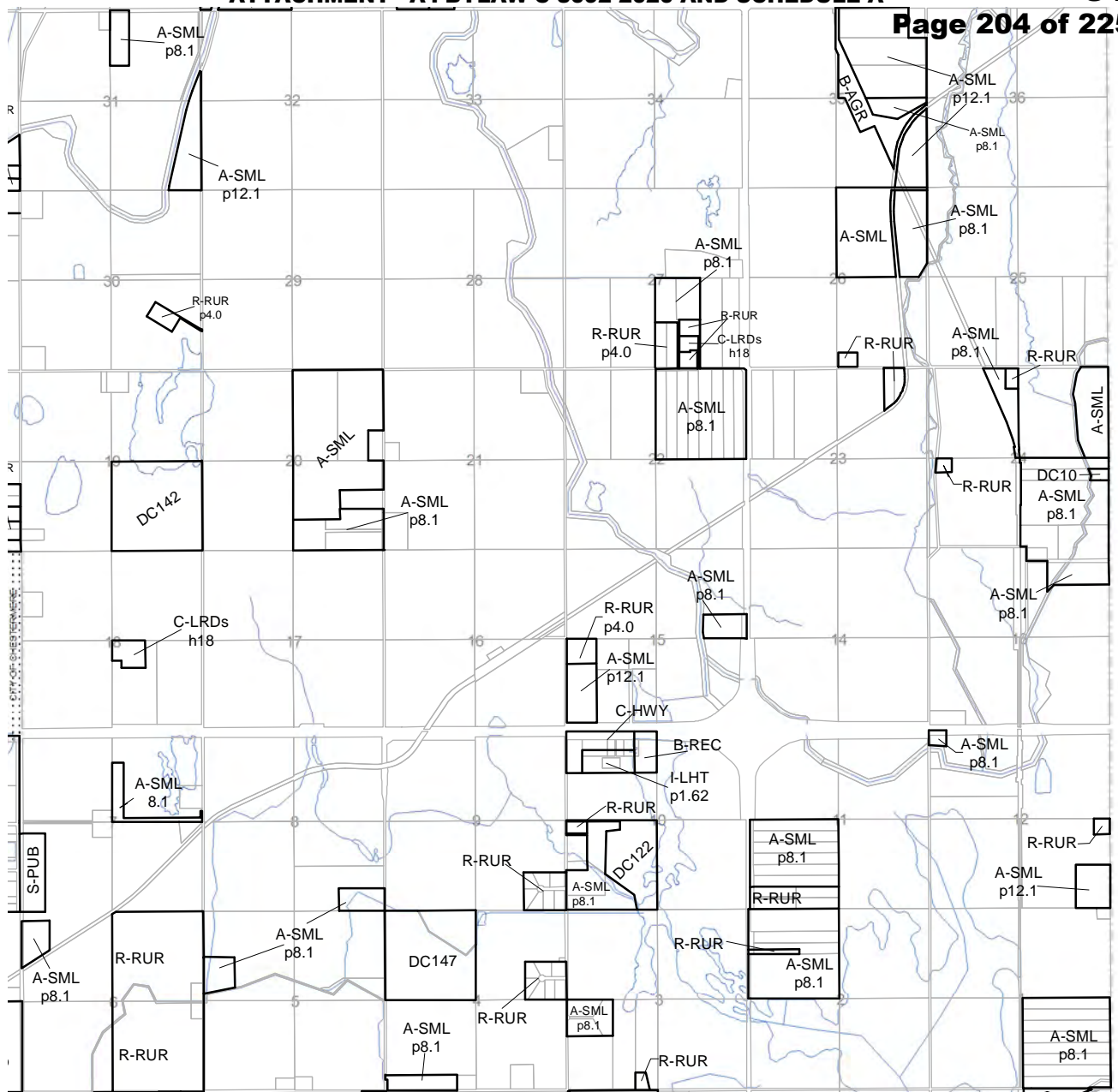
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-27-W4M

LAND USE MAP NO. 42-NE

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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County Planning
Department for
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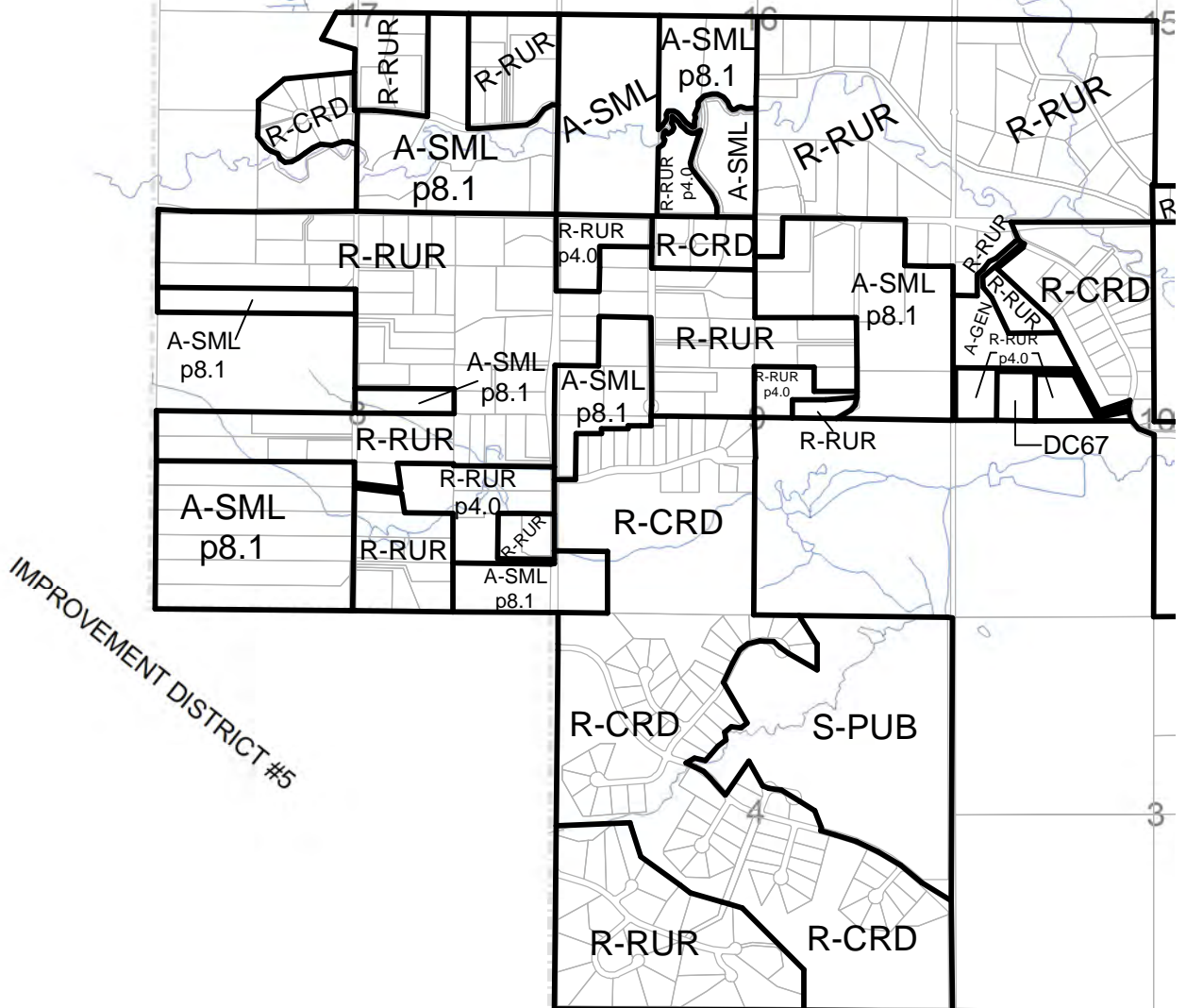
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-27-W4M

LAND USE MAP NO. 42

Date: Aug 04, 2020 Page 522 of 645

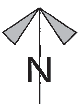


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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County Planning
Department for
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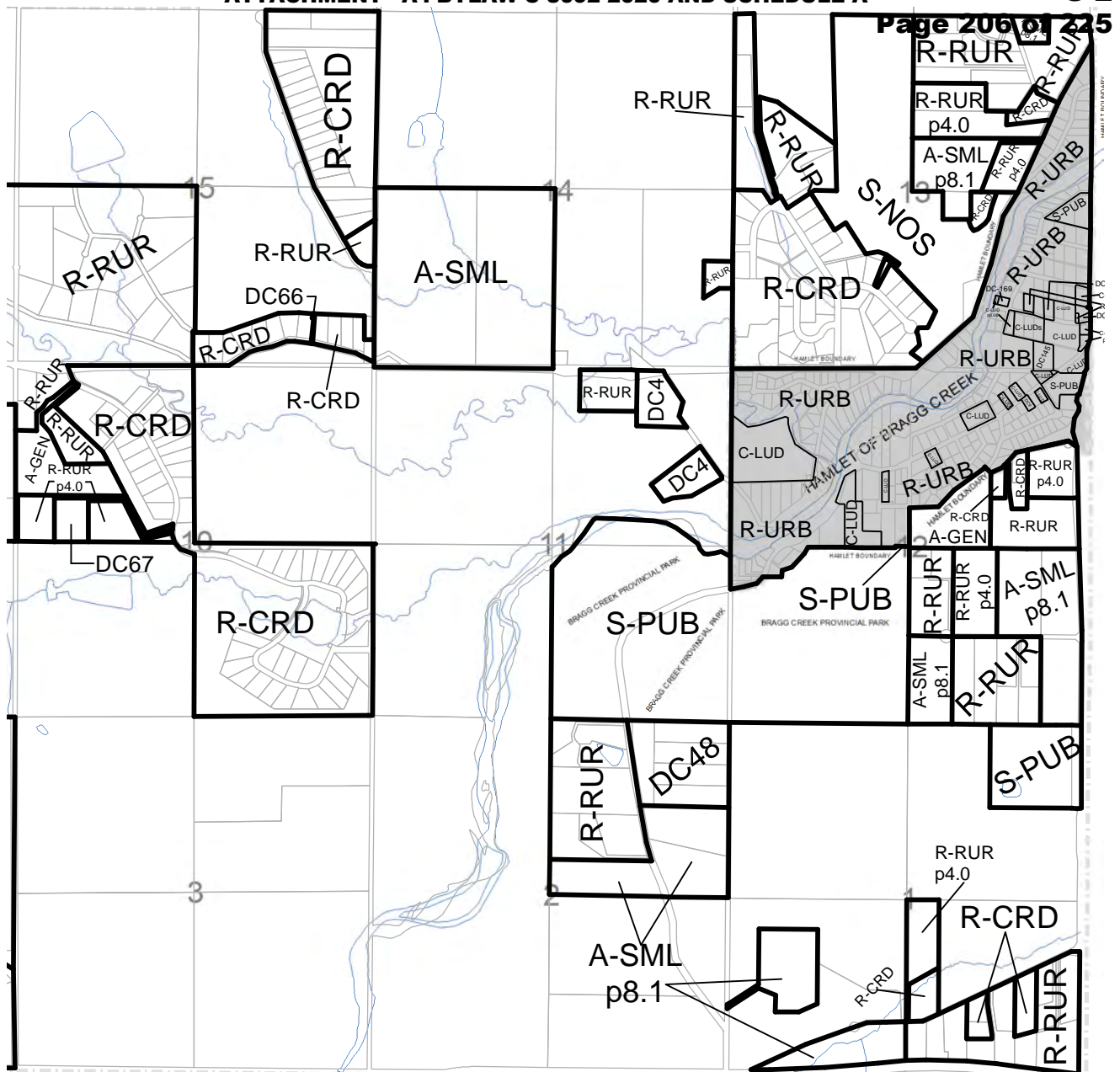
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 23-5-W5M

LAND USE MAP NO. 39-SW

Date: Aug 04, 2020 Page 523 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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County Planning
Department for
Official Confirmation

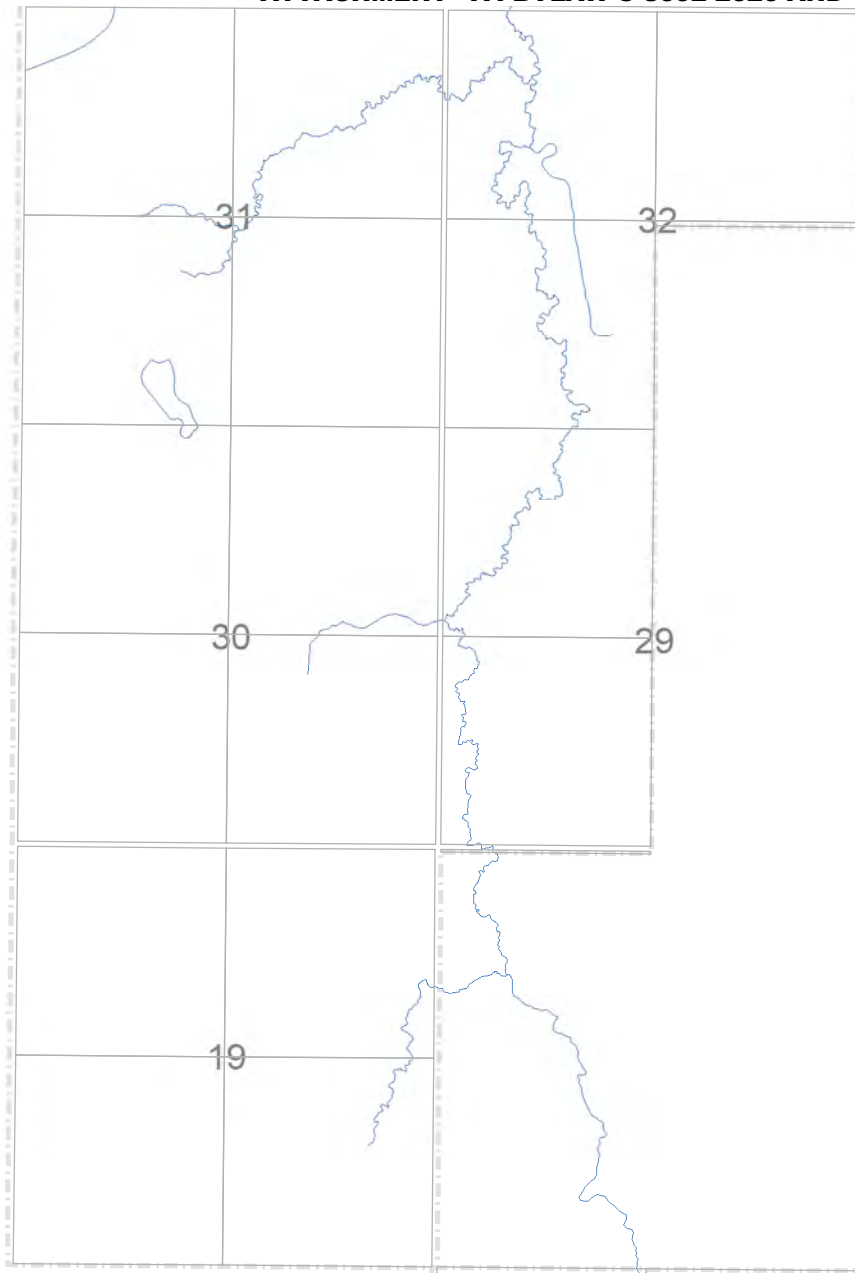
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 23-5-W5M

LAND USE MAP NO. 39-SE

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

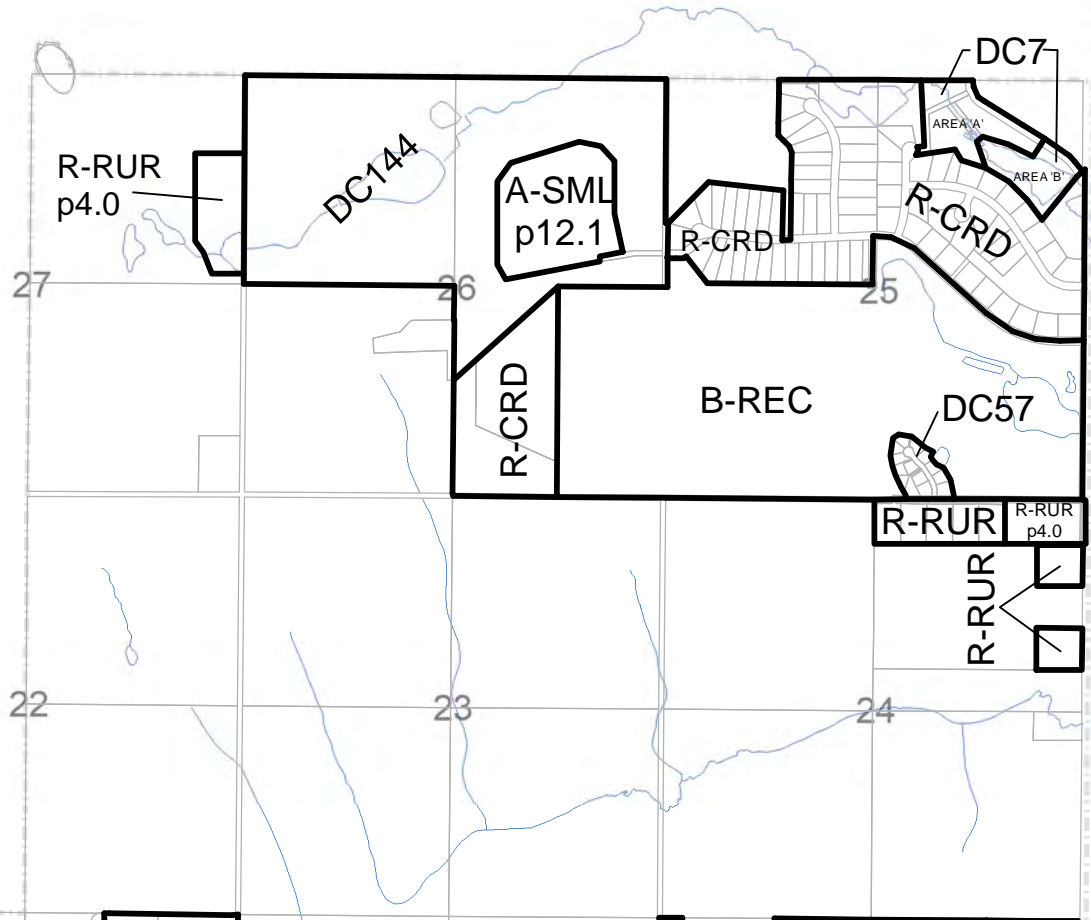
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 23-5-W5M

LAND USE MAP NO. 39-NW

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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Department for
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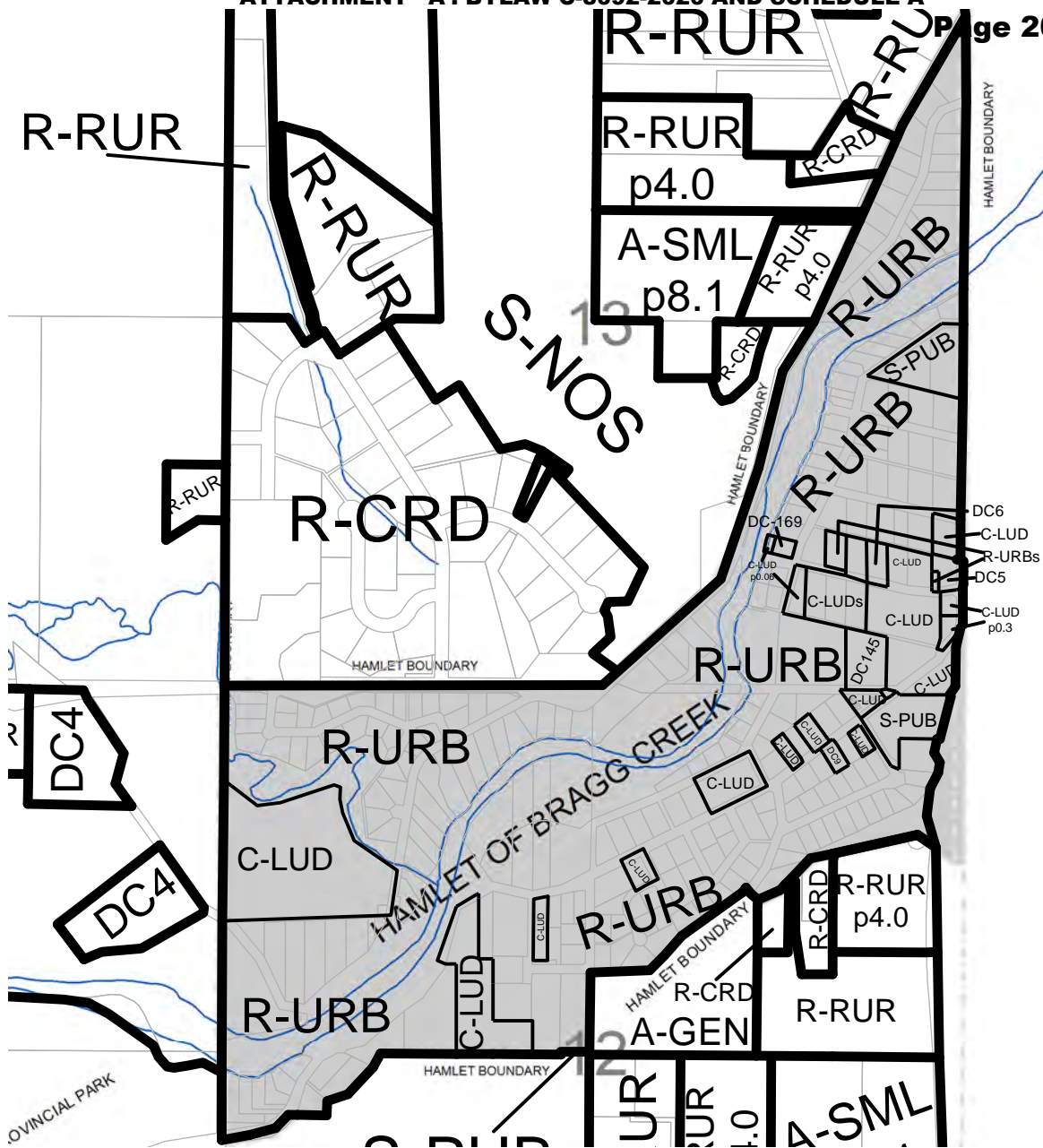
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
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S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
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ROCKY VIEW COUNTY
TWP. 23-5-W5M

LAND USE MAP NO. 39-NE

Date: Aug 04, 2020 Page 526 of 645



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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Contact the
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Official Confirmation

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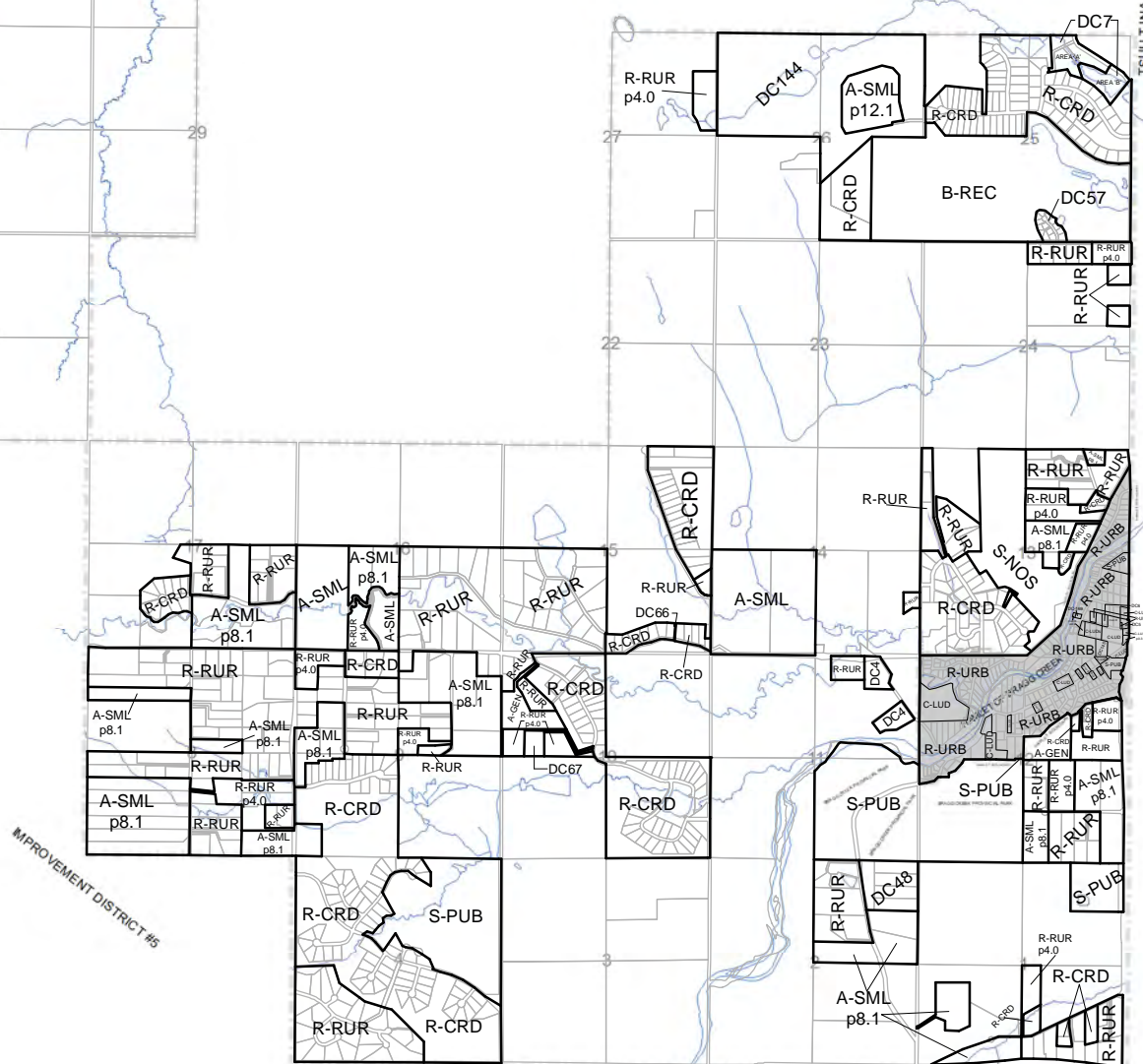


ROCKY VIEW COUNTY

HAMLET OF BRAGG CREEK

LAND USE MAP NO. 39-1

Date: Aug 07, 2020 Page 527 of 645

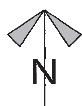


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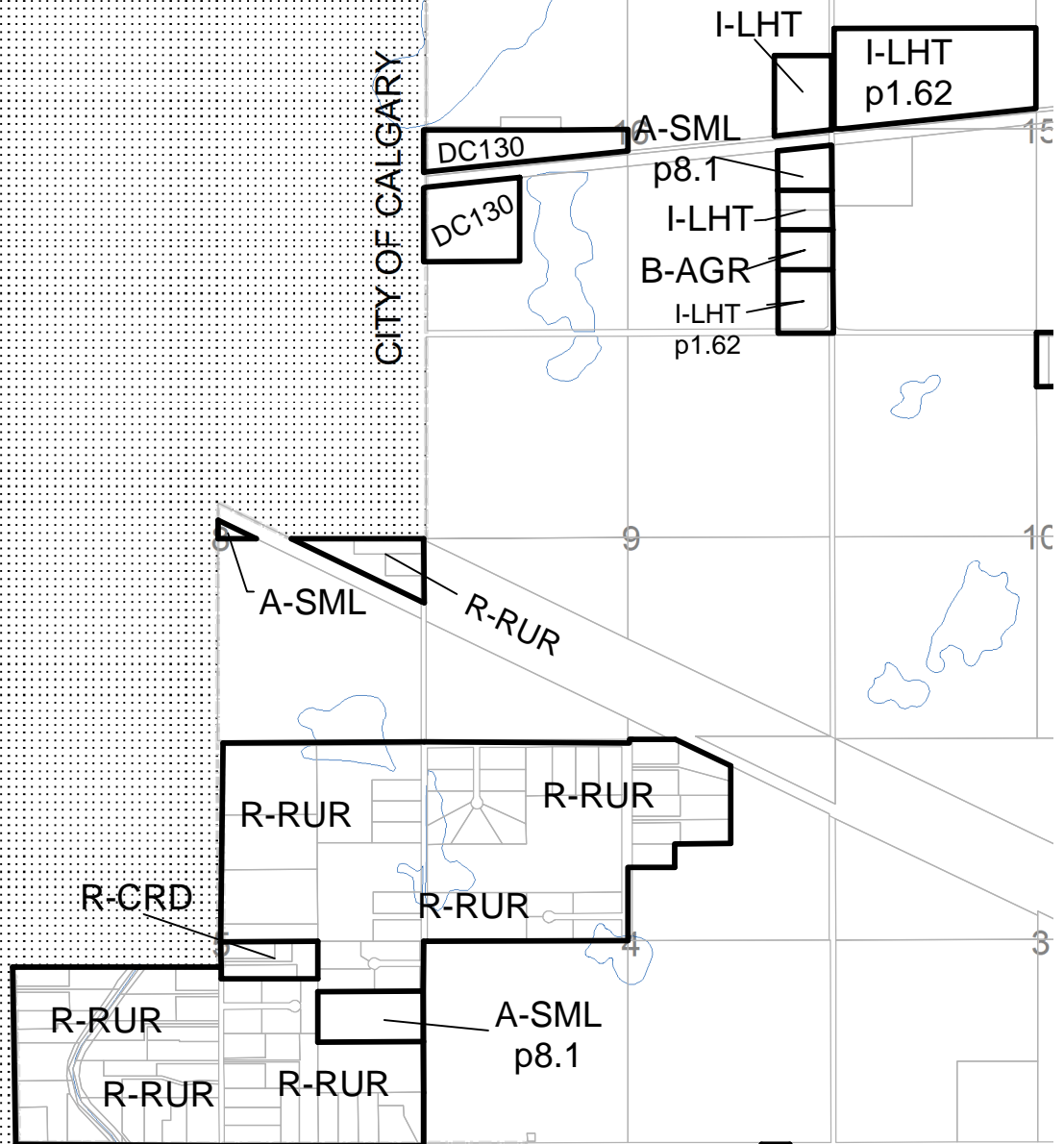
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ROCKY VIEW COUNTY
TWP. 23-5-W5M

LAND USE MAP NO. 39

Date: Aug 07, 2020 Page 528 of 645



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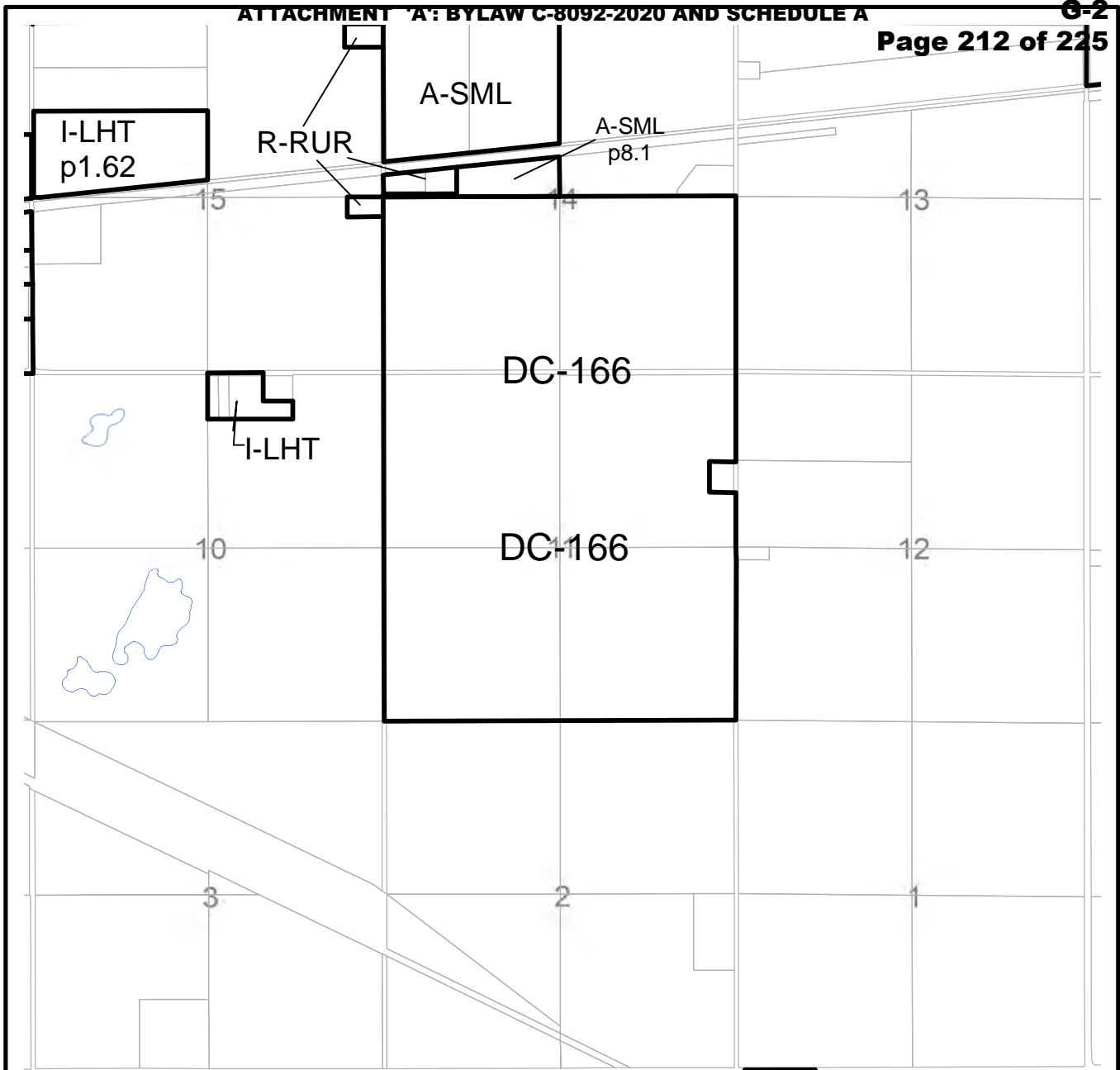
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ROCKY VIEW COUNTY
TWP. 23-28-W4M

LAND USE MAP NO. 33-SW

Date: Aug 04, 2020 Page 529 of 645

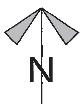


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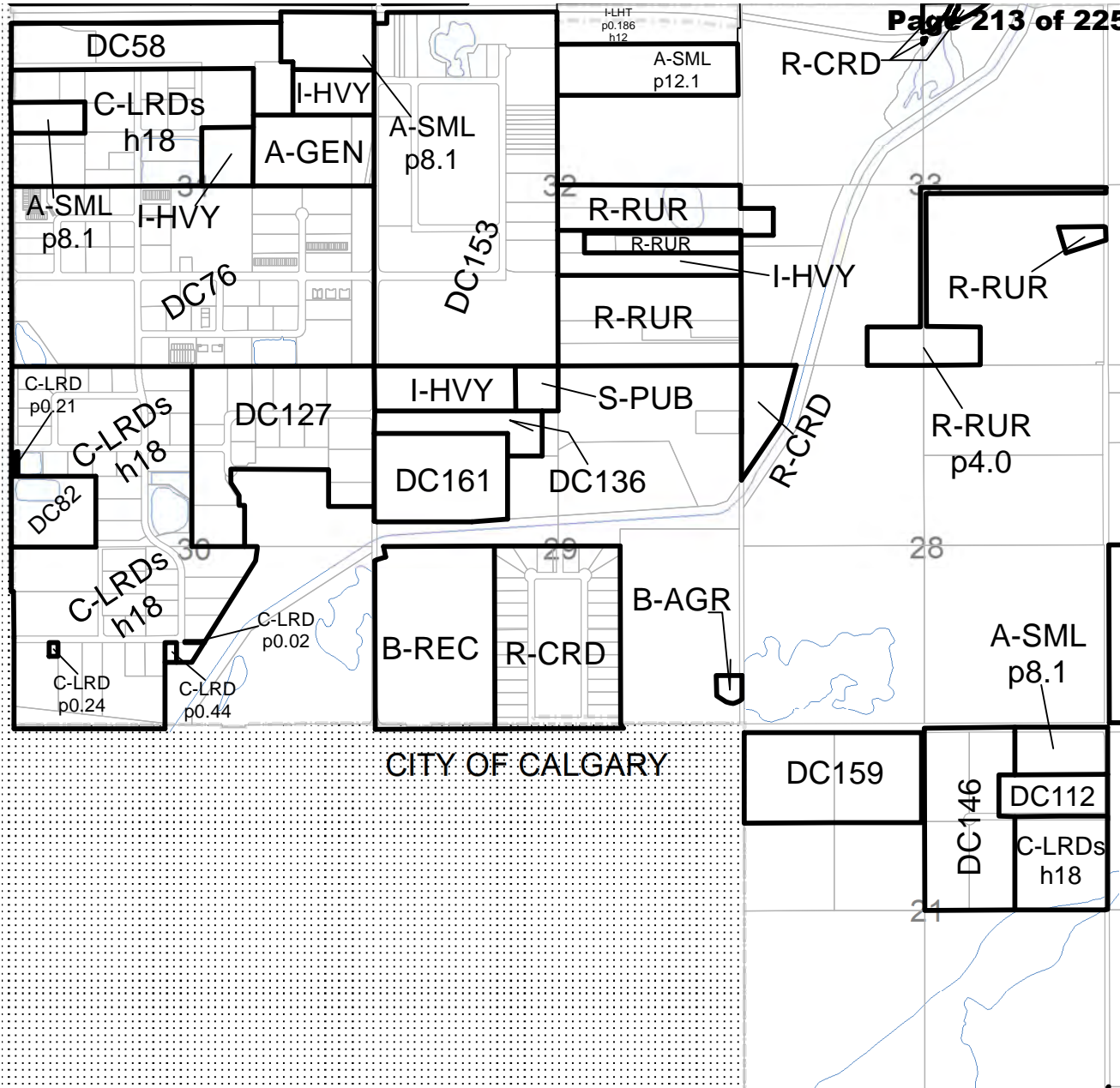
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ROCKY VIEW COUNTY
TWP. 23-28-W4M

LAND USE MAP NO. 33-SE

Date: Aug 04, 2020 Page 530 of 645



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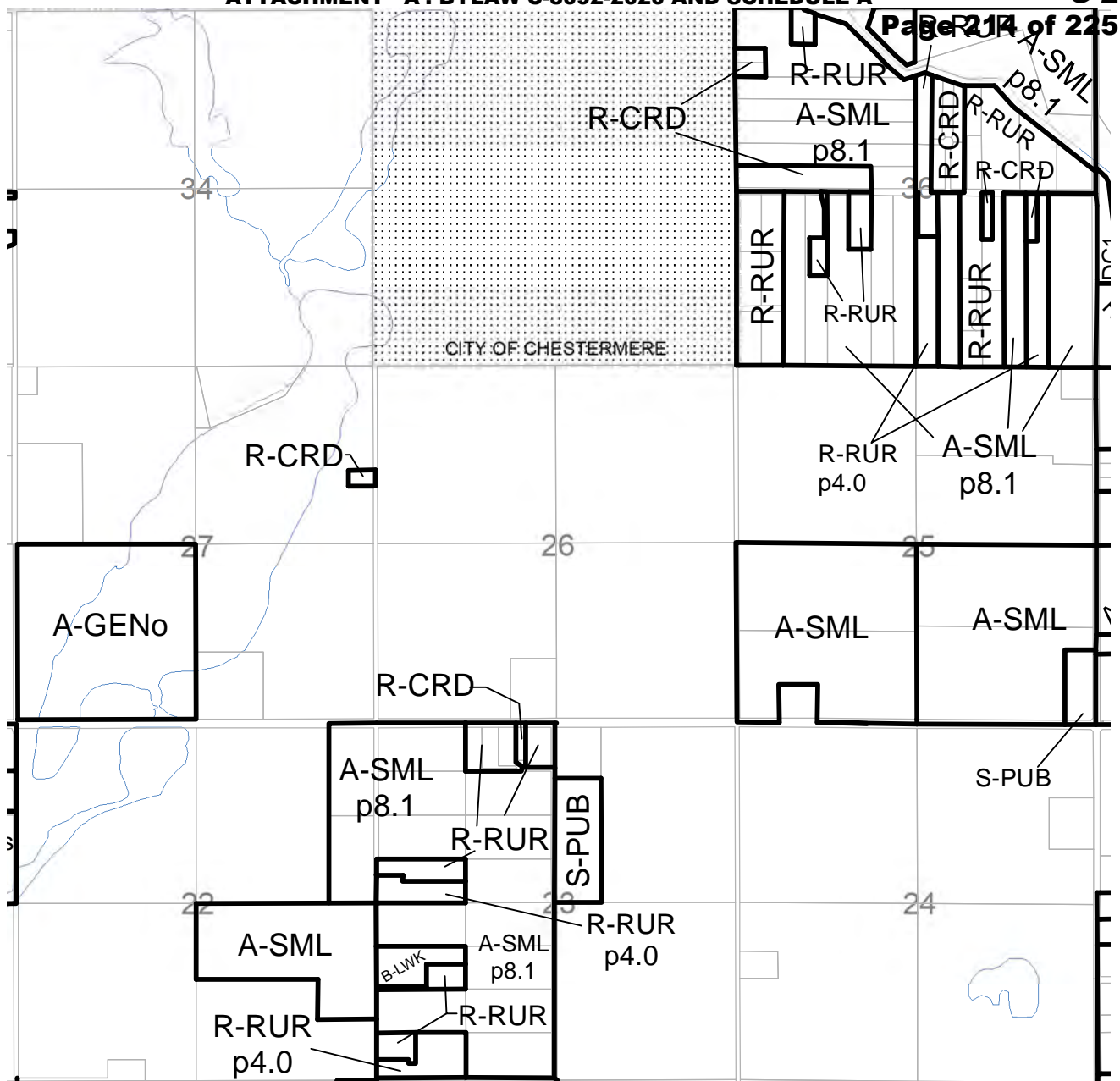
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ROCKY VIEW COUNTY
TWP. 23-28-W4M

LAND USE MAP NO. 33-NW

Date: Aug 04, 2020 Page 531 of 645



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ROCKY VIEW COUNTY
TWP. 23-28-W4M

LAND USE MAP NO. 33-NE

Date: Aug 04, 2020 Page 532 of 645

I-LHT
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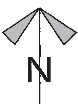
A-SML
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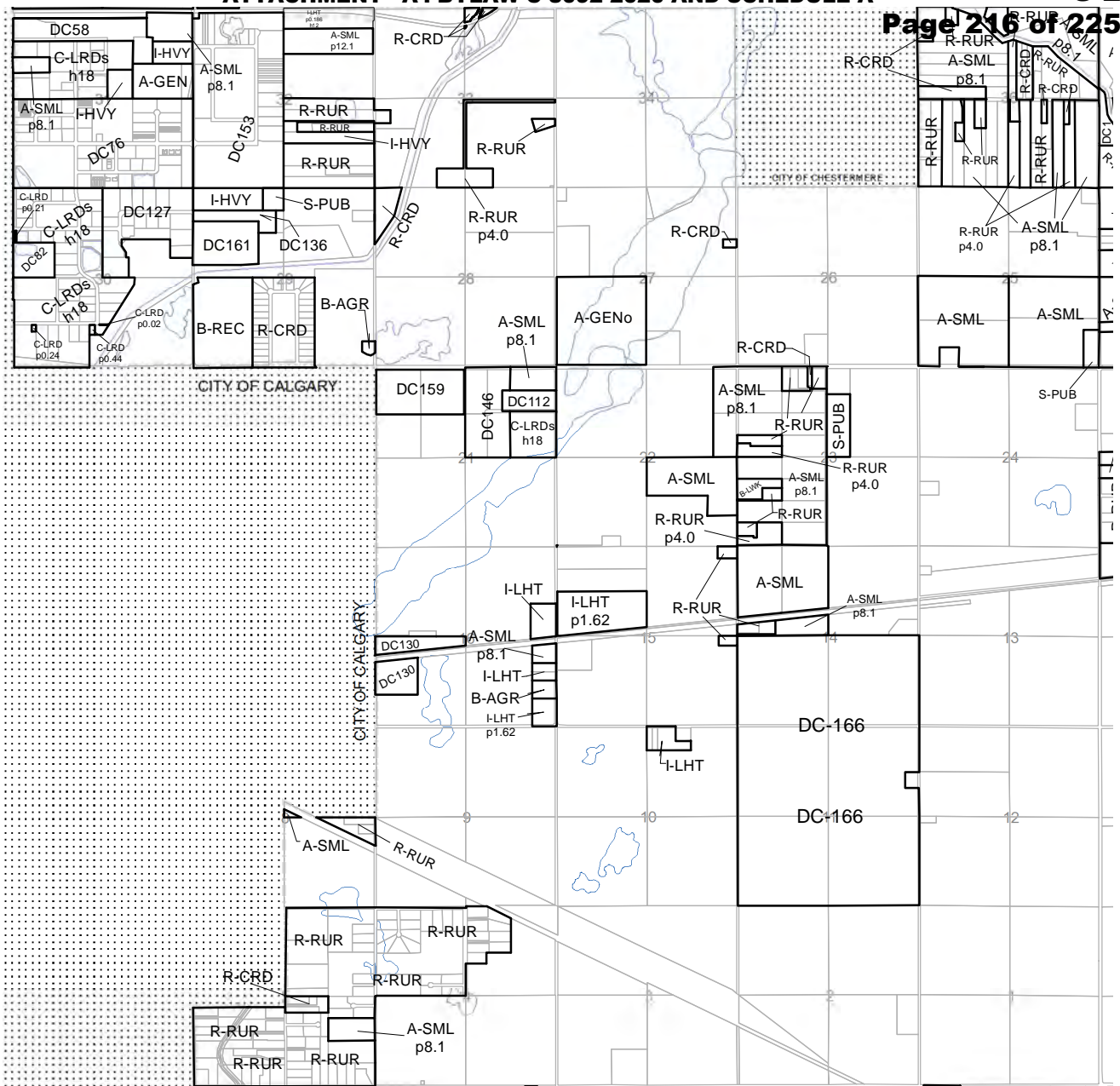
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ROCKY VIEW COUNTY
HAMLET OF JANET

LAND USE MAP NO. 33-2

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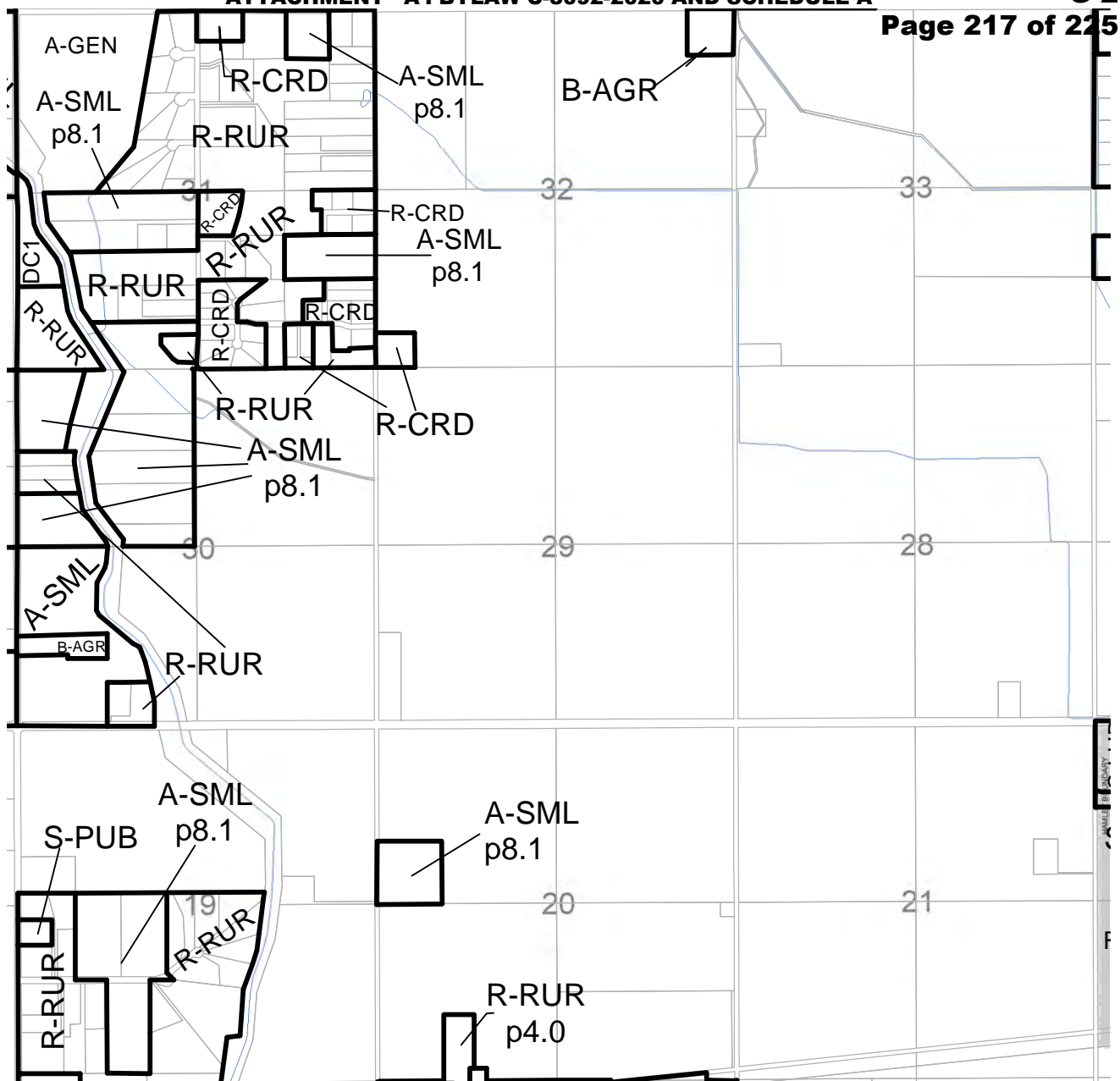
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ROCKY VIEW COUNTY
TWP. 23-28-W4M

LAND USE MAP NO. 33

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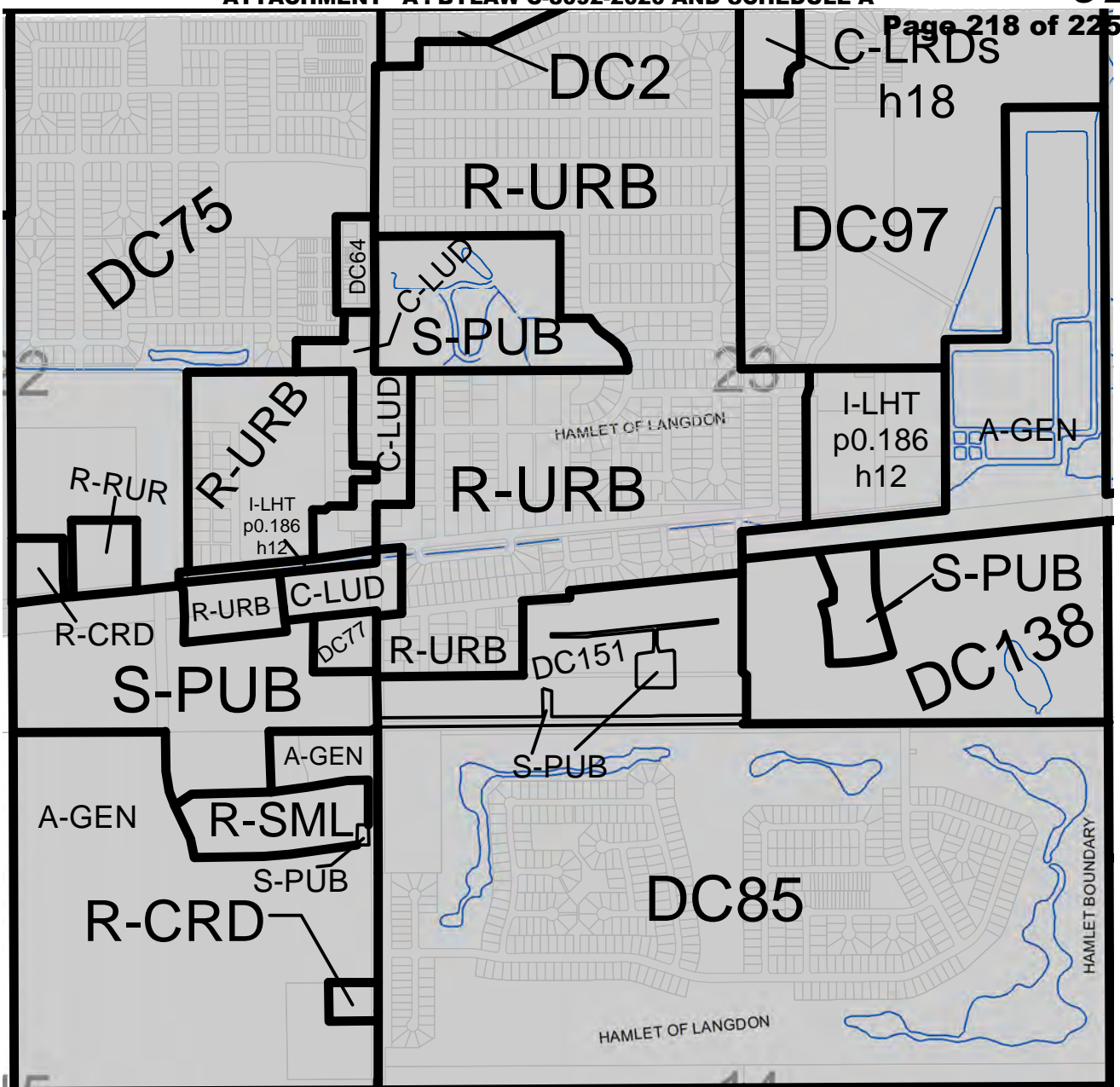
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ROCKY VIEW COUNTY
TWP. 23-27-W4M

LAND USE MAP NO. 32-NW

Date: Aug 04, 2020 Page 535 of 645



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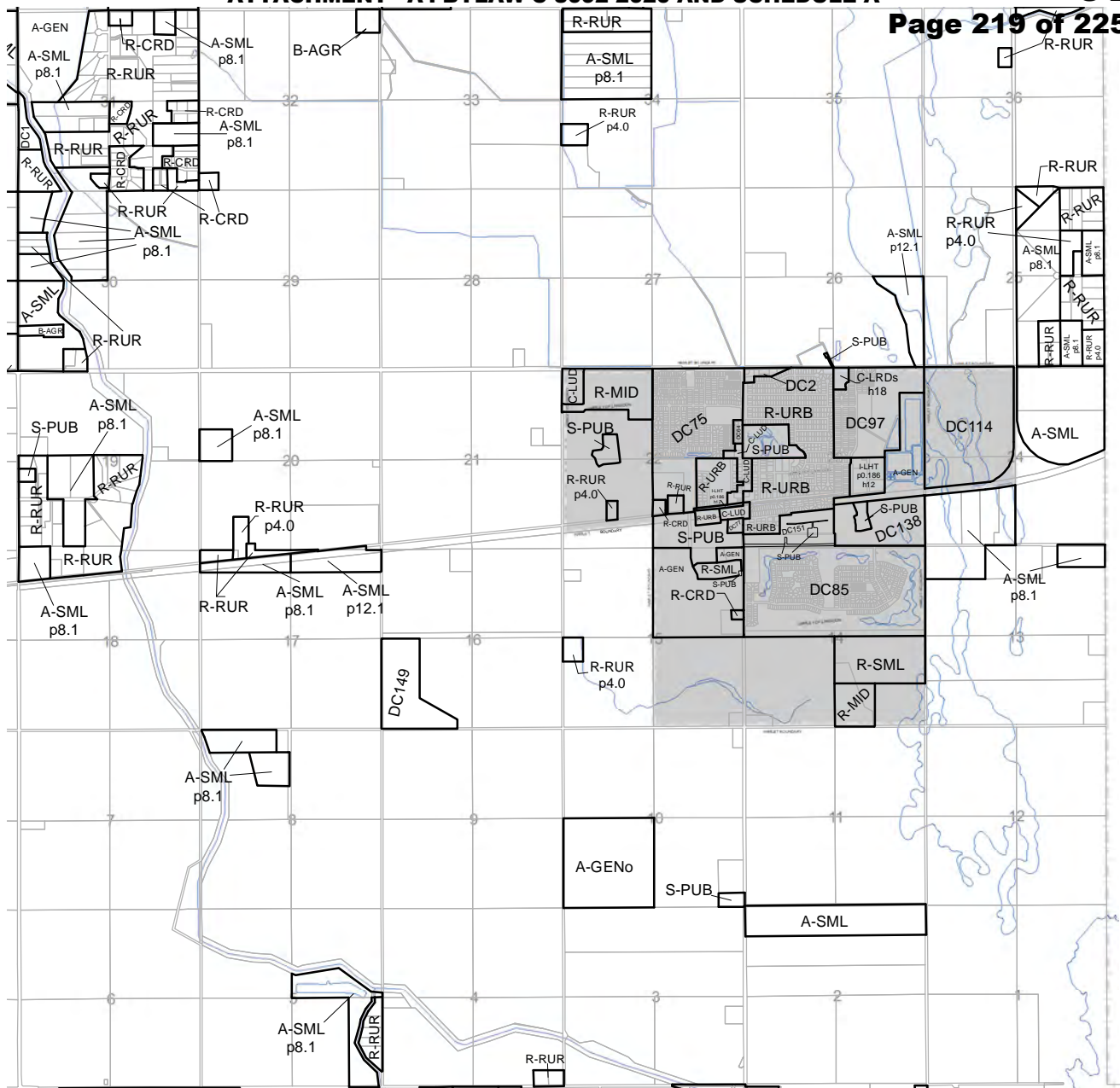
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ROCKY VIEW COUNTY
HAMLET OF LANGDON

LAND USE MAP NO. 32-1

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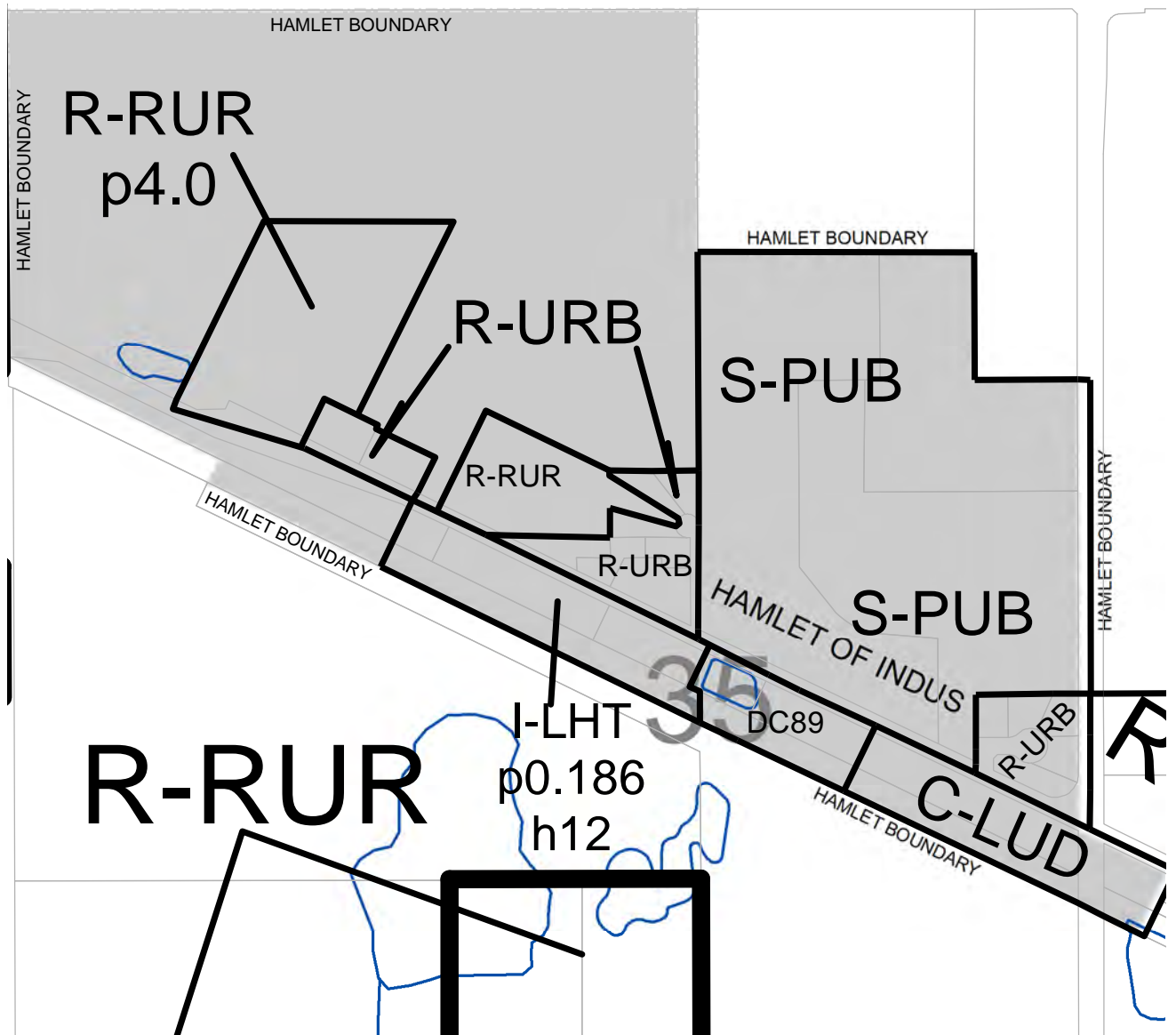
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ROCKY VIEW COUNTY
TWP. 23-27-W4M

LAND USE MAP NO. 32

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ROCKY VIEW COUNTY
HAMLET OF INDUS

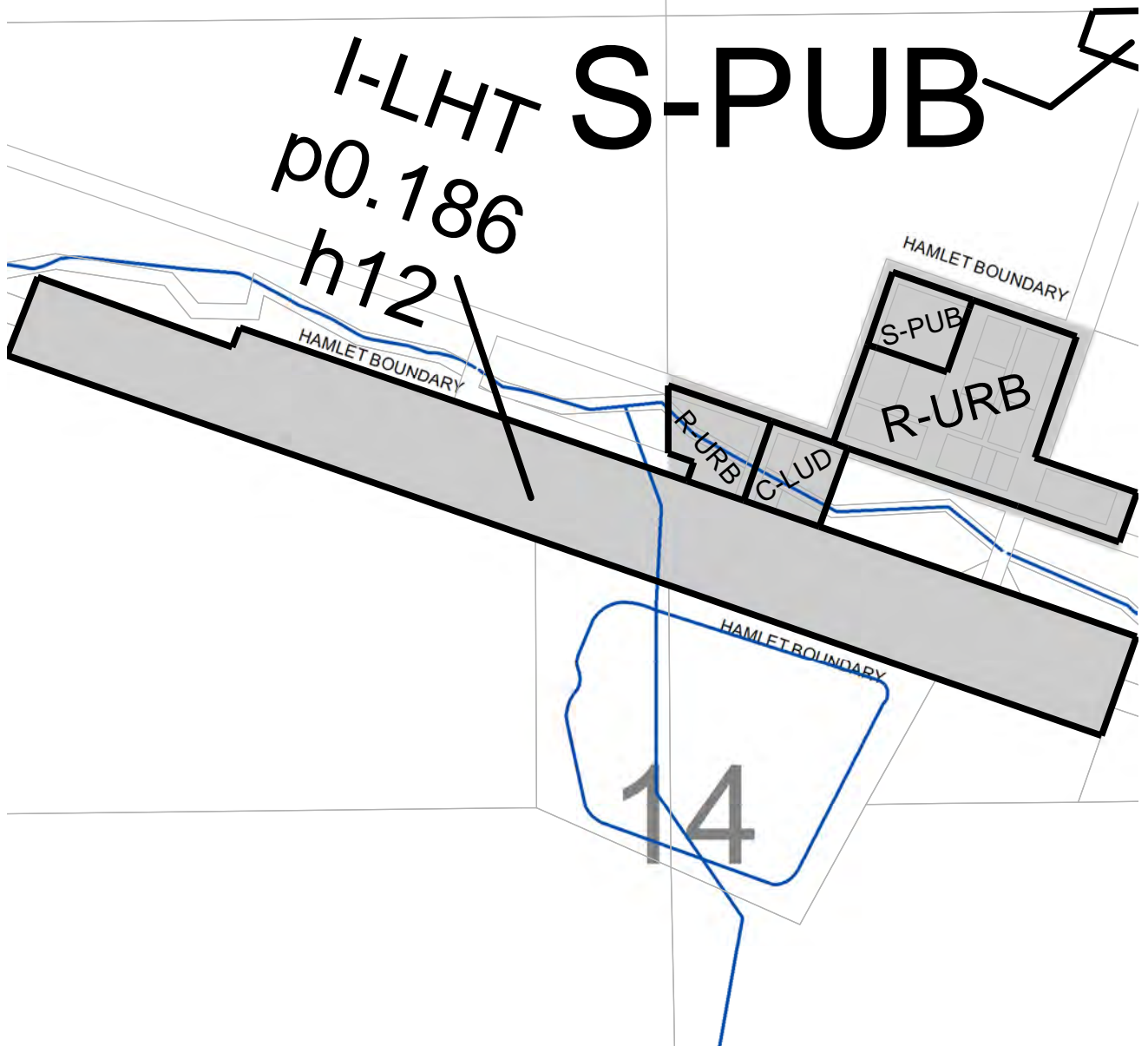
LAND USE MAP NO. 23-1

Date: Aug 04, 2020 Page 538 of 645



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Date: Aug 04 , 2020 Page 539 of 645



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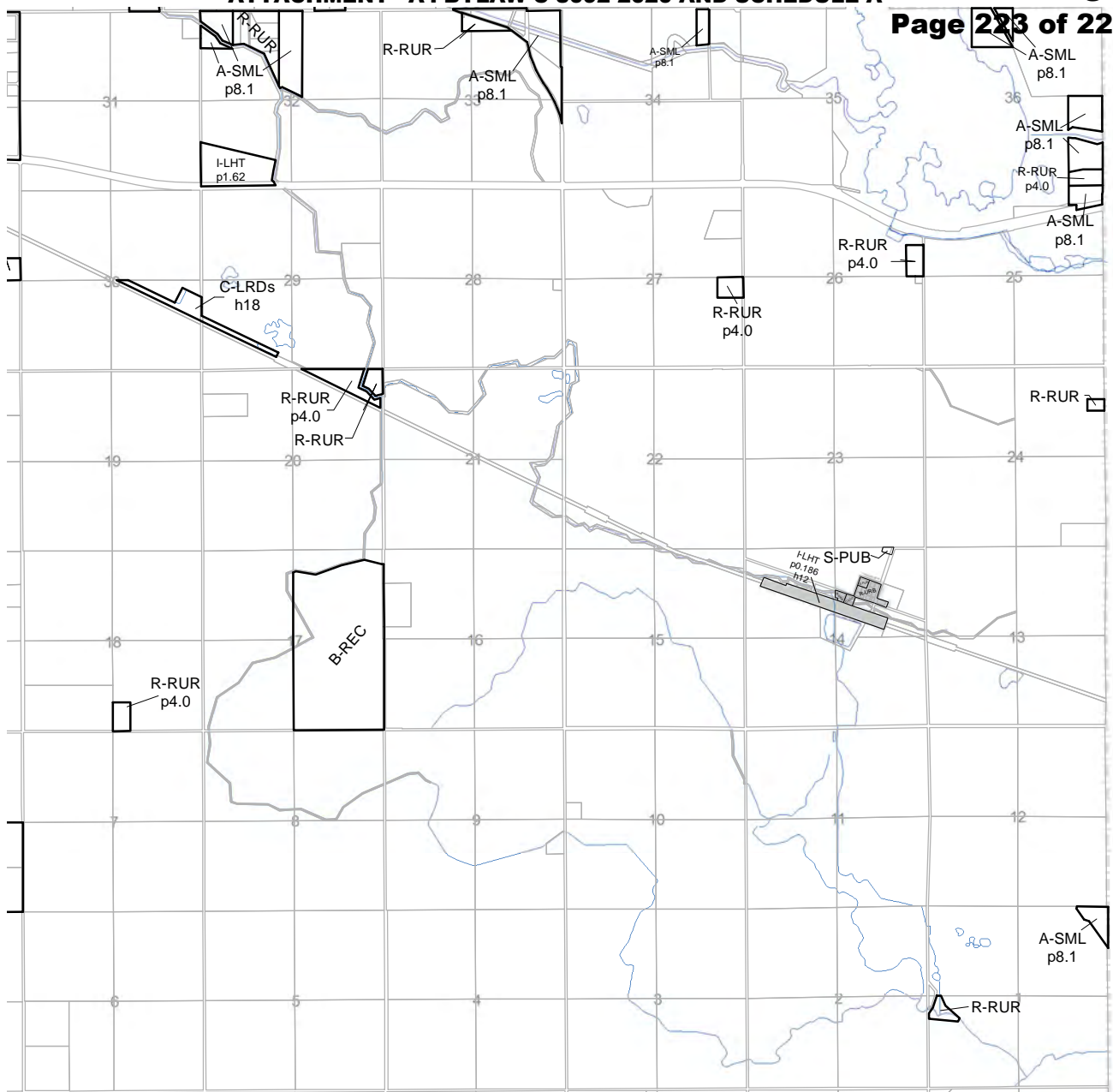
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ROCKY VIEW COUNTY
HAMLET OF DALEMEAD

LAND USE MAP NO. 22-1

Date: Aug 04, 2020 Page 540 of 645



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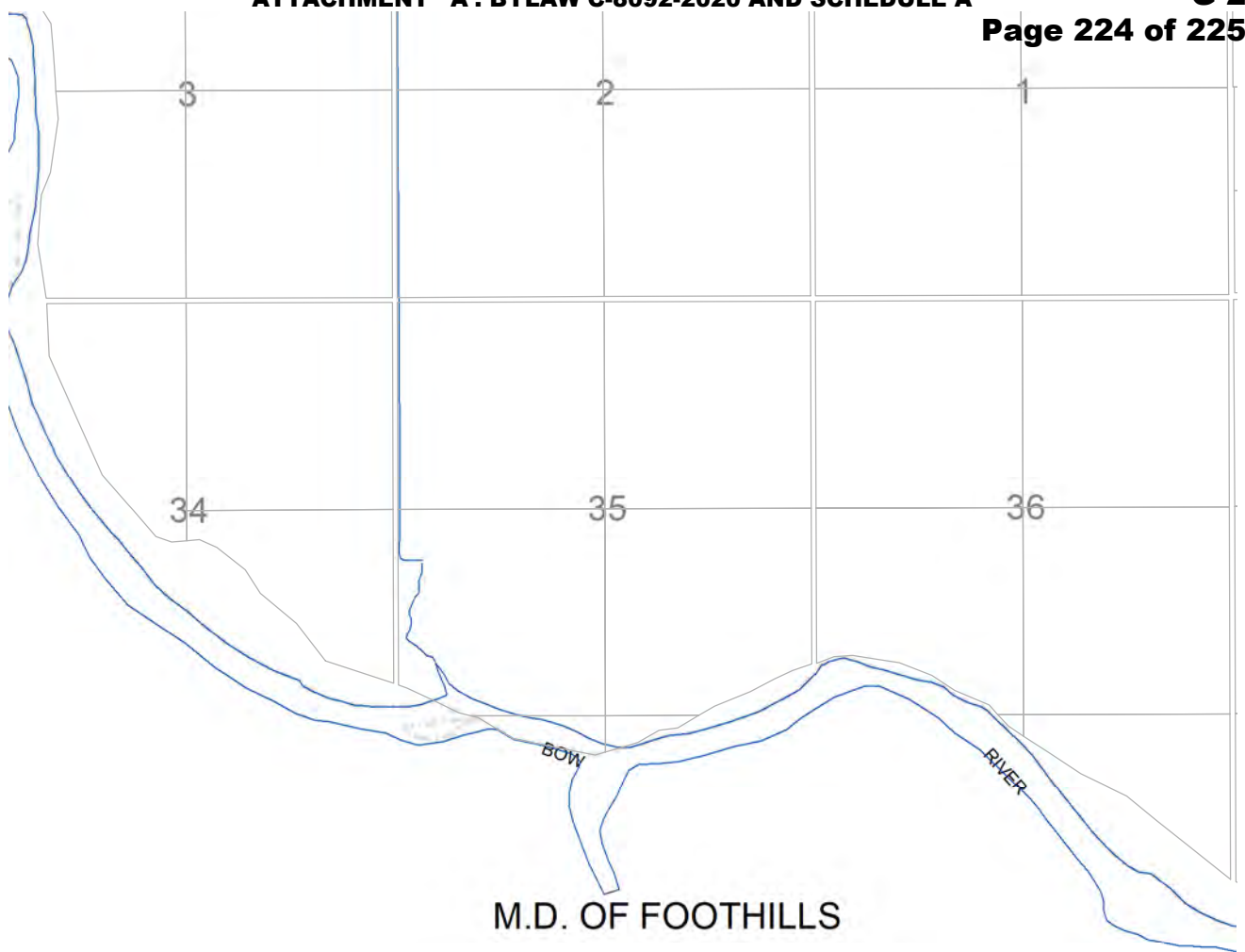
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ROCKY VIEW COUNTY
TWP. 22-27-W4M

LAND USE MAP NO. 22

Date: Aug 04, 2020 Page 541 of 645



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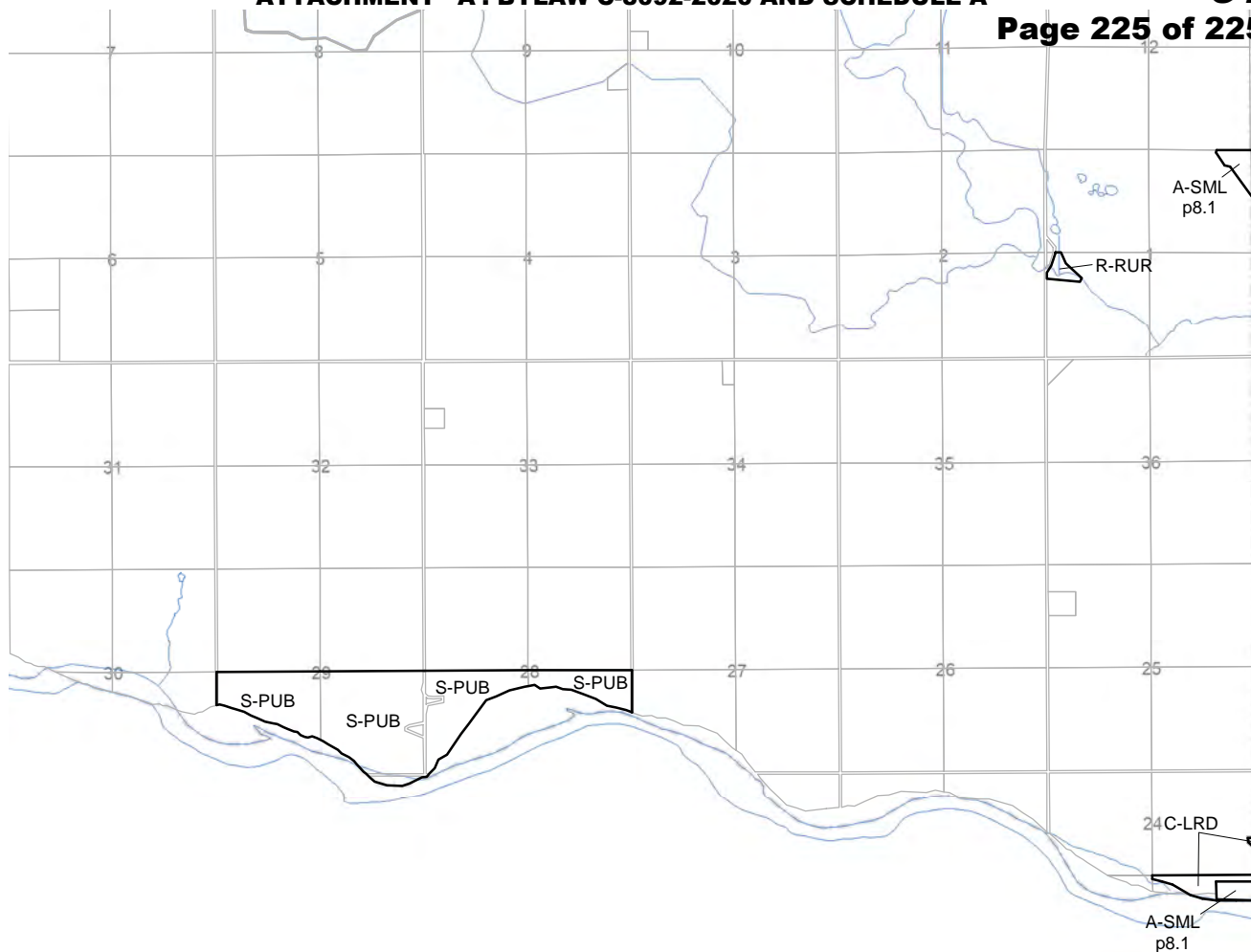
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ROCKY VIEW COUNTY
TWP. 21-28-W4M

LAND USE MAP NO. 13

Date: Aug 04, 2020 Page 542 of 645

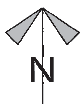


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ROCKY VIEW COUNTY
TWP. 21-27-W4M

LAND USE MAP NO. 12

Date: Aug 04, 2020 Page 543 of 645



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: October 27, 2020
FILE: 07534001
SUBJECT: First Reading Bylaw - Redesignation Item: Business Use

DIVISION: 6
APPLICATION: PL20200111

PURPOSE: To redesignate the subject lands from a Agricultural, General District (A-GEN) to Business, Recreation District (B-REC) to accommodate a campground.

GENERAL LOCATION: Located at the northwest junction of Twp Rd 275 and Rge Rd 12.

APPLICANT: Hibbert Engineering

OWNERS: 803969 Alberta Ltd.

POLICY DIRECTION: The County Plan and any other applicable policies.

OPTIONS:

Option #1: THAT Bylaw C-8088-2020 be given first reading.

Option #2: THAT application PL20200111 be denied.

APPLICATION REQUIREMENTS:

This application requires:

1. a Master Site Development Plan in accordance with County policy.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

AB/ltt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8088-2020 & Schedule A

ATTACHMENT ‘B’: Map Set

BYLAW C-8088-2020

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-8088-2020*.

Definitions

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

Effect

- 3 THAT Schedule B, Land Use Maps No. 75 of Bylaw C-8000-2020 be amended by redesignating SE-34-27-01-W5M from Agricultural, General District to Business, Recreation District as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT SE-34-27-01-W5M is hereby redesignated to Business, Recreation District as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

- 5 Bylaw C-8088-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

PUBLIC HEARING HELD this _____ day of _____, 2020

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

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

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

BYLAW: C-8088-2020

34

A-GEN → B-REC
± 64.75 ha
(160.0 acres)

RGE-RD-12

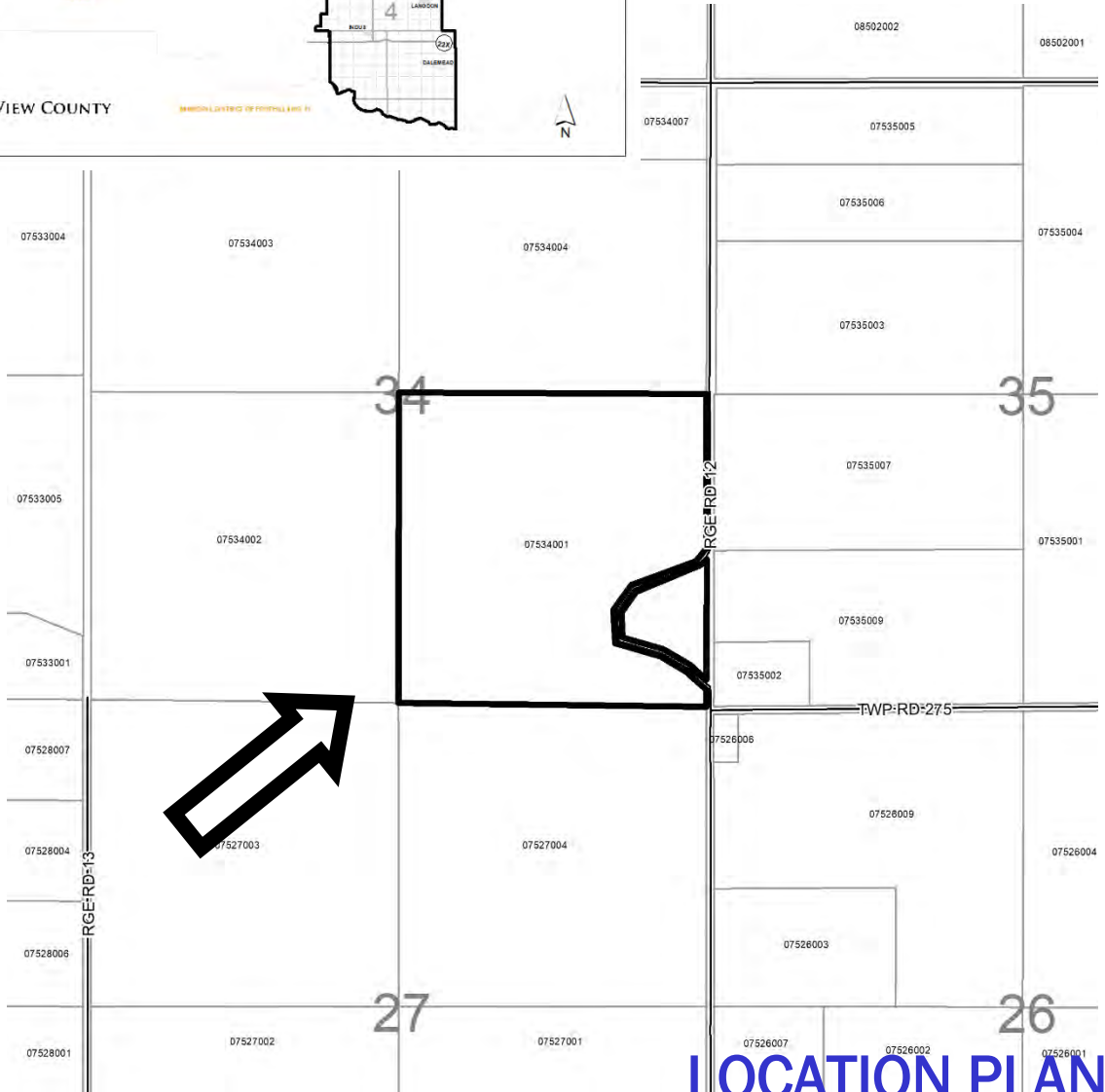
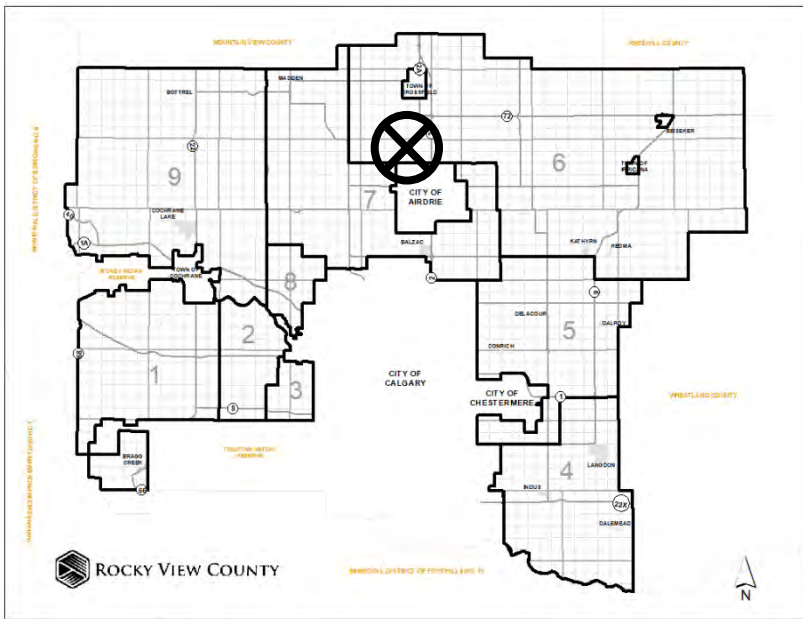
FROM Agricultural, General District **TO** Business – Recreation District

Subject Land _____

LEGAL DESCRIPTION: SE-34-27-01-W5M

FILE: 07534001 - PL20200111

DIVISION: 6



LOCATION PLAN

SE-34-27-01-W05M

Redesignation Proposal: To redesignate the subject lands from a Agricultural, General District (A-GEN) to Business, Recreation District (B-REC) to accommodate a campground.

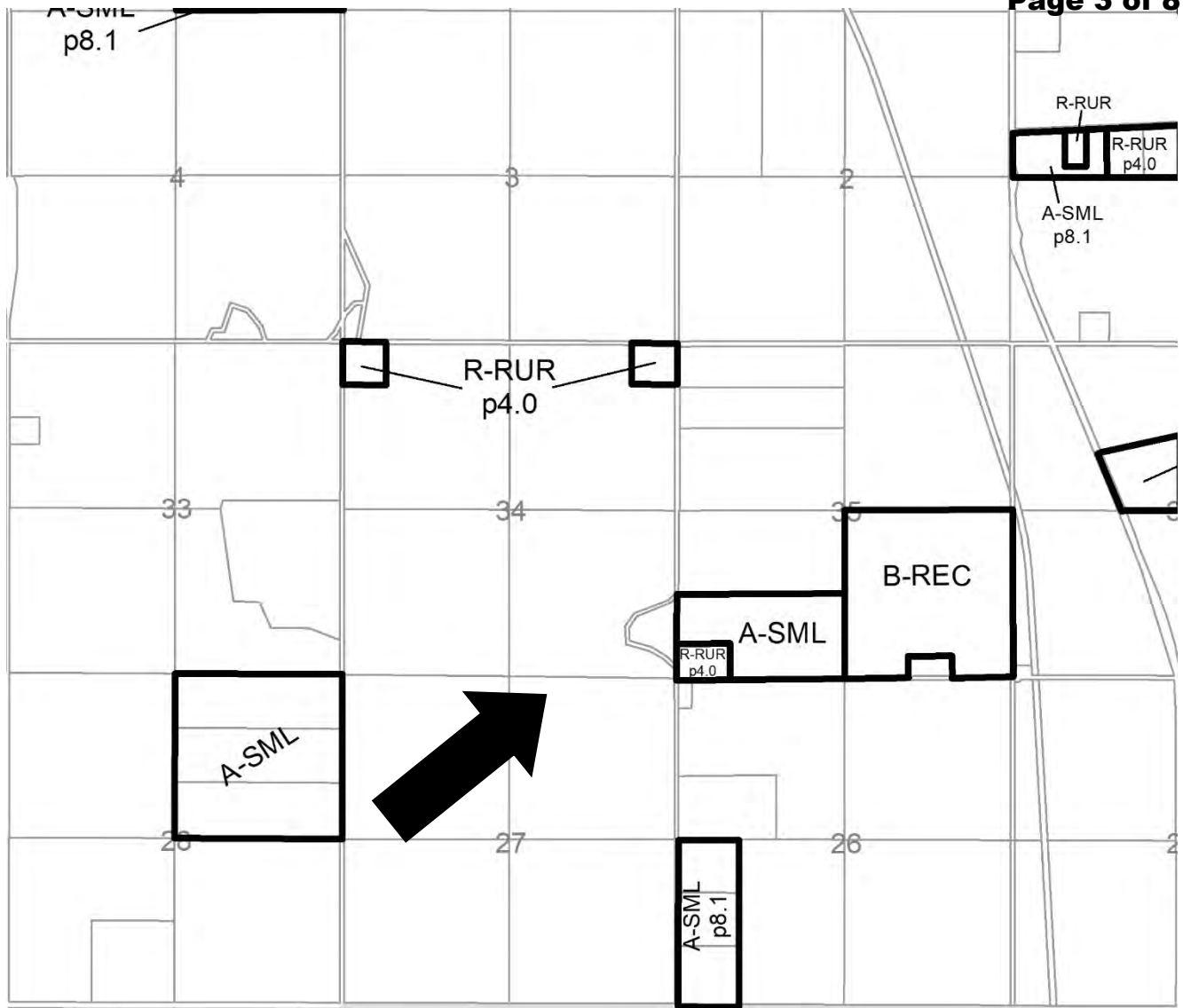
A-GEN → B-REC
± 64.75 ha
(160.0 acres)

RGE RD-12

DEVELOPMENT PROPOSAL

SE-34-27-01-W05M



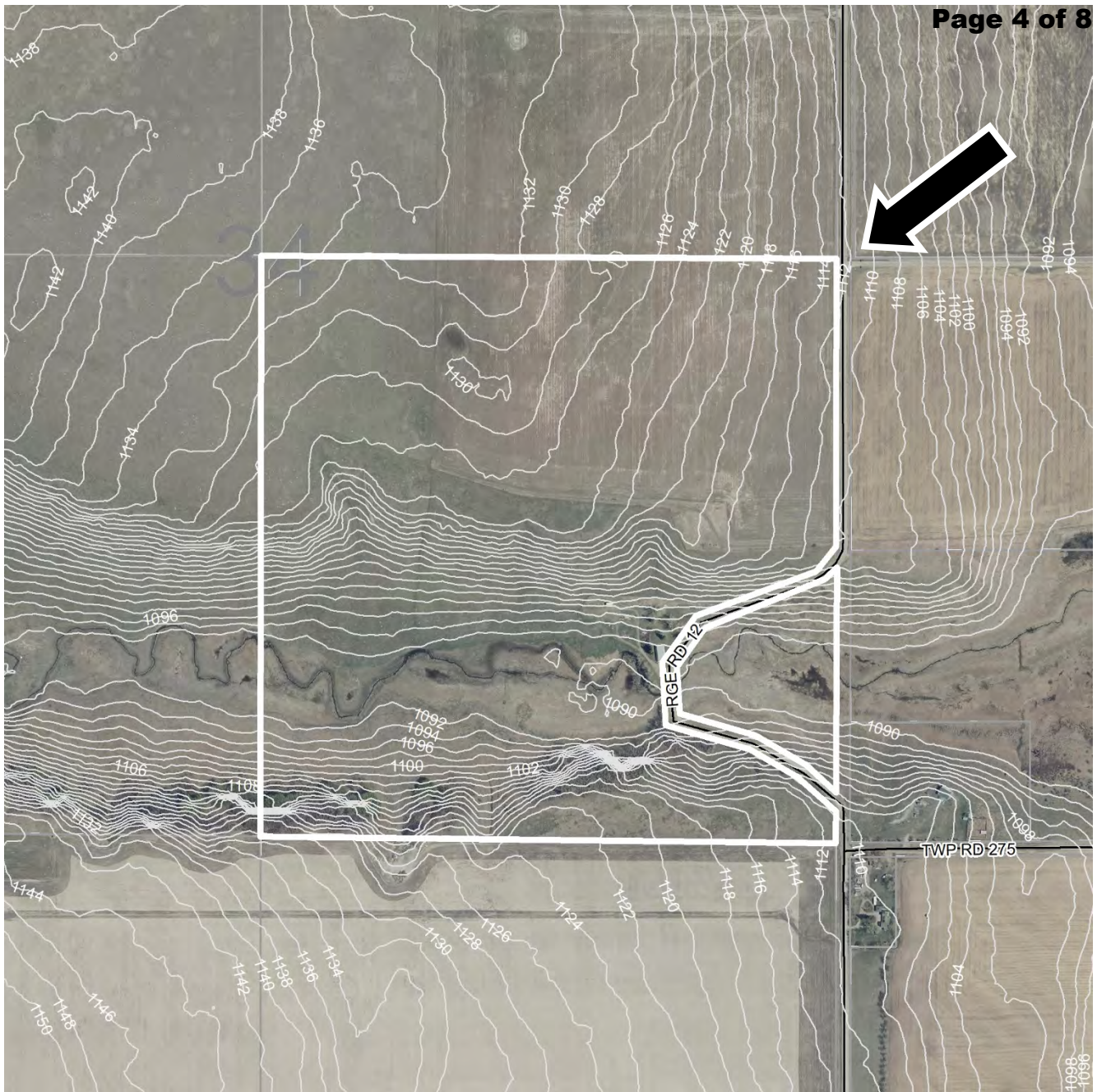


A-GEN	Agricultural, General	C-HWY	Commercial, Highway
A-SML	Agricultural, Small Parcel	C-LRD	Commercial, Local Rural
R-RUR	Residential, Rural	C-LUD	Commercial, Local Urban
R-CRD	Residential, Country Residential	C-MIX	Commercial, Mixed Urban
R-URB	Residential, Urban	C-REG	Commercial, Regional
R-SML	Residential,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

AIRDRIE

LAND USE MAP

SE-34-27-01-W05M





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

AIR PHOTO

Spring 2020



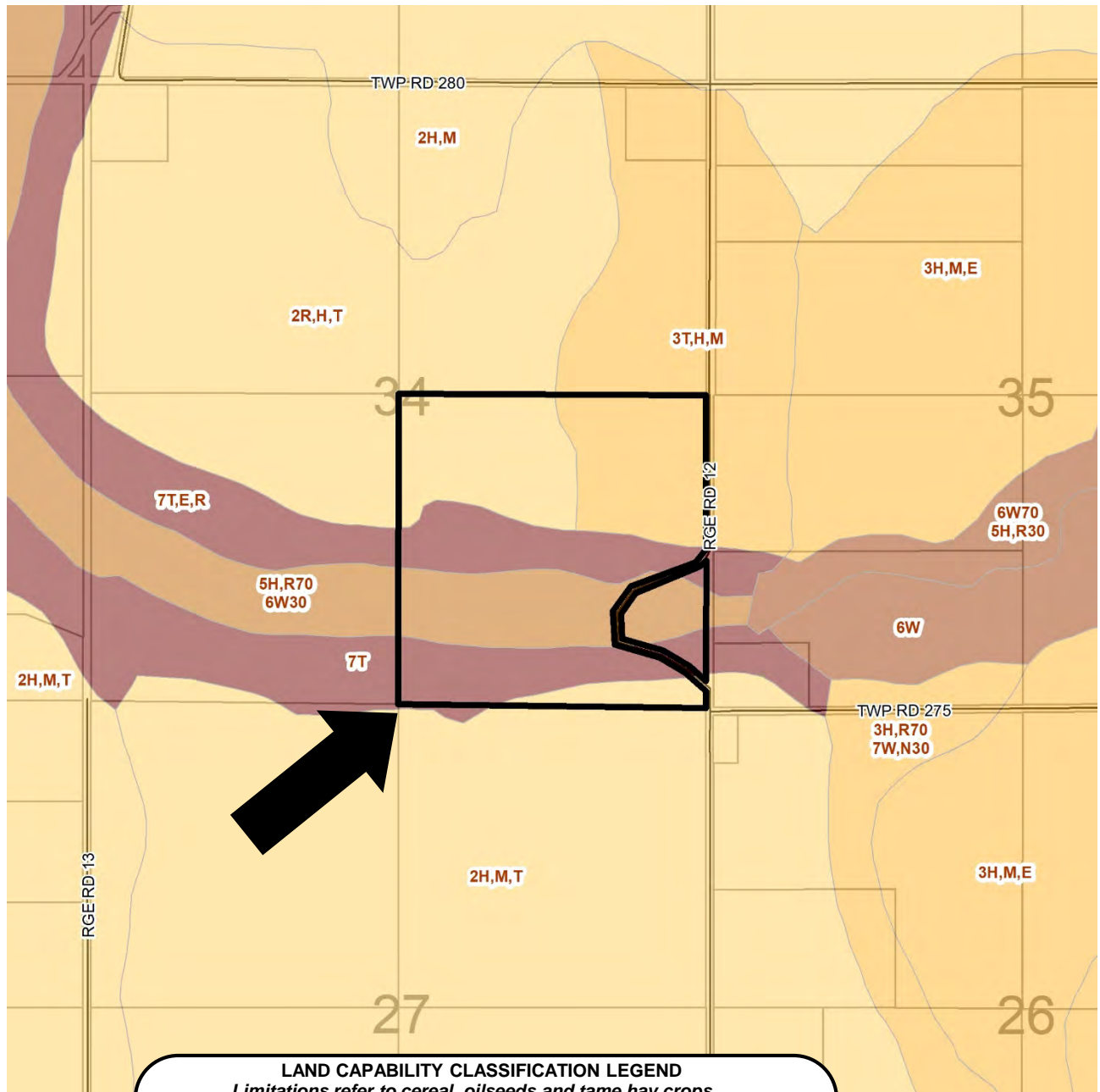
SE-34-27-01-W05M

Date: Sept 3, 2020

Division # 6

File: 07534001

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

CLI Class

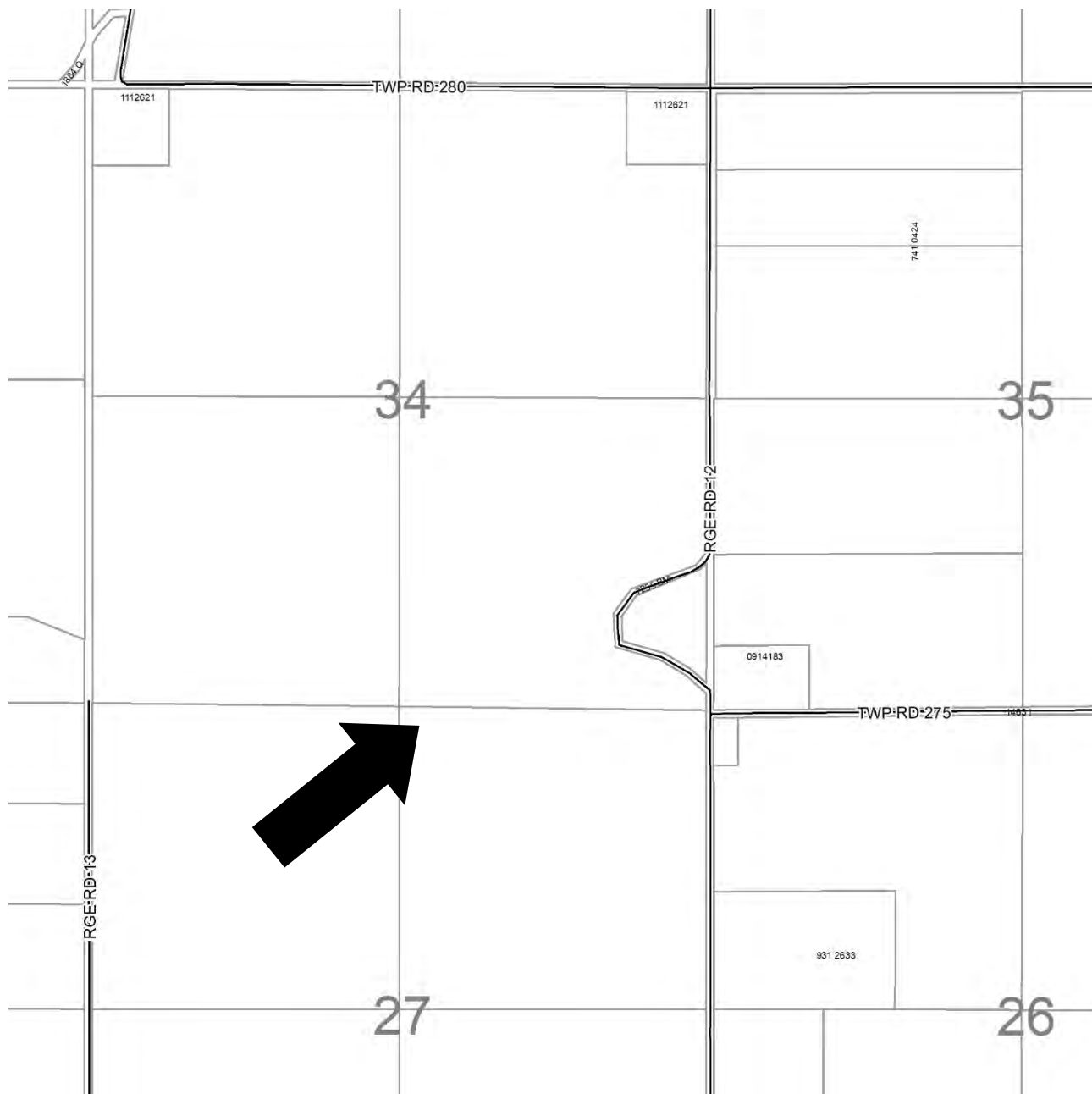
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

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

SOIL MAP

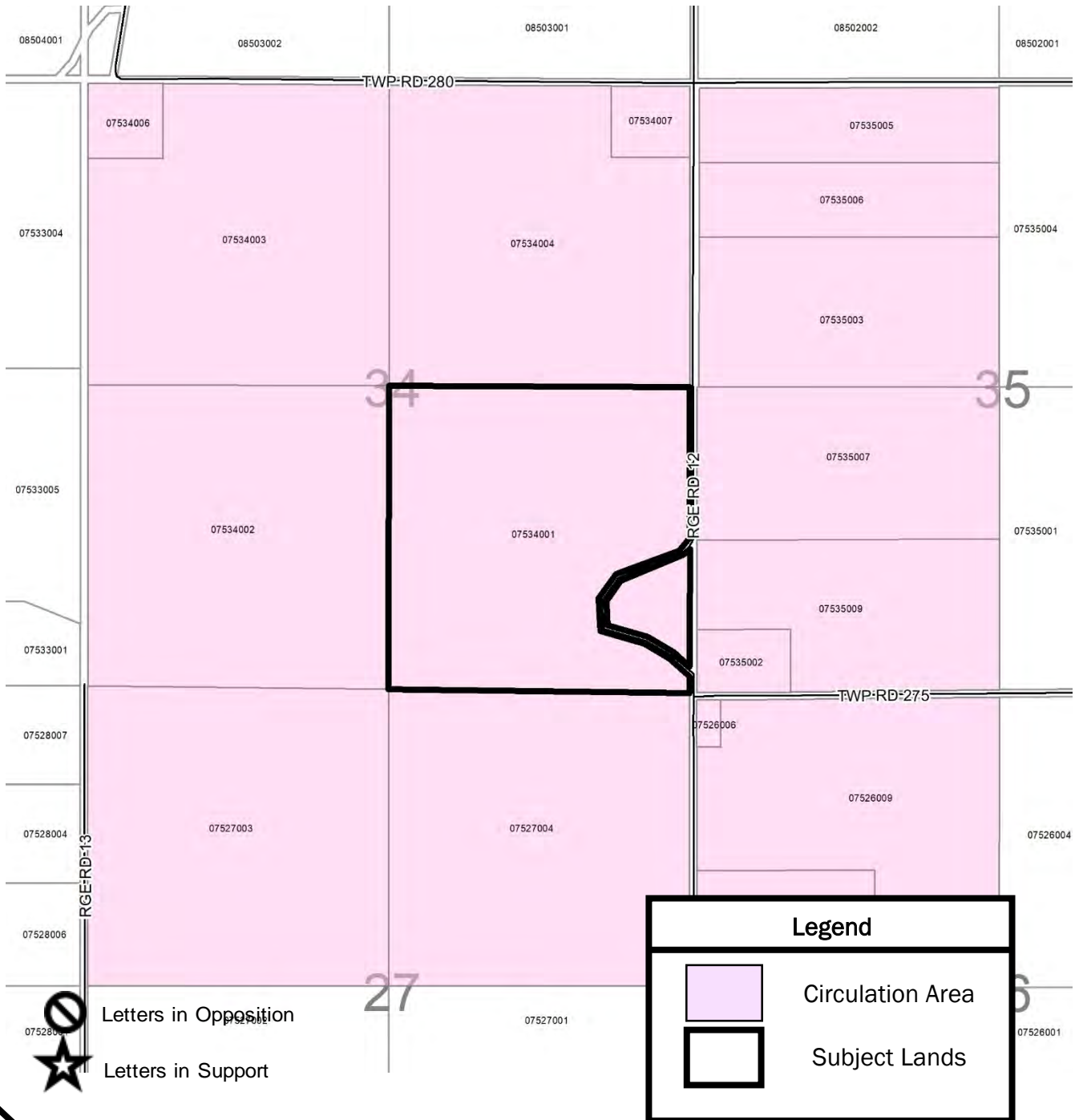
SE-34-27-01-W05M

**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP

SE-34-27-01-W05M



LANDOWNER CIRCULATION AREA

SE-34-27-01-W05M

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: October 27, 2020 **Division:** 5
FILE: 05201008 **APPLICATION:** PL20200103
SUBJECT: First Reading Bylaw – Redesignation Item: Residential Use

PURPOSE: To redesignate a portion of the 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 a \pm 4.62 acres new lot with a \pm 84.93 acres remainder.

GENERAL LOCATION: Located approximately 2.4 km (1.5 miles) east of Highway 9 and 0.4 km (0.25 miles) north of Township Road 250.

APPLICANT: Dale Befus

OWNERS: Dale Befus

POLICY DIRECTION: The County Plan and the Land Use Bylaw.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8089-2020 be given first reading.

Option #2: THAT application PL20200103 be denied.

APPLICATION REQUIREMENTS:

Standard technical requirements apply in accordance with the County Plan and County Servicing Standards.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

XD/llt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8089-2020 & Schedule A
ATTACHMENT ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8089-2020

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-8089-2020*.

Definitions

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

Effect

3. THAT Part 5, Land Use Map No.52 of C-8000-2020 be amended by redesignating a portion of Block 1, Plan 9511830 within SW-01-25-27-W04M from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), as shown on the attached Schedule 'A' forming part of this Bylaw.
4. THAT a portion of Block 1, Plan 9511830 within SW-01-25-27-W04M is hereby redesignated to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

5. Bylaw C-8089-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the Municipal Government Act.

READ A FIRST TIME IN COUNCIL this day of , 2020

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2020

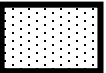
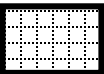
READ A SECOND TIME IN COUNCIL this day of , 2020

READ A THIRD TIME IN COUNCIL this day of , 2020

Reeve

CAO or Designate

Date Bylaw Signed

Schedule 'A'**Bylaw
C-8089-2020****Amendment****FROM**Agricultural,
General District**TO**Residential,
Rural District**FROM**Agricultural,
General District**TO**Agricultural,
Small Parcel District

*Division: 5
 File: PL20200103
 Roll: 05201008
 Legal: Block 1,
 Plan 9511830,
 SW-01-25-27-W04M*

*Printed:
 September 07, 2020*

RGE RD 271

± 1.87 ha
 $(\pm 4.62$ ac)

± 34.37 ha
 $(\pm 84.93$ ac)



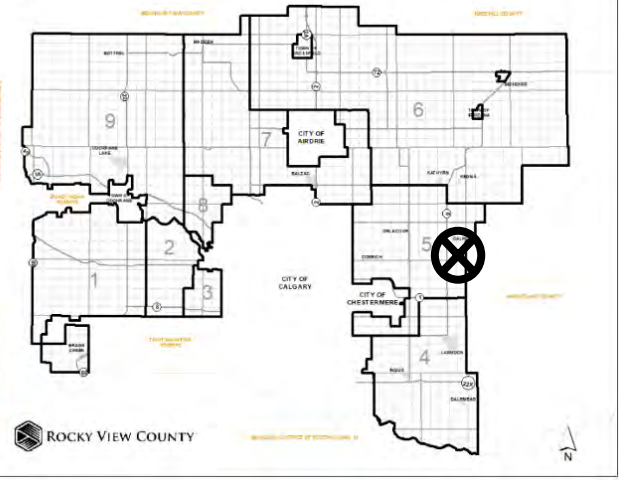
Location & Context

Redesignation Proposal

To redesignate a portion of the 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 a ± 4.62 acres new lot with a ± 84.93 acres remainder.

Division: 5
File: PL20200103
Roll: 05201008
Legal: Block 1,
Plan 9511830,
SW-01-25-27-W04M

Printed:
 September 17, 2020
 Page 560 of 645

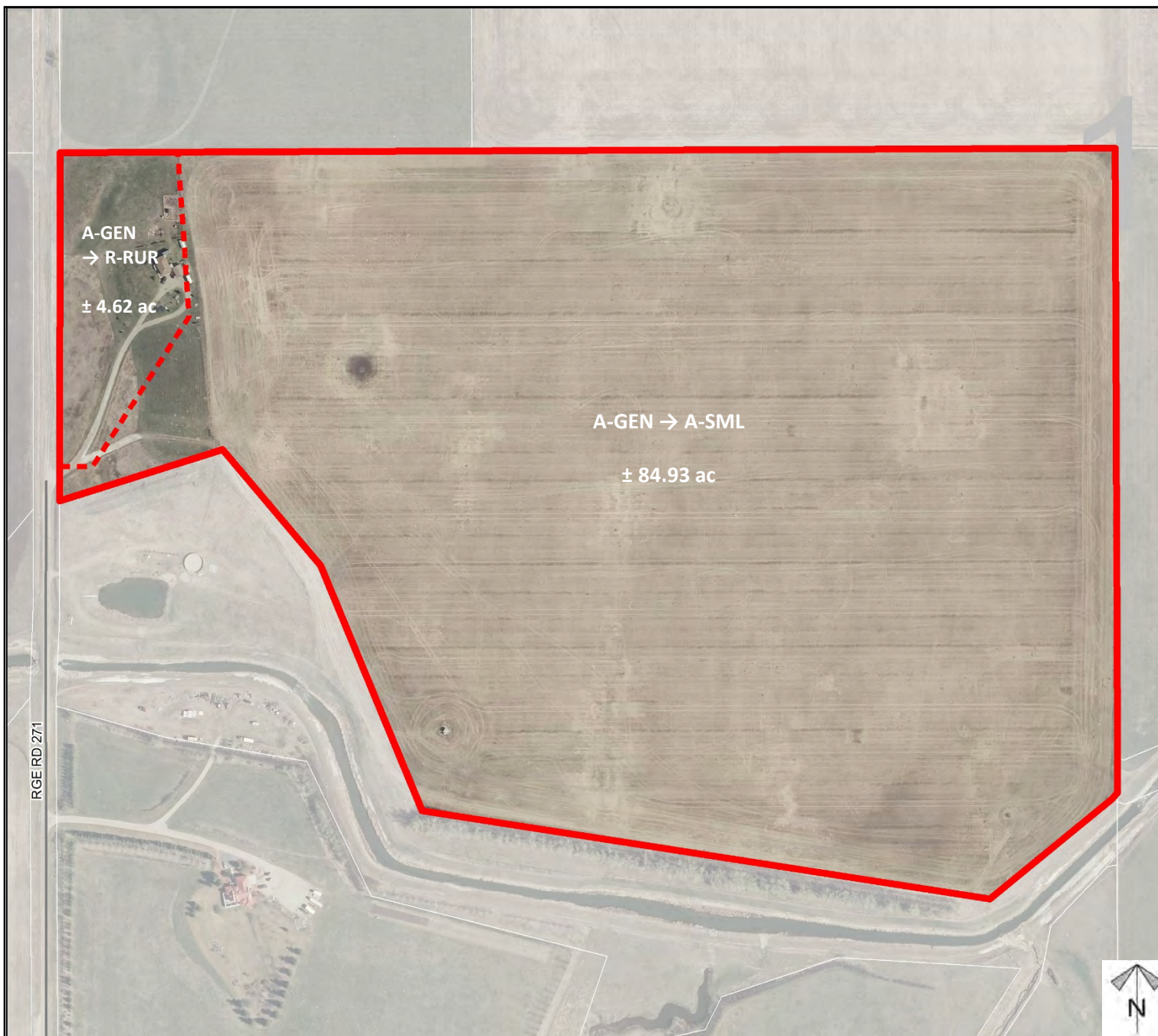




Development Proposal

Redesignation Proposal

To redesignate a portion of the 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 a ± 4.62 acres new lot with a ± 84.93 acres remainder.



Division: 5
 File: PL20200103
 Roll: 05201008
 Legal: Block 1,
 Plan 9511830,
 SW-01-25-27-W04M

Printed:
 September 17, 2020
 Page 561 of 645



Environmental

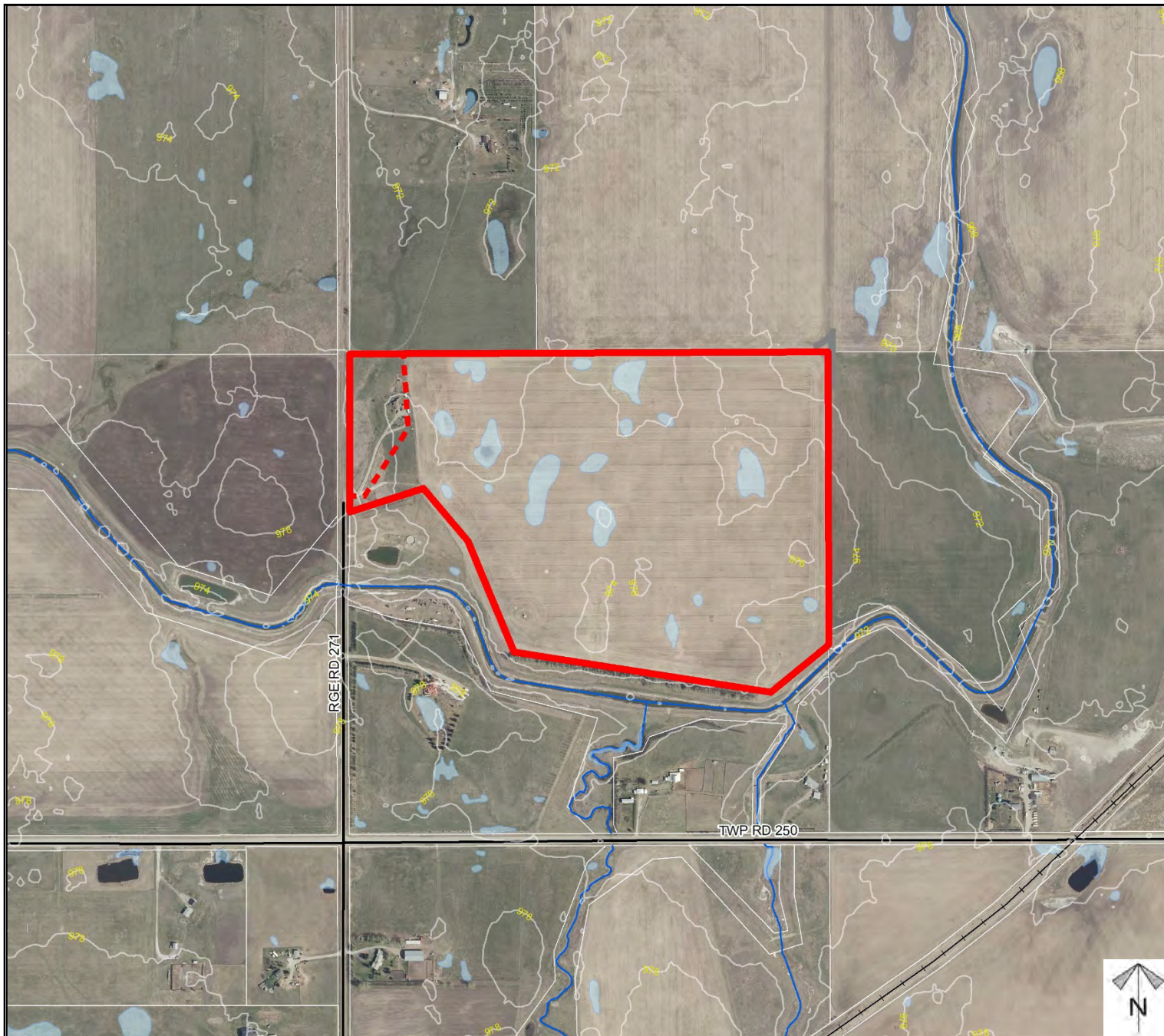
Redesignation Proposal

To redesignate a portion of the 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 a ± 4.62 acres new lot with a ± 84.93 acres remainder.

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

Division: 5
 File: PL20200103
 Roll: 05201008
 Legal: Block 1,
 Plan 9511830,
 SW-01-25-27-W04M

Printed:
 September 17, 2020
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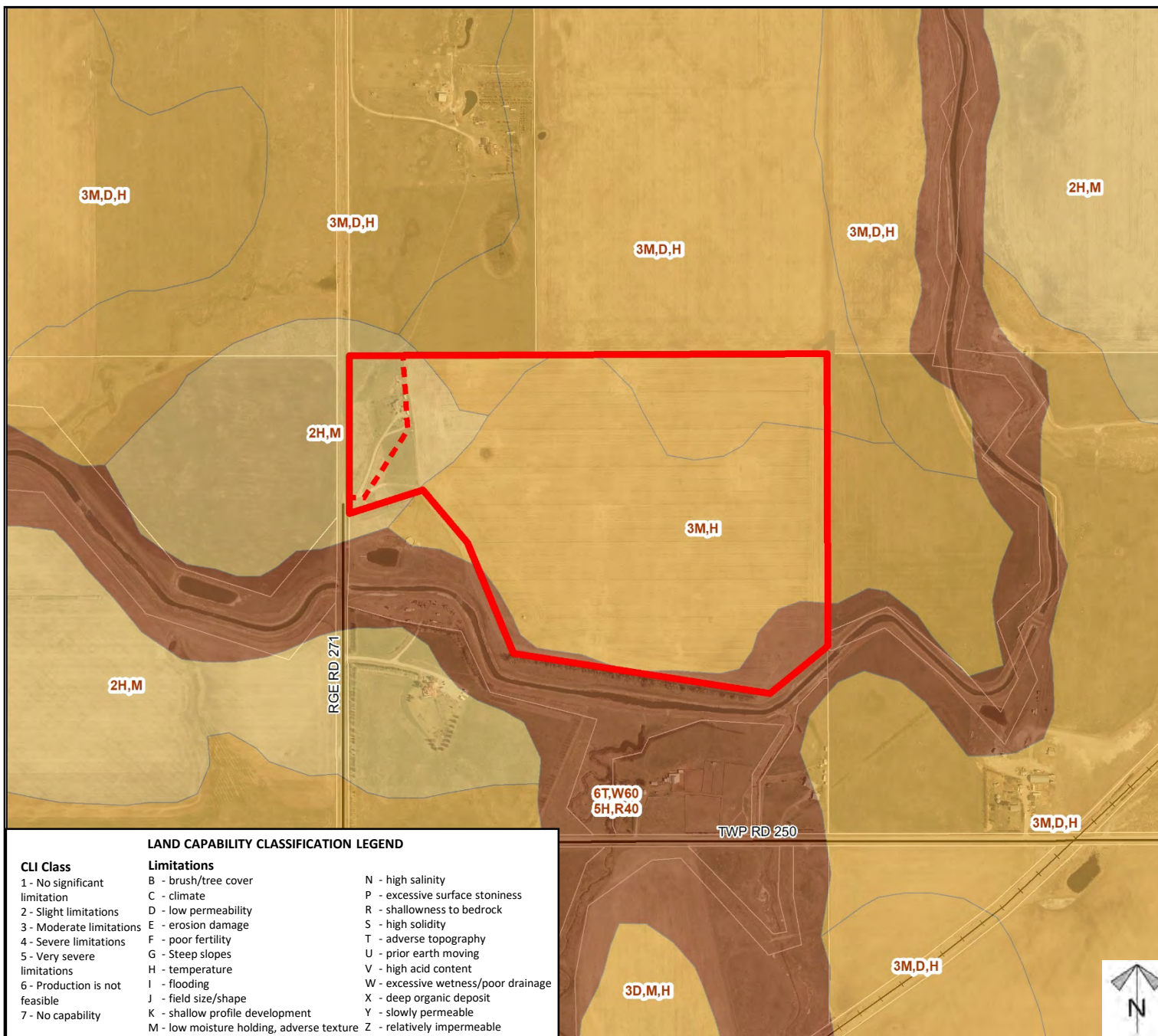




Soil Classifications

Redesignation Proposal

To redesignate a portion of the 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 a ± 4.62 acres new lot with a ± 84.93 acres remainder.



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
 File: PL20200103
 Roll: 05201008
 Legal: Block 1,
 Plan 9511830,
 SW-01-25-27-W04M

Printed:
 September 17, 2020
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Landowner Circulation Area

Redesignation Proposal

To redesignate a portion of the 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 a ± 4.62 acres new lot with a ± 84.93 acres remainder.

Legend

Support



Opposition



Division: 5

File: PL20200103

Roll: 05201008

Legal: Block 1,

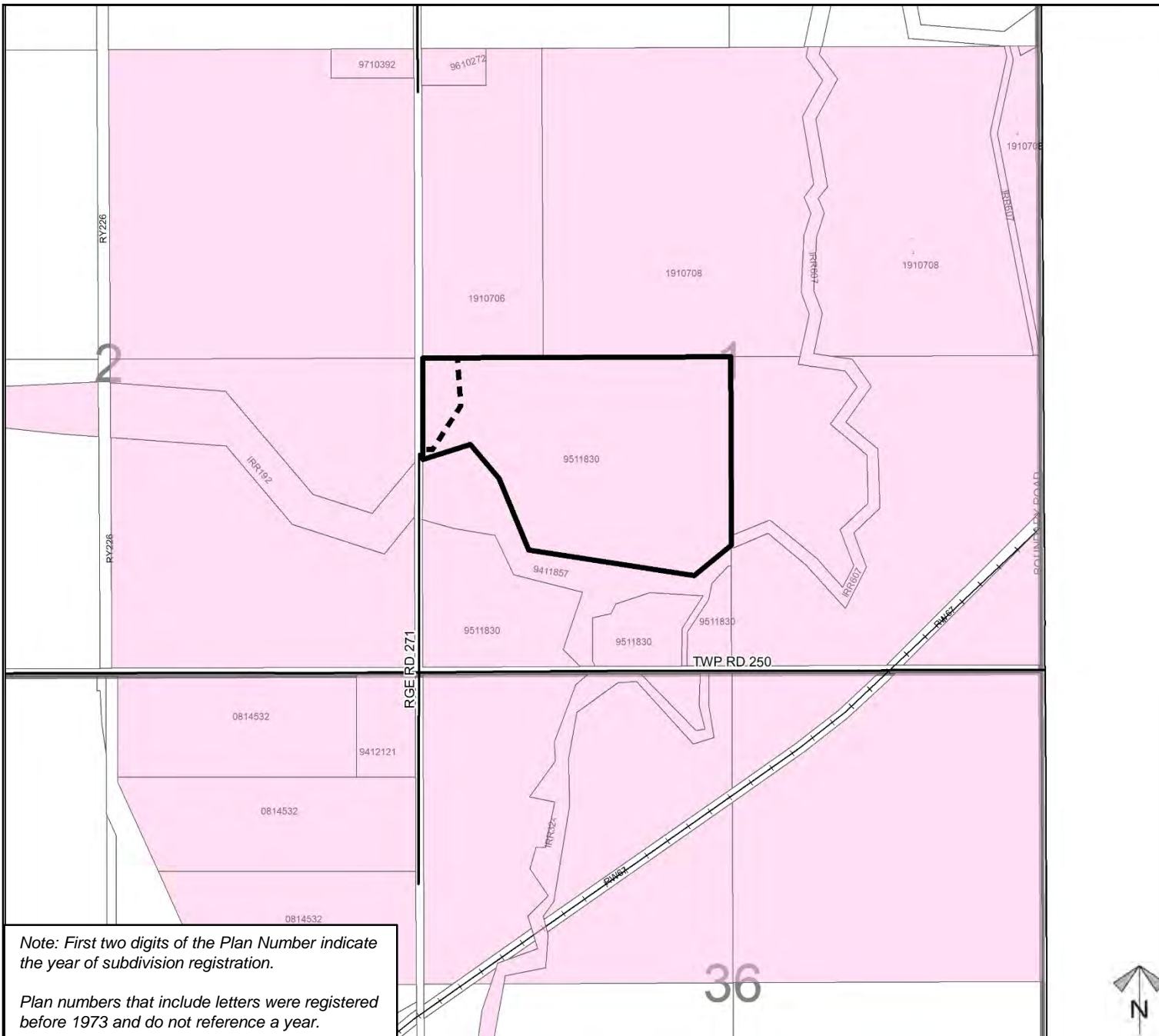
Plan 9511830,

SW-01-25-27-W04M

Printed:

September 17, 2020

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PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: October 27, 2020 **Division:** 7
FILE: 06521007 **APPLICATION:** PL20200134
SUBJECT: First Reading Bylaw – Redesignation Item: Residential Use

PURPOSE: To redesignate the subject land from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD), to facilitate the creation of five \pm 1.93 acre parcels with an internal subdivision road.

GENERAL LOCATION: Located approximately 2.4 km (1.5 miles) north of Highway 566 and immediately east of Range Road 14.

APPLICANT: Tronnes Geomatics Inc.

OWNERS: Mahmuda Akbari, Ahmad Anwary

POLICY DIRECTION: The County Plan and the Land Use Bylaw.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8094-2020 be given first reading.

Option #2: THAT application PL20200134 be denied.

APPLICATION REQUIREMENTS:

Standard technical requirements apply in accordance with the County Plan and County Servicing Standards.

Respectfully submitted,
"Theresa Cochran"

Concurrence,
"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

XD/ltt

ATTACHMENTS:

ATTACHMENT 'A': Bylaw C-8094-2020 & Schedule A

ATTACHMENT 'B': Map Set



BYLAW C-8094-2020

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-8094-2020*.

Definitions

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

Effect

3. THAT Part 5, Land Use Map No.65 of C-8000-2020 be amended by redesignating Lot 1, Plan 9311323 within SW-21-26-01-W05M from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD), as shown on the attached Schedule 'A' forming part of this Bylaw.
4. THAT Lot 1, Plan 9311323 within SW-21-26-01-W05M is hereby redesignated to Residential, Country Residential District (R-CRD), as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

5. Bylaw C-8094-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the Municipal Government Act.

READ A FIRST TIME IN COUNCIL this day of , 2020

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2020

READ A SECOND TIME IN COUNCIL this day of , 2020

READ A THIRD TIME IN COUNCIL this day of , 2020

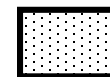
Reeve

CAO or Designate

Date Bylaw Signed

Schedule 'A'**Bylaw
C-8094-2020****Amendment****FROM**

Agricultural, General District

TOResidential, Country
Residential District

**± 4.05 hectares
(± 10.01 acres)**

RGE RD 14



*Division: 7
File: PL20200134
Roll: 06521007
Legal: Lot 1,
Plan 9311323,
SW-21-26-01-W05M*

*Printed: Sept 29, 2020
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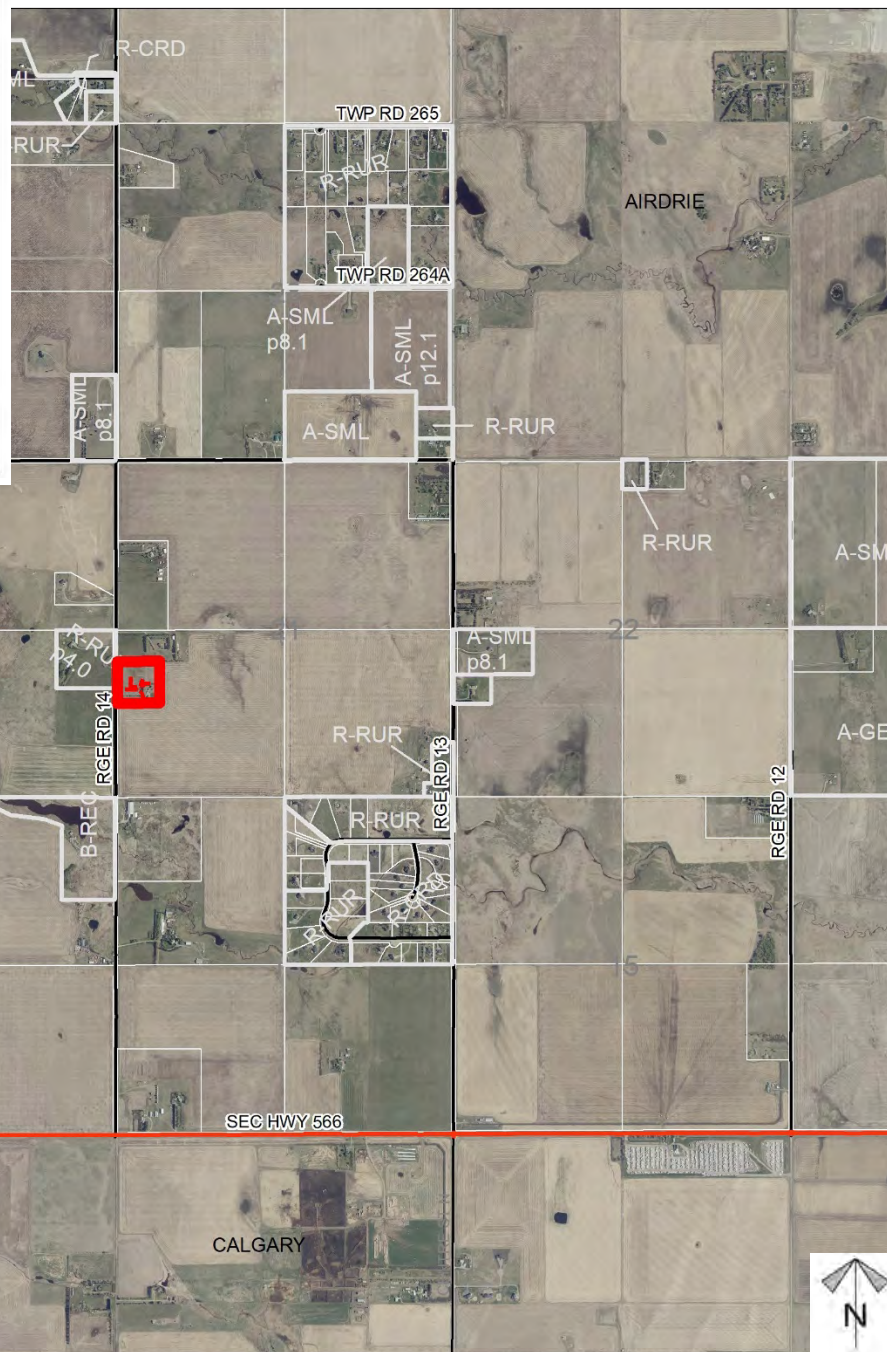
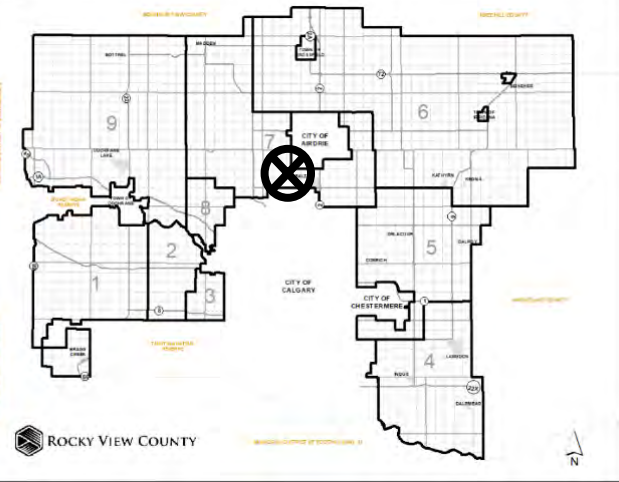
Location & Context

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD), in order to facilitate the creation of five \pm 1.93 acre parcels.

Division: 7
File: PL20200134
Roll: 06521007
Legal: Lot 1,
Plan 9311323,
SW-21-26-01-W05M

Printed: Sept 29, 2020
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Development Proposal

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD), in order to facilitate the creation of five ± 1.93 acre parcels.

RGE RD 14

Lot 1
 ± 1.93 acre

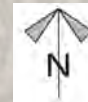
Lot 12
 ± 1.94 acre

Lot 3
 ± 1.93 acre

A-GEN \rightarrow R-CRD

Lot 5
 ± 1.93 acre

Lot 4
 ± 1.93 acre



Division: 7
File: PL20200134
Roll: 06521007
Legal: Lot 1,
Plan 9311323,
SW-21-26-01-W05M

Printed: Sept 29, 2020
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Environmental

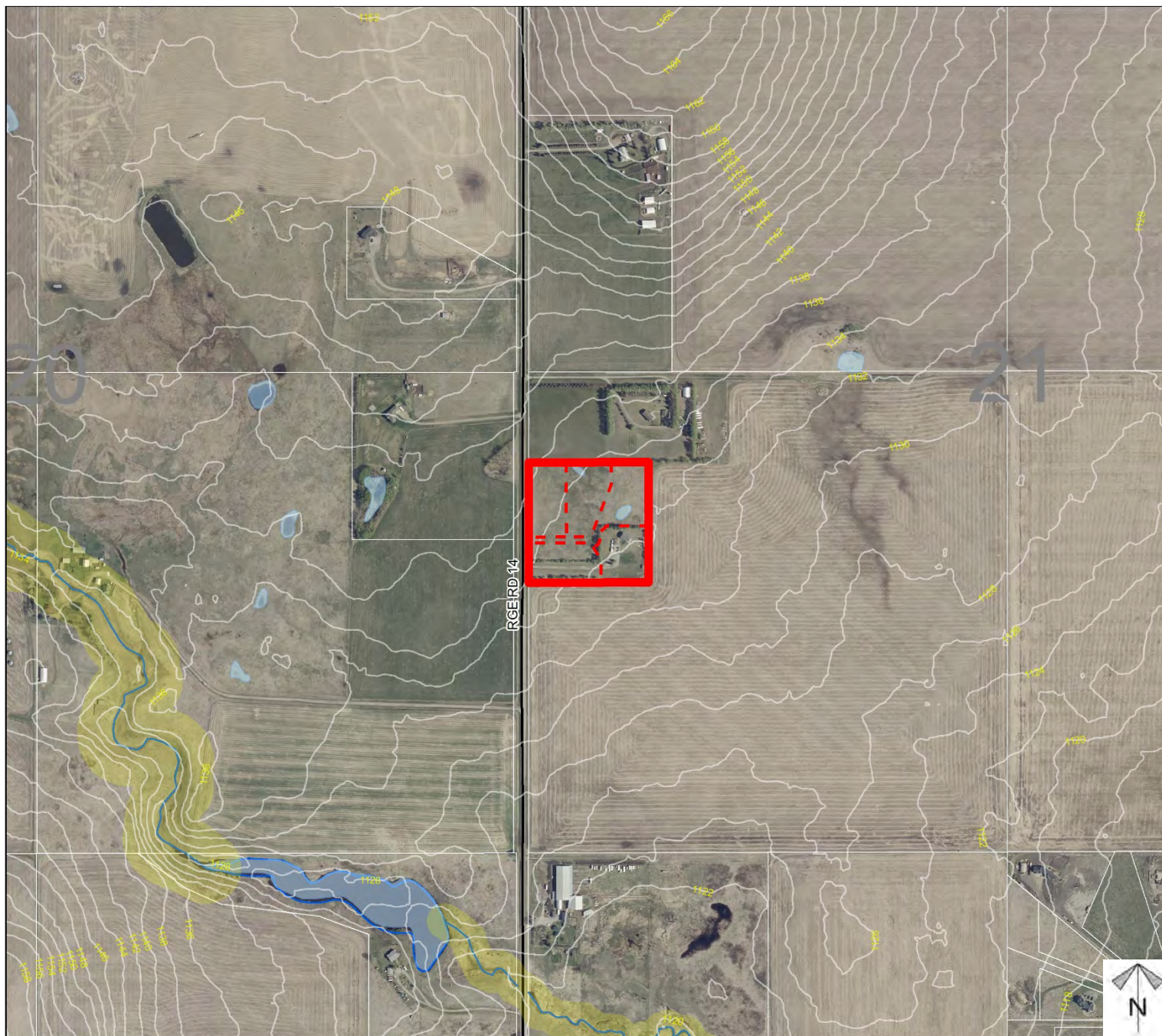
Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD), in order to facilitate the creation of five \pm 1.93 acre parcels.

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

Division: 7
 File: PL20200134
 Roll: 06521007
 Legal: Lot 1,
 Plan 9311323,
 SW-21-26-01-W05M

Printed: Sept 29, 2020
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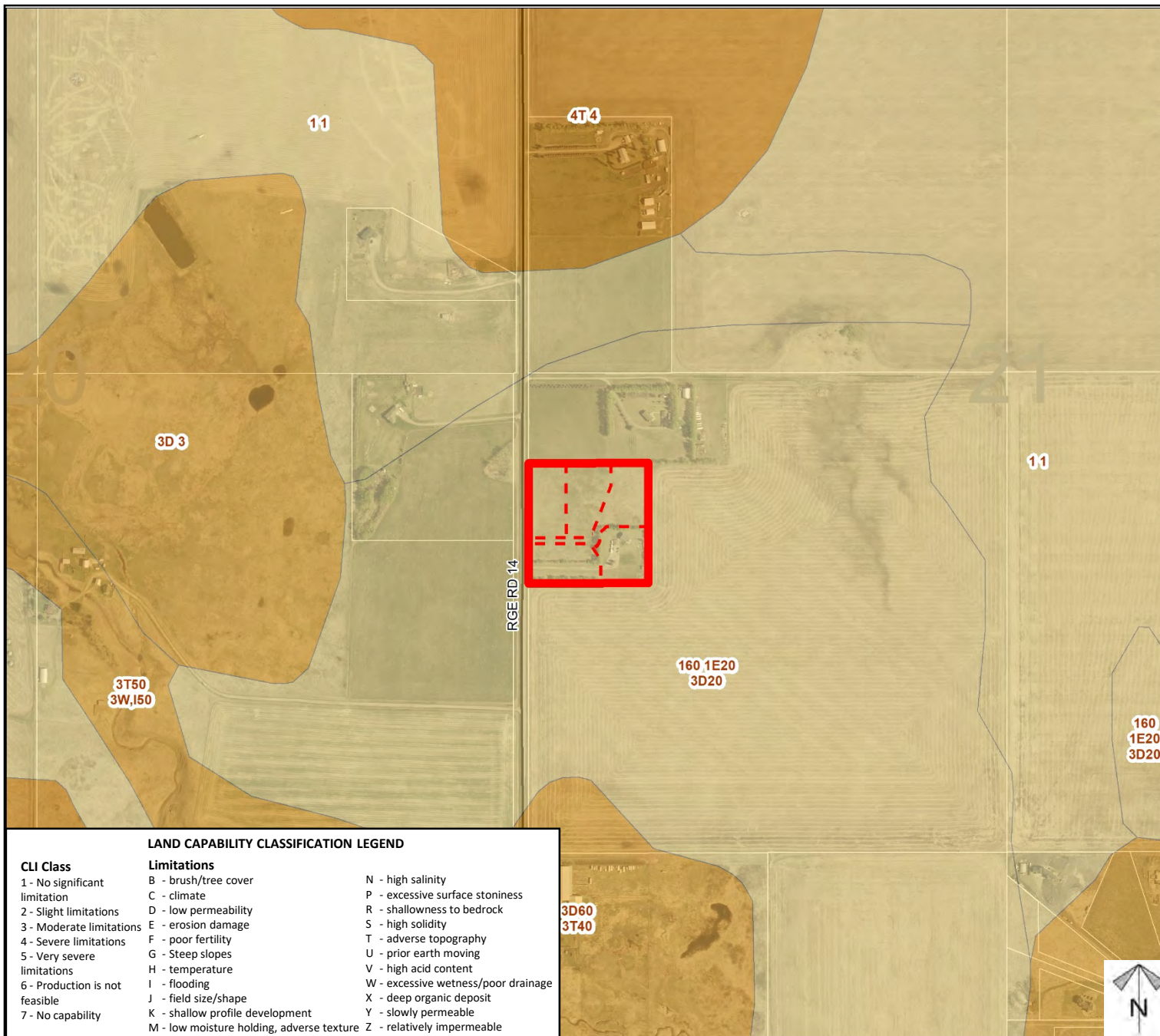




Soil Classifications

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD), in order to facilitate the creation of five \pm 1.93 acre parcels.



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
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- E - erosion damage
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- H - temperature
- I - flooding
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- 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: 7

File: PL20200134

Roll: 06521007

Legal: Lot 1,
Plan 9311323,
SW-21-26-01-W05M

Printed: Sept 29, 2020

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Landowner Circulation Area

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD), in order to facilitate the creation of five \pm 1.93 acre parcels.

Legend

Support

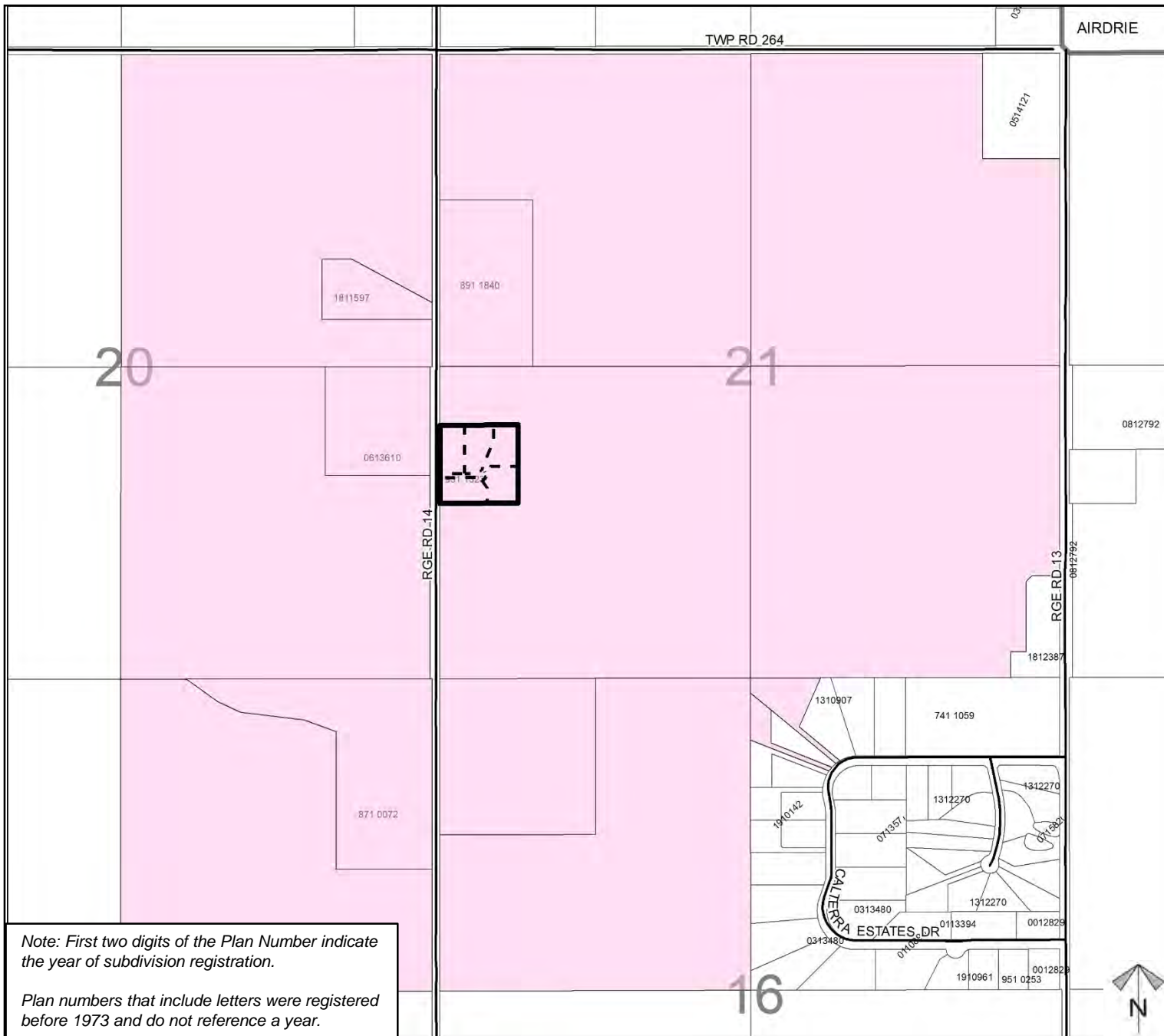


Opposition



Division: 7
File: PL20200134
Roll: 06521007
Legal: Lot 1,
Plan 9311323,
SW-21-26-01-W05M

Printed: Sept 29, 2020
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Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
9	Active	High-Speed Internet Servicing for Rocky View County Ratepayers	<p>This Notice of Motion was read into the record at the April 28, 2020 Council meeting, and will be debated at the May 12, 2020 Council meeting.</p> <p>The proposed resolution was tabled until the May 26, 2020 Council meeting at the May 12, 2020 Council meeting.</p> <p>The proposed resolution was referred to Administration to hold a workshop with Council by the end of September, 2020.</p> <p>Council held a workshop on September 30, 2020 and Administration will return to Council with a draft policy for consideration at a future meeting.</p>	28-Apr-20	Winter 2020	Corporate Services Division
5	Active	Local Improvement Tax Petition for Water System Upgrades – Prince of Peace - Village	Administration was directed at the July 28, 2020 Council meeting to prepare a Local Improvement Plan and corresponding borrowing bylaw for the water system in the Prince of Peace subdivision for Council's consideration.	28-Jul-20	24-Nov-20	Financial Services
All	Active	Explore Offering Payment of Property Taxes through Credit Cards	<p>Administration was directed at the April 28, 2020 Council meeting to explore offering payments through credit card for property taxes and to bring a report back to Council.</p> <p>Administration was further directed at the June 9, 2020 Council meeting to bring an update back to Council by the end of October, 2020.</p>	28-Apr-20	27-Oct-20	Financial Services
7	Active	Sale of the Cochrane and District Agricultural Lands	<p>Administration was directed at the September 24, 2019 Council meeting to negotiate a purchase and sale agreement with the CDAS subject to Council approval.</p> <p>Administration was directed at the Mayrch 10, 2020 Council meeting to proceed with mandate #2 as directed in the closed session.</p>	24-Sep-19	27-Oct-20	Legal and Land Administration
All	Active	Electoral Boundaries and Governance Review	<p>Administration was directed at the July 9, 2019 Council meeting to prepare a budget adjustment for an electoral boundary and governance review.</p> <p>Administration was further directed at the September 10, 2019 Council meeting to proceed with an RFP with limited public consultation.</p> <p>Council approved the project terms of reference at the January 28, 2020 Council meeting.</p>	26-Nov-19	27-Oct-20	Municipal Clerk's Office

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	Report/Options on a Potential Third Council Meeting	Administration was directed at the March 10, 2020 Council meeting to prepare a proposal/options for a third Council meeting each month. Administration was directed at the June 23, 2020 Council meeting to bring a true cost analysis of evening and afternoon meetings for the October, 2020 organizational meeting.	10-Mar-20	27-Oct-20	Municipal Clerk's Office
All	Active	Enforcement of the Traffic Safety Act on Primary Highways	Administration was directed at the April 28, 2020 Council meeting to hold a workshop on the enforcement of the Highway Traffic Safety Act on primary highways.	28-Apr-20	Fall 2020	Municipal Enforcement
All	Active	Feasibility of Cemetery Services	Administration was directed at the November 4, 2019 Council meeting to look at the feasibility of Cemetery Services and investigate potential options for Council's consideration.	4-Nov-19	Fall 2020	Operational Services
5	Active	Creation of Authorized Truck Routes/Truck Haul Agreements	Administration was directed at the November 26, 2019 Council meeting to assess the feasibility of authorized truck haul routes or agreements for Burma Road, Weedon Trail, and Horse Creek Road.	26-Nov-19	Fall 2020	Operations Division
All	Active	Transportation Offsite Levy Bylaw Report on Special Levy Areas	Administration was directed at the June 9, 2020 Council meeting to bring a report back by the end of October, 2020 regarding "12.5% impact and change bylaw for provincial infrastructure on where funds could be allocated for best use."	9-Jun-20	27-Oct-20	Operations Division
All	Active	County Plan Amendments to Accommodate Developer-led ASP	Administration was directed at the February 11, 2020 Council meeting to draft amendments to the County Plan to allow a development proponent to prepare a new ASP or amendment to an ASP subject to a Council-adopted Terms of Reference and that amendments to the County Plan allow a development proponent to prepare a new ASP or amendment to as ASP be included in the current drafting of a new MDP.	11-Feb-20	Fall 2020	Planning and Development Services
All	Active	Area Structure Plan Cost Recovery Policy	Administration was directed at the September 22, 2020 Council meeting to review the existing Conceptual Scheme Cost Recovery Policy, and to return to Council with proposed revisions by December 22, 2020.	22-Sep-20	22-Dec-20	Planning and Development Services
1	Active	Bragg Creek Hamlet Expansion Strategy	Council adopted a terms of reference for the Bragg Creek Hamlet Expansion Strategy Project at the January 8, 2019 Council meeting. Administration was directed at the May 12, 2020 Council meeting to continue with the project and to finalize amendments to the Greater Bragg Creek ASP based on higher residential densities.	8-Jan-19	Summer 2020	Planning and Development Services

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	New Municipal Development Plan	Administration was directed at the May 18, 2018 Council meeting to initiate the process of amending the County Plan. Administration was further directed at the March 12, 2019 Council meeting to begin the process of creating a new Municipal Development Plan.	8-May-18	27-Oct-20	Planning and Development Services
5	Active	Janet ASP Amendment for an Expanded Study Area	Council approved the project terms of reference at the April 30, 2019 Council meeting, and provided further direction to expand the project area at the May 28, 2019 Council meeting.	30-Apr-19	Summer 2020	Planning and Development Services
All	Active	Recreation and Parks Master Plan	Council approved a new Recreation Governance Model at the July 23, 2020 Council meeting, and directed Administration to begin the implementation process. Council approved the Recreation and Parks Master Plan terms of reference at the January 14, 2020 Council meeting.	23-Jul-20	Fall 2020	Recreation, Parks and Community Support
All	Hold	Recreation and Parks Foundation	Administration was directed at the September 24, 2019 Council meeting to explore the establishment of a Recreation and Parks Foundation to support the buildout and long-term maintenance of recreation and parks amenities and programs in Rocky View County. Administration was directed at the April 28, 2020 Council meeting to cease exploration of the Foundation and revisit its creation within six months of the approval of the Recreation and Parks Master Plan.	24-Sep-19	Spring 2021	Recreation, Parks and Community Support

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
9	Ongoing	Sale of the Cochrane Gravel Pit Lands	Administration was directed at the February 25, 2020 Council meeting to negotiate a purchase and sale agreement for the sale of the Cochrane Gravel Pit lands. At the June 9, 2020 Council meeting, Council declined a letter of intent received.	25-Feb-20	Ongoing	Legal and Land Administration
All	Ongoing	Sale of the Chestermere Regional Recreation Center	Administration was directed at the September 24, 2019 Council meeting to explore the sale of the land and remediation of the facility. Administration was further directed at the January 28, 2020 Council meeting to review the letter of intent presented by the City of Chestermere and prepare a report for Council's consideration. At the May 12, 2020 Council meeting, Council declined an offer from the City of Chestermere.	28-Jan-20	Ongoing	Legal and Land Administration

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: October 27, 2020 **DIVISION:** 1
FILE: 04818004 **APPLICATION:** PRDP20151800
SUBJECT: Copithorne Gravel Pit – Traffic Impact Assessment

EXECUTIVE SUMMARY:

Representatives from the Copithorne Gravel Pit will present to Council regarding their request for support of a revised Traffic Impact Assessment relating to off-site improvements warranted under a previously issued Development Permit for a Gravel Pit near Township Road 242 and Highway 22.

BACKGROUND:

On August 3, 2017, a Development Permit was issued for a gravel pit in Division 1, located approximately 0.81 km (1/2 mile) west of the junction of Township Road 242 and Range Road 45. A condition of approval required that the Applicant/Owner enter into a Development Agreement to upgrade the intersection of Highway 22 and Township Road 242 to a Type III (b) intersection. The agreement was signed August 1, 2017, and allowed two years for completion of the work (later extended to August 1, 2021). As the improvement is to be constructed within the road allowance of Highway 22, a Roadside Development Permit was also issued by Alberta Transportation (DP #2511-1357) with a required completion date of August 1, 2021, aligning with the County's completion timelines.

On September 9, 2020, the Applicant submitted an updated Traffic Impact Assessment, which concluded that a lower level intersectional improvement at this location could support the development, rather than the Type III (b) originally proposed. The Applicant is working with Alberta Transportation to have the intersection requirement reduced and is seeking support from Council at this time.

Since the intersection of Highway 22 and Township Road 242 is under the jurisdiction of Alberta Transportation, Administration will await their comments/conditions on any intersectional upgrade requirements.

At the discretion of Council, Administration could provide a letter of support to the Applicant for the revised TIA. It is to be noted that a final decision on the County's requirements for the intersection will be made through a decision by the Municipal Planning Commission at the time of DP application and amendments to the existing Development Agreement as required.

HISTORY:

March 26, 2019	Council granted an extension to Development Agreement 4445 giving to August 1, 2121.
August 3, 2017	Development Permit PRDP20151800 was issued. Date of expiry January 31, 2021, or until Phase One is complete, whichever is the lesser.
August 1, 2017	Development Agreement 4445 was entered into to satisfy prior to issuance condition 5 of Development Permit PRDP20151800.

Administration Resources

Jessica Anderson, Planning and Development Services

**BUDGET IMPLICATIONS:**

There are no budget implications associated with this request.

OPTIONS:

- Option #1: Motion #1 THAT the presentation be received for information; and
 Motion #2 THAT Administration be directed to prepare a letter in support of the
 Applicant's revised Traffic Impact Assessment for the Province's
 consideration.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

JA/Itt

ATTACHMENTS:

ATTACHMENT 'A' Updated Traffic Impact Assessment
 ATTACHMENT 'B': Map Set



Copithorne Gravel Pit

Transportation Impact Assessment Update

Final report

Prepared for
Roy & Judy Copithorne

Date
August 26, 2020

Project Number
02-20-055

CORPORATE AUTHORIZATION

Prepared By: Brandin McMillan, C.E.T.
Transportation Technologist

Bunt & Associates Engineering Ltd.
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Reviewed By: Ezekiel Dada, Ph.D., P.Eng.
Principal

Telephone: (403) 252-3343

Date: 2020-08-26

Project #: 02-20-055

Status: Final

APEGA Permit #: P13898



26 August 2020

Engineer's Stamp

This document entitled "Copithorne Gravel Pit Transportation Impact Assessment Update" was prepared by Bunt & Associates for the benefit of the client to whom it is addressed, in support of their Development Permit application to Rocky View County. The analysis and conclusions/recommendations in the report reflect Bunt & Associates' best professional judgment in light of the knowledge and information available to Bunt & Associates at the time of preparation.

The Rocky View County shall be entitled to rely on this report for the specific purpose for which it was prepared. The Rocky View County may provide copies of the report to Rocky View County Council, Rocky View County Employees, and Rocky View County Regulatory Boards, each of whom shall also be entitled to rely on this report in their official capacities for the specific purpose for which the report was prepared. The Rocky View County may also provide copies of the report to external governmental bodies having jurisdiction related to the project for which it was prepared.

Any use made of this report by a third party beyond those specifically noted here, or any reliance on or decisions based on it by any such third party, are the responsibility of such third parties. Bunt & Associates accepts no responsibility for damages, if any, suffered by such third parties as a result of decisions made or actions based on this report.

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1. EXECUTIVE SUMMARY

An update to the 2016 dated Copithorne Gravel Pit TIA has been requested by the business owners in light of new available traffic data. This updated TIA is provided for use by the owners of the gravel pit site located at SW-18-24-04-W5M. The site is located 5 kilometres west of Highway 22 on Township Road 242.

This updated Transportation Impact Assessment (TIA) is submitted in accordance with County Servicing Standards. Bunt & Associates Engineering (AB) Ltd. was retained to undertake this study. The key findings and corresponding recommendations are summarized below.

1.1 Proposed Development

The site will operate with the following conditions:

- Hauling will occur from 7:00-17:00 on Monday-Saturday. Generally hauling will occur from May 1 to October 30; however, dependant on weather, hauling may also fall outside this period.
- A total of 2 full time employees will work on-site, there are no extra employees when crushing is occurring.
- All traffic will access the site via the parcel to the east, which is also owned by Mr. Copithorne. Traffic will travel to Highway 22 via Township Road 242. This is the current route used by previous operations on the site.
- All outbound truck traffic will turn right at Highway 22 and proceed to the south on Highway 22. Trucks will enter the site from both the north and south on Highway 22.

Expected site trip generation is summarized in **Table 1.1**.

Table 1.1: Development Trip Generation

LAND USE	AM PEAK HOUR			PM PEAK HOUR			DAILY		
	Total	In	Out	Total	In	Out	Total	In	Out
Passenger Vehicle Trips	2	2	0	2	0	2	4	2	2
Truck Trips	9	5	4	9	4	5	90	45	45
Total Trips	11	7	4	11	4	7	94	47	47

1.2 Highway 22 & Township Road 242 Operations

Highway 22 & Township Road 242 has a type I intersection treatment. A review of existing, background, and post development conditions at the intersection indicated the following:

1.2.1 Collision History

A total of 5 collisions occurred at the intersection over a 14-year period. Three of the collisions were single-vehicle (struck animal; run-off-road). A collision occurred in 2005 that involved 3 vehicles with 4 injuries and 2 fatalities. A 2015 rear-end collision involving 2 trucks is also documented.

1.2.2 Sight Distance

All minimum and desirable sight distance requirements are met at the intersection.

1.2.3 Background Intersection Capacity Analysis

The Background intersection capacity analysis indicates Highway 22 & Township Road 242 will continue operating within acceptable capacity parameters during the Opening Day (2020) and Long Term (2040) horizons.

1.2.4 Post Development Intersection Capacity Analysis

The Post Development intersection capacity analysis indicates no appreciable change in peak hour operations will occur at the intersection of Highway 22 & Township Road 242 due to the proposed development.

1.2.5 Alberta Transportation Intersection Warrant

Intersection type warrant were reviewed for the intersection of Highway 22 & Township Road 242 following the AT Highway Geometric Design Guide. The left turning volume will remain below 5% of advancing volumes (at approximately 1%). Given the low volume of traffic along Highway 242, and low turning volume off of Highway 22 onto Township Road 242, as well as the consideration of future planned improvements along Highway 22 at this intersection; Bunt & Associates recommends that the existing Type 1 intersection treatment be maintained at this location.

1.2.6 Alberta Transportation Illumination Warrant

Street light illumination is not warranted at the intersection.

1.3 Roadway Link Capacity Analysis

The daily traffic volumes on Highway 22 and Township Road 242 were reviewed to determine the impact of background and post development traffic volumes.

1.3.1 Highway 22

The Background road link analysis suggests twinning of Highway 22 may be required by the Long Term Background horizon (2040). This matches with the recommendations from the *Highway 22 Functional Planning Study*. No appreciable change will occur due to development traffic volumes.

1.3.2 Township Road 242

The roadway is expected to continue operating within its daily vehicle capacity. Due to the expected truck traffic, annual dust control (through the application of Calcium Chloride) will be required on Township Road 242.

It is recommended that the gravel pit operator require all truck drivers operate at a maximum speed of 50 km/h along Township Road 242. The roadway has rolling terrain, as such a reduction in operating speed from 60 km/h to 50 km/h would improve stopping sight distances by 20 metres. This could also be implemented for all road users by reducing the speed limit on the roadway to 50 km/h.

2. INTRODUCTION

2.1 Scope of Work

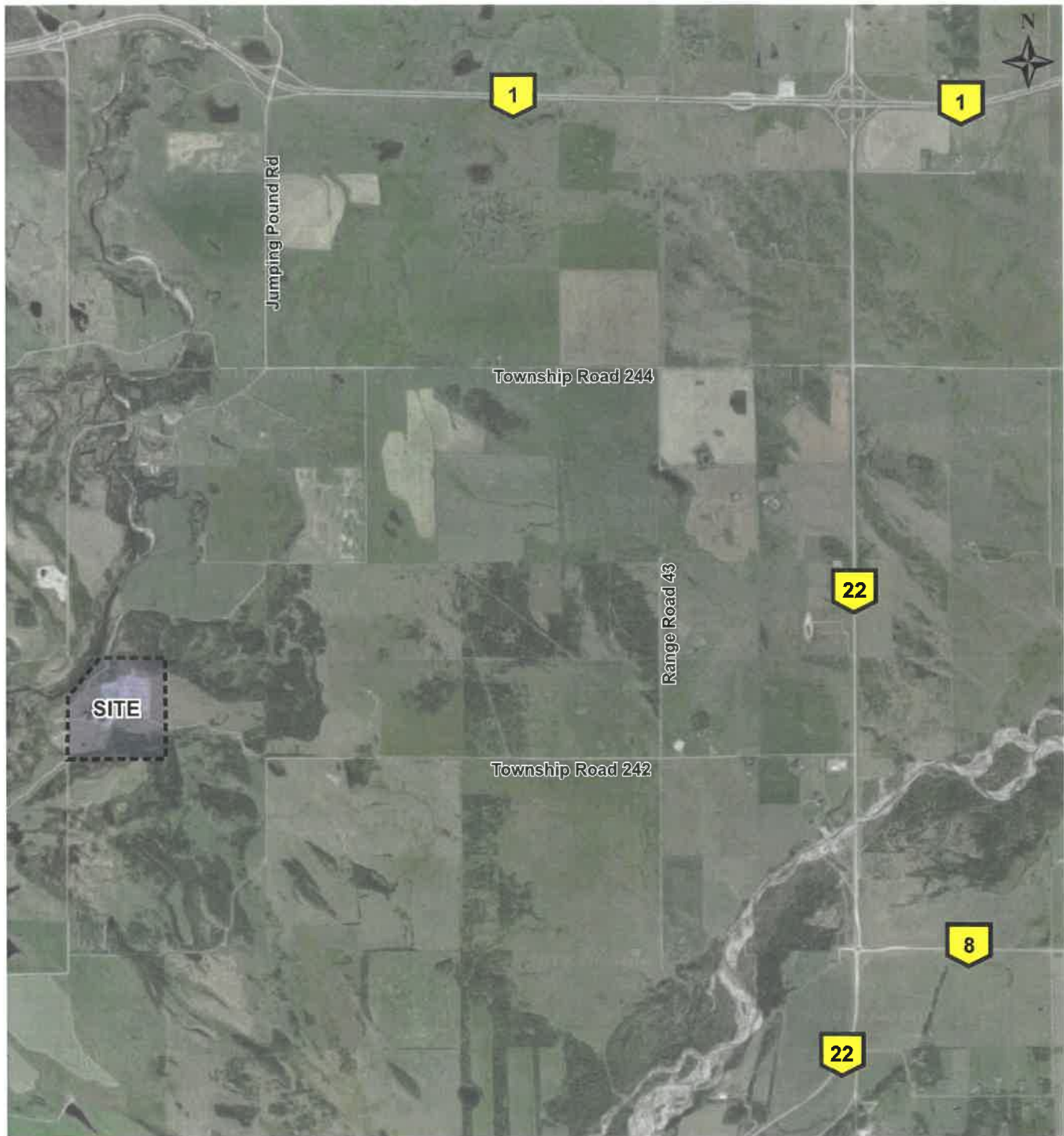
Based on discussions with Rocky View County and Alberta Transportation, the scope of work for the original TIA was confirmed as follows, noting that the analysis horizons have been adjusted for this TIA update:

- Determine expected site generated traffic volumes for the proposed uses based on first principles and in-house data.
- Assign expected site generated traffic volumes to the road network based on anticipated site traffic distribution.
- Complete capacity analysis for Opening Day (2020), and Long Term (2040) horizons during the AM and PM Peak hour at the following intersections:
 - Highway 22 & Township Road 242.
- Complete sight distance analysis.
- Review collision data at the intersection of Highway 22 & Township Road 242.
- Complete intersection type and illumination warrants for Highway 22 & Township Road 242.
- Identify transportation improvements required to support the development.

The study scope correspondence is included in **Appendix A**.

2.2 Site Context

The subject lands are zoned as NRI (Natural Resource Industrial District). Vehicular access to the development is provided from Township Road 242 via Highway 22. The site context and adjacent external road network is illustrated in **Exhibit 2.1**.



Base Map Source: Google Maps

Exhibit 2.1 Site Context

Copithorne Gravel Pit TIA Update
June 2020 Scale NTS



3. BACKGROUND TRAFFIC CONDITIONS

To assess the impacts of the proposed development on existing infrastructure, Bunt & Associates established the impacts of background traffic without consideration of site traffic. This provided the basis for comparing the incremental impact due to the proposed development.

3.1 Existing Road Network

The roadways in the vicinity of the site are described below:

- **Highway 22** is a two-lane undivided provincial Highway (control section #14) that runs in the north-south direction with a posted speed limit of 100 km/h near Township Road 242. The roadway's current cross-section near Township Road 242 has one driving lane per direction with shoulders on both sides of the roadway. Illumination is not provided on the roadway except near major intersection approaches (Highway 8 roundabout intersection; Highway 1 interchange).
- **Township Road 242** is a two-lane unpaved County roadway that runs the east-west direction from the site to Highway 22. The roadway has a right-of-way (ROW) of 20 metres and a posted a speed limit of 60 km/h. Non-regulatory signage is provided stating "film crew reduce speed 50 km/h." No illumination is provided on the roadway. The roadway is illustrated in **Figure 3.1** and **Figure 3.2**.

Figure 3.1: Township Road 242 (Facing west from Highway 22)



Figure 3.2: Township Road 242 at Range Road 43 (Facing East)



3.2 Existing Lane Configurations & Traffic Control

The following lane configurations and traffic control are in place at study area intersections:

- *Highway 22 & Township Road 242* – The intersection is unsignalized with stop control in the eastbound direction. Type I intersection treatment is provided.

The following other major intersections are located along Highway 22:

- *Highway 22 & Highway 1* – A cloverleaf interchange is provided. (Parclo interchange improvement is underway)
- *Highway 22 & Highway 8* – A single lane roundabout controls the intersection.

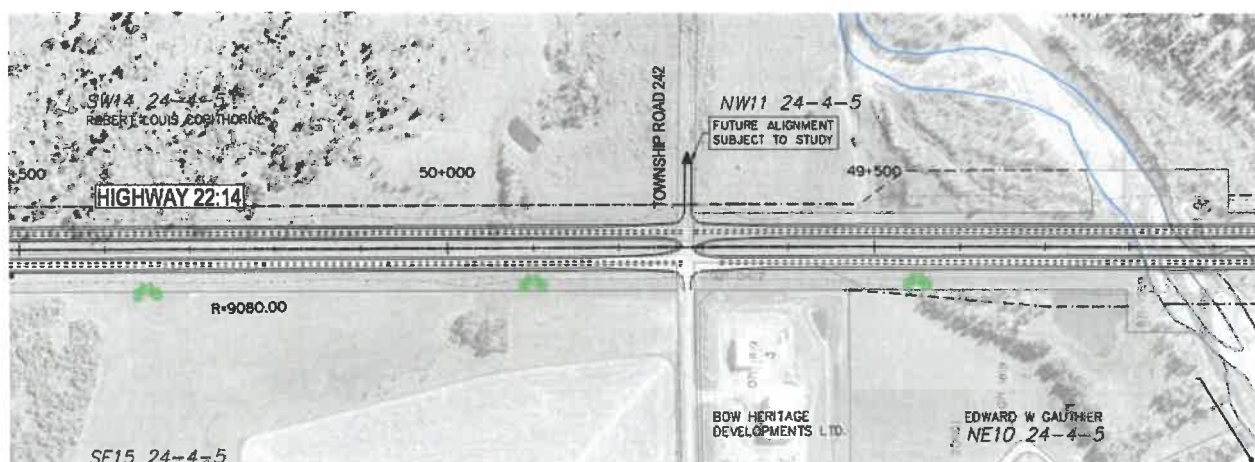
3.3 Highway 22 Functional Planning Study

ISL Engineering completed a *Highway 22 Functional Planning Study*¹ for Alberta Transportation. The functional planning study recommended the following:

- *At the interim stage (2030)* – Highway 22 be twinned to a four-lane divided arterial and be connected to Highway 1 via a newly upgraded Parclo A interchange. The design contains auxiliary turn lanes at intersections including Township Road 242.
- *At the ultimate stage (2050)* – Highway 22 be upgraded to a six-lane cross-section with auxiliary turn lanes at intersections.

The ultimate Highway 22 cross-section near Township Road 242 is illustrated in **Figure 3.3**.

Figure 3.3: Ultimate Highway 22 Cross-Section (Oriented to the East)



The traffic projections provided in the March 2014 report are summarized in **Table 3.1** and compared to Alberta Transportation AADT (Average annual daily traffic) data.

Table 3.1: Functional Study – Daily Traffic Projections (vehicles per day)

HIGHWAY	FUNCTIONAL STUDY HORIZONS				AT AADT DATA		
	2014	2030	2050 (Scenario 1)	2050 (Scenario 2)	2014	2015	2019
Highway 22 (South of Hwy 1)	9,700	15,200	20,000	22,000	10,340	12,140	10,140

¹ *Highway 22 Functional Planning Study south of Highway 8 to Town of Cochrane Corporate Limits*, ISL Engineering and Land Services, March 2014.

http://www.transportation.alberta.ca/projects/assets/Area_7_Calgary_Area/Hwy_22_twinning_from_Hwy_8_to_Cochrane/Executive%20Summary.pdf

Alberta Transportation AADT data indicates traffic volumes on Highway 22 had a spike in growth in 2015 and since then have been decreasing annually, resulting in an overall growth of approximately 1.5% per year when compared to the “current volumes” stated in the March 2014 functional study. If this rate of growth is to continue, twinning would be required at a later stage than the 2030 horizon provided in the functional study.

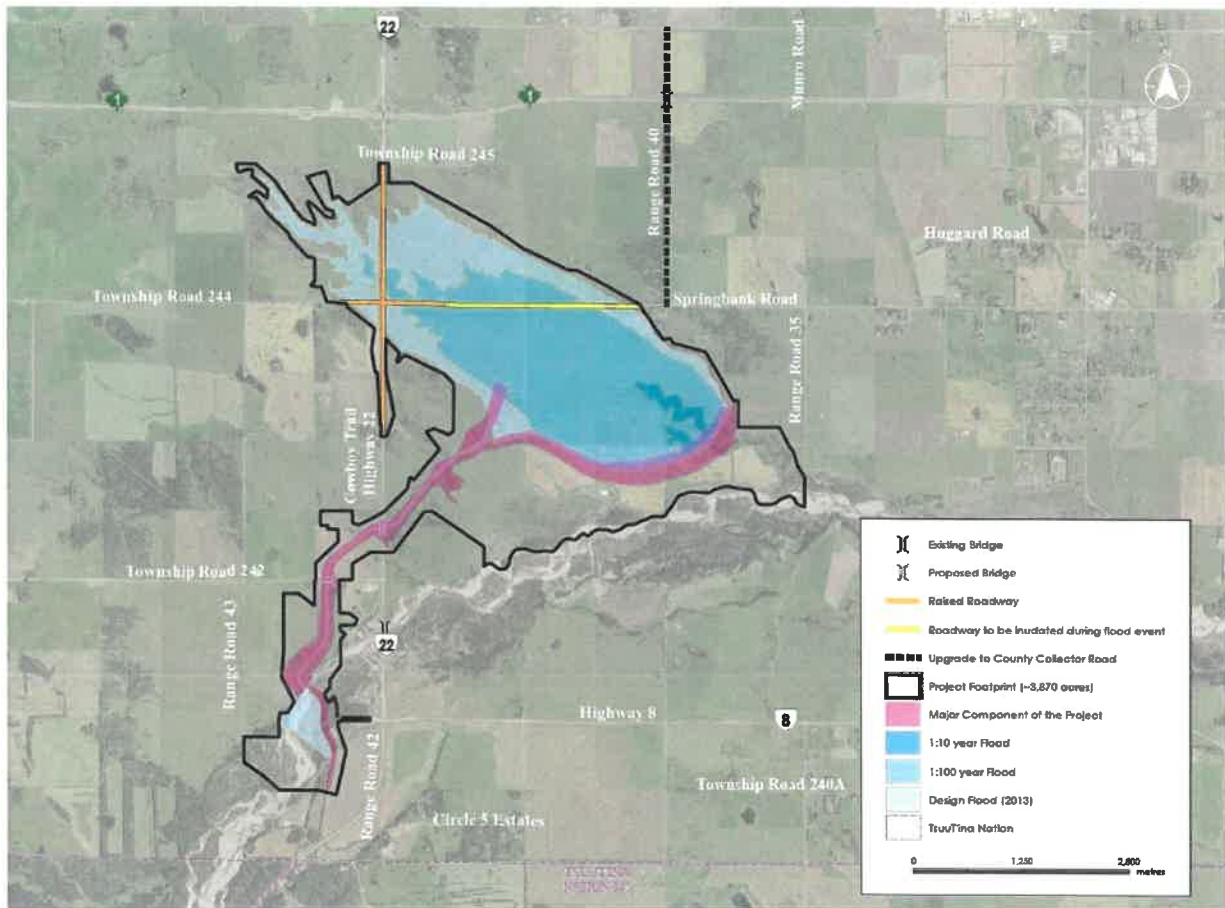
3.4 Springbank Off-stream Reservoir Project

The Springbank Off-stream Reservoir Project (SR1) is in development and will result in changes to the existing road network along Highway 22, Springbank Road, and Township Road 242. The project will result in the following new infrastructure:

- Raise portion of Highway 22 north and south of Springbank Road and shift west to accommodate future twinning.
- Raise portion of Springbank Road east and west of Highway 22.
- New bridge to be constructed along Highway 22, north of Township Road 242.
- New bridge to be constructed along Township Road 242, west of Highway 22.

The above changes to the road network will not impact the analysis completed in this study, nor will impact the intersection of Highway 22 & Township Road 242 in terms of geometry and operation. The proposed SR1 upgrades are presented graphically in **Figure 3.4**.

Figure 3.4: Springbank Off-stream Reservoir Project Proposed Upgrades



3.5 Collision Data

Safety performance at Highway 22 & Township Road 242 was reviewed based on data obtained from Alberta Transportation for the latest 10-Year period available at the time of the original TIA (2003 to 2012). This data is now supplemented with new available data from years up to and including 2016. There were a total of 5 collisions reported at Highway 22 & Township Road 242 between 2003 – 2016 as summarized in **Table 3.2**. The raw collision data is included in **Appendix B**.

Table 3.2: Highway 22 & Township Road 242 Collisions

YEAR	# OF COLLISIONS	TYPE OF COLLISION REPORTED
2004	1	Struck Object – Animal
2005	1	Head-on (2 fatalities)
2009	1	Run-off-road
2013	1	Struck Object – Animal
2015	1	Rear-end (non injury)

The 2005 collision involved 3 vehicles with 4 injuries and 2 fatalities. The collision report states "V3 slowed for left turning vehicle in front; V1 struck rear of V3; V3 went into ditch; V1 crossed centre line and struck head-on into opposing V2." The 2004, 2009, and 2013 collisions were single-vehicle collisions. The 2015 collision was a rear-end collision of a right turning truck from Highway 22.

3.6 Sight Distance Requirements

A sight distance review was undertaken at Highway 22 & Township Road 242 based on the *Alberta Transportation Highway Geometric Guide* and *TAC Geometric Design Guide for Canadian Roads* to confirm the safety of turning movements and through movements on Highway 22. Sight distance requirements are based on the following:

Minimum Stopping Sight Distance (SSD), which is the distance a vehicle travels from the instant the driver sights an object and decides to stop, to the instant the vehicle comes to a complete stop after applying breaks. This distance is usually sufficient to allow reasonably competent and alert drivers to come to a hurried stop under ordinary conditions. Minimum stopping sight distances based on speeds are:

- 100 km/h = 200 metres
- 110 km/h = 235 metres

Desirable Decision Sight Distance (DSD), which is utilized in complex situations and is the distance required for a driver to detect an information source or hazard that is difficult to perceive in a roadway environment that might be visually cluttered, recognize the hazard or its threat potential, selection an appropriate action, and complete the manoeuvre safely and efficiently. A range of distances is provided with lower ranges appropriate for less complex situations and the higher range appropriate for more complex situations. Decisions sight distances based on speeds are:

- 100 km/h = 300 to 390 metres
- 110 km/h = 330 to 430 metres

Intersection Sight Distance (ISD), which is defined as the sight distance required for a vehicle to complete either a crossing or turning manoeuvre safely. Intersection sight distances based on speeds and vehicle types are:

- 100 km/h = 210 metres for passenger vehicle and 270 metres for a single-unit truck design vehicle
- 110 km/h = 230 metres for passenger vehicle and 290 metres for a single-unit truck design vehicle

Assuming a design speed of 110 km/h (posted speed limit of 100 km/h) along Highway 22, the sight distance requirements at the study area intersections are outlined in **Table 3.3**.

Table 3.3: Intersection Sight Distance

INTERSECTION	DESIGN SPEED	SSD	DSD	ISD		AVAILABLE SIGHT DIST.	
				Car	SU Truck	To West	To East
Hwy 22 & TWP Rd 242	110km/h	235m	330-430m	230m	290m	>500m	>500m

The review confirms all minimum and desirable sight distance requirements are met at Highway 22 & Township Road 242.

3.7 Traffic Volumes

3.7.1 Existing Data

Bunt & Associates conducted intersection turning movement counts on Wednesday February 17, 2016 morning (7:00-9:00), mid-day (11:00-13:00), and afternoon (16:00-18:00) periods to document existing traffic movements at the intersection of Highway 22 & Township Road 242. This data is used in this study only to estimate the existing turning movement volumes in and out of Township Road 242 to/from Highway 22. The observed 2016 through volumes at this intersection were disregarded and replaced by 2019 Alberta Transportation 100th Highest Hour counts of Highway 22 & Highway 8. Traffic count data is provided in **Appendix C**.

3.7.2 Background Growth

Background growth is the result of traffic that would be present on the road network in future years regardless of the development of the site. This traffic is representative of yearly growth on the roadways as well as other residential, commercial, or industrial developments that have been approved in the area.

Alberta Transportation AADT data for Highway 22 (north of Highway 8) and Highway 8 (east of Highway 22) was obtained as summarized in **Table 3.4**.

Table 3.4: Highway 22 AADT Data

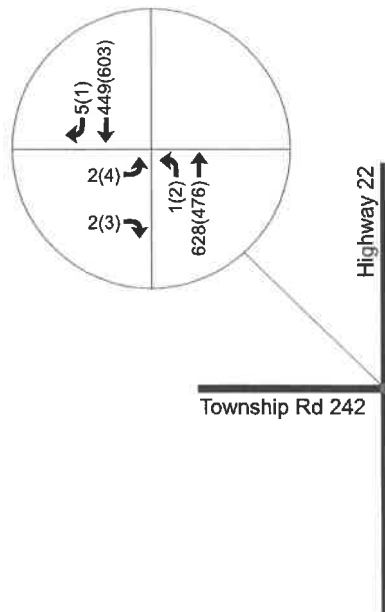
YEAR	HIGHWAY 22 AADT (NORTH OF HIGHWAY 8)	HIGHWAY 8 AADT (EAST OF HWY 22)
2002	-	6,872
2003	-	6,942
2004	-	6,860
2005	-	6,656
2006	-	6,539
2007	9,350	6,510
2008	9,070	6,313
2009	9,110	6,385
2010	9,440	6,627
2011	9,300	6,560
2012	9,300	6,459
2013	9,480	6,396
2014	9,520	6,525
2015	11,320	7,131
2016	10,900	7,450
2017	10,820	7,230
2018	9,930	5,980
2019	9,290	4,960
5-Year Growth Rate (2014-2019)	-0.5% per year	-4.7% per year
All Data Growth Rate to 2019	-0.1% per year	-1.6% per year
5-Year Growth Rate (2012-2017)	3.3% per year	2.4% per year
All Data Growth Rate to 2017	1.6% per year	0.3% per year

As shown in the above table, the most recent 5-year growth rate (2014-2019) exemplifies that traffic is currently decreasing annually along Highway 22 and Highway 8. Traffic volumes along Highway 22 are expected to experience stifled growth in the coming years due to the inclusion of the Calgary Southwest Ring Road project that will pull existing traffic from Highway 8 and Highway 22 instead to Highway 1 exclusively. With this noted, some growth is still expected to occur along Highway 22 over the coming years; therefore a growth rate of 1.5% per year was developed by averaging all data up to 2017, before a significant drop in traffic volumes was observed.

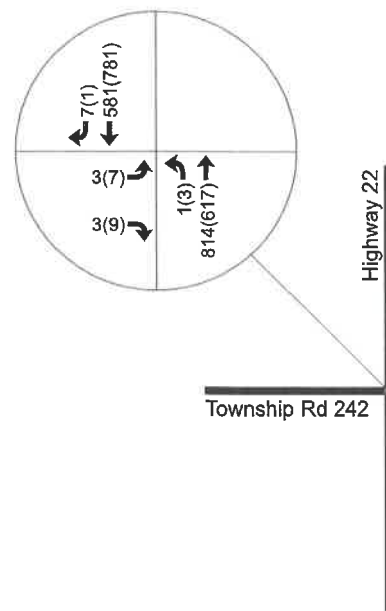
This linear growth rate is applied to all movements at the intersection of Highway 22 & Township Road 242 to develop 2020 and 2040 Background volumes. The resulting Background traffic volumes are summarized in **Exhibit 3.1**.



2020 Background Traffic Volumes



2040 Background Traffic Volumes



LEGEND

		Vehicle Volumes
XX		AM Peak Hour
(YY)		PM Peak Hour

Exhibit 3.1

Background Traffic Volumes

Copithorne Gravel Pit TIA Update
June 2020 Scale NTS



3.8 Intersection Capacity Analysis

Intersection capacity analysis was undertaken for the study area intersections using Synchro 8.0, a traffic analysis software package based on the methods outlined in the Highway Capacity Manual (HCM) 2000. This model uses standard procedures to determine the Volume to Capacity (v/c) and the corresponding delay-based traffic Level of Service (LOS) for movements at each intersection in the study network.

Alberta Transportation's guidelines for unsignalized intersections accept a v/c ratio of 0.85 or less and a LOS C at highway access intersections with a LOS D on any single approach at full build-out depending on location.

For unsignalized intersections, the LOS methodology considers intersection geometry, traffic volumes, speed limit, and type of intersection control. For signalized intersections, the LOS methodology considers intersection geometry, traffic volumes, speed limit, and signal timing plan. Delays range from LOS 'A' conditions with minimal delay to LOS 'F' which represents significant control delay. The LOS criteria for unsignalized and signalized intersections are summarized in **Table 3.5**.

Table 3.5: HCM Level of Service Summary

LEVEL OF SERVICE (LOS)	AVERAGE CONTROL DELAY FOR UNSIGNALIZED INTERSECTION MOVEMENTS	AVERAGE CONTROL DELAY FOR SIGNALIZED INTERSECTION MOVEMENTS
A	≤ 10 seconds per vehicle	≤ 10 seconds per vehicle
B	> 10 – 15 seconds per vehicle	> 10 – 20 seconds per vehicle
C	> 15 – 25 seconds per vehicle	> 20 – 35 seconds per vehicle
D	> 25 – 35 seconds per vehicle	> 35 – 55 seconds per vehicle
E	> 35 – 50 seconds per vehicle	> 55 – 80 seconds per vehicle
F	> 50 seconds per vehicle	> 80 seconds per vehicle

The results of the intersection capacity analysis were based on expected traffic volumes, traffic control, and lane arrangement at the study intersections. The analysis is completed as per Alberta Transportation TIA guidelines with a saturation flow of 1850 vehicles per hour and peak hour factor of 0.93.

The volume to capacity ratio, level of service, average control delay (in seconds), and 95th percentile queues (in metres) are summarized in the body of this report. Synchro output summaries are provided in **Appendix D**.

The Background intersection capacity analysis is summarized in **Table 3.6**. The 2020 analysis is completed based on existing lane configurations. The 2040 analysis is completed based on both the existing lane configuration and with a twinned Highway 22 as per the recommendations from the *Highway 22 Functional Planning Study*.

Table 3.6: Background Intersection Capacity Analysis (Highway 22 & Township Road 242)

INTERSECTION	MOVEMENT & LANES		AM PEAK HOUR				PM PEAK HOUR			
			v/c	LOS	Delay	Queue	v/c	LOS	Delay	Queue
2020 Background	EB	1	0.03	C	18	<5	0.05	C	18	<5
	NB	1	0.01	A	0	<5	0.01	A	0	<5
	SB	1	0.29	A	0	<5	0.38	A	0	<5
	Overall		-	A	0.2	-	-	A	0.3	-
2040 Background (Existing Hwy 22)	EB	1	0.05	C	25	<5	0.09	D	25	<5
	NB	1	0.01	A	0	<5	0.01	A	0	<5
	SB	1	0.37	A	0	<5	0.49	A	0	<5
	Overall		-	A	0.3	-	-	A	0.4	-
2040 Background (Twinned Hwy 22)	EB	1	0.03	C	17	<5	0.06	C	19	<5
	NB	2	0.34	A	0	<5	0.26	A	0	<5
	SB	2	0.24	A	0	<5	0.33	A	0	<5
	Overall		-	A	0.2	-	-	A	0.3	-

The Background intersection capacity analysis indicates Highway 22 & Township Road 242 will continue operating within acceptable capacity parameters during the 2020 and 2040 horizons in both the existing geometry and twinned highway scenarios.

3.9 Road Link Analysis

The volume of daily traffic on a roadway is one of the factors that aids in determining road classifications and appropriate lane requirements. To confirm roadway capacities, the background daily traffic volumes were calculated in vehicles per day (vpd) and compared to the environmental guidelines from the *Alberta Transportation Highway Geometric Design Guide* and *Rocky View County Servicing Standards*. The environmental guidelines represent the limit of comfortable operation of the roadway under most conditions, while the actual physical capacity of the roadway can be considerably higher.

The analysis is completed assuming a 1.5% growth rate on Highway 22. Traffic growth on Township Road 242 will be from development (i.e. the proposed gravel pit) and therefore is included in the Post Development analysis. The results of the daily link analysis are summarized in **Table 3.7**.

Table 3.7: Background Road Link Analysis

ROADWAY LINK	CLASSIFICATION	GUIDELINE (VPD)	BACKGROUND DAILY TRAFFIC VOLUMES (VPD)		
			2019	2020	2040
Highway 22 North of Hwy 8	2-Lane Highway	~12,000	9,300	9,400	12,200
Township Road 242 West of Hwy 22	2-lane Regional Moderate Volume	<500	115	No change	No change

The road link analysis suggests twinning of Highway 22 may be required by the 2040 Background horizon. This matches with the recommendations from the *Highway 22 Functional Planning Study*.

3.10 Alberta Transportation Warrants

3.10.1 Intersection Turning Warrants

Intersection type warrant was completed for the intersection of Highway 22 & Township Road 242 following the AT Highway Geometric Design Guide. The AT intersection warrant analysis is utilized at unsignalized at-grade intersections to determine if a left turn is required to eliminate interference caused by standing vehicles waiting to turn or a right turn lane is required to reduce obstruction to through movements.

Right Turn Warrants

The AT exclusive right turn lane warrant for a two-lane undivided highway states that three separate conditions should generally be met in order to warrant the need for such a lane. These criteria are:

- Average Annual Daily Traffic (AADT) volumes on the main road are greater than or equal to 1,800 vehicles per day (vpd);
- The intersected road exhibits daily traffic volumes greater than or equal to 900 vpd; and
- The right turn movement in question is greater than or equal to 360 vpd.

Based on this criteria, an exclusive right is not warranted as the intersected road daily traffic volumes will remain less than 900 vpd and the right turn movement in question will remain less than 360 vpd.

Left Turn Warrants

According to AT guidelines, the following two conditions should generally be met to warrant the need to construct an exclusive left turn taper and/or by-pass through lane on a two-lane highway:

- The peak hour opposing traffic volumes are greater than or equal to 100 vpd; and
- A minimum of five percent of advancing traffic is left turning during the peak hour periods.

Opposing traffic volumes are greater than 100 vpd in all horizons. However, left turning volumes are below 1% of advancing volumes. Since the left turning percentage is less than 5%, an upgraded intersection is not required based on technical warrant analysis, however AT guidelines state that engineering judgement may be used on roadways where main road volumes are greater than 4,000 vehicles per day, such as Highway 22, to determine the appropriate intersection treatment.

In the original TIA, Bunt & Associates recommended a Type IIIa intersection to provide separation from the through lane for vehicles turning left off Highway 22, this supported by a high number of through traffic volumes along Highway 22. Since the original TIA, it has been observed that traffic volumes along Highway 22 are not growing at as large of a rate initially projected, and that traffic volumes are lower now than they were in 2016, as well, the Rocky View County gravel pit that once operated along Township Road 242 is no longer in operation. Given the low volume of traffic along Highway 242, and low turning volume off of Highway 22 onto Township Road 242, as well as the consideration of future planned improvements along Highway 22 at this intersection; Bunt & Associates recommends that the existing Type 1 intersection treatment be maintained at this location.

3.10.2 Illumination Warrant

A street light illumination warrant calculation was completed at the Highway 22 & Township Road 242 based on the *Transportation Association of Canada Illumination of Isolated Rural Intersections* guidelines, which are referred to in the AT Highway Lighting Guide. The warrant for illumination is used to determine if lighting an intersection is required based on several different factors such as geometrics, operations, environmental issues as well as collision history. The analysis (included in **Appendix E**) confirmed illumination is not warranted at any background horizon.

4. PROPOSED DEVELOPMENT

4.1 Land Use Information

The development permit is for a gravel pit operation. As per the development permit conditions, the hours of operation of the gravel pit (including aggregate excavating, hauling, crushing, stock piling, and stripping of overburden) are as follows:

- Hauling is permitted only from 7:00-17:00 on Monday-Saturday;
- Crushing is permitted only from 7:00-19:00 on Monday-Saturday; and
- No operation will occur on Sundays and statutory holidays.

The facility will operate with the following constraints:

- All traffic will access the site via the parcel to the east, which is also owned by Mr. Copithorne. Traffic will travel to Highway 22 via Township Road 242. This is the current route used by previous operations on the site.
- All outbound truck traffic will turn right at Highway 22 and proceed to the south on Highway 22. Trucks will enter the site from both the north and south on Highway 22

The facility will have the following number of employees:

- A total of 2 full time employees will work on-site, there are no extra employees when crushing is occurring.
- No shift changes will occur.

Based on the 2019 haul data for the gravel pit provided in **Appendix C**, the facility will have the following truck trips:

- A maximum of 45 loads in one hauling day, which results in up to 90 truck trips per day (45 In, 45 Out). It is noted that this was the busiest day for the site in 2019, and that the average amount of loads processed on haul days in 2019 was 13. The truck trip generation for the site is therefore based on the worse-case scenario.
- All activity expected to be completed by 5 truck drivers.

4.2 Trip Generation

Trip generation for the proposed development permit was calculated based on first principles. The vehicular trip generation rates used in this study are as follows:

Employees (Passenger vehicle trips) – Based on employment hours, it is expected that both full time employees will arrive before the AM peak hour (7:30-8:30) and leave during the PM peak hour (16:15-

17:15). To be conservative, it is assumed that the employees arrive during the AM peak hour and leave during the PM peak hour.

- AM Peak Hour: 2 trips (2 In, 0 Out)
- PM Peak Hour: 2 trips (0 In, 2 Out)
- Daily: 4 trips (2 In, 2 Out)

Hauling (Truck trips) – Based on site operation information, a worst-case total of 90 daily trips are expected over the daily 10-hour operating period. This results in 9 truck trips during both peak hours ($90/10 = 9$).

- AM Peak Hour: 9 trips (5 In, 4 Out)
- PM Peak Hour: 9 trips (4 In, 5 Out)
- Daily: 90 trips (45 In, 45 Out)

Vehicular trip generation for the proposed development is summarized in **Table 4.1**.

Table 4.1: Trip Generation

LAND USE	AM PEAK HOUR			PM PEAK HOUR			DAILY		
	Total	In	Out	Total	In	Out	Total	In	Out
Passenger Vehicle Trips	2	2	0	2	0	2	4	2	2
Truck Trips	9	5	4	9	4	5	90	45	45
Total Trips	11	7	4	11	4	7	94	47	47

4.3 Trip Distribution

Site traffic was distributed to the roadway network based on previous traffic patterns and indicated truck routing (i.e. trips oriented to the north/east will use the Highway 8 roundabout intersection to either make a U-turn or turn left). The trip distribution utilized is summarized in **Table 4.2**.

Table 4.2: Gravel Pit Trip Distribution

DIRECTION	AM PEAK HOUR		PM PEAK HOUR	
	In	Out	In	Out
Employee Trips				
To/from the north on Highway 22	40%	40%	40%	40%
To/from the south on Highway 22	60%	60%	60%	60%
Total	100%	100%	100%	100%
Truck Trips				
From the north on Highway 22	50%	-	50%	-
To/from the south on Highway 22	50%	80%	50%	80%
To north on Highway 22 via Hwy 8 roundabout	-	20%	-	20%
Total	100%	100%	100%	100%

5. POST DEVELOPMENT TRAFFIC CONDITIONS

Site generated traffic volumes were superimposed onto background traffic volumes to obtain Post Development traffic volumes as summarized in **Exhibit 5.1**. The Long Term analysis is completed assuming the site will still be operating by 2040.

5.1 Intersection Capacity Analysis

The Post Development intersection capacity analysis is summarized in **Table 5.1**.

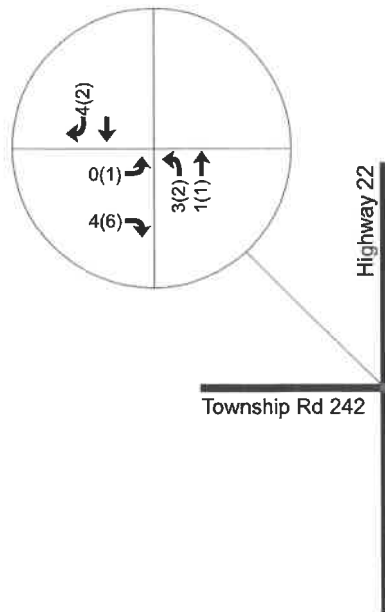
Table 5.1: Post Development Intersection Capacity Analysis (Highway 22 & Township Road 242)

INTERSECTION	MOVEMENT & LANES		AM PEAK HOUR				PM PEAK HOUR			
			v/c	LOS	Delay	Queue	v/c	LOS	Delay	Queue
2020 Post Development	EB	1	0.04	C	17	<5	0.08	C	18	<5
	NB	1	0.01	A	0	<5	0.01	A	0	<5
	SB	1	0.29	A	0	<5	0.38	A	0	<5
	Overall		-	A	0.3	-	-	A	0.4	-
2040 Post Development (Existing Hwy 22)	EB	1	0.07	C	22	<5	0.12	C	25	<5
	NB	1	0.01	A	0	<5	0.01	A	0	<5
	SB	1	0.38	A	0	<5	0.49	A	0	<5
	Overall		-	A	0.4	-	-	A	0.5	-
2040 Post Development (Twinned Hwy 22)	EB	1	0.04	C	16	<5	0.08	C	18	<5
	NB	2	0.34	A	0	<5	0.26	A	0	<5
	SB	2	0.24	A	0	<5	0.33	A	0	<5
	Overall		-	A	0.2	-	-	A	0.4	-

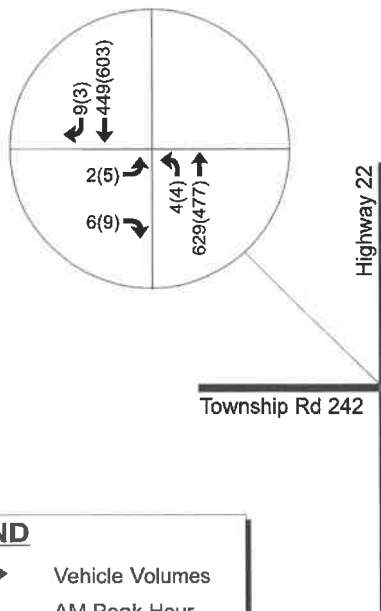
The Post Development intersection capacity analysis indicates no appreciable change in peak hour operations will occur at the intersection of Highway 22 & Township Road 242 due to the proposed development.



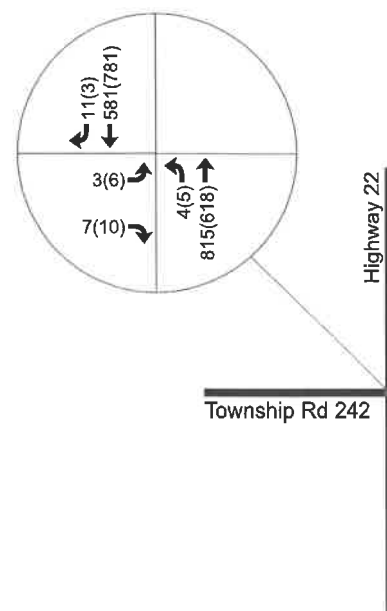
Site Traffic Volumes



2020 Post Development Traffic Volumes



2040 Post Development Traffic Volumes



LEGEND

↶ ↷ ↸	Vehicle Volumes
XX	AM Peak Hour
(YY)	PM Peak Hour

Exhibit 5.1

Post Development Traffic Volumes

Copithorne Gravel Pit TIA Update
June 2020 Scale NTS



5.2 Road Links

5.2.1 Daily Volume Analysis

Post development daily traffic volumes are summarized in **Table 5.2**. The volumes presented for Township Road 242 represent the average and peak hauling days and not average annual daily traffic (AADT), which would be less than the average haul day as the site would only be operating half of the year.

Table 5.2: Post Development Road Link Analysis

ROADWAY LINK	CLASSIFICATION	GUIDELINE (VPD)	POST DEVELOPMENT DAILY TRAFFIC VOLUMES		
			2019	2020	2040
Highway 22 North of Hwy 8	2-Lane Highway	~12,000	9,400	9,500	12,300
Township Road 242 West of Hwy 22	2-lane Regional Moderate Volume	<500	145 (Average) 210 (Peak)	No change	No change

The analysis confirmed all roadway links in the study area would continue to carry traffic volumes within their respective environmental guidelines after the addition of the proposed development. Therefore, current roadway classifications are adequate to accommodate site traffic volumes.

5.2.2 Township Road 242

Township Road 242 is expected to have an AADT of less than 145 vehicles per day. AADT calculations would normally consider that the proposed gravel pit operations will only operate half of the year. However, this calculation assumes the proposed gravel pit will operate at capacity over the entire operating season.

Due to truck traffic, annual dust control (through the application of Calcium Chloride) will be required on Township Road 242.

It is recommended that the gravel pit operator require all truck drivers operate at a maximum speed of 50 km/h along Township Road 242. The roadway has rolling terrain, as such a reduction in operating speed from 60 km/h to 50 km/h would improve stopping sight distances by 20 metres. This could also be implemented for all road users by reducing the speed limit on the roadway to 50 km/h.

5.3 Alberta Transportation Warrants

5.3.1 Intersection Turning Warrants

Intersection type warrant were reviewed for the intersection of Highway 22 & Township Road 242 following the AT Highway Geometric Design Guide. The left turning volume will remain below 5% of advancing volumes (at approximately 1%). Given the low volume of traffic along Highway 242, and low turning volume off of Highway 22 onto Township Road 242, as well as the consideration of future planned improvements along Highway 22 at this intersection; Bunt & Associates recommends that the existing Type 1 intersection treatment be maintained at this location.

5.3.2 Illumination Warrant

A street light illumination warrant calculation was completed at the Highway 22 & Township Road 242 confirmed illumination is not warranted at both the 2020 and 2040 Post Development horizons.

6. FINDINGS AND RECOMMENDATIONS

The findings and recommendations made as a result of the TIA update are listed below:

6.1.1 Collision History

A total of 5 collisions occurred at the intersection over a 14-year period. Three of the collisions were single-vehicle (struck animal; run-off-road). A collision occurred in 2005 that involved 3 vehicles with 4 injuries and 2 fatalities. A 2015 rear-end collision involving 2 trucks is also documented.

6.1.2 Sight Distance

All minimum and desirable sight distance requirements are met at the intersection.

6.1.3 Background Intersection Capacity Analysis

The Background intersection capacity analysis indicates Highway 22 & Township Road 242 will continue operating within acceptable capacity parameters during the Opening Day (2020) and Long Term (2040) horizons.

6.1.4 Post Development Intersection Capacity Analysis

The Post Development intersection capacity analysis indicates no appreciable change in peak hour operations will occur at the intersection of Highway 22 & Township Road 242 due to the proposed development.

6.1.5 Alberta Transportation Intersection Warrant

Intersection type warrant were reviewed for the intersection of Highway 22 & Township Road 242 following the AT Highway Geometric Design Guide. The left turning volume will remain below 5% of advancing volumes (at approximately 1%). Given the low volume of traffic along Highway 242, and low turning volume off of Highway 22 onto Township Road 242, as well as the consideration of future planned improvements along Highway 22 at this intersection; Bunt & Associates recommends that the existing Type 1 intersection treatment be maintained at this location.

6.1.6 Alberta Transportation Illumination Warrant

Street light illumination is not warranted at the intersection.

6.1.7 Highway 22

The Background road link analysis suggests twinning of Highway 22 may be required by the Long Term Background horizon (2040). This matches with the recommendations from the *Highway 22 Functional Planning Study*. No appreciable change will occur due to development traffic volumes.

6.1.8 Township Road 242

The roadway is expected to continue operating within its daily vehicle capacity. Due to the expected truck traffic, annual dust control (through the application of Calcium Chloride) will be required on Township Road 242.

It is recommended that the gravel pit operator require all truck drivers operate at a maximum speed of 50 km/h along Township Road 242. The roadway has rolling terrain, as such a reduction in operating speed from 60 km/h to 50 km/h would improve stopping sight distances by 20 metres. This could also be implemented for all road users by reducing the speed limit on the roadway to 50 km/h.

APPENDIX A

Scope of Work

Friday, 12 February, 2016 2:16:54 PM Mountain Standard Time

Subject: RE: Scope of TIA - Copithorne Gravel Pit at Twp 242
Date: Monday, 8 February, 2016 9:50:19 AM Mountain Standard Time
From: AYurkowski@rockyview.ca
To: Ezekiel Dada
CC: Trevor.Richelhof@gov.ab.ca, Amrit Uppal

Thanks Ezekiel, sounds good.

Angela

ANGELA YURKOWSKI (BOOTH), P.ENG
Municipal Engineer | Engineering Services

ROCKY VIEW COUNTY
911 - 32 Avenue NE | Calgary | AB | T2E 6X6
Phone: 403-520-7289
ayurkowski@rockyview.ca | www.rockyview.ca

-
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From: Ezekiel Dada [mailto:edada@bunteng.com]
Sent: Friday, February 5, 2016 10:31 AM
To: Angela Yurkowski
Cc: Trevor.Richelhof@gov.ab.ca; Amrit Uppal
Subject: Re: Scope of TIA - Copithorne Gravel Pit at Twp 242

Hi Angela,

Thanks for your reply. We will prepare the TIA to meet both the County and AT's TIA guidelines.

Regarding horizon, we plan on analyzing "Opening Day" that is, existing plus site traffic and 20-year, that is, Highway 22 traffic plus growth plus site traffic (assuming the gravel pit can be mined for more than 20 years).

Thank you.

Ezekiel

From: "AYurkowski@rockyview.ca" <AYurkowski@rockyview.ca>
Date: Friday, February 5, 2016 at 9:54 AM

To: Ezekiel Dada <edada@bunteng.com>
Cc: Amrit Uppal <auppal@bunteng.com>, Trevor Richelhof <Trevor.Richelhof@gov.ab.ca>
Subject: RE: Scope of TIA - Copithorne Gravel Pit at Twp 242

Hi Ezekiel,

The county requirements for TIA's are outlined in our servicing standards (Section 401).

<http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Standards/Service-Standards.pdf>

Specifically for this application, we want to see a review of TWP 242 to confirm appropriate road designation and identify any road improvements that may be needed based on volume and vehicle classification.

Also, what horizons will you be looking at?

Thanks

ANGELA YURKOWSKI (BOOTH), P.ENG
Municipal Engineer | Engineering Services

ROCKY VIEW COUNTY
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From: Ezekiel Dada [<mailto:edada@bunteng.com>]
Sent: Thursday, February 4, 2016 3:45 PM
To: Trevor Richelhof; Angela Yurkowski
Cc: Vince Diot; Jerry Lau; Clarke Bullock; Amrit Uppal
Subject: Re: Scope of TIA - Copithorne Gravel Pit at Twp 242

Thanks Trevor,

Ezekiel

From: Trevor Richelhof <Trevor.Richelhof@gov.ab.ca>
Date: Thursday, February 4, 2016 at 3:31 PM
To: Ezekiel Dada <edada@bunteng.com>, "ayurkowski@rockyview.ca" <ayurkowski@rockyview.ca>
Cc: "vdidot@rockyview.ca" <vdidot@rockyview.ca>, Jerry Lau <Jerry.Lau@gov.ab.ca>, Clarke Bullock <clarke.bullock@gov.ab.ca>, Amrit Uppal <auppal@bunteng.com>
Subject: RE: Scope of TIA - Copithorne Gravel Pit at Twp 242

Ezekiel, for the intersection of Highway 22 and Township Road 242, I would recommend the scope of

the study follows the attached guideline, in addition to any other requirements of Rocky View County.

Regards,

Trevor Richelhof

Development / Planning Technologist
Delivery Services, Southern Region
Alberta Transportation
Government of Alberta
2nd Floor, 803 Manning Road NE, Calgary AB T2E 7M8

Tel 403-297-6311
Fax 403-297-7682
Trevor.Richelhof@gov.ab.ca

511 Alberta - Alberta's Official Road Reports
Go to 511.alberta.ca and follow @511Alberta



From: Ezekiel Dada [<mailto:edada@bunteng.com>]
Sent: Thursday, February 04, 2016 2:59 PM
To: ayurkowski@rockyview.ca; Trevor Richelhof
Cc: vdilot@rockyview.ca; Jerry Lau; Clarke Bullock; Amrit Uppal
Subject: Scope of TIA - Copithorne Gravel Pit at Twp 242

Hi Angela and Trevor,
We have been retained by Roy Copithorne to provide a TIA requested by the County in support of a development application for ongoing gravel pit operation located west of Highway 22 on Township Road 242. I attached the Development Appeals Board order for your reference.

Please find below our suggested scope for the study and let me know if it is acceptable to the County and Alberta Transportation.

?

? **Undertake 6-hour weekday intersection traffic counts for the following intersections:**

? Highway 22 & Twp 242

? Range road 45 & Twp 242 (if necessary)

Up-to-date road information, including traffic delays, is a click or a call away. Call 5-1-1 toll-free, visit 511.alberta.ca or follow us on Twitter @511Alberta to get on the road to safer travel.

<http://511.alberta.ca/ab/en.html>
<https://twitter.com/511Alberta>

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APPENDIX B

Collision Data

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APPENDIX C

Traffic Data



Intersection Turning Movement Count Summary: Highway 22 & Township Road 242

N/S Road: Highway 22
E/W Road: Township Road 242
Count Date: February 17, 2016
Weather: Clear
Road Cond: Good
Project #: 1202-07

PHF (AM Peak Hr): 0.95
PHF (Mid-day Peak Hr): 0.92
PHF (PM Peak Hr): 0.93

Time Starting	Highway 22												Township Road 242												Total Vehicles	
	Northbound (South Leg)						Southbound (North Leg)						Eastbound (West Leg)						Westbound (East Leg)							
	Left	Through	Right	Car	Truck	Peds	Left	Through	Right	Car	Truck	Peds	Left	Through	Right	Car	Truck	Peds	Left	Through	Right	Car	Truck	Peds	15 Min	Hourly
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	127	0
7:15	0	0	63	0	0	0	0	51	8	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	133	0
7:30	0	0	108	8	0	0	0	45	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	170	0
7:45	0	0	82	10	0	0	0	45	8	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	170	0
8:00	0	0	102	22	0	0	0	40	10	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	175	625
8:15	0	0	100	6	0	0	0	51	8	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	170	662
8:30	0	0	71	11	0	0	0	52	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	140	632
8:45	0	0	66	10	0	0	0	48	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	133	618
2 hr Total	2	0	651	73	0	0	0	388	66	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1195	
2 hr Total Veh	2	0	724				0	454		7	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Peak hr Total	0	0	392	46	0	0	0	181	34	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	662	
Peak hr Total Veh	0	0	438				0	215		5	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
11:00	1	0	47	13	0	0	0	0	56	6	2	0	0	0	0	0	0	0	0	0	0	0	0	0	126	
11:15	2	1	47	14	0	0	0	0	31	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	103	
11:30	0	0	56	13	0	0	0	0	48	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	129	
11:45	0	0	51	13	0	0	0	0	40	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	117	475
12:00	0	0	44	14	0	0	0	0	44	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	107	456
12:15	0	0	41	18	0	0	0	0	51	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	122	475
12:30	0	0	51	14	0	0	0	0	54	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	471
12:45	0	0	53	12	0	0	0	0	45	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	118	472
2 hr Total	3	1	390	111	0	0	0	0	369	62	3	0	0	0	0	0	0	0	0	0	0	0	0	0	947	
2 hr Total Veh	4	1	501				0	431		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Peak hr Total	3	1	201	53	0	0	0	175	34	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	475	
Peak hr Total Veh	4	1	254				0	209		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
16:00	1	0	63	6	0	0	0	0	100	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	192	
16:15	0	0	89	10	0	0	0	0	96	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	201	
16:30	1	0	100	5	0	0	0	0	113	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	229	
16:45	0	0	84	11	0	0	0	0	107	8	1	0	0	0	0	0	0	0	0	0	0	0	0	0	212	834
17:00	1	0	93	6	0	0	0	0	98	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	213	832
17:15	0	0	70	7	0	0	0	0	103	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	176	793
17:30	0	0	95	6	0	0	0	0	96	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	176	793
17:45	0	0	93	5	0	0	0	0	94	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	184	764
2 hr Total	3	0	637	36	0	0	0	0	813	78	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1598	
2 hr Total Veh	3	0	693				0	890		78	1	0	0	0	0	0	0	0	0	0	0	0	0	0		
Peak hr Total	2	0	366	32	0	0	0	414	33	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	855	
Peak hr Total Veh	2	0	398				0	447		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
18:00	8	0	1828	240	0	0	0	0	1568	208	11	0	0	0	0	0	0	0	0	0	0	0	0	0	3740	
18:15	8	0	1828	240	0	0	0	0	1568	208	11	0	0	0	0	0	0	0	0	0	0	0	0	0	3740	
18:30	8	0	1828	240	0	0	0	0	1568	208	11	0	0	0	0	0	0	0	0	0	0	0	0	0	3740	
18:45	8	0	1828	240	0	0	0	0	1568	208	11	0	0	0	0	0	0	0	0	0	0	0	0	0	3740	
19:00	8	0	1828	240	0	0	0	0	1568	208	11	0	0	0	0	0	0	0	0	0	0	0	0	0	3740	
19:15	8	0	1828	240	0	0	0	0	1568	208	11	0	0	0	0	0	0	0	0	0	0	0	0	0	3740	
19:30	8	0	1828	240	0	0	0	0	1568	208	11	0	0	0	0	0	0	0	0	0	0	0	0	0	3740	
19:45	8	0	1828	240	0	0	0	0	1568	208	11	0	0	0	0	0	0	0	0	0	0	0	0	0	3740	
20:00	8	0	1828	240	0	0	0	0	1568	208	11	0	0	0	0	0	0	0	0	0	0	0	0	0	3740	

Turning Movement Summary Diagram

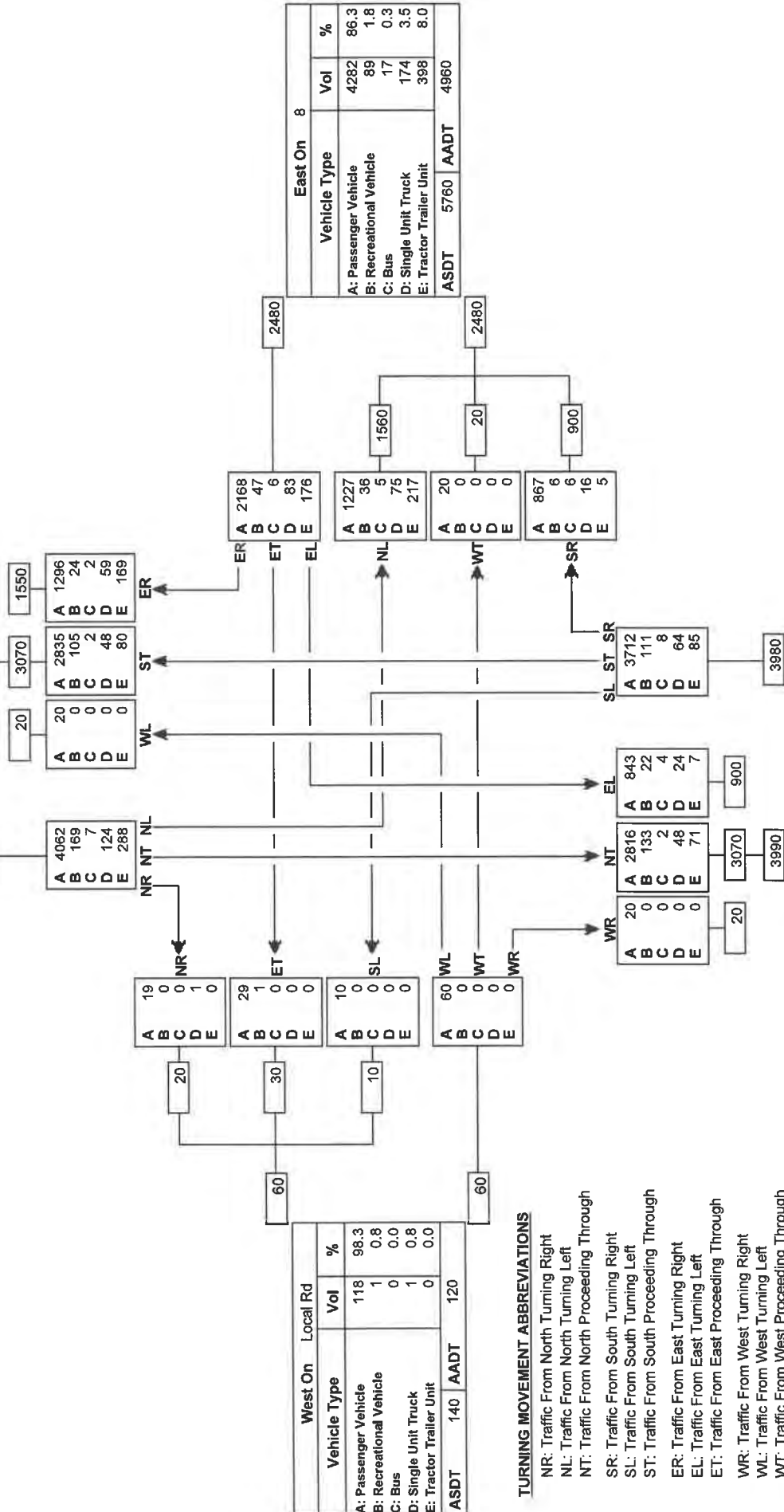
North On 22		
Vehicle Type	Vol	%
A: Passenger Vehicle	8213	88.4
B: Recreational Vehicle	298	3.2
C: Bus	11	0.1
D: Single Unit Truck	231	2.5
E: Tractor Trailer Unit	537	5.8
ASDT	10790	AAADT 9280

Reference No.: 60200

Intersection of:

8 & 22 NE OF BRAGG CREEK

2019 AADT / ASDT ESTIMATES



Turning Movement Summary Diagram

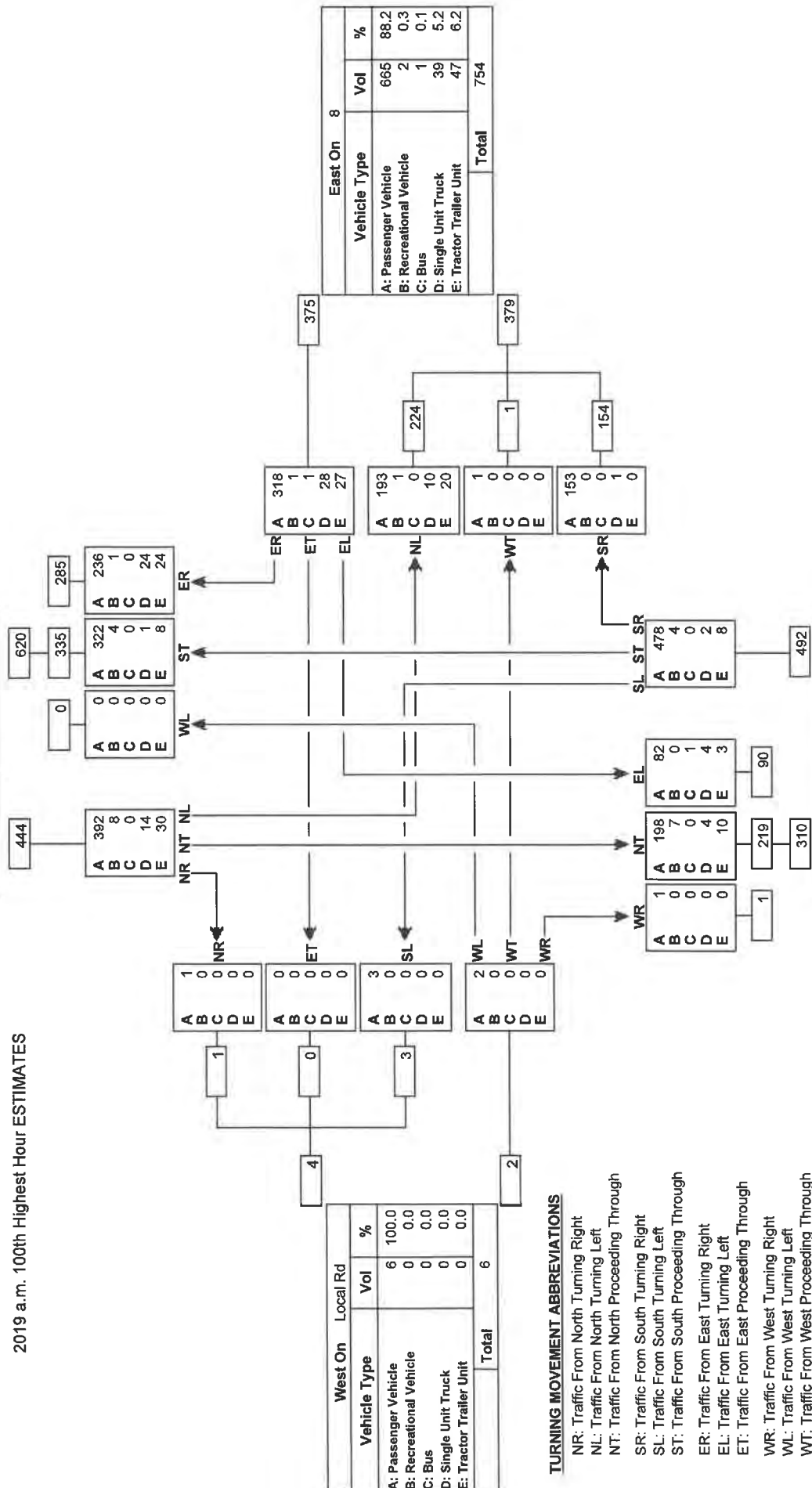
North On 22		
Vehicle Type	Vol	%
A: Passenger Vehicle	950	89.3
B: Recreational Vehicle	13	1.2
C: Bus	0	0.0
D: Single Unit Truck	39	3.7
E: Tractor Trailer Unit	62	5.8
Total	1064	

Reference No.: 60200

Intersection of:

8 & 22 NE OF BRAGG CREEK

2019 a.m. 100th Highest Hour ESTIMATES

**TURNING MOVEMENT ABBREVIATIONS**

- NR: Traffic From North Turning Right
 NL: Traffic From North Turning Left
 NT: Traffic From North Proceeding Through
 SR: Traffic From South Turning Right
 SL: Traffic From South Turning Left
 ST: Traffic From South Proceeding Through
 ER: Traffic From East Turning Right
 EL: Traffic From East Turning Left
 ET: Traffic From East Proceeding Through
 WR: Traffic From West Turning Right
 WL: Traffic From West Turning Left
 WT: Traffic From West Proceeding Through

Turning Movement Summary Diagram

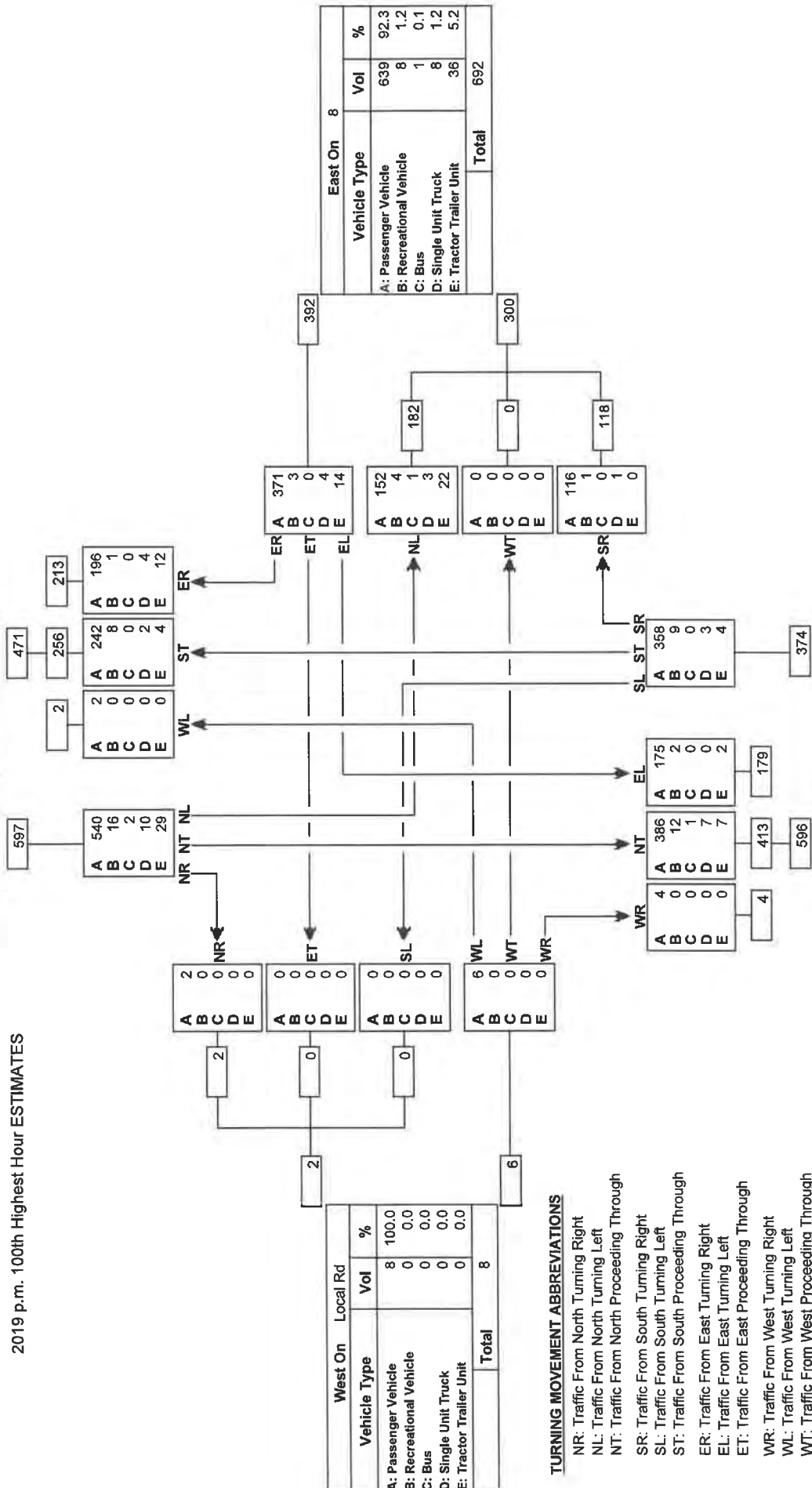
North On 22		
Vehicle Type	Vol	%
A: Passenger Vehicle	980	91.8
B: Recreational Vehicle	25	2.3
C: Bus	2	0.2
D: Single Unit Truck	16	1.5
E: Tractor Trailer Unit	45	4.2
Total	1068	

2019 p.m. 100th Highest Hour ESTIMATES

Reference No.: 60200

Intersection of:

8 & 22 NE OF BRAGG CREEK



Copithorne Pit **2019 Truck Haul Summary**

One-Way		Two-Way		Month of July	One-Way		Two-Way	
Month of May	Trips	Trips	Trips		Trips	Trips	Trips	Trips
13/05/2019	11	22		02/07/2019	2	4		
14/05/2019	4	8		03/07/2019	4	8		
2 days of haul in May				12/07/2019	5	10		
27 permitted haul days in June				17/07/2019	8	16		
				18/07/2019	10	20		
				19/07/2019	16	32		
				22/07/2019	7	14		
				23/07/2019	11	22		
				24/07/2019	31	62		
				25/07/2019	21	42		
				26/07/2019	22	44		
				27/07/2019	10	20		
				29/07/2019	14	28		
				30/07/2019	25	50		
				31/07/2019	24	48		
				15 days of haul in July				
				26 permitted haul days in July				

One-Way		Two-Way		Month of June	One-Way		Two-Way	
Month of June	Trips	Trips	Trips		Trips	Trips	Trips	Trips
04/06/2019	6	12						
05/06/2019	12	24						
06/06/2019	23	46						
07/06/2019	3	6						
10/06/2019	9	18						
12/06/2019	26	52						
13/06/2019	14	28						
17/06/2019	3	6						
18/06/2019	5	10						
20/06/2019	2	4						
25/06/2019	3	6						
27/06/2019	1	2						
29/06/2019	5	10						
13 days of haul in June								
25 permitted haul days in June								

Copithorne Pit 2019 Truck Haul Summary

Month of August	One-Way Trips	Two-Way Trips
01/08/2019	28	56
02/08/2019	19	38
06/08/2019	4	8
07/08/2019	18	36
08/08/2019	16	32
09/08/2019	4	8
10/08/2019	6	12
13/08/2019	15	30
14/08/2019	15	30
15/08/2019	14	28
16/08/2019	4	8
19/08/2019	14	28
20/08/2019	25	50
21/08/2019	32	64
22/08/2019	14	28
23/08/2019	8	16
26/08/2019	16	32
27/08/2019	16	32
28/08/2019	21	42
29/08/2019	25	50
30/08/2019	8	16
21 days of haul in August		
26 permitted haul days in August		

Month of September	One-Way Trips	Two-Way Trips
03/09/2019	19	38
04/09/2019	25	50
05/09/2019	13	26
06/09/2019	19	38
09/09/2019	1	2
12/09/2019	6	12
13/09/2019	10	20
14/09/2019	3	6
16/09/2019	14	28
17/09/2019	20	40
18/09/2019	20	40
19/09/2019	5	10
20/09/2019	1	2
21/09/2019	2	4
23/09/2019	27	54
24/09/2019	17	34
25/09/2019	13	26
26/09/2019	8	16
27/09/2019	23	46
28/09/2019	25	50
20 days of haul in September		
24 permitted haul days in September		

Month of October	One-Way Trips	Two-Way Trips
01/10/2019	5	10
02/10/2019	15	30
03/10/2019	22	44
04/10/2019	30	60
05/10/2019	4	8
07/10/2019	12	24
09/10/2019	1	2
10/10/2019	20	40
11/10/2019	5	10
12/10/2019	5	10
15/10/2019	7	14
16/10/2019	2	4
17/10/2019	10	20
18/10/2019	2	4
19/10/2019	3	6
21/10/2019	8	16
22/10/2019	3	6
23/10/2019	3	6
28/10/2019	2	4
29/10/2019	5	10
30/10/2019	21	42
31/10/2019	38	76
22 days of haul in October		
27 permitted haul days in October		

Copithorne Pit 2019 Truck Haul Summary

2019 Haul Summary				
Avg. Trucks per Hour (Days Hauled)				
		One-Way Two-Way		
		Trips	Trips	Trips
	May	0.75	1.50	
	June	0.86	1.72	
	July	1.40	2.80	
	August	1.53	3.07	
	September	1.36	2.71	
	October	1.01	2.03	
	November	1.62	3.02	
	December	1.76	3.51	
	Season Average	1.34	2.68	
Number of Days Hauled in 2019 Season				
Permitted Haul Days in 2019				
122				
304				

** no pit activity from January to April, 2019.*










One-Way Two-Way		One-Way Two-Way	
Month of November	Trips	Month of December	Trips
01/11/2019	22	02/12/2019	45
02/11/2019	16	03/12/2019	16
04/11/2019	3	04/12/2019	18
05/11/2019	7	05/12/2019	1
06/11/2019	7	07/12/2019	31
07/11/2019	38	09/08/2019	3
08/11/2019	5	10/12/2019	12
12/11/2019	9	11/12/2019	25
13/11/2019	16	12/12/2019	7
14/11/2019	13	<i>9 days of haul in December</i>	
15/11/2019	12	<i>26 permitted haul days in December</i>	
18/11/2019	7		
21/11/2019	20		
22/11/2019	4		
25/11/2019	44		
26/11/2019	24		
27/11/2019	17		
28/11/2019	17		
29/11/2019	26		
30/11/2019	17		
<i>20 days of haul in November</i>			
<i>26 permitted haul days in November</i>			

APPENDIX D

Synchro Output Summaries










1: Highway 22 & Township Road 242
08-26-2020

AM Peak Hour
2020 Background

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	5	5	5	625	447	9
Future Volume (Veh/h)	5	5	5	625	447	9
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	5	5	5	672	481	10
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	1168	486	491			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1168	486	491			
tC, single (s)	6.4	6.8	4.5			
tC, 2 stage (s)						
tF (s)	3.5	3.8	2.6			
p0 queue free %	98	99	99			
cM capacity (veh/h)	210	480	902			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	10	677	491			
Volume Left	5	5	0			
Volume Right	5	0	10			
cSH	292	902	1700			
Volume to Capacity	0.03	0.01	0.29			
Queue Length 95th (m)	0.8	0.1	0.0			
Control Delay (s)	17.8	0.1	0.0			
Lane LOS	C	A				
Approach Delay (s)	17.8	0.1	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay		0.2				
Intersection Capacity Utilization		47.9%		ICU Level of Service		A
Analysis Period (min)		15				










1: Highway 22 & Township Road 242
08-26-2020

PM Peak Hour
2020 Background

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	6	8	5	476	599	5
Future Volume (Veh/h)	6	8	5	476	599	5
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	6	9	5	512	644	5
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	1168	646	649			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1168	646	649			
tC, single (s)	6.4	6.6	4.3			
tC, 2 stage (s)						
tF (s)	3.5	3.6	2.4			
p0 queue free %	97	98	99			
cM capacity (veh/h)	209	415	857			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	15	517	649			
Volume Left	6	5	0			
Volume Right	9	0	5			
cSH	298	857	1700			
Volume to Capacity	0.05	0.01	0.38			
Queue Length 95th (m)	1.3	0.1	0.0			
Control Delay (s)	17.7	0.2	0.0			
Lane LOS	C	A				
Approach Delay (s)	17.7	0.2	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay			0.3			
Intersection Capacity Utilization		42.7%		ICU Level of Service	A	
Analysis Period (min)		15				










1: Highway 22 & Township Road 242
08-26-2020

AM Peak Hour
2040 Background

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	5	5	5	810	579	11
Future Volume (Veh/h)	5	5	5	810	579	11
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	5	5	5	871	623	12
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	1510	629	635			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1510	629	635			
tC, single (s)	6.4	6.8	4.5			
tC, 2 stage (s)						
tF (s)	3.5	3.8	2.6			
p0 queue free %	96	99	99			
cM capacity (veh/h)	130	392	790			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	10	876	635			
Volume Left	5	5	0			
Volume Right	5	0	12			
cSH	195	790	1700			
Volume to Capacity	0.05	0.01	0.37			
Queue Length 95th (m)	1.3	0.2	0.0			
Control Delay (s)	24.5	0.2	0.0			
Lane LOS	C	A				
Approach Delay (s)	24.5	0.2	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay		0.3				
Intersection Capacity Utilization		57.9%		ICU Level of Service		B
Analysis Period (min)		15				










1: Highway 22 & Township Road 242
08-26-2020

PM Peak Hour
2040 Background

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	7	9	5	617	776	5
Future Volume (Veh/h)	7	9	5	617	776	5
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	8	10	5	663	834	5
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	1510	836	839			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1510	836	839			
tC, single (s)	6.4	6.5	4.3			
tC, 2 stage (s)						
tF (s)	3.5	3.6	2.4			
p0 queue free %	94	97	99			
cM capacity (veh/h)	130	324	723			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	18	668	839			
Volume Left	8	5	0			
Volume Right	10	0	5			
cSH	194	723	1700			
Volume to Capacity	0.09	0.01	0.49			
Queue Length 95th (m)	2.4	0.2	0.0			
Control Delay (s)	25.4	0.2	0.0			
Lane LOS	D	A				
Approach Delay (s)	25.4	0.2	0.0			
Approach LOS	D					
Intersection Summary						
Average Delay			0.4			
Intersection Capacity Utilization			52.3%	ICU Level of Service	A	
Analysis Period (min)			15			










1: Highway 22 & Township Road 242
08-26-2020

AM Peak Hour
2020 Background - Twinned Hwy 22

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	5	5	5	810	579	11
Future Volume (Veh/h)	5	5	5	810	579	11
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	5	5	5	871	623	12
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	1074	318	635			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1074	318	635			
tC, single (s)	6.9	8.1	4.9			
tC, 2 stage (s)						
tF (s)	3.5	3.9	2.6			
p0 queue free %	98	99	99			
cM capacity (veh/h)	208	534	727			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	10	295	581	415	220	
Volume Left	5	5	0	0	0	
Volume Right	5	0	0	0	12	
cSH	300	727	1700	1700	1700	
Volume to Capacity	0.03	0.01	0.34	0.24	0.13	
Queue Length 95th (m)	0.8	0.2	0.0	0.0	0.0	
Control Delay (s)	17.4	0.3	0.0	0.0	0.0	
Lane LOS	C	A				
Approach Delay (s)	17.4	0.1		0.0		
Approach LOS	C					
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			36.6%	ICU Level of Service		A
Analysis Period (min)			15			










1: Highway 22 & Township Road 242
08-26-2020

PM Peak Hour
2040 Background - Twinned Hwy 22

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	7	9	5	617	776	5
Future Volume (Veh/h)	7	9	5	617	776	5
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	8	10	5	663	834	5
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	1178	420	839			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1178	420	839			
tC, single (s)	6.9	7.6	4.5			
tC, 2 stage (s)						
tF (s)	3.5	3.6	2.4			
p0 queue free %	96	98	99			
cM capacity (veh/h)	178	504	686			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	18	226	442	556	283	
Volume Left	8	5	0	0	0	
Volume Right	10	0	0	0	5	
cSH	278	686	1700	1700	1700	
Volume to Capacity	0.06	0.01	0.26	0.33	0.17	
Queue Length 95th (m)	1.7	0.2	0.0	0.0	0.0	
Control Delay (s)	18.9	0.3	0.0	0.0	0.0	
Lane LOS	C	A				
Approach Delay (s)	18.9	0.1		0.0		
Approach LOS	C					
Intersection Summary						
Average Delay			0.3			
Intersection Capacity Utilization			32.2%	ICU Level of Service		A
Analysis Period (min)			15			










1: Highway 22 & Township Road 242
08-26-2020

AM Peak Hour
2020 Post Development

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	5	8	7	626	447	13
Future Volume (Veh/h)	5	8	7	626	447	13
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	5	9	8	673	481	14
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	1177	488	495			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1177	488	495			
tC, single (s)	6.4	7.0	4.6			
tC, 2 stage (s)						
tF (s)	3.5	4.1	2.7			
p0 queue free %	98	98	99			
cM capacity (veh/h)	206	443	861			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	14	681	495			
Volume Left	5	8	0			
Volume Right	9	0	14			
cSH	314	861	1700			
Volume to Capacity	0.04	0.01	0.29			
Queue Length 95th (m)	1.1	0.2	0.0			
Control Delay (s)	17.0	0.2	0.0			
Lane LOS	C	A				
Approach Delay (s)	17.0	0.2	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay			0.3			
Intersection Capacity Utilization		49.6%		ICU Level of Service		A
Analysis Period (min)		15				

1: Highway 22 & Township Road 242
08-26-2020

PM Peak Hour
2020 Post Development










						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	7	14	5	477	599	4
Future Volume (Veh/h)	7	14	5	477	599	4
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	8	15	5	513	644	4
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	1169	646	648			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1169	646	648			
tC, single (s)	6.4	6.7	4.5			
tC, 2 stage (s)						
tF (s)	3.5	3.8	2.6			
p0 queue free %	96	96	99			
cM capacity (veh/h)	209	396	781			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	23	518	648			
Volume Left	8	5	0			
Volume Right	15	0	4			
cSH	302	781	1700			
Volume to Capacity	0.08	0.01	0.38			
Queue Length 95th (m)	2.0	0.2	0.0			
Control Delay (s)	17.9	0.2	0.0			
Lane LOS	C	A				
Approach Delay (s)	17.9	0.2	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay			0.4			
Intersection Capacity Utilization		42.6%		ICU Level of Service	A	
Analysis Period (min)		15				

1: Highway 22 & Township Road 242

AM Peak Hour










08-26-2020

2040 Post Development

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	5	9	7	811	579	15
Future Volume (Veh/h)	5	9	7	811	579	15
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	5	10	8	872	623	16
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	1519	631	639			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1519	631	639			
tC, single (s)	6.4	7.0	4.6			
tC, 2 stage (s)						
tF (s)	3.5	4.0	2.7			
p0 queue free %	96	97	99			
cM capacity (veh/h)	127	372	753			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	15	880	639			
Volume Left	5	8	0			
Volume Right	10	0	16			
cSH	227	753	1700			
Volume to Capacity	0.07	0.01	0.38			
Queue Length 95th (m)	1.7	0.3	0.0			
Control Delay (s)	22.0	0.3	0.0			
Lane LOS	C	A				
Approach Delay (s)	22.0	0.3	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay			0.4			
Intersection Capacity Utilization		59.6%		ICU Level of Service		B
Analysis Period (min)		15				










1: Highway 22 & Township Road 242
08-26-2020

PM Peak Hour
2040 Post Development

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	8	15	6	618	776	5
Future Volume (Veh/h)	8	15	6	618	776	5
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	9	16	6	665	834	5
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	1514	836	839			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1514	836	839			
tC, single (s)	6.4	6.7	4.5			
tC, 2 stage (s)						
tF (s)	3.5	3.7	2.6			
p0 queue free %	93	95	99			
cM capacity (veh/h)	129	308	654			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	25	671	839			
Volume Left	9	6	0			
Volume Right	16	0	5			
cSH	205	654	1700			
Volume to Capacity	0.12	0.01	0.49			
Queue Length 95th (m)	3.3	0.2	0.0			
Control Delay (s)	25.0	0.3	0.0			
Lane LOS	C	A				
Approach Delay (s)	25.0	0.3	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay			0.5			
Intersection Capacity Utilization		52.3%		ICU Level of Service		A
Analysis Period (min)		15				










1: Highway 22 & Township Road 242
08-26-2020

AM Peak Hour
2040 Post Development - Twinned Hwy 22

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	5	9	7	811	579	15
Future Volume (Veh/h)	5	9	7	811	579	15
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	5	10	8	872	623	16
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	1083	320	639			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1083	320	639			
tC, single (s)	6.9	8.4	5.1			
tC, 2 stage (s)						
tF (s)	3.5	4.0	2.7			
p0 queue free %	98	98	99			
cM capacity (veh/h)	205	502	679			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	15	299	581	415	224	
Volume Left	5	8	0	0	0	
Volume Right	10	0	0	0	16	
cSH	338	679	1700	1700	1700	
Volume to Capacity	0.04	0.01	0.34	0.24	0.13	
Queue Length 95th (m)	1.1	0.3	0.0	0.0	0.0	
Control Delay (s)	16.1	0.4	0.0	0.0	0.0	
Lane LOS	C	A				
Approach Delay (s)	16.1	0.1		0.0		
Approach LOS	C					
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization		38.1%		ICU Level of Service		A
Analysis Period (min)		15				

1: Highway 22 & Township Road 242
08-26-2020

PM Peak Hour
2040 Post Development - Twinned Hwy 22

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	8	15	6	618	776	5
Future Volume (Veh/h)	8	15	6	618	776	5
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	9	16	6	665	834	5
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	1181	420	839			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1181	420	839			
tC, single (s)	6.9	7.8	4.9			
tC, 2 stage (s)						
tF (s)	3.5	3.8	2.6			
p0 queue free %	95	97	99			
cM capacity (veh/h)	177	475	589			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	25	228	443	556	283	
Volume Left	9	6	0	0	0	
Volume Right	16	0	0	0	5	
cSH	296	589	1700	1700	1700	
Volume to Capacity	0.08	0.01	0.26	0.33	0.17	
Queue Length 95th (m)	2.2	0.2	0.0	0.0	0.0	
Control Delay (s)	18.3	0.4	0.0	0.0	0.0	
Lane LOS	C	A				
Approach Delay (s)	18.3	0.1		0.0		
Approach LOS	C					
Intersection Summary						
Average Delay			0.4			
Intersection Capacity Utilization			32.2%	ICU Level of Service		A
Analysis Period (min)			15			

APPENDIX E

Illumination Warrants

Illumination of Isolated Rural Intersections

LIGHTING WARRANT SPREADSHEET

This spreadsheet is to be used in conjunction with *Illumination of Isolated Rural Intersections*, Transportation Association of Canada, February 2001.

Please enter information in the cells with yellow background

INTERSECTION CHARACTERISTICS

Highway 22	Main Road
Township Road 242	Minor Road
Rocky View County	City/Town

Date June 2, 2020
Other Horizon: Long Term Background

GEOMETRIC FACTORS

	Value	Rating	Weight	Comments	Check	Score
Channelization Rating	Descriptive	0		Refer to Table 1(A) to determine rating value	OK	
Presence of raised channelization? (Y/N)	n				OK	
Highest operating speed on raised, channelized approach (km/h)	0		5		OK	
Channelization Factor					OK	0
Approach Sight Distance on most constrained approach (%)	100	0	10	Relative to the recommended minimum sight distance	OK	0
Posted Speed limit (in 10's of km/h)	100				OK	
Radius of Horizontal Curve (m)	T			Enter "T" for tangent (no horizontal curve at the intersection)	OK	
Posted Speed Category =		0				
Posted Speed Category =	B	0				
Posted Speed Category =		0				
Posted Speed Category =		0				
Horizontal Curvature Factor		0	5		OK	0
Angle of Intersection (10's of Degrees)	90	0	5		OK	0
Downhill Approach Grade (x.x%)	0.0	0	3	Rounded to nearest tenth of a percent	OK	0
Number of Intersection Legs	4	2	3	Number of legs = 3 or more	OK	6
Geometric Factors Subtotal						6

OPERATIONAL FACTORS

Is the intersection signalized? (Y/N)	N			Calculate the Signalization Warrant Factor		
AADT on Major Road (2-way)	12,200	4	10		OK	40
AADT on Minor Road (2-way)	115	0	20		OK	0
Signalization Warrant	Descriptive	0	30	Either Use the two AADT inputs OR the Descriptive Signalization Warrant (Unused values should be set to Zero) Refer to Table 1(B) for description and rating values for signalization warrant.	OK	0
Night-Time Hourly Pedestrian Volume	0	0	10	Refer to Table 1(B), note #2, to account for children and seniors	OK	0
Intersecting Roadway Classification	Descriptive	1	5	Refer to Table 1(B) for ratings.	OK	5
Operating Speed or Posted Speed on Major Road (km/h)	110	4	5	Refer to Table 1(B), note #3	OK	20
Operating Speed on Minor Road (km/h)	60	1	5	Refer to Table 1(B), note #3	OK	5
Operational Factors Subtotal						70

ENVIRONMENTAL FACTOR

Lighted Developments within 150 m radius of intersection	0	0	5	Maximum of 4 quadrants	OK	0
Environmental Factor Subtotal						0

COLLISION HISTORY

Average Annual night-time collision frequency due to inadequate lighting (collisions/yr, rounded to nearest whole #)	0.0	0	0	Enter either the annual frequency (See Table 1(C), note #4)	OK	0
OR				OR the number of collisions / MEV		
Collision Rate over last 3 years, due to inadequate lighting (/MEV)	0	0	0	(Unused values should be set to Zero)	OK	0
Is the average ratio of all night to day collisions >= 1.5 (Y/N)	n	0			OK	
Collision History Subtotal						0

Check Intersection Signalization:
Intersection is not Signalized

LIGHTING IS NOT WARRANTED

SUMMARY

Geometric Factors Subtotal	6
Operational Factor Subtotal	70
Environmental Factor Subtotal	0
Collision History Subtotal	0

TOTAL POINTS 76

Illumination of Isolated Rural Intersections

LIGHTING WARRANT SPREADSHEET

This spreadsheet is to be used in conjunction with *Illumination of Isolated Rural Intersections*, Transportation Association of Canada, February 2001.

Please enter information in the cells with yellow background

INTERSECTION CHARACTERISTICS

Highway 22	Main Road
Township Road 242	Minor Road
Rocky View County	City/Town

Date: June 2, 2020
Other: Horizon: Long Term Post Development

GEOMETRIC FACTORS

	Value	Rating	Weight	Comments	Check	Score
Channelization Rating	Descriptive	0		Refer to Table 1(A) to determine rating value	OK	
Presence of raised channelization? (Y/N)	n				OK	
Highest operating speed on raised, channelized approach (km/h)	0		5		OK	
Channelization Factor					OK	0
Approach Sight Distance on most constrained approach (%)	100	0	10	Relative to the recommended minimum sight distance	OK	0
Posted Speed limit (in 10's of km/h)	100				OK	
Radius of Horizontal Curve (m)	T			Enter "T" for tangent (no horizontal curve at the intersection)	OK	
Posted Speed Category =		0				
Posted Speed Category =	B	0				
Posted Speed Category =		0				
Posted Speed Category =		0				
Horizontal Curvature Factor		0	5		OK	0
Angle of Intersection (10's of Degrees)	90	0	5		OK	0
Downhill Approach Grade (x.x%)	0.0	0	3	Rounded to nearest tenth of a percent	OK	0
Number of Intersection Legs	4	2	3	Number of legs = 3 or more	OK	6
Geometric Factors Subtotal						6

OPERATIONAL FACTORS

Is the intersection signalized? (Y/N)	N			Calculate the Signalization Warrant Factor		
AADT on Major Road (2-way)	12,300	4	10		OK	40
AADT on Minor Road (2-way)	210	0	20		OK	0
Signalization Warrant	Descriptive	0	30	Either Use the two AADT inputs OR the Descriptive Signalization Warrant (Unused values should be set to Zero) Refer to Table 1(B) for description and rating values for signalization warrant.	OK	0
Night-Time Hourly Pedestrian Volume	0	0	10	Refer to Table 1(B), note #2, to account for children and seniors	OK	0
Intersecting Roadway Classification	Descriptive	1	5	Refer to Table 1(B) for ratings.	OK	5
Operating Speed or Posted Speed on Major Road (km/h)	110	4	5	Refer to Table 1(B), note #3	OK	20
Operating Speed on Minor Road (km/h)	50	1	5	Refer to Table 1(B), note #3	OK	5
Operational Factors Subtotal						70

ENVIRONMENTAL FACTOR

Lighted Developments within 150 m radius of intersection	0	0	5	Maximum of 4 quadrants	OK	0
Environmental Factor Subtotal						0

COLLISION HISTORY

Average Annual night-time collision frequency due to inadequate lighting (collisions/yr, rounded to nearest whole #)	0.0	0	0	Enter either the annual frequency (See Table 1(C), note #4)	OK	0
OR				OR the number of collisions / MEV		
Collision Rate over last 3 years, due to inadequate lighting (/MEV)	0	0	0	(Unused values should be set to Zero)	OK	0
Is the average ratio of all night to day collisions >= 1.5 (Y/N)	n	0			OK	
Collision History Subtotal						0

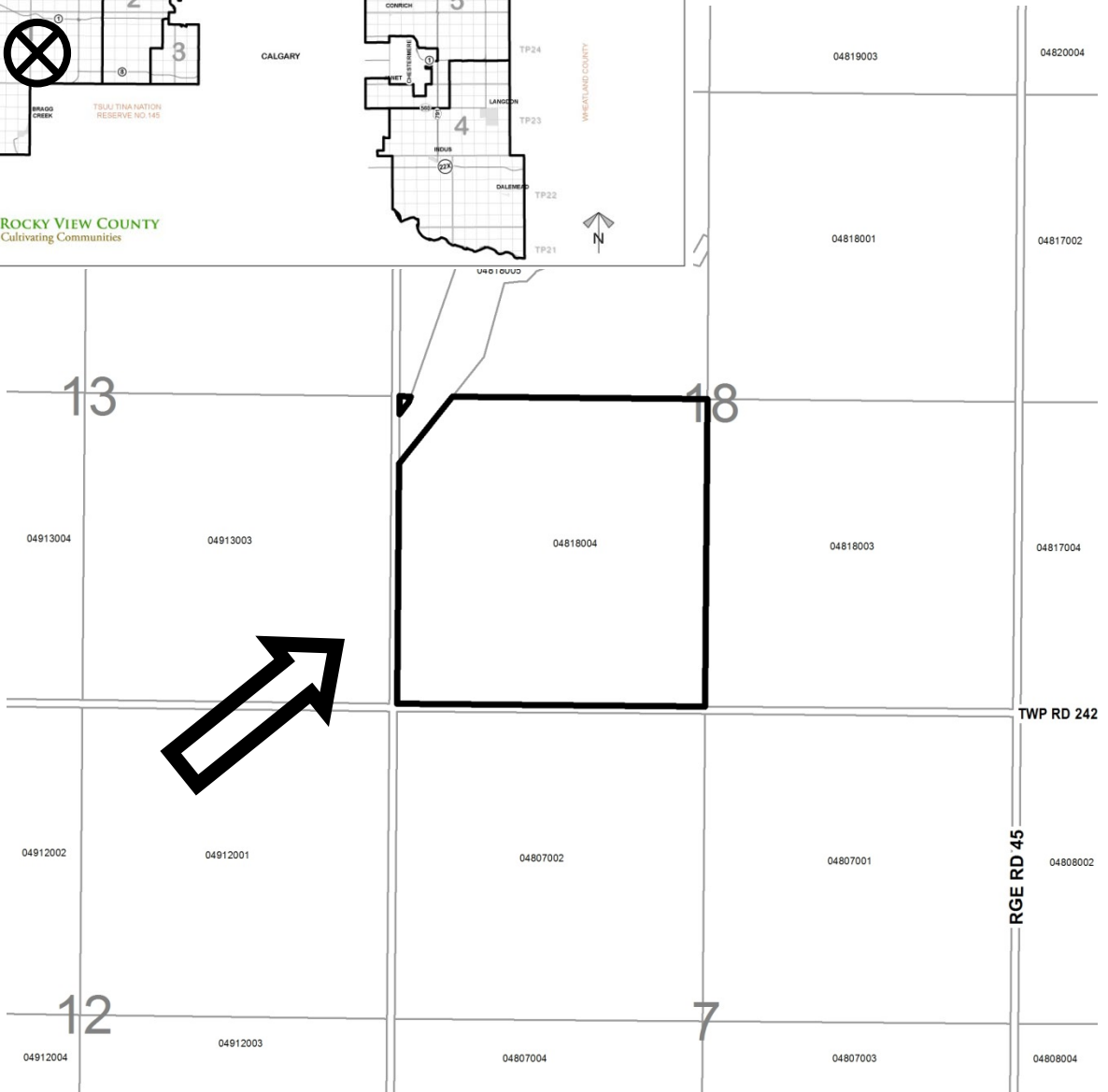
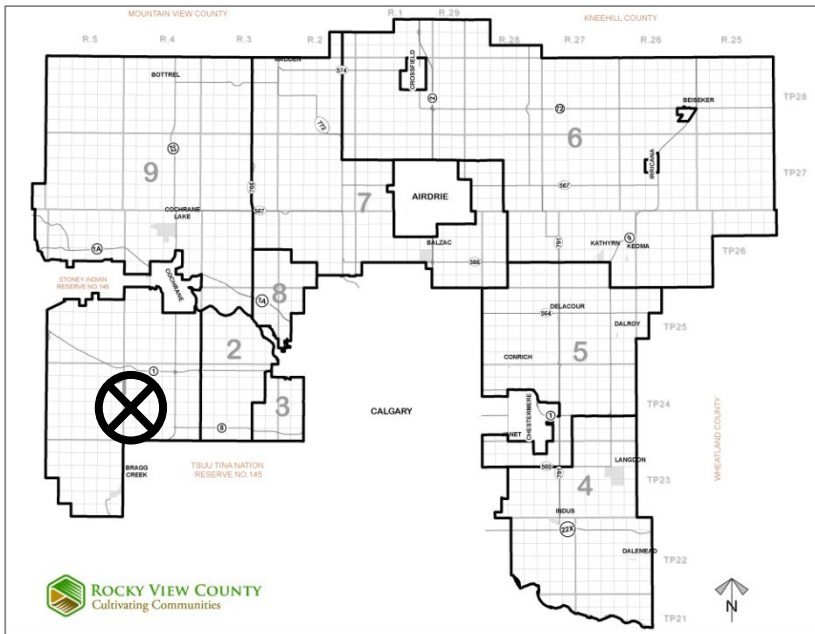
Check Intersection Signalization:
Intersection is not Signalized

LIGHTING IS NOT WARRANTED

SUMMARY

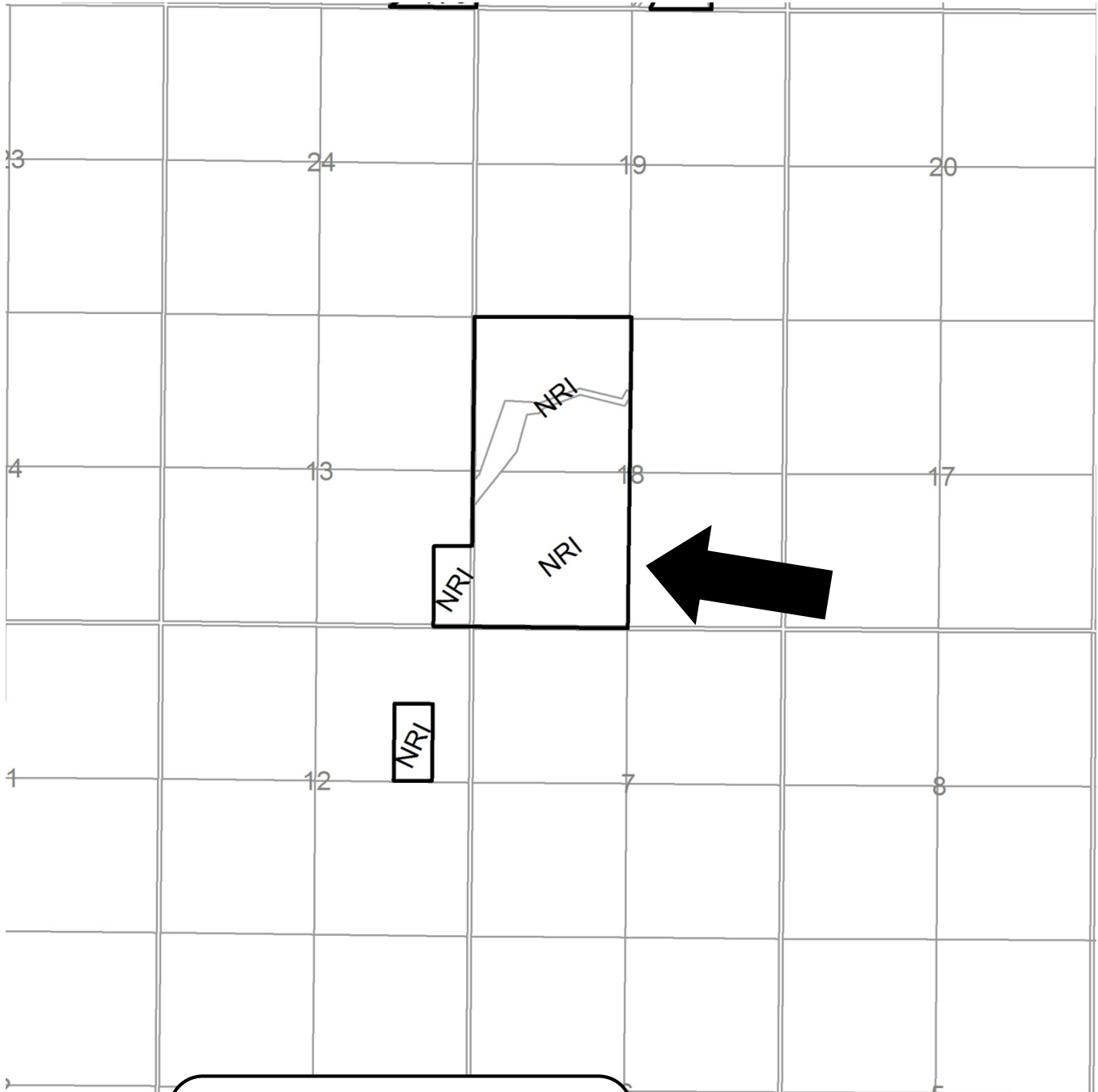
Geometric Factors Subtotal	6
Operational Factor Subtotal	70
Environmental Factor Subtotal	0
Collision History Subtotal	0

TOTAL POINTS 76



LOCATION PLAN

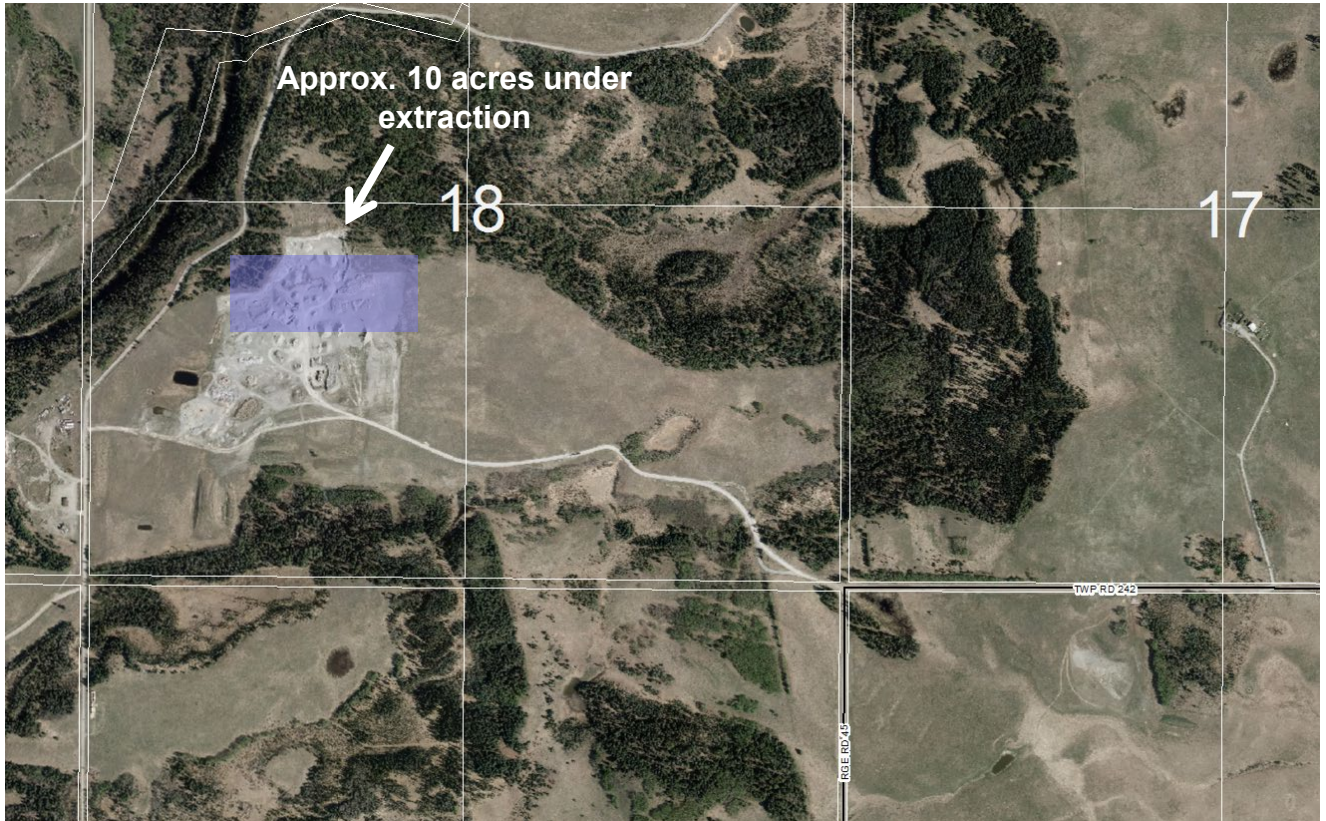
SW-18-24-04-W05M



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

LAND USE MAP

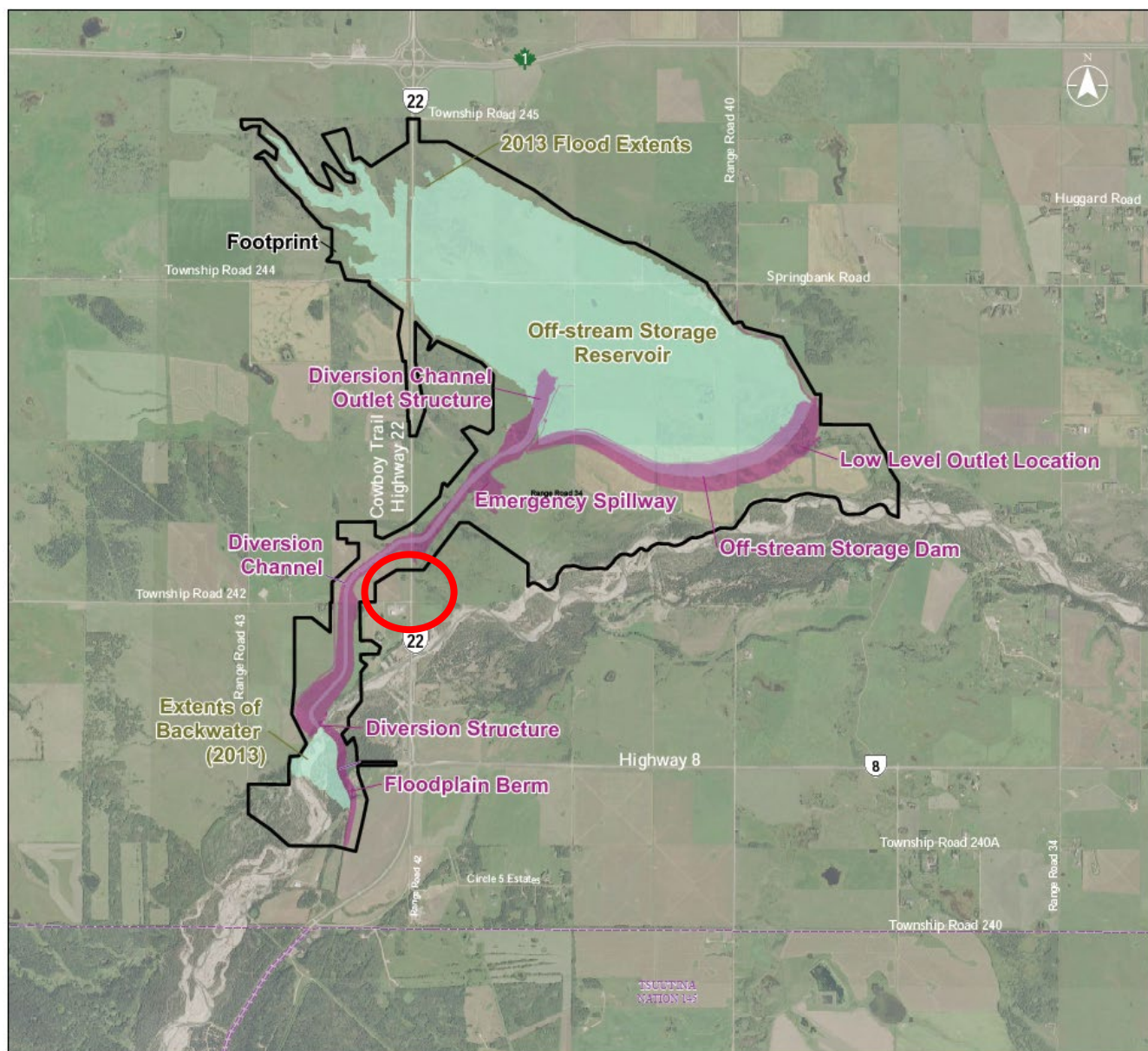
SW-18-24-04-W05M



AERIAL MAP 2018

SW-18-24-04-W05M





Proposed SR1 Components

SW-18-24-04-W05M