



COUNCIL MEETING AGENDA

Date: Tuesday, November 10, 2020
Time: 9:00 AM
Location: Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Pages

A. CALL MEETING TO ORDER

B. UPDATES/APPROVAL OF AGENDA

C. APPROVAL OF MINUTES

- | | |
|--|----|
| 1. October 27, 2020 Organizational Meeting Minutes | 4 |
| 2. October 27, 2020 Council Meeting Minutes | 16 |

D. FINANCIAL REPORTS

E. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on October 13, 2020 and October 20, 2020 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019*.

MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM

- | | |
|--|----|
| 1. Division 8 - Bylaw C-8060-2020 - Redesignation Item - Residential Use | 25 |
| File: PL20200059 (06606046) | |
| 2. Division 7 - Bylaw C-8053-2020 - Redesignation Item - Agricultural Business Redesignation | 50 |
| File: PL20200037 (07320001) | |

F. GENERAL BUSINESS

- | | |
|---|-----|
| 1. All Divisions - CAO's Economic Recovery Task Force Report | 66 |
| File: N/A | |
| 2. Division 4 - Late Tax Payment Penalty Cancellation Request | 107 |
| File: 03222114 & 03222115 | |
| 3. Division 3 - Late Tax Payment Penalty Cancellation Request | 114 |
| File: 04702053 | |
| 4. Division 3 - Late Tax Payment Penalty Cancellation Request | 121 |
| File: 04702100 | |

5.	Division 7 - Late Tax Payment Penalty Cancellation Request	128
	File: 06532004	
6.	Division 9 - Late Tax Payment Penalty Cancellation Request	135
	File: 06710015	
7.	Division 9 - Late Tax Payment Penalty Cancellation Request	143
	File: 08818003	
8.	Division 9 - Late Tax Payment Penalty Cancellation Request	153
	File: 08912011	
G.	BYLAWS	
1.	All Divisions - Bylaw C-8074-2020 - Emergency Management Bylaw	160
	File: N/A	
2.	Division 6 - Bylaw C-8098-2020 - First Reading Bylaw - Residential Redesignation	178
	File: PL20200142 (07315033)	
3.	Division 9 - Bylaw C-8099-2020 - First Reading Bylaw - Residential Redesignation	187
	File: PL20200016 (06704041 / 06704032)	
4.	Division 9 - Bylaw C-8104-2020 - First Reading Bylaw - Agricultural Redesignation	196
	File: PL20200144 (08912012)	
H.	UNFINISHED BUSINESS	
I.	COUNCILLOR REPORTS	
J.	MANAGEMENT REPORTS	
1.	2020 Council Priorities and Significant Issues List	205
K.	NOTICES OF MOTION	
1.	All Divisions - Councillor Wright and Councillor Hanson - To Reinstate Advertising of Public Notices and Service Announcements in the Rocky View Weekly	208
	File: N/A	
2.	Division 3 - Councillor Hanson and Councillor Kissel - Mackenas Estates Connection to Rocky View Sewer Utility	209
	File: N/A	
L.	PUBLIC PRESENTATIONS	

M. CLOSED SESSION

1. RVC2020-36 - Servicing of City of Chestermere Lands

THAT Council move into closed session to consider the confidential item "Servicing of City of Chestermere Lands" pursuant to the following sections of the Freedom of Information and Protection of Privacy Act:

Section 21 – Disclosure harmful to intergovernmental relations

Section 24 – Advice from officials

Section 25 – Disclosure harmful to the economic or other interests of a public body

2. RVC2020-38 - Chestermere Recreation Centre

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

Section 21 – Disclosure harmful to intergovernmental relations

Section 24 – Advice from officials

Section 25 – Disclosure harmful to the economic or other interests of a public body

N. ADJOURN THE MEETING



ORGANIZATIONAL MEETING MINUTES

Tuesday, October 27, 2020
9:00 AM

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

Present: Councillor M. Kamachi
Councillor K. McKylor
Councillor K. Hanson
Councillor A. Schule
Councillor J. Gautreau
Councillor G. Boehlke
Councillor D. Henn
Councillor S. Wright
Councillor C. Kissel

Also Present: A. Hoggan, Chief Administrative Officer
G. Kaiser, Executive Director, Community and Business
K. Robinson, Executive Director, Corporate Services
T. Cochran, Executive Director, Community Development Services
C. Satink, Municipal Clerk, Municipal Clerk's Office
T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
M. Mitton, Legislative Coordinator, Municipal Clerk's Office

A Call Meeting to Order

Chief Administrative Officer Al Hoggan called the meeting to order at 9:00 a.m. with all members present.

MOVED by Councillor Schule that the October 27, 2020 organizational meeting be approved as presented.

Carried

B Voting Procedures

Chief Administrative Officer Al Hoggan outlined the voting procedures outlined in Rocky View County Bylaw C-7907-2019, being the *Procedure Bylaw*, to be used for all elections at the organizational meeting.

C Appointment of Scrutineers

MOVED by Councillor Wright that Executive Directors Kent Robinson, Theresa Cochran, and Grant Kaiser be appointed as scrutineers for all elections conducted at the October 27, 2020 organizational meeting.

Carried

D Election of the Reeve

Chief Administrative Officer Al Hoggan called for nominations for Reeve.

Councillor Boehlke nominated Councillor Henn. Councillor Henn accepted the nomination.

Councillor Schule nominated Councillor Boehlke. Councillor Boehlke declined the nomination.

Councillor Hanson nominated Councillor Kissel. Councillor Kissel accepted the nomination.

MOVED by Councillor McKylor that nominations cease.

Carried

Executive Directors Kent Robinson and Grant Kaiser conducted the election by secret ballot.

Councillor Henn was elected as Reeve by secret ballot.

Municipal Clerk Charlotte Satink administered the Oath of Office for Reeve Henn.

Reeve Henn assumed the Chair.

E Election of the Deputy Reeve

Reeve Henn called for nominations for Deputy Reeve.

Councillor Schule nominated Councillor McKylor. Councillor McKylor accepted the nomination.

Councillor Wright nominated Councillor Kissel. Councillor Kissel accepted the nomination.

MOVED by Councillor Gautreau that nominations cease.

Carried

Executive Directors Kent Robinson and Theresa Cochran conducted the election by secret ballot.

Councillor McKylor was elected as Deputy Reeve by secret ballot.

Municipal Clerk Charlotte Satink administered the Oath of Office for Deputy Reeve McKylor.

Deputy Reeve McKylor assumed the Vice Chair.

F Establish 2021 Council and Committee Meeting Dates

MOVED by Councillor Gautreau that the days proposed on Attachment 'A' for the Municipal Planning Commission stay the same as presented.

Carried

Main Motion:

MOVED by Councillor Schule that the 2021 meeting dates in Attachment 'A' be amended as follows:

- Remove the October 12th Council meeting

Amending Motion:

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

- Remove the **September 28th and** October 12th Council meeting

Carried

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

Main Motion as Amended:

MOVED by Councillor Schule that the 2021 meeting dates in Attachment 'A' be amended as follows:

- Remove the September 28th and October 12th Council meeting

Carried

Main Motion:

MOVED by Councillor Gautreau that the 2021 meeting dates in Attachment 'A' be amended as follows:

- Remove May 25th Council meeting

Amending Motion:

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

- Remove May 25th Council meeting **and move the meeting to May 18th**

Defeated

The Chair called for a vote on the main motion.

Main Motion:

MOVED by Councillor Gautreau that the 2021 meeting dates in Attachment 'A' be amended as follows:

- Remove May 25th Council meeting

Defeated

MOVED by Councillor Boehlke that the 2021 meeting dates in Attachment 'A' be amended as follows:

- Schedule a Council meeting for September 21, 2021

Carried

MOVED by Councillor Wright that the 2021 meeting dates in Attachment 'A' be amended as follows:

- Reschedule the December 21 Council meeting to December 14 and that MPC for December 22 be moved to December 15

Carried

MOVED by Councillor Wright that the 2021 Rocky View County Council and Committee meeting dates be approved as per the amended Attachment 'A'.

Carried

MOVED by Deputy Reeve McKylor that Administration be directed to include Recreation Governance Committee meetings on the 2021 calendar once they are determined by the Committee.

Carried

The Reeve called for a recess at 10:12 a.m. and called the meeting back to order at 10:20 a.m. with all members previously mentioned present.

G-1 Subdivision and Development Appeal Board and Enforcement Appeal Committee

Subdivision and Development Appeal Board and Enforcement Appeal Committee Councillor

Reeve Henn called for nominations for one Councillor on the Subdivision and Development Appeal Board and Enforcement Appeal Committee.

Councillor Schule nominated Councillor Kissel. Councillor Kissel accepted the nomination.

MOVED by Councillor Gautreau that nominations cease.

Carried

Councillor Kissel was elected by acclamation.

MOVED by Councillor Hanson that Councillor Kissel be appointed as the Council representative to the Subdivision and Development Appeal Board and Enforcement Appeal Committee for a one year term to expire in October, 2021.

Carried

Chair of the Subdivision and Development Appeal Board and Enforcement Appeal Committee

MOVED by Councillor Hanson that Councillor Kissel be appointed as the Chair of the Subdivision and Development Appeal Board and Enforcement Appeal Committee for a one year term to expire in October, 2021.

Carried

G-2 Municipal Planning Commission

Municipal Planning Commission Members

Reeve Henn called for nominations for up to eight members for the Municipal Planning Commission.

Councillor Schule nominated Councillor Gautreau. Councillor Gautreau accepted the nomination.

Councillor Gautreau nominated Councillor Schule. Councillor Schule accepted the nomination.

Councillor Wright nominated Councillor Hanson. Councillor Hanson accepted the nomination.

Deputy Reeve McKylor nominated Councillor Kamachi. Councillor Kamachi accepted the nomination.

Councillor Schule nominated Councillor Boehlke. Councillor Boehlke accepted the nomination.

Councillor Boehlke nominated Councillor Wright. Councillor Wright declined the nomination.

Councillor Gautreau nominated Reeve Henn. Reeve Henn accepted the nomination.

Councillor Kamachi nominated Deputy Reeve McKylor. Deputy Reeve McKylor accepted the nomination.

MOVED by Councillor Boehlke that nominations cease.

Carried

Chair of the Municipal Planning Commission

Reeve Henn called for nominations for Chair of the Municipal Planning Commission.

Deputy Reeve McKylor nominated Councillor Gautreau. Councillor Gautreau accepted the nomination.

Councillor Kissel nominated Councillor Hanson. Councillor Hanson accepted the nomination.

MOVED by Councillor Schule that nominations cease.

Carried

Executive Directors Grant Kaiser and Theresa Cochran conducted the election by secret ballot.

Municipal Planning Commission Members

MOVED by Councillor Boehlke that the motion to close nominations for up to eight members for Municipal Planning Commission be reconsidered.

Carried

Reeve Henn called again for nominations for up to eight members for the Municipal Planning Commission.

Councillor Boehlke nominated Councillor Gautreau, Councillor Schule, Councillor Hanson, Councillor Kamachi, Councillor Boehlke, Reeve Henn, Deputy Reeve McKylor and Councillor Wright.

MOVED by Deputy Reeve McKylor that nominations cease.

Carried

MOVED by Councillor Boehlke that all of Council with the exception of Councillor Kissel be appointed to the Municipal Planning Commission for a term to expire in October, 2021.

Carried

G-1 Subdivision and Development Appeal Board and Enforcement Appeal Committee

Subdivision and Development Appeal Board and Enforcement Appeal Committee Councillor

MOVED by Councillor Hanson that Councillor Kissel be appointed as the Council representative to the Subdivision and Development Appeal Board and Enforcement Appeal Committee for a one year term to expire in October, 2021.

Carried

Chair of the Subdivision and Development Appeal Board and Enforcement Appeal Committee

MOVED by Councillor Hanson that Councillor Kissel be appointed as the Chair of the Subdivision and Development Appeal Board and Enforcement Appeal Committee for a one year term to expire in October, 2021.

Carried

G-2 Municipal Planning Commission

Chair of the Municipal Planning Commission

Councillor Gautreau was elected by secret ballot.

MOVED by Councillor Hanson that Councillor Gautreau be appointed as Chair of the Municipal Planning Commission for a one year term to expire in October, 2021.

Carried

Vice Chair of the Municipal Planning Commission

Reeve Henn called for nominations for Vice Chair of the Municipal Planning Commission.

Councillor Gautreau nominated Councillor Schule. Councillor Schule accepted the nomination.

Councillor Kissel nominated Councillor Hanson. Councillor Hanson accepted the nomination.

MOVED by Councillor Hanson that nominations cease.

Carried

Executive Directors Grant Kaiser and Theresa Cochran conducted the election by secret ballot.

Councillor Schule was elected by secret ballot.

MOVED by Deputy Reeve McKylor that Councillor Schule be appointed as Vice Chair of the Municipal Planning Commission for a one year term to expire in October, 2021.

Carried

G-3 Recreation Governance Committee

Chair of the Recreation Governance Committee

Reeve Henn called for nominations for Chair of the Recreation Governance Committee.

Councillor Gautreau nominated Deputy Reeve McKylor. Deputy Reeve McKylor accepted the nomination.

Councillor Wright nominated Councillor Hanson. Councillor Hanson accepted the nomination.

MOVED by Councillor Gautreau that nominations cease.

Carried

Executive Directors Grant Kaiser and Theresa Cochran conducted the election by secret ballot.

Deputy Reeve McKylor was elected by secret ballot.

MOVED by Councillor Gautreau that Deputy Reeve McKylor be appointed as Chair of the Recreation Governance Committee for a one year term to expire in October, 2021.

Carried

Vice Chair of the Recreation Governance Committee

Reeve Henn called for nominations for Vice Chair of the Recreation Governance Committee.

Councillor Gautreau nominated Councillor Schule. Councillor Schule accepted the nomination.

Councillor Kissel nominated Councillor Hanson. Councillor Hanson accepted the nomination.

MOVED by Councillor Gautreau that nominations cease.

Carried

Executive Directors Grant Kaiser and Theresa Cochran conducted the election by secret ballot.

Councillor Schule was elected by secret ballot.

MOVED by Councillor Gautreau that Councillor Schule be appointed as Vice Chair of the Recreation Governance Committee for a one year term to expire in October, 2021.

Carried

G-4 Agricultural Service Board

Agricultural Service Board Councillors

Reeve Henn called for nominations for three Councillors on the Agricultural Service Board.

Councillor Schule nominated Councillor Boehlke. Councillor Boehlke accepted the nomination.

Deputy Reeve McKylor nominated Reeve Henn. Reeve Henn accepted the nomination.

Councillor Kissel nominated Councillor Wright. Councillor Wright accepted the nomination.

Councillor Kamachi nominated Deputy Reeve McKylor. Deputy Reeve McKylor accepted the nomination.

Reeve Henn withdrew his nomination.

Councillor Wright nominated Councillor Hanson. Councillor Hanson accepted the nomination.

Councillor Gautreau nominated Councillor Schule. Councillor Schule declined the nomination.

MOVED by Deputy Reeve McKylor that nominations cease.

Carried

Executive Directors Grant Kaiser and Theresa Cochran conducted the election by secret ballot.

Agricultural Service Board Member at Large (East of Highway 2)

MOVED by Councillor Boehlke that Tricia Fehr be appointed to the Agricultural Services Board as member at large from east of Highway 2 for a three year term to expire at the 2023 organizational meeting.

Carried

Agricultural Service Board Councillors

Councillor Boehlke and Councillor Wright were elected by secret ballot. Deputy Reeve McKylor and Councillor Hanson were tied on the secret ballot.

Executive Directors Grant Kaiser and Theresa Cochran conducted an additional election by secret ballot.

Deputy Reeve McKylor was elected by secret ballot.

MOVED by Councillor Gautreau that Councillor Boehlke, Councillor Wright, and Deputy Reeve McKylor be appointed as Council representatives on the Agricultural Service Board for a one year term to expire in October, 2021.

Carried

Chair of the Agricultural Service Board

Reeve Henn called for nominations for Chair of the Agricultural Service Board.

Councillor Gautreau nominated Councillor Boehlke. Councillor Boehlke accepted the nomination.

MOVED by Councillor Gautreau that nominations cease.

Carried

Councillor Boehlke was elected by acclamation.

MOVED by Councillor Gautreau that Councillor Boehlke be appointed as Chair of the Agricultural Service Board for a one year term to expire in October, 2021.

Carried

G-5 Family and Community Support Services Board

Family and Community Support Services Board Councillors

Reeve Henn called for nominations for two Councillors on the Family and Community Support Services Board.

Councillor Boehlke nominated Councillor Hanson. Councillor Hanson accepted the nomination.

Councillor Kissel nominated Councillor Wright. Councillor Wright accepted the nomination.

MOVED by Councillor Gautreau that nominations cease.

Carried

Councillor Hanson and Councillor Wright were elected by acclamation.

MOVED by Councillor Kissel that Councillor Hanson and Councillor Wright be appointed as Council representatives to the Family and Community Support Services Board for a one year term to expire in October, 2021.

Carried

Family and Community Support Services Board Member at Large

Reeve Henn called for nominations for one member at large on the Family and Community Support Services Board.

Councillor Kissel nominated Debbie Maclean.

MOVED by Councillor Hanson that nominations cease.

Carried

Debbie Maclean was elected by acclamation.

MOVED by Councillor that Debbie Maclean be appointed as member at large to the Family and Community Support Services Board for a two year term to expire in October, 2022.

Carried

G-6 **Assessment Review Boards**

Assessment Review Boards Councillors

Reeve Henn called for nominations for one Councillor on the Assessment Review Boards.

Councillor Schule nominated Councillor Gautreau. Councillor Gautreau accepted the nomination.

MOVED by Councillor Schule that nominations cease.

Carried

Councillor Gautreau was elected by acclamation.

MOVED by Councillor Schule that Councillor Gautreau be appointed as Council representative to the Assessment Review Boards for a one year term to expire in October, 2021.

Carried

Chair of the Assessment Review Boards

Reeve Henn called for nominations for Chair of the Assessment Review Board.

Councillor Schule nominated Councillor Gautreau. Councillor Gautreau accepted the nomination.

Councillor Wright nominated Councillor Kissel. Councillor Kissel accepted the nomination.

MOVED by Councillor Gautreau that nominations cease.

Carried

Executive Directors Grant Kaiser and Theresa Cochran conducted the election by secret ballot.

Councillor Gautreau was elected by secret ballot.

MOVED by Councillor Schule that Councillor Gautreau be appointed as Chair of the Assessment Review Boards for a one year term to expire in October, 2021.

Carried

Vice Chair of the Assessment Review Boards

Reeve Henn called for nominations for Vice Chair of the Assessment Review Board.

Councillor Wright nominated Councillor Kissel. Councillor Kissel accepted the nomination.

Executive Directors Grant Kaiser and Theresa Cochran conducted the election by secret ballot.

Councillor Kissel was elected by acclamation.

MOVED by Councillor Boehlke that Councillor Kissel be appointed as Vice Chair of the Assessment Review Boards for a one year term to expire in October, 2021.

Carried

G-7 Bragg Creek FireSmart Committee

Bragg Creek FireSmart Committee Councillor

Reeve Henn called for nominations for one Councillor on the Bragg Creek FireSmart Committee.

Deputy Reeve McKylor nominated Councillor Kamachi. Councillor Kamachi accepted the nomination.

MOVED by Councillor Gautreau that nominations cease.

Carried

Executive Directors Grant Kaiser and Theresa Cochran conducted the election by secret ballot.

Councillor Kamachi was elected by acclamation.

MOVED by Councillor Gautreau that Councillor Kamachi be appointed to the Bragg Creek FireSmart Committee for a one year term to expire in October 2021.

Carried

H-1 Calgary Metropolitan Region Board

Calgary Metropolitan Region Board Councillor

Reeve Henn called for nominations for Councillor on the Calgary Metropolitan Region Board.

Councillor Schule nominated Councillor Boehlke. Councillor Boehlke accepted the nomination.

The Chair called for a recess at 11:25 a.m. and called the meeting back to order at 11:29 a.m. with all previously mentioned members present.

Deputy Reeve McKylor nominated Reeve Henn. Reeve Henn accepted the nomination.

MOVED by Councillor Gautreau that nominations cease.

Carried

Executive Directors Grant Kaiser and Theresa Cochran conducted the election by secret ballot.

Reeve Henn was elected by secret ballot.

MOVED by Councillor Gautreau that Reeve Henn be appointed as the Council representative to the Calgary Metropolitan Region Board for a one year term to expire in October 2021.

Carried

Calgary Metropolitan Region Board Alternate Councillor

Reeve Henn called for nominations for alternate Councillor on the Calgary Metropolitan Region Board.

Deputy Reeve McKylor nominated Councillor Boehlke. Councillor Boehlke accepted the nomination.

Councillor Kissel nominated Councillor Hanson. Councillor Hanson accepted the nomination.

MOVED by Deputy Reeve McKylor that nominations cease.

Carried

Executive Directors Grant Kaiser and Theresa Cochran conducted the election by secret ballot.

Councillor Boehlke was elected by secret ballot.

MOVED by Councillor Gautreau that Councillor Boehlke be appointed as the alternate Council representative on the Calgary Metropolitan Region Board.

Carried

H-2 Spray Lake Sawmills Recreation Park Society

Spray Lake Sawmills Recreation Park Society Councillor

Reeve Henn called for nominations for Councillor on the Spray Lake Sawmills Recreation Park Society.

Councillor McKylor nominated Deputy Reeve McKylor. Deputy Reeve McKylor accepted the nomination.

Councillor Wright nominated Councillor Kissel. Councillor Kissel accepted the nomination.

MOVED by Councillor Gautreau that nominations cease.

Carried

Executive Directors Grant Kaiser and Theresa Cochran conducted the election by secret ballot.

Deputy Reeve McKylor and Councillor Kissel tied on the secret ballot due to a spoiled ballot.

Executive Directors Grant Kaiser and Theresa Cochran conducted an additional election by secret ballot.

Deputy Reeve McKylor was elected by secret ballot.

MOVED by Councillor Gautreau that Deputy Reeve McKylor be appointed as Council representative to the Spray Lake Sawmills Recreation Park Society for a one year term to expire in October, 2021.

Carried

H-4 Cochrane Intermunicipal Committee

Cochrane Intermunicipal Committee Councillors

MOVED by Councillor Hanson that Councillor Wright and Councillor Kissel be appointed as Council representatives to the Cochrane Intermunicipal Committee for a one year term to expire on October, 2021.

Carried

H-5 M.D. of Big Horn Review Committee

Council did not make appointments to the M.D. of Big Horn Review Committee as the terms of reference were proposed to be rescinded at the October 27, 2020 Council meeting.

H-6 Mountain View County Review Committee

Council did not make appointments to the Mountain View County Review Committee as the terms of reference were proposed to be rescinded at the October 27, 2020 Council meeting.

H-3 Cochrane Ag Lands Advisory Committee

Council did not make appointments to the Cochrane Ag Lands Advisory Committee as a related confidential closed session item was included on the October 27, 2020 Council meeting.

I Adjourn the Meeting

MOVED by Councillor Wright that October 27, 2020 Organizational meeting be adjourned at 11:57 a.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



COUNCIL MEETING MINUTES

Tuesday, October 27, 2020
12:00 PM

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

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

Also Present: A. Hoggan, Chief Administrative Officer
 G. Kaiser, Executive Director, Community and Business
 K. Robinson, Executive Director, Corporate Services
 T. Cochran, Executive Director, Community Development Services
 S. Hulsman, A/Executive Director, Operations
 F. Contreras, Director, Corporate and Strategic Planning
 B. Woods, Manager, Financial Services
 D. Hafichuk, Manager, Capital Project Management
 G. Nijjar, Manager, Planning and Development Services
 C. Satink, Municipal Clerk, Municipal Clerk's Office
 T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
 J. Anderson, Senior Planner, Planning and Development Services
 J. Kwan, Senior Planner, Planning and Development Services
 S. Khouri, Planner, Planning and Development Services
 C. Lombardo, Planner, Planning and Development Services
 K. Jiang, FOIP and Records Coordinator, Municipal Clerk's Office
 M. Mitton, Legislative Coordinator, Municipal Clerk's Office

A Call Meeting to Order

The Chair called the meeting to order at 12:00 p.m. with all members present.

B Updates/Approval of Agenda

MOVED by Councillor Kissel that the October 27, 2020 Council meeting agenda be accepted as presented.

Carried

C October 6, 2020 Council Meeting Minutes

MOVED by Councillor Gautreau that the October 6, 2020 Council meeting minutes be approved as presented.

Carried

L-1 Division 1 - Copithorne Gravel Pit – Traffic Impact Assessment
File: PRDP20151800 (04818004)

Judy Copithorne addressed Council on a request for a letter of support for a revised Traffic Impact Assessment.

MOVED by Councillor Kamachi that the presentation be received for information.

Carried

MOVED by Councillor Kamachi that Administration be directed to prepare a letter in support of the Applicant's revised Traffic Impact Assessment for the Province's consideration.

Carried

The Chair called for a recess at 12:25 p.m. and called the meeting back to order at 1:00 p.m. with all previously mentioned members present.

E-1 Division 2 - Bylaw C-8079-2020 - Redesignation Item - Direct Control Bylaw Site-Specific Amendments
File: PL20200078 (05707130 to 05707167)

E-2 Division 2 - Bylaw C-8080-2020 - Redesignation Item - Direct Control Bylaw Site-Specific Amendments
File: PL20200079 (05707001 / 05707002)

MOVED by Deputy Reeve McKylor that the public hearing for item E-1 and E-2 be opened concurrently at 1:01 p.m.

Carried

Person(s) who presented:	Nathan Arthur, Stantec Consulting (Applicant) Birol Fisekci, HDI
Person(s) who presented in favour:	None
Person(s) who presented in opposition:	None
Person(s) who presented rebuttal:	None

MOVED by Deputy Reeve McKylor that the public hearing for items E-1 and E-2 be closed at 1:24 p.m.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8079-2020 be given second reading.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8079-2020 be given third and final reading.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8080-2020 be given second reading.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8080-2020 be given third and final reading.

Carried

E-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)
File: PL20190206 (03912039)

MOVED by Councillor Kamachi that the public hearing for item E-3 be opened at 1:26 p.m.

Carried

Person(s) who presented: Kimberley French (Applicant)

Person(s) who presented in favour: Willie Prebushewsky
Shannon Bailey
Tijs Overmars
Nolan Tutor

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: Kimberley French (Applicant)

MOVED by Councillor Kamachi that the public hearing for item E-3 be closed at 1:54 p.m.

Carried

MOVED by Councillor Kamachi 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).

Carried

F-10 All Divisions - Authorization to Sign Cooperative Stormwater Management Initiative Agreements
File: 1015-750

Councillor Hanson left the meeting at 2:24 p.m. and returned to the meeting at 2:26 p.m.

MOVED by Councillor Schule that the Chief Administrative Officer, or delegate, be directed to sign the CSMI User Agreement, the CSMI Development Agreement, and the CSMI Management Agreement.

Carried

MOVED by Councillor Schule that Executive Director Byron Riemann be appointed as the County's interim Board Member until such time that a permanent Board Member is selected.

Carried

The Chair called for a recess at 2:35 p.m. and called the meeting back to order at 2:40 p.m. with all previously mentioned members present.

F-12 Division 4 - Development Permit Item - Religious Assembly
File: PRDP20201717 (03323025)

MOVED by Councillor Wright that the applicant be allowed to speak.

Carried

Alex Vainshtein with Carswell Planning, the applicant, addressed Council on Development Permit Application PRDP20201717.

Bart Carswell with Carswell Planning, the applicant, further addressed Council on the proposed conditions of approval for Development Permit Application PRDP20201717.

MOVED by Councillor Schule that a new condition 9(a) be added to Attachment 'B' to read as follows:

"That the applicant shall be required to enter into a development agreement with the County for the upgrade of Glenmore View Road to a Regional Transitional Paved (400.10) Standard from Highway 560 to the site access in accordance with the County's Servicing Standards."

Defeated

MOVED by Deputy Reeve McKylor that Development Permit Application PRDP20201717 be approved with the conditions noted in Attachment 'B'.

Carried

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

Brian Conger and Darren Young with ISL Engineering and Land Services provided a presentation to Council on proposed Electoral Boundaries and Council Composition Bylaw C-8077-2020.

MOVED by Councillor Schule that Bylaw C-8077-2020 be given first reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8077-2020 be given second reading.

Carried

MOVED by Councillor Schule that Bylaw C-8077-2020 be considered for third reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-8077-2020 be given third and final reading.

Carried

The Chair called for a recess at 3:47 p.m. and called the meeting back to order at 3:53 p.m. with all previously mentioned members present.

F-1 All Divisions - Municipal Operating Support Transfer (MOST)
File: N/A

MOVED by Councillor Gautreau 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.

Carried

F-2 Division 5 - Late Tax Payment Penalty Cancellation Request
File: 03332014 & 03332017

MOVED by Councillor Hanson that the request for late tax penalty cancellation in the amount of \$574.56 be accepted.

Defeated

MOVED by Councillor Gautreau that the request for late tax penalty cancellation in the amount of \$574.56 be denied.

Carried

F-3 Division 8 - Late Tax Payment Penalty Cancellation Request
File: 05631132

MOVED by Councillor Wright that the request for late tax penalty cancellation in the amount of \$728.33 be waived.

Defeated

MOVED by Deputy Reeve McKylor that the request for late tax penalty cancellation in the amount of \$728.33 be denied.

Carried

F-4 Division 8 - Late Tax Payment Penalty Cancellation Request
File: 05631184

MOVED by Councillor Gautreau that the request for late tax penalty cancellation in the amount of \$1,527.23 be denied.

Carried

F-5 Division 8 - Late Tax Payment Penalty Cancellation Request
File: 05618099

MOVED by Councillor Gautreau that the request for late tax penalty cancellation in the amount of \$866.21 be denied.

Carried

F-6 Division 5 - Late Tax Payment Penalty Cancellation Request
File: 04332041

MOVED by Councillor Gautreau that the request for late tax penalty cancellation in the amount of \$191.43 be denied.

Carried

F-7 All Divisions - Credit Card Payments - Update Report
File: 0785

Main Motion:

MOVED by Councillor Wright that this report be accepted for information.

Amending Motion:

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

"THAT this report be accepted for information and that Administration provide an update to the inclusion of credit card payments for property taxes to Council on or before the end of March, 2021."

Carried

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

Main Motion as Amended:

MOVED by Councillor Wright that this report be accepted for information and that Administration provide an update to the inclusion of credit card payments for property taxes to Council on or before the end of March, 2021.

Carried

F-8 All Divisions - Property Tax Agreement Request – Tax Rolls 38115040 and 00010565
File: 0785

MOVED by Councillor Schule 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.

Carried

The Chair called for a recess at 4:51 p.m. and called the meeting back to order at 5:14 p.m. with all previously mentioned members present.

F-9 All Divisions - 2020 Road Ban Exemption Agricultural Permit Results
File: 4040-300

MOVED by Councillor Hanson that the one-time 2020 Road Ban Exemption Agricultural Permit Results be received as information.

Carried

F-11 Division 7 - Terms of Reference - Balzac East Area Structure Plan Expansion
File: N/A

MOVED by Councillor Schule 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'.

Carried

Motion Arising:

MOVED by Councillor Wright that Administration be directed to advise Council on how much land is currently available in ASPs in Rocky View, separated between commercial, residential and industrial land use, and their current average yearly absorption rate by ASP by end of February, 2021.

Defeated

F-13 Division 7 - Development Permit Item – Cooler Addition (Harmony Beef)
File: PRDP20201717 (03323025)

MOVED by Councillor Boehlke condition 3 in Attachment 'B' be amended as follows:

"That prior to issuance of this permit, the Applicant/Owner shall provide **an updated** 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."

Carried

MOVED by Councillor Boehlke that Development Permit Application PRDP20202244 be approved in accordance with the conditions noted in Attachment 'B' as amended.

Carried

F-14 Division 2 - Bingham Crossing Community Use Building
File: N/A

MOVED by Deputy Reeve McKylor that the report on the Bingham Crossing Community Use Building be received for information.

Carried

F-15 All Divisions - Boards / Committees Review
File: N/A

MOVED by Councillor Gautreau 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

Carried

MOVED by Councillor Hanson that no further appointments be made to the following board/committee:

- (a) Bow Rivers Edge Campground Society

Carried

MOVED by Deputy Reeve McKylor 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

Carried

MOVED by Councillor Hanson 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, and that providing a verbal report is highly recommended.

Carried

Motion Arising:

MOVED by Councillor Boehlke that Administration be directed to investigate and bring back to Council the possibility of standardizing all council boards and committees length of term by the end of June, 2021.

Carried

F-16 All Divisions - Livestreaming of the Municipal Planning Commission Meetings
File: N/A

MOVED by Councillor Hanson that the meetings of the Municipal Planning Commission be livestreamed as of the October 29, 2020 Municipal Planning Commission meeting date.

Carried

G-2 All Divisions - Bylaw C-8092-2020 - First Reading Bylaw - Rocky View County Land Use Bylaw - Various Amendments
File: 1015-565

G-3 Division 6 - Bylaw C-8088-2020 - First Reading Bylaw - Redesignation Item: Business Use
File: PL20200111 (07534001)

G-4 Division 5 - Bylaw C-8089-2020 - First Reading Bylaw - Redesignation Item: Residential Use
File: PL20200134 (06521007)

G-5 Division 7 - Bylaw C-8094-2020 - First Reading Bylaw - Redesignation Item: Residential Use
File: PL20200134 (06521007)

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

- Bylaw C-8092-2020
- Bylaw C-8088-2020
- Bylaw C-8089-2020
- Bylaw C-8094-2020

Carried

J-1 2020 Council Priorities and Significant Issues List
File: N/A

The 2020 Council Priorities and Significant Issues List for October 27, 2020 was provided as information.

M-1 Confidential Closed Session Item – Cochrane Ag Society Lands
File: RVC2020-34

MOVED by Councillor Hanson that Council move into closed session at 6:02 p.m. to consider the following item under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Cochrane Ag Society Lands

- 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
G. Kaiser, Executive Director, Community and Business
K. Robinson, Executive Director, Corporate Services
T. Cochran, Executive Director, Community Development Services

MOVED by Councillor Schule that Council move into open session at 6:19 p.m.

Carried

MOVED by Councillor Hanson that Administration be directed to proceed with executing the Purchase and Sale Agreement and the Restrictive Covenant as discussed in confidential report #RVC2020-34.

Carried

N Adjourn the Meeting

MOVED by Councillor Schule that the October 27, 2020 Council Meeting be adjourned at 6:20 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	November 10, 2020	DIVISION: 8
TIME:	Morning Appointment	
FILE:	06606046	APPLICATION: PL20200059
SUBJECT:	Redesignation Item – Residential Use	

POLICY DIRECTION:

The Rocky View County/Calgary Intermunicipal Development Plan and Bearspaw Area Structure Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate the creation of a 2.20 acre parcel (Lot 1) and 2.20 acre remainder (Lot 2).

The application was circulated to 149 adjacent landowners and one response was received; in addition, two letters of support were submitted with the application (see Attachment 'D'). The application was also circulated to a number of internal and external agencies; responses are available in Attachment 'A'.

Council gave first reading to Bylaw C-8060-2020 on July 14, 2020.

The following is a summary of the application assessment:

- Policies of the Bearspaw Area Structure Plan allow lot sizes less than four acres within the subject lands and surrounding area, subject to proposals being supported by a conceptual scheme. In this case, a conceptual scheme would have limited benefit in guiding subdivision of the lands and is not considered to be required.
- 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:	May 11, 2020
DATE DEEMED COMPLETE:	May 12, 2020

PROPOSAL:	To redesignate the subject land from Residential, Rural Residential District to Residential, Country Residential District to facilitate the creation of a 2.20 acre parcel (Lot 1) and 2.20 acre remainder (Lot 2).
LEGAL DESCRIPTION:	Lot 9, Block 8, Plan 8711106 within SE 6-26-2-W5M
GENERAL LOCATION:	Located approximately one mile west of the city of Calgary, on the northwest corner of Range Road 25 and Burma Road.
APPLICANT:	Lindsey Scharf

Administration Resources

Oksana Newmen, Planning and Development Services



OWNERS:	Ilse Scharf
EXISTING LAND USE DESIGNATION:	Residential, Rural Residential District (R-RUR)
PROPOSED LAND USE DESIGNATION:	Residential, Country Residential District (R-CRD)
GROSS AREA:	± 4.40 acres
SOILS (C.L.I. from A.R.C.):	<p>Class 5T90 – Very severe limitations due to adverse topography.</p> <p>Class 5W10 – Very severe limitations due to excessive wetness/poor drainage.</p>

HISTORY:

August 27, 1987 Subdivision Plan 8711106 was registered at Land Titles creating two parcels of 4.40 acres each; one being the subject property. Municipal Reserves were provided via cash-in-lieu.

POLICY ANALYSIS:Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)

The proposal is considered to align with the policies of the IDP. The application was referred to the City of Calgary in accordance with Section 15.1 of the IDP; no comments were received in response.

Bearspaw Area Structure Plan

Policy 8.1.20 of the BASP requires the minimum parcel size of four acres, however Policy 8.1.21 allows for development of parcels less than four acres with preparation of a conceptual scheme.

The Applicant did not propose a conceptual scheme; however after evaluating the proposal and the applicable policy, Administration concluded that a conceptual scheme would not provide any additional information or benefit for the subdivision of these lands for the following reasons:

1. Conceptual schemes are generally focused at the quarter section scale, and are put in place to guide overall development of the wider area. Although there are some larger parcels within the wider quarter that could support multi-lot subdivision, the quarter is already heavily fragmented, and many of the parcels immediately surrounding the subject land are developed as two acre parcels.
2. This redesignation would only facilitate the creation of one new lot.
3. There are no technical concerns from an access, stormwater, or servicing perspective.

Land Use Bylaw

The proposed lot sizes would meet the minimum parcel size and intent of the Residential, Country Residential District; the application is consistent with the Land Use Bylaw.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8060-2020 be amended in accordance with Attachment B.
- Motion #2 THAT Bylaw C-8060-2020 be given second reading, as amended.
- Motion #3 THAT Bylaw C-8060-2020 be given third and final reading, as amended.
- Option # 2: THAT application PL20200059 be refused.



ROCKY VIEW COUNTY

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community and Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ON/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Application Referrals
ATTACHMENT ‘B’: Bylaw C-8060-2020 and Schedule A
ATTACHMENT ‘C’: Map Set
ATTACHMENT ‘D’: Public Submissions



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
Public Utility	
Enmax	<p>We have reviewed this application and have the following comments:</p> <ol style="list-style-type: none"> 1. Please contact GetConnected@enmax.com for any electrical servicing or specific electrical requirements. 2. There is an existing 25 kV single-phase overhead power line and pole-mounted transformer installed inside property and along road, outside the north and east limit of the subject area (as approximately shown on the attached plan). Any revision, relocation, or alteration of the existing underground power line will be done at the developer's expense. 3. There is an existing 25 kV three-phase overhead power line along north of Burma Road, outside the south limit of the subject area (as approximately shown on the attached plan). 4. There are existing 25 kV single & three-phase underground power line along Burma Road & Range Rd 25, outside the southeast corner limit of the subject area (as approximately shown on the attached plan). 5. Any exposure of Enmax facilities will be subject to inspection prior to backfilling. 6. Prior to construction, all underground utilities within the subject area must be located. Please contact Alberta One-Call at 1-800-242-3447 to locate and identify the buried utilities. If the developer crosses any existing Enmax underground installation, the developer should notify Enmax for inspection prior to backfilling the crossing. 7. The developer is responsible to maintain clearance of buildings from the abovementioned pad-mounted transformer in accordance with the Enmax safety clearance criteria (i.e. no temporary or permanent structures to be built within the non-compliance zone, see attached ENMAX standard 6303). 8. If the developer requests any changes that could affect the existing ENMAX structures in the vicinity, (e.g. grade changes, relocation, or removal of lines, etc.), the developer is responsible for all the associated costs for making the change. 9. The developer would need approval from ENMAX before proceeding with changes that could affect ENMAX installations, and all agreements are to be in place 8 weeks prior to relocation.
Internal Departments	
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to enter into a Deferred Servicing Agreement outlining that future lot owners will be required to connect to County wastewater, storm water and potable water servicing when such services become available.



AGENCY	COMMENTS
	<p>Geotechnical:</p> <ul style="list-style-type: none"> There appear to be no steep slopes on the subject land. <p>Transportation:</p> <ul style="list-style-type: none"> Lot 1 is accessible via a shared access road and mutual road approach off of Range Road 25. The applicant indicated that Lot 2 will be accessible via a new road approach off of Burma Road. <ul style="list-style-type: none"> As a condition of future subdivision, the applicant/owner will be required to either construct a new road approach off Burma Road to provide access to Lot 2. 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, over Lot 2. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> As part of the redesignation application, the applicant/owner submitted a PSTS Assessment conducted by Sabatini Earth Technologies Inc. dated October 31, 2008. The assessment references outdated standards and does not provide all of the information required for a Level 3 PSTS Assessment. <ul style="list-style-type: none"> At time of future subdivision, the applicant/owner will be required to submit an up-to-date Level 3 PSTS Assessment. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The applicant/owner submitted a letter from Rocky View Water Co-op Ltd. indicating that the co-op has sufficient capacity to service the proposed development. As a condition of future subdivision, the Applicant/Owner is to provide confirmation of tie-in for connection to Rocky View Water Co-op Ltd., an Alberta Environment licensed piped water supplier for the proposed lots. This includes providing information regarding: <ul style="list-style-type: none"> Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed lots; Documentation proving that water supply has been purchased and secured for the proposed lots; and Documentation proving that water supply infrastructure requirements including servicing to the property have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County. <p>Storm Water Management:</p> <ul style="list-style-type: none"> As part of redesignation, the applicant/owner submitted a stormwater management letter conducted by Osprey Engineering dated May 27, 2020 that indicated that an analysis is not required as the proposed development is not expected to increase drainage conditions by much. However, development falls



AGENCY	COMMENTS
	<p>within the Nose Creek MDP study area that contains drainage targets that need to be met for all development within the study area and the SSIP did not address whether the development met these targets.</p> <ul style="list-style-type: none"> ○ At time of future subdivision, the applicant/owner will need to provide a Site-Specific Stormwater Implementation Plan conducted by a professional engineer that is consistent with the conditions set in the Nose Creek Watershed Water Management Plan. • If onsite improvements are required, as a condition to future subdivision, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of Lots 1 and 2 for the implementation of the recommendations as per the SSIP accepted by the County. <p>Environmental:</p> <ul style="list-style-type: none"> • There appears to be a large wetland located on the subject land. The applicant/owner will be responsible to obtain all required AEP approvals should the proposed development impact the wetland.

Circulation Period: May 26 to June 25, 2020

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



ROCKY VIEW COUNTY

BYLAW C-8060-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw ~~C-4841-97~~ **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-8060-2020*.

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 Part 5, Land Use Maps No. **66 and** 66-SW of Bylaw ~~C-4841-97~~ **C-8000-2020** be amended by redesignating a portion of SE-6-26-2-W5M from Residential, ~~Rural Two~~ District (**R-RUR**) to **Residential, Country** Residential ~~One~~ District (**R-CRD**) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 A portion of SE-6-26-2-W5M is hereby redesignated to **Residential, Country** Residential ~~One~~ District as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

- 5 Bylaw C-8060-2020 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 14th day of July, 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



Schedule 'A'

Bylaw C-8060-2020

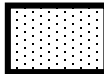
Amendment

FROM

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

TO

Residential One District (R-1)
 Residential, Country Residential
 District (R-CDR)



~~R-2~~ → ~~R-1~~
R-RUR → R-CDR
 1.78 ha
 (±4.40 acres)

BURMA RD



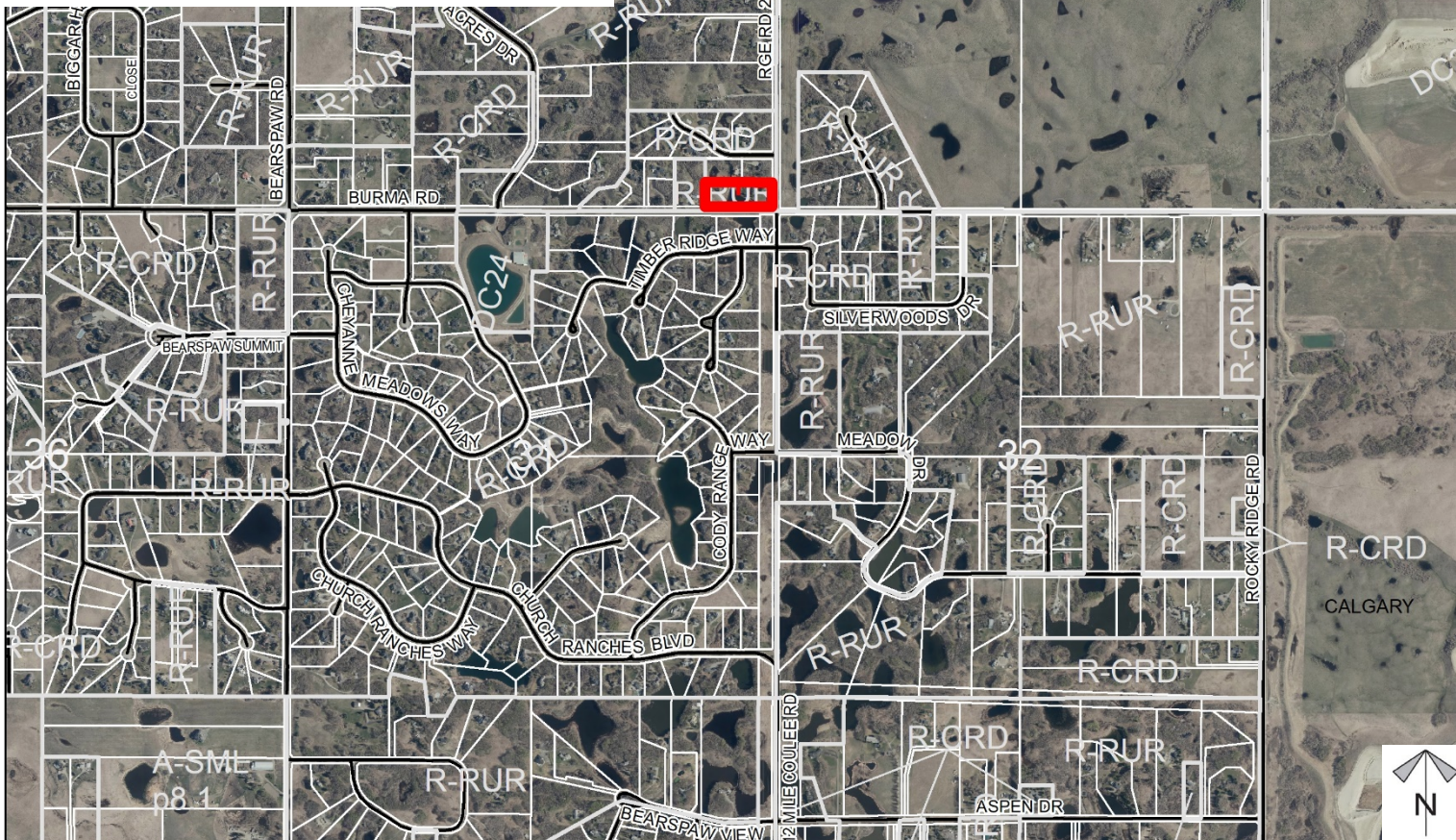
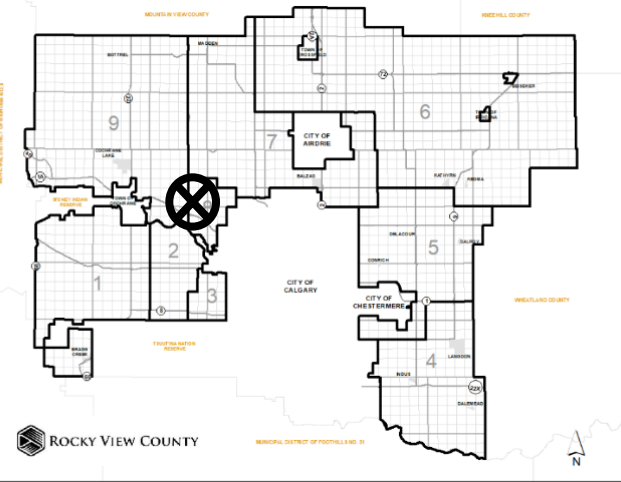
Division: 8
 Roll: 06606046
 File: PL20200059
 Printed: October 5, 2020
 Legal: Lot 9, Plan 8711106,
 Block 8, within
 SE 066-02-00544

Location & Context

Redesignation Proposal

To redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) in order to facilitate the creation of a 0.89 hectare (2.2 acre) parcel (Lot 1) and 0.89 hectare (2.2 acre) remainder (Lot 2).

Division: 8
 Roll: 06606046
 File: PL20200059
 Printed: October 5, 2020
 Legal: Lot 9, Plan 8711106,
 Block 8, within
 SE 06606046





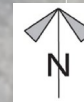
Development Proposal

Redesignation Proposal

To redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) in order to facilitate the creation of a 0.89 hectare (2.2 acre) parcel (Lot 1) and 0.89 hectare (2.2 acre) remainder (Lot 2).

R-RUR → R-CRD
 1.78 ha
 (±4.40 acres)

BURMA RD



Division: 8
 Roll: 06606046
 File: PL20200059
 Printed: October 5, 2020
 Legal: Lot 9, Plan 8711106,
 Block 8, within
 SE 066-02-00544

Page 35 of 210



Environmental

Redesignation Proposal

To redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) in order to facilitate the creation of a 0.89 hectare (2.2 acre) parcel (Lot 1) and 0.89 hectare (2.2 acre) remainder (Lot 2).

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

Division: 8
 Roll: 06606046
 File: PL20200059
 Printed: October 5, 2020
 Legal: Lot 9, Plan 8711106,
 Block 8, within
 SE 26-32-W05-44

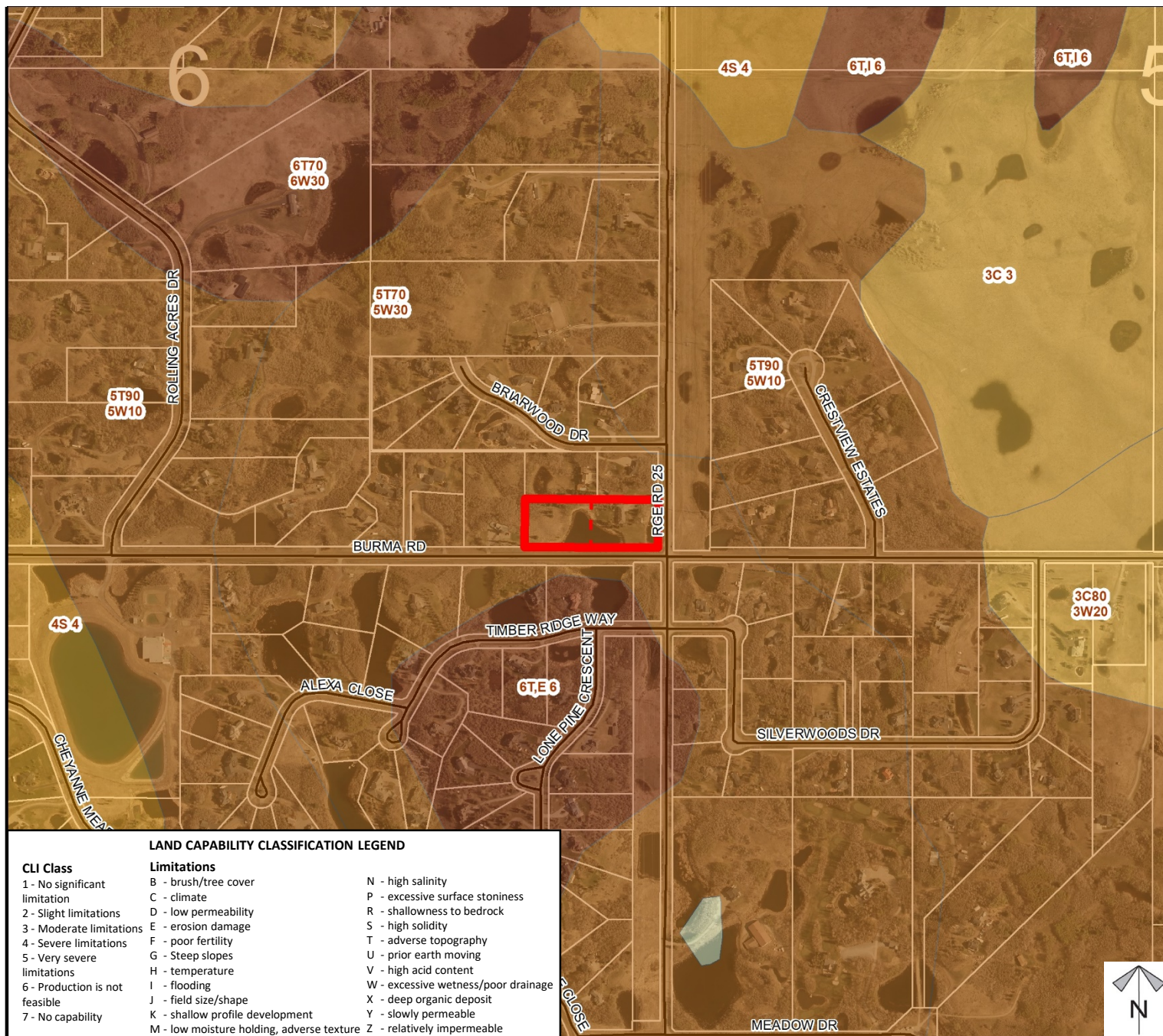




Soil Classifications

Redesignation Proposal

To redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) in order to facilitate the creation of a 0.89 hectare (2.2 acre) parcel (Lot 1) and 0.89 hectare (2.2 acre) remainder (Lot 2).



LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class

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

Limitations

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

Division: 8

Roll: 06606046

File: PL20200059

Printed: October 5, 2020

Legal: Lot 9, Plan 8711106,

Block 8, within
SE 1/4 of 31-10-544



Landowner Circulation Area

Redesignation Proposal

To redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) in order to facilitate the creation of a 0.89 hectare (2.2 acre) parcel (Lot 1) and 0.89 hectare (2.2 acre) remainder (Lot 2).

Legend

Support

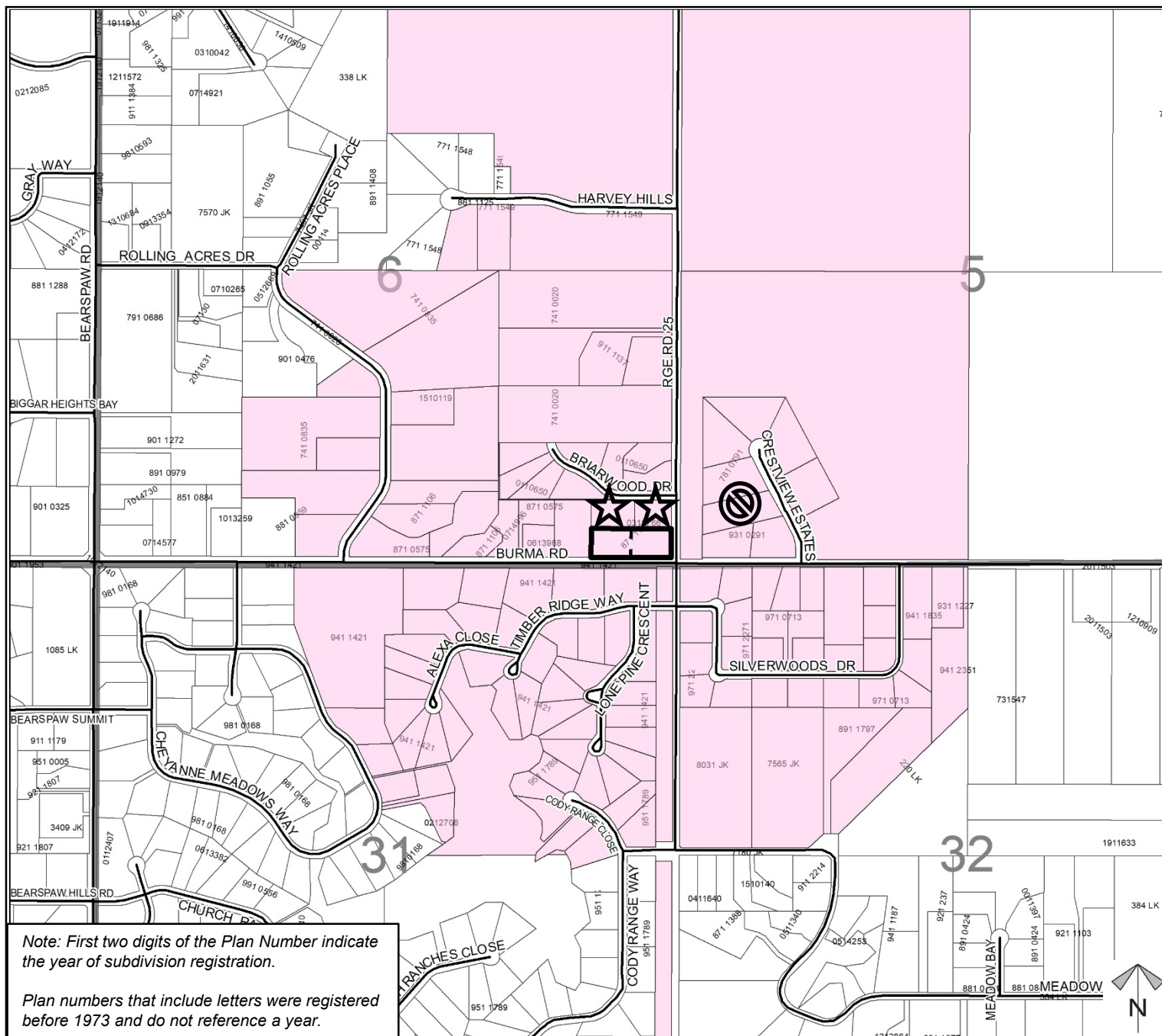


Opposition



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: 8
 Roll: 06606046
 File: PL20200059
 Printed: October 5, 2020
 Legal: Lot 9, Plan 8711106,
 Block 8, within
 SE 1/4 of 32-38-210
 06606046

Dear Neighbor,

This notification is to make you aware that we (Braden and Lindsey Scharf) will be undergoing the construction of our new home and will be pending our redesignation and subdivision application which is being submitted to Rocky View County.

All construction activities will occur in accordance with the guidelines set forth by Rocky View County. We will do our best to limit the amount of noise or disruption to you and your family throughout construction process. Our new house will be approximately 1,600 sq. ft. in size. Please see below the location of the proposed development.

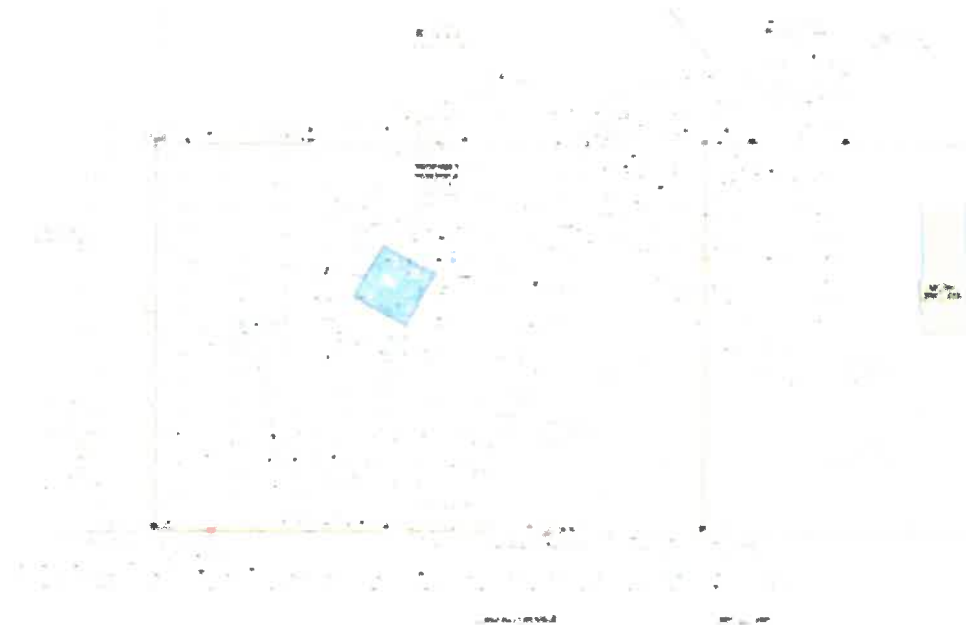
The signature below indicates that you are in support of our application. Thank you in advance for your cooperation.

Name of resident:

Address:

Signature:

Fred Scharf
25021 Briarwood Drive
[Signature]



For ease of reference:

Name of resident: Fred Scharf

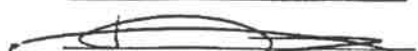
Address: 25021 Briarwood Drive

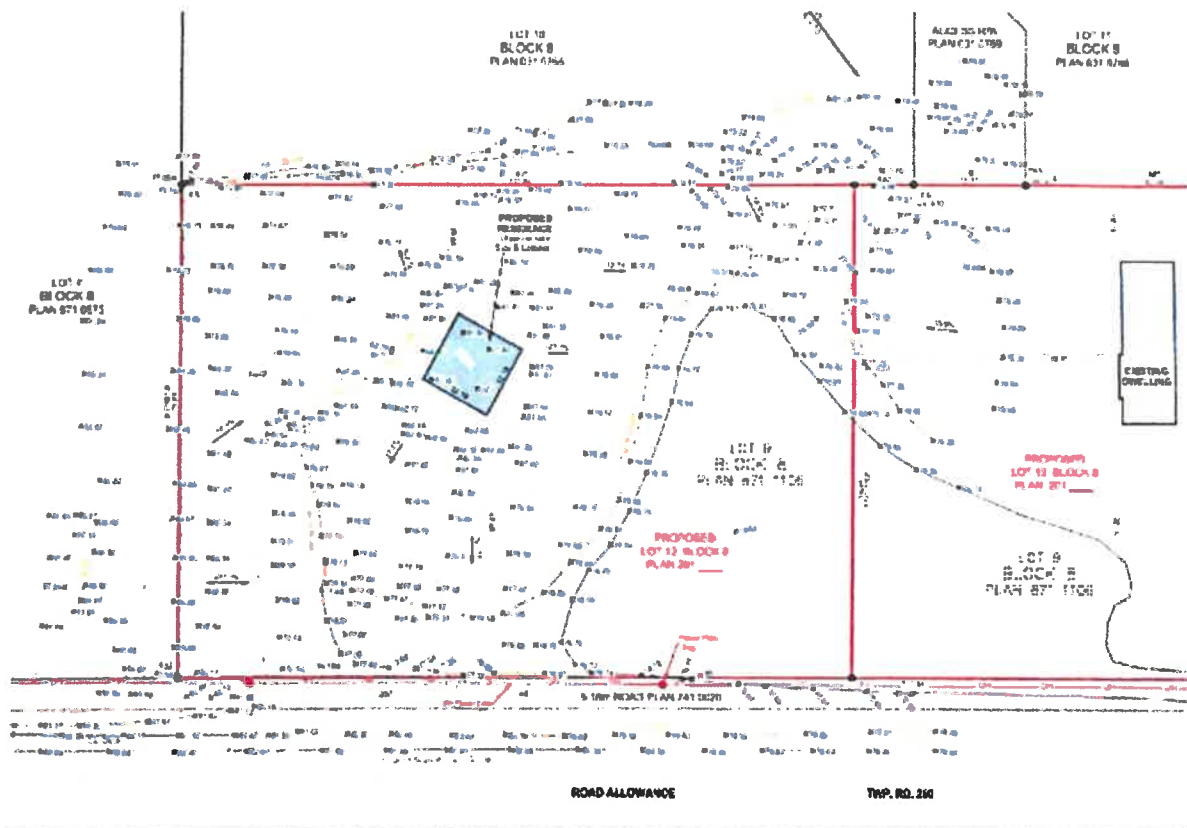
Dear Neighbor,

This notification is to make you aware that we (Braden and Lindsey Scharf) will be undergoing the construction of our new home next fall pending our redesignation and subdivision application which is being submitted to Rocky View County.

All construction activities will occur in accordance with the guidelines set forth by Rocky View County. We will do our best to limit the amount of noise or disruption to you and your family throughout construction process. Our new house will be approximately 1,600 sq ft. in size. Please see below the location of the proposed development.

The signature below indicates that you are in support of our application. Thank you in advance for your cooperation.

Name of resident: Peter Vandermey
 Address: 25025 BRIARWOOD DR.
 Signature: 



From: [Mike Edwards](#)
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - PL20200059 (06606046)
Date: October 14, 2020 4:09:16 PM
Attachments: [Bears paw Gravel Quarries - Letter to MD.pdf](#)

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

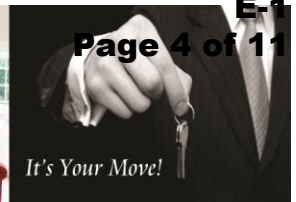
Dear Oksana

Regarding proposed Bylaw C-8060-2020, I would offer the following comments: Let us do some proper engineering (for a change). The County has to pay to remove excess water from ill-considered subdivisions such as we have, at taxpayer expense, along Meadow Drive. Crestview Estates has a water co-op (Goodwater Utility) that has served the community well for 40 years. We would like to keep it that way. We would also expect that a condition of subdivision would involve connections to the nearby Rocky View Water Co-Op rather than providing water service from a well. The whole real estate situation will be influenced by the success or failure of a proposed huge gravel extraction and crushing operation very close by. We trust the Applicant is aware of that. Please see attached!

Mike & Adri Edwards

32 Crestview Estates

Calgary, Alberta T3R 1E1



To: Dominic Kazmierczak, Planning Services, Rocky View County
cc: Eric Lowther, Division 8 Bears paw Councillor, Rocky View County

Re. MD of Rocky View ARP

I have reviewed the ARP and attended a few Public Open houses regarding this matter. Please note that I have not engaged in municipal affairs in the past, although this issue grabbed my attention due to the significant deleterious affect gravel quarries have on neighboring property values. In addition I have learned there are many other concerns including: Deleterious health effects. Inadequate setbacks furthering the health concerns. Lack of adequate regulations plus enforcement of the regulations. Ambiguity of language within the ARP which appears to be strongly in favor of the Sand / Gravel Operators. The MD's engagement of 3rd party service providers such as Golder and Associates who clearly have a strong bias toward the industry stakeholders given their mutual alliance via the [AB Sand and Gravel Association](#). The later being very disconcerting to me in that it suggests industries are unfairly influencing the decision makers of the county to make decisions that not at all address the best interests of Rockyview's residents!

I have been selling Real Estate in MD of Rockyview & Calgary for 20+ years & trust that my experience will bring added merit to my insights and opinions herein. Given my area of expertise and notwithstanding the added concerns previously listed, my focus here will be on the negative impact on property values that this proposed ARP will realize if carried forward as-is.

My wife and I live at 74 Gray Way, approx. 1.5 linear miles West of the proposed Lehigh Hanson & Heidelberg site (LLD = SW-05-26-02-West of 5) which (if approved) will most certainly have a negative value on our property. Furthermore it seems to be that there is an over abundance / concentration of gravel quarries in this particular area which has very close proximity to high density residential developments and their property values! In concern of this, I did some research and found 2 relevant studies on the issue which are covered below. Because the research includes several hyperlinks, I am emailing you this so you can access those hyperlinks. The information in the following pages c/w hyperlinks is public information that therefore can be further printed / distributed.

If you have any questions or would like added insights into the follow, please don't hesitate to ask.

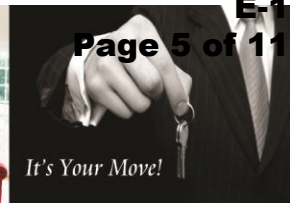
Sincerely,

Keith Braun
President
RealPros Real Estate Consultants
RE/MAX Mountain View



GOING THE EXTRA MILE!





Bearspaw Gravel Quarries / Rocky View County ARP

Research on the deleterious effect gravel quarries or haul routes have on the values of surrounding properties in the Rocky View County.

I sourced, reviewed and qualified 2 approaches to determining the effect gravel quarries have on surrounding property Values:

1. [Ben Lansink](#), AACI, P.App, MRICS / Lansink Appraisals and Consulting /

- [MARKET STUDY PIT - January 2014](#)
- This study included 19 properties all within 1.5 miles of an active or proposed quarry
- This study does not estimate market value of a specific property, rather the percent diminution in Price. The percent Price diminution, considers the distance of a property to the pit or quarry or haul route as illustrated via location illustration maps each of which has a scale.
- The analyses, opinions, and conclusions were developed, and this Case Study has been prepared, in conformity with (1) the [Canadian Uniform Standards of Professional Appraisal Practice](#) (CUSPAP), [Appraisal Institute of Canada](#); (2) the [Uniform Standards of Professional Appraisal Practice](#) (USPAP), [Appraisal Standards Board of United States](#); and (3) the [International Valuation Standards](#) (IVS).
- The diminution in Price is expressed as a percent of the Original Price and the Sold Price adjusted only for the passage of time.
- Mr Lansink's [Market Study](#) offers the below conclusion on market value diminution:

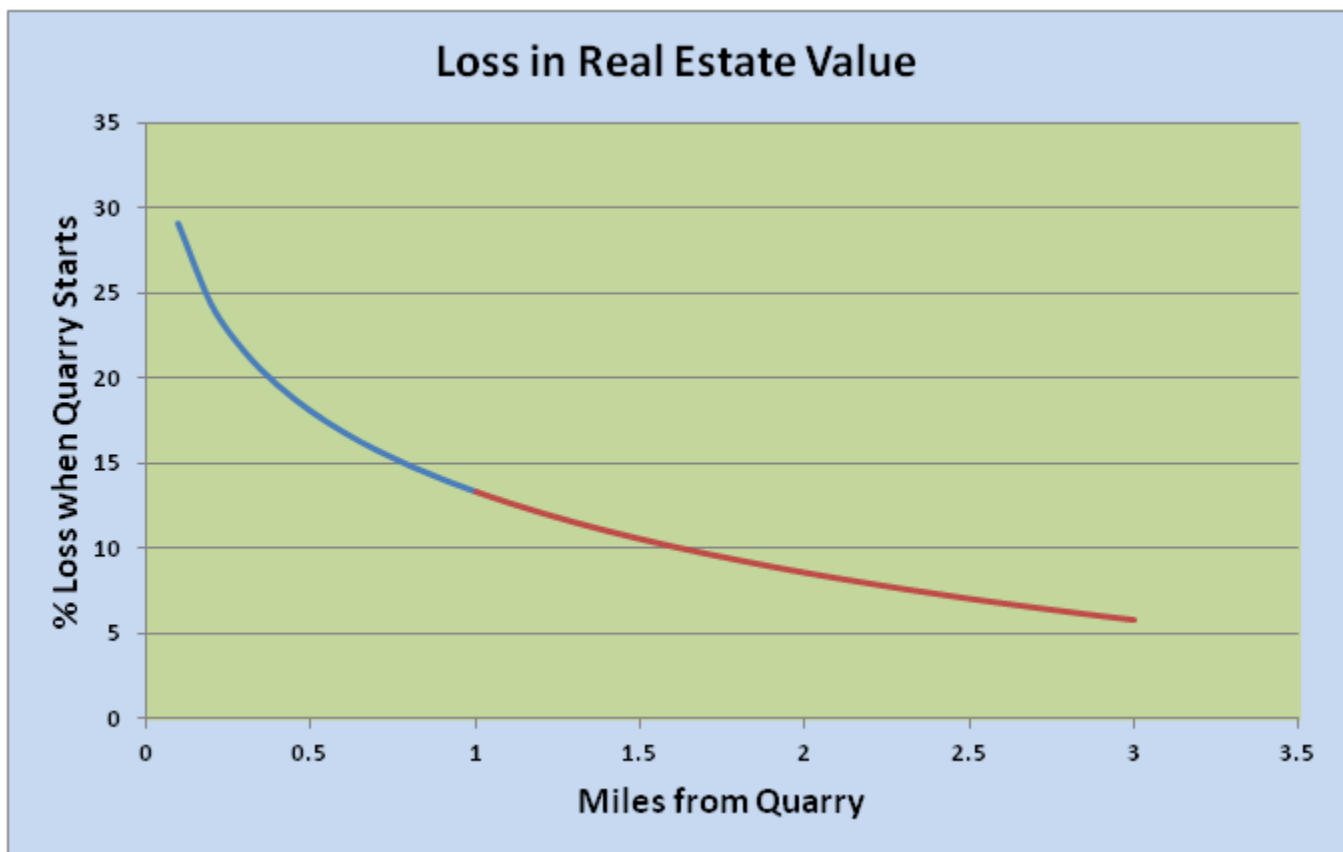
i. LOW	-8.57%
ii. HIGH	-39.36%
iii. Median	-22.02%
iv. Average	-23.19%

2. [Dr. Diane Hite](#), Ph.D. Agricultural Economics, M.A. Economics,

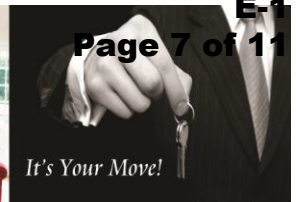
- . ["Sample Selection Approaches to Estimating House Price Cash Differentials."](#) [Forthcoming, Journal of Real Estate Finance and Economics](#). Jauregui, Andres*, Alan Tidwell, and Diane Hite. 2015
- i. Many factors influence house prices including the characteristics of the unit itself (house age, size, lot size, number of bedrooms, number of bathrooms, quality of construction and upkeep, etc.). Other factors can also play a significant role, including proximity to amenities (a lake, pleasant neighborhoods, major employment centers, urban services, etc.) or to disamenities (landfill sites, pollution sites, quarries, etc.). Professor Diane Hite of Auburn University in Alabama is an economist that has published widely in the area of property value impact analysis. Using a hedonic pricing model procedure which separately



accounts for the relative impacts on house values of the variety of attributes described above, Professor Hite examined the effects of distance from a gravel mine in Delaware County, Ohio on the sale price of more than 2,500 residential properties in the late 1990s. George E. Erickcek of the W.E. Upjohn Institute for Employment Research recently used Professor Hite's model to assess the potential impacts of the proposed Stoneco Gravel Mine in Richland Township, Michigan, on property values in the area. Exhibit 6 (below) relates the impact of distance from the gravel pit on property values and reveals that properties closest to the gravel mine faced the largest value declines, and that property value declines diminished with distance from the mine:

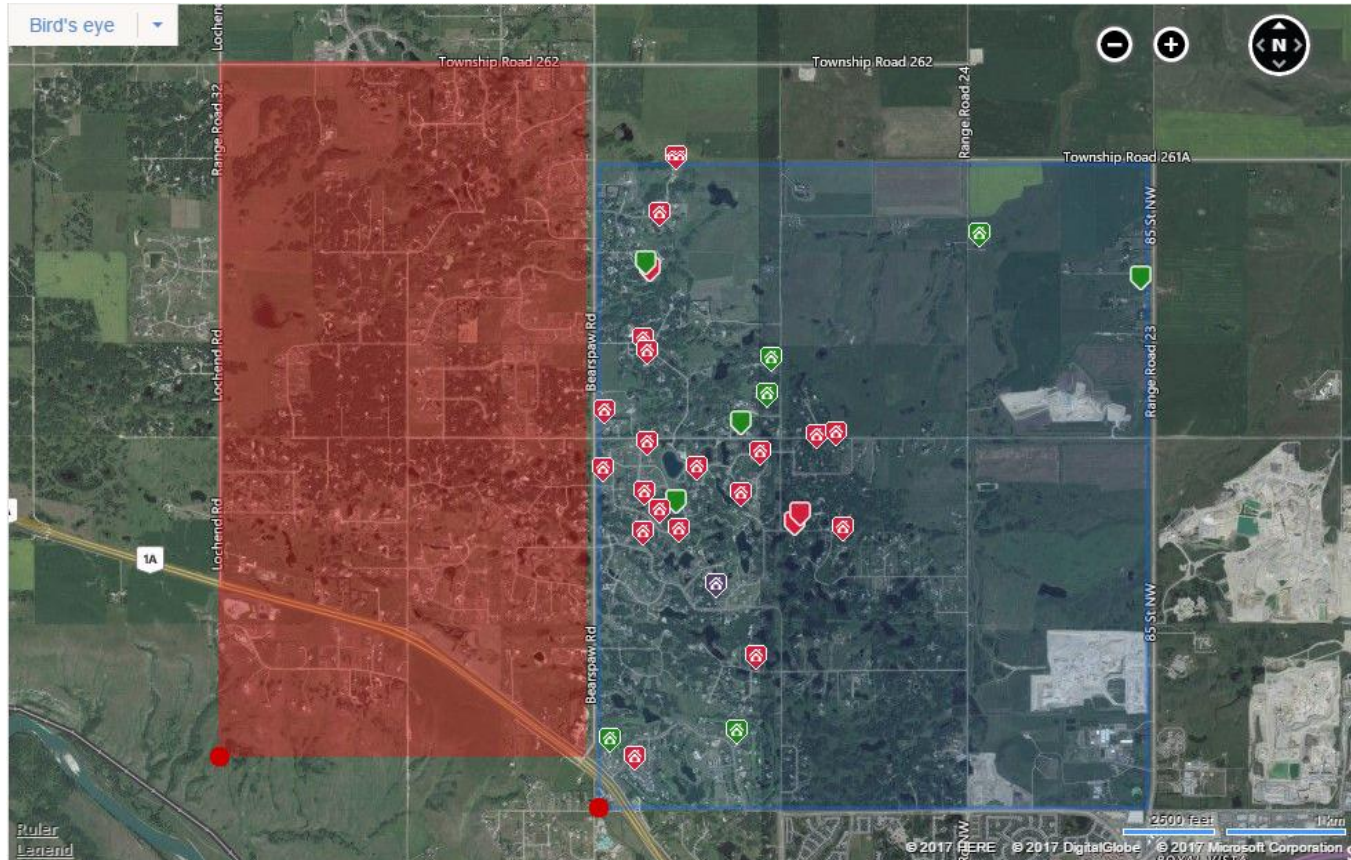


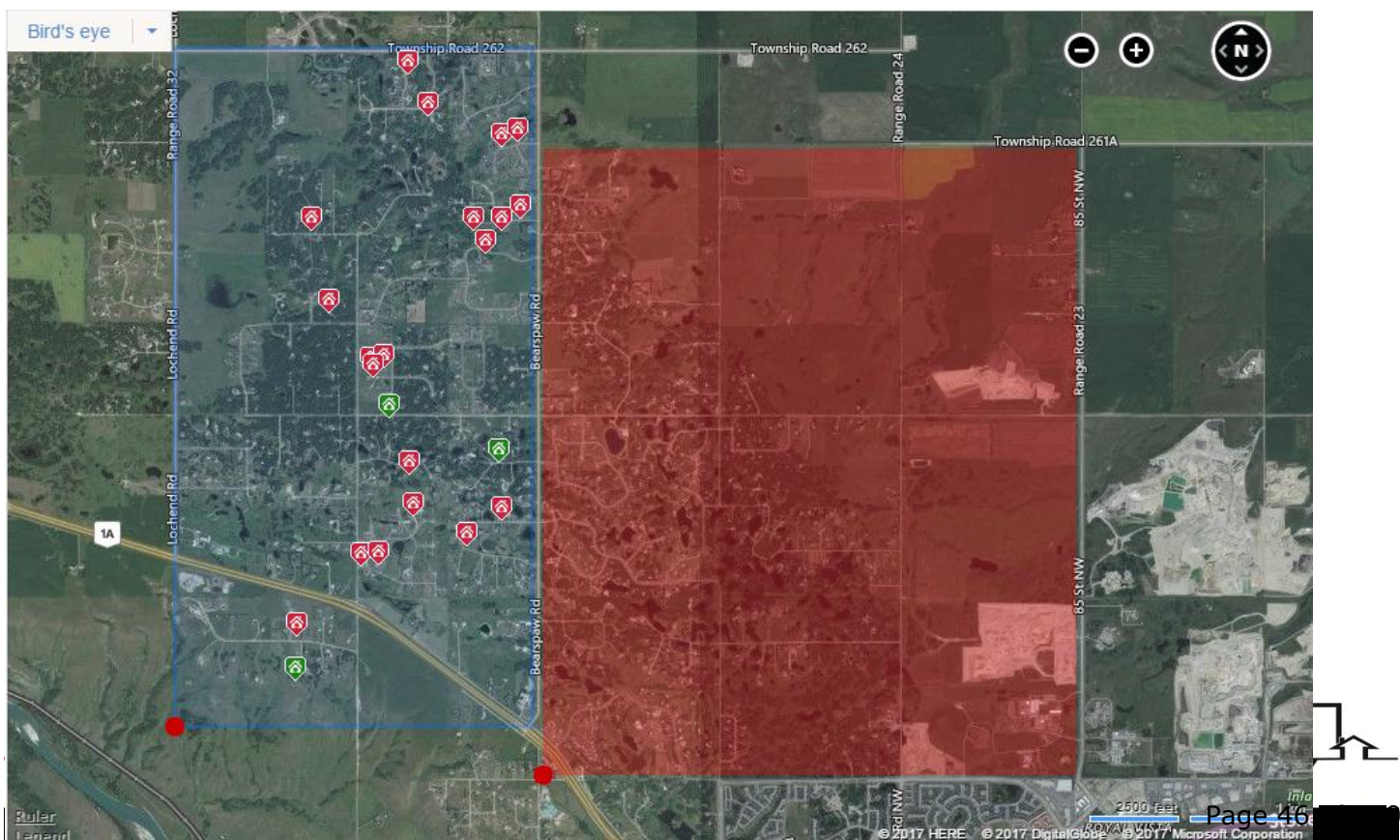
- Properties within **0.31 Miles** of the mine dropped in value by **25 percent or more**.
- The decline **.625 miles** away was between **15 and 20 percent**.
- The decline **1 mile** away was just under **15 percent**.
- The decline **1.25 – 2 miles** away was just over **10 percent**.
- The decline **2.5 – 3.1 miles** away was between **5 and 7 percent**.

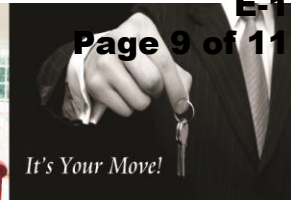


Using these 2 qualified approaches to properties directly affected by the existing and proposed expansion / addition of gravel pits in the Bearspaw area, below is added insight into the diminution of Real Estate Prices.

Area with direct impact - (Actives, Pendings & Solds back 2 years)







Market Analysis

Status: Active (3)

	Beds	Baths	SqFt	List Price	Sold Price	Current Price/SqFt	SPLP	DOM
Min	4	3	2,012	\$988,000	-	\$491.05	-	7
Max	6	4	4,193	\$5,100,000	-	\$1,233.08	-	637
Avg	5	3	3,447	\$3,027,667	-	\$812.81	-	296
Median	6	3	4,136	\$2,995,000	-	\$714.29	-	244

Status: Sold (48)

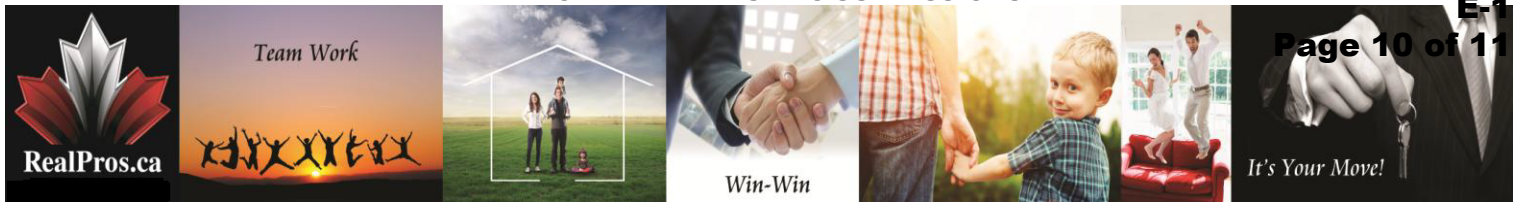
	Beds	Baths	SqFt	List Price	Sold Price	Current Price/SqFt	SPLP	DOM
Min			1,199	\$404,250	\$389,500	\$244.19	60%	
Max	7	6	5,177	\$8,000,000	\$4,800,000	\$1,355.30	100.02%	679
Avg	4	3	2,725	\$1,334,250	\$1,185,283	\$466.43	93.08%	113
Median	4	3	2,466	\$1,196,250	\$1,098,500	\$432.36	94.8%	80

Status: All (51)

	Beds	Baths	SqFt	List Price	Sold Price	Current Price/SqFt	SPLP	DOM
Min			1,199	\$404,250	\$389,500	\$244.19	60%	
Max	7	6	5,177	\$8,000,000	\$4,800,000	\$1,355.30	100.02%	679
Avg	4	3	2,773	\$1,433,863	\$1,185,283	\$489.53	93.08%	124
Median	4	3	2,472	\$1,197,500	\$1,098,500	\$440.36	94.8%	82

Using the Lansink Median value of 22.02% and based upon a Median Sale price in the directly affected area defined at 1,180,000 the diminution of value expected with the expansion / addition of gravel pits would be -259,836 as per below:

- Median Sale price 1,180,000
- Median Diminution % -22.02%
- Adjusted Price 920,164
- Approx. diminution in Price per house -259,836



Using Dr Hites approach is more property specific and therefore can be used on a case by case basis to determine anticipated diminution of value of a particular property.

Specifically relating to our community of Gray Homestead:

Distance = 1.5 linear miles West of the proposed Lehigh Hanson & Heidelberg site (LLD = SW-05-26-02-West of 5)

Average property Value = 1,253,000

Adverse effect = $10\% / 125,300 \text{ per home} \times 31 \text{ homes} = \underline{\underline{-3,884,300}}$ combined decline in property values.

When I review [Part 1 of the Guide to Aggregate Extraction in the Rocky View County](#) and read out the last paragraph on page 1 that the MD has collected 10 million (since 2006) or 1 million per year, this doesn't come close to the negative impact that the aggregate operations have on the MD's roads and more importantly the property owners nearby. Clearly the current policies in place plus those being proposed are beneficial only to the industry stakeholders NOT the residents of Rockyview. As per above, Gray Way's 31 residents will conservatively realize a combined loss of **\$3,884,300** if the proposed Lehigh Hanson & Heidelberg site is approved!! This in combination with the many other negative impacts I referenced in my opening letter I would think should qualify the need for the MD to revisit the ARP as written and honestly ask if the MD is truly living up to their Mission Statement below:

Mission Statement: "The Municipal District of Rocky View No. 44 is dedicated to efficiently providing the best quality municipal services through a democratic and responsive process that recognizes and balances the diversity of its people, land and economic resources, on behalf of the entire Municipality."

I hope that the time I took to compile this information does not fall on deaf ears and that you make very careful, balanced & well thought out decision based upon what is best for the residents of Rockyview and not solely for the industry stakeholders.

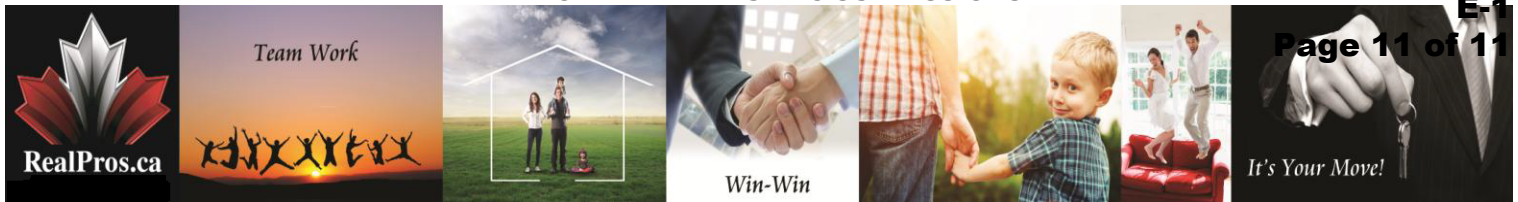
All political thinking for years past has been vitiated in the same way. People can foresee the future only when it coincides with their own wishes, and the most grossly obvious facts can be ignored when they are unwelcome.

George Orwell

Sincerely,

Keith Braun





Keith Braun

President

RealPros Real Estate Consultants

RE/MAX Mountain View



GOING THE EXTRA MILE!

Sources:

- <http://gravelwatch.org/wp-content/uploads/2016/02/US-Study-on-the-impact-of-pits-quarries-on-home-prices.pdf> - US Study
- http://www.pitsense.ca/property_values.html - Pitsense lobby group.
- <http://www.lansinkappraisals.com/downloads/Lansink%27s%20Case%20Study%20Pit%20or%20Quarry%20Jan%202014.pdf> –
- Diane Hite:
 - <http://aers.auburn.edu/wp-content/uploads/sites/6/2015/11/Diane-Hite-CV-2015.pdf>
 - <https://aers.auburn.edu/people/diane-hite/>
- <https://stopthequarrycascadetownship.wordpress.com/2014/11/25/property-values-decrease-around-a-quarry/>



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: November 10, 2020 **DIVISION:** 7
TIME: Morning Appointment
FILE: 07320001 **APPLICATION:** PL20200037
SUBJECT: Redesignation Item – Agricultural Business Redesignation

POLICY DIRECTION:

The County Plan and Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Agricultural, General District (A-GEN) to Business, Agricultural Services (B-AS) District to accommodate the Scott's Soil Blending Facility.

Council gave first reading to Bylaw C-8053-2020 on June 9, 2020.

On July 28, 2020, Council approved a new Land Use Bylaw (C-8000-2020) which came into effect on September 8, 2020. Administration has reviewed the district conversions and confirmed that the originally proposed Business - Agricultural Services (B-AS) District under Land Use Bylaw (C-4841-97) converts to Business, Agricultural District in Land Use Bylaw (C-8000-2020).

The application was circulated to 10 adjacent landowners; one letter was received in response. The application was also circulated to a number of internal and external agencies; responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The proposal is consistent with Agricultural and Business policies within the County Plan;
- All 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: April 1, 2020
DATE APPLICATION DEEMED COMPLETE: April 1, 2020

PROPOSAL: To redesignate the subject lands from Agricultural, General District (A-GEN) to Business - Agricultural Services (B-AS) District to accommodate the Scott's Soil Blending Facility.

LEGAL DESCRIPTION: Lot 1, Block 1, Plan 1611219 within SE-20-27-28-W04M

GENERAL LOCATION: Located approximately 1.61 kilometres (1 mile) north of Highway 567 and on the west side of Range Road 284, 2.50 miles east of the City of Airdrie.

APPLICANT: Hallett Architects Ltd.; Lyle Hallett

Administration Resources

Jessica Anderson, Planning and Development Services



OWNERS:	Scott's Canada Ltd.
EXISTING LAND USE DESIGNATION:	Agricultural, General District
PROPOSED LAND USE DESIGNATION:	Business, Agricultural District
GROSS AREA:	± 79.79 acres
SOILS (C.L.I. from A.R.C.):	Class 3M D H, 2H M T – Slight to moderate limitations to cereal crop production due to low moisture holding or supplying capacity, adverse texture, low permeability/undesirable structure, temperature limiting factors and adverse topography.

HISTORY:

May 19, 2016	Plan 1611219 was registered separating the subject 80 acres from the remainder of the quarter section.
May 4, 2016	PRDP20154858 was issued for Agricultural Processing, Minor, (existing building), for soil blending & conversion.

BACKGROUND:

This business started in the 1980s and has expanded throughout the years. In 2009, the existing 28,500 sq. ft. building was constructed to accommodate the business operations. The subject lands were purchased by Scott's Canada in 2016. The site had been previously utilized for soil blending, but in 2019 the Scott's team determined that a land use change would provide the appropriate framework and range of uses for the business to operate now and in the future. The property is currently developed with a soil blending facility, office building and two storage buildings along with significant outdoor storage. The site is served by an existing approach and shared driveway off Rge. Rd. 284. The topography is generally flat with drainage generally towards the east. Lands in the vicinity are generally agricultural with the Thorlakson Feedyard to the north and Thorlakson Manure Compost Facility to the west. The lands are currently serviced by a well and septic system for the existing office.

This business produces cattle manure compost and soil mixtures, which are utilized as growth mediums for flower gardens, lawns and vegetable gardens. Once the finished product has gone through the production and blending process, it is packaged, bagged and stored on pallets (for transport). The Applicant estimates that there are approximately 25-30 acres dedicated for pallets waiting transport. This business utilizes over 10,000 tonnes of composted manure a year.

POLICY ANALYSIS:

County Plan

A goal of the County Plan is to support and encourage *small scale, value-added agriculture* and *agriculture services* to locate in proximity to complementary agricultural producers. In addition, Section 14 sets criteria for small scale business development away from identified business areas which includes demonstrating why the development cannot locate in a business area. The Applicant has indicated that the existing facility is a small scale, value-added agricultural service in proximity to a complementary agricultural producer (i.e. the Thorlakson Feedyard and Compost Facilities).

Section 14.22 states that proposals for business development outside of a business area should be limited in size, scale, intensity, and scope; have direct and safe access to a paved County road or Provincial highway; provide a traffic impact and intersection assessment; and minimize adverse impacts on existing residential, business, or agricultural uses. The proposal is limited in size, scale, intensity and scope, has direct access to Rge. Rd. 284 (paved), is supported by a TIA and proposes



measures to mitigate adverse impact on existing uses in the area. Therefore, Administration recommends approval.

Land Use Bylaw

The purpose and intent of Business, Agricultural District is to accommodate agricultural related business activity including the processing and retailing of agricultural products. The available uses in the district are consistent with the existing and proposed use of the lands, specifically the Agricultural (Processing) use. A Development Permit would be required to regulate the use, design and servicing for the facility.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8053-2020 be amended in accordance with Attachment 'B'.
 Motion #2 THAT Bylaw C-8053-2020 be given second reading, as amended.
 Motion #3 THAT Bylaw C-8053-2020 be given third and final reading, as amended.
- Option #2: THAT application PL20200037 be refused.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

ATTACHMENTS:

- ATTACHMENT 'A': Application Referrals
 ATTACHMENT 'B': Bylaw C-8053-2020 and Schedule A
 ATTACHMENT 'C': Map Set
 ATTACHMENT 'D': Public Submissions



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
City of Airdrie	<p>Given the information provided, Planning & Development has some comments to the application, but does not oppose the application as the proposed development will not negatively impact the adjacent parcels located within the City of Airdrie boundary.</p> <p>Staff review showed that:</p> <ul style="list-style-type: none"> • The land use redesignation to accommodate a soil blending facility does not appear to conflict with future City of Airdrie growth plans. • Should there be any off-site effects (e.g. odor, dust, noise) please ensure appropriate measures are taken to mitigate them. The City of Airdrie will review off-site effects again during development permit circulation. • Should any soil-hauling vehicles use the City of Airdrie road network, please refer to the City's Truck Route and Road Ban information located at https://www.airdrie.ca/index.cfm?serviceID=844
Province of Alberta	<p>Alberta Transportation</p> <p>In reviewing the proposed redesignation, Alberta Transportation has no issues or concerns. The location of the proposal does not fall within the control distance of a provincial highway as outlined in the <i>Highways Development and Protection Act / Regulation</i>, and will not require a roadside development permit from Alberta Transportation at the development stage.</p> <p>The department does expect that the municipality will mitigate the impacts of traffic generated by development approved, on the local road connection to the highway system, pursuant to <i>Policy 7</i> of the <i>Provincial Land Use Policies</i> and <i>Section 648(2)(c.2)</i> of the <i>Municipal Government Act</i>.</p>
Internal Departments	<p>Agricultural and Environmental Services</p> <p>If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the soil blending facility from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.</p> <p>Planning and Development Services - Engineering</p> <p>Geotechnical:</p> <ul style="list-style-type: none"> • There do not appear to be steep slopes on the subject land. <p>Transportation</p> <ul style="list-style-type: none"> • As part of the redesignation application, the applicant/owner submitted a Transportation Impact Assessment conducted by R.F. Binnie and Associates Ltd. dated September 4, 2020. The TIA indicated that the proposed land use change will not impact existing traffic patterns resulting from the development as the operations from the development



AGENCY	COMMENTS
	<p>will not change. The TIA determined that no improvements are required at this time.</p> <ul style="list-style-type: none"> • Current access to the subject lands is provided via a road approach off of an access road that has a registered access easement on title and connects to Range Road 284. • Prior to issuance of future DP, the applicant/owner will be required to pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP issuance, over the development area. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • The applicant/owner indicated that the proposed development will be serviced using septic tanks. In accordance with Policy 449, the County supports the use of holding tanks for all industrial, commercial, and institutional applications <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • The applicant indicated that the proposed development will be serviced using groundwater wells. <ul style="list-style-type: none"> ○ As an advisory condition to future DP, the applicant/owner will be required to obtain a commercial water license from AEP. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As part of the redesignation application, the applicant/owner submitted a Conceptual Level Stormwater Management Report conducted by R.F. Binnie and Associates Ltd. dated March 4, 2020. The stormwater report verified that the proposed land use change will not impact current drainage conditions as there will be no changes in operation of the development. The report provided recommendations to improve water quality that can be implemented at a future DP stage. <p>Environmental:</p> <ul style="list-style-type: none"> • The applicant/owner will be responsible to obtain all required AEP approvals should the proposed development impact any wetlands.

Circulation Period: April 20, 2020 to May 11, 2020

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



ROCKY VIEW COUNTY

BYLAW C-8053-2020**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-8053-2020.

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, Land Use Map No. 73 of Bylaw C-4841-97 **C-8000-2020** be amended by redesignating Lot 1, Block 1, Plan 1611219 within SE-20-27-28-W04M from ~~Ranch and Farm District~~ **Agricultural, General District (A-GEN)** to ~~Business—Agricultural Services (B-AS)~~ **Business, Agricultural District (B-AS)** as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 1, Block 1, Plan 1611219 within SE-20-27-28-W04M is hereby redesignated to ~~Business—Agricultural Services (B-AS)~~ **Business, Agricultural District (B-AS)** as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8053-2020 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 7
File: 07320001/ PL20200037

READ A FIRST TIME IN COUNCIL this 9th day of June , 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"

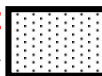
BYLAW: C-8053-2020

± 32.29 ha
(± 79.79 ac)

RGE-RD-284

AMENDMENT

FROM Agricultural, General District Ranch and Farm District **TO** Business, Agricultural District Business - Agricultural Services



Subject Land _____

LEGAL DESCRIPTION: Lot 1, Block 1, Plan 1611219
within SE-20-27-28-W04M

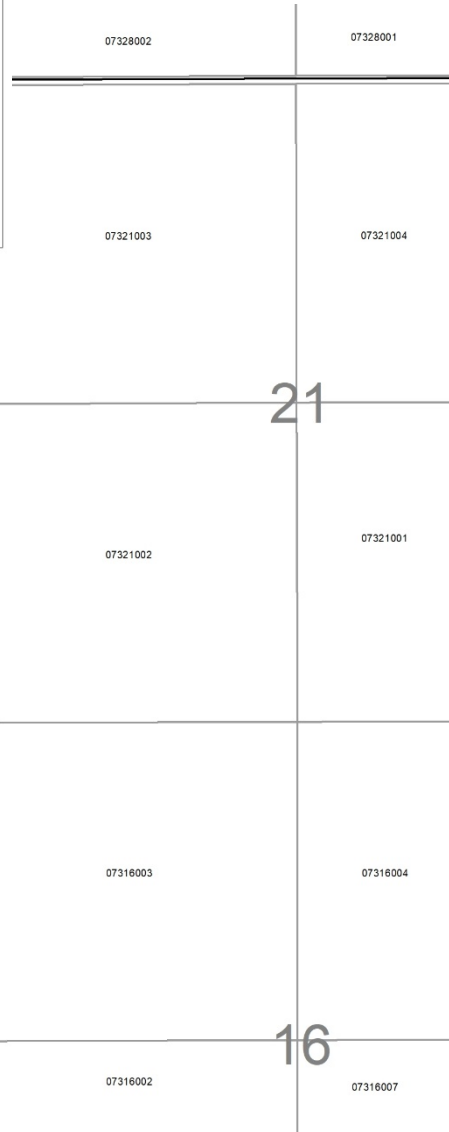
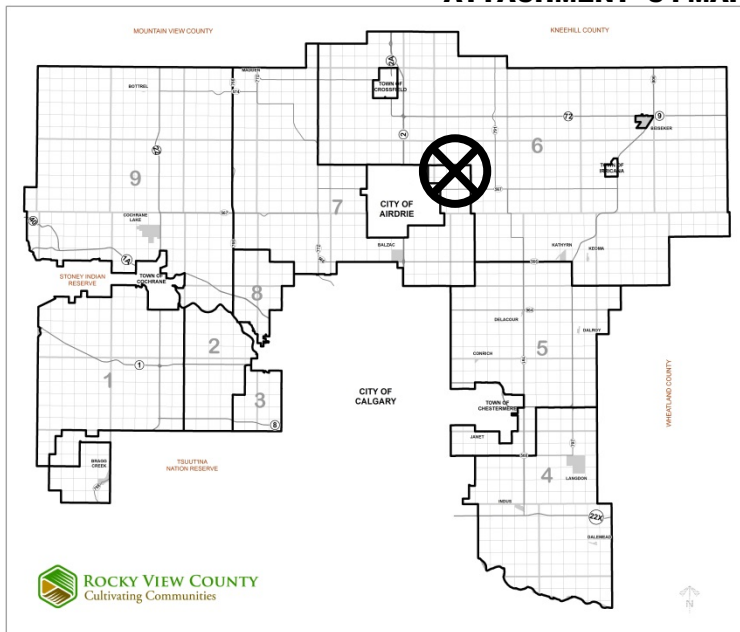
FILE: 07320001

DIVISION: 7



ROCKY VIEW COUNTY
Cultivating Communities

Page 56 of 210



LOCATION PLAN



SE-20-27-28-W04M
Lot:1 Block:1 Plan:1611219

Redesignation Proposal: To redesignate the subject lands from Agricultural General District (A-GEN) to Business, Agricultural Services District (B-AS) to accommodate the Scott's Soil Blending Facility. **Page 2 of 8**

A-GEN → B-AS
± 32.29 ha
(± 79.79 ac)

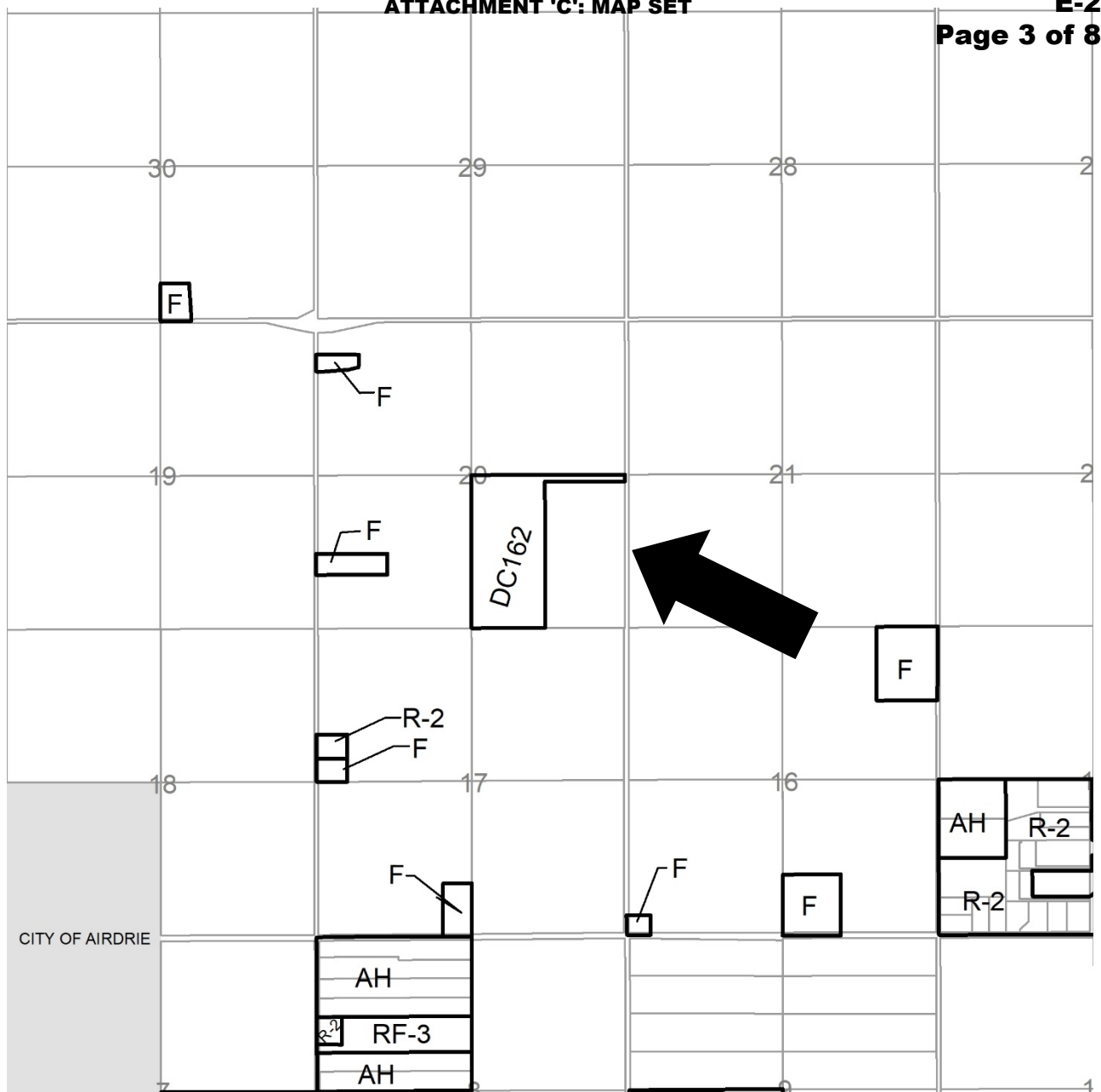
RGE RD-284

DEVELOPMENT PROPOSAL



SE-20-27-28-W04M

Lot:1 Block:1 Plan:1611219



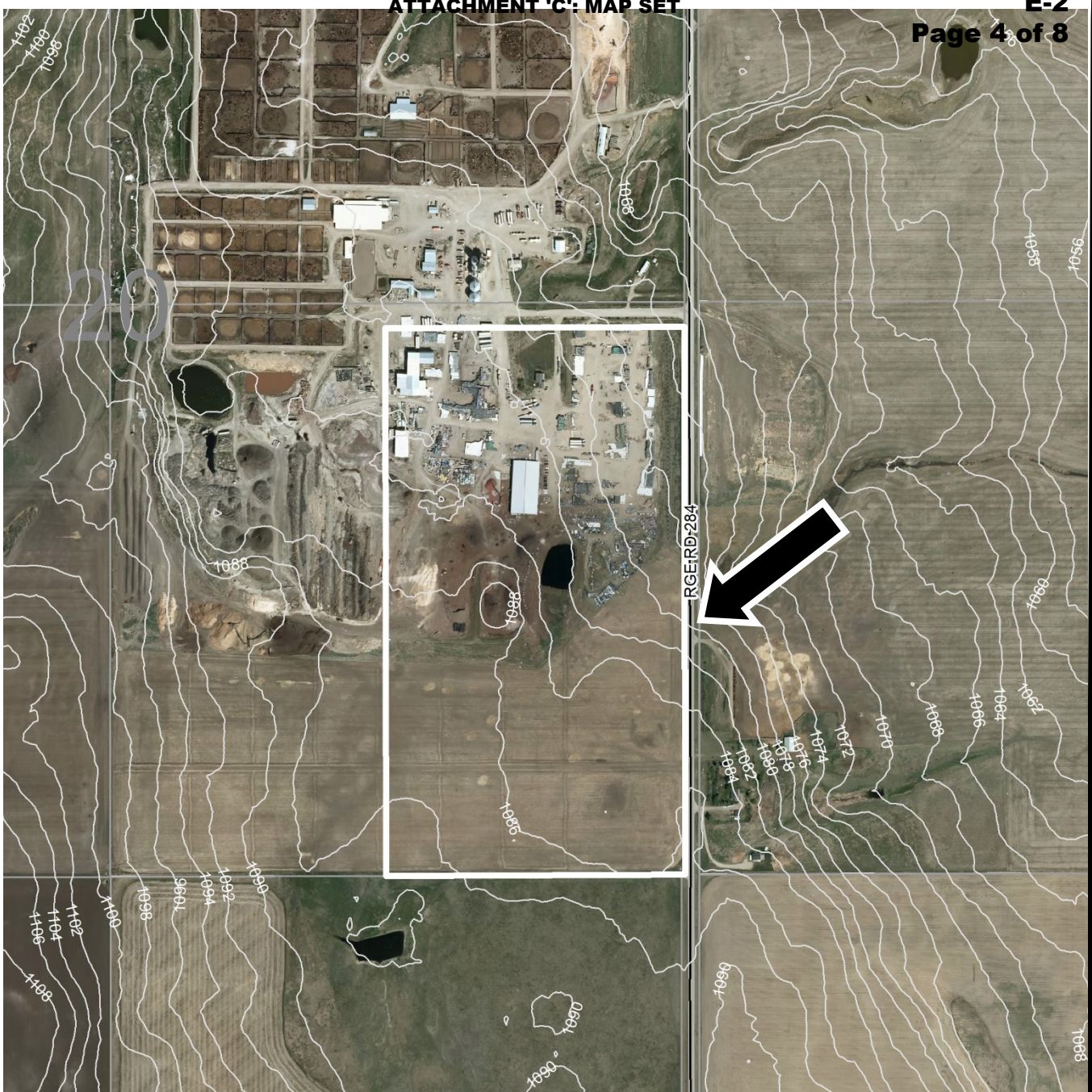
CITY OF AIRDRIE

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

SE-20-27-28-W04M

Lot:1 Block:1 Plan:1611219



TOPOGRAPHY

Contour Interval 2 M



SE-20-27-28-W04M
Lot:1 Block:1 Plan:1611219



Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018

SE-20-27-28-W04M

Lot:1 Block:1 Plan:1611219

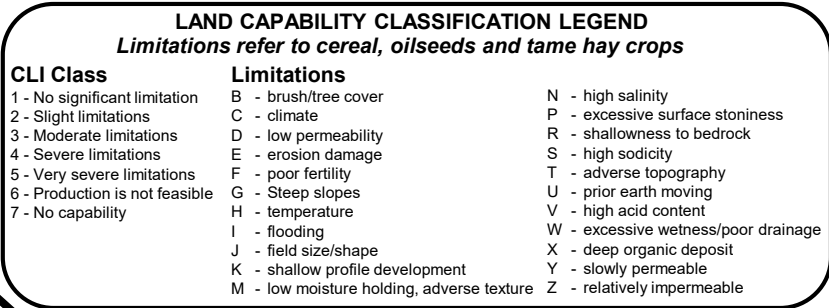
Date: April 2, 2020

Division # 7

File: 07320001

Page 61 of 210

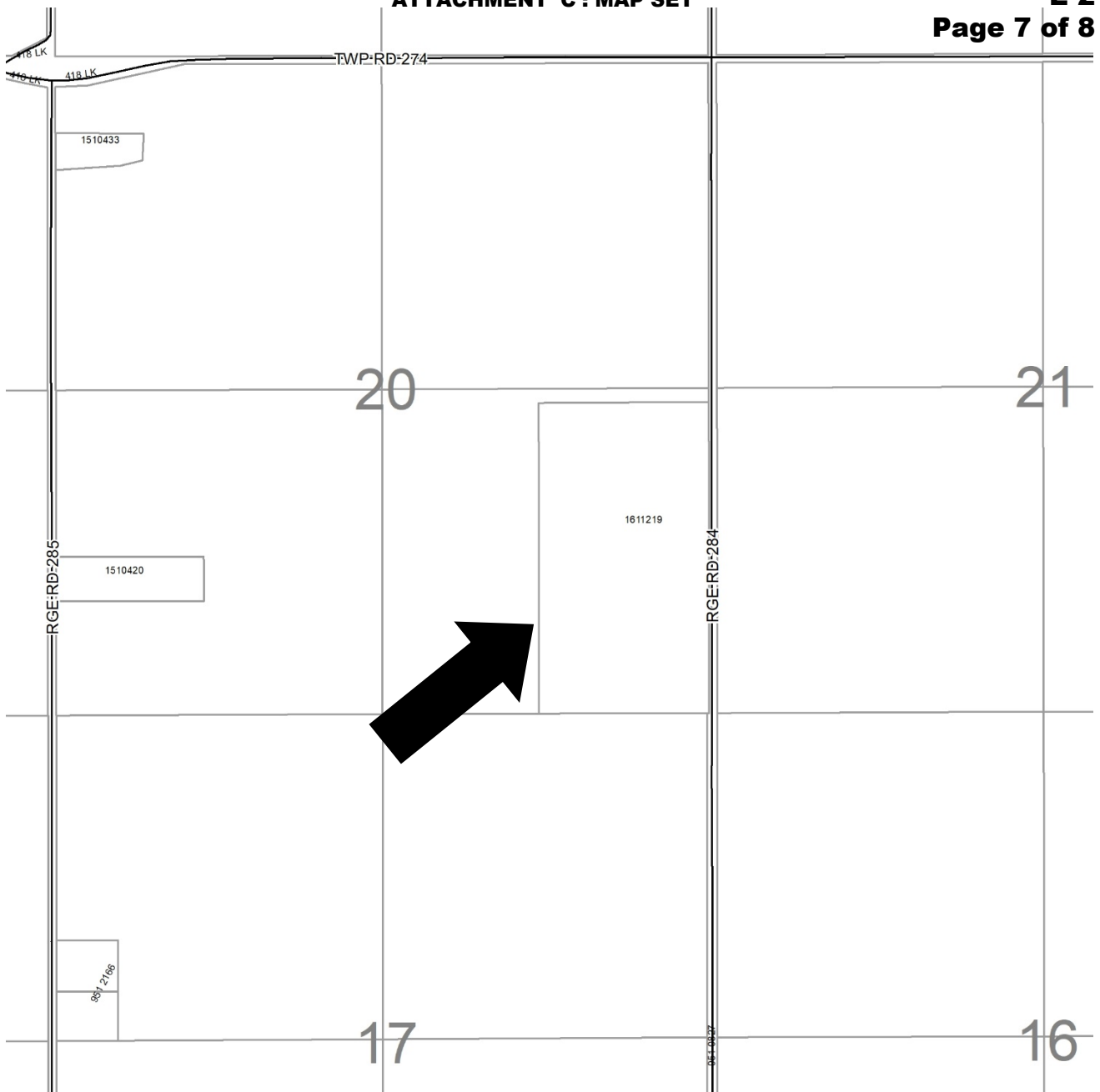




SOIL MAP



SE-20-27-28-W04M
Lot:1 Block:1 Plan:1611219

**Legend – Plan numbers**

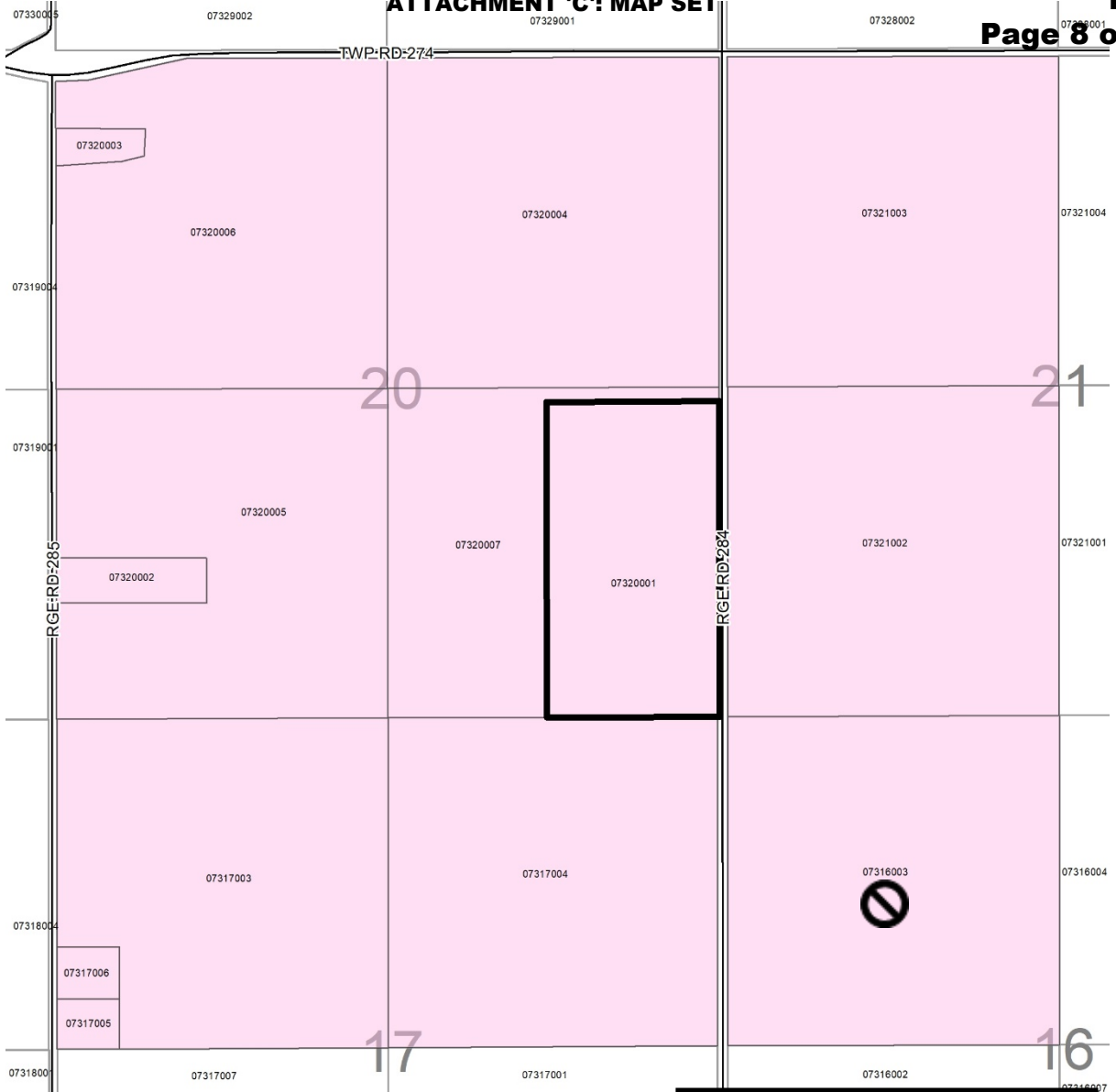
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year



HISTORIC SUBDIVISION MAP

SE-20-27-28-W04M

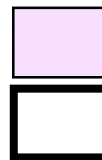
Lot:1 Block:1 Plan:1611219





 Letters in Opposition
 Letters in Support

Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

SE-20-27-28-W04M

Lot:1 Block:1 Plan:1611219

Date: April 2, 2020

Division # 7

File: 07320001

Page 64 of 210

From: [Amann Mike TRAIL](#)
To: [Jessica Anderson](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Bylaw C-8053-2020
Date: October 26, 2020 11:52:07 AM

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

Hi Jessica, just following up on the proposed bylaw and looking to get some details regarding the application. I am interested in understanding what type of composting is being considered by this proposal. Is this application for the processing of waste material from neighbouring communities or strictly composting of material from the feed lot i.e. composting of cattle manure? Please note that I am not opposed to the recycling of manure through composting. I am however opposed to the recycling of material from other communities that contains garbage and is responsible for the strong odor that has been smelled on my adjacent property. Could you please confirm if you would be able to contact me directly to ask a few questions regarding the application? Thanks Michael Amann



OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

TO:	Council	
DATE:	November 10, 2020	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	CAO's Economic Recovery Task Force Report	

EXECUTIVE SUMMARY:

In response to the economic impact of the COVID-19 pandemic, the Chief Administrative Officer (CAO) assembled an Economic Recovery Task Force to provide recommendations as to how the County could assist with spurring the economic recovery and building economic resiliency in the face of future public health crises. Council appointed two members of Council to the Task Force on May 12, 2020.

The Task Force was chaired by the CAO and consisted of two members of Council and several representatives from the County's business community. The Task Force met monthly from May – September 2020 in order to generate the recommendations contained in the report, as presented in Attachment 'A'. The recommendations were grouped into four broad categories: marketing the County's strengths, fostering connections between local businesses, reducing regulatory burden, and leveraging relationships to further raise the profile of the County.

ADMINISTRATION RECOMMENDATION:

Administration recommends Option #1; that Council receive the report for information.

BUDGET IMPLICATIONS:

There are no budget implications at this time. Several items are currently underway and have been budgeted for, while others will be considered through the 2021, and subsequent, budget processes.

OPTIONS:

- | | |
|-----------|--|
| Option #1 | THAT the Economic Recovery Task Force Report, as presented in Attachment 'A', be received for information. |
| Option #2 | THAT alternative direction be provided. |

Respectfully submitted,

"Al Hoggan"

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A' – Economic Recovery Task Force Report

Administration Resources

Al Hoggan, Chief Administrative Officer

Economic Recovery Task Force 2020

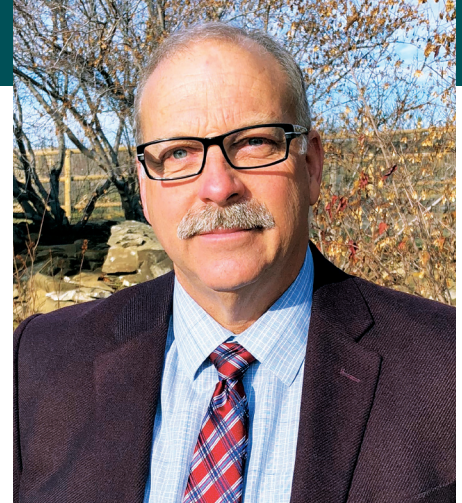
Rocky View County's
economic recovery and
resilience in response to
COVID-19



MESSAGE FROM THE CAO

It goes without saying that the COVID-19 pandemic has dramatically altered many facets of life for the residents and business community of Rocky View County. However, the pandemic has also demonstrated the willingness of our community to pull together, help each other and do the right thing to protect the health of our friends, family and neighbours.

The County took a proactive stance and switched to work-from-home on March 16th 2020 in order to protect the health of our employees and County residents. Employees returned to work and the County re-opened to the public as we learned more about COVID-19 and ensured we were able to put the recommended protocols in place to guarantee public safety. The health, safety, and well-being of our employees, alongside our efforts to maintain important County services for the public continue to be our top priority.



It quickly became apparent that the economic and labour force impacts of the necessary shutdowns would be every bit as painful as the public health impacts of the pandemic. The economic impacts have been especially harsh in Alberta, and as we enter the sixth year of a prolonged economic downturn, global oil prices continue to remain low and we face the provincial downloading of costs to municipalities.

To ensure that the County does its part in stimulating Alberta's economic recovery from the pandemic, I established the CAO's Economic Recovery Task Force. The Task Force consisted of Councillors, local business leaders, and County administration. It was directed to investigate potential actions for businesses, residents, and the County to stimulate economic recovery in the wake of COVID-19, as well as recommend processes that may build resilience in the face of future public health crises.

I would like to thank the external members of the Task Force: Peter Loats, James Moller, Rich Vesta, Adrian Monroe, Charlie Holschuh and Paul Ryneveld. Without their contributions, the work of the Task Force and associated recommendations would not have been possible.

Finally, I would like to thank the residents and business community of Rocky View County. Despite the adversity of a public health crisis, our community has demonstrated resilience, ingenuity and solidarity. These values form the backbone of our community, and our willingness to pull together gives me hope that we will emerge on the other side of this pandemic stronger than ever.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Al Hoggan', written over a light blue circular stamp.

Al Hoggan
Rocky View County Chief Administrative Officer

EXECUTIVE SUMMARY

Following the World Health Organization declaration of COVID-19 to be a global pandemic, the Government of Alberta declared a public health emergency as a result of COVID-19 on March 17, 2020 and proceeded to shut down the majority of Alberta's economy to limit the spread of the disease. The result has been unprecedented economic impacts, not seen since the Great Depression, and Alberta is among the hardest hit parts of the country. Albertans have experienced significant job losses and a 13 per cent unemployment rate. The fiscal and social impacts to Alberta will impact the Province for years to come.

Before COVID-19, Rocky View County proved itself to be a dynamic and attractive destination for business investment due to competitive taxes, affordable land, excellent transportation infrastructure, cost-effective service delivery and a sensible regulatory regime. Over the past ten years, the County's assessment base has grown by \$5.2 billion, from \$13.5 billion to \$18.7 billion, despite the ongoing adverse economic conditions in Alberta. Over the same period, the County's non-residential assessment base tripled from \$1.1 billion to \$3.3 billion.

Despite the significant challenges presented by the COVID-19 pandemic, Rocky View County is determined to do its part to assist in Alberta's economic recovery. To spur economic recovery from the impacts of the COVID-19 pandemic, Rocky View County's Chief Administrative Officer established the Economic Recovery Task Force in May 2020. The Task Force consisted of local business leaders, two Councillors, and County Administration and was mandated to determine potential actions the County could undertake to spur economic recovery as well as build economic resilience in the event of future public health crises.

The Task Force recommended a number of actions, grouped into four broad categories:

1. **Create opportunities for enhanced business-to-business connections, as well as connections between businesses and prospective employees and/or customers.** Leverage digital opportunities; enhance connections between Chambers of Commerce; promote business-to-business solutions on the County's webpage; create a Rocky View business directory; and encourage local synergies.
2. **Develop a comprehensive marketing plan for Rocky View County.** Enhance the 'Shop Local' campaign; raise awareness of resources for businesses, both local and federal/provincial; leverage existing digital tools; and create a comprehensive marketing plan with a number of supporting actions.
3. **Reduce red tape to enhance the County's business-friendly environment.** Examine County regulations for opportunities to reduce red tape; review County policies for opportunities to enhance economic recovery; and assess County procedures for opportunities to streamline processes.
4. **Advocate through provincial, national, and international agencies to raise the profile of the County.** Work closely with provincial MLAs and Ministers to raise awareness of business opportunities in the County and remove provincial barriers to growth; send County representatives or local business leaders on provincial trade missions, where appropriate; and send the mayor to national/international trade conferences and events to better market the County.

With every crisis comes opportunity. The County will accelerate existing economic development initiatives and integrate lessons learned from the current pandemic to emerge on the other side of this public health crisis more resilient and stronger than before.

TABLE OF CONTENTS

Message From The CAO	3
Executive Summary	4
Table Of Contents	5
Introduction	6
Background	8
Discussion	12
Economic Recovery Task Force Recommendations	14
Performance Management Metrics	34
Next Steps	35
Conclusion	36
Appendix A: Strategy Performance Measurements	37

1 2 3 4 5 6 7

INTRODUCTION



Task Force Mandate:

Generate recommendations to stimulate economic recovery for businesses, workers and the broader community.

Generate recommendations to increase economic resilience.

In mid-March 2020, Canadian provinces and territories, including Alberta, declared states of emergency due to the rapidly-emerging COVID-19 pandemic. The worst-case scenario for pandemic cases and deaths was averted due to timely actions by all levels of government and compliance with public health orders by the general public. However, the economic impacts of COVID-19 and associated shutdowns quickly became apparent. Rocky View County created the Chief Administrative Officer's (CAO) Economic Recovery Task Force, consisting of local business community leaders, elected officials, and County Administration, to determine potential actions the County could undertake to spur economic recovery and build economic resilience in the event of future health crises.

The purpose of the Task Force was to provide recommendations to Council on how various segments of the County can assist with spurring the County's economic recovery in the wake of the COVID-19 pandemic. The Task Force was mandated to generate recommendations to stimulate economic recovery for businesses, workers and the broader community, as well as generate recommendations which would increase economic resilience in the event of future health-related crises. The Task Force met monthly from May to September, 2020, to develop the recommendations found in this report.

1

2

3

4

5

6

7

BACKGROUND



On March 11, 2020, the World Health Organization declared COVID-19 to be a global pandemic. The Government of Alberta declared a public health emergency as a result of COVID-19 on March 17, 2020. By March 22, 2020, every province and territory in the country had declared a state of emergency or public health emergency. Early modelling showed that, without shutdowns and precautionary measures, the pandemic would have resulted in massive numbers of cases, overwhelming the healthcare system and resulting in many deaths. Fortunately, due to proactive measures taken by all orders of government and a high degree of personal compliance with public health orders, this worst-case scenario was averted and deaths in Canada have remained relatively low.

However, the necessary public health measures have resulted in significant economic and labour force disruptions. There have been unprecedented economic impacts, not seen since the Great Depression, and Alberta is among the hardest hit in the country. As of August 2020, Albertans had experienced losses of more than 170,000 jobs and a 13 per cent unemployment rate. This does not include lost hours due to a lack of childcare, work-from-home, or other circumstances. Recent Scotiabank forecasting predicts that Alberta will experience a real GDP decline of 7.3 per cent in 2020, with 4.1 per cent growth in 2021. The provincial deficit is projected to reach \$24.2 billion this year, and the province's debt burden to reach \$99.6 billion by the end of the fiscal year.

While it is well-understood that we are reliant on the private sector to create economic growth, governments can support the private sector by creating the appropriate conditions to enable growth. Municipalities may have fewer levers to accomplish these goals than provincial or federal governments, but the County is determined to do its part to stimulate the provincial economy and participate in the post-COVID economic recovery. Over the past few years, the County has undertaken a number of initiatives to reduce red tape and create a business-friendly environment including adoption of a new and streamlined Land Use Bylaw. The Task Force recommendations contained in this report focus on economy recovery, but also further the work that was already underway before the pandemic struck.

20,574 jobs in Rocky View County despite a population of 40,000 people.

Economic Development in Rocky View County

Rocky View County has enjoyed significant economic development and growth since 2001. Rocky View County's 2020 assessment base was valued at \$18.7 billion, the fifth largest in Alberta. Over the past ten years, the County's assessment base has grown by \$5.2 billion, from \$13.5 billion to \$18.7 billion, despite the ongoing adverse economic conditions in Alberta. Over the same period, the County's non-residential assessment base tripled from \$1.1 billion to \$3.3 billion. These investments provide a stable tax base to pay for necessary infrastructure and services provided by the County, in addition to employment opportunities for County residents.

The County's commitment to a sensible regulatory regime, combined with competitive taxes and a range of industrial/commercial development opportunities, has created a business-friendly environment and spurred economic growth in the area. The County has developed a number of regionally significant business centres, including Conrich, Langdon, East Balzac, Janet Industrial Area and the North Springbank airport area. Some notable logistics businesses in the County include: Amazon Fulfillment Centre, Gordon Food Services, Walmart distribution centre, the CN Intermodal Yard in Conrich, Sobey's/Safeway distribution centre, and a recently announced Lowe's distribution centre. The County also offers opportunities for light manufacturing, aviation, transportation companies and many retail-oriented opportunities. The CrossIron Mills shopping centre and the Groupe Nordik spa represent significant customer-oriented developments. The County is also home to numerous agricultural producers, agri-processors, and agricultural businesses, such as Harmony Beef, G3 grain terminal, and Highline Mushrooms, as well as equipment and input suppliers.

3-GOALS:

- 1 Attraction of new investment, both Domestic and Foreign Direct Investment (FDI)
 - 2 Retention and expansion of existing businesses in the County
 - 3 Contribution to the diversification of the Alberta economy
-

The economic development in the County supplies employment opportunities to County residents as well as residents in surrounding municipalities. A recent employment study for the Calgary Metropolitan Region Board found that there were 20,574 jobs located in the County in 2018, despite a population of approximately 40,000.

Rocky View County is focused on attracting new tax base growth by encouraging investment in commercial and industrial development as well as seeking opportunities for growth, expansion and product development for existing businesses. The County has three main goals, which are supported by the recommendations of the Task Force:

1. Attraction of new investment, both Domestic and Foreign Direct Investment (FDI)
2. Retention and expansion of existing businesses in the County
3. Contribution to the diversification of the Alberta economy

COVID-19 has motivated many investment groups to reconsider the focus on dense downtown cores and businesses may consider moving to areas with more space, in light of consumer concerns around limited ability to physically distance. Changing consumer preferences represent an opportunity for the County to market itself as a place with space.

1 2 3 4 5 6 7

DISCUSSION



When the CAO Economic Recovery Task Force was formed in May 2020, a Terms of Reference was approved that outlined the following deliverables:

1. How the business community can spur economic recovery;
2. How the County residents can support economic growth;
3. How the County can support economic recovery; and
4. How the County can build resiliency in the event of future pandemics;

These deliverables have been addressed by the Economic Recovery Task Force and are reflected throughout this report. The Task Force ensured that recommendations aligned with the Government of Alberta's Economy Recovery Plan, addressing the following recovery objectives: providing immediate relief and supports, creating jobs, building, and diversifying. In their document, the Province also highlighted logistics as an opportunity for growth in the Calgary region

Task Force discussions were wide-ranging and covered a number of topics, including: fostering business connections, increasing consumer confidence and protecting employees, reducing the regulatory burden, internet connectivity issues, labour force concerns, creating a voluntary business registry, shop local campaigns and local procurement, increasing connections with other levels of government and the broader business community, and marketing the County both to consumers and as an investment destination.

While the COVID-19 pandemic has had significant impacts on the livelihoods of residents and businesses, the Task Force identified some opportunities in the crisis. Some recommendations build on existing initiatives or address ongoing issues, while others originated in response to COVID-19. Task Force discussions focused on both short-term recovery measures and opportunities to build long-term economic resiliency in the event of future public health crises. Task Force recommendations were sorted into the following broad categories, with actions identified in each category:

1. Create opportunities for enhanced business-to-business connections, as well as connections between businesses and prospective employees and/or consumers;
2. Develop a comprehensive marketing plan for Rocky View County;
3. Reduce red tape to enhance the County's business-friendly environment; and
4. Advocate through provincial, national and international agencies to raise the profile of the County.

BUSINESS & ECONOMIC DEVELOPMENT

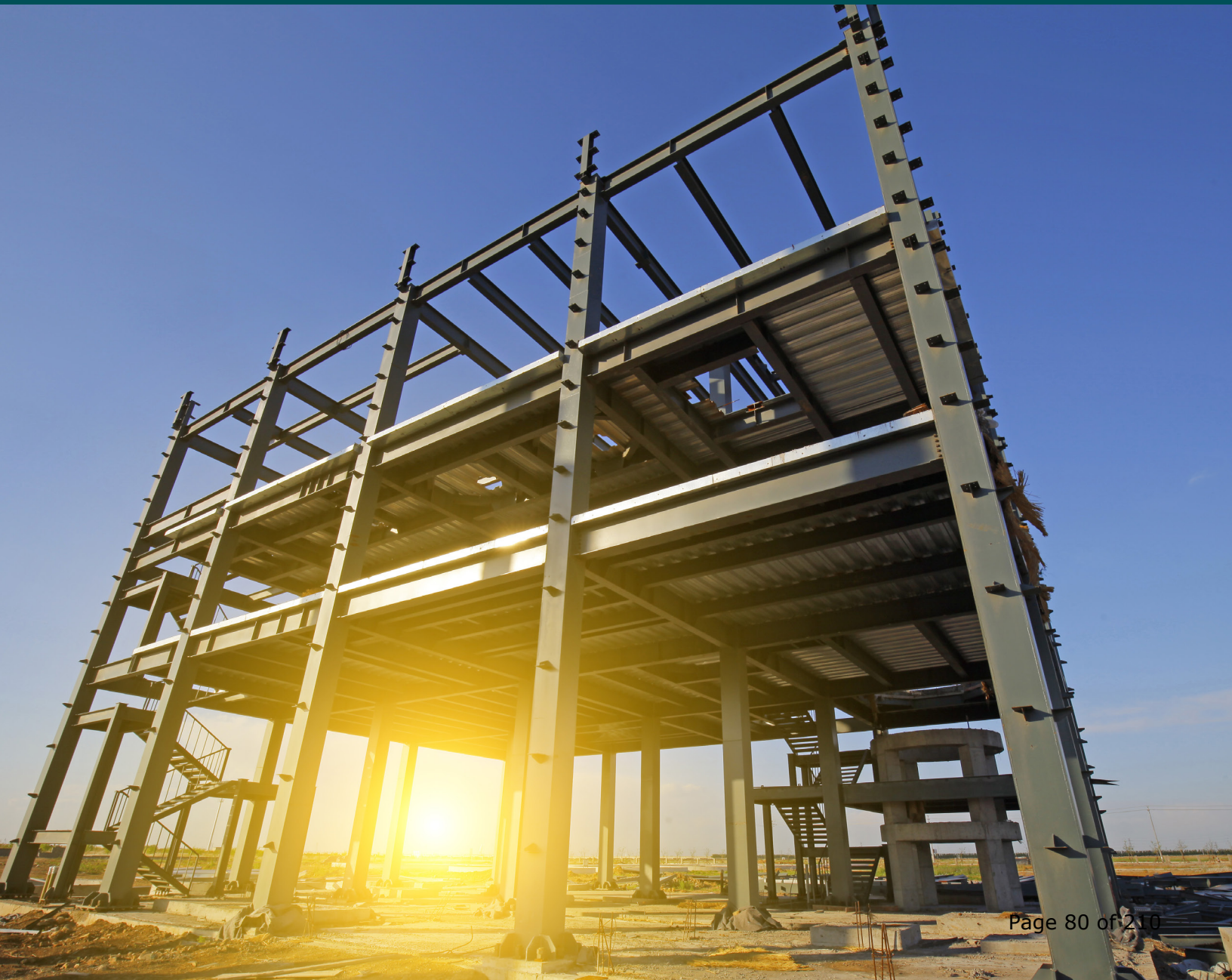
FAST FACT:

In April 2020, Rocky View Council unanimously approved an unprecedented tax reduction of 3%, in response to the COVID-19 crisis with "the intent to help everyone, across the board". While many municipalities in the Province raised or froze taxes in 2020, Rocky View took action to support rate-payers in a tangible and demonstrative way that was unmatched in Alberta.

Source: Rocky View County Council Minutes, 2020-04-28-03 (D-1) – April 28, 2020.

1 2 3 4 5 6 7

ECONOMIC RECOVERY TASK FORCE RECOMMENDATIONS



ECONOMIC RECOVERY TASK FORCE RECOMMENDATION #1

Create Opportunities For Enhanced Connections Between Business, Prospective Employees, And Consumers

COVID-19 has underscored the importance of communities coming together to help each other in times of adversity. The Economic Recovery Task Force discussed the importance of networks and connections between businesses, their employees, and customers. The County currently assists by helping businesses connect, identifying programs for businesses to access, and connecting businesses to COVID-19 federal and provincial loans and support programs.

Connections between businesses can be a valuable resource, but they need to be able to find each other in order to help each other. Task Force members identified issues around being able to connect with each other to pool resources, reduce costs and identify opportunities for synergy. For example, one member noted that they had access to vast supplies of personal protective equipment (PPE) in the early stages of the pandemic, and would have been willing to share with other businesses in the County if they had been able to identify which businesses were in need. This concept could be expanded to pooling resources to access bulk discounts on PPE or other sanitation supplies.

Chambers of Commerce are a valuable tool for fostering connections between local businesses. Rocky View County has three separate Chambers for Langdon, Balzac and Bragg Creek. These Chambers are a great resource, but not all businesses are members. Other opportunities to enhance business connections within the County are the creation of a voluntary County-wide business directory, a business-oriented County website to foster connections, and improvements to digital rural addressing.

BUSINESS & ECONOMIC DEVELOPMENT

FAST FACT:

For the first time in Rocky View County's history, municipal tax revenue generated from non-residential assessments exceeded residential. In 2019, tax revenue from Commercial and Industrial (plus Linear and M&E) assessments was \$39.1 million versus \$33.9 million from residential and farm assessments. Sustainable and progressive assessment growth was only made possible through effective economic development, critical infrastructure investments and significant investment attraction. This speaks to the County's economic strength, ahead of the COVID-19 pandemic.

Source: Corporate Services at Rocky View County — September 10, 2020.



Leveraging digital opportunities

COVID-19 has accelerated the adoption of digital consumer technology. Although this trend was occurring before the pandemic, the need for physical distancing has impacted consumer preferences towards using digital spaces to shop and relying more on delivery of products. It is important for businesses to work together to help each other, particularly when major events that impact businesses occur. For example, online platforms such as Amazon, Shopify, and Lightspeed offer free workshops that teach businesses how to increase online sales. If businesses can find each other through effective networks, they can pool resources and work together to reduce costs and explore potential opportunities. Leveraging digital opportunities will allow businesses to grow their online presence and expand into new markets.

A big part of today's digital space is searchable online maps. Accurately mapping Rocky View businesses is an ongoing challenge identified by local business leaders. The Task Force recommended working with companies such as Google to ensure rural addressing is accurate. There were also discussions around advocating for appropriate rural addressing where necessary, with Canada Post and prominent courier companies like Purolator, DHL, UPS, FedEx and others.

As property owners and businesses want the most accurate and reliable addressing for the delivery of products and services, the Task Force recommended publishing a "how to guide" that would assist rural addressing requests and submissions to groups like Canada Post. The County would take the lead on advocacy and creating the 'how to' guide, while businesses would be responsible for following the actions outlined in the guide.

Businesses, non-profits and the public sector need to work together to increase the visibility and awareness of Rocky View County

Chambers of Commerce

The Task Force spent a significant amount of time discussing the Chambers of Commerce and business associations in the County. There were lively conversations around pooling resources, sharing PPE and prioritizing local contracts, but companies need to be able to find each other to access these synergies. The County could partner with local Chambers of Commerce to encourage business-to-business synergies and work together on mutually beneficial projects. Greater collaboration could be achieved by sponsoring or coordinating an annual summit of Chambers and bringing groups together on specific projects, such as COVID-19 relief. This would encourage local business groups to expand their focus to the County as a whole, in addition to their efforts to assist the local community.

The Task Force felt that businesses, non-profits and the public sector need to work together to increase the visibility and awareness of Rocky View County as a cost-effective option for business. The Task Force recommended Rocky View County develop a long-term, comprehensive marketing plan, in partnership with the Bragg Creek Chamber of Commerce, the Langdon Chamber of Commerce, and the Balzac Business Community Association, to raise the profile of the County, market advantages, and increase investment. The Task Force recommended that the County, in partnership with local businesses, should be raising awareness of local businesses to encourage people to shop and spend locally. The marketing plan should have several campaigns, addressing the unique offerings of specific communities and business areas like Langdon, Balzac, Indus, Janet, Conrich, Springbank, and Bragg Creek. This recommendation is discussed in greater detail below.

County Website to Promote Business-to-Business Solutions

In addition to the business connection recommendations above, the Task Force recommended the creation of a webpage on the County website dedicated to connecting businesses to each other and to potential employees. This website could have a 'classified section' which would allow local businesses to connect with each other for contracts. It could also have a jobs section to encourage local employment, and promote local businesses, opportunities (such as training sessions), or events.

Rocky View Business Directory

A gap that was identified by the Task Force is the lack of a business registry in the County. As a result, it can be difficult to find businesses or specific services that are offered in a community. An online registry of County businesses could be used to foster business connections for workshops and training opportunities. In order to remain competitive and minimize red tape for business, participation in a County business registry would be free and voluntary.

Creation of a voluntary business registry of County businesses could be tied to the Development Permit process, on a go-forward basis. The first step in implementing this process would be to examine existing processes and identify opportunities to use existing information to maintain a voluntary business registry.

Opportunities for Agricultural Sector

The Task Force emphasized many opportunities for local synergy to increase the profitability of individual companies. For example, Rocky View County's rich agricultural capacity and local agri-processors and manufacturers could leverage the world-class distribution networks present in East Balzac. In general, proximity to processors and supply chain logistics are beneficial for individual producers and the agriculture industry more generally. More specifically, opportunities were identified around connecting consumers to producers and processors using Shop Local, Chambers of Commerce and enhanced online purchasing platforms such as Amazon. Rocky View has an active Agricultural Service Board that also has a role to play in enhancing economic opportunities for producers.

There are opportunities to connect major processors, like Harmony Beef, to large warehouse and distribution facilities in Balzac such as Walmart, Sobeyes, Gordon Food Services, Pratt Foods and Amazon. There is a potentially lucrative opportunity to attract value-added processors who could use local agricultural commodities — everything from beef and lamb, to pulses, oilseeds and grains — to produce value-added products that the online or specialty consumer desires.

Alberta has recognized the importance of embracing economic diversification in addition to our traditional strengths. The County is determined to do its part to contribute to this goal, and approximately 90 per cent of the County's land base is zoned for agriculture. Current and emerging opportunities in the agricultural sector involve merging traditional techniques with information and communications technologies through precision farming, advanced analytics, predictive algorithms, crop and livestock genetics, traceability, direct-to-consumer marketing, smart manufacturing and improved health and safety. Agri-food technologies and production increasingly rely on real-time access to cloud data and information processing, but gaps need to be overcome in rural broadband and logistics infrastructure. The County, in partnership with higher orders of government, is well-positioned to contribute to efforts to diversify the local economy and strengthen local value-added initiatives in the agricultural and agri-processing sectors.

#1

RECOMMENDATIONS FOR ENHANCED CONNECTIONS BETWEEN BUSINESS, PROSPECTIVE EMPLOYEES, AND CONSUMERS

STRATEGY:

Identify programs for businesses to access.
Connect businesses to COVID-19 federal and provincial loans and support programs.

POTENTIAL PARTNERS:

Business Dev. Bank of Canada (BDC)
Export Development Canada
Government of Alberta
Community Futures (WD)
Regional partners

TIMELINE:

Current and Ongoing

STRATEGY:

Promote workshops with Amazon, Shopify, Lightspeed and other digital economy support organizations to educate and facilitate online retail and digital commerce for Rocky View businesses.

POTENTIAL PARTNERS:

Amazon, Shopify, and Lightspeed
Government of Alberta
Community Futures (WD)

TIMELINE:

Commence in Q2 of 2021



**STRATEGY:**

Develop and publish a “how to guide” to assist rural addressing requests for Canada Post and search engines like Google.

TIMELINE:

Commence in Q1 of 2021

STRATEGY:

Create a voluntary business registry of County businesses, tied to Rocky View County’s Development Permit process.

TIMELINE:

Commence in Q2 of 2021



STRATEGY:

Update County webpage to promote business-to-business connections.

TIMELINE:

Commence in Q1-2 of 2021

STRATEGY:

Sponsor and coordinate an annual summit of Chambers of Commerce and business associations in Rocky View County.

POTENTIAL PARTNERS:

Bragg Creek Chamber of Commerce

Langdon Chamber of Commerce

Balzac Business Association

Other business interests in Springbank, Indus, Conrich, etc.

TIMELINE:

Commence in Q2 or Q3 of 2021

**STRATEGY:**

Leveraging digital opportunities to enhance Rocky View County's online presence and raise the profile of business opportunities in the County.

POTENTIAL PARTNERS:

Chambers of Commerce

Industrial real estate brokers

TIMELINE:

Commence in Q3 of 2021

BUSINESS & ECONOMIC
DEVELOPMENT**FAST FACT:**

Long term County debt is down 34.7% since 2011. In 2019, long term County debt stood at \$49,151,103, down 7.92% from the previous year.

Equity in tangible capital assets is up 48.85% since 2011. In 2019 equity in tangible capital assets was \$600,445,219 (2019), up 2.81% from the previous year.

These are strong indicators of economic growth and superior fiscal management at Rocky View County. This fiscal foundation has provided Rocky View with the capacity to weather the storm of COVID-19.

Source: Alberta Municipal Affairs — Rocky View County Profile, September 9, 2020.

**ECONOMIC RECOVERY TASK FORCE
RECOMMENDATION #2****DEVELOP A COMPREHENSIVE MARKETING PLAN FOR
ROCKY VIEW COUNTY**

The Economic Recovery Task Force noted that many businesses, residents, and visitors to the Calgary Region are not aware that Rocky View County exists as a municipal entity separate from the towns and cities in our metropolitan area. They are equally unaware of the tax advantages and superior land options that the County presents to businesses and investors. While many land owners, developers and industrial real estate brokers actively promote the many advantages of developing in Rocky View County, the County could be more active in marketing its strengths and opportunities.

The Task Force identified the importance of a comprehensive marketing plan to raise awareness of the advantages of doing business in Rocky View County. In the short term, this would be focused on economy recovery and promoting the County as a place with space to grow and ample room for physical distancing. In the medium and long term, the focus would be on investment attraction by raising awareness of the County's sensible regulatory regime, relatively affordable land, access to transportation infrastructure, competitive tax rates and range of development opportunities.

A comprehensive marketing plan will build on some of the short term actions that are already underway, support economic recovery in the medium term, and build economic resilience in the event of future public health crises. Some examples of efforts that are already underway are:

- Shop Local Campaign
- LinkedIn Page
- Local Intel

Shop Local

It became apparent during the early weeks of the COVID-19 pandemic that 'shop local' campaigns were a simple and effective way to encourage area residents to support local businesses. In particular, small businesses — the 'main street' mom-and-pop shops that often struggle during times of disruption — desperately needed help and continued to conduct their business to make ends meet. The Task Force recommendation to increase membership in local Chambers of Commerce (page 21) would help to amplify 'shop local' campaigns.

In March 2020, Rocky View County created a free online business directory on the Rocky View website entitled, 'Shop Local'. This has been very well-received by the business community, with largely positive and constructive feedback. Work continues promoting the directory to get as many businesses to participate and generate exposure for their enterprise. In addition to other businesses, the Shop Local directory highlights many local agricultural producers and enhances their farm-to-table marketing. Where appropriate, increased efforts will be made to assist local producers to transition into the digital space in order to strengthen their bottom line. Future marketing will take the 'Shop Local' directory into business-to-business (B2B) opportunities and cooperatively orientated "packaging" of complimentary products and services for growing markets, such as tourism and agri-tourism.

Raising Awareness of Resources for Business

The COVID-19 pandemic spurred an outpouring of federal and provincial support for business, not only in the form of funding but also educational resources to navigate the public health crisis. The number and quality of free online seminars, print resources, and programs in response to COVID-19 were exceptional. Rocky View County played an active role in monitoring various resources and posting relevant information in a LinkedIn group called Rocky View County Business Connects. This allowed the County to distribute the most pertinent resources for local businesses. Currently, this online group has 54 members, but the County will strive to increase the reach of this network and modify the content as necessary to provide maximum value to its membership.

Other Digital Resources

Early in 2020, before the COVID-19 crisis, the County engaged a local company, Local-Intel, to provide enhanced community profile data for the Rocky View website. Local-Intel is a platform that provides business and development investment interests with a quick and intuitive data resource that showcases strategic advantages and baseline metrics, such as demographics, labor force, property taxation, and approved development areas. The self-serve nature of Local-Intel makes it a powerful tool for marketing the County to potential and existing investors.

The Economic Recovery Task Force recommended that the County continue with initiatives such as Local-Intel, whose mandate is to "ensure that every community, regardless of size, has the opportunity to access world class technology that helps local business prosper." Rocky View County has much to offer developers, land owners and investors. Innovative online marketing tools, like Local-Intel, help amplify messaging about the Rocky View Advantage.

"A place with space"

Marketing Plan

In addition to the actions that are already underway, the Task Force recommended the creation of a comprehensive marketing plan to raise awareness of the County's appeal as a place to live, work and play. Potential investors would benefit from a comprehensive campaign that would raise awareness of the many benefits of doing business in Rocky View County. The County's affordable land, plethora of development types, competitive tax rates and ease of doing business is second to none in the region. COVID-19 has motivated many investment groups to reconsider the focus on dense downtown cores and businesses to consider moving to areas with more space, in light of consumer concerns around limited ability to socially distance. Changing consumer preferences represent an opportunity for the County to market itself as a place with space.

The comprehensive marketing plan will provide an overall strategy to achieve the goal of raising awareness and increasing investment in the County. The Task Force identified a number of recommended actions that could be included in a marketing plan, which are outlined in this report. There may be other actions and recommendations that arise as part of the overall strategy. The process of developing the marketing plan will begin immediately, with timelines for preliminary steps outlined in this report and adjusted as necessary.

Short term actions would include raising the profile of the County, identifying roles for a coordinated campaign to be conducted by both the County and local businesses, and marketing the County as a 'place with space' in response to consumer preferences that have changed as a result of COVID-19. Medium term actions would include evaluating re-branding the County, targeting specific sectors, increasing advertising across all mediums, and creating a series of marketing tools for local businesses that are easily usable but reinforce common themes that reflect the County's strengths. In the long term, this marketing campaign would be evaluated for effectiveness and adjusted as necessary to ensure the goals are being achieved.

#2

RECOMMENDATIONS FOR A COMPREHENSIVE MARKETING PLAN

STRATEGY:

Target specific industry sectors such as retail and entertainment, tourism, value added processing, warehousing and logistics, manufacturing, agri-business, etc.

POTENTIAL PARTNERS:

Industrial real estate brokers
Industry associations
Trade and investment partners

TIMELINE:

Current and Ongoing – Continuous

POTENTIAL PERFORMANCE METRIC:

STRATEGY:

Raise the profile of Rocky View County.
Encourage participation of elected officials at grand openings, ribbon cutting events, press releases and industry events.

POTENTIAL PARTNERS:

New business and industry
Industrial real estate brokers
Event and conference planners
Government of Alberta

TIMELINE:

Immediate & Ongoing

STRATEGY:

Identify roles for the County, businesses, and residents to raise the County's profile.

POTENTIAL PARTNERS:

Local businesses
Citizen ambassadors
Media outlets

TIMELINE:

Commence in Q2 of 2021

STRATEGY:

Promote the County as a “place with space” for consumers (with physical distancing), for businesses wanting room to grow and for investors looking for opportunity. Urban congestion — from streets to office towers, elevators to transit — has quickly become a source of stress for many. Promoting businesses to move to Rocky View County is an immediate opportunity.

POTENTIAL PARTNERS:

Chambers of Commerce
Industrial real estate brokers

TIMELINE:

Commence in Q2 of 2021

STRATEGY:

Consider rebranding the County to focus on attracting increased commercial and industrial investment.

POTENTIAL PARTNERS:

Local businesses
Investors
Residents

TIMELINE:

Commence in Q1 of 2021

STRATEGY:

Raise awareness of available resources for businesses

POTENTIAL PARTNERS:

Local businesses
Chambers of Commerce

TIMELINE:

Immediate & Ongoing

STRATEGY:

Continue with Local-Intel marketing campaign and adopt other digital tools as necessary

POTENTIAL PARTNERS:

Local-Intel

TIMELINE:

Immediate & Ongoing

STRATEGY:

Create a set of marketing tools for businesses to access such as signage, workshops, and industry familiarization tours.

POTENTIAL PARTNERS:

Local tour operators
Chambers of Commerce

TIMELINE:

Commence in Q4 of 2021

STRATEGY:

Use multiple channels or mediums to advertise including; television, radio, newspapers, social media, print media, public service announcements, etc.

POTENTIAL PARTNERS:

Local media outlets

TIMELINE:

Commence in Q3 of 2021

STRATEGY:

Create a local tourism strategy to market the attractions in the County such as provincial parks, retail destinations, hamlet shopping, and entertainment venues.

POTENTIAL PARTNERS:

Regional tourism partnerships
Chambers of Commerce
Industry experts in tourism, retail, and entertainment development

TIMELINE:

Commence in Q4 of 2021



BUSINESS & ECONOMIC
DEVELOPMENT**FAST FACT:**

With a Total Assessment Base of \$18,651 million, Rocky View County has the 5th largest assessment base in Alberta, behind (1) Calgary, (2) Edmonton, (3) Strathcona County, and (4) R.M. of Wood Buffalo — Fort McMurray. Many are surprised to learn that, Rocky View County's tax base is larger than the cities of Red Deer, Lethbridge, or Medicine Hat.

Rocky View County currently has an assessment ratio of 71.9 residential to 28.1 non-residential. This ratio is the envy of many municipalities in Alberta.

Source: Alberta Municipal Affairs — Rocky View County Profile, September 9, 2020.

**ECONOMIC RECOVERY TASK FORCE
RECOMMENDATION #3****Review And Remove Red Tape To Promote Economic Recovery**

The COVID-19 pandemic has resulted in a new reality for business operators, consumers, logistics companies, and their staff. Businesses continue to adapt and change, as COVID-19 restrictions are lifted and the possibility of a second wave and additional shutdowns remains a possibility. Throughout all this, Rocky View County remains committed to maintaining a business-friendly environment where bureaucratic burden and red tape is continuously reduced.

Prior to the pandemic, the County had been amending policies, regulations, and processes to promote a business friendly environment in Rocky View that supports continued economic development. The COVID-19 crisis has demonstrated that outside forces can drastically alter how businesses operate and they must be flexible enough to adapt to changing conditions. The Task Force identified regulatory barriers as a potential impediment to the flexibility and adaptability that businesses need to survive the pandemic and keep operating. Barriers can exist in several areas: regulations, policies, and process. This recommendation focuses on actions that will identify and remove any new barriers that have surfaced as a result of the pandemic, to help businesses recover as quickly as possible.

Regulations

The County has made significant strides in improving flexibility and streamlining regulation as demonstrated by the recent adoption of the new Land Use Bylaw. The new Bylaw includes simplified, clear rules for applicants to follow to receive development permits for their business. The new bylaw reduces internal red tape and speeds up the permitting process. This has been achieved notably by allowing increased flexibility for setback and height variances, a greater number of permitted uses in a district, and improving parking regulations.

As a result of the pandemic, the manner in which businesses deliver services has changed and there may be a need for the County to revise certain regulations in the Land Use Bylaw to ensure businesses can respond to these changes. As an example, the increase in curbside pick-up may necessitate changes to the parking and setback regulations. The County should work with businesses to determine what is needed, then review current standards and regulations to identify any changes required to accommodate curbside pick-up.

As part of ongoing red tape reduction and internal process streamlining, the County is reviewing all of the current Direct Control District Bylaws with the intent of transforming as many of them to regular districts as possible. This will simplify permit issuance under these districts and further reduce hurdles to development.

Implementation of the Land Use Bylaw is ongoing and continual review and amendment will occur. As part of the regular tracking process of the new Land Use Bylaw, the County should monitor COVID-related issues that arise and prepare amendments that further aid business recovery.

The County should work with businesses to determine what is needed, then review current standards and regulations to identify any changes required

Policies

Rocky View County is in the process of preparing a new Municipal Development Plan (MDP) to guide the continuing growth in Rocky View County. One of the principles of the new MDP is to promote economic diversification through new business development and existing business expansion. The plan includes policies that support business development and identifies a number of key growth areas in the County for economic development.

Process

Rocky View County has been diligently working to improve internal processes for permitting, over the past two years, especially with respect to business-related development permits. As mentioned, the new Land Use Bylaw has assisted with these efforts by reducing certain regulations and allowing decisions to be made administratively in a reduced timeframe.

The following recommended actions will identify the COVID-related barriers that have arisen that may not have been foreseen in normal circumstances. Combined with the County's ongoing revision of process, these recommendations will further reduce red tape and streamline processes. Engagement with the business community and residents will be important to identify COVID-related issues that have occurred.

#3

RECOMMENDATIONS FOR RED TAPE REDUCTION

STRATEGY:

Identify new business needs and practices, as a result of the pandemic, that may result in different permit requirements such as parking lot requirements, building design, and setbacks.

POTENTIAL PARTNERS:

Chambers of Commerce
Business Owners
Developers

TIMELINE:

Immediate and ongoing

STRATEGY:

Examine regulatory actions and changes of other municipalities, in response to economic recovery from COVID-19.

POTENTIAL PARTNERS:

Municipal Neighbours
Municipal Affairs
Rural Municipalities of Alberta (RMA)
Alberta Urban Municipalities Association (AUMA)

TIMELINE:

Immediate

STRATEGY:

Review County Area Structure Plans and other high level policies to determine if policy amendments are required to support economic recovery due to the COVID-19 pandemic.

TIMELINE:

Commence in Q1 2021

STRATEGY:

In response to the identified requirements and other best practices, prepare appropriate amendments to the Land Use Bylaw for Council's consideration.

TIMELINE:

Pending completion of regulation review

STRATEGY:

As part of regular, ongoing review of the Land Use Bylaw, identify amendments to assist with COVID recovery.

POTENTIAL PARTNERS:

Business Owners
Developers
Residents

TIMELINE:

Part of current Direct Control District Review process

**STRATEGY:**

As part of the Direct Control District review, identify amendments to assist with COVID recovery.

POTENTIAL PARTNERS:

Residents
Businesses

TIMELINE:

In-progress

BUSINESS & ECONOMIC
DEVELOPMENT**FAST FACT:**

Total Non-Residential Assessment at Rocky View County, which includes commercial, industrial, linear as well as machinery and equipment (M&E) assessment, was up 15.18% last year and now totals \$5,311,383,210. This is a direct measurement of economic growth in Rocky View County. Despite COVID-19, Rocky View County anticipates continued, yet somewhat modest growth in 2020.

Source: Rocky View County Tax Rate Bylaw and Rocky View Chief Assessor — September 9, 2020.

**ECONOMIC RECOVERY TASK FORCE
RECOMMENDATION #4****Advocacy Through Provincial, National And International Agencies**

While the County can achieve many of its goals on its own, the Task Force recognized the importance of raising the County's profile well beyond its borders. Currently, the County meets with representatives from higher orders of government and is a member of many economic development agencies. However, strengthening these partnerships and increasing attendance at events will serve to raise increased awareness of the County as an investment destination.

Raising awareness serves several strategic purposes. Specific to economic development and economic recovery, advocacy helps achieve the following:

- Greater investment attraction capacity and deal flow for major developments;
- Improved 'brand recognition' for economic development prospect generation; and
- Enhanced relationships with provincial and federal politicians as well as inter-jurisdictional officials (for example, Transportation Ministers in Western Transportation Advisory Council or State Legislators in Pacific Northwest Economic Region for addressing regional or pan-regional opportunities).

County representatives meet regularly with federal and provincial government partners in the Calgary region. Monthly meetings provide opportunities to learn about new programs, exchange ideas and share updates in a roundtable report. Not all communities in the region participate in these meetings, so Rocky View County is in the enviable position of having a strong network and access to timely information for the benefit of our local businesses and industries. Strong and extensive networks have been invaluable during the COVID-19 crisis.

The resources and support available from organizations like the International Economic Development Council (IEDC), Economic Development Alberta (EDA), Ohio Economic Development Association (OEDA), the Canadian Real Estate Forum, Canada West Foundation and global industry leaders like Cushman Wakefield, CoreNet, International Council of Shopping Centers (ICSC) and Industrial Asset Management Council (IAMC) have been invaluable. Again, resources have been posted on Rocky View County's Business Connects group on LinkedIn as well as shared with local business owners and the Chambers of Commerce in Rocky View County.

As an example of the County's continuous efforts to raise its profile, Council recently changed the title of the Chief Elected Official from 'reeve' to 'mayor'. This was a strategic move to increase visibility, as mayor is a more commonly recognized term than reeve among national and international investors.

#4



RECOMMENDATIONS FOR ENHANCED CONNECTIONS WITH INVESTORS, DEVELOPERS, AND DECISION MAKERS

Work more closely with provincial Ministers and local MLAs to bring awareness to the County's economic contributions to our province and promote Rocky View County interests.

Educate local MLAs and provincial Ministers in order to reinforce economic opportunities in Rocky View County, remove obstacles through provincial policy, and potentially support infrastructure in the County through funding agreements.

Where appropriate, send County representatives such as the Mayor or local business leaders on provincial trade delegations to other countries to market the County as an investment destination.

Send the Mayor to trade conferences (for example):

- Cargo Logistics in Vancouver
- PNWER (Pacific NW Economic Region) in western Canada or northwest United States, or Alaska
- WESTAC (Western Transportation Advisory Council) in British Columbia, Alberta, Saskatchewan or Manitoba
- IAMC (Industrial Asset Management Council) in the United States.

Send the Mayor in order to achieve a deeper knowledge of business opportunities and industry sectors in Rocky View County and the Calgary region by attending special events or conferences (for example):

- Calgary Real Estate Forum
- BILD Calgary Region
- Plant Protein Alliance of Alberta .
- EDA (Economic Development Alberta)

1 2 3 4 5 6 7

PERFORMANCE MANAGEMENT METRICS

Annual measurement of Rocky View County's Total Assessment, including:

- Growth in Non-Residential Assessment through commercial, industrial, linear as well as machinery & equipment (M&E) assessments (Tax Rate Bylaw).
- Percentage growth diversification measurement of Rocky View County's tax assessment (Policy C-197).

Provide regular reports to the CAO on the following:

- The state of industry sectors in Rocky View County and the Calgary Region.
- Investment prospects (as well as investment targets or leads).
- Updates on new developments under construction.
- Identification of red tape issues impacting current developments.
- Quarterly updates on major initiatives and special projects (as identified in this report).
- Other opportunities as they arise.

1

2

3

4

5

6

7

NEXT STEPS

Administration will include the recommended actions in the considerations for the 2021, and subsequent, budget and work plan, except where able to accommodate in the current budget and work plan. A number of the recommendations are currently underway and have existing resources assigned. Administration will collaborate with local business leaders, residents, and identified partners, where appropriate, to achieve the recommendations. The CAO will provide a progress update to Council in Q4 of 2021 to report on the status of the recommendations.

With crisis comes opportunity, and the County is determined to leverage lessons learned and emerge from the public health crisis stronger than ever.

1

2

3

4

5

6

7

CONCLUSION

Rocky View is not only a viable alternative for investors, it is a superior location for investment. This is evidenced by the County's robust assessment growth over the past two decades, creating world-class warehousing & logistics hubs, a thriving agricultural and agri-business sector, business parks and retail destinations. The County's focus on maintaining a business-friendly environment has resulted in a sensible regulatory regime and competitive tax rates; two essential components for business investment. In addition, the County's emphasis on value for money has resulted in appropriate infrastructure and effective service delivery. The County's proximity to a major urban centre with access to excellent transportation infrastructure, combined with affordable land and a wide variety of development forms, has resulted in a world-class investment destination.

The Task Force has recommended marketing the County's strengths, fostering connections between local businesses, reducing regulatory burden, and leveraging relationships to further raise the profile of the County. These goals, and the actions required to meet them, will help the County to contribute to the post-pandemic economic recovery and build economic resilience to weather future crises. COVID-19, and the necessary measures to contain its spread, have had significant impacts on the economic well-being and health of our community. However, with crisis comes opportunity, and the County is determined to leverage lessons learned and emerge from the public health crisis stronger than ever.

APPENDIX A: STRATEGY PERFORMANCE MEASUREMENTS

The following table summarizes each strategy of Task Force Recommendations and provides performance metrics and reporting timeframes for each strategy. A status report will be prepared annually on all recommendations to provide an update on the status of the actions outlined in the CAO's Economic Recovery Task Force Report. All actions associated with Recommendation #4 are ongoing and will be reported on as part of the annual update.

#1: RECOMMENDATIONS FOR ENHANCED CONNECTIONS BETWEEN BUSINESS, PROSPECTIVE EMPLOYEES, AND CONSUMERS			
Strategy or Action	Potential partners	Timeline	Performance Metric
Identify programs for businesses to access. Connect businesses to COVID-19 federal and provincial loans and support programs.	Business Dev. Bank of Canada (BDC) Export Development Canada Government of Alberta Community Futures (WD) Regional partners	Current and Ongoing	Number of LinkedIn group posts related to COVID programs for businesses. Request RVC numbers from program operators, report "uptake numbers" and evaluate for effectiveness, on an annual basis.
Promote workshops with Amazon, Shopify, Lightspeed and other digital economy support organizations to educate and facilitate online retail and digital commerce for Rocky View businesses.	Amazon, Shopify, and Lightspeed Government of Alberta Community Futures (WD)	Commence in Q2 of 2021	Successful promotion of at least two opportunities in 2021.
Leveraging digital opportunities to enhance Rocky View County's online presence and raise the profile of business opportunities in the County.	Chambers of Commerce Industrial real estate brokers	Commence in Q3 of 2021	Report back to CAO by Q4 2021.
Develop and publish a "how to guide" to assist rural addressing requests for Canada Post and search engines like Google.		Commence in Q1 of 2021	Completion of the 'how to guide'. Report back to CAO by Q4 2021.
Sponsor and coordinate an annual summit of Chambers of Commerce and business associations in Rocky View County.	Bragg Creek Chamber of Commerce Langdon Chamber of Commerce Balzac Business Association Other business interests in Springbank, Indus, Conrich, etc.	Commence in Q2 or Q3 2021	Successful completion of annual Chambers of Commerce Summit in 2021. Report back to CAO by Q4 on completion & lessons learned.
Create a voluntary business registry of County businesses, tied to Rocky View County's Development Permit process.		Commence in Q2 of 2021	Short term: Completion of registry by Q4 2021. Medium – Long Term: number of businesses registered (analyze change on an annual basis).
Update County webpage to promote business-to-business connections.		Commence in Q1-2 of 2021	Completion of web page by Q4 2021. Report back to CAO by Q4 2021.

#2: RECOMMENDATIONS FOR A COMPREHENSIVE MARKETING PLAN

Strategy or Action	Potential partners	Timeline	Performance Metric
Target specific industry sectors such as retail and entertainment, tourism, value added processing, warehousing and logistics, agri-business, manufacturing, etc.	Industrial real estate brokers Industry associations Trade and investment partners	Current and Ongoing — Continuous	Report back to CAO on efforts to date by sector in Q4 2021.
Raise the profile of Rocky View County. Encourage participation of elected officials at grand openings, ribbon cutting events, press releases and industry events.	New business and industry Industrial real estate brokers Event and conference planners Government of Alberta	Immediate & Ongoing	Short term: Create & implement a 'Councillor Events Tracker' system and report back to CAO on actions to date in Q4 2021. Medium/Long Term: Once a baseline has been established, set a quantitative target for increased presence of elected officials.
Identify roles for the County, businesses, and residents to raise the County's profile.	Local Businesses Citizen ambassadors Media outlets — 'good news' ops	Commence in Q2 of 2021	Report back to CAO on actions to date in Q4 2021.
Promote the County as a "place with space" for consumers (with physical distancing), for businesses wanting room to grow for investors looking for opportunity. Urban congestion — from streets to office towers, elevators to transit — has quickly become a source of stress for many. Promoting businesses to move to Rocky View County is an immediate opportunity.	Chambers of Commerce Industrial real estate brokers	Commence in Q2 of 2021	Report back to CAO on actions to date in Q4 2021.
Consider rebranding the County to focus on attracting increased commercial and industrial investment.	Local Businesses Investors Residents	Commence in Q1 of 2021	Report back to CAO on actions to date in Q4 2021
Raise awareness of available resources for businesses.	Local businesses Chambers of Commerce	Immediate & Ongoing	Increase membership in County Business Connects LinkedIn. Seek feedback from to measure satisfaction. Report back to CAO on status in Q4 2021.
Continue with Local-Intel marketing campaign and adopt other digital tools as necessary.	Local-Intel	Immediate & Ongoing	Research and identify other potential tools and report back to CAO on potential opportunities in Q4 2021.
Create a set of marketing tools for businesses to access such as signage, workshops, and industry familiarization tours.	Local tour operators Chambers of Commerce	Commence in Q4 of 2021	Report back to CAO on actions to date by Q4 2021.
Use multiple channels or mediums to advertise including; television, radio, newspapers, social media, print media, public service announcements, etc.	Local Media Outlets	Commence in Q3 of 2021	Identify a benchmark and quantify 'number of views' that would constitute success & report back to CAO on actions to date in Q4 2021.
Create a local tourism strategy to market the attractions in the County such as provincial parks, retail destinations, hamlet shopping, and entertainment venues.	Regional tourism partnerships Chambers of Commerce Industry experts in tourism, retail and entertainment development	Commence in Q4 of 2021	Report back to Council with local tourism strategy by Q2 2022.

#3: RECOMMENDATIONS FOR RED TAPE REDUCTION

Strategy or Action	Potential partners	Timeline	Performance Metric
Identify new business needs and practices, as a result of the pandemic, that may result in different permit requirements such as parking lot requirements, building design, and setbacks.	Chambers of Commerce Business Owners Developers	Immediate and ongoing	Report back to CAO by Q4 2021.
Examine regulatory actions and changes of other municipalities, in response to economic recovery from COVID-19.	Municipal Neighbours Municipal Affairs Rural Municipalities of Alberta (RMA) Alberta Urban Municipalities Association (AUMA)	Immediate	Report back to CAO by Q2 2021.
In response to the identified requirements and other best practices, prepare appropriate amendments to the Land Use Bylaw for Council's consideration.		Pending completion of regulation review	Pending completion of regulation review, identify actions and prepare amendments to LUB for Council consideration by Q1 2022.
Review County Area Structure Plans and other high level policies to determine if policy amendments are required to support economic recovery due to the COVID-19 pandemic.		Commence in Q1 2021	Report back to CAO by Q3 2021.
As part of the Direct Control District review, identify amendments to assist with COVID recovery.	Residents Businesses	Part of current Direct Control District Review Process	Report back to CAO by Q4 2021.
As part of regular, ongoing review of the Land Use Bylaw, identify amendments to assist with COVID recovery.	Business Owners Developers Residents	Ongoing	Pending completion of previous items, identify actions and prepare amendments (if any) to Land Use Bylaw for Council consideration by Q1 2022.



ROCKY VIEW COUNTY

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

☎ 403-230-1401

@ questions@rockyview.ca

🌐 www.rockyview.ca

🐦 @rockyviewcounty

📘 rockyviewcounty



FINANCIAL SERVICES

TO:	Council	
DATE:	November 10, 2020	DIVISION: 4
FILE:	03222114 & 03222115	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 18, 2020, Administration received a request from the owner of rolls 03222114 and 03222115 regarding late payment penalty cancellation in the total amount of \$1,221.92. The County received payment on September 10, 2020.

The tax notices were given to the rate payer's bookkeeper; in the confusion of COVID-19, the bookkeeper thought the deadline was the end of September. A cheque was issued as soon as the mistake was realized. 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 \$1,221.92 be denied.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

Administration Resources
Barry Woods, Manager Financial Services



BW/aw

ATTACHMENTS:

ATTACHMENT 'A': Request Letter 03222114 & 03222115

ATTACHMENT 'B': Policy C-204

Rocky View County

262075 Rocky View Point

Rocky View County, AB

T4AOX2



September 18, 2020

Dear Members of Council,

Regarding late tax payment penalty Council Policy c-204

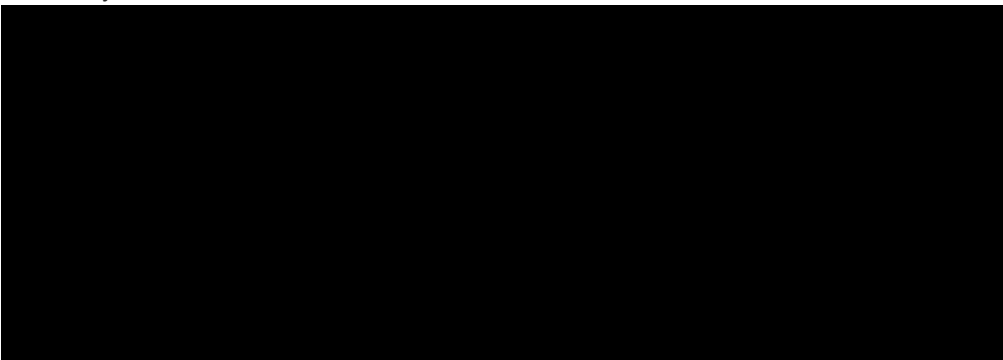
Re: roll number 03222114

roll number 03222115

I ask your consideration in waiving the late penalties assessed on the above property taxes. The notice was given to our bookkeeper, but in the confusion of Covid 19 and delayed dates she thought the deadline was the end of September. A cheque was issued as soon as the mistake was realized and you received payment 9 days late. This is the first time paying taxes on this property and arrangements will be made to not be in arrears again.

Thank you for your consideration.

Sincerely





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:	November 10, 2020	DIVISION: 3
FILE:	04702053	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 28, 2020, Administration received a request from the owner of roll 04702053 regarding late payment penalty cancellation in the amount of \$603.00.

The rate payer had confused the County's August 31, 2020, tax due date with the City of Calgary's due date of September 30, 2020. The County has not received payment for the property taxes.

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 \$603.00 be denied.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

BW/aw

Administration Resources
Barry Woods, Manager Financial Services



ATTACHMENTS:

ATTACHMENT 'A': Request Letter 04702053

ATTACHMENT 'B': Policy C-204

Adrienne Wilson

From: Donald Arsenault
Sent: Monday, September 28, 2020 10:55 AM
To: Lois Stark; Adrienne Wilson; Barry Woods
Subject: FW: [EXTERNAL] - Property tax penalty appeal 2019

Sounds like a tax issue.

Thanks

DON ARSENAULT AMAA
Team Lead Valuation | Assessment Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-3982
DArsenault@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.

-----Original Message-----

From: [REDACTED]
Sent: September 28, 2020 10:26 AM
To: Rocky View County Assessment Section <PAssessment@rockyview.ca>
Subject: [EXTERNAL] - Property tax penalty appeal 2019

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

Re: Roll 04702053

To whom it may concern,

Please consider this email as an appeal to the property tax penalty of \$600 that has been added to my total. We were grateful for the opportunity to extend the deadline for tax payment due to challenges we were facing due to the COVID 19 Pandemic. Unfortunately, we had confused the City of Calgarys September 30th deadline with Rockyview County's August 31st deadline...I hope you will take into consideration these difficult times that we are facing and accept my appeal as this is the first time that I have been late in my payment since owning property in Rockyview County.

We appreciate your consideration,

[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

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:	November 10, 2020	DIVISION: 3
FILE:	04702100	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 30, 2020, Administration received a request from the owner of roll 04702100 regarding late payment penalty cancellation in the amount of \$811.98. The County received payment on September 10, 2020, for the 2020 taxes.

The rate payer wrote that they were unaware that the City of Calgary and Rocky View County had different tax arrangements and assumed the due date was September 30. Additionally, both rate payers had job losses and a car accident at the end of August. 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 \$811.98 be denied.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

Administration Resources
Barry Woods, Manager Financial Services



ROCKY VIEW COUNTY

BW/aw

ATTACHMENTS:

ATTACHMENT 'A': Request Letter 04702100

ATTACHMENT 'B': Policy C-204

Adrienne Wilson

From: [REDACTED]
Sent: Wednesday, September 30, 2020 3:56 PM
To: Rocky View Tax Section
Subject: [EXTERNAL] -

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

Tax roll 04702100

Hi I am writing you to request the over due tax penalties be removed or decreased. I am terribly sorry as I moved to Calgary From Canmore and this is the second time I have paid property taxes and with my address being [REDACTED] Calgary, Alberta not Rocky View, Alberta I didn't realize we were in a different tax arrangement. I had heard on the radio several times that the deadline was pushed back until sept 30. Relieved and so grateful to hear this with all the the loss work my husband and I have had due to covid as well being in a car accident in end of August I was grateful. I payed on line sept 10 so it would be processed on time. For the end of the month. I received a late penalty today Of 811.98 and confused I called and was explained the difference. I fell awful about the mistake and I can't afford to pay this much for something I didn't plan. I am really sorry and feel sick about it and such a steep penalty for what needed up being 10 days late but I had no idea.

Thank you for your consideration. I can promise that this will not happen again.

Kind 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.
- 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:	November 10, 2020	DIVISION:	7
FILE:	06532004	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 29, 2020, Administration received a request from the owner of roll 06532004 regarding late payment penalty cancellation in the amount of \$508.50. The County received payment in full on September 29, 2020.

The rate payer has written that they lost their job due to the pandemic and had made the assumption that the due date was the same as the City of Calgary. They had lost their tax mail and had no details until they contacted the County and paid in full soon thereafter.

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 \$508.50 be denied.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director
Corporate Services

Chief Administrative Officer

BW/aw

Administration Resources

Barry Woods, Manager Financial Services



ATTACHMENTS:

ATTACHMENT 'A': Request Letter 06532004

ATTACHMENT 'B': Policy C-204

Adrienne Wilson

From: [REDACTED]
Sent: Tuesday, September 29, 2020 3:14 PM
To: Rocky View Tax Section
Subject: [EXTERNAL] - Penalty Waive Please
Attachments: [REDACTED]

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

Dear officer,

I have paid all my property tax with the penalty today because I thought the due date for this year is September 30th. I lost my job due to the pandemic. And with all the advertising saying that this year's property tax due-date will be delayed to September 30th, I misunderstand it was only for Calgary until I called the county today to pay the tax. Also, I lost my tax mail, therefore I have no detailed information about this year's tax requirement, therefore I was called today asking for the details,. I was so surprised and hope if I can aks to waive the penalty back to me because if I knew, I will definitely have done it by last month.

[REDACTED] let me know if you have any questions.

Tax Roll Number: 06532004

Address: [REDACTED]
[REDACTED]

Best 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.
- 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: November 10, 2020 **DIVISION:** 9
FILE: 06710015 **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 15, 2020, Administration received a request from the owner of roll 06710015 regarding late payment penalty cancellation in the amount of \$562.60. The County received payment in full on September 16, 2020.

The rate payer has stated that they mailed their cheque on August 25, 2020. As per section 341 of the *Municipal Government Act*, a tax payment is deemed received on the date of the postmark stamped on the envelope. The postmark on the envelope from the ratepayer is for September 10, 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 \$562.60 be denied.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

BW/aw

Administration Resources

Barry Woods, Manager Financial Services



ATTACHMENTS:

ATTACHMENT 'A': Request Letter 06710015

ATTACHMENT 'B': Policy C-204

Sept 15, 2020

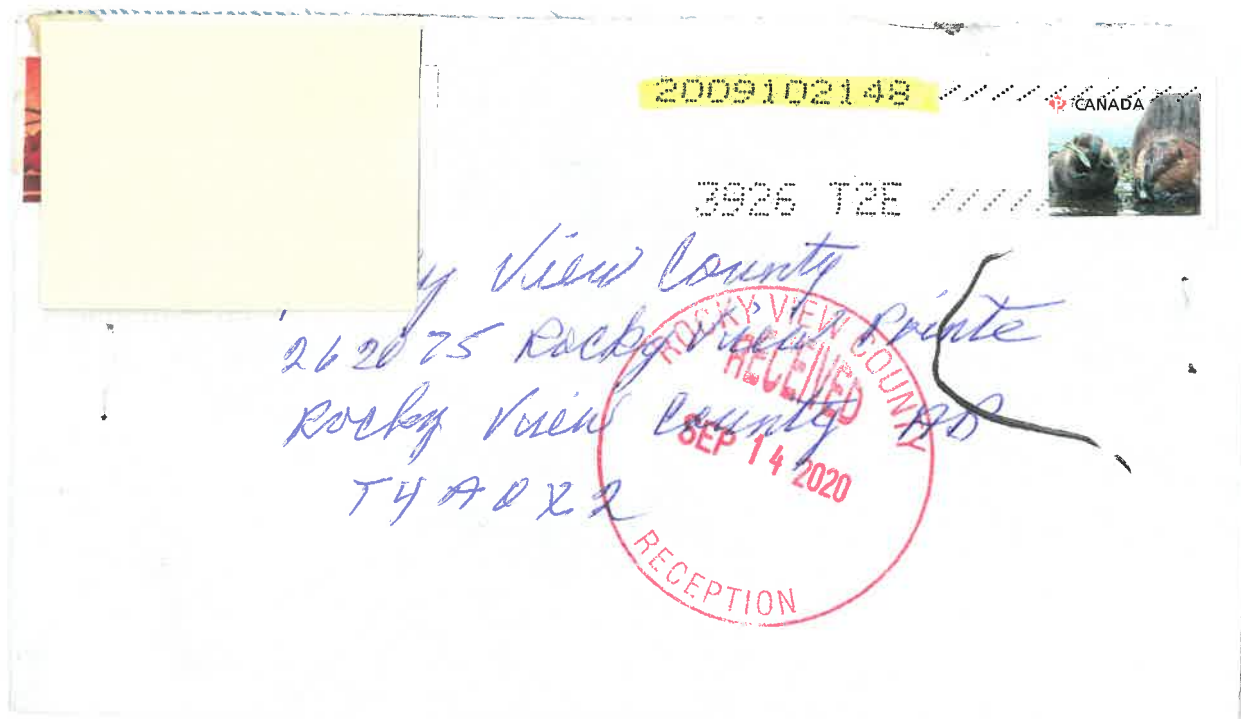
Finance Dept
Rocky View County
202075 Rocky View Centre

Dear Sir or Madam

I received a phone call from Rume stating that my tax cheque which I mailed on Aug 25 had been stamped Sept 10 by the Post Office. My envelope had to have been mislaid or stuck in the mail box.

My only proof is the date & cheque number written on my tax notice. I mailed the cheque on Aug 25 & Rume just received it. I have enjoyed living in Rocky View for many years & this is the only problem I have ever had. I lost my wife Jane to cancer a year ago Sept 2, along with my age & Covid I have had a very tough year. I have no pension just old age & CPP.

The late penalty of \$411.54 will be very difficult on me & I am respectfully requesting your consideration to remove this penalty.





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:	November 10, 2020	DIVISION: 9
FILE:	08818003	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 8, 2020, Administration received a request from the owner of roll 08818003 regarding late payment penalty cancellation in the amount of \$717.87. The County received payment on September 9, 2020, for the 2020 taxes.

The rate payer indicated in their request that they had assumed that the due date for taxes was September 30, 2020, and had misplaced their tax bill to verify this date. They had become overwhelmed with the demands of their new home, have been unable to sell their previous property, and have faced numerous challenges in their business. When they followed up with the County on September 8, 2020, they were notified that payment was late and a 12% penalty had been applied. 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 \$717.87 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 08818003

ATTACHMENT ‘B’: Policy C-204

Adrienne Wilson

From: Lois Stark
Sent: Tuesday, September 22, 2020 7:47 AM
To: Adrienne Wilson
Subject: FW: [EXTERNAL] - Penalty Adjustment?

fyi

LOIS STARK

Team Lead –Tax Representative | Financial Services

ROCKY VIEW COUNTY

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

Phone: 403-520-8172 | Fax: 403-276-5372

lstark@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: [REDACTED]
Sent: Tuesday, September 8, 2020 11:25 AM
To: Lois Stark <lstark@rockyview.ca>
Subject: [EXTERNAL] - Penalty Adjustment?

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

To whom it may concern,

I am writing council to request adjustment in the late payment penalty applied to my property taxes. I understand council can consider an adjustment to the 12% late payment penalty under C-204-11.

The verifiable facts are as follows.

Payment was to be made September 1 to avoid late payment.

On September 4, I reached out to the M.D. of Rockyview to get a new copy of my tax bill as I had misplaced it.

On September 8th I received notification that I had been assessed a 12% late payment fine of \$717.87. I immediately paid the initial balance and am seeking some relief on the \$717.87.

The other facts, which unfortunately you have only my word to go on,

I had it in my head that the payment was due September 30th. I'd looked for the bill, and information surrounding due dates earlier to verify, but I'd misplaced my tax bill. I have faced

numerous challenges in my business lately and have been working extremely long hours (I've lost multiple long term employees, and now am working double shifts 3 days a week to make ends meet and fill the void).

Personally I've been over run at home with the demands of my new home (roof on the garage was rotting away and required repair, many leaking windows and now most recently a bat infestation - 8 bats inside the house in the last 2 months).

I was unable to sell my previous property as no one seems to be buying these days thanks to COVID.

On top of all this (more of an aside than anything else) the assessed value of the property is *way* too high. I paid \$760,000 for the property in March (in large part due to the multiple issues with the house). As I purchased in March, I didn't get the assessment and opportunity to contest the assessment of \$1,174,960. (I tried but was told basically that its a shame, but nothing can be done for this year).

I do understand and acknowledge that I was late in my payment, but I believe that as the mistake was made in good faith and payment was sent within hours of being informed, that some consideration could be granted.

Obviously I understand you are holding all the cards, but I would hope given the circumstances some reduction could be arranged.

Thank you,



Sent from my iPad

On Sep 8, 2020, at 8:12 AM, lstark@rockyview.ca wrote:

Morning,

Attached is a copy of your 2020 tax notice. The tax notices were mailed on May 29 to the address on the notice. For the 2020 tax year Council moved the July 1 penalty date to September 1, making the 2020 taxes due and payable on August 31, 2020. A 12% penalty has been applied to the account making the amount due and payable \$6,700.14. This amount is now due and payable on or before December 31, 2020 in order to avoid the 12% penalty on Jan 1, 2021.

Regards

LOIS STARK

Team Lead –Tax Representative | Financial Services

ROCKY VIEW COUNTY

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

Phone: 403-520-8172 | Fax: 403-276-5372

lstark@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.

-----Original Message-----

From: Christine Harrison <CHarrison@rockyview.ca>

Sent: Friday, September 4, 2020 4:29 PM

To: Taxes <Taxes@rockyview.ca>Cc: Pamela Tilley <PTilley@rockyview.ca>

Subject: FW: [EXTERNAL] - Property tax

Hello,

We have received this email in our general mailbox for your department, please respond to this inquiry.

We respectfully request you include us in your response or confirm contact when this inquiry is completed.

Thank you.

CHRISTINE HARRISON

Call Centre Representative | | Customer Care and Support

ROCKY VIEW COUNTY

262075 Rocky View Point | AB | T4A 0X2

Phone: 403-230-1401

charrison@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.

-----Original Message-----

From: [REDACTED]
Sent: September 4, 2020 4:28 PM
To: Questions <questions@rockyview.ca>
Subject: [EXTERNAL] - Property tax

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

Hi, was looking for my property tax bill to pay it, and I can't seem to locate.

How can I get a copy (or the info i need to pay it)

I live at [REDACTED]

Sent from my iPad
<SL144-N-COP20090808070.pdf>



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:	November 10, 2020	DIVISION: 9
FILE:	08912011	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 29, 2020, Administration received a request from the owner of roll 08912011 regarding late payment penalty cancellation in the amount of \$234.88. The County received payment on September 30, 2020, for the 2020 taxes.

The rate payer is requesting that the penalty be waived as they did not see the due date notice and had assumed that the County had deferred the penalty date to the same date as the City of Calgary: September 30, 2020. They have also stated that, due to COVID-19 and due to being elderly and immune compromised, they have been in isolation at their cabin since March. 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 \$234.88 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 08912011

ATTACHMENT ‘B’: Policy C-204

Adrienne Wilson

From: [REDACTED]
Sent: Tuesday, September 29, 2020 10:59 AM
To: Rocky View Tax Section
Subject: [EXTERNAL] - Penalty Cancellation Request

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

To: Rocky View Tax Section

Please cancel our penalty on taxes for Roll # 08912011
NW-12-28-05-50

We did not see the date due notice for Rocky View County taxes and assumed it was the same as The City of Calgary.
We paid our taxes on September 29 instead of August 29, 2020.
We have never been late with our taxes and the 12% means a lot to us.
We are elderly and immune compromised. Because of Covid-19 we have been in isolation at our cabin since March.

Thank you for your consideration.

[REDACTED]

Sent from my iPhone



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.



FIRE SERVICES AND EMERGENCY MANAGEMENT

TO:	Council		
DATE:	November 10, 2020	DIVISION:	All
FILE:	N/A	APPLICATION:	N/A
SUBJECT:	Emergency Management Bylaw C-8074-2020		

POLICY DIRECTION:

On January 1, 2020, the Alberta Emergency Management Act changed to include a new Local Authority Emergency Management Regulation. This regulation requires municipalities to include specific detail about their emergency management program within their Municipal Emergency Management Bylaw.

EXECUTIVE SUMMARY:

Emergency Management Bylaw C-8074-2020 was developed to replace our current Bylaw C-7396-2014 in order for Rocky View County to be in compliance with the new *Emergency Management Act*. The Bylaw addresses the formation of the Emergency Advisory Committee, appointment of the Director of Emergency Management as well as Deputy Directors. Under this Bylaw the Emergency Management Agency will continue to deliver programs and services that benefit all County communities.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval of the new Emergency Management Bylaw in accordance with Option #1.

BACKGROUND:

The current Emergency Management Bylaw has been in place since October 2014. To ensure Rocky View County's compliance with the new *Emergency Management Act*, updates are needed. The changes are straight forward in nature, but because of the volume of changes and complexity of the document, Administration recommends that the existing bylaw C-7396-2014 (Attachment 'B') be repealed and replaced with the proposed new Bylaw C-8074-2020 (Attachment 'A').

A summary of these changes is shown below:

Original Bylaw	New Bylaw
Municipal Emergency Management Agency	To <i>Regional</i> Emergency Management Agency.
Definitions (Part 2)	Moved to Schedule A and changed to match the <i>Municipal Government Act</i> and/or the <i>Emergency Management Act</i> .
Establishment of a Municipal Emergency Management Advisory Committee (Part 3)	Now includes the composition and purpose of the committee.

Administration Resources

Randy Smith, Fire Services and Emergency Management



Municipal Emergency Management Agency (Part 4.2 and 4.3)	To include changes to the composition of the agency.
Duties and Responsibilities of the Emergency Advisory Committee (Part 6)	Now includes minimum annual meetings, quorum for meetings, and responsibility to provide guidance and direction to the Regional Emergency Management Agency.
State of Local Emergency (Part 8)	Now allows for a local authority and the Province to both have a state of emergency in the same area simultaneously as per <i>Bill 9 Emergency Management Amendment Act, 2020</i>

BUDGET IMPLICATIONS:

There are no budget implications at this time.

STRATEGIC OBJECTIVES:Expand Community Service Delivery

To ensure the Emergency Management Agency continues to deliver a variety programs and services that benefit all County communities, while maintaining compliance with provincial legislation.

Embrace Partnerships

The Regional Emergency Management program builds strength, capacity, and community resilience through a process of combined planning, training, and sharing of resources during a disaster.

OPTIONS:

- Option #1:
- Motion 1: THAT Emergency Management Bylaw C-8074-2020 be given first reading.
 - Motion 2: THAT Emergency Management Bylaw C-8074-2020 be given second reading.
 - Motion 3: THAT Emergency Management Bylaw C-8074-2020 be considered for third reading.
 - Motion 4: THAT Emergency Management Bylaw C-8074-2020 be given third and final reading.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

Grant Kaiser

“Al Hoggan”



ROCKY VIEW COUNTY

Executive Director
Community and Business Connections

Chief Administrative Officer

CM/rs

ATTACHMENTS:

ATTACHMENT 'A': New Emergency Management Bylaw C-8074-2020

ATTACHMENT 'B': Old Emergency Management Bylaw C-7396-2014



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-8074-2020

A Bylaw of Rocky View County, in the Province of Alberta, to establish and maintain a Regional Emergency Management Agency and Emergency Advisory Committee.

WHEREAS the *Municipal Government Act* allows Council to pass bylaws respecting the safety, health, and welfare of people and the protection of people and property;

AND WHEREAS the *Emergency Management Act* and the *Local Authority Emergency Management Regulation* allow Council to pass bylaws authorizing the establishment and maintenance of a Regional Emergency Management Agency and Emergency Advisory Committee;

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

Title

- 1 This bylaw may be cited as the *Emergency Management Bylaw*.

Definitions and Interpretation

- 2 Words in this bylaw have the same meaning as those set out in the *Municipal Government Act* or the *Emergency Management Act*, as the context requires, except for those provided in Schedule 'A' of this bylaw.
- 3 The title of positions and departments referenced throughout this bylaw may change from time to time without affecting the powers, duties, and responsibilities outlined in this bylaw.
- 4 References to a position throughout this bylaw also include an authorized delegate of the person occupying that position.

Establishment of the Emergency Advisory Committee

- 5 The Emergency Advisory Committee is established for the following purposes:
 - (1) reviewing and considering changes to the Regional Emergency Management Plan and related plans, programs, and activities;
 - (2) advising Council on the status of the Regional Emergency Management Plan and related plans, programs, and activities; and
 - (3) providing guidance and direction to the Regional Emergency Management Agency before, during, and after an emergency or disaster.
- 6 The Emergency Advisory Committee consists of the following:
 - (1) The CAO, who is the chair;

- (2) the Reeve, who is the vice-chair; and
 - (3) any councillors appointed by a resolution of Council.
- 7 Meetings of the Emergency Advisory Committee are held annually, and additional meetings may be called by the Chair, Chief Administrative Officer, or Director of Emergency Management as required or desired.
- 8 Members of the Emergency Advisory Committee are reimbursed for expenses incurred during the performance of their duties in accordance with applicable Rocky View County policies and procedures.
- 9 Notwithstanding the provisions of any other Rocky View County bylaw, quorum for a meeting of the Emergency Advisory Committee consists of those members who attend that meeting.
- 10 Notwithstanding section 9 of this bylaw, quorum for a meeting of the Emergency Advisory Committee when declaring, renewing, or terminating a state of local emergency is defined in section 23 of this bylaw.

Establishment of the Regional Emergency Management Agency

- 11 The Regional Emergency Management Agency is established for the following purposes:
- (1) administering the Regional Emergency Management Program;
 - (2) updating the Emergency Advisory Committee on the Regional Emergency Management Plan and related plans, programs, and activities; and
 - (3) preparing for and responding to emergencies and disasters using the command, control, and coordination system prescribed by the Managing Director of the Alberta Emergency Management Agency.
- 12 The Regional Emergency Management Agency consists of the following:
- (1) The Chief Administrative Officer;
 - (2) Director of Emergency Management;
 - (3) Deputy Directors of Emergency Management;
 - (4) Manager for Communications (Public Information Officer);
 - (5) Manager for Enforcement Services;
 - (6) Manager for Fire Services;
 - (7) Manager for Financial Services;
 - (8) Manager for Operational Services;
 - (9) Manager for Recreation, Parks, and Community Support;

- (10) Manager for Planning and Development Services;
 - (11) Manager for Transportation Services;
 - (12) Manager for Utility Services;
 - (13) the Chief Administrative Officers of the Town of Crossfield and the Village of Beiseker;
 - (14) the Emergency Social Services Directors of the Town of Crossfield and the Village of Beiseker; and
 - (15) any other municipal employee designated by the Chief Administrative Officer or Director of Emergency Management of Rocky View County, Town of Crossfield, or the Village of Beiseker.
- 13 The Regional Emergency Management Agency is delegated and authorized to carry out the powers, duties, and responsibilities of Council under the *Emergency Management Act*, except for the powers, duties, and responsibilities of Council outlined in sections 20 and 21 of this bylaw.
- 14 The Regional Emergency Management Agency is authorized to act as the agent of the Town of Crossfield and the Village of Beiseker pursuant to the *Local Authority Emergency Management Regulation*.
- 15 In addition to those listed in section 12 of this bylaw, the following organizations may be invited to provide representation to the Regional Emergency Management Agency as required or desired from time to time:
- (1) municipalities with which Rocky View County has entered into mutual aid agreements;
 - (2) local school boards;
 - (3) local Royal Canadian Mounted Police detachments;
 - (4) the Canadian Red Cross or other non-governmental organizations;
 - (5) provincial departments and agencies such as, but not limited to, the Alberta Emergency Management Agency, Alberta Health Services, Alberta Municipal Affairs, Alberta Environment and Parks, and Alberta Transportation;
 - (6) representatives from local industries or industrial associations, local telecommunications services providers, or other local business or business associations such as a chamber of commerce; or
 - (7) any other person or agency which may serve a useful purpose in the preparation or implementation of the Regional Emergency Management Plan.

Duties and Responsibilities of the Director of Emergency Management

- 16 The Director of Emergency Management is appointed by and accountable to the Chief Administrative Officer.

- 17 The Director of Emergency Management, in cooperation with the Chief Administrative Officer, is responsible for:
- (1) preparing and coordinating the Regional Emergency Management Plan and related plans, programs, and activities;
 - (2) directing emergency and disaster operations for Rocky View County and participating municipalities under the Regional Emergency Management Plan;
 - (3) coordinating all services and resources used during an emergency or disaster; and
 - (4) ensuring that each member of the Regional Emergency Management Agency has a designate identified to act in their absence when required.

Duties and Responsibilities of the Deputy Directors of Emergency Management

- 18 Deputy Directors of Emergency Management are appointed by and accountable to the Director of Emergency Management.
- 19 Deputy Directors of Emergency Management are responsible for fulfilling the powers, duties, and responsibilities of the Director of Emergency Management in their absence.

Duties and Responsibilities of Council

- 20 Council is responsible for approving the Regional Emergency Management Plan and related plans, programs, and activities to ensure that Rocky View County is prepared to address potential emergencies and disasters.
- 21 Council may:
- (1) by bylaw borrow, appropriate, and expend without the consent of the electors, all sums required for the operation of the Regional Emergency Management Agency; and
 - (2) enter into agreements with and make payments or grants, or both, to persons or organizations for the provision of services in the development or implementation of emergency plans or programs, including mutual aid plans and programs.

Declaration of States of Local Emergency

- 22 If at any time the Emergency Advisory Committee is satisfied by the information provided to them by the Director of Emergency Management or a Deputy Director of Emergency Management, the Emergency Advisory Committee may declare, renew, or terminate a state of local emergency.
- 23 For the purposes of declaring, renewing, or terminating a state of local emergency, the quorum of the Emergency Advisory Committee is the Reeve and the Reeve may declare the state of local emergency acting alone.
- (1) If the Reeve is unable to fulfil the duties outlined in section 23 of this bylaw, the quorum of the Emergency Advisory Committee is the Deputy Reeve and the Deputy Reeve may declare, renew, or terminate the state of local emergency acting alone.

- (2) If both the Reeve and Deputy Reeve are unable to fulfil the duties outlined in section 23 and 23(1) of this bylaw, the quorum of the Emergency Advisory Committee is any two members of Council and those two members of Council may declare, renew, or terminate the state of local emergency.
- 24 When a state of local emergency is declared, the person or persons who made the declaration must:
- (1) ensure that the declaration identifies the nature of the emergency and the area of Rocky View County in which it exists;
 - (2) cause the declaration and its details to be published immediately by the means of communication most likely to notify the population of the area affected by the emergency; and
 - (3) forward a copy of the declaration to the provincial minister responsible for the *Emergency Management Act* without delay.
- 25 When a state of local emergency is terminated, the person or persons who made the declaration must ensure the declaration and its details are published immediately by the means of communication most likely to notify the population of the area affected by the emergency.
- 26 A declaration of a state of local emergency is considered terminated and ceases to be of any force or effect when:
- (1) it is terminated in accordance with section 23 of this bylaw;
 - (2) a period of seven days has lapsed since it was declared unless it is renewed;
 - (3) the Lieutenant Governor in Council makes an order for a state of emergency under the *Emergency Management Act* relating to the same area that also directs that the declaration of local state of emergency ceases to be of any force or effect; or
 - (4) the provincial minister responsible for the *Emergency Management Act* cancels the state of local emergency.
- 27 When a state of local emergency is declared, the person or persons making the declaration may:
- (1) put into operation the Regional Emergency Management Plan or any related plans or programs to be put into operation;
 - (2) acquire or utilize any real or personal property considered necessary to prevent, combat, or alleviate the effects of an emergency or disaster;
 - (3) authorize or require any qualified person to render aid of a type the person is qualified to provide;
 - (4) control or prohibit travel to or from any area of Rocky View County;

- (5) provide for the restoration of essential facilities and the distribution of essential supplies and other essential services in any part of Rocky View County;
 - (6) cause the evacuation of persons and the removal of livestock and personal property from any area of Rocky View County that is or may be affected by a disaster and make arrangements for the adequate care and protection of those persons or livestock and of the personal property;
 - (7) authorize the entry into any building or on any land, without warrant, by any person in the course of implementing an emergency plan or program;
 - (8) cause the demolition or removal of any trees, structures or crops if the demolition or removal is necessary or appropriate in order to reach the scene of a disaster, or to attempt to forestall its occurrence or to combat its progress;
 - (9) procure or fix prices for food, clothing, fuel, equipment, medical supplies, or other essential supplies and the use of any property, services, resources or equipment within Rocky View County for the duration of the state of local emergency;
 - (10) authorize the conscription of persons needed to meet an emergency;
 - (11) authorize any persons at any time to exercise, in the operation of the Regional Emergency Management Plan and related plans or programs, any power specified in sections 27(2) through 27(10) of this bylaw in relation to any part of the municipality affected by a declaration of a state of local emergency; and
 - (12) any other power provided for in the *Emergency Management Act* and its regulations that is not provided for in this bylaw.
- 28 Despite section 27 of this bylaw, the provincial minister responsible for the *Emergency Management Act* may restrict, prohibit, or terminate the exercise of powers by Rocky View County under a local state of emergency in accordance with the *Emergency Management Act*.

Indemnification

- 29 No action lies against Rocky View County or a person acting under Rocky View County's direction or authorization for anything done or omitted to be done in good faith while carrying out a power under the *Emergency Management Act* or its regulations during a state of local emergency.

Severability

- 30 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 will remain valid and enforceable.

Transitional

- 31 Bylaw C-7396-2014 is repealed upon this bylaw passing and coming into full force and effect.

- 32 Bylaw C-8074-2020, being the *Emergency Management Bylaw*, 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

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-8074-2020

Schedule 'A' – Definitions

- 1 **“Chief Administrative Officer”** means the Chief Administrative Officer of Rocky View County.
- 2 **“Council”** means the duly elected Council of Rocky View County.
- 3 **“Deputy Reeve”** means the Deputy Chief Electoral Officer of Rocky View County.
- 4 **“Disaster”** has the same meaning as in the *Emergency Management Act*.
- 5 **“Emergency”** has the same meaning as in the *Emergency Management Act*.
- 6 **“Emergency Advisory Committee”** means the Emergency Advisory Committee established under this bylaw.
- 7 **“Emergency Management Act”** means the *Emergency Management Act*, RSA 2000, c E-6.8, as amended or replaced from time to time.
- 8 **“Local Authority Emergency Management Regulation”** means the *Local Authority Emergency Management Regulation*, Alberta Regulation 2013/2018, as amended or replaced from time to time.
- 9 **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time.
- 10 **“Regional Emergency Management Agency”** means the Regional Emergency Management Agency established under this bylaw.
- 11 **“Regional Emergency Management Plan”** means the Rocky View County Regional Emergency Management Plan, as amended or replaced from time to time.
- 12 **“Reeve”** means the Chief Electoral Officer of Rocky View County.
- 13 **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7396-2014

A Bylaw of Rocky View County to establish and maintain a Municipal Emergency Advisory Committee and Municipal Emergency Management Agency

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

1.1 This bylaw shall be known as the Municipal Emergency Management Bylaw.

PART 2 - DEFINITIONS

In this bylaw:

- 2.1 "Act" means the Emergency Management Act, Revised Statutes of Alberta 2000, Chapter E-6.8 or as amended;
- 2.2 "Council" means the Council of Rocky View County;
- 2.3 "Disaster" means an event that results in serious harm to the safety, health or welfare of people or in widespread damage to property;
- 2.4 "Emergency" means an event that requires prompt co-ordination of action or special regulation of persons or property to protect the safety, health or welfare of people or to limit damage to property;
- 2.5 "Minister" means the Minister determined under section 16 of the Government Organization Act as the Minister responsible for the Emergency Management Act;
- 2.6 "Municipal Emergency Advisory Committee" means the committee established under this Bylaw; and
- 2.7 "Municipal Emergency Management Agency" means the agency established under this Bylaw.

PART 3 – ESTABLISHMENT OF A MUNICIPAL EMERGENCY ADVISORY COMMITTEE

- 3.1 There is hereby established a Municipal Emergency Advisory Committee to advise Council on the development of emergency plans and programs. The Emergency Advisory Committee shall be a Committee of Council and shall consist of the Reeve and

Deputy Reeve and any other members of Council appointed by Council at the annual Organizational Meeting.

PART 4 – ESTABLISHMENT OF A MUNICIPAL EMERGENCY MANAGEMENT AGENCY

- 4.1 There is hereby established a Municipal Emergency Management Agency to act as the agent of Council to carry out its statutory powers and obligations under the Act. This does not include the power to declare, renew, or terminate a state of local emergency, or the powers contained in Section 7.1 (a) through (d) of this Bylaw.
- 4.2 The Municipal Emergency Management Agency shall be comprised of the following:
- (a) the Director of Emergency Management;
 - (b) the Deputy Director(s) of Emergency Management;
 - (c) the County Manager;
 - (d) the General Manager of Infrastructure and Operations Services;
 - (e) the General Manager of Corporate Services;
 - (f) the General Manager of Community Services;
 - (g) the General Manager of Development Services;
 - (h) the Manager of Fire Services or designate;
 - (i) the Manager of Enforcement Services or designate;
 - (j) the Manager of Communications (Public Information Officer) or designate; and
 - (k) the Emergency Social Services Designate.
- 4.3 In addition, the following public and private organizations may be invited to provide representative(s) to the Municipal Emergency Management Agency:
- (a) the NCO in Charge, Local RCMP Detachment(s) or designate;
 - (b) representative(s) from the Canadian Red Cross;
 - (c) the School Division Superintendent or designate;
 - (d) representative(s) from Alberta Health Services;
 - (e) representative(s) from adjacent communities which have entered into mutual aid agreements;

- (f) representative(s) from local business or business associations (e.g. Chamber of Commerce);
- (g) representative(s) from local industry or industrial associations;
- (h) representative(s) from local telecommunications service provider(s);
- (i) representative(s) from Municipal Affairs, Alberta Emergency Management Agency;
- (j) representative(s) from Alberta Environment & Sustainable Resource Development;
- (k) representative(s) from Alberta Transportation; and
- (l) any other person/agency who might serve a useful purpose in the preparation or implementation of the Rocky View County Emergency Management Plan.

4.4 For purposes of this Bylaw, reference to any member of the Emergency Management Agency shall include the duly appointed designate of that member.

PART 5 – DUTIES AND RESPONSIBILITIES OF COUNCIL

5.1 Council shall:

- (a) provide for the payment of expenses of the members of the Municipal Emergency Advisory Committee;
- (c) by resolution, on the recommendation of the Municipal Emergency Advisory Committee, appoint a Director of Emergency Management and Deputy Director(s) of Emergency Management who shall do those things required of the Director of Emergency Management in that person's absence;
- (d) ensure that emergency plans and programs are prepared to address potential emergencies or disasters in Rocky View County; and
- (e) approve Rocky View County's emergency management plans and programs;

5.2 Council may:

- (a) by Bylaw borrow, appropriate and expend, without the consent of the electors, all sums required for the operation of the Municipal Emergency Management Agency; and

- (b) enter into agreements with and make payments or grants, or both, to persons or organizations for the provision of services in the development or implementation of emergency plans or programs, including mutual aid plans and programs.

PART 6 – DUTIES AND RESPONSIBILITIES OF THE EMERGENCY ADVISORY COMMITTEE

6.1 The Emergency Advisory Committee shall:

- (a) review the Municipal Emergency Management Plan and related plans and programs on a regular basis; and
- (b) advise Council, duly assembled, on the status of the Rocky View County Emergency Management Plan and related plans and programs at least once each year.

PART 7 – DUTIES AND RESPONSIBILITIES OF THE DIRECTOR OF EMERGENCY MANGEMENT

7.1 The Director of Emergency Management, in cooperation with the County Manager, shall:

- (a) prepare and coordinate the Municipal Emergency Management Plan and related plans and programs for Rocky View County;
- (b) act as director of emergency operations for Rocky View County;
- (c) coordinate all emergency services and other resources used in an emergency; and
- (d) ensure that each member of the Emergency Management Agency has a duly appointed designate identified to act in their absence.

PART 8 –STATE OF LOCAL EMERGENCY

- 8.1 If at any time Council is satisfied by information provided to it by the Director or Deputy Director(s) of Emergency Management that an emergency exists or may exist, Council may by resolution declare a state of local emergency.
- 8.2 The power to declare, terminate or renew a state of local emergency under the Act, the powers specified in Section 8.2 of this Bylaw, and the requirement specified in Section 8.5 of this Bylaw, are hereby delegated to a committee comprised of the Reeve, or the Deputy Reeve, alone, or in their absence, any two members of Council. This committee may, at any time when it is satisfied that an emergency exists or may exist, by resolution, make a declaration of a state of local emergency.

- 8.3 When a state of local emergency is declared, the person or persons making the declaration shall:
- (a) ensure that the declaration identifies the nature of the emergency and the area of Rocky View County in which it exists;
 - (b) cause the details of the declaration to be published immediately by such means of communication considered most likely to notify the population of the area affected; and
 - (c) forward a copy of the declaration to the Minister forthwith.
- 8.4 Subject to Section 8.3, when a state of local emergency is declared, the person or persons making the declaration may:
- (a) cause the Municipal Emergency Management Plan or any related plans or programs to be put into operation;
 - (b) acquire or utilize any real or personal property considered necessary to prevent, combat or alleviate the effects of an emergency or disaster;
 - (c) authorize or require any qualified person to render aid of a type the person is qualified to provide;
 - (d) control or prohibit travel to or from any area of Rocky View County;
 - (e) provide for the restoration of essential facilities and the distribution of essential supplies and other essential services in any part of Rocky View County;
 - (f) cause the evacuation of persons and the removal of livestock and personal property from any area of Rocky View County that is or may be affected by a disaster and make arrangements for the adequate care and protection of those persons or livestock and of the personal property;
 - (g) authorize the entry into any building or on any land, without warrant, by any person in the course of implementing an emergency plan or program;
 - (h) cause the demolition or removal of any trees, structures or crops if the demolition or removal is necessary or appropriate in order to reach the scene of a disaster, or to attempt to forestall its occurrence or to combat its progress;

- (i) procure or fix prices for food, clothing, fuel, equipment, medical supplies, or other essential supplies and the use of any property, services, resources or equipment within Rocky View County for the duration of the state of local emergency;
 - (j) authorize the conscription of persons needed to meet an emergency; and
 - (k) authorize any persons at any time to exercise, in the operation of the Municipal Emergency Management Plan and related plans or programs, any power specified in Paragraphs (b) through (j) in relation to any part of the municipality affected by a declaration of a state of local emergency.
- 8.5 When, in the opinion of the person or persons declaring the state of local emergency, an emergency no longer exists in relation to which the declaration was made, they shall, by resolution, terminate the declaration.
- 8.6 A declaration of a state of local emergency is considered terminated and ceases to be of any force or effect when:
 - (a) a resolution is passed under Section 8.5;
 - (b) a period of seven days has lapsed since it was declared, unless it is renewed by resolution;
 - (c) the Lieutenant Governor in Council makes an order for a state of emergency under the Act, relating to the same area; or
 - (d) the Minister cancels the state of local emergency.
- 8.7 When a declaration of a state of local emergency has been terminated, the person or persons who made the declaration shall cause the details of the termination to be published immediately by such means of communication considered most likely to notify the population of the area affected.

PART 9 – INDEMNIFICATION

- 9.1 No action lies against Rocky View County or a person acting under Rocky View County's direction or authorization for anything done or omitted to be done in good faith while carrying out a power under the Emergency Management Act or the regulations during a state of local emergency.

PART 10 – TRANSITIONAL

- 10.1 Bylaw C-6009-2004 is hereby repealed upon the passing of this bylaw.
- 10.2 Bylaw C-7396-2014 is passed when it receives third reading, and is signed by the Reeve and the Chief Administrative Officer or designate, as per the *Municipal Government Act*.

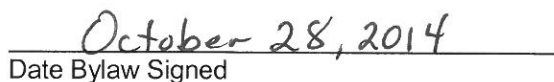
READ A FIRST TIME IN COUNCIL this	28 th day of October , 2014
READ A SECOND TIME IN COUNCIL this	28 th day of October , 2014
UNANIMOUS PERMISSION FOR THIRD READING	28 th day of October , 2014
READ A THIRD TIME IN COUNCIL this	28 th day of October , 2014



Reeve



CAO or Designate



Date Bylaw Signed

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: November 10, 2020
FILE: 07315033
SUBJECT: First Reading Bylaw – Residential Redesignation.

DIVISION: 6
APPLICATION: PL20200142

PURPOSE: To redesignate the subject land from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD), in order to facilitate the creation of a \pm 2.065 acre new lot with a \pm 2.065 acre remainder.

GENERAL LOCATION: Located approximately 3.5 miles east of the city of Airdrie, and north of Highway 567.

APPLICANT: Terradigm Development Consultants Inc.

OWNERS: Lidia Unrau

POLICY DIRECTION: The County Plan and the Land Use Bylaw.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8098-2020 be given first reading.

Option #2: THAT application PL20200142 be denied.

APPLICATION REQUIREMENTS:

Standard technical requirements apply in accordance with the County Plan and County Servicing Standards.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8098-2020 & Schedule A

ATTACHMENT ‘B’: Map Set



BYLAW C-8098-2020

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-8098-2020*.

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.73 of C-8000-2020 be amended by redesignating Lot 1, Block 8, Plan 9611667 within SE-15-27-28-W04M from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD), as shown on the attached Schedule 'A' forming part of this Bylaw.
4. THAT Lot 1, Block 8, Plan 9611667 within SE-15-27-28-W04M 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-8098-2020 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

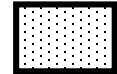
Reeve

CAO or Designate

Date Bylaw Signed



Schedule 'A'

Bylaw
C-8098-2020AmendmentFROMResidential, Rural District
(R-RUR)TOResidential, Country
Residential District (R-CRD)

± 1.67 hectares
(± 4.13 acres)

RGE RD 282



Division: 6
File: PL20200142
Roll: 07315033
Legal: Lot 1
Block 8
Plan 9611667
SE-15-27-28-W04M

Printed: October 15, 2020
Page 181 of 210

Location & Context

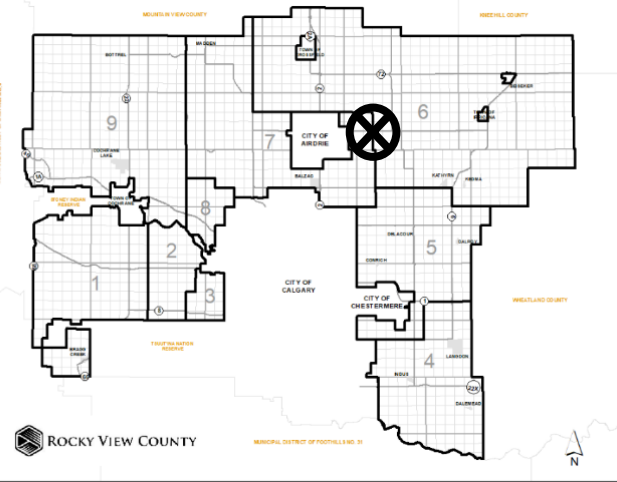
Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD), in order to facilitate the creation of a ± 2.065 acre new lot with a ± 2.065 acre remainder.

Division: 6
File: PL20200142
Roll: 07315033
Legal: Lot:1 Block:8
Plan:9611667
SE-15-27-28-W04M

Printed: October 15, 2020

Page 182 of 210





Development Proposal

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD), in order to facilitate the creation of a ± 2.065 acre new lot with a ± 2.065 acre remainder.

RGE RD 282

Remainder - Lot 2
 ± 2.065 ac

R-RUR → R-CRD

New Lot - Lot 1
 ± 2.065 ac

Division: 6
File: PL20200142
Roll: 07315033
Legal: Lot:1 Block:8
Plan:9611667
SE-15-27-28-W04M

Printed: October 15, 2020

Page 183 of 210





Environmental

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD), in order to facilitate the creation of a ± 2.065 acre new lot with a ± 2.065 acre remainder.



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

Division: 6
File: PL20200142
Roll: 07315033
Legal: Lot:1 Block:8
Plan:9611667
SE-15-27-28-W04M

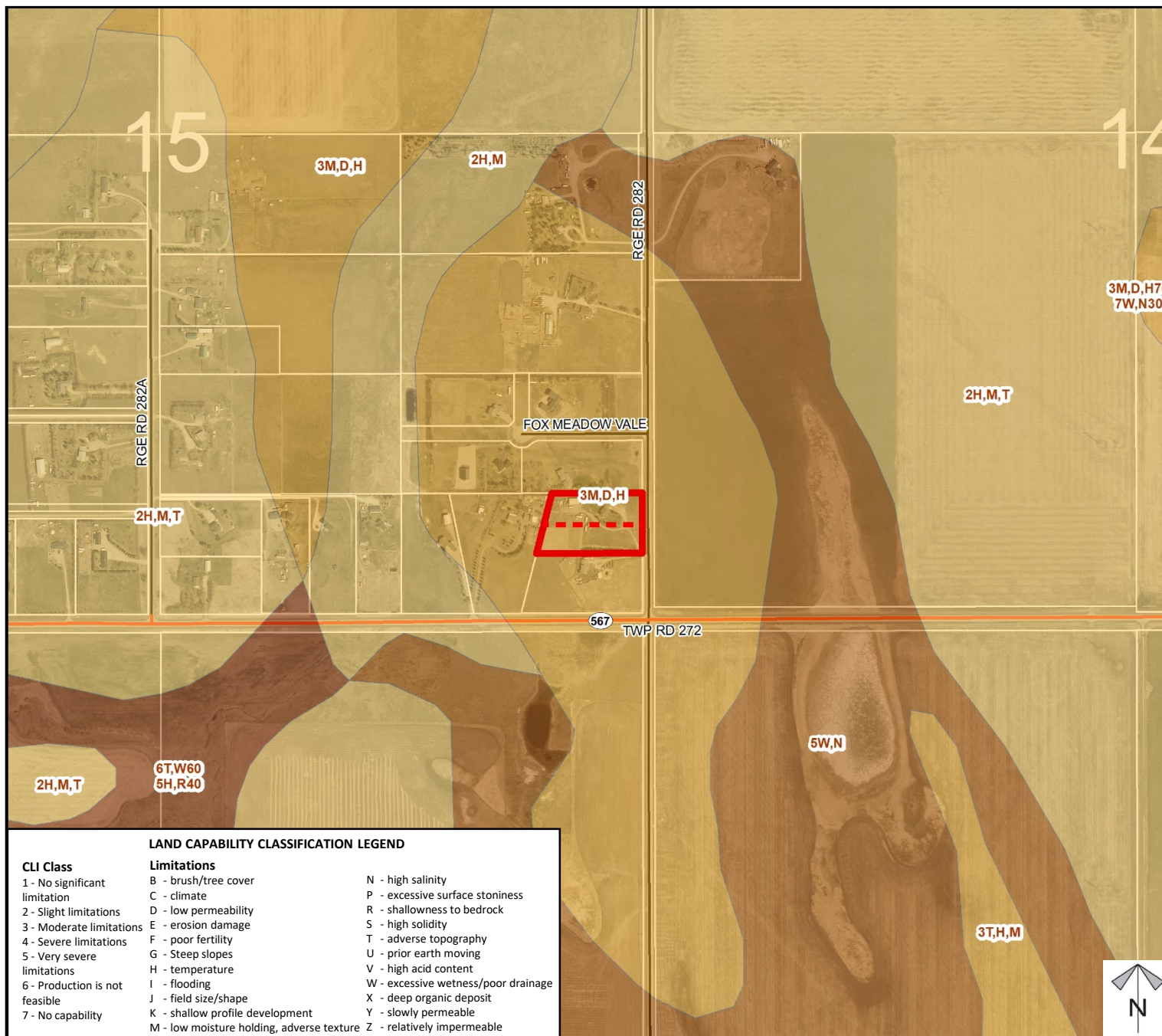
Printed: October 15, 2020



Soil Classifications

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD), in order to facilitate the creation of a ± 2.065 acre new lot with a ± 2.065 acre 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: 6
 File: PL20200142
 Roll: 07315033
 Legal: Lot:1 Block:8
 Plan:9611667
 SE-15-27-28-W04M

Printed: October 15, 2020



Landowner Circulation Area

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD), in order to facilitate the creation of a ± 2.065 acre new lot with a ± 2.065 acre remainder.

Legend

Support



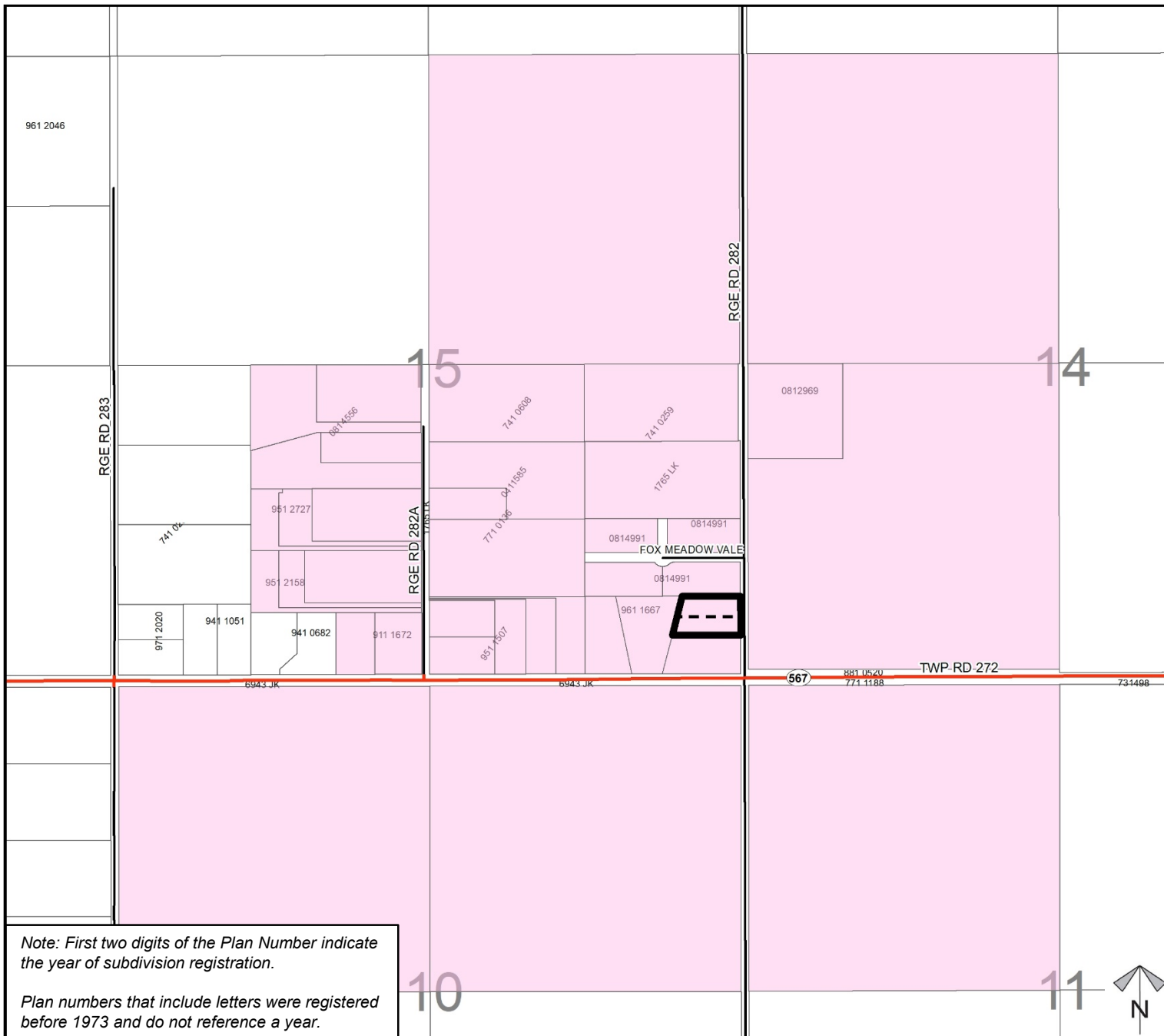
Opposition



Division: 6
 File: PL20200142
 Roll: 07315033
 Legal: Lot:1 Block:8
 Plan:9611667
 SE-15-27-28-W04M

Printed: October 15, 2020

Page 186 of 210





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: November 10, 2020
FILE: 06704041 / 06704032
SUBJECT: First Reading Bylaw – Residential Redesignation

DIVISION: 9
APPLICATION: PL20200016

PURPOSE: To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p8.1) and Residential, Rural District (R-RUR p4.0), and from Residential, Country Residential District (R-CRD) to Residential, Rural District (R-RUR) to accommodate future subdivision of the subject lands.

GENERAL LOCATION: Located in the Bearspaw area, approximately 1.6 kilometres (1 mile) north of Highway 1A and on the west side of Range Road 33.

APPLICANT: Dale Spicer

OWNERS: Dale Spicer

POLICY DIRECTION: The County Plan and the Bearspaw Area Structure Plan.

OPTIONS:

Option #1: THAT Bylaw C-8099-2020 be given first reading.

Option #2: THAT application PL20200016 be denied.

APPLICATION REQUIREMENTS:

Standard technical requirements apply under policy.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JKwan/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8099-2020 & Schedule A

ATTACHMENT ‘B’: Map Set

Administration Resources

Johnson Kwan, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-8099-2020

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-8099-2020*.

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.67 and No. 67-SW of Bylaw C-8000-2020 be amended by redesignating Lot 4, Block 1, Plan 1212355 within NE-04-26-03-W5M from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p8.1), Residential, Rural District (R-RUR), and Residential, Rural District (R-RUR p4.0), and redesignating Lot 3, Block 1, Plan 1212355 within NE-04-26-03-W5M from Residential, Country Residential District (R-CRD) to Residential, Rural District (R-RUR) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT Lot 4, Block 1, Plan 1212355 within NE-04-26-03-W5M is hereby redesignated to Agricultural, Small Parcel District (A-SML p8.1), Residential, Rural District (R-RUR), and Residential, Rural District (R-RUR p4.0), as shown on the attached Schedule 'A' forming part of this Bylaw.
- 5 THAT Lot 3, Block 1, Plan 1212355 within NE-04-26-03-W5M is hereby redesignated to Residential, Rural District (R-RUR) as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

- 6 Bylaw C-8099-2020 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 _____ 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



Schedule 'A' Bylaw C-8099-2020

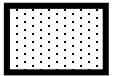
Amendment

FROM

Agricultural, Small Parcel
District (A-SML)

TO

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

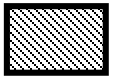


FROM

Agricultural, Small Parcel
District (A-SML)

TO

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

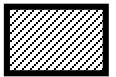


FROM

Agricultural, Small Parcel
District (A-SML)

TO

Residential,
Rural District
R-RUR

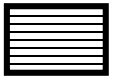


FROM

Residential, Country
Residential District (R-CRD)

TO

Residential,
Rural District
(R-RUR)



A-SML to
A-SML
p8.1

A-SML to
R-RUR
p4.0

A-SML to
R-RUR
R-CRD to
R-RUR

RGERD 33



Division: 9

Roll: 06704032/4041

File: PL20200016

Printed: October 20, 2020

Legal: Lot 3 and 4,

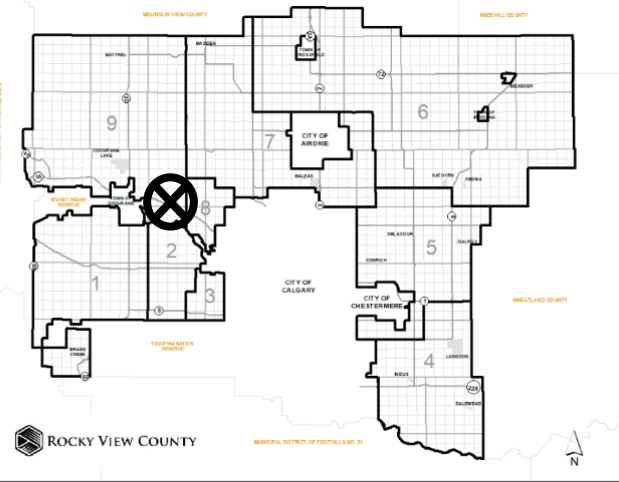
Plan 121255 Block 210
Page 2 of 3
within NE-04-26-03-W05M

Location & Context

Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p8.1), Residential Rural District (R-RUR), and Residential, Rural District (R-RUR p4.0), and from Residential, Country Residential District (R-CRD) to Residential, Rural District (R-RUR) to accommodate future subdivision of the subject lands.

Division: 9
 Roll: 06704032/4041
 File: PL20200016
 Printed: October 20, 2020
 Legal: Lot 3 and 4,
 Plan 121255, Block 1,
 W.P. 2019-03-24-00M





Development Proposal

Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p8.1), Residential Rural District (R-RUR), and Residential, Rural District (R-RUR p4.0), and from Residential, Country Residential District (R-CRD) to Residential, Rural District (R-RUR) to accommodate future subdivision of the subject lands.

A-SML to
A-SML
p8.1

A-SML to
R-RUR
p4.0

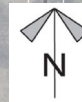
A-SML to
R-RUR

R-CRD to
R-RUR

A-SML to
A-SML
p8.1

A-SML to
R-RUR
p4.0

RGE RD 33



Division: 9
 Roll: 06704032/4041
 File: PL20200016
 Printed: October 20, 2020
 Legal: Lot 3 and 4,
 Plan 121255, Block 1,
 Whse 192 of 210
 Page 192 of 210



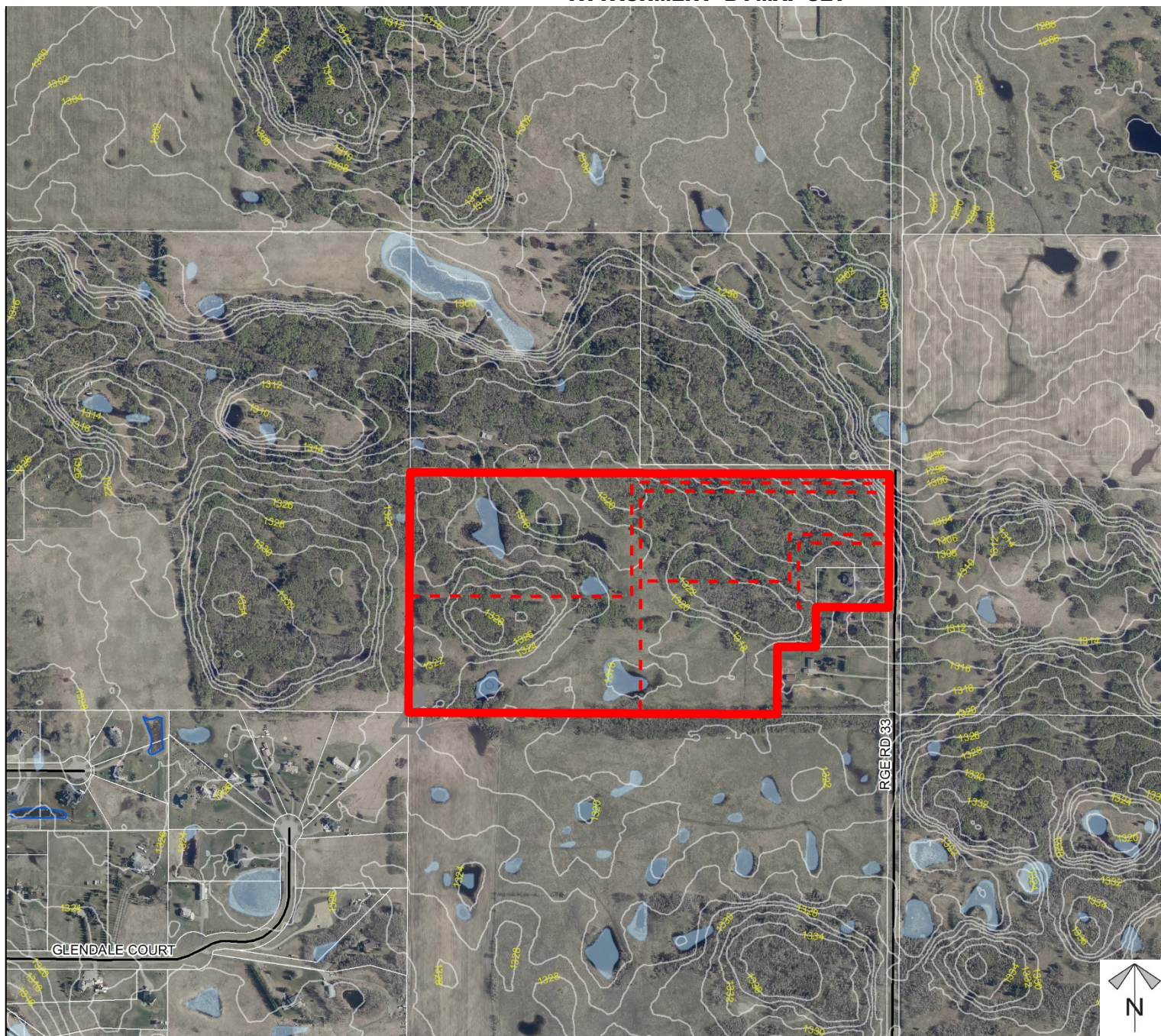
Environmental

Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p8.1), Residential Rural District (R-RUR), and Residential, Rural District (R-RUR p4.0), and from Residential, Country Residential District (R-CRD) to Residential, Rural District (R-RUR) to accommodate future subdivision of the subject

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

Division: 9
 Roll: 06704032/4041
 File: PL20200016
 Printed: October 20, 2020
 Legal: Lot 3 and 4,
 Plan 121255, Block 1,
 Wharf 193 of 240M

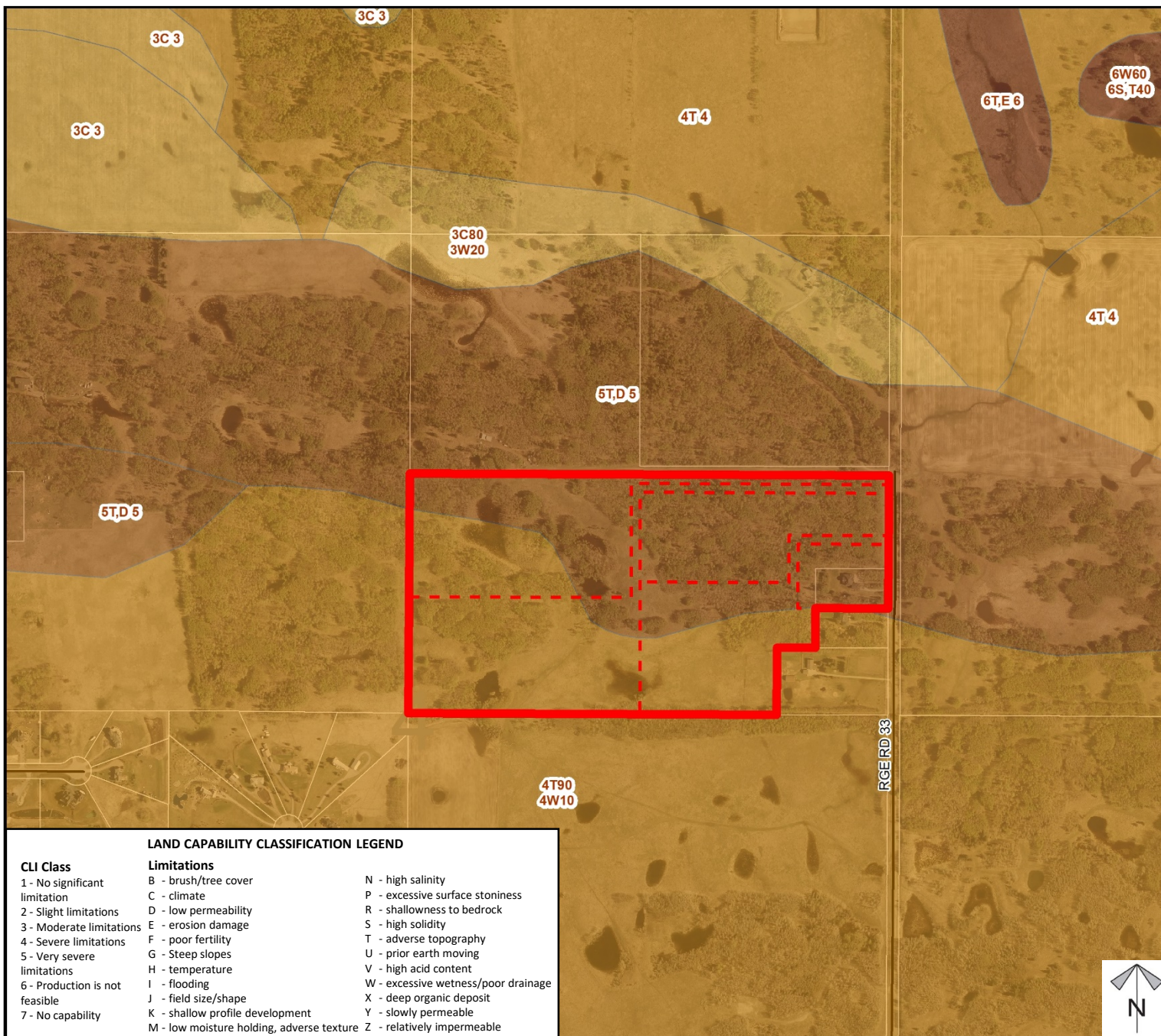




Soil Classifications

Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p8.1), Residential Rural District (R-RUR), and Residential, Rural District (R-RUR p4.0), and from Residential, Country Residential District (R-CRD) to Residential, Rural District (R-RUR) to accommodate future subdivision of the subject lands.



LAND CAPABILITY CLASSIFICATION LEGEND

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

Division: 9
 Roll: 06704032/4041
 File: PL20200016
 Printed: October 20, 2020
 Legal: Lot 3 and 4,
 Plan 121255, Block 1,
 where 194 of 240M



Landowner Circulation Area

Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p8.1), Residential Rural District (R-RUR), and Residential, Rural District (R-RUR p4.0), and from Residential, Country Residential District (R-CRD) to Residential, Rural District (R-RUR) to accommodate future subdivision of the subject lands.

Legend

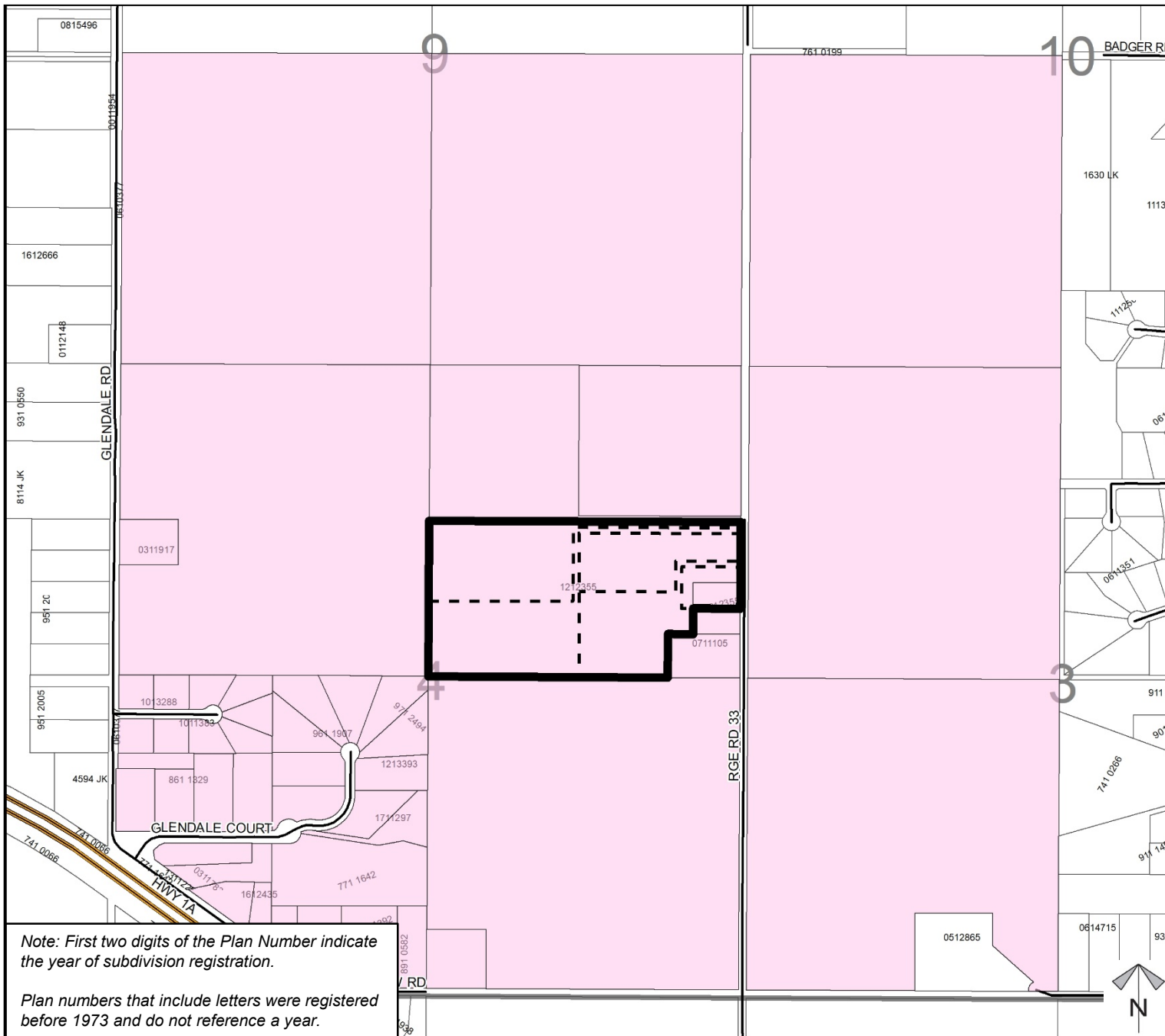
Support



Opposition



Division: 9
 Roll: 06704032/4041
 File: PL20200016
 Printed: October 20, 2020
 Legal: Lot 3 and 4,
 Plan 121255, Block 1,
 which is a portion of the
 Plan 121255, Block 1,
 which is a portion of the



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: November 10, 2020
FILE: 08912012
SUBJECT: First Reading Bylaw – Agricultural Redesignation

DIVISION: 9
APPLICATION: PL20200144

PURPOSE: To redesignate the subject land from Agricultural, Small Parcel District (A-SML p12.1) to Agricultural, Small Parcel District (A-SML p8.0), in order to facilitate the creation of a \pm 19.82 acre new lot with a \pm 19.82 acre remainder.

GENERAL LOCATION: Located approximately 1.6 km (1 mile) south of Township Road 282, and on the west side of Horse Creek Road.

APPLICANT: Konschuk Consulting

OWNERS: John & Kelly Scondrianis

POLICY DIRECTION: The County Plan and the Land Use Bylaw.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8104-2020 be given first reading.

Option #2: THAT application PL20200144 be denied.

APPLICATION REQUIREMENTS:

Standard technical requirements apply in accordance with the County Plan and County Servicing Standards.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8104-2020 & Schedule A

ATTACHMENT ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8104-2020

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-8104-2020*.

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.89 of C-8000-2020 be amended by redesignating Lot 5, Plan 0012220 within NE-12-28-05-W05M from Agricultural, Small Parcel District (A-SML p12.1) to Agricultural, Small Parcel District (A-SML p8.0), as shown on the attached Schedule 'A' forming part of this Bylaw.
4. THAT Lot 5, Plan 0012220 within NE-12-28-05-W05M is hereby redesignated to Agricultural, Small Parcel District (A-SML p8.0), as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

5. Bylaw C-8104-2020 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



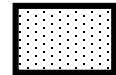
Schedule 'A'

Bylaw
C-8104-2020AmendmentFROM

Agricultural, Small Parcel
District (A-SML p12.1)

TO

Agricultural, Small Parcel
District (A-SML p8.0)



± 16.04 hectares
(± 39.64 acre)

HORSE CREEK RD



Division: 9
Roll: 08912012
File: PL20200144
Legal: Lot:5 Plan:0012220
NE-12-28-05-W05M

Printed: October 21, 2020
Page 199 of 210



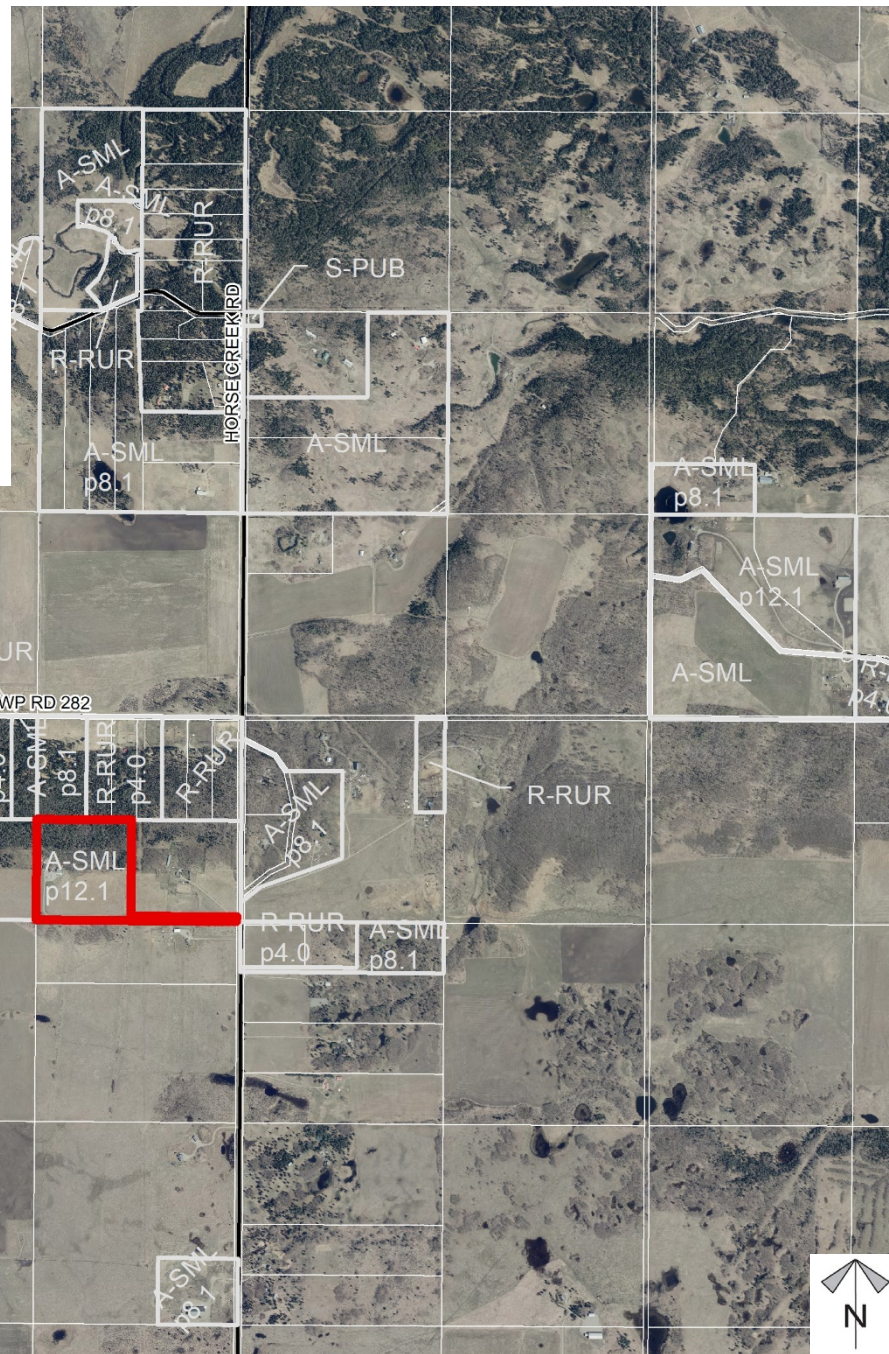
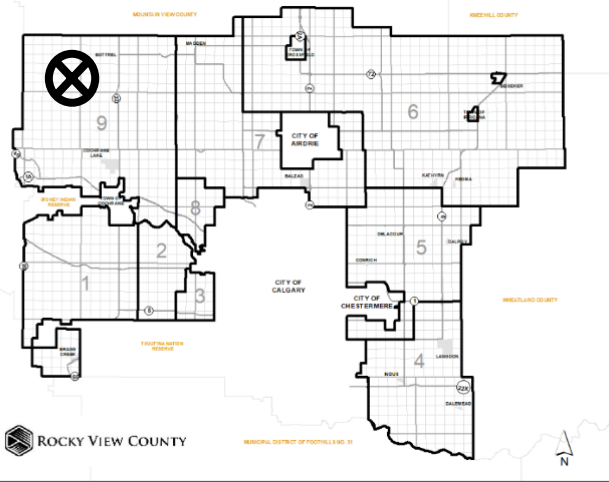
Location & Context

Redesignation Proposal

To redesignate the subject land from Agricultural, Small Parcel District (A-SML p12.1) to Agricultural, Small Parcel District (A-SML p8.0), in order to facilitate the creation of a \pm 19.82 acre new lot with a \pm 19.82 acre remainder.

Division: 9
 Roll: 08912012
 File: PL20200144
 Legal: Lot:5 Plan:0012220
 NE-12-28-05-W05M

Printed: October 21, 2020
 Page 200 of 210





Development Proposal

Redesignation Proposal

To redesignate the subject land from Agricultural, Small Parcel District (A-SML p12.1) to Agricultural, Small Parcel District (A-SML p8.0), in order to facilitate the creation of a ± 19.82 acre new lot with a ± 19.82 acre remainder.

A-SML p12.1 → A-SML p8.0

Remainder - Lot 2
 ± 19.82 acre

New Lot - Lot 1
 ± 19.82 acre

HORSE CREEK RD



Division: 9
 Roll: 08912012
 File: PL20200144
 Legal: Lot:5 Plan:0012220
 NE-12-28-05-W05M

Printed: October 21, 2020
 Page 201 of 210



Environmental

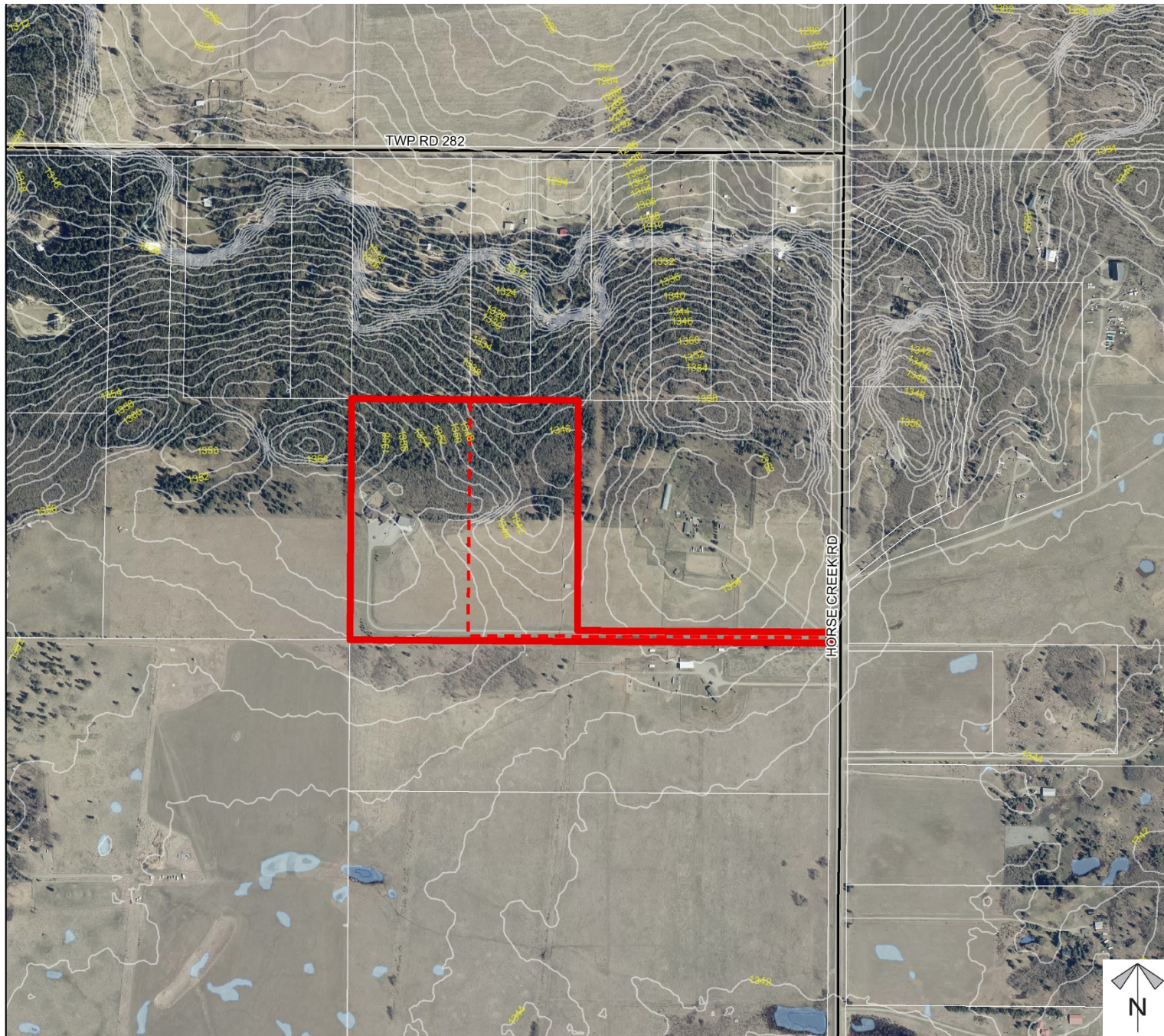
Redesignation Proposal

To redesignate the subject land from Agricultural, Small Parcel District (A-SML p12.1) to Agricultural, Small Parcel District (A-SML p8.0), in order to facilitate the creation of a ± 19.82 acre new lot with a ± 19.82 acre remainder.

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

Division: 9
 Roll: 08912012
 File: PL20200144
 Legal: Lot:5 Plan:0012220
 NE-12-28-05-W05M

Printed: October 21, 2020
 Page 202 of 210

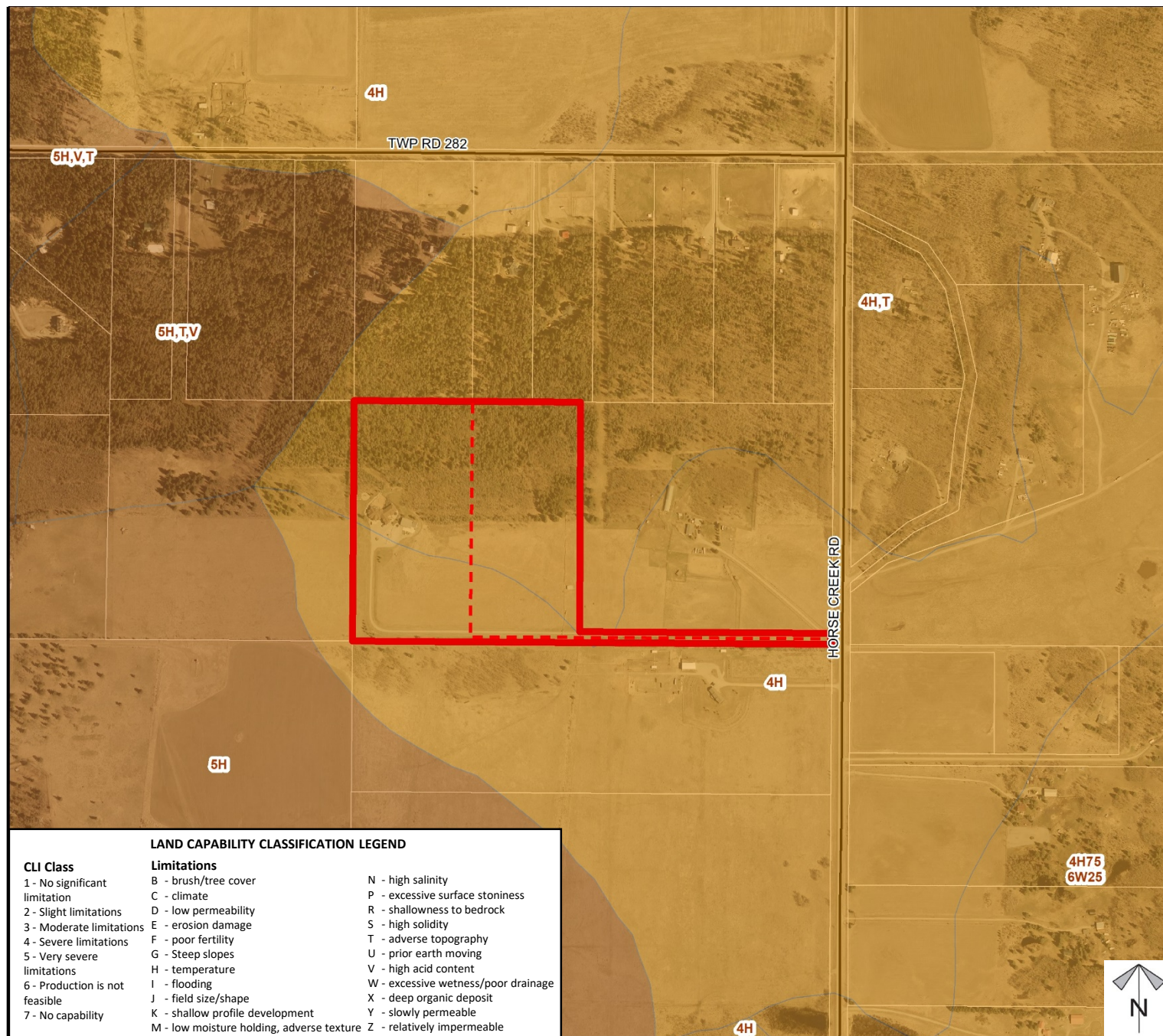




Soil Classifications

Redesignation Proposal

To redesignate the subject land from Agricultural, Small Parcel District (A-SML p12.1) to Agricultural, Small Parcel District (A-SML p8.0), in order to facilitate the creation of a \pm 19.82 acre new lot with a \pm 19.82 acre remainder.



Division: 9
 Roll: 08912012
 File: PL20200144
 Legal: Lot:5 Plan:0012220
 NE-12-28-05-W05M

Printed: October 21, 2020
 Page 203 of 210

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
9	Active	High-Speed Internet Servicing	<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	Prince of Peace Local Improvement Tax Petition	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	Board and Committee Amendments	Administration was directed at the October 27, 2020 Council meeting to bring back amendments to standardize the term lengths for all boards and committees by the end of June, 2021.	27-Oct-20	June, 2021	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	30-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

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
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	Winter 2020	Planning and Development Services
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	8-Dec-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

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Hold	Recreation and Parks Foundation	<p>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.</p> <p>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.</p>	24-Sep-19	Spring 2021	Recreation, Parks and Community Support
All	Ongoing	Credit Card Payments for Property Taxes	<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> <p>Administration was directed at the October 27, 2020 Council meeting to return with an update on or before the end of March, 2021.</p>	28-Apr-20	31-Mar-20	Financial Services



NOTICE OF MOTION

Submitted in accordance with sections 54, 55, 56, 57, and 58 of
Procedure Bylaw C-7907-2019

Presented By: Councillor Samanntha Wright, Division 8

Seconded By: Councillor Kevin Hanson, Division 3

This notice of motion is read into the Council record on **November 10, 2020**. The motion as read into the record will be debated on **November 24, 2020**.

TITLE: **To Reinstate Advertising of Public Notices and Service Announcements in the Rocky View Weekly**

WHEREAS Advertising public notices solely on the County website has successfully reached many residents, it has not reached all intended audiences and is thereby creating a substandard level of service for some County residents;

AND WHEREAS A significant percentage of residents do not have internet access at their residences;

AND WHEREAS A number of residents have complained that it is much more difficult for them to locate County public notices and information since Rocky View has stopped posting this type of information in the Rocky View Weekly;

AND WHEREAS Rocky View Weekly is the only local media source and County-specific issues risk being drowned out by media coverage by from our larger urban neighbours;

AND WHEREAS Many County residents consider the advertising of public notices in the local paper a necessary public service that is supportive of local business and independent journalism institutions.

THEREFORE BE IT RESOLVED THAT: that Administration be directed to recommence advertising public notices and service announcements, such as, but not limited to, public hearings, subdivision applications, approved development permits and matters of significant concern to County residents in the Rocky View Weekly starting no later than the January 5th Edition of 2021.

NOTICE OF MOTION

Submitted in accordance with sections 54, 55, 56, 57, and 58 of
Procedure Bylaw C-7907-2019

Presented By: Councillor Kevin Hanson, Division 3

Seconded By: Councillor Crystal Kissel, Division 9

This notice of motion is read into the Council record on **November 10, 2020**. The motion as read into the record will be debated on **November 24, 2020**.

TITLE: **Mackenas Estates Connection to Rocky View Sewer Utility**

WHEREAS The Mackenas Estates Community in Rocky View County, municipally described as 106 Mackenas Lane on Range Road #31, and legally described as Units 1 to 21 in Condominium Plan 0913534 contains 21 lots that all have separate individual sanitary sewer septic systems;

AND WHEREAS A Rocky View County sanitary sewer line currently exists on Range Road 31, just 281 meters (922 feet) north of the Mackenas homes;

AND WHEREAS This RVC sanitary sewer line is part of a larger collection system that currently services the adjacent communities of Elbow Valley West, Stonepine, Elbow Valley, Swift Creek Villas, Lott Creek Estates; all located along Highway 8 on the south side of the Elbow River; and Pinebrook on the north side of the Elbow River;

AND WHEREAS All of these communities are in the immediate environs of the Elbow River Watershed, a critical source of drinking water for both Rocky View County and the City of Calgary;

AND WHEREAS The RVC Sanitary sewer system is ultimately serviced by a connection to the City of Calgary's sanitary sewer system approximately in the Discovery Ridge area of the City;

AND WHEREAS Rocky View County has a Master Services Agreement in place for the sanitary sewer for the above mentioned collection areas;

AND WHEREAS The City of Calgary's existing sanitary sewer lines have designed-in spare capacity to accommodate additional homes discharging into their system;

AND WHEREAS For environmental and cost reasons, it would be more practical and efficient for all the Mackenas homes to be tied into the Rocky View County's sanitary sewer system;

- AND WHEREAS** The Mackenas Community is just outside the current servicing area delineated in Rocky View County's Master Services Agreement with the City of Calgary;
- AND WHEREAS** Previous precedents have been recently approved by the City of Calgary for additional communities outside the original boundaries of the Rocky View County servicing agreement to be added;
- AND WHEREAS** A Local Improvement Tax is seen by the Mackenas Home Owners Association as a favourable and likely to be successful method of financing the extension of the service area; the cost impact to the County is expected to be negligible and the addition of users to the Rocky View sanitary sewer system in the Elbow Valley area may provide additional economies of scale.

THEREFORE BE IT RESOLVED THAT: Administration be directed to initiate discussions with the City of Calgary to determine the process, timing and costs to expand Rocky View County's current sanitary sewer system in the Elbow Valley area to include a tie-in for the homes in the Mackenas Estates Community;

AND THAT Administration continue to report back on its progress with their negotiation with the City of Calgary from time to time, but no later than 6-months between status reports.