



COUNCIL MEETING AGENDA

Date: Tuesday, December 22, 2020
Time: 9:00 AM
Location: <https://www.rockyview.ca/>

	Pages
A. CALL MEETING TO ORDER	
B. UPDATES/APPROVAL OF AGENDA	
C. APPROVAL OF MINUTES	
1. November 24, 2020 Council Meeting Minutes	5
2. November 30, 2020 Special Council Meeting Minutes	15
3. December 1, 2020 Special Council Meeting Minutes	20
D. FINANCIAL REPORTS	
E. PUBLIC HEARINGS / APPOINTMENTS	
F. GENERAL BUSINESS	
1. All Divisions - Support for Beiseker Alberta Community Partnership Grant Application File: N/A	23
2. All Divisions - Regional Transportation Levy File: N/A	24
3. All Divisions - Feasibility of Implementing Restrictions on County Roads File: 4050-550	28
4. All Divisions - Highway 1 and Range Road 33 Overpass Improvement – Funding Proposal File: 5011-302	33
5. All Divisions - 2020 Water and Waste Water Debt Repayment File: 0650	51
6. Division 3 - Late Tax Payment Penalty Cancellation Request File: 04605098	54
7. Division 3 - Late Tax Payment Penalty Cancellation Request File: 04619063	61

8.	Division 2 - Late Tax Payment Penalty Cancellation Request	68
	File: 04721075	
9.	Division 8 - Late Tax Payment Penalty Cancellation Request	75
	File: 05618462	
10.	Division 2 - Late Tax Payment Penalty Cancellation Request	84
	File: 05704068	
11.	Division 7 - Late Tax Payment Penalty Cancellation Request	91
	File: 06404569	
12.	Division 8 - Late Tax Payment Penalty Cancellation Request	99
	File: 06712074	
13.	Division 5 - Late Tax Payment Penalty Cancellation Request	106
	File: 04329306	
14.	All Divisions - Late Tax Payment Penalty Cancellation Request	113
	File: N/A	
15.	Division 6 - Development Permit Renewal of Aggregate Extraction	122
	File: PRDP20200843 (07134005 / 07134012)	
16.	All Divisions - Area Structure Plan and Conceptual Scheme Cost Recovery Policy	136
	File: N/A	
17.	All Divisions - High-Speed Internet Services Delivery Policy	176
	File: N/A	
18.	All Divisions - Fall 2020 Community Recreation Funding Grant Recommendations	181
	File: N/A	

G. BYLAWS

1.	Division 9 - Consideration of three (3) Readings of Bylaw C-8118-2020 to Revise Road Closure Bylaw C-7902-2019	188
	File: PL20190039 (08802003)	
2.	Division 2 - First Reading Bylaw – Elbow View Area Structure Plan	202
	File: 1013-220	
3.	Division 3 - First Reading Bylaw – New Conceptual Scheme	303
	File: PL20200083 (04736002/6011)	

4.	Division 2 - First Reading Bylaw – Conceptual Scheme Amendment	365
	File: PL20200130 (04722001)	
5.	Division 3 - First Reading Bylaw – Residential / Commercial Redesignation	445
	File: PL20200084 (04736002/6011)	
6.	Division 3 - First Reading Bylaw – Minor ASP Amendment	460
	File: PL20200087 (04736002/6011)	
7.	Division 4 - First Reading Bylaw – Special Use Redesignation	581
	File: PL20200098 (04209001)	
8.	Division 9 - First Reading Bylaw – Residential and Agricultural Redesignation	590
	File: PL20200104 (08922009)	
9.	Division 2 - First Reading Bylaw – Agricultural and Residential Redesignation	599
	File: PL20200107 (04718006)	
10.	Division 7 - First Reading Bylaw – Residential Redesignation	608
	File: PL20200116 (07308011)	
11.	Division 9 - First Reading Bylaw – Agriculture Redesignation	617
	File: PL20200118 (07828003)	
H.	UNFINISHED BUSINESS	
I.	COUNCILLOR REPORTS	
J.	MANAGEMENT REPORTS	
1.	2020 Council Priorities and Significant Issues List	626
K.	NOTICES OF MOTION	
1.	All Divisions - Councillor Wright and Councillor Kissel - Voter Identification for Rocky View County Municipal Elections	629
	File: N/A	
2.	Division 1 - Councillor Kamachi and Deputy Reeve McKylor - To extend the mandatory water/wastewater connection to the Bragg Creek municipal water and waste water utility system date from December 21, 2020 to December 31, 2021	631
	File: N/A	
L.	PUBLIC PRESENTATIONS	

M. CLOSED SESSION

1. RVC2020-42 - Blazer Water Systems Update

THAT Council move into closed session to consider the confidential item Blazer Water Systems Update pursuant to the following sections of the Freedom of Information and Protection of Privacy Act:

Section 16 – Disclosure harmful to business interests of a third party

Section 24 – Advice from officials

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

2. RVC2020-43 - Kissel v Rocky View (County), 2020 ABQB 406

THAT Council move into closed session to consider the confidential item Kissel v Rocky View (County), 2020 ABQB 406 pursuant to the following sections of the Freedom of Information and Protection of Privacy Act:

Section 23 – Local public body confidences

Section 24 – Advice from officials

Section 27 – Privileged information

3. RVC2020-44 - Sale of the Cochrane Gravel Pit

THAT Council move into closed session to consider the confidential item Sale of the Cochrane Gravel Pit pursuant to the following sections of the Freedom of Information and Protection of Privacy Act:

Section 24 – Advice from officials

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

4. RVC2020-45 - Water and Wastewater Servicing at Cochrane Lakes

THAT Council move into closed session to consider the confidential item Water and Wastewater Servicing at Cochrane Lakes pursuant to the following sections of the Freedom of Information and Protection of Privacy Act:

Section 24 – Advice from officials

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

5. RVC2020-46 - 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 24 – Advice from officials

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

N. ADJOURN THE MEETING



COUNCIL MEETING MINUTES

Tuesday, November 24, 2020
9:00 AM
Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Present: Reeve D. Henn
Deputy Reeve K. McKylor
Councillor M. Kamachi (left the meeting at 12:32 p.m.)
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
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
K. Robinson, Executive Director, Corporate Services
T. Cochran, Executive Director, Community Development Services
B. Woods, Manager, Financial Services
G. Nijjar, Manager, Planning and Development Services
D. Kazmierczak, Manager, Planning Policy
C. Satink, Municipal Clerk, Municipal Clerk's Office
T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
X. Deng, Planner, Planning and Development Services
A. Panaguiton, Recreation, Parks, and Community Support
I. Smith, Lead Asset Management, Legal and Land Administration
D. Lang, Community Projects Coordinator, Recreation, Parks, and Community Support
K. Jiang, FOIP and Records Coordinator, Municipal Clerk's Office

A Call Meeting to Order

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

B Updates/Approval of Agenda

MOVED by Councillor Schule that the November 24, 2020 Council meeting agenda be amended as follows:

- Add emergent closed session item M-3 – Rocky View Foundation Letter of Support
Carried

MOVED by Councillor Wright that the November 24, 2020 Council meeting agenda be amended as follows:

- Add emergent item F-11 – Discussion on the Accommodating Public Presentations at the December 1, 2020 Special Council Meeting regarding the Budget Support

Carried

MOVED by Councillor Gautreau that the November 24, 2020 Council meeting agenda be approved as amended.

Carried

C-1 November 10, 2020 Council Meeting Minutes

MOVED by Councillor Gautreau that the November 10, 2020 Council meeting minutes be approved as presented.

Carried

E-1 Division 9 - Bylaw C-8075-2020 - Redesignation Item - Residential Use
File: PL20200089 (06826039)

MOVED by Councillor Kissel that the public hearing for item E-1 be opened at 9:10 a.m.

Carried

Person(s) who presented: Craig and Carley Zenner (Applicant/Owners)

Person(s) who presented in favour: None

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: Craig and Carley Zenner (Applicant/Owners)

MOVED by Councillor Kissel that the public hearing for item E-1 be closed at 9:39 a.m.

Carried

MOVED by Councillor Kissel that Bylaw C-8075-2020 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8075-2020 be given third and final reading.

Carried

Motion Arising:

MOVED by Councillor Hanson that Administration be directed to look into the County's emergency secondary access policy, including comparables with similar municipalities and report back to Council by October 31, 2021.

Defeated

The Chair called for a recess at 9:45 a.m. and called the meeting back to order at 9:50 a.m. with all previously mentioned members present.

E-2 Division 8 - Bylaw C-8034-2020 - Redesignation Item - Residential Use
File: PL20200024 (06701019)

MOVED by Councillor Wright that the public hearing for item E-2 be opened at 9:51 a.m.
Carried

Person(s) who presented: Rene Pahlavan, Studio Inkognito (Applicant)

Person(s) who presented in favour: None

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Wright that the public hearing for item E-2 be closed at 9:59 a.m.
Carried

MOVED by Councillor Wright that Bylaw C-8034-2020 be amended in accordance with Attachment 'B'.
Carried

MOVED by Councillor Wright that Bylaw C-8034-2020 be given second reading.
Carried

MOVED by Councillor Wright that Bylaw C-8034-2020 be given third and final reading.
Carried

F-2 All Divisions - Municipal Stimulus Program Funding- Proposed Pathway Projects
File: 1025-450

MOVED by Councillor Schule that this report be received as information.
Carried

F-1 All Divisions - Reserves Termination Agreement
File: N/A

MOVED by Councillor Hanson that the Reserves Termination Agreement between Rocky View County, the Board of Trustees of Rocky View School Division No. 41 and the Board of Trustees of the Calgary Roman Catholic Separate School District No.1 be approved.
Carried

MOVED by Councillor Hanson that Administration be directed to release the School Reserve Funds to the Board of Trustees of Rocky View School Division No. 41 and the Board of Trustees of the Calgary Roman Catholic Separate School District No.1.
Carried

MOVED by Councillor Hanson that Administration be authorized to work with the school authorities in the development of a new agreement and provide an update to Council in the third quarter of 2021.
Carried

The Chair called for a recess at 10:15 a.m. and called the meeting back to order at 10:19 a.m. with all previously mentioned members present.

F-3 Division 3 - Late Tax Payment Penalty Cancellation Request
File: 04702053

MOVED by Councillor Boehlke that the request for late tax penalty cancellation in the amount of \$603.00 be denied.

Carried

Motion Arising:

MOVED by Councillor Hanson that Late Tax Payment Penalty Cancellation Policy C-204 be amended by adding a new subsection 10(4) with the following wording:

"Where taxes have been paid in full within the period of September 1 to September 30, 2020, and a penalty has been applied for late payment, Council automatically grants a late tax payment penalty cancellation."

Defeated

F-4 Division 3 - Late Tax Payment Penalty Cancellation Request
File: 04702100

MOVED by Councillor Gautreau that the request for late tax penalty cancellation in the amount of \$811.98 be denied.

Carried

F-5 Division 7 - Late Tax Payment Penalty Cancellation Request
File: 06532004

MOVED by Councillor Boehlke that the request for late tax penalty cancellation in the amount of \$508.50 be denied.

Carried

F-6 Division 9 - Late Tax Payment Penalty Cancellation Request
File: 06710015

MOVED by Councillor Gautreau that the request for late tax penalty cancellation in the amount of \$562.60 be denied.

Carried

F-7 Division 9 - Late Tax Payment Penalty Cancellation Request
File: 08818003

MOVED by Councillor Boehlke that the request for late tax penalty cancellation in the amount of \$717.87 be denied.

Carried

F-8 Division 9 - Late Tax Payment Penalty Cancellation Request
File: 08912011

MOVED by Councillor Boehlke that the request for late tax penalty cancellation in the amount of \$234.88 be denied.

Carried

F-9 All Divisions - Consideration of Motion - Councillor Wright and Councillor Hanson - To Reinstate Advertising of Public Notices and Service Announcements in the Rocky View Weekly
File: N/A

MOVED by Councillor Wright 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.

Defeated

F-10 Division 3 - Consideration of Motion - Councillor Hanson and Councillor Kissel - Mackenas Estates Connection to Rocky View Sewer Utility
File: N/A

MOVED by Councillor Hanson 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.

Carried

The Chair called for a recess at 11:05 a.m. and called the meeting back to order at 11:14 a.m. with all previously mentioned members present.

F-11 All Divisions – Emergent Item – Discussion on the Accommodating Public Presentations at the December 1, 2020 Special Council Meeting Regarding the Budget
File: N/A

Main Motion:

MOVED by Councillor Wright that public budget input at the December 1, 2020 special Council meeting be conducted in accordance with the following procedures:

- Presentations from individuals are limited to a maximum of 5 minutes, which may be extended by resolution.
- Presentations from groups are limited to a maximum of 10 minutes, which may be extended by resolution.
- With the capability of having residents phone in or video conference in should COVID-19 protocols require electronic meetings within the County's capabilities.
- Requests to present at the special Council meeting must be provided no later than 4:00 pm on November 30, 2020.

Carried

Amending Motion:

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

THAT public budget input at the December 1, 2020 special Council meeting be conducted in accordance with the following procedures:

- Presentations from individuals are limited to a maximum of 5 minutes, which may be extended by resolution.
- Presentations from groups are limited to a maximum of 10 minutes, which may be extended by resolution.
- With the capability of having residents phone in or video conference in should COVID-19 protocols require electronic meetings within the County's capabilities.
- Requests to present **electronically** at the special Council meeting must be provided no later than 4:00 pm on November 30, 2020.

Carried

Main Motion as Amended:

MOVED by Councillor Wright that public budget input at the December 1, 2020 special Council meeting be conducted in accordance with the following procedures:

- Presentations from individuals are limited to a maximum of 5 minutes, which may be extended by resolution.
- Presentations from groups are limited to a maximum of 10 minutes, which may be extended by resolution.
- With the capability of having residents phone in or video conference in should COVID-19 protocols require electronic meetings within the County's capabilities.
- Requests to present electronically at the special Council meeting must be provided no later than 4:00 pm on November 30, 2020.

Carried

G-1 Division 5 - Prince of Peace Village Local Improvement Plan
File: 0785

MOVED by Councillor Gautreau that Borrowing Bylaw C-8083-2020 be given second reading.

Carried

MOVED by Councillor Gautreau that Borrowing Bylaw C-8083-2020 be given third and final reading.

Carried

MOVED by Councillor Gautreau that the budget adjustment as presented in Attachment 'C' for \$644,000 be approved.

Carried

G-2 All Divisions - Bylaw C-8109-2020 - Election Bylaw
File: N/A

MOVED by Councillor Hanson that Bylaw C-8109-2020 be given first reading.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8109-2020 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8109-2020 be considered for third reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8109-2020 be given third and final reading.

Carried

MOVED by Councillor Hanson that Administration be directed to bring back amendments to Bylaw C-8109-2020 to authorize the use of special ballots by December 31, 2020.

Defeated

Motion Arising:

MOVED by Councillor Boehlke that special mail in ballots and vote counting machines not be pursued by Administration for the upcoming municipal election in 2021.

Carried

M-1 Closed Session Item – Chestermere Recreation Centre
File: RVC2020-38

M-2 Closed Session Item – Elbow Valley West Storm Water Drainage
File: RVC2020-39

M-3 Emergent Closed Session Item – Rocky View Foundation Letter of Support
File: RVC2020-42

Main Motion:

MOVED by Deputy Reeve McKylor that Council move into closed session at 12:25 p.m. to consider the following item under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Servicing of City of Chestermere Lands

- 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

M-2 – Elbow Valley West Storm Water Drainage

- 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

M-3 – Rocky View Foundation Letter of Support

- Section 21 – Disclosure harmful to intergovernmental relations
- Section 24 – Advice from officials

Tabling Motion:

MOVED by Councillor Boehlke that the main motion be tabled until after the public hearings.

Carried

The Chair called for a recess at 12:32 p.m. and called the meeting back to order at 1:04 p.m. with all previously mentioned members present with the exception of Councillor Kamachi.

Councillor Kamachi left the meeting during the recess and did not return to the meeting.

Division 5 - Bylaw C-8046-2020 - Redesignation Item – Business, Live-work District
File: PL20200044 (05232003)

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

Carried

Absent: Councillor Kamachi

Person(s) who presented: Steve Grande, Terradigm Development Consultants
(Applicant)

Person(s) who presented in favour: None

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Gautreau that the public hearing for item E-3 be closed at 1:21 p.m.

Carried

Absent: Councillor Kamachi

MOVED by Councillor Gautreau that Bylaw C-8046-2020 be amended in accordance with Attachment 'B'.

Defeated

Absent: Councillor Kamachi

MOVED by Councillor Gautreau that application PL20200044 be refused.

Carried

Absent: Councillor Kamachi

G-3 All Divisions - Bylaw C-8110-2020 - Amendments to the Procedure Bylaw - Participation in Closed Sessions through Electronic Means
File: N/A

MOVED by Councillor Schule that Bylaw C-8110-2020 be given first reading.

Defeated

Absent: Councillor Kamachi

M-1 Closed Session Item – Chestermere Recreation Centre
File: RVC2020-38

M-2 Closed Session Item – Elbow Valley West Storm Water Drainage
File: RVC2020-39

M-3 Emergent Closed Session Item – Rocky View Foundation Letter of Support
File: RVC2020-42

MOVED by Councillor Hanson that the main motion be lifted from the table.

Carried

Absent: Councillor Kamachi

Main Motion:

MOVED by Deputy Reeve McKylor that Council move into closed session at 1:57 p.m. to consider the following item under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Servicing of City of Chestermere Lands

- 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

M-2 – Elbow Valley West Storm Water Drainage

- 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

M-3 – Rocky View Foundation Letter of Support

- Section 21 – Disclosure harmful to intergovernmental relations
- Section 24 – Advice from officials

Carried
Absent: Councillor Kamachi

M-1 RVC2020-38 – Closed Session Item – Chestermere Recreation Centre

MOVED by Councillor Gautreau that the Reeve and Chief Administrative Officer be directed to enter into discussions with the City of Chestermere regarding the Chestermere Regional Recreational Centre.

Carried
Absent: Councillor Kamachi

M-2 RVC2020-39 – Closed Session Item – Elbow Valley West Storm Water Drainage

MOVED by Councillor Hanson that the presentation on Elbow Valley West Storm Water Drainage be received as information.

Carried
Absent: Councillor Kamachi

M-3 RVC2020-42 – Emergent Closed Session Item – Rocky View Foundation Letter of Support

MOVED by Councillor Schule that the financing package offered to the Rocky View Foundation by ATB Financial, as discussed in closed session, be approved and Administration be directed to send a letter of support indicating Rocky View County's approval.

Carried
Absent: Councillor Kamachi

J-1 2020 Council Priorities and Significant Issues List

The 2020 Council Priorities and Significant Issues List for November 24, 2020 was provided as information.

N Adjourn the Meeting

MOVED by Councillor Wright that the November 24, 2020 Council Meeting be adjourned at 3:09 p.m.

Carried
Absent: Councillor Kamachi

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



SPECIAL COUNCIL MEETING MINUTES

Monday, November 30, 2020

9:00 AM

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
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
K. Robinson, Executive Director, Corporate Services
T. Cochran, Executive Director, Community Development Services
F. Contreras, Director, Corporate and Strategic Planning
C. Whitney, Director, Human Resources
J. Fleischer, Manager, Agriculture and Environment
S. Racz, Manager, Operational Services
S. Hulsman, Manager, Transportation Services
S. Seroya, Manager, Utility Services
T. Boyda, Manager, Assessment Services
B. Woods, Manager, Financial Services
R. Loat, Supervisor, Customer Care and Support
R. Smith, Fire Chief, Emergency Management & Fire Chief
Y. Bernier, Manager, Information Technology
B. Goemans, Manager, Marketing and Communications
L. Wesley-Riley, Manager, Enforcement Services
B. Beach, Manager, Building Services
G. Nijjar, Manager, Planning and Development
I. Cortada, Manager, Recreation, Parks, and Community Support
T. Andreasen, Legislative Officer, Legislative Services
M. Mitton, Legislative Coordinator, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 1:00 p.m. with all members present

B Updates/Approval of the Agenda

MOVED by Councillor Gautreau that the November 30, 2020 special Council meeting be approved as presented.

Carried

C-1 Proposed Rocky View County 2021 Budget

File: N/A

Kent Robinson, Executive Director of Corporate Services, provided a presentation and answered questions on Rocky View County's proposed 2021 operating budget.

C-2 Council

File: N/A

Kent Robinson, Executive Director of Corporate Services, provided a presentation and answered questions on the proposed department budget for Council.

C-3 Office of the Chief Administrative Officer

File: N/A

Fabian Contreras, Director of Corporate and Strategic Planning, provided a presentation and answered questions on the proposed department budget for the Office of the Chief Administrative Officer.

C-4 Agriculture and Environment

File: N/A

Jeff Fleischer, Manager of Agriculture and Environment, provided a presentation and answered questions on the proposed department budget for Agriculture and Environment.

C-5 Capital Project Management

File: N/A

The Chair called for a recess at 10:06 a.m. and called the meeting back to order at 10:16 a.m. with all previously mentioned members present.

Jeff Fleischer, Acting Manager of Capital Project Management, provided a presentation and answered questions on the proposed department budget for Capital Project Management.

C-6 Cemetery Services

File: N/A

C-7 Operational Services

File: N/A

C-8 Fleet Management

File: N/A

Sheldon Racz, Manager of Operational Services, provided a presentation and answered questions on the proposed department budget for Operational Services, inclusive of Cemetery Services and Fleet Management.

C-9 Transportation Services
File: N/A

Steve Hulsman, Manager of Transportation Services, provided a presentation and answered questions on the proposed department budget for Transportation Services.

C-10 Utility Services
File: N/A

Councillor Hanson left the meeting at 10:51 a.m. and returned to the meeting at 10:53 a.m.

Steve Seroya, Manager of Utility Services, provided a presentation and answered questions on the proposed department budget for Utility Services.

C-11 Assessment Services
File: N/A

The Chair called for a recess at 11:10 a.m. and called the meeting back to order at 11:17 a.m. with all previously mentioned members present.

Ted Boyda, Manager of Assessment Services, provided a presentation and answered questions on the proposed department budget for Assessment Services.

C-12 Human Resources
File: N/A

Clayton Whitney, Director of Human Resources, provided a presentation and answered questions on the proposed department budget for Human Resources.

C-13 Financial Services
File: N/A

Barry Woods, Manager of Financial Services, provided a presentation and answered questions on the proposed department budget for Financial Services.

C-14 Legal and Land Administration
File: N/A

Kent Robinson, Executive Director of Corporate Services, provided a presentation and answered questions on the proposed department budget for Legal and Land Administration.

C-15 Municipal Clerk's Office
File: N/A

Kent Robinson, Executive Director of Corporate Services, provided a presentation and answered questions on the proposed department budget for the Municipal Clerk's Office.

C-16 Customer Care and Support
File: N/A

The Chair called for a recess at 11:53 a.m. and called the meeting back to order at 1:01 p.m. with all previously mentioned members present, with the exception of Councillor Boehlke who returned to the meeting at 1:02 p.m.

Rachel Loat, Supervisor of Customer Care and Support, provided a presentation and answered questions on the proposed department budget for Customer Care and Support.

C-17 Emergency Management and Fire Chief
File: N/A

Randy Smith, Fire Chief, provided a presentation and answered questions on the proposed department budget for Emergency Management and Fire Services.

C-18 Information and Technology
File: N/A

Yusuf Bernier, Manager of Information and Technology, provided a presentation and answered questions on the proposed department budget for Information Technology.

C-19 Marketing and Communications
File: N/A

Bart Goemans, Manager of Marketing and Communications, provided a presentation and answered questions on the proposed department budget for Marketing and Communications.

C-20 Enforcement Services
File: N/A

Lorraine Wesley-Riley, Manager of Enforcement Services, provided a presentation and answered questions on the proposed department budget for Enforcement Services.

C-21 Building Services
File: N/A

The Chair called for a recess at 2:04 p.m. and called the meeting back to order at 2:14 p.m. with all previously mentioned members present.

Brock Beach, Manager of Building Services, provided a presentation and answered questions on the proposed department budget for Building Services.

C-22 Planning and Development Services
File: N/A

Gurbir Nijjar, Manager of Planning and Development Services, provided a presentation and answered questions on the proposed department budget for Planning and Development Services.

C-23 Recreation, Parks, and Community Support
File: N/A

Ines Cortada, Manager of Recreation, Parks, and Community Support, provided a presentation and answered questions on the proposed department budget for Recreation, Parks, and Community Support.

C-24 2021 Capital Plan and Municipal Sustainability Initiative Funding
File: N/A

Kent Robinson, Executive Director of Corporate Services, provided a presentation and answered questions on Rocky View County's proposed 2021 capital plan and Municipal Sustainability Program funding.

The Chair called for a recess at 3:26 p.m. and called the meeting back to order at 3:31 p.m. with all previously mentioned members present.

MOVED by Councillor Gautreau that the proposed 2021 Capital Plan be amended as follows:

- Remove Range Road 11 (Highway 566 to Twp Rd 264 / Airdrie Boundary)

Carried

MOVED by Councillor Gautreau that Administration be directed to bring back to Council at the December 1, 2020 special council meeting a funding program for the unfunded capital items as presented on November 30, 2020 meeting.

Carried

D Adjourn the Meeting

MOVED by Councillor Schule that the meeting be adjourned at 3:37 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



SPECIAL COUNCIL MEETING MINUTES

Tuesday, December 1, 2020
1:00 PM
Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

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

Absent: Councillor Kamachi

Also Present: A. Hoggan, Chief Administrative Officer
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
K. Robinson, Executive Director, Corporate Services
T. Cochran, Executive Director, Community Development Services
B. Woods, Manager, Financial Services
T. Andreasen, Legislative Officer, Legislative Services
M. Mitton, Legislative Coordinator, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 1:00 p.m. with all members present with the exception of Councillor Kamachi.

B Updates/Approval of the Agenda

MOVED by Councillor Gautreau that the December 1, 2020 special Council meeting be approved as presented.

Carried

C Administration Budget Presentations
File: N/A

There were no presentations carried over from the November 30, 2020 special Council meeting.

D Public Budget Input
File: N/A

MOVED by Councillor Wright that the presentation time limit be extended to 15 minutes.

Carried

Ken Kachur, on behalf of Neighbours Against High Water, provided a presentation to Council on the proposed 2021 Rocky View County Operating Budget and Capital Plan.

Council also reviewed written submissions on the proposed 2021 Rocky View County Operating Budget and Capital Plan from the following:

- Janet Ballantyne, on behalf of Rocky View Forward
- Wayne Jessee
- Kim Magnuson
- Gloria Wilkinson

E Council Budget Input
File: N/A

The Chair called for a recess at 1:55 p.m. and called the meeting back to order at 2:01 p.m. with all previously mentioned members present.

The Chair called for a recess at 2:40 p.m. and called the meeting back to order at 2:48 p.m. with all previously mentioned members present, with the exception of Councillor Hanson who returned to the meeting at 2:49 p.m.

MOVED by Councillor Wright that the 2021 Draft Operating Budget be amended as follows:

- Add Mosquito Control expense of \$52,000, to be funded by municipal property tax

Carried

MOVED by Councillor Wright that the 2021 Draft Operating Budget be amended as follows:

- Add Gravel Program expense be increased by \$700,000, to be funded by a \$400,000 transfer from the Community Aggregate Levy Reserve and \$300,000 municipal property tax

Carried

Reeve Henn vacated the Chair and left the meeting at 2:58 p.m. Deputy Reeve McKylor proceeded to assume the Chair.

Reeve Henn returned to the meeting at 3:00 p.m.

MOVED by Councillor Schule that the 2021 Draft Operating Budget be amended as follows:

- Add Roadside Spraying expense of \$40,000, to be funded by municipal property tax

Defeated

Deputy Reeve McKylor vacated the Chair at 3:01 p.m. Reeve Henn proceeded to assume the Chair.

MOVED by Councillor Kissel that the 2021 Draft Operating Budget be approved as amended.

Carried

The Chair called for a recess at 3:20 p.m. and called the meeting back to order at 3:23 p.m. with all previously mentioned members present.

MOVED by Councillor Gautreau that the 2021 Draft Capital Plan be further amended to include the unfunded initiatives as presented by Administration at the December 1, 2020 special Council meeting.

Carried

MOVED by Councillor Gautreau that the 2021 Draft Capital Plan be approved as amended.

Carried

MOVED by Councillor Wright that Administration continue to work with NAHW on the potential cost recovery solutions to high water in the Bearspaw area, and report back to Council by the end of March, 2021.

Carried

F Adjourn the Meeting

MOVED by Councillor Kissel that the meeting be adjourned at 3:27 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate

**LEGISLATIVE SERVICES**

TO: Council
DATE: December 22, 2020
FILE: N/A
SUBJECT: Support for Beiseker Alberta Community Partnership Grant Application

DIVISION: All
APPLICATION: N/A

EXECUTIVE SUMMARY:

Rocky View County has received a request from The Village of Beiseker for support of an Alberta Community Partnership (ACP) grant application. The ACP grant would provide provincial funding for studies that are required for a regional stormwater management plan for flood mitigation issues in Beiseker. This would not require matching funding from the County.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

The Village of Beiseker has faced ongoing issues with stormwater drainage, and the County has supported past efforts to obtain an Alberta Community Partnership (ACP) grant for engineering studies to find a solution to this issue. The Village has requested the County's support for a 2020/21 ACP grant application for a Rocky View – Beiseker Regional Stormwater Management Plan project, which would fund engineering studies and potentially identify required infrastructure to address stormwater drainage. This would not require matching funds from the County.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1 THAT Rocky View County supports the Village of Beiseker's submission of a 2020/21 Alberta Community Partnership grant application in support of the Rocky View – Beiseker Regional Stormwater Management Plan project.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

"Amy Zaluski"

Concurrence,

"Al Hoggan"

Director
Legislative Services

Chief Administrative Officer

BM/rp

Administration Resources
Ben Manshanden, Legislative Services



CAPITAL PROJECT MANAGEMENT

TO:	Council	
DATE:	December 22, 2020	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Regional Transportation Levy	

POLICY DIRECTION:

On June 9, 2020, Council gave third reading to Bylaw C-8007-2020 – Regional Transportation Off-Site Levy, and the following motion was made:

“MOVED by Deputy Reeve Schule that Administration be directed to bring a report back to Council regarding 12.5% impact and change bylaw for provincial infrastructure on where funds could be allocated for best use by the end of October, 2020”.

EXECUTIVE SUMMARY:

The Regional Transportation Offsite Levy Bylaw was adopted by Council on June 9, 2020.

Council directed Administration to explore updates to the Special Areas to better allocate funds for provincial infrastructure needs through the collection of 12.5% of costs by the County. The intent is to create flexibility in utilizing funds to support critical infrastructure regionally, rather than by specific area under the current levy system.

Administration believes the best path forward is to develop a regional major projects component to replace the current Special Areas captured in Bylaw C-8007-2020. This approach will support Council’s strategic plan mandate to manage growth responsibly and ensure the County’s financial position remains healthy.

Administration has identified a number of scenarios for Council’s consideration and is seeking Council’s direction on the preferred path forward.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Rocky View County was the first municipality in the region to adopt a levy to collect funding for provincial transportation infrastructure back in 2009. The County created Special Areas within the County to address specific needs identified on the Provincial Highway Network that were important to future new growth in numerous County communities. Currently, the County has eight Special Area schedules to the current Regional Transportation Offsite Levy Bylaw that identify specific projects and the associated benefitting areas where collection will occur. Since that time, the County has adopted growth plans that are not consistent with the Special Area boundaries, and has recently adopted a new base levy system that considers future traffic to be generated from these growth areas. Further, Council has accepted as information, the Calgary North and South Regional Transportation Studies that identify regional transportation priorities that are required to serve growth projects to a 20-year horizon.

Administration Resources

Byron Riemann, Executive Director Operations



Pursuant to the direction of Council, Administration evaluated a regional view of the Special Area contributions and as incorporated new planned growth areas, through the adoption of Area Structure Plans, as primary benefiting areas. Furthermore, Administration has investigated a fulsome list of the provincial projects the County may want to consider supporting.

Infrastructure Platform

Beginning in 2016, Rocky View County, the City of Airdrie and the City of Calgary began working with the province on a project to discuss and articulate transportation network priorities in the North Calgary region. Since that time, the project has evolved to cover the south and east regional transportation priorities and also covers the Calgary Metropolitan Regional Board jurisdictional area which includes the County's boundaries. Two technical reports were generated, and the consortium identified the top 20 regional infrastructure needs, summarized as follows:

1. 17th Ave Twinning - 84th to Rainbow Rd
2. 11 Street / RR11 / 8st Twinning (144th to 40th)
- ~~3. 40th Avenue QEII Interchange~~
4. SH 566 / QEII Interchange
5. HWY 1a Twinning (HWY 22 to Gleneagles Drive)
6. HWY 22 Twinning (HWY1a to TR264)
7. SH 566 Twinning (RR15 to QEII)
- ~~8. Glenmore & Deerfoot Interchange Upgrade~~
9. Stoney Trail & 11th Street Interchange
10. Crowchild Trail / 12 Mile Coulee Interchange
11. Stoney Trail & Airport Tr Interchange
12. HWY 1a / HWY 22 Interchange
13. QEII 6-8 Lanes (Stoney to Yankee Valley)
14. 40 Ave (Kingsview Blvd to RR 292) 2 Lane Arterial
15. HWY 22 Twinning (HWY1 to HWY1a)
- ~~16. 338 Ave & HWY 2 New Interchange~~
- ~~17. Glenmore TR SW & 14th St Interchange~~
- ~~18. 210 Ave & Macleod Trail Interchange~~
19. Peigan Trail / TR 240 Twinning (84th ST to Rainbow Rd)
20. Memorial Drive (Garden Rd - Conrich Rd) 4 Lane Arterial

Of these 20 projects, five have been determined by Administration as not benefitting future growth areas within the County or have funding in place. The remaining 15 projects are proposed to be considered in the development of a Regional Major Infrastructure schedule to the Levy Bylaw that would simplify and replace the existing Special Area collection system.

All major provincial and local projects currently captured in the Special Area sections of the bylaw are proposed to be retained and the 15 regional infrastructure priorities developed in the North and South Regional Transportation Studies would be added. The County's Long Range Transportation Network is funded through the Base Levy portion of the bylaw and that is not proposed to change.

Benefitting Area

The *Municipal Government Act* empowers municipalities to develop offsite levies to collect funds from development to offset the cost of offsite infrastructure. The County must ensure there is a direct and proportional benefit to the developers in doing so.



ROCKY VIEW COUNTY

In order to consider a new and expanded regional infrastructure levy program, there is need to re-examine the approach to the benefitting areas. The new base levy was developed based on traffic generation utilizing the County's transportation model. A logical approach to the County's contribution to regional priorities is to divide the County's growth areas based on an east/west geographic location. The divide proposed as Highway 2, which would allow Council the ability to prioritize expenditures of future levy funds to specific projects in east or west Rocky View. This would add the flexibility that Council desires and funding can be directed to priorities on an East/West basis.

Administration has proposed to utilize the same Area Structure Plan (ASP) based growth areas for the Regional Major Infrastructure schedule as the Base Levy:

East Rocky View Growth Areas

East Balzac
Conrich
Dalroy
Delacour
Indus
Janet
Langdon
Omni

West Rocky View Growth Areas

Bearspaw
Bragg Creek
Cochrane Lake
Cochrane North
North Industrial (Crossfield)
Elbow Valley
Glenbow
Harmony
North Springbank
Central Springbank
West Balzac

The cumulative planned growth area for the whole County, as considered in the existing base levy calculations totals 127,358 gross acres, of which, 35,961 acres would be within the East Rocky View areas and 91,397 acres for the West Rocky View area. Of note, the West Rocky View Region includes both urban and rural ASP's that will need some consideration in developing regional levy rates. Additionally, as new ASP's are adopted by Council, the land areas planned for growth would need to be added to the list above, and the levy updated to reflect that growth.

Tentative Costs Included

Additional technical work is required to develop accurate cost estimates to support a future bylaw schedule; however, using assumed values, Administration is able to generate a value for the 15 regional priorities at \$619,735,000. Of this, it is proposed the County's collection be capped at 12.5% of the total cost equating to \$77,466,875. The current Special Area costs are \$392,968,646 and so the total infrastructure cost used for this evaluation is \$470,435,521.

The projects have then been evaluated for geographic location, which results in an East Rocky View collection amount of \$245,067,709 and a West Rocky View collection amount of \$194,892,813. Using the sum of currently adopted ASP's the forecasted regional levy rates would be \$6,815/acre for East Rocky View and \$2,132/acre for West Rocky View.

Next Steps

Administration is seeking Council feedback on the preferred approach forward for the regional transportation levy discussion. In order to further develop the levy schedule to meet legislated requirements, defensible cost estimates and technical reporting will be required. In addition, Administration would need to proceed with a fulsome public and stakeholder engagement process.



Administration has identified three options for Council consideration:

Scenario #1: Move Forward with Regional Major Infrastructure Levy System

Under this scenario, Rocky View County would proceed with the development of a regional major infrastructure levy schedule to replace the existing Special Area collection approach as discussed in this report.

Administration believes that this scenario would take approximately 6 to 8 months to implement and will require additional resource allocations under the 2021 budget.

Scenario #2: Accept report for Information

Under this scenario, Rocky View County would maintain the status quo and not undertake the additional work required to develop a Regional Major Infrastructure Levy Schedule.

Scenario #3: Other Direction

Council can provide alternate direction as desired.

BUDGET IMPLICATIONS:

Option #1 would require consideration for external support for developing cost estimates, a levy technical report and a public engagement process. It is proposed this be considered as part of 2021 budget deliberations.

OPTIONS:

- | | |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Option #1 | THAT Administration be directed to proceed with developing a new Regional Transportations Infrastructure Levy System, and report back to Council prior to the end of 2021. |
| Option #2 | THAT Administration's report on Regional Transportation Levy System be received as information. |
| Option #3 | THAT alternative direction be provided. |

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director of Operations

Chief Administrative Officer

BR/bg



CAPITAL PROJECT MANAGEMENT

TO:	Council	
DATE:	December 22, 2020	DIVISION: All
FILE:	4050-550	APPLICATION: N/A
SUBJECT:	Feasibility of Implementing Restrictions on County Roads	

POLICY DIRECTION:

On November 26, 2019, Council directed Administration to:

“..assess the feasibility of creating authorized truck haul routes and/or truck haul agreements to minimize the negative impacts from heavy truck traffic on County roads, both for the safety of the travelling public and for the on-going maintenance of these County roads, and explore identifying CERTAIN ROADS in the County as unsuitable for truck traffic. AND, that such solutions include, but not be limited to, introducing weight restrictions to detour heavy truck traffic onto the provincial highway network, as well as, sub-regional collaboration with our municipal neighbours.

The certain roads were identified as follows:

- Burma Road
- Weedon Trail
- Horse Creek Road

EXECUTIVE SUMMARY:

The *Municipal Government Act* (MGA), the *Traffic Safety Act* (TSA), Rocky View County Bylaws C-8065-2020 “Road Use Agreement” and C-5775-2003 “Roads and Transportation”, allow the County to restrict heavy vehicles from any road(s) under the County’s control. Using the above mentioned Acts and Bylaws, the County administers Road Use Permits and enters into Road Use Agreements to ensure public safety and protect County infrastructure. These processes align with the best practices identified during a review of other municipalities within Alberta. It is important to understand restricting truck traffic from specific roads will result in impacts to alternate corridors on the network. Although Council has identified three specific roadways of concern, the information presented in this report is applicable to all County roads.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

In order to assess the feasibility of managing heavy truck traffic on County roads, Administration has considered:

Provincial Acts and Regulations

Administration has determined that the *Municipal Government Act* (MGA) and the *Traffic Safety Act* (TSA) do provide Rocky View County with the ability to implement reasonable restriction(s) to reduce or eliminate specific types of traffic from any County road.

Administration Resources

Byron Riemann, Executive Director Operations



The MGA states that:

18(1) *Subject to this or any other Act, a municipality has the direction, control and management of all roads within a municipality.*

The TSA states that:

13(1) *Subject to this Act and the Dangerous Goods Transportation and Handling Act, the council of a municipality may, with respect to a highway under its direction, control and management, make bylaws that are not inconsistent with the Act, doing the following:*

- (a) Governing the use of highways;*
- (f) Classifying motor vehicles and other vehicles and pedestrians for any purpose involving the use of streets, lanes and other public places;*
- (n) Governing closing or restricting the use of a highway;*
- (q) Restricting the use of specific traffic lanes to specific vehicles or classes of vehicles;*
- (v) Designating routes for vehicles or classes of vehicles;*
- (w) Restricting the weight of vehicles or of vehicles and the goods being carried by the vehicles.*

Controls that are currently in place within Rocky View County and/or other Alberta Municipalities

Other Alberta Municipalities

Administration has reviewed strategies already in place in other jurisdictions, including Lethbridge County, Thorhild County, Leduc County, Mountain View County, and the City of Calgary. Several clear themes and / or best practices were identified, including:

- Restricting vehicles by number of axles or weight
- Restricting vehicles by the days of the week and / or time of day
- Designating specific haul routes for specific traffic types
- Requiring traffic use the shortest route available to access a designated haul route
- Including exceptions for local deliveries and / or collections

Other municipalities have implemented these strategies through a variety of means, including bylaws, policies, and administrative tools.

Rocky View County

Administration currently uses Road Bans, Road Use Permits and Road Use Agreements to manage heavy vehicle traffic on County roads so as to promote safety and protect road infrastructure.

Road Bans and Road Use Permits are implemented through Bylaw C-5775-2003 "Roads and Transportation". Road Bans limit heavy vehicle weight on roads that are highly susceptible to damage under large and heavy vehicles and apply to all commercial vehicles, but not to passenger or recreational vehicles. Roads Bans are used annually in the spring during thaw conditions to protect the County's road infrastructure. Road Use Permits for single or multiple trips apply to the movement of any heavy haul, over-dimension or over-weight loads and list the conditions for hauling including prescribed route, road damage and road maintenance.



Road Use Agreements are administered through Bylaw C-8065-2020 "Road Use Agreements". Dependent upon specific haul details, Road Use Agreements may be entered into with an operator when loaded heavy vehicle movements to or from any location using County roads exceeds 30 movements in a 7-day period or 5 movements in a one-hour period. Road Use Agreements apply to transport operations related to natural resources, commercial agricultural operations, building and infrastructure construction and the film industry.

Operating conditions for the three specific roads identified by Council

The available traffic data for each of the specific roads provided average vehicle volume per day (VPD), truck percentage and 85th percentile speed as reviewed below.

Burma Road:

Location	2019			2020		
	VPD	Truck %	85 th Percentile Speed (km/h)	VPD	Truck %	85 th Percentile Speed (km/h)
West of Bearspaw Rd	1165	8	89	1153	14	85
East of Bearspaw Rd	1840	10	99	1997	8	93

- Overall traffic volumes have remained consistent, with a minor increase in 2020 east of Bearspaw Road
- Vehicles east of Bearspaw Road routinely exceed the posted speed limit of 80 km/h
- The nearest Provincial Highways are Highway 1A to the South, Highway 567 to North, and Highway 766 to the West.
- Roads expected to be affected by truck traffic restrictions, using the County's Transportation Model to simulate traffic distribution without using Burma Road, are:
 - Highway 1a (50%)
 - Highway 766 (11%)
 - Highway 772 (14%)
 - Highway 567 (25%)

Weedon Trail:

Location	2014			2015		
	VPD	Truck %	85 th Percentile Speed (km/h)	VPD	Truck %	85 th Percentile Speed (km/h)
East of Range Road 44	-	-	-	303	10	90
West of Highway 22	380	25	86	-	-	-

- Limited traffic data is currently available
- Overall traffic volumes appear consistent (more data required)
- Vehicles routinely exceed the posted speed limit of 80 km/h



- A significant amount of truck traffic is attributable to Oil & Gas activity; Industry uses Range Road 43 to access Cochrane Lake for water.
- The closest Provincial Highways are Highways 22 and 567 to the East.
- Roads expected to be affected by truck traffic restrictions, using the County's Transportation Model to simulate traffic distribution without using Weedon Trail, are:
 - Township Road 272 (66%)
 - Cochrane Lake Road/Range Road 43 (33%)

Horse Creek Road:

Location	2016			2018		
	VPD	Truck %	85 th Percentile Speed (km/h)	VPD	Truck %	85 th Percentile Speed (km/h)
North of Highway 1A	726	11	97	811	13	96
North of Weedon Trail	542	13	95	498	11	91

Location	2019			2020		
	VPD	Truck %	85 th Percentile Speed (km/h)	VPD	Truck %	85 th Percentile Speed (km/h)
North of Township 280	579	17	100	585	18	96

- Overall traffic volumes have remained consistent along Horse Creek Road
- Vehicles routinely exceed the posted speed limit of 80 km/h
- The closest Provincial Highways are Highway 1A to the South, and Highways 22 and 567 to the East.
- Roads expected to be affected by truck traffic restrictions, using the County's Transportation Model to simulate traffic distribution without using Horse Creek Road, are:
 - Grand Valley Road (81%)
 - Highway 22 (19%)

Administration provides the following options for discussion:

Definition for Heavy Vehicle

(3) (j) "Heavy Vehicle" means a vehicle, with or without a load, exceeding any one of the following:

- (i). Two axles;
- (ii). Eleven (11) metres in length;
- (iii). A maximum allowable weight of 4,500 kilograms;

Implementation of "No Truck Route" Designation, Except By Permit

Rocky View County could ban all heavy vehicle traffic on select roads except by permit, with Administration maintaining a regularly updated list of impacted roadways. The County



currently implements this practice for some roads including Brander Avenue in Langdon and Mountain View Road.

This would take approximately 4 to 6 months to implement.

Implementation of Year Round Road Bans

Rocky View County could deter industry truck traffic from using select roads by posting year round Road Bans on the condition that the roads are susceptible to damage. In these circumstances, local truck traffic could still be permitted to use these roads via issuance of Road Use Permits.

The County currently uses Road Bans and Road Use Permits as part of its commercial transportation permitting process.

This would take approximately 9 to 12 months to implement.

Establish Designated Truck Routes

Rocky View County could work with industry to identify mutually acceptable routes, with an emphasis on directing heavy vehicles to Provincial Highways via the shortest reasonable route.

This would take approximately 12 to 18 months to implement.

Maintain the Status Quo

Rocky View County continues to utilize Bylaws C-8065-2020 “Road Use Agreement” and C-5775-2003 “Roads and Transportation”.

BUDGET IMPLICATIONS:

There are no budget impacts.

OPTIONS:

Option #1 THAT the Feasibility of Implementing Restrictions on County Roads report be received as information.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

Executive Director of Operations

Chief Administrative Officer

BR/bg



CAPITAL PROJECT MANAGEMENT

TO:	Council	
DATE:	December 22, 2020	DIVISION: All
FILE:	5011-302	APPLICATION: N/A
SUBJECT:	Highway 1 and Range Road 33 Overpass Improvement – Funding Proposal	

EXECUTIVE SUMMARY:

As an integral piece of the Transportation Network in the Springbank Area, the Highway 1 and Range Road 33 Interchange will need to be improved to support future regional transportation needs. Developers within Division 2 have approached the County with a joint funding proposal for the Phase 2 Interchange (Attachment 'A') improvements on Highway 1 and Range Road 33. The proposed funding model would be 20% Rocky View County, 40% Harmony/Bingham Crossing and 40% Province. A similar funding arrangement was accepted by Alberta Transportation for the intersection improvements at Highway 560 (Glenmore Trail) and Garden Road located in the Janet Industrial area.

In March of 2009, Alberta Transportation initiated an Interchange Functional Planning Study. At that time, the estimated remaining lifespan of the overpass structure was 18 years. Since 2009, Rocky View County has approved growth in the area. That growth continues to heighten the need to improve the interchange to ensure service levels are maintained for users of this infrastructure that provides connection to the Trans Canada Corridor.

Preliminary engineering for the project is complete and the province is negotiating the final remaining parcel of land required for the improved interchange. Regulatory approvals and construction tendering could be completed in 2021, and construction ready for 2022.

The projected cost for the Phase 2 improvements are expected to be around \$40 million. Should Council support the initiative, the County's contribution would be \$8 million funded in part from the Special Area Levy Reserve. Harmony/Bingham Crossing will advance \$16 million in funding plus any County shortfall in its \$8 million portion. The County currently has \$4.7 million dollars in the Special Area 4 Levy Reserve. Details of the funding arrangement will be presented to Council for approval.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

The developers of Harmony and Bingham Crossing within Division 2 have approached the County with a joint funding proposal for the Phase 2 Interchange improvements on Highway 1 and Range Road 33. The proposed funding model would be 20% Rocky View County, 40% Harmony/Bingham Crossing and 40% Province. The principles of the proposal are similar to that of the recently approved funding model for the Janet ASP Glenmore Trail and Garden Road intersection improvement.

The overpass is a regionally significant piece of transportation infrastructure for Rocky View County's west side. In addition to residential users, the overpass is also extensively utilized to access services on both the north and south sides of Highway 1 which include, but are not limited to, all of Springbank's schools including the Edge School; Parks for All Seasons; Springbank Airport;

Administration Resources

Byron Riemann, Executive Director Operations



Mickelson National Golf Club, Calaway Park, Commercial Court and Emergency Medical Services deployed from Springbank Airport.

In March of 2009, Alberta Transportation initiated a Functional Planning Study for this Interchange. At that time, the estimated remaining lifespan of the Overpass Structure was 18 years. Since 2009, Rocky View County has seen the completion of Edge School, further expansion at Springbank Airport, the launch of Harmony and the approval of Bingham Crossing. In addition to these approved projects adding volume to regional transportation infrastructure, Administration is aware of several other pending and potential development in the area.

In order to support continued regional growth for areas that have already been approved by the County, supportive transportation networks will be required. The proposal, subject to endorsement, by the County and the Province will accelerate the timing for the improvements and in doing so will improve the safety and functionality of the infrastructure. The current interchange does not meet today industry's standard and have several incidents points due to the tight distance of traffic weaving into and out of the higher speed lanes. As traffic volumes increase both the functionality and the safety will diminish. Accelerating the improvements would not only improve safety and functionality, it would help avoid any potential future risk of increased scarcity for provincial funding given the challenging economic environment.

Cost projections for the Phase 2 improvement are estimated to be around \$40 million. Based on this value the proposed cost sharing model is outlined below in with the following conditions:

Table 01 – COST BREAKDOWN BY STAKEHOLDER

Stakeholder	Responsibility	Amount
Harmony /Bingham Crossing	40%	\$16 million
Rocky View County	20%	\$8 million
Alberta Government	40%	\$16 million
		<hr/> \$40 million

Exploratory discussions with the province have been positive. The province emphasized the importance to support projects that will fuel immediate job growth and have a lasting long-term positive effect on the economy. Included in this report (Attachment 'B') is an estimated Economic Benefits of the Harmony and Bingham Developments. Representatives from those developments will be in attendance at Council should Council have additional questions. In summary, the following numbers can be provided:

- Producing over \$10 Billion in economic activity
- Supporting 46,831 jobs through development and 16,359 jobs post development
- Generating an annual \$12.4 million in property taxes and \$9.9 million in school taxes
- Approximately \$46.8 million in one-time fees to the County.

In addition to the services at Bingham Crossing, the Minister of Economic Development and Tourism expressed a particular interest in the Mickelson National Golf Club and Harmony's future Nordic spa. Both of these features could play an important role in Alberta's tourism strategy.



BUDGET IMPLICATIONS:

Administration considers the project to have no budget impacts as it will be funded by the Developers.

OPTIONS:

- Option #1 THAT Administration be directed to negotiate, subject to Council approval, a tri-lateral funding agreement for the Phase 2 Highway 1 and Range Road 33 interchange improvement with local developers.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director of Operations

Chief Administrative Officer

BR/bg

ATTACHMENTS

- ATTACHMENT 'A' - Proposed Phase 2 Interchange Improvements
ATTACHMENT 'B' - Estimated Economic Benefits

EXECUTIVE SUMMARY

CastleGlenn Consultants Inc. was retained in December 2008 to undertake a functional planning study that would determine the "ultimate" configuration of the Highway 1/Range Road 33 interchange and confirm the access management strategy for Range Road 33 (between Township Road 250 and Township Road 245). The planning study was initiated in response to a request made by the Rocky View County for Alberta Transportation to specify the property requirements (necessary to permit development to proceed within the vicinity of the Springbank community) by advancing the Functional Planning study for the Highway 1/Range Road 33 interchange.

This study included the development of a three phase interchange staging strategy that accommodates future Highway 1 and Range Road 33 lane requirements by implementing components of the "ultimate" interchange on an "as-required" basis. The staging plans depict specific interchange configurations that accommodate a 2-lane, 4-lane and 6-lane Range Road 33 cross-section as well as a 4-lane to "ultimate" 10-core lane Highway 1 configuration (At the time of detailed design the requirements for accommodating a 10 lane Highway 1 cross-section should be confirmed).

Objectives

The primary objectives of the *Highway 1/Range Road 33 (Springbank) Interchange Functional Planning Study* were to:

- identify access management requirements along Range Road 33 within the vicinity of the interchange;
- develop a recommended plan outlining the interchange infrastructure required to accommodate a 2-lane, 4-lane and 6-lane Range Road 33 cross-section as well as a 4-lane to "ultimate" 10-lane Highway 1;
- provide rationale for selecting the recommended Highway 1/Range Road 33 interchange configuration;
- develop functional plan and profile drawings for each proposed interchange improvement stage; and
- define basic right-of-way requirements for the recommended improvements.

Existing Highway 1/Range Road 33 Interchange

The existing *Highway 1/Range Road 33 interchange* (constructed in 1966) is located approximately 6km west of the Calgary City limits and features a diamond configuration on the south side of Highway 1 and a Parclo "B" configuration on the north side. The four span structure accommodates two Range Road 33 lanes over a 4-lane Highway 1 cross-section. Generally the structure is in fairly good condition for a 43 year old bridge, and with proper maintenance and rehabilitation could have a remaining lifespan of 30 to 35 years. Intersection capacity analysis

(using 2008 traffic volumes) indicates that from a traffic operations perspective the interchange is performing at satisfactory levels-of-service (LOS “C”) and demonstrate efficient traffic operational characteristics; however, when compared to current interchange design standards the geometrical features of the interchange (loop/ramp radii, exit/entrance terminal lengths and lane tapers) are considered to be substandard including:

- short separation distances between existing Range Road 33 accesses/intersections and the north/south interchange ramp terminals;
- inconsistent lane geometry at the Range Road 33 northbound bridge requires northbound motorists to make a lane change to maintain their direction of travel over the structure; and
- unconventional yield control at Highway 1 entrance ramps that is required as a result of short acceleration lane terminals.

Traffic Volumes

Existing (2008) traffic information obtained from AT traffic counts would indicate that peak hour traffic volumes at the approach to the Highway 1/Range Road 33 are as follows:

- *Highway 1*: 2,335 vehicles-per-hour [vph] (1,140 eastbound and 1,195 westbound) east of Range Road 33 and 2,075 vph (1,020 eastbound and 1,055 westbound) west of Range Road 33; and
- *Range Road 33*: 480 vehicles-per-hour [vph] (180 northbound and 300 southbound) north of Highway 1 and 750 vph (300 northbound and 450 southbound) south of Highway 1.

Traffic Forecasts (20-year and "Ultimate" build-out year horizon periods) were prepared using information obtained from AT, several traffic/transportation studies completed for future Springbank developments (Bingham Crossing, Pradera Springs, Harmony Development, Springbank Airport Master Plan) and the Rocky View County “2008 Emme/2 Transportation Model Update”. The presence of a potential *Regional Ring Road* was also addressed in the analysis and assumed a future freeway corridor would be located west of the Highway 1/Range Road 33 interchange serving Calgary and the outlying communities. The results of the traffic forecasts indicated that at the "ultimate" build-out year horizon (50 years plus and assuming implementation of the proposed Regional Ring Road) traffic volumes at the approach to the Highway 1/Range Road 33 could be as follows:

- *Highway 1*: 8,160 vehicles-per-hour [vph] (4,390 eastbound and 3,770 westbound) east of Range Road 33 and 6,480 vph (3,030 eastbound and 3,450 westbound) west of Range Road 33; and
- *Range Road 33*: 8,730 vehicles-per-hour [vph] (4,250 northbound and 4,480 southbound) north of Highway 1 and 5,890 vph (3,350 northbound and 2,540 southbound) south of Highway 1.

The preferred "ultimate" configuration for the Highway 1/Range Road 33 was based on a comparative analysis of five primary interchange alternatives (taking into consideration forecast traffic volumes, intersection capacity, weaving operations and bridge requirements).

The analysis indicated that the “Modified” Parclo “A” (see Exhibit ES-3) was found to be the best overall interchange configuration given the following:

- satisfactory levels-of-service are achieved at each of the ramp terminals;
- reduced number of lanes to be supported by bridge structures [no left turn lanes required along Range Road 33];
- reduced separation between ramp terminals; and
- decreased weaving conflicts.

Staging Strategy

A staging strategy consisting of three phased interchange configurations was developed for the Highway 1/Range Road 33 interchange with the objective of:

- maximizing the use of the remaining life span of the existing Range Road 33 structure;
- staging the widening of the existing 2-lane Range Road 33 cross-section from an “interim” 4-lane configuration to an “ultimate” 6-lane cross-section;
- providing a plan that will accommodate future traffic demands for Highway 1 and Range Road 33 as they are anticipated to occur;
- limiting property impacts in the vicinity of the interchange by using components of the existing interchange (including Range Road 33 alignment, interchange ramps and pavement area) where possible; and
- limiting “throw-away costs” by assuring that to the greatest extent possible infrastructure built in previous stages, could be used in subsequent stages.

Stage I – 2 lane Range Road 33 Spread Diamond Configuration

Implementation of the "Stage I" Highway 1/Range Road 33 interchange (See Exhibit ES-1) was envisioned to occur in the 5-10 year horizon and make use of the existing Range Road 33 alignment/structure by reconfiguring the existing interchange to a spread diamond configuration.

The "Stage I" interchange design:

- addresses the safety and operational concerns associated with the existing interchange by replacing all of the existing ramps and the westbound Highway 1 exit loop;
- could be implemented prior to the twinning of Range Road 33 and 6-laning of Highway 1;
- proposes signalization of the interchange ramp terminals along Range Road 33 with dedicated left turn-lanes;
- includes widening of Range Road 33 in the vicinity of the north and south ramp terminals to accommodate a raised median; and
- proposes closure of all existing accesses/roads along Range Road 33 between Township Road 245 and Township Road 250.

Stage II – 4 lane RR 33 Spread Diamond Configuration

The necessity for the "Stage II" Highway 1/Range Road 33 interchange was envisioned to occur in the 20 year horizon once the capacity of the existing 2-lane Range Road 33 is exceeded and/or continuous 6-laning of Highway 1 is required. The "Stage II" interchange design:

- assumes a 4-lane Range Road 33 cross-section with two through lanes in each direction on two separate Highway 1 overpass structures. Depending on the timeframe for "Stage II" construction it may be beneficial to temporarily use the existing structure for the southbound Range Road 33 lanes and construct a new overpass for the northbound lanes only;
- maintains the "Stage I" spread diamond configuration with generally minor reconstruction of the interchange ramps constructed in "Stage I" (some vertical ramp profiles adjustments are required in the vicinity of the ramp terminals);
- maintains signalized ramp terminals (from "Stage I") with proposed double S-E left-turn lanes at the south ramp terminal;
- includes provisions for all new Highway 1 overpass structures to accommodate a 10-core lane Highway 1 cross-section; and
- assumes signalized Township Road 245 and Township Road 250 intersections;

Stage III – 6 lane Range Road 33 Parclo "A" Configuration

The "Stage III" Highway 1/Range Road 33 interchange was envisioned to occur in the 50 year plus time horizon and culminate in a modified Parclo "A" configuration. The "Stage III" interchange design:

- augments the "Stage II" interchange configuration with the addition of two loops (in the NE and SW interchange quadrants);
- proposes a 6 lane divided Range Road 33 cross-section with lane widening occurring on the outside of the "Stage II" 4-lane configuration;
- accommodates an "ultimate" 10-core lane Highway 1 cross-section;
- includes a double S-E loop located on a separate approach and structure that bypasses the north ramp terminal;
- includes 2-lane collector-distributor (CD) road that begins just south of the Township Road 250 intersection providing access to the double S-E loop and single lane S-W ramp; and
- requires a single N-W loop in the northeast quadrant of the interchange given that the northbound left-turn movement at the north ramp terminal is restricted by the median separated CD road.

Cost Estimates

- The cost of constructing each Highway 1/Range Road 33 interchange stage independently (with no sequential progression from one construction stage to the other) has been estimated at:
 - "Stage I" - \$6.9M (existing structure in place)
 - "Stage II" - \$33.7M (new NB and SB Range Road 33 structures)
 - "Stage III" - \$63.5M (new NB and SB Range Road 33 structures and S-E Loop Structure)
- Incremental costs incurred when constructing the interchange sequentially from "Stage I" to "Stage II" and ultimately to "Stage III" were estimated as follows:
 - "Stage I" to "Stage II" - \$28M; and
 - "Stage II" to "Stage III" - \$37M

It was determined that using the existing structure in the "Stage II" configuration for the southbound Range Road 33 lanes followed by future replacement results in an estimated \$0.9M premium as compared to constructing a new southbound structure at the onset of "Stage II" (the premium is incurred as a result of additional traffic control and throw-way costs).

Access Management

Application of Alberta Transportation access management guidelines to the proposed interchange configurations (all three interchange stages) requires closure of all existing access located along Range Road 33 between Township Road 250 and Township Road 245. A proposed right-in/right-out intersection providing access to the future *Bingham Development* (NE quadrant of the Highway 1/Range Road 33 Interchange) could potentially be located along Range Road 33 (approximately 160m south of Township Road 250); however, the access location should be reviewed to ensure that Rocky View County access management, operations and safety standards are met;

Public Consultation Process

The public involvement strategy for the study included:

- *a total of 5 meetings* with landowners and developers located within the study area. The meetings included discussions pertaining to study objectives, existing conditions, proposed development initiatives, traffic operations and staged designs for the Highway 1/Range Road 33 interchange (attendance at the meeting varied from 5 to 14 people); and
- *two Public Open Houses* with presentations given to the general public located within the greater study area. *Public Open House No. 1* was held at the onset of the study with the purpose of presenting the study objectives,, existing conditions and conceptual Highway 1/Range Road 33 interchange options. *Public Open House No. 2* focused on outlining the proposed staged interchange functional designs and study findings (attendance at the open houses varied from 20 to 34 people).

Recommendations

It is recommended that.....

1. The infrastructure improvements consistent with the *Highway 1 & Range Road 33 (Springbank) Interchange Functional Planning Study* be received by Alberta Transportation;
2. Rocky View County be informed that the *Highway 1 & Range Road 33 (Springbank) Interchange Functional Planning Study* represents a planning document and as such interchange improvements are currently not scheduled;
3. Rocky View County Councils be requested to incorporate the *Highway 1 & Range Road 33 (Springbank) Interchange Functional Planning Study* within their area structure plan and municipal development plans (see Appendix G for Rocky View County Council Resolution);
4. Subsequent to Alberta Transportations endorsement of the staged Highway 1/Range Road 33 functional designs as recommended in the *Highway 1 & Range Road 33 (Springbank) Interchange Functional Planning Study*; Alberta Transportation is encouraged to pursue those initiatives necessary to confirm the detailed engineering feasibility of the proposed interchange configurations. These activities would likely include, but are not limited to:
 - a) Presenting to Rocky View County with the goal of seeking endorsement of those components of the functional plan that would proceed to detailed design;
 - b) Responding to development driven initiatives [i.e. northeast quadrant of the Highway 1/Range Road 33 interchange] to assure that access provisions accordance with the access management strategy;
 - c) Monitoring vehicular traffic at critical intersections along the Range Road 33 corridor to enable AT to assess warrants for signalization and/or infrastructure improvements; and
 - d) Developing individual detailed interchange construction staging plans that would offer the flexibility to modify the Highway 1/Range Road 33 interchange configuration at the appropriate time frames.

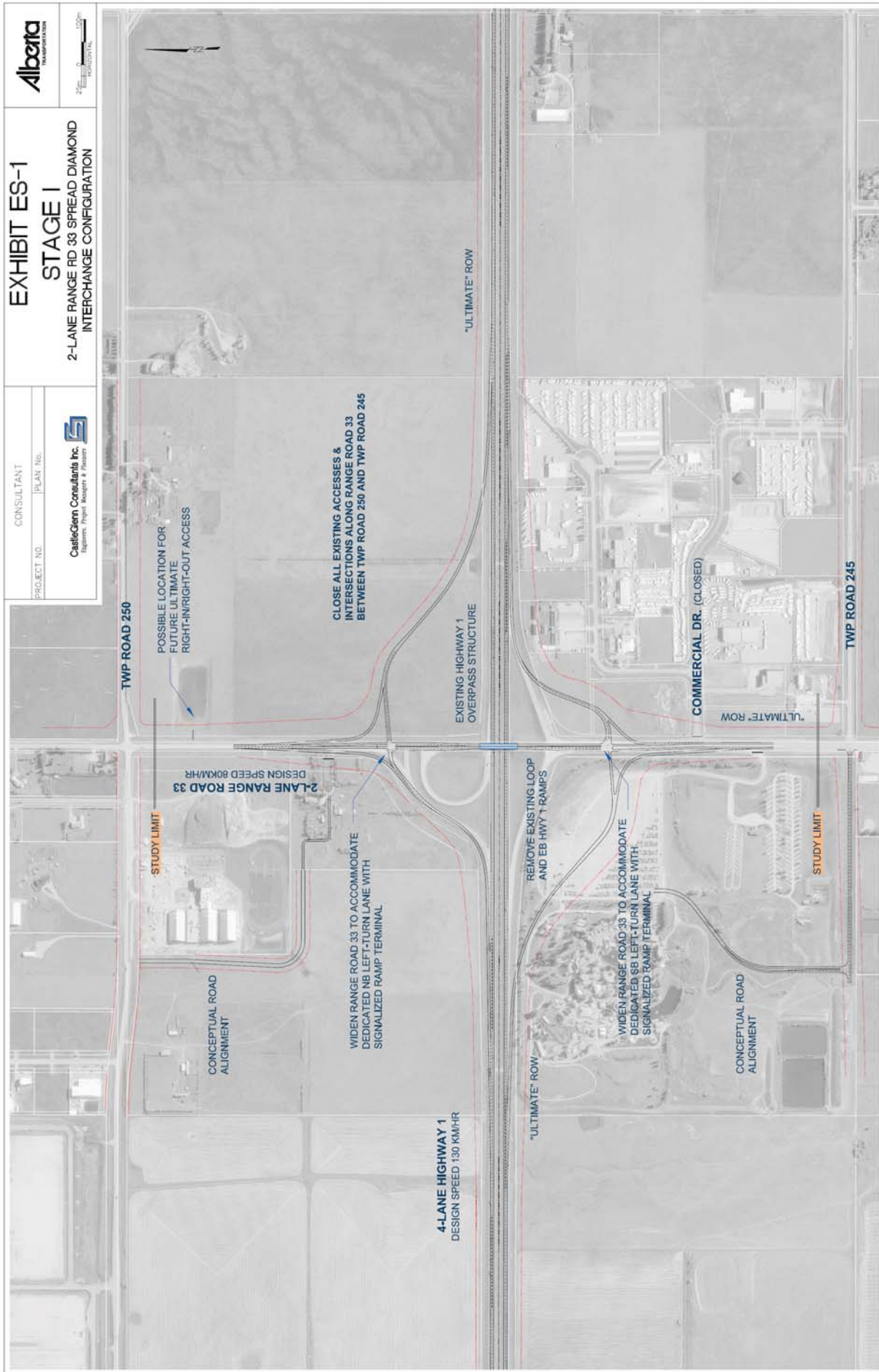


EXHIBIT ES-1 STAGE 1 2-LANE RANGE RD 33 SPREAD DIAMOND INTERCHANGE CONFIGURATION	
CONSULTANT PROJECT NO. _____ PLAN NO. _____ CastleGlen Consultants Inc. Engineers, Project Managers & Planners	

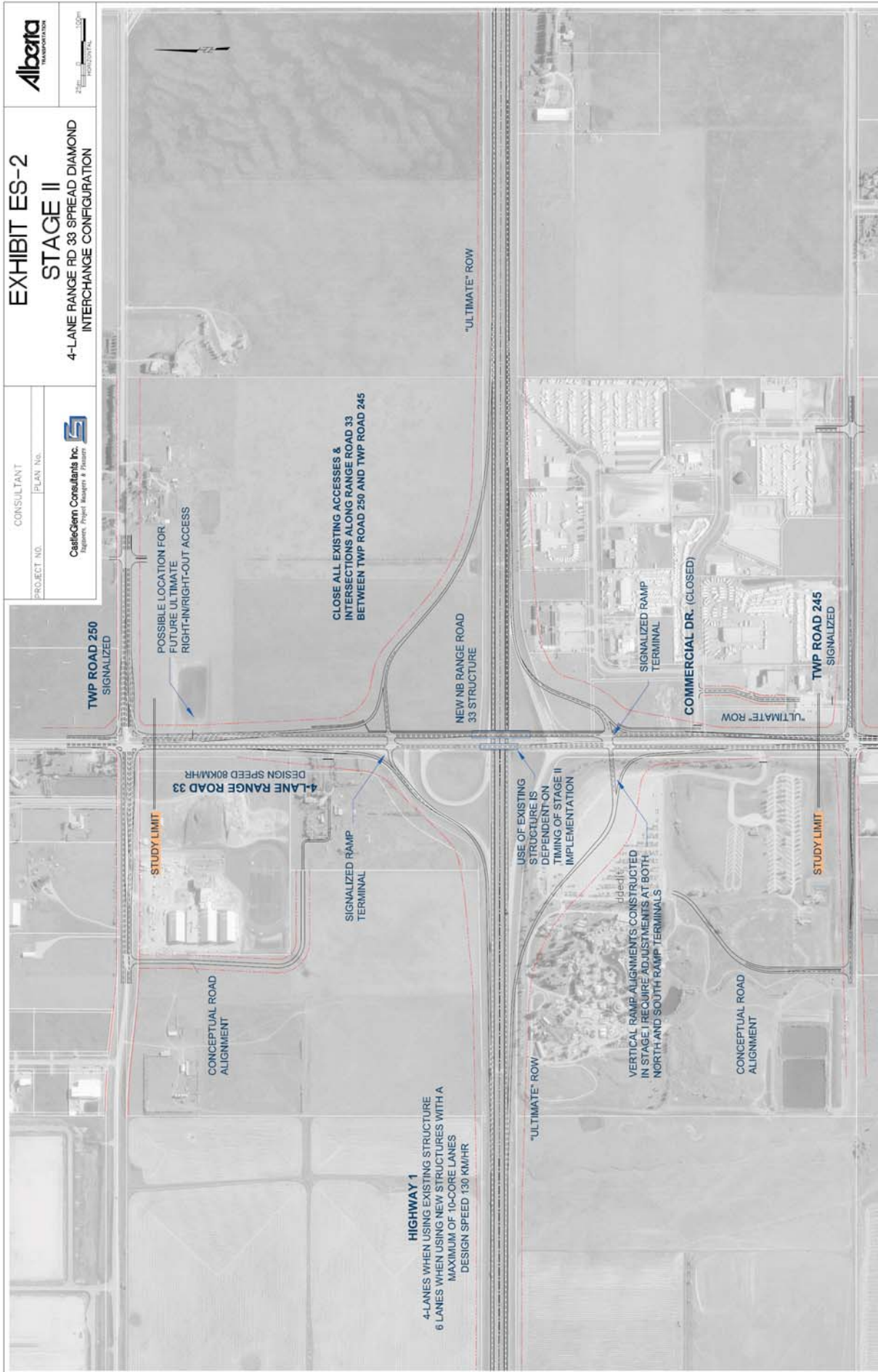
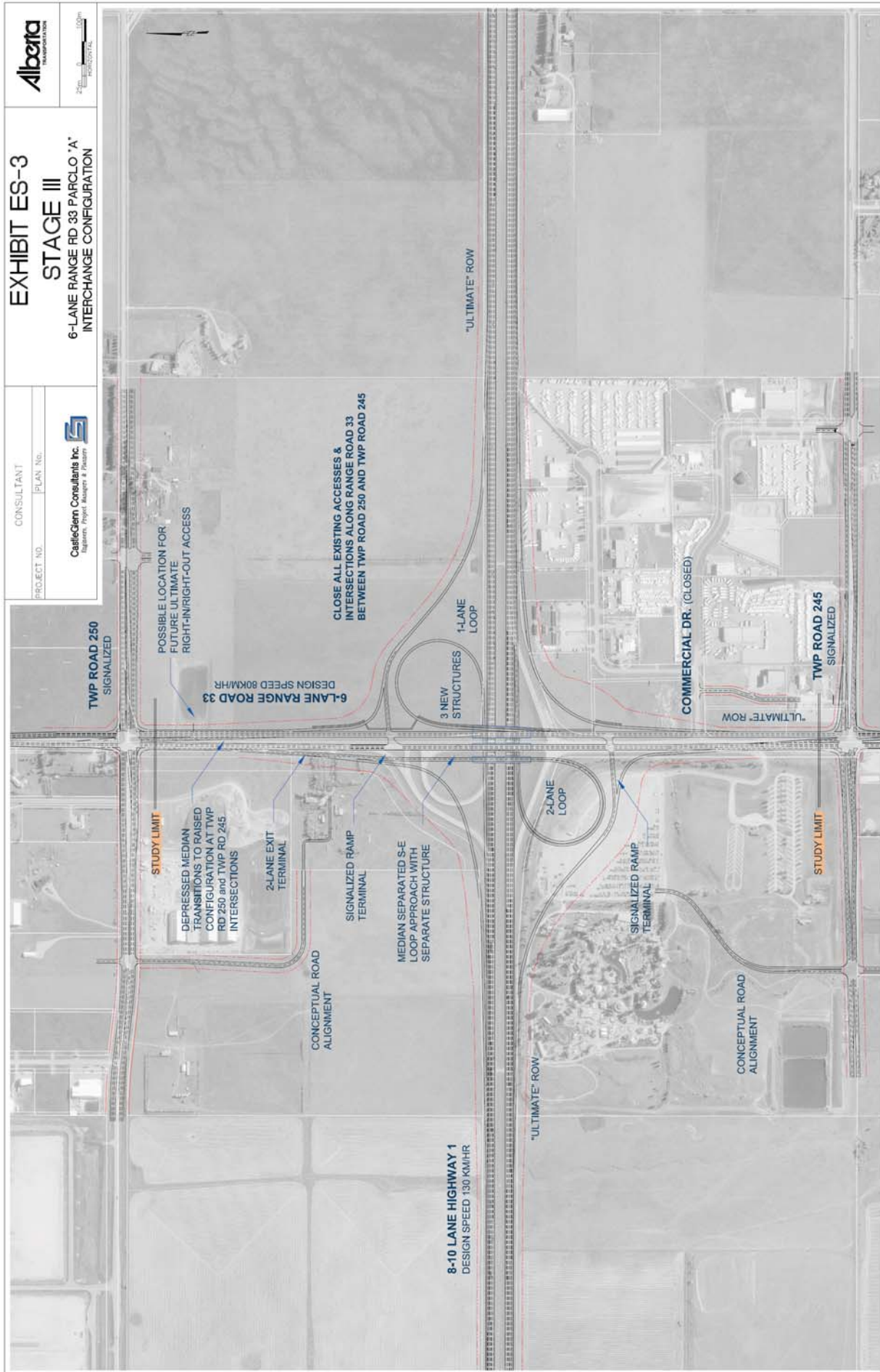


EXHIBIT ES-2
STAGE II
 4-LANE RANGE RD 33 SPREAD DIAMOND INTERCHANGE CONFIGURATION

CONSULTANT
 PROJECT NO. PLAN No.
 CastleClem Consultants Inc.
 Engineers, Project Managers & Planners

Alberta Transportation

250m
 1:25000



**Estimated Economic Benefits of a New Community: Construction
and Development Activities, Harmony Residential and Commercial Development**

	<u>Direct</u>	<u>Indirect</u>	<u>Induced</u>	<u>Total</u>
Economic Activity (\$millions)	5,748.4	2,330.2	1,530.5	9,609.1
Gross Domestic Product (\$millions)	2,952.9	1,212.4	964.6	5,129.9
Number of Jobs*	24,686	11,185	7,977	43,848
Wages (\$millions)	1,971.2	733.7	396.6	3,101.5
Business Earnings (\$millions)	810.8	475.8	515.6	1,802.1
Tax Revenue (\$millions)				
Personal & Business Income Taxes				642.2
CPP & EI				169.7
GST				457.57
Total Fed/Prov Government Revenues				1,269.5

* Person-years of employment

These are PRELIMINARY tables as of 11.23.2020

Source: Altus Group Economic Consulting based on Input / Output Model and Other Sources

**Estimated Economic Benefits of a New Community: Construction
and Development Activities, Bingham Crossing Shopping Centre**

	<u>Direct</u>	<u>Indirect</u>	<u>Induced</u>	<u>Total</u>
Economic Activity (\$millions)	408.8	163.0	114.2	685.9
Gross Domestic Product (\$millions)	202.8	88.7	72.0	363.6
Number of Jobs*	1,621	781	582	2,983
Wages (\$millions)	142.4	52.8	396.6	591.8
Business Earnings (\$millions)	58.8	35.7	38.5	133.0
Tax Revenue (\$millions)				
Personal & Business Income Taxes				47.5
CPP & EI				11.6
GST				32.7
Total Fed/Prov Government Revenues				91.7

* Person-years of employment

These are PRELIMINARY tables as of 11.23.2020

Source: Altus Group Economic Consulting based on Input / Output Model and Other Sources

**Estimated Economic Benefits of a New Community: Construction
and Development Activities, Harmony and Bingham Crossing Combined**

	<u>Direct</u>	<u>Indirect</u>	<u>Induced</u>	<u>Total</u>
Economic Activity (\$millions)	6,157.1	2,493.2	1,644.7	10,295.0
Gross Domestic Product (\$millions)	3,155.7	1,301.2	1,036.6	5,493.5
Number of Jobs*	26,306.9	11,965.5	8,558.6	46,831
Wages (\$millions)	2,113.6	786.5	793.1	3,693.3
Business Earnings (\$millions)	869.6	511.5	554.0	1,935.1
Tax Revenue (\$millions)				
Personal & Business Income Taxes				689.7
CPP & EI				181.2
GST				490.2
Total Fed/Prov Government Revenues				1,361.2

* Person-years of employment

These are PRELIMINARY tables as of 11.23.2020

Source: Altus Group Economic Consulting based on Input / Output Model and Other Sources

**Estimated Economic Benefits of the New Harmony Community:
Stimulus from the On-going Operations (Single-Year)**

	Direct	Indirect	Induced	Total
Economic Activity (\$millions)	742.5	317.4	140.8	1,200.7
Gross Domestic Product (\$millions)	460.2	189.8	76.1	726.0
Number of Jobs*	7,502	1,466	1,815	10,783
Wages (\$millions)	303.3	99.4	26.7	429.3
Business Earnings (\$millions)	146.7	86.9	34.3	267.8
Tax Revenue (\$millions)				
Personal & Business Income Taxes				87.9
CPP & EI				35.0
GST				57.2
Total Fed/Prov Government Revenues				180.0

* Person-years of employment

These are PRELIMINARY tables as of 11.23.2020

Altus Group Economic Consulting based on Input / Output Model and Other Sources

Estimated Economic Benefits of Bingham Crossing Development: Annual Stimulus from the On-going Operations (Single-Year)

	<u>Direct</u>	<u>Indirect</u>	<u>Induced</u>	<u>Total</u>
Economic Activity (\$millions)	376.3	160.4	116.3	653.0
Gross Domestic Product (\$millions)	225.9	91.5	73.5	390.9
Number of Jobs*	4,187	770	618	5,575
Wages (\$millions)	149.7	47.5	30.2	227.3
Business Earnings (\$millions)	69.8	42.1	39.6	151.6
Tax Revenue (\$millions)				
Personal & Business Income Taxes				45.7
CPP & EI				20.1
GST				31.1
Total Fed/Prov Government Revenues				96.9

* Person-years of employment

These are PRELIMINARY tables as of 11.23.2020

Source: Altus Group Economic Consulting based on Input / Output Model and Other Sources

**Estimated Economic Benefits of Harmony Community and Bingham Crossing
Shopping Centre: On-going Operations (Single-Year)**

	<u>Direct</u>	<u>Indirect</u>	<u>Induced</u>	<u>Total</u>
Economic Activity (\$millions)	1,118.8	477.8	257.1	1,853.7
Gross Domestic Product (\$millions)	686.0	281.3	149.5	1,116.9
Number of Jobs*	11,689	2,236	2,433	16,359
Wages (\$millions)	453.0	146.9	56.8	656.7
Business Earnings (\$millions)	216.5	129.0	73.9	419.4
Tax Revenue (\$millions)				
Personal & Business Income Taxes				133.6
CPP & EI				55.0
GST				88.3
Total Fed/Prov Government Revenues				276.9

* Person-years of employment

These are PRELIMINARY tables as of 11.23.2020

Source: Altus Group Economic Consulting based on Input / Output Model and Other Sources



FINANCIAL SERVICES

TO:	Council		
DATE:	December 22, 2020	DIVISION:	All
FILE:	0650	APPLICATION:	N/A
SUBJECT:	2020 Water and Wastewater Debt Repayment		

POLICY DIRECTION:

Section 242 of the *Municipal Government Act* prescribes that Council must adopt a budget for each calendar year. Once the base budget is approved by Council, all subsequent adjustments are considered and approved by Council.

EXECUTIVE SUMMARY:

Rocky View County is required to make interest and principal payments each year with respect to capital infrastructure debt (East Balzac water and wastewater systems). Payments are based on developer levies collected for the year with an additional \$1M in tax support. In order to make the required interest and principal payment for 2020, Administration is requesting that Council consider:

- 1) directing a transfer from the Tax Stabilization Reserve in the amount of \$2,194,519.37 to pay the off-site levy shortfall; or
- 2) directing Administration to request a principal payment deferral from Alberta Treasury Branch (ATB) for the same amount.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Rocky View County started the construction of the East Balzac wastewater system in 2003 and the East Balzac water system in 2009. These capital projects utilized a combination of grant and debt financing. The amount borrowed for the wastewater systems was \$59,289,537, and for the East Balzac water system was \$21,357,178. Developer levies collected have been used to service the capital debt for these systems. Since construction of these systems, there have been periods of slower development resulting in less than anticipated levies required to service the debt. Various strategies have been employed to ensure minimum amounts have been applied to satisfy banking agreements, including an additional \$1 million of tax support.

At a minimum, interest payments on the debt are required to maintain the credit facilities. Since 2013, and through a Council motion, Administration has applied \$1M of tax-supported payments to ensure minimum interest payments are met. If sufficient levies are collected to pay the interest payments, the \$1M tax-supported dollars would be used to accelerate the principal payments. In previous years, if developer levies fell short, the County would request a debt principal payment deferral. Required principal payments would then be added to the remaining term of the outstanding debt amounts.

Approximate amounts owing for these two systems as at December 31, 2019, were: East Balzac wastewater system \$33M, and East Balzac water system \$8M, with the corresponding amount owing to the Tax Stabilization reserve at \$10.3M.

Administration Resources
Barry Woods, Financial Services



Currently, for 2020, there is a required payment for the water and wastewater systems of \$1,030,358.24 in interest and \$3,355,593.13 in principal payments, for a total payment amount of \$4,385,951.37. The County has collected \$1,191,432.00 in off-site levy payments in 2020 and will also apply the tax supported payment amount of \$1.0M, leaving a remainder of \$2,194,519.37 owing.

Administration is requesting that Council consider directing the amount of \$2,194,519.37 to be transferred from the Tax Stabilization Reserve to make the required debt servicing for the 2020 year. Alternatively (Option 2), Rocky View County would request from Alberta Treasury Branch that this amount be deferred for the 2020 year and be added to future water and wastewater debt servicing.

BUDGET IMPLICATIONS:

Option #1: transfer from the Tax Stabilization Reserve in the amount of \$2,194,519.37.

Option #2: no budget implications.

OPTIONS:

- Option #1: THAT the Budget Adjustment as presented in Attachment 'A' be approved
- Option #2: THAT Administration be directed to request a principal payment deferral for the 2020 year from Alberta Treasury Branch in the amount of \$2,194,519.37.
- Option #3: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
 Corporate Services

Chief Administrative Officer

BW/rp

ATTACHMENTS:

ATTACHMENT 'A': Budget Adjustment Request Form

Budget AJE No: _____

Posting Date: _____



FINANCIAL SERVICES

TO:	Council	
DATE:	December 22, 2020	DIVISION: 3
FILE:	04605098	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 October 5, 2020, Administration received a request from the owner of roll 04605098 regarding late payment penalty cancellation in the amount of \$670.51. As of September 29, 2020, the County has received payment for the 2020 taxes, but not the penalty.

The ratepayer wrote that they had innocently overlooked the due date as they assumed it was the same with the City of Calgary, September 30, 2020, because the City and the County have historically set identical dates. As per *Tax Penalty Bylaw C-8043-2020*, the penalty date had been amended to September 1, 2020. He is requesting that Council cancel his penalty because of financial hardships caused by COVID-19, and states that he does not have any funds to pay off the penalty.

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 \$670.51 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 04605098

ATTACHMENT 'B': Policy C-204

To: County of Rocky View Council Members
Date: October 5, 2020
Re: 2020 Property Taxes
Roll # 04605098

Dear Council Members,

I am writing council members today to ask for leniency in the penalty assessed (\$670.51) for late payment on my current year (2020) property taxes due.

My County of Rocky View property taxes of \$5,587.57 were paid off on Sept. 28th 2020. The reasons for my late payment of taxes are stated below.

- I had only opened my County of Rocky View tax bill on Sept. 27th 2020 when I was totally surprised to learn it was past due. My mistake!
- On another note, I own property in Calgary and had opened the City of Calgary tax bill a full month earlier and noticed the extension due date for property taxes was set as Sept. 30th 2020. This tax due date was highly publicized in the media numerous times throughout the summer months. This date stayed in my head, as the date for when all property taxes were due. My mistake!
- As in previous years both the County of Rocky View and City of Calgary had always set identical property tax due dates as June 30th every year. Very easy to assume the extension tax due dates would be the same this year as well. My mistake!

The points above all contributed to my tardiness this year with my County of Rocky View property taxes. I do understand this was my mistake and no one else.

In summary I like so many other property dwellers, in both the county and city have suffered financial hardships and continue to do so throughout this corona virus epidemic.

In past years I have always paid my County of Rocky View property taxes when due. This year's tax extension due date was innocently overlooked by me and since then I have made good on the 2020 property taxes owing.

I do not have any additional funds to pay off this \$670.51 assessed penalty.

As stated earlier I ask for clemency in erasing this debt with the information I have provided.

Yours truly,



Roll # 04605098

Tax Year 2020

County of Rocky View property tax owner in good standing.



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:	December 22, 2020	DIVISION: 3
FILE:	04619063	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 October 5, 2020, Administration received a request from the owner of roll 04619063 regarding late payment penalty cancellation in the amount of \$748.92. The County has not received payment for the 2020 taxes.

The ratepayer wrote that they had switched their mortgage provider, which caused confusion with payment of property taxes. They are asking Council to waive the penalty because of this and other unforeseen reasons this year.

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 \$748.92 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 04619063

ATTACHMENT 'B': Policy C-204

Adrienne Wilson

From: [REDACTED]
Sent: Monday, October 5, 2020 12:09 PM
To: Rocky View Tax Section
Subject: [EXTERNAL] - Tax Roll#04619063

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

We are writing to appeal for a review of the 12% penalties applied on the taxes. Please note we had a few changes this year to our mortgage provider (in the past taxes were paid by the mortgage company) that switch left us with some confusion as well as some other unforeseen reasons this year. Our account has always been in good standing and we will certainly make sure that it stays that way in the future, however at this time we kindly request a one time adjustment to waive the 12% penalty. This adjustment will help us tremendously given our circumstances this year.

We can submit a payment for the entire amount of taxes before penalties \$6241 as soon we hear back from you and would like to sign up on TIPP going forward.

Your time and consideration is much appreciated in advance.

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

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- (1) “administration” means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;
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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;
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- (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



FINANCIAL SERVICES

TO:	Council	
DATE:	December 22, 2020	DIVISION: 2
FILE:	04721075	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 October 5, 2020, Administration received a request from the owner of roll 04721075 regarding late payment penalty cancellation in the amount of \$783.95. The County received payment for the 2020 taxes on September 2, 2020.

The ratepayer wrote that she had misread the letter sent out with the tax notice and had erroneously taken it that she had until September 1, 2020, to make payment without incurring a penalty. She had set the payment date for September 1, 2020, on her calendar and the payment was made that day. As per *Tax Penalty Bylaw* C-8043-2020, the penalty date had been amended to September 1, 2020, making the due date August 31, 2020. She is requesting that penalty be waived by Council as she was laid off from her job and got rehired at a reduced rate.

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 \$783.95 be denied. |
| Option #2: | THAT alternative direction be provided. |

Administration Resources

Barry Woods, Manager Financial Services



Respectfully submitted,

“Kent Robinson”

Executive Director
Corporate Services

BW/aw

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT ‘A’: Request Letter 04721075

ATTACHMENT ‘B’: Policy C-204

Adrienne Wilson

From: [REDACTED]
Date: October 4, 2020 at 9:11:38 AM MDT
To: "Division 2, Kim McKylor"
Subject: [EXTERNAL] - Property Tax Account

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

[REDACTED]
[REDACTED]
[REDACTED]
Kim McKylor
Councilor, Division 2
Rocky View County

October 4, 2020

Dear Ms. McKylor,

I am writing today in response to an overdue tax account reminder that I received in the mail last week. I was quite shocked as we always pay our taxes in full, on time. A quick check of our tax roll number, 04721075 will confirm. Checking back on my records, I noticed that I paid in full on September 1st, 2020 as noted by attached bank statement. It quickly became obvious to me that due to the change in date this year due to the pandemic, and my misreading of the letter, I noted in my calendar to pay the taxes on September 1st. This is my error. However, I was one day late, with no intention of being late.

I am writing to you for consideration of reversal of the penalty. We took advantage of the deferral of payment of property tax this year as I was laid off from my job. Although I was eventually re-hired, it was at a reduced rate. We are facing many unknowns in 2021. Thank you for your time and consideration.

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

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- 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

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LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

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- (5) "*Municipal Government Act*" means the Province of Alberta's *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



FINANCIAL SERVICES

TO:	Council	
DATE:	December 22, 2020	DIVISION: 8
FILE:	05618462	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 October 6, 2020, Administration received a request from the owner of roll 05618462 regarding late payment penalty cancellation in the amount of \$837.88. The County has received payment for the 2020 taxes, but not for the penalty.

The ratepayer wrote that he had assumed that the due date before penalty was the same with the City of Calgary's: September 30, 2020. He further stated that he has been financially affected by COVID-19 as he has not received a pay cheque since March 15, 2020. As per the *Tax Penalty Bylaw C-8043-2020*, the penalty date had been amended to September 1, 2020. He is requesting that Council cancel his penalty because he cannot afford to pay it.

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 \$837.88 be denied. |
| Option #2: | THAT alternative direction be provided. |

Administration Resources

Barry Woods, Manager Financial Services



Respectfully submitted,

“Kent Robinson”

Executive Director
Corporate Services

BW/aw

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT ‘A’: Request Letter 05618462

ATTACHMENT ‘B’: Policy C-204

Adrienne Wilson

From: [REDACTED]
Sent: Monday, October 5, 2020 9:15 AM
To: Adrienne Wilson
Cc: Brenda McBeth; Christine Harrison; Rocky View Tax Section; Barry
Subject: RE: [EXTERNAL] - Tax Roll # 05618462

Good morning Adrienne, thank you for getting back to me on this.

As I mentioned below, we were under the impression that the taxes were due on September 30th (same as the City of Calgary) and are now well aware that it was actually September 1st (since we have now received the letter advising that we owe the penalty).

I work in the travel industry and unfortunately have not collected a pay cheque since March due to the Covid-19 pandemic. Financially, we simply are not in a position to pay this penalty and we would greatly appreciate it if you could help us out with this.

I am kindly asking you to consider our situation and waive the penalty given the honest mistake on our part and that we made the payment only 7 days past the deadline.

Thank you in advance for any assistance you can provide with this.

Take care,

[REDACTED]

[REDACTED]

[Please think of the environment before printing this message.](#)

From: AWilson@rockyview.ca <AWilson@rockyview.ca>
Sent: Monday, October 5, 2020 9:05 AM
To: [REDACTED]
Cc: BMcBeth@rockyview.ca; CHarrison@rockyview.ca; PTax@rockyview.ca
Subject: RE: [EXTERNAL] - Tax Roll # 05618462

CYBERSÉCURITÉ *Courriel d'une source externe:* Ne cliquer sur aucun lien et aucune pièce jointe sauf si vous faites confiance à l'expéditeur et que le contenu est légitime.

CYBERSECURITY *Email from an external source:* Don't open links and attachments unless you trust the sender and know the content is safe.

Good morning,

Thank you for email, the penalty was deferred by Council till September 1, 2020 due to Covid-19, making taxes due on or before August 31, 2020. This was passed as a bylaw on April 28, 2020.

The 12% penalty is part of the penalty bylaw, it is to make sure that all ratepayers are treated fairly and equitable.

ADRIENNE WILSON

Lead Tax Representative | Financial Services

ROCKY VIEW COUNTY

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

Phone: 403-520-3915 | Fax: 403-276-5372

awilson@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: October 1, 2020 12:04 PM
To: Questions <questions@rockyview.ca>
Subject: [EXTERNAL] - Tax Roll # 05618462

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

Hello, my name is [REDACTED] and we live at [REDACTED]

I'm sorry to bother you, but it would appear as though that we have made a huge mistake with our recent property tax payment. We were under the impression that the property tax was due on/before September 30th (same as the City of Calgary), but we just received the attached letter from you stating that it was actually due at the end of August.

This was clearly an oversight on our part and it was an honest mistake. We have lived in Rockyview for several years (our previous address was [REDACTED] and as you will see from our previous tax filings, we have never been late on a payment for as long as we have lived in Rockyview. If I'm not mistaken, I believe our payment was made on September 8th and in our mind, we were actually early!

The point of this email is not to blame Rocky View for anything, but to kindly ask you to remove this late payment penalty from our account given that we have never missed a payment deadline in the past and that this was an honest mistake on our part (since we thought the payment was due on September 30th).

Please let me know and if you need to discuss this further, please call me anytime at [REDACTED].

Thank you in advance for your help with this and I will look forward to hearing back from you.

Take care,



Please think of the environment before printing this message.

Avvertimento di confidenzialità:

Ce message, ainsi que son contenu et ses pièces jointes, sont exclusivement destinés au(x) destinataire(s) indiqué(s), sont confidentiels et peuvent contenir des renseignements privilégiés. Si vous n'êtes pas un destinataire indiqué, soyez avisé que tout examen, divulgation, copie, impression, reproduction, distribution, ou autre utilisation de ce message et de ses pièces jointes est strictement interdit. Si vous avez reçu ce message alors que vous n'êtes pas un destinataire désigné, veuillez en aviser immédiatement l'émetteur et détruire ce message et les pièces jointes.

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This message, its content and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system.



ROCKY VIEW COUNTY

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.
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Policy

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LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

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 - (b) unpaid violation charges;



LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

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

Legal Authorities

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

Related Plans, Bylaws, Policies, etc.

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

Related Procedures

- N/A

Other

- N/A



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
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LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

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 - (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



FINANCIAL SERVICES

TO:	Council	
DATE:	December 22, 2020	DIVISION: 2
FILE:	05704068	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 October 6, 2020, Administration received a request from the property manager of roll 05704068 regarding late payment penalty cancellation in the amount of \$1,947.89. In an effort to preserve cash flow at the start of COVID-19, they had cancelled the TIPP program after the April 1, 2020, payment; due to their dealings with multiple municipalities, they had confused the due dates and had marked the due date as September 30, 2020, missing the deadline to re-instate the TIPP program. As per *Tax Penalty Bylaw C-8043-2020*, the penalty date for the County had been amended to September 1, 2020. The property manager has now re-enrolled in the TIPP Program.

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 \$1,947.89 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 05704068

ATTACHMENT 'B': Policy C-204

Adrienne Wilson

From: [REDACTED]
Sent: Tuesday, October 6, 2020 9:11 AM
To: Rocky View Tax Section
Subject: [EXTERNAL] - Tax Roll 05704068
Importance: High

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

Good morning,

I'm reaching out today to ask for your consideration in waiving the late fee charged to our client – tax roll number 05704068. We were trying to use all reasonable efforts to preserve cash in the initial stages of COVID-19. Due to the several other municipalities we deal with, our team had mistakenly earmarked the tax deadline for September 30th, rather than September 1st and we missed the window to reinstate our TIPP payment. We absolutely own the error, but are hopeful that there is some flexibility based on our client still facing significant challenges as we navigate through these uncertain and difficult times. Your assistance would be greatly appreciated and huge benefit moving forward.

I'd be more than willing to jump on a call to discuss further and I look forward to hearing from you.

Best regards,



LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

Policy Number:	C-204
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2003 October 07
Effective Date:	2003 October 07
Date Last Amended:	2019 November 26
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- 7 The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes.



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: December 22, 2020 **DIVISION:** 7
FILE: 06404569 **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 October 8, 2020, Administration received a request from the owner of roll 06404569 regarding late payment penalty cancellation in the amount of \$158.43. Payment was received on September 9, 2020, for the property taxes.

The owner confused the due date of the taxes with that of the City of Calgary. As per *Tax Penalty Bylaw* C-8043-2020, the penalty date for the County 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 \$158.43 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



ROCKY VIEW COUNTY

ATTACHMENTS:

ATTACHMENT 'A': Request Letter 06404569

ATTACHMENT 'B': Policy C-204

Adrienne Wilson

From: Christine Harrison
Sent: Thursday, October 8, 2020 2:22 PM
To: Taxes
Cc: Brenda McBeth
Subject: FW: [EXTERNAL] - Questions for TaxRoll 06404569
Attachments: Overdue Tax Account Reminder.pdf; Payment Sept08.png

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.

From: [REDACTED]
Sent: October 8, 2020 2:18 PM
To: Questions <questions@rockyview.ca>
Subject: [EXTERNAL] - Questions for TaxRoll 06404569

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

Dear Sir/ Madam,

This is [REDACTED], the owner of [REDACTED]. I received a letter from you today, says a 12% penalty (\$158.43) applied to my tax account (TaxRoll: 06404569).

In fact, I paid a full property tax online for my property [REDACTED] on Sept/08/2020, and thought that the payment is 3 weeks earlier than the deadline. Because the City of Calgary allows property tax paid by the end of Sept, I never realized that Rocky View County has a different deadline than Calgary.

We all know that New Horizon Mall is not a successful business, especially in the Covid-19 period. My unit hasn't been rented yet, but I still need to pay monthly management fees, insurance, and property taxes.

I understand that it is my mistake to pay this tax later than the deadline. I would appreciate it if you could waive the 12% penalty this time. I will pay this property tax the earliest next year.

Thank you.

[REDACTED]
[REDACTED] (TaxRoll: 06404569)



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:	December 22, 2020	DIVISION: 8
FILE:	06712074	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 October 7, 2020, Administration received a request from the owner of roll 06712074 regarding late payment penalty cancellation in the amount of \$935.36. Payment was received on September 24, 2020, for the property taxes.

The owner is requesting the penalty to be waived as they had a tough time paying the taxes this year. The additional cost of the penalty would put them in a difficult situation.

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 \$935.36 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 06712074

ATTACHMENT 'B': Policy C-204

Adrienne Wilson

From: [REDACTED]
Sent: Wednesday, October 7, 2020 11:17 AM
To: Rocky View Tax Section
Subject: [EXTERNAL] - Property Tax Penalty - [REDACTED]

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

Hello,

Please consider waiving the property tax penalty for late payment for property [REDACTED]. With current times, I was facing difficult circumstances paying the full amount of the property tax but eventually managed to do so. The penalty of about \$900 will again put me in a difficult position. Every year I've paid this off right away but this year was

I ask to please consider reversing the fee in light of these unusual, one-time circumstances.

Thank you!

[REDACTED]



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ROCKY VIEW COUNTY

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;
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LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

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- (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



FINANCIAL SERVICES

TO:	Council	
DATE:	December 22, 2020	DIVISION: 5
FILE:	04329306	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 October 2, 2020, Administration received a request from the owner of roll 04329306 regarding late payment penalty cancellation in the amount of \$712.67. The County received payment of the 2020 taxes on September 2, 2020.

The ratepayer wrote that she had been extremely sick, and was home alone with young children. Her husband was out of town, so the onus of paying the tax bill laid with her; however, she was unable to make payment because of her condition. She also claims a family friend had called the County and was told that she had up until September 1, 2020, to make payment without incurring a penalty. She therefore made payment online on September 1, 2020. As per *Tax Penalty Bylaw* C-8043-2020, the penalty date had been amended to September 1, 2020. She is asking Council to waive the penalty as she was sick, her husband was away, and there was a confusion with the penalty date.

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

ADMINISTRATION RECOMMENDATION:

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

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- | | |
|------------|-----------------------------------------------------------------------------------------|
| Option #1: | THAT the request for late tax penalty cancellation in the amount of \$712.67 be denied. |
| Option #2: | THAT alternative direction be provided. |



Respectfully submitted,

“Kent Robinson”

Executive Director
Corporate Services

BW/aw

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT ‘A’: Request Letter 04329306

ATTACHMENT ‘B’: Policy C-204

Adrienne Wilson

From: [REDACTED]
Sent: Friday, October 2, 2020 11:32 AM
To: Rocky View Tax Section
Subject: [EXTERNAL] - Appeal Tax Roll- 04329306- [REDACTED] Rockyview County, AB
Attachments: Screen Shot 2020-10-02 at 11.27.16 AM.png
Follow Up Flag: Flag for follow up
Flag Status: Completed

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

To whom it may concern,

I am writing this email to appeal the 12% tax penalty that I have been charged for this year. I called into the Rockyview office and was recommended to email my appeal as my extenuating circumstances may be understood by the counsel. I was in a very difficult situation as I had covid-19 in August and was extremely sick and my husband was out of town. I was the only one who could have paid the taxes but due to my condition I was unable to do anything. I had received the bill and I knew I needed to pay so I had my family friend call in to make sure how much time I have before I get charged the penalty. She was told that I had till September to pay the taxes in order to not be charged the penalty. She made the phone call and confirmed that I had till September. With this understanding I ensured I paid the taxes on September first online as I was still not able to go into the bank. Please consider the current circumstances having to pay \$712.67 as a penalty is a lot for me considering what I went through with the virus.

I confirmed the date I paid the taxes online and I have attached a picture of my statement as well. I am hoping that the situation I was in may please be taken into consideration. This would not have happened if my husband was here my kids are also young and could not help me in this instance.

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

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Tax Relief Categories

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 - (3) where a late tax payment has been processed by a financial institution and either the Financial Institution or the property owner provides documentation indicating the payment was processed on or before the due dates.
- 11 Council may consider penalty adjustments or cancellations for types of requests not set out in this policy.

Tax Relief Not Available

- 12 A property owner may not seek tax relief under this policy for:
 - (1) taxes imposed under section 326(1)(a)(vi) of the *Municipal Government Act* relating to designated industrial property;
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 - (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

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- (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:	December 22, 2020	DIVISION: All
FILE:	N/A	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 October 20, 2020, Administration received a request from Accounts Payable Manager of CNOOC Petroleum regarding late payment penalty cancellation in the total amount of \$59,849.67 on 49 different tax rolls.

They were aware of the extension giving to the penalty date, but they had assumed that the penalty date was the same as other municipalities in which they operate; that they had an extension of three months rather than two months. As per *Tax Penalty Bylaw C-8043-2020*, the penalty date for the County 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 \$59,849.67 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 CNOOC

ATTACHMENT 'B': Policy C-204



CNOOC Petroleum North America ULC
Suite 2300, 500 Centre Street SE Calgary AB Canada T2G 1A6
T 403 699,4498 F 403 303.2250 www.cnoocinternational.com
Email Aaron.Lair@intl.cnoocld.com

SENT ELECTRONICALLY

October 20, 2020

Dear Rocky View County Council:

Re: Property tax penalty cancellation request

On September 1, 2020, Rocky View County (the “**County**”) levied a penalty for unpaid property taxes against CNOOC Petroleum North America ULC’s (“**CPNA**”). CPNA respectfully requests the Rocky View County Council (the “**Council**”) cancel this penalty for the reasons set out below.

CPNA strives to pay its property taxes on-time and has an excellent payment record with the County. This is the first time CPNA has ever missed a payment deadline.¹ CPNA confirms that it has since paid the original assessment amount in full.

CPNA recognizes Council’s need to be fair and equitable to all County taxpayers in its effort to address late tax payment penalty cancellation requests. CPNA respectfully submits that the relief requested herein is fair and equitable given the circumstances set out below.

Uncertainty Caused by the COVID-19 Pandemic

As you are aware, due to the ongoing pandemic, Council extended the June 30th deadline for property tax payment without penalty to August 31st. CPNA appreciates Council’s extension; however, the revised August 31st deadline did not appear on the invoices CPNA received from the County. Although CPNA was aware Council’s extension to pay without penalty existed, CPNA erred when it assumed, based on the extensions of other districts CPNA operates in,² that the County’s extension was for three, not two, months. CPNA was working towards a three-month extension date. As a result, given the confusion caused by the pandemic and the differing extension periods CPNA incorrectly assumed the extension was for three-months.

Penalty Cancellation Request

County Policy C-204: *Late Tax Payment Penalty Cancellation* (the “**Policy**”) guides Council’s decision in this matter. The Policy grants Council broad discretion to cancel a tax penalty for “types of requests not set out in this policy”.

Per its original assessment, CPNA has paid the County all outstanding property tax amounts set out in the invoices and submits that there has been no prejudice to the County. Given CPNA’s history of timely tax payment and the unprecedented uncertainty caused by COVID-19, we

¹ CPNA (formerly Nexen Energy ULC) has made payments dating back to 2003 with a cumulative value of \$18.3 million paid to the County and to CPNA’s knowledge these payments were always made on time.

² The other districts we operate in offered similar penalty deadline extensions; however, their revised deadlines were September 30th.

Page 2

respectfully submit that in accordance with the Policy and taking into account the extenuating circumstances set out above, it would be fair and equitable for Council to grant this request and cancel the property tax penalty levied on CPNA by the County.

Spreadsheet Detailing Property Tax Roll Numbers

The County has requested a spreadsheet detailing our property tax roll numbers including our 2020 assessment, taxes and penalties. The spreadsheet has been attached hereto as Appendix "A".

Warm regards,

Aaron Lair

Aaron Lair
Manager, North America Accounts Payable
CNOOC Petroleum North America ULC

Roll Number	2020 Assessment	2020 Amount	tax %	New charge	% penalty	Penalty
00010415	2,021,460.00	22,771.12	1.13%	25,503.64	12.00%	2,732.52
00010502	51,156,830.00	390,894.46	0.76%	437,801.80	12.00%	46,907.34
05331005	2,070.00	20.00	0.97%	20.00	0.00%	-
05331011	12,560.00	101.78	0.81%	101.78	0.00%	-
05331012	6,100.00	49.42	0.81%	49.42	0.00%	-
06304003	7,820.00	64.09	0.82%	71.78	12.00%	7.69
06402002	386,640.00	4,293.26	1.11%	4,808.45	12.00%	515.19
06402003	10,680.00	87.53	0.82%	98.03	12.00%	10.50
06425001	18,400.00	150.81	0.82%	168.91	12.00%	18.10
06425004	38,450.00	315.11	0.82%	352.92	12.00%	37.81
06436001	33,140.00	271.60	0.82%	304.19	12.00%	32.59
34331110	11,310.00	127.41	1.13%	142.70	12.00%	15.29
35302110	11,320.00	127.53	1.13%	142.83	12.00%	15.30
35303110	10,560.00	118.96	1.13%	133.24	12.00%	14.28
35305100	5,090.00	57.35	1.13%	64.23	12.00%	6.88
35306110	12,280.00	138.32	1.13%	154.92	12.00%	16.60
35306111	2,620.00	29.51	1.13%	33.05	12.00%	3.54
35307100	12,600.00	141.94	1.13%	158.97	12.00%	17.03
35318100	1,440.00	20.00	1.39%	22.40	12.00%	2.40
35319110	13,510.00	152.19	1.13%	170.45	12.00%	18.26
35330060	3,250.00	36.63	1.13%	41.03	12.01%	4.40
35331060	3,820.00	43.02	1.13%	48.18	11.99%	5.16
35331140	23,750.00	267.54	1.13%	299.64	12.00%	32.10
35332060	13,400.00	150.95	1.13%	169.06	12.00%	18.11
36303100	10,590.00	119.29	1.13%	133.60	12.00%	14.31
36304060	8,640.00	97.34	1.13%	109.02	12.00%	11.68
36307111	4,630.00	52.16	1.13%	58.42	12.00%	6.26
36308060	8,130.00	91.59	1.13%	102.58	12.00%	10.99
36309080	10,590.00	119.29	1.13%	133.60	12.00%	14.31
36318110	11,170.00	125.83	1.13%	140.93	12.00%	15.10
36320060	8,160.00	91.92	1.13%	102.95	12.00%	11.03
36329100	9,620.00	108.36	1.13%	121.36	12.00%	13.00
36333110	5,250.00	59.14	1.13%	66.24	12.01%	7.10
36402004	4,190,320.00	47,202.70	1.13%	52,867.02	12.00%	5,664.32
36402005	2,231,610.00	25,138.42	1.13%	28,155.03	12.00%	3,016.61
36402006	357,590.00	4,028.15	1.13%	4,511.53	12.00%	483.38
36411160	4,370.00	49.23	1.13%	55.14	12.00%	5.91
36413070	4,210.00	47.42	1.13%	53.11	12.00%	5.69
36423110	4,440.00	50.02	1.13%	56.02	12.00%	6.00
37206120	1,840.00	20.73	1.13%	23.22	12.01%	2.49
37222070	5,360.00	60.39	1.13%	67.64	12.01%	7.25
37303070	11,100.00	125.04	1.13%	140.04	12.00%	15.00
37308090	11,540.00	130.00	1.13%	145.60	12.00%	15.60
37308100	22,450.00	252.90	1.13%	283.25	12.00%	30.35
37309001	6,970.00	78.52	1.13%	87.94	12.00%	9.42
37310070	11,030.00	124.25	1.13%	139.16	12.00%	14.91
37311070	9,640.00	108.58	1.13%	121.61	12.00%	13.03
37311071	3,840.00	43.24	1.13%	48.43	12.00%	5.19
37314100	14,540.00	163.79	1.13%	183.44	12.00%	19.65
		\$498,918.83		\$ 558,768.50		\$ 59,849.67



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.



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 22, 2020 **DIVISION:** 6
FILE: 07134005 / 07134012 **APPLICATION:** PRDP20200843
SUBJECT: Development Permit Renewal of Aggregate Extraction

POLICY DIRECTION:

County Plan, Direct Control District 52 Bylaw (C-4876-98) [DC 52] and Land Use Bylaw (C-4841-97).

EXECUTIVE SUMMARY:

The proposal of this application is to obtain a renewal for Aggregate Processing, Extraction and Stockpiles, owned by Wheatland County.

Section 15 of the County Plan requires Aggregate Extraction operations be developed in accordance with a number of requirements that have been satisfied previously through submissions during earlier stages of development. The proposal is consistent with previous applications with no new changes proposed at this time.

The proposal meets the development regulations as stated in DC 52, and all previous technical requirements provided remain adequate for this application and adhere to County requirements. The extraction of aggregate resources is a necessary component of maintaining municipal infrastructure, and the continued operation of this site is in the public interest of the residents in the region.

This Development Permit application was circulated to 29 adjacent properties. No letters were received in support or opposition to this application.

ADMINISTRATION RECOMMENDATION:

Administration recommends Approval in accordance with Option #1.

DISCUSSION:

The parcel size is ± 27.23 hectares (± 67.30 acres), with the current gravel pit size approximately ± 10.08 hectares (± 26.80 acres). The gravel extraction operation is located on the east side of Range Road 263 and is approximately 0.41 km (1/4 mile) north of Highway 9. Surrounding land uses include a combination of Special, Natural Resources Districts and agricultural properties. The subject property is within the Beiseker and Irricana Notification Zones. The Village of Beiseker was circulated and have no comments on the application. The Town of Irricana was circulated and no response was received.

The subject lands consist of the existing gravel operation, which was active prior to Wheatland's ownership. The existing infrastructure also consists of an access road that crosses the CN Rail line at the south end of the site and fencing. There are no permanent water bodies within the subject lands; however, the Rosebud River binds the north end of the site.

Wheatland County is the exclusive user of this site with the primary purpose to replenish existing stockpile sites within their boundaries. Stockpiles include raw, uncrushed materials until crushed. Wheatland County crushes the gravel once every two (2) years, and hauls the gravel stockpiles during the winter months to sites within their County. No new haul routes are proposed at this time.

Administration Resources

Jacqueline Targett, Planning and Development Services



It is to be noted that this application is for the Thurn Pit #2 gravel pit and is the fourth renewal request for this site.

BACKGROUND:

The subject lands are designated Direct Control District 52 (DC 52) which names Council as the responsible body for the issuance of Development Permits for the lands subject to this bylaw.

The Community Aggregate Payment Levy (CAP) is not applicable for this gravel operation, as the pit is owned and operated by a government body.

For this renewal application, an updated site plan, existing pit condition cross section drawings, and an updated activities list were submitted, to the satisfaction of Administration. These plans, as well as the previously submitted plans, adhere to the regulations and technical requirements of the County. The Thurn Pit #2 operation has long existed within the County, with no major concerns from Administration or adjacent landowners. Life expectancy of the operation is expected to last until approximately 2029.

BUDGET IMPLICATIONS:

There are no budget implications associated to this request.

OPTIONS:

- Option #1: THAT Development Permit No. PRD20200843 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRD20200843 be refused as per the reasons noted (as determined by Council).
- Option #3: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

ATTACHMENTS:

- ATTACHMENT 'A': Development Permit Conditions
- ATTACHMENT 'B': Application Referrals
- ATTACHMENT 'C': Alberta Environment and Parks Approval
- ATTACHMENT 'D': Map Set



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Description:

1. That *Aggregate Extraction* for gravel mining, crushing, and storage operation may continue to operate on the subject site in accordance with the submitted "Wheatland County Thurn Pit, Site Plan, and Cross-Sections A-A, and C-C" drawings prepared by Wood, dated July 2020, with the application.

Permanent:

2. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, previous permit approvals [PRDP20153830, 2009-DP-13807, 2004-DP-10691, 1998-DP-7888], in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity unless amended.
3. That no stormwater shall leave the subject lands, or be directed to the Rosebud River, without the written approval from Alberta Environment & Parks. All run-off within the pit shall be retained within the pit and infiltrated.
4. That the area of the site that is open and not reclaimed shall not exceed ± 4.85 hectares (± 12.00 acres) at any time.
5. That no topsoil shall be removed from the site.
6. That the Development Agreement, previously registered by caveat against the subject property, shall remain in effect.
7. That the Applicant/Owner shall prepare and submit to the Development Authority an annual Operations Report on the state of operations of the development, setting out any relevant information which might or will affect the continued operation of the development including an updated Site Plan showing extraction activities and all reclamation activities during the previous year, and any additional information that the Development Authority deems appropriate.
8. That the Applicant/Owner shall continue to undertake erosion control measures in accordance with the recommendations of the Stormwater Management Plan submitted with correspondence from Torchinsky Engineering Ltd., dated November 6, 1998.
9. That the management and monitoring of groundwater shall continue to be in accordance with the approved Hydrogeologic Assessment, prepared by AGRA Earth & Environmental Limited, dated October 1998.
10. That all noise and dust control measures shall continue to be in accordance with the permanent Development Permit conditions, the Activities Plan 2015 (submitted with the current application), the approved Development Agreement, and in accordance with the recommendations from the Stormwater Management Plan (submitted with correspondence from Torchinsky Engineering Ltd., dated November 6, 1998).
11. That landscaping and berming shall continue to be in accordance with the approved Site Plan, previously prepared by Torchinsky Engineering Ltd., dated July 12, 1997.
12. That all berms, overburden stockpiles, and similar earthworks shall continue to be seeded to grass and maintained to prevent erosion and dust.
13. That the Applicant/Owner shall maintain an active Road Use Agreement (RUA) with the County's Road Operations. The current active agreement (RUA #19-0012-10) expires **December 31, 2024**.



ROCKY VIEW COUNTY

14. That the onsite approaches and approach locations off of County roadways shall continue to be in accordance with County standards, to the satisfaction of the County's Road Operations.
15. That the handling and storage of hazardous or other waste materials shall continue to be in accordance with the approved Management Plan for the Handling and Storage of Hazardous or other Waste Materials, as submitted with correspondence from Torchinsky Engineering Ltd. and dated November 6, 1998.
16. That in the case of any spillage of hazardous materials, Alberta Environment and the County shall be notified immediately and the appropriate clean-up procedures shall be implemented immediately and completed within 72 hours.
17. That all garbage and waste for the site shall be stored in weatherproof and animal proof containers in garbage bins and screened from view by all adjacent properties and public thoroughfares.
18. That all storage or stockpiling of any aggregate material shall be stored within the subject property boundaries.
19. That the hours of operation for the gravel pit shall be from 7:00 a.m. to 6:00 p.m.
20. That aggregate crushing shall not be permitted on Saturdays, Sundays, and Statutory Holidays.
21. That access and egress to the subject property for gravel hauling trucks and construction equipment shall be limited to Monday through Saturday from 7:00 a.m. to 5:00 p.m. inclusive. No access and egress to the subject property by gravel hauling trucks and construction equipment shall be permitted on Sundays or Statutory Holidays.
22. That this Development Permit shall be valid until **MAY 4, 2025**.

Advisory:

23. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
24. That fire suppression and abatement measures shall continue to be implemented, to the satisfaction of the County's Fire Services.
25. That the Rosebud River Riparian Area (60.00 m [196.85 ft.]) shall be protected in accordance with the County's Riparian regulations and Alberta Stepping Back requirements.
26. That the Applicant/Owner is advised that no resource extraction shall occur within 75.00 m (246.06 ft.) of the Canadian National Railway's (CN) Right of Way. This shall help avoid any adverse impacts to the integrity of the track bed.
27. That the aggregate extraction operation shall adhere to the Alberta Air Quality Objectives at all times.
28. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall maintain a valid Registration and Development and Reclamation Permit, from AEP at all times.



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
Alberta Environment and Parks	Confirmation of registered Pit Registration Confirmation of registered Activities Plan
Village of Beiseker	We do not have any comments
Internal Departments	
Agricultural and Environmental Services	No agricultural concerns. It may be of benefit to the applicant to create a Weed Management Plan and have a contractor available (or be personally prepared) to control any regulated weeds. The applicant will need to ensure compliance with the Alberta Weed Control Act.
Development Compliance	No comments or concerns related to the attached application.
Planning and Development Services - Engineering Review	General <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures A previous development permit (PRDP20153830) was issued for natural resource extraction activities for the subject lands. As a permanent condition, the applicant will be required to continue to follow the permanent conditions issued from the previous development permit and incorporate those conditions into the current permit As a permanent condition, aggregate extraction for gravel mining, crushing and storage may continue to operate on the subject site in accordance with the submitted Wheatland County Thurn Pit Site Plan and Cross-Sections A-A, and C-C drawings prepared by Wood, dated July 2020. As a permanent condition, the applicant is required maintain a current Development and Reclamation Permit from Alberta Environment at all times. Noise and dust shall be controlled as per the previous permanent DP conditions, the Activities Plan 2020 submitted with the current DP application and in accordance with the recommendations from the



AGENCY	COMMENTS
Planning and Development Services - Engineering Review (cont...)	<p data-bbox="537 310 1409 373">Stormwater Management Plan submitted with correspondence from Torchinsky Engineering Ltd. dated November 6, 1998</p> <ul style="list-style-type: none"> <li data-bbox="488 394 1386 562">As a permanent condition, the Applicant/Owner shall continue to undertake erosion control measures in accordance with the recommendations of the Stormwater Management Plan submitted with correspondence from Torchinsky Engineering Ltd., dated November 6, 1998. <li data-bbox="488 583 1451 709">As a permanent condition, the management and monitoring of groundwater shall continue to be in accordance with the approved Hydrogeologic Assessment, prepared by AGRA Earth & Environmental Limited, dated October 1998. <p data-bbox="440 730 634 758">Geotechnical:</p> <ul style="list-style-type: none"> <li data-bbox="488 779 1419 905">The 2020 Activities Plan mentions that groundwater from the original ground level was approximately 4.7m below the surface and groundwater from the reclaimed ground level will be approx. 1.0m above the highest recorded reading <p data-bbox="440 926 656 953">Transportation:</p> <ul style="list-style-type: none"> <li data-bbox="488 974 1430 1079">The subject lands are accessed via an internal haul road via a single access from Range Road 263. All previous haul roads and routes are to be utilized <li data-bbox="488 1100 1435 1163">As a permanent condition, the Road Maintenance Agreement entered into between the Applicant and the County shall remain in effect <p data-bbox="440 1184 748 1211">Sanitary/Waste Water:</p> <ul style="list-style-type: none"> <li data-bbox="488 1232 1409 1337">In accordance with Policy 449, Engineering recommends the use of holding tanks for all industrial, commercial and institutional applications. Engineering has no requirements at this time. <p data-bbox="440 1358 873 1386">Water Supply And Waterworks:</p> <ul style="list-style-type: none"> <li data-bbox="488 1407 1328 1499">Engineering recommends the use of cisterns for all industrial, commercial and institutional applications. Engineering has no requirements at this time. <p data-bbox="440 1520 808 1547">Storm Water Management:</p> <ul style="list-style-type: none"> <li data-bbox="488 1568 1419 1766">As part of the Activities 2020 plan submitted with the application, the applicant mentions that water may be released from the pit after a rainfall event or snowmelt. As a permanent condition, no stormwater shall leave the subject lands or be directed to the Rosebud River without written approval from Alberta Environment. All run-off contained within the pit shall be retained within the pit and infiltrated <p data-bbox="440 1787 651 1814">Environmental:</p> <ul style="list-style-type: none"> <li data-bbox="488 1835 1122 1856">Engineering has no requirements at this time.



ROCKY VIEW COUNTY

AGENCY	COMMENTS
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Utility Services	No concerns
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Agency Circulation Period: April 20, 2020 to May 11, 2020

**Adjacent
Landowners**

Total Number of Adjacent Landowners circulated:	29
--------------------------------------------------------------------	----

Responses Received in Support:	No responses received in support
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Responses Received in Opposition:	No response received in opposition
-----------------------------------------	------------------------------------

 Adjacent Landowner Circulation Period: September 9, 2020 to September 30, 2020.

Government of Alberta ■
Environment

REGISTRATION
PROVINCE OF ALBERTA

ENVIRONMENTAL PROTECTION AND ENHANCEMENT ACT
R.S.A. 2000, c.E-12, as amended

REGISTRATION NO.: **20848-02-00**

APPLICATION NO.: **003-20848**

EFFECTIVE DATE: **MAR 12 2010**

REGISTRATION HOLDER: **Wheatland County**

.....
Registration is issued for the following activity:

The construction, operation or reclamation of a pit located in LSD's 5,6,11 & 12-34-27-26 W4M
as described in the Activities Plan submitted February 17,2010.

Designated Director under the Act

Gusman McIntosh

Date Signed

MAR 12 2010



Operations Division **Page 2 of 2**
South Saskatchewan Region
2nd Floor, Provincial Building
200 – 5th Avenue South
Lethbridge, AB T1J 4L1
Telephone: 403-381-5322
Fax: 403-381-5337
<http://aep.alberta.ca/>

File: 004-20848
EMS: 20848-02-01

February 18, 2016

Luis Monterroso
Wheatland County
Highway 1 RR 1
Strathmore, AB
T1P 1J6

Dear Mr. Monterroso:

Subject: 5 Year Report
Registration No. 20848-02-01
Thurn Pit W1/2 34-27-26-W4M

Thank you for submitting the 5 Year Report (Schedule 4 – Part 1) for the above mentioned pit. The report has been reviewed and accepted.

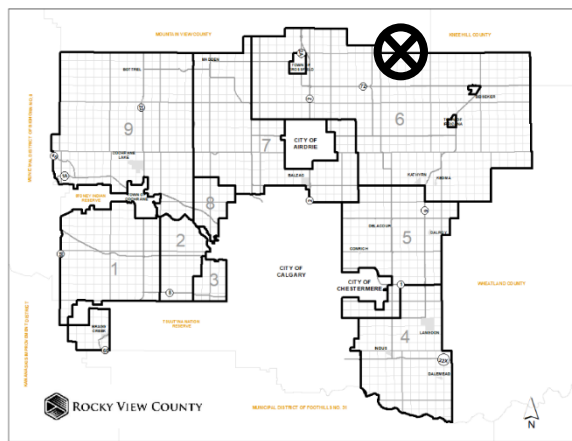
The next 5 year update (Schedule 4) will be required in March 2020. Please note, any changes to the activities plan must be submitted to Environment and Parks for authorization prior to commencement.

If you have any questions, please call Meghan Nannt at 403-388-3198 or email meghan.nannt@gov.ab.ca.

Yours truly,


Kathleen Murphy, P. Eng.
District Approvals Manager

cc: Regulatory Approvals Center (RAC)
Rocky View County



Location & Context

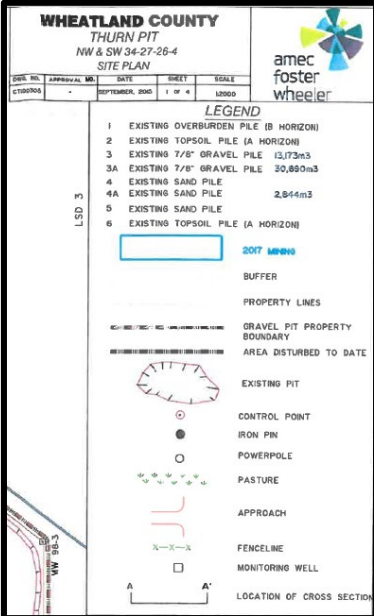
Development Permit Proposal

*renewal of
aggregate
extraction for a
gravel mining,
crushing and
storage operation*

Development Proposal

Development Permit Proposal

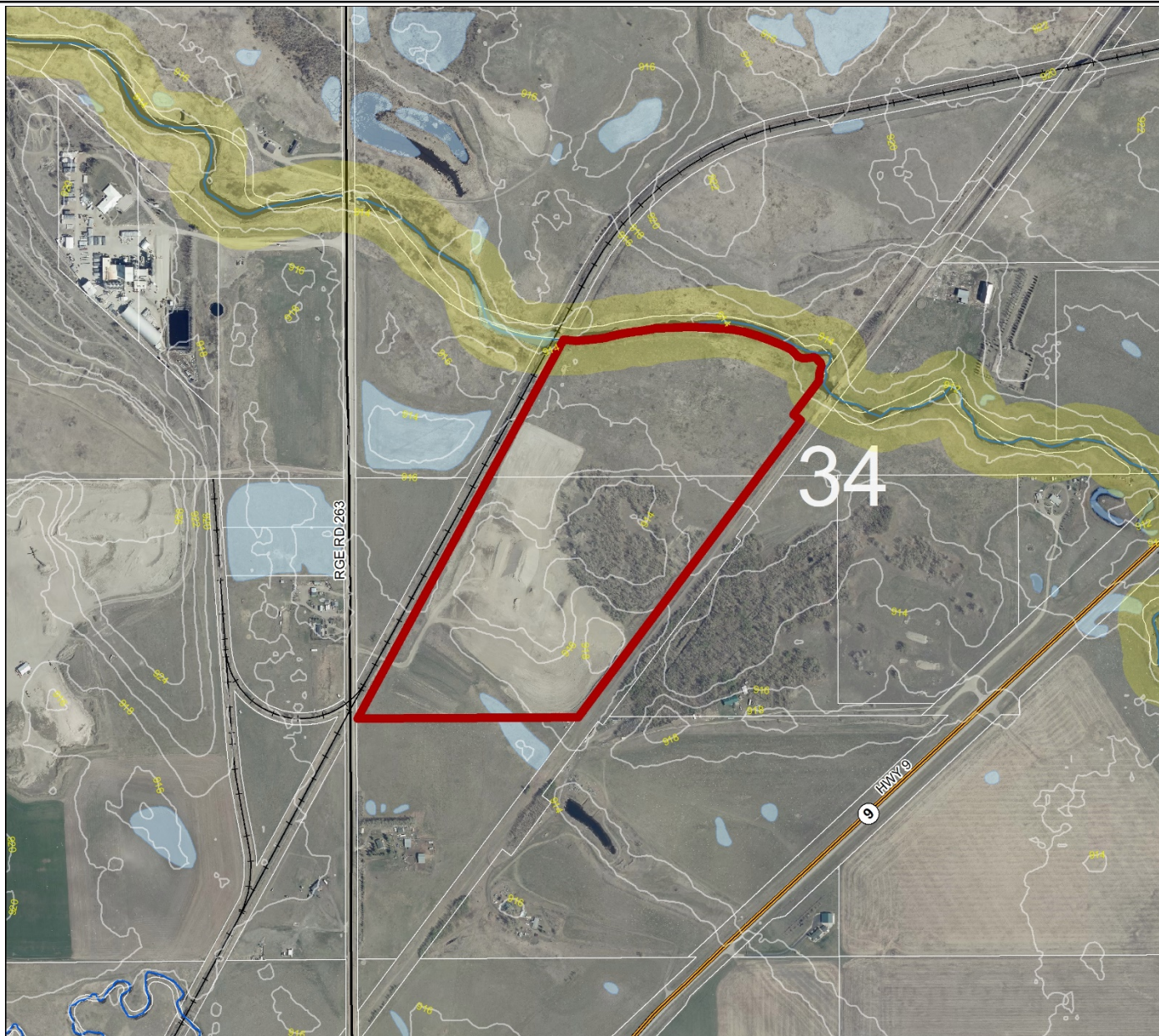
renewal of
aggregate
extraction for a
gravel mining,
crushing and
storage operation



Environmental

Development
Permit Proposal

*renewal of
aggregate
extraction for a
gravel mining,
crushing and
storage operation*



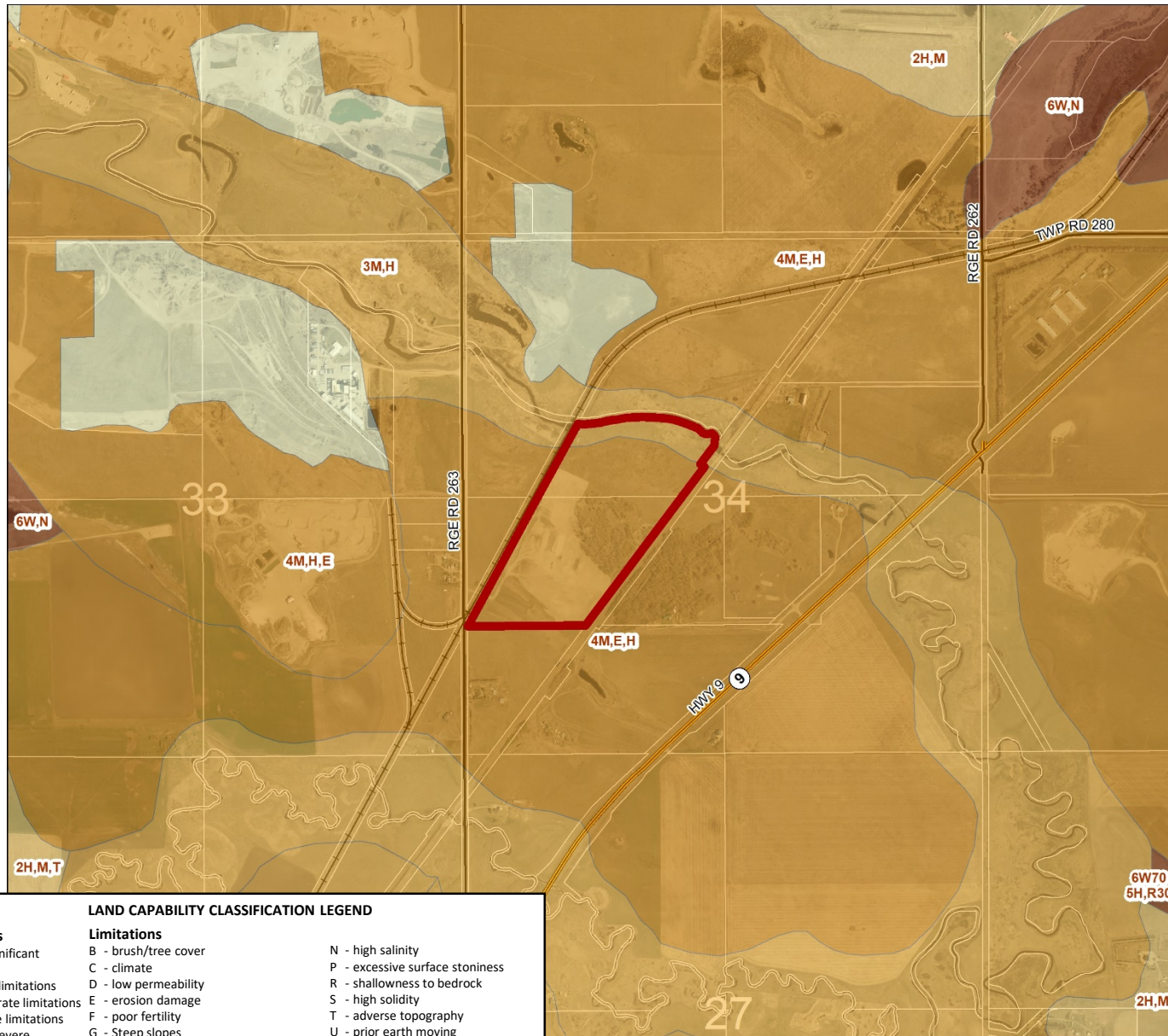
- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water



Division: 6
Roll: 07134005/4012
File: PRDP20200843
Printed: Sept 8, 2020
Page 133 of 631
Page 133 of 631

Soil Classifications Development Permit Proposal

*renewal of
aggregate
extraction for a
gravel mining,
crushing and
storage operation*



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
Roll: 07134005/4012
File: PRDP20200843
Printed: Sept 8, 2020
Page 134 of 631

Landowner Circulation Area

Development Permit Proposal

*renewal of
aggregate
extraction for a
gravel mining,
crushing and
storage operation*

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: 6
Roll: 07134005/4012
File: PRDP20200843
Printed: Sept 8, 2020
Page 135 of 631
Page SW35-2F263104M



PLANNING POLICY

TO:	Council	
DATE:	December 22, 2020	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Area Structure Plan and Conceptual Scheme Cost Recovery Policy	

POLICY DIRECTION:

On September 22, 2020, Council directed Administration to review the existing Conceptual Scheme Cost Recovery Policy (#309) to include cost recovery for County-led and developer-led area structure plans. It was further directed that Administration present the revised Policy to Council for its consideration by December 22, 2020.

EXECUTIVE SUMMARY:

The *Municipal Government Act* allows Council to establish and charge fees for matters under Part 17 (Planning and Development).

The preparation of an area structure plan (ASP) or conceptual scheme requires significant planning and technical resources to demonstrate the feasibility of a land use strategy and alignment with higher order statutory plans. In preparing these documents, costs for application of such resources are not currently recouped by the County or developers, and some landowners may benefit from an ASP or conceptual scheme without contributing to its initial cost.

Although Council Policy #309 provides a mechanism for development proponents that have prepared a conceptual scheme to recover costs, no such provision exists for costs incurred in producing an ASP. As directed by Council, Administration has drafted revisions to the Policy #309 to allow developers that have funded an ASP adopted by Council to enter into a cost recovery agreement with the County. In undertaking a comprehensive review of Policy #309, Administration has also made several revisions to improve the Policy's effectiveness and clarity. Key revisions are set out below.

- Cost recovery fees would be applied only at the subdivision or development permit stage through the imposition of conditions. The current Policy also allows for cost recovery at the redesignation stage, but Administration considers it more appropriate to apply the recovery fee to subdivision or development permit approvals which facilitate the final development.
- The subdivision or development authority would have discretion on applying the cost recovery fee according to the type of subdivision or development proposed and would determine whether the subject lands have actually benefited from the ASP or Conceptual Scheme. The current Policy #309 is ambiguous on whether all applications within a conceptual scheme area would have to pay cost recovery fees regardless of whether the landowner has benefited from the conceptual scheme.
- A proposed maximum amount that can be recovered for developer-funded ASP and conceptual schemes has been set at \$300,000. This amount is reflective of the costs budgeted for recent ASPs; it would also encourage efficient use of resources on developer-funded projects and fairness for those landowners required to pay cost recovery fees when applying to develop their land. No such limit currently applies within Policy #309.
- There is no expiry for a cost recovery agreement stated within the adopted Policy #309, although the accompanying Administrative Procedure #309 (see Attachment 'F') does state

Administration Resources

Dominic Kazmierczak, Planning Policy



such agreements expire after 10 years. For clarity, the proposed amended Policy states that cost recovery agreements expire after 20 years. Although the County generally reviews ASPs every 10 years after adoption, such reviews can be delayed, or may just lead to minor amendments to the document. There is also no requirement to review conceptual schemes following Council adoption. Consequently, it is very possible that a landowner with an ASP or conceptual scheme area may benefit from the policies and technical work supporting these documents 20 years after adoption.

- Revisions are proposed to a number of definitions and sections in the existing Policy to simplify implementation and aid interpretation.

To accompany the proposed Policy #309 revisions, amendments to Procedure #309 'Conceptual Scheme Cost Recovery' are set out within Attachment 'B' for Council's reference; these procedures add further detail for Administration in implementing the Cost Recovery Policy. If Council adopts the revised Policy #309, these amendments to the Procedure would be completed by Administration to align with the Policy.

In addition to cost recovery for developer-funded ASPs, Administration has further reviewed the merits of incorporating a mechanism within Policy #309 for the County to recover costs from benefiting landowners for ASP projects which it leads and funds. It has noted the following considerations:

- ASPs are the predominant statutory document that the County uses to implement its priority growth areas identified within its Municipal Development Plan (County Plan) and supporting Growth Management Strategy. Potential new County-funded ASPs or ASP amendment projects are assessed according to criteria outlined within Council Policy #322: Area Structure Plan Priority Policy, including their ability to contribute to a community's viability, and their broader economic, social, and environmental value to the County. Therefore, imposing a cost recovery fee on landowners within a County-funded ASP area would be a charge for Planning services that the County is already required by the *Municipal Government Act* to provide, and is already part of the County's implementation of identified growth areas.
- However, developer-funded ASPs often identify additional growth areas previously not anticipated by the County, or initiate development sooner than could have been possible with only County resources.
- The County does not recover all costs associated with other processes it is required by the *Municipal Government Act* to oversee; for example determining planning and development permit applications. There is an acknowledgement in this that orderly planning of communities and new development provides a broader public benefit and that costs incurred by users of Planning services should be reasonable.

Taking the above matters into account, sections providing for cost recovery for County-funded ASPs or conceptual schemes have not been included in the proposed revisions to Policy #309. However, if Council wishes to pursue this option, it would be possible to incorporate reference to County-funded projects without much further amendment to the draft Policy.

ADMINISTRATION RECOMMENDATION:

Administration recommends Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.



OPTIONS:

Option #1: THAT Council Policy #309 be amended in accordance with Attachment 'A' to provide for the recovery of costs associated with developer-funded area structure plans and conceptual schemes.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

DK/llt

ATTACHMENTS:

ATTACHMENT 'A': Amendments to Conceptual Scheme Cost Recovery Policy (#309)

ATTACHMENT 'B': Amendments to Conceptual Scheme Cost Recovery Procedure (#PRO-309)

ATTACHMENT 'C': Proposed Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery Policy (#309)

ATTACHMENT 'D': Proposed Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery Procedure (#PRO-309)

ATTACHMENT 'E': Adopted Conceptual Scheme Cost Recovery Policy (#309)

ATTACHMENT 'F': Adopted Conceptual Scheme Cost Recovery Procedure (#PRO-309)



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Council Policy

C-309

Policy Number:	C-309
Policy Owner:	Planning and Development Services
Adopted By:	
Adoption Date:	YYYY Month DD
Effective Date:	2009 July 28
Date Last Amended:	TBD
Date Last Reviewed:	TBD

Purpose

- ~~This policy establishes the process for development proponents To provide a mechanism for applicants and landowners to recover a proportional amount of monies used in preparing a developer-funded the preparation of a base document of a area structure plan (ASP) and/or a conceptual scheme (CS) that has been adopted by Council. The policy will apply only to the Benefiting Lands contained within the Conceptual Scheme Area.~~



Policy Statement

- Rocky View County (the County) recognizes the need to promote cost effective planning for future development and orderly growth within the County, through the Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery process.
- The County recognizes that Developer-Funded ASPs or CS may benefit lands in the plan area by facilitating development that may not have been identified by the County, or by initiating that development sooner than what would be possible with only County resources.



Policy

- The Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery process applies shall:



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Council Policy

C-309

- a.(1) ~~only to the benefiting lands to the gross area of land~~ contained within the plan area conceptual scheme plan area, ~~minus the area of lands held by the County and the area of lands owned by the development proponents who funded the ASP or CS (total gross land area - (area of lands held by the County + area of lands owned by development proponent))~~;
- b. ~~apply on a per acre basis and be identified as a Conceptual Scheme Cost Recovery fee;~~
- c.(2) ~~Apply with an application for redesignation, subdivision, development permit or an application to adopt an appending document (where in instances where Rocky View County has required an applicant or landowner to prepare planning documents and studies that benefit parcels other than the originating lands) is submitted; to lands contained within an approved subdivision or development permit, that was facilitated by an adopted ASP or CS, and only if those lands receive a demonstrable benefit from the ASP or CS, as determined by the subdivision/development authority; and~~
- d.(3) ~~Apply only once to the benefitting lands contained within the plan area, an identified conceptual scheme area.~~
- 5 ~~This policy applies only to a developer-funded ASP and/or a CS adopted by Council.~~
- 46 ~~Council evaluates applications for cost recovery on a case-by-case basis and applies this policy at its discretion. The Conceptual Scheme Cost Recovery process policy shall be applied at Council's discretion.~~
- 37 ~~The Conceptual Scheme Cost Recovery process can only be applied to a conceptual scheme through a motion by Council:~~
- a. ~~After the adoption of the conceptual scheme by Council, or;~~
- b. ~~Concurrently with a motion of Council for an applicant to enter into the preparation of a conceptual scheme in support of an application submitted to the County, or;~~
- c. ~~Through a motion of Council in response for direction brought forth by administration seeking Councils recommendation for the Conceptual Scheme Cost Recovery Policy to be applied to a previously adopted conceptual scheme that complies with the policies contained herein;~~
- The County and development proponent enter into a Cost Recovery Agreement after Council passes a resolution to apply this policy to the adopted ASP or CS.



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Council Policy

C-309

- 58 Delineating costs and applying for cost recovery for a conceptual scheme under this policy shall be the responsibility of the applicant or landowner. The development proponent provides the County with receipts for all costs associated with preparing an adopted ASP or CS, and applies for cost recovery as outlined in this policy and procedure 309. Costs eligible for recovery include, but are not limited to
- (1) planning costs for policy drafting, public engagement, research, and agency/intermunicipal discussions; and
 - (2) technical costs for completion of all relevant studies (e.g. transportation, servicing, fiscal analysis, stormwater, environmental and geotechnical) that demonstrate the feasibility and impacts of the proposed land use strategy.
- 9 The maximum amount recoverable by the development proponent within a Cost Recovery Agreement is the lesser of the following:
- (1) \$300,000; or
 - (2) the total costs incurred by the development proponent for preparing the adopted ASP or CS, minus the costs attributed to the development proponent's own lands (calculated on a per acre basis).
- 10 Owners of benefitting lands shall pay costs to the County, in accordance with the Cost Recovery Agreement signed by the County and development proponent (or their representative), as a condition of a subdivision or development permit approval, and at the discretion of the subdivision or development authority, as applicable. Costs are generally calculated on
- (1) the gross area of the subdivided lands, or the footprint of a development approved within the development permit; and
 - (2) the amount that these lands contribute to the overall benefitting land area, as defined within the Cost Recovery Agreement.
- 11 ASP and CS Cost Recovery Agreements are valid for 20 years from the date Council adopted the ASP or CS and are considered terminated after this period.
- 12 If a development proponent does not receive the full amount of cost-recovery fees due to a lack of development, the County is not responsible for paying recovery fees for lands that remain undeveloped in the plan area.



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Council Policy

C-309

- 13 Interest does not apply to the calculated total amount owing in the Cost Recovery Agreement.
- 14 Any ASP or CS Cost Recovery Agreement is bound to the agreement holder and not to titled lands.
- 15 All ASPs and CS shall be within the current boundaries of Rocky View County to qualify for cost recovery under this policy. Land withdrawn from the boundaries of Rocky View County will no longer be subject to the policy and procedure and the applicable Cost Recovery Agreement.
- 16 Once submitted and accepted by the County, the ASP or CS Cost Recovery Agreement is not reviewed, re-evaluated, or amended to accommodate costs previously unaccounted for.



References

Legal Authorities	<ul style="list-style-type: none"> • <i>Municipal Government Act</i>, RSA 2000, c M-26 • <u><i>Land Titles Act</i>, RSA 2000, c L-4</u> •
Related Plans, Bylaws, Policies, etc.	<ul style="list-style-type: none"> • <u><i>Rocky View County Master Rates Bylaw</i> as amended or replaced from time to time</u> • <u><i>Rocky View County Policy C-322, Area Structure Plan Priority</i></u>
Related Procedures	<ul style="list-style-type: none"> • <u><i>Rocky View County Procedure-309 Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery</i></u>
Other	<ul style="list-style-type: none"> • n/a



Policy History

Amendment Date(s) – Amendment Description	<ul style="list-style-type: none"> • TBD
Review Date(s) – Review Outcome Description	<ul style="list-style-type: none"> • <u>Ameded to include Area Structure Plans as eligible for cost recovery and update to current policy standards.</u>





Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Council Policy

C-309

Definitions

17 In this policy:

- (1) “agreement holder” ~~refers to~~ means the signatory of the Cost Recovery Agreement. The intended agreement holder may be the development proponent or an authorized person acting on their behalf;

~~“Appending Document” means the specific site policies, designs and requirements affecting a portion of the total Conceptual Scheme Plan Area and is adopted as an addendum to the Conceptual Scheme;~~

- (2) “Area Structure Plan (ASP)” means the planning documents prepared, in accordance with the Municipal Government Act, and technical studies/reports which have been prepared to provide policy guidance in the event of future applications for redesignation, subdivision, and development for the specific grouping of lands identified within the plan area, excluding County owned lands or lands that are under the direction, control, and management of the County;

~~“Applicant or Landowner” means the person or persons acting on behalf of the intended Agreement Holder of the Cost Recovery for Conceptual Scheme Policy. The intended Agreement Holder may be the Applicant or Landowner or an authorized person acting on their behalf.~~

~~“Base Document” means Conceptual Schemes that affect all lands within the established Conceptual Scheme Plan Area;~~

- (3) “benefitting lands” means all parcel(s) of land, excluding County owned lands or lands that are under the direction, control, and management of the County, ~~that were~~ included within the Conceptual Scheme Plan Area, but are not Originating Lands and have not contributed to the capital costs associated with the preparation of the Base Document. These lands would typically be the subsequent Appendices to the Conceptual Schemes Base Document and are not lands held by the development proponent and have not contributed to the costs associated with preparing the adopted ASP or CS.

- (4) ~~“Conceptual Scheme”~~ means planning documents and technical studies/reports which have been prepared to provide policy guidance in the event of future applications for redesignation, subdivision, and development for the specific grouping of lands identified within the Conceptual Scheme Plan Area-plan area, excluding County owned lands or



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Council Policy

C-309

lands that are under the direction, control, and management of the County. ~~The Conceptual Scheme is composed of a Base Document and Appending Documents;~~

~~“Conceptual Scheme Plan Area” means all of the parcels of land which are to be guided by the Conceptual Scheme policies and is set within the Base Document, excluding County owned lands or lands that are under the direction, control and management of the County;~~

- (5) “Cost Recovery Agreement” ~~refers to~~ means the agreement that will be signed by the development proponent responsible for the costs associated with ~~the drafting of preparing the adopted ASP or CS area structure plan/conceptual scheme~~ identifying the determined recoverable costs on a per acre basis to be applied to the benefitting lands;
- (6) ~~“Conceptual Scheme Cost Recovery Fee” means a fee determined by the County, in its discretion, based upon the Recoverable Costs of a Conceptual Scheme, based upon the policies herein,~~ and charged by the County to the owners of benefitting lands upon approval of an application by such owner for a subdivision or development permit which is related to that owners' benefitting lands.
- (7) “Council” ~~refers to the Council for Rocky View County;~~ means the duly elected Council of Rocky View County;
- (8) “County” refers to the local government known as Rocky View County; means Rocky View County;
- (9) “development proponent” means a landowner within the area structure plan/conceptual scheme area, or their representative, that incurred wholly, or in part, the costs of preparing the adopted area structure plan/conceptual scheme. Rocky View County, or its representatives, cannot be a development proponent;
- (10) “lands” means the private titled lands in accordance with the Land Title Act, as amended or replaced from time to time;
- (11) “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;
- ~~“Originating Lands” means the parcel(s) of lands that initiated the Conceptual Scheme process or were given direction to prepare a Conceptual Scheme in and for the Conceptual Scheme Plan Area. These lands would typically be the first Appendix to the~~



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Council Policy

C-309

~~Conceptual Scheme and the owners of these lands are responsible for the preparation of the Base Document;~~

- (12) "plan area" means all of the parcels of land guided by the adopted Area Structure Plan and/or the Conceptual Scheme and excluding County owned lands or lands that are under the direction, control and management of the County;

~~"Redesignation" refers to changing the use of land, as prescribed in the Land Use Bylaw (C-4841-97), as amended by Rocky View County, from the existing land use designation to any other land use POL-309 Page 2 designation.~~

- (13) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires; and

- (14) "subdivision" means subdivision as defined in the Municipal Government Act.



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Procedure

PRO-309

Procedure Name:	<u>Area Structure Plan and</u> Conceptual Scheme Cost Recovery
Procedure Number:	PRO-309
Procedure Owner:	Planning and Development
Adopted By, Date:	Executive Director, Community Development Services, 2020 December DD
Effective Date:	2009 July 28
Date Last Amended:	2020 December DD
Date Last Reviewed:	2020 December DD

Purpose

- 1 ~~Under Policy 309 on conceptual scheme cost recovery, T~~his procedure outlines the steps and decision-making process for implementing the Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery ~~process in Rocky View~~ Policy C-309.

Responsibilities

- 23 2 ~~The Applicant or Landowner will be required to track and maintain responsibility of all receipts related to the preparation of the Base Document of the Conceptual Scheme. The development proponent keeps all receipts relevant to preparing the adopted area structure plan (ASP) or conceptual scheme (CS).~~
- 8 3 ~~The Agreement Holder development proponent~~ uses their resources to provide all of the information required to ensure a fair and equitable determination of the ~~R~~recoverable ~~C~~osts. ~~The Agreement Holder will be responsible for providing development proponent provides original receipts for all costs solely associated with the creation of the Base Document associated with preparing the adopted ASP or CS and provides all other information required by Administration prior to signing the Cost Recovery Agreement.~~
- 4 ~~Council evaluates applications for cost recovery on a case-by-case basis and applies this procedure and policy C-309 at its discretion.~~

Statement Instructions

- 1-5 ~~Upon receipt of an application by the County from any landowner of benefiting lands for:~~
- ~~a. ——— Redesignation of;~~
 - ~~b. ——— Subdivision of;~~
 - ~~c. ——— Development Permit for; or~~



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Procedure

PRO-309

d. ——— An application to adopt an Appending Document respecting;

Administration may charge and collect the appropriate Conceptual Scheme Cost Recovery Fee. Once the subdivision or development authority (as applicable) approves a subdivision or development permit application, the relevant authority may impose conditions to collect fees from benefitting lands associated with an active ASP or CS Cost Recovery Agreement.

2.6 The Conceptual Scheme Cost Recovery Fee collected from the Benefiting Lands will not be released to the Agreement Holder until Council approves/adopts the proposed Redesignation, Subdivision or Development Permit, or an application to adopt an Appending Document which the Benefiting Lands applied for or after any appeal of such a decision. The County does not release the ASP or CS cost recovery fee collected from the benefitting lands to the agreement holder until

a(1) Where Benefiting Lands have previously approved land use changes, subdivision endorsement and/or adoption of their Appending Document, prior to the adoption of a Conceptual Scheme Cost Recovery Agreement, Administration will not collect fees retro actively and the fees will be determined to be outstanding until such time an application for land use, subdivision, development permit and/or application to adopt an Appending Document for those lands is received by the County. the subdivision approval affecting the benefitting lands is endorsed by the subdivision authority; or

(2) the development permit affecting the benefitting lands is issued by the development authority.

3 Where a Conceptual Scheme Cost Recovery Agreement applies, Administration will collect the Cost Recovery for Conceptual Scheme Fee identified in the Cost Recovery Agreement, at the time the Applicant or Landowner submits their application to the County.

4.7 The Conceptual Scheme Cost Recovery Fee collected from the Benefiting Lands will be refunded to the Applicant/Landowner, should the proposed Redesignation, Subdivision or Development Permit, or application to adopt an Appending Document not be approved / adopted by Council. The fee will then be considered outstanding at the time that another application is made to the County to approve/adopt a Redesignation, Subdivision or Development Permit, or an application to adopt an Appending Document for the subject Benefiting Lands and will be collected at that time. In the event that a subdivision or development approval affected by a Cost Recovery Agreement is not endorsed or issued, and the approval lapses, any ASP or CS cost recovery fee paid to the County in relation to the approval is returned to the applicant/owner of the benefitting lands.



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Procedure

PRO-309

- ~~3 — Where a Conceptual Scheme Cost Recovery Agreement applies, Administration will collect the Cost Recovery for Conceptual Scheme Fee identified in the Cost Recovery Agreement, at the time the Applicant or Landowner submits their application to the County.~~
- ~~4 — The Conceptual Scheme Cost Recovery Fee collected from the Benefiting Lands will be refunded to the Applicant/Landowner, should the proposed Redesignation, Subdivision or Development Permit, or application to adopt an Appending Document not be approved / adopted by Council. The fee will then be considered outstanding at the time that another application is made to the County to approve/adopt a Redesignation, Subdivision or Development Permit, or an application to adopt an Appending Document for the subject Benefiting Lands and will be collected at that time.~~
- ~~5 — Recoverable Costs are contained in Table 1, and are intended to recover only the expenditures solely related to the preparation of the Base Document and are to be paid proportionately by all lands within the Conceptual Scheme Plan Area, on a per acre basis.
 - ~~a. — Recoverable Costs are to be submitted and evaluated by the County, which at its sole discretion can approve or refuse a submitted receipt.~~~~
- ~~6 — Should an item be identified but not listed in Table 1, but used in the preparation of the Base Document, Administration in its discretion may accommodate a written request to include the document, as long as it pertains to the preparation of the Base Document.~~
- ~~7 — There is no intention that there is a “profit” or cost recovery beyond the actual costs to prepare the Base Document.~~
- ~~9 — Where an original receipt shows a cost associated with both the creation of the Base Document and an Appending Document, that portion of total cost which relates solely to the Base Document will be determined by the persons or companies that issued the receipt or provided the service.
 - ~~a. — The persons or companies responsible will provide, in writing, to Administration a signed affidavit confirming the said amount as fair and equitable for the work completed on the Base Document. Failing receipt of such documentation, Administration may set the Recoverable Costs based upon the information received pursuant to its discretion provided for herein.~~~~
- ~~10 — The intended development proponent shall provide all applicable original receipts, and other information required by Administration, prior to signing of the Cost Recovery Agreement.~~



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Procedure

PRO-309

- 8 The ASP or CS cost recovery fee applies once to each benefitting land parcel within the plan area, as defined in the applicable Cost Recovery Agreement.
- 9 The development proponent provides the County with receipts for all costs associated with preparing an adopted ASP or CS, and applies for cost recovery as outlined in this policy and procedure 309. Costs eligible for recovery include, but are not limited to
 - (1) planning costs for policy drafting, public engagement, research, and agency/intermunicipal discussions; and
 - (2) technical costs for preparing all relevant studies (e.g. transportation, servicing, fiscal analysis, stormwater, environmental and geotechnical) that demonstrate the feasibility and impacts of the proposed land use strategy.
- 10 The County evaluates the application for cost recovery and the receipts submitted by the development proponent to determine recoverable costs. In reviewing whether costs are reasonable and relevant to the adopted ASP or CS, the County considers
 - (1) the Terms of Reference or Council direction for the adopted ASP or CS;
 - (2) the policies and technical requirements of any relevant statutory plans; and
 - (3) any applicable County policies or standards guiding the planning process or technical studies.
- 11 Interest ~~shall not be applied or collected~~ does not apply to the calculated total amount owing in the Cost Recovery Agreement.
- 12 The Cost Recovery Agreement and application of this ~~P~~policy are valid for ~~a period of ten (10) years from the date the Conceptual Scheme is adopted by Council and will be considered terminated after this period. The County will not be responsible for any cost recovery that has not materialized due to lack of development.~~ 20 years from the date Council adopted the ASP or CS and are considered terminated after this period.
- 13 The applicant will be required to submit in writing to Rocky View a request for extension of the Conceptual Scheme Cost Recovery thirty (30) calendar days prior to expiry. Administration will evaluate the request and at its sole discretion grant a maximum of a 10-year extension to apply to those lands for which the preparation of a Base Document of a Conceptual Scheme has been prepared. Administration will notify the applicant in writing of the outcome of their request.



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Procedure

PRO-309

- ~~14~~ Within this policy, the Cost Recovery Agreement will be bound to the Agreement Holder and not to titled lands. (moved to Policy)
- 13 If a development proponent does not receive the full amount of cost-recovery fees due to a lack of development, the County is not responsible for paying recovery fees for lands that remain undeveloped in the plan area.
- ~~20-14~~ The Applicant or Landowner must provide all receipts within thirty (30) calendar days of;
- ~~a.~~ The Motion of Council to enter into the Conceptual Scheme Cost Recovery Agreement for previously adopted Conceptual Schemes;
 - ~~b.~~ The adoption of a Conceptual Scheme where the Cost Recovery for Conceptual Scheme Policy Applies;
- The development proponent provides all receipts within 120 days from Council's resolution to enter into the ASP or CS Cost Recovery Agreement for the relevant adopted ASP or CS.
- ~~15.~~ Previously adopted Conceptual Schemes will be reviewed by Administration to determine if they meet the following criteria in order to qualify for the Conceptual Scheme Cost Recovery Policy:
- ~~a.~~ The Conceptual Scheme must have been adopted by Council as Municipal Policy, and;
 - ~~b.~~ The Conceptual Scheme has been adopted by Council within the last 3 years, and;
 - ~~c.~~ The Applicant or Landowner will provide proof of consent from 51% of all current titled landowners, and;
 - ~~d.~~ Any request for review of this policy in relation to adopted Conceptual Schemes shall only be made by the Applicant or Landowner that paid for the preparation of the Base Document of the Conceptual Scheme, and;
 - ~~e.~~ Council must direct Administration through a Motion of Council to apply the Conceptual Scheme Cost Recovery Policy to the previously adopted Conceptual Scheme, and;
 - ~~f.~~ The Applicant or Landowner shall provide and submit to the County all original receipts, accompanied by a Cost Recovery for Conceptual Scheme Summary identifying Recoverable Costs incurred in the preparation of the Base Document in support of the determined Conceptual Scheme Cost Recovery Fee in accordance with this policy, and;
 - ~~g.~~ Final acceptance of a previously adopted Conceptual Scheme, Conceptual Scheme Cost Recovery Fee, under the Conceptual Scheme Cost Recovery Policy shall be subject to the discretion of Council.
- 21 15 The Applicant or Landowner must sign the Conceptual Scheme Cost Recovery Policy within;
- ~~a.~~ Ninety (90) calendar days of the Motion of Council for and Applicant or Landowner to enter into the Conceptual Scheme Cost Recovery Policy for previously adopted Conceptual Schemes, or;
 - ~~b.~~ Ninety (90) calendar days of the Adoption of a Conceptual Scheme where the Cost Recovery for Conceptual Scheme Policy Applies;



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery Procedure

PRO-309

~~If the agreement is not signed within this timeline the Conceptual Scheme Cost Recovery Policy will not be applied and thereby, no fees to reimburse the Agreement Holder will be collected by the County and no Recoverable Costs will be reimbursed to the party or parties which prepared the Base Document;~~

~~The development proponent enters into an ASP or CS Cost Recovery Agreement within 180 days from Council's resolution to enter into the agreement for the relevant adopted ASP or CS. If the Agreement is not signed within this timeline, the Area Structure Plan and Conceptual Scheme Cost Recovery policy is not applied.~~

~~16. Notwithstanding 15.c, where the Applicant or Landowner is unable to provide proof of consent from 51% of all current titled landowners, Council in its discretion may apply Policy/Procedure 309 to all Benefiting Lands contained within the Conceptual Scheme area where Council deems that the Cost Recovery for Conceptual Scheme Policy should apply;~~

~~17. Disputes on the policy and its implementation will be resolved by the Director of Planning and Community Services.~~

~~18. All Conceptual Plans shall be within the current boundaries of Rocky View County to qualify for implementation of the policy. Land withdrawn from the County boundaries of Rocky View County will no longer be subject to this policy and the applicable Cost Recovery Agreement. (moved to Policy)~~

~~19. Once submitted and accepted by the County, the Conceptual Scheme Cost Recovery Agreement will not be reviewed, re-evaluated or amended to accommodate costs previously unaccounted for. (moved to Policy)~~

~~22. Should an Applicant/Landowner choose not to participate in the Conceptual Scheme Cost Recovery Policy but is directed by Council, the Applicant/Landowner shall confirm in writing their request to exempt them from the Conceptual Scheme Cost Recovery Policy.~~

Implementation

~~24. The Applicant or Landowner is responsible for submitting a satisfactorily completed Cost Recovery for Conceptual Scheme Summary to the County for review, identifying all monies spent for the creation of the Base Document identifying an Applicant or Landowner determined Per Acre Recoverable Value, to be reviewed by the County at its sole discretion.~~

~~25. Upon submission of the Cost Recovery for Conceptual Scheme Summary which identifies a Cost Recovery for Conceptual Scheme Fee determined by the Applicant or Landowner, the County will review and evaluate the Summary for consistency and fairness and provide to the Applicant or Landowner;~~



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Procedure

PRO-309

- a. ~~A revised Per Acre Value determined by the County at its discretion through the evaluation of the Cost Recovery for Conceptual Scheme Summary, or;~~
- b. ~~The Cost Recovery Agreement confirming the Cost Recover for Conceptual Scheme Fee.~~
- 16 Once approved by Council to enter into an ASP or CS Cost Recovery Agreement, development proponents submit
- (1) a summary of all valid receipts contributing to the total incurred costs by the development proponent in preparing the adopted ASP or CS; and
 - (2) a calculation of the total area of land in acres and hectares covered by the ASP or CS, and the area of land within the plan area that is held by the development proponent and other parties that contributed to the costs of the ASP or CS.
- 17 The County reviews and evaluates the submitted receipts and land area and provides the following to the development proponent:
- (1) a per acre value applied to benefitting lands within the ASP or CS; and
 - (2) a template Cost Recovery Agreement confirming the terms of the cost recovery.
- 18 The per acre value applied to benefitting lands is calculated using the following formula:
- $$\begin{array}{c}
 \text{Total Costs Incurred in Preparing the Area Structure Plan or Conceptual Scheme} \\
 \text{Divided by:} \\
 \text{(Total Plan Area } \div \text{ Gross Area of Benefitting Lands)} \\
 \text{Divided by:} \\
 \text{Gross Area of Benefitting Lands} \\
 \text{Equals:} \\
 \text{Per Acre Value to Apply to Benefitting Lands.}
 \end{array}$$
- ~~26~~ 19 If an impasse between the County and the ~~Applicant or Landowner~~ development proponent occurs ~~concerning the determination of the~~ ASP or CS cost recovery fee, the County's Administration has sole discretion in determining the per acre value.
- ~~27~~ 20 The County ~~will~~ collects the ~~Cost Rrecovery for Conceptual Scheme Ffee~~ on behalf of the ~~Applicant or Landowner on lands subject to the Cost Recovery Agreement contained within the identified Conceptual Scheme Plan Area in accordance with the protocols contained within this~~



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery Procedure

PRO-309

document, using the agreed Cost Recovery for Conceptual Scheme Fee agreed upon by the County and the Applicant or Landowner: agreement holder on benefitting lands subject to the Cost Recovery Agreement.

21 All ASP or CS Cost Recovery Agreements note that the subdivision authority or development authority has the sole discretion to determine whether to apply the cost recovery fee to a subdivision or development permit approval within the plan area. In making a determination, the subdivision authority/development authority considers whether

- (1) the ASP or CS facilitated the approval of the subdivision/development permit; and/or
- (2) the lands subject to the subdivision/development permit approval received a demonstrable benefit from the ASP or CS.

Submittals

28 ~~The Applicant/Landowner will provide to the County, the Cost Recovery for Conceptual Scheme Summary, signed by the principle responsible party, declaring that all receipts submitted to the County represent "Recoverable Fees" associated with the preparation of the Base Document of the Conceptual Scheme.~~

29 ~~The Applicant/Landowner is to submit to the County a completed Cost Recovery for Conceptual Scheme Summary, identifying the recoverable dollar amount per gross acre, for all lands contained within the conceptual scheme area, accompanied by all original receipts identifying "Recoverable Fees", associated with the preparation of the Base Document of the Conceptual Scheme.~~

Excluded Costs

- ~~• GST / PST and other applicable taxes~~
- ~~• Disbursements/Overhead/Bonuses/Commissions~~
- ~~• Kilometers/Travel Expenses~~
- ~~• Marketing Expenses~~
- ~~• Personal Expenses~~

Table 1:

Applicable Studies

- ~~• Market Analysis (Commercial/Institutional)~~
- ~~• Stormwater Management Plan~~
- ~~• Traffic Impact Assessment~~
- ~~• Biophysical Assessment~~



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Procedure

PRO-309

- ~~Geotechnical Assessment~~
- ~~Slope Stability Analysis~~
- ~~Environmental Overview/Review~~
- ~~Environmental Site Assessment – Phase One~~
- ~~Environmental Site Assessment – Phase Two~~
- ~~Environmental Site Assessment – Phase Three~~
- ~~Historical Overview~~
- ~~Hydro-Geological Report~~
- ~~Weed Management Plan~~
- ~~Construction Management Plan~~
- ~~Recreation Plan~~
- ~~Supplementary documentation in accordance with Section 6~~

Other Recoverable Costs

- ~~Consultant/Principle Fees~~
- ~~Base Document publishing costs~~
- ~~Air Photos~~
- ~~Print/Media Advertisements for the purposes of Advertising Open Houses, not for the purposes of marketing.~~
- ~~Land Owner notification material~~
- ~~Rental Hall Fees~~

~~Those costs deemed suitable by Administration, at its discretion, in accordance with Section 6.~~

References and Related Documents

Legislation

- [Municipal Government Act, RSA 2000, c M-26](#)
- [Land Titles Act, RSA 2000, c L-4](#)

Plans, bylaws, policies, etc.

- [Rocky View County Master Rates Bylaw as amended or replaced from time to time.](#)
- [Rocky View County Area Structure Plan Priority Policy C-322](#)
- [Rocky View County Policy C-309 Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery](#)
-

Related procedures

- n/a

Forms and templates

- n/a



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Procedure

PRO-309

Other

- n/a

Revision History

Amendment date(s) –
Amendment Description

- 2020 December DD

Review date(s) – Review Outcome
Description

- Amended to include Area Structure Plans and to align with the revised policy C-309.

Definitions

22 In this procedure

- (1) “agreement holder” ~~refers to the signatory of the Cost Recovery Agreement~~ means the signatory of the Cost Recovery Agreement. the intended agreement holder may be the development proponent, or an authorized person acting on their behalf;

~~“Applicant or Landowner” — Refers to that person or persons acting on behalf of the intended Agreement Holder of the Cost Recovery for Conceptual Scheme Policy. The intended Agreement Holder may be the Applicant or Landowner or an authorized person acting on their behalf.~~

- (2) “area structure plan” means the planning documents prepared in accordance with the *Municipal Government Act* and technical studies/reports which have been prepared to provide policy guidance in the event of future applications for redesignation, subdivision, and development for the specific grouping of lands identified within the plan area, excluding County owned lands or lands that are under the direction, control, and management of the County;

- (3) “benefitting lands” ~~refers to all other~~ means all parcel(s) of land excluding County owned lands or lands that are under the direction, control, and management of the County, ~~that were included within the plan area that were included within the Conceptual Scheme Plan Area,~~ but are not ~~Originating Lands~~ lands held by the development proponent and have not contributed to the ~~capital~~ costs associated with the preparation of ~~the Base Document.~~ the adopted area structure plan/conceptual



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery Procedure

PRO-309

scheme. ~~These lands would typically be the subsequent Appendices to the Conceptual Schemes Base Document;~~

- (4) “conceptual scheme” means planning documents and technical studies/reports which have been prepared to provide policy guidance in the event of future applications for redesignation, subdivision, and development for the specific grouping of lands identified within the plan area, excluding County owned lands or lands that are under the direction, control, and management of the County; ~~The Conceptual Scheme is composed of a Base Document and Appending Documents;~~

- (5) “cost recovery agreement” ~~refers to~~ means the agreement that will be signed by the ~~Applicant or Landowner~~ development proponent responsible for the costs associated with the drafting of ~~the Base Document~~ adopted area structure plan/conceptual scheme identifying the determined ~~R~~recoverable ~~C~~costs on a per acre basis to be applied to the benefitting lands;

~~“Cost Recovery for Conceptual Scheme Summary”—Refers to a summary document prepared by the Applicant/Landowner, summarizing all costs associated with the preparation of the Base Document of a Conceptual Scheme. The Summary shall consist of a table referencing the enclosed original receipts organized by date, company/consultant, associated costs and an explanation/rationale on how the receipt applies to the creation of the Base Document of a Conceptual Scheme.~~

- (6) ~~“Conceptual Scheme Cost Recovery Fee” refers to~~ means a fee determined by the County, ~~in its discretion,~~ based upon the policies herein ~~Recoverable Costs of the Conceptual Scheme,~~ and charged ~~from time to time~~ by the County to the owners of ~~B~~benefitting ~~L~~lands upon ~~application to adopt an Appending Document, which is related to or in respect of approval of an application by such owner for a subdivision or development permit which is related to that O~~owners' ~~B~~benefitting lands;

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

- (8) “County” ~~refers to the local government known as Rocky View County;~~ means Rocky View County;

- (9) “development authority” means a body created by Council through bylaw with the responsibility to make subdivision and development decisions on behalf of the municipality;

- (10) “development proponent” means a landowner within the area structure plan/conceptual scheme area, or their representative, that incurred wholly, or in part,



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Procedure

PRO-309

the costs of preparing the adopted area structure plan/conceptual scheme. Rocky View County, or its representatives, cannot be a development proponent.

~~“Excluded Costs”—refers to that portion of total expenditures that will not be accepted or included in determining the Conceptual Scheme Cost Recovery Fee.~~

~~“Kilometers/Travel Expenses”—refers to any travel related expenses/costs associated with the preparation of the Base Document and preparation of any Studies in support of the Base Document of the Conceptual Scheme.~~

- (11) “lands” means the private titled lands in accordance with the Alberta *Land Title Act*, as amended or replaced from time to time;

~~“Marketing Expenses”—refers to those costs associated with the selling of a product which has no relation to the creation of the Base Document of a Conceptual Scheme.~~

~~“Personal Costs”—refers to those costs as determined by the County that do not apply to the creation of the Base Document of a Conceptual Scheme.~~

- (12) “plan area” means all of the parcels of land guided by the adopted Area Structure Plan and/or the Conceptual Scheme and excluding County owned lands or lands that are under the direction, control, and management of the County;

~~“Redesignation”—refers to changing the use of land, as prescribed in the Land Use Bylaw (C-4841-97), as amended by Rocky View County, from the existing land use designation to any other land use designation.~~

- (13) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires; and

- (14) “subdivision” means subdivision as defined in the Municipal Government Act, as amended or replaced from time to time.



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Council Policy

C-309

Policy Number:	C-309
Policy Owner:	Planning and Development Services
Adopted By:	
Adoption Date:	2009 July 28
Effective Date:	2009 July 28
Date Last Amended:	2020 12 DD
Date Last Reviewed:	

Purpose

- 1 This policy establishes the process for development proponents to recover a proportional amount of monies used in preparing a developer-funded area structure plan (ASP) and/or a conceptual scheme (CS) that has been adopted by Council.



Policy Statement

- 2 Rocky View County (the County) recognizes the need to promote cost effective planning for future development and orderly growth within the County through the Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery process.
- 3 The County recognizes that Developer-Funded ASPs or CS may benefit lands in the plan area by facilitating development that may not have been identified by the County, or by initiating that development sooner than what would be possible with only County resources.



Policy

- 4 The Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery process applies
 - (1) to the gross area of land contained within the plan area minus the area of lands held by the County and the area of lands owned by the development proponent who funded the ASP or CS (total gross land area - (area of lands held by the County + area of lands owned by development proponent));



ROCKY VIEW COUNTY

Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Council Policy

C-309

- (2) to lands contained within an approved subdivision or development permit, that was facilitated by an adopted ASP or CS, and only if those lands receive a demonstrable benefit from the ASP or CS, as determined by the subdivision/development authority; and
 - (3) only once to the benefitting lands contained within the plan area.
- 5 This policy applies only to a developer-funded ASP and/or a CS adopted by Council.
- 6 Council evaluates applications for cost recovery on a case-by-case basis and applies this policy at its discretion.
- 7 The County and development proponent enter into a Cost Recovery Agreement after Council passes a resolution to apply this policy to the adopted ASP or CS.
- 8 The development proponent provides the County with receipts for all costs associated with preparing an adopted ASP or CS, and applies for cost recovery as outlined in this policy and procedure 309. Costs eligible for recovery include, but are not limited to
 - (1) planning costs for policy drafting, public engagement, research, and agency/intermunicipal discussions; and
 - (2) technical costs for preparing all relevant studies (e.g. transportation, servicing, fiscal analysis, stormwater, environmental and geotechnical) that demonstrate the feasibility and impacts of the proposed land use strategy.
- 9 The maximum amount recoverable by the development proponent within a Cost Recovery Agreement is the lesser of the following:
 - (1) \$300,000; or
 - (2) the total costs incurred by the development proponent for preparing the adopted ASP or CS, minus the costs attributed to the development proponent's own lands (calculated on a per acre basis).
- 10 Owners of benefitting lands shall pay costs to the County, in accordance with the Cost Recovery Agreement signed by the County and development proponent (or their representative), as a condition of a subdivision or development permit approval, and at the discretion of the subdivision or development authority, as applicable. Costs are generally calculated on



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Council Policy

C-309

- (1) the gross area of the subdivided lands, or the footprint of a development approved within the development permit; and
 - (2) the amount that these lands contribute to the overall benefitting land area, as defined within the Cost Recovery Agreement.
- 11 ASP and CS Cost Recovery Agreements are valid for 20 years from the date Council adopted the ASP or CS and are considered terminated after this period.
- 12 If a development proponent does not receive the full amount of cost-recovery fees due to a lack of development, the County is not responsible for paying recovery fees for lands that remain undeveloped in the plan area.
- 13 Interest does not apply to the calculated total amount owing in the Cost Recovery Agreement.
- 14 Any ASP or CS Cost Recovery Agreement is bound to the agreement holder and not to titled lands.
- 15 All ASPs and CS shall be within the current boundaries of Rocky View County to qualify for cost recovery under this policy. Land withdrawn from the boundaries of Rocky View County will no longer be subject to the policy and procedure and the applicable Cost Recovery Agreement.
- 16 Once submitted and accepted by the County, the ASP or CS Cost Recovery Agreement is not reviewed, re-evaluated, or amended to accommodate costs previously unaccounted for.



References

Legal Authorities

- *Municipal Government Act*, RSA 2000, c M-26
- *Land Titles Act*, RSA 2000, c L-4

Related Plans, Bylaws, Policies, etc.

- Rocky View County *Master Rates Bylaw* as amended or replaced from time to time.
- Rocky View County Policy C-322, *Area Structure Plan Priority*
- Rocky View County Procedure-309 *Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery*

Related Procedures

Other

- n/a



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Council Policy

C-309



Policy History

Amendment Date(s) – Amendment
Description

Review Date(s) – Review Outcome
Description

- 2020 December DD
- Amended to include Area Structure Plans as eligible for cost recovery and update to current policy standards.



Definitions

17 In this policy

- (1) “agreement holder” means the signatory of the Cost Recovery Agreement. The intended agreement holder may be the development proponent or an authorized person acting on their behalf;
- (2) “Area Structure Plan (ASP)” means the planning documents prepared, in accordance with the Municipal Government Act, and technical studies/reports which have been prepared to provide policy guidance in the event of future applications for redesignation, subdivision, and development for the specific grouping of lands identified within the plan area, excluding County owned lands or lands that are under the direction, control, and management of the County;
- (3) “benefitting lands” means all parcel(s) of land in the plan area, excluding County owned lands or lands that are under the direction, control, and management of the County, and are not lands held by the development proponent and have not contributed to the costs associated with preparing the adopted ASP or CS;
- (4) “conceptual scheme (CS)” means planning documents and technical studies/reports which have been prepared to provide policy guidance in the event of future applications for redesignation, subdivision, and development for the specific grouping of lands identified within the plan area, excluding County owned lands or lands that are under the direction, control, and management of the County;
- (5) “Cost Recovery Agreement” means the agreement that is signed by the development proponent responsible for the costs associated with preparing the adopted ASP or CS identifying the recoverable costs on a per acre basis to be applied to the benefitting lands;



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Council Policy

C-309

- (6) "cost recovery fee" means a fee determined by the County based upon the policies herein, and charged by the County to the owners of benefitting lands upon approval of an application by such owner for a subdivision or development permit which is related to that owners' benefitting lands;
- (7) "Council" means the duly elected Council of Rocky View County;
- (8) "County" means Rocky View County;
- (9) "development proponent" means a landowner within the area structure plan/conceptual scheme area, or their representative, that incurred wholly, or in part, the costs of preparing the adopted area structure plan/conceptual scheme. Rocky View County, or its representatives, cannot be a development proponent.
- (10) "lands" means the private titled lands in accordance with the *Land Title Act*, as amended or replaced from time to time;
- (11) "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;
- (12) "plan area" means all of the parcels of land guided by the adopted ASP or CS and excluding County owned lands or lands that are under the direction, control, and management of the 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; and
- (14) "subdivision" means subdivision as defined in the *Municipal Government Act*, as amended or replaced from time to time.



ROCKY VIEW COUNTY

Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Procedure

PRO-309

Procedure Name:	Area Structure Plan and Conceptual Scheme Cost Recovery
Procedure Number:	PRO-309
Procedure Owner:	Planning and Development
Adopted By, Date:	Executive Director, Community Development Services, 2020 December DD
Effective Date:	2009 July 28
Date Last Amended:	2020 December DD
Date Last Reviewed:	2020 December DD

Purpose

- 1 This procedure outlines the steps and decision-making process for implementing the *Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery* policy C-309.

Responsibilities

- 2 The development proponent keeps all receipts relevant to preparing the adopted area structure plan (ASP) or conceptual scheme (CS).
- 3 The development proponent uses their resources to provide all of the information required to ensure a fair and equitable determination of the recoverable costs. The development proponent provides original receipts for all costs associated with preparing the adopted ASP or CS and provides all other information required by Administration prior to signing the Cost Recovery Agreement.
- 4 Council evaluates applications for cost recovery on a case-by-case basis and applies this procedure and policy C-309 at its discretion.

Instructions

- 5 Once the subdivision or development authority (as applicable) approves a subdivision or development permit application, the relevant authority may impose conditions to collect fees from benefitting lands associated with an active ASP or CS Cost Recovery Agreement.



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Procedure

PRO-309

- 6 The County does not release the ASP or CS cost recovery fee collected from the benefitting lands to the agreement holder until
 - (1) the subdivision approval affecting the benefitting lands is endorsed by the subdivision authority; or
 - (2) the development permit affecting the benefitting lands is issued by the development authority.
- 7 In the event that a subdivision or development approval affected by a Cost Recovery Agreement is not endorsed or issued, and the approval lapses, any ASP or CS cost recovery fee paid to the County in relation to the approval is returned to the applicant/owner of the benefitting lands.
- 8 The ASP or CS cost recovery fee applies once to each benefitting land parcel within the plan area, as defined in the applicable Cost Recovery Agreement.
- 9 The development proponent provides the County with receipts for all costs associated with preparing an adopted ASP or CS, and applies for cost recovery as outlined in this policy and procedure 309. Costs eligible for recovery include, but are not limited to
 - (1) planning costs for policy drafting, public engagement, research, and agency/intermunicipal discussions; and
 - (2) technical costs for preparing all relevant studies (e.g. transportation, servicing, fiscal analysis, stormwater, environmental and geotechnical) that demonstrate the feasibility and impacts of the proposed land use strategy.
- 10 The County evaluates the application for cost recovery and the receipts submitted by the development proponent to determine recoverable costs. In reviewing whether costs are reasonable and relevant to the adopted ASP or CS, the County considers
 - (1) the Terms of Reference or Council direction for the adopted ASP or CS;
 - (2) the policies and technical requirements of any relevant statutory plans; and
 - (3) any applicable County policies or standards guiding the planning process or technical studies.
- 11 Interest does not apply to the calculated total amount owing in the Cost Recovery Agreement.



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Procedure

PRO-309

- 12 The Cost Recovery Agreement and application of this policy are valid for 20 years from the date Council adopted the ASP or CS and are considered terminated after this period.
- 13 If a development proponent does not receive the full amount of cost-recovery fees due to a lack of development, the County is not responsible for paying recovery fees for lands that remain undeveloped in the plan area.
- 14 The development proponent provides all receipts within 120 days from Council's resolution to enter into the ASP or CS Cost Recovery Agreement for the relevant adopted ASP or CS.
- 15 The development proponent enters into an ASP or CS Cost Recovery Agreement within 180 days from Council's resolution to enter into the agreement for the relevant adopted ASP or CS. If the Agreement is not signed within this timeline, the Area Structure Plan and Conceptual Scheme Cost Recovery policy is not applied.

Implementation

- 16 Once approved by Council to enter into an ASP or CS Cost Recovery Agreement, development proponents submit
 - (1) a summary of all valid receipts contributing to the total incurred costs by the development proponent in preparing the adopted ASP or CS; and
 - (2) a calculation of the total area of land in acres and hectares covered by the ASP or CS, and the area of land within the plan area that is held by the development proponent and other parties that contributed to the costs of the ASP or CS.
- 17 The County reviews and evaluates the submitted receipts and land area and provides the following to the development proponent:
 - (1) a per acre value applied to benefitting lands within the ASP or CS; and
 - (2) a template Cost Recovery Agreement confirming the terms of the cost recovery.
- 18 The per acre value applied to benefitting lands is calculated using the following formula:

Total Costs Incurred in Preparing the Area Structure Plan or Conceptual Scheme

Divided by:

(Total Plan Area ÷ Gross Area of Benefitting Lands)

Divided by:

Gross Area of Benefitting Lands



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Procedure

PRO-309

Equals: Per Acre Value to Apply to Benefitting Lands.

- 19 If an impasse between the County and the development proponent occurs concerning the ASP or CS cost recovery fee, the County's Administration has sole discretion in determining the per acre value.
- 20 The County collects the cost recovery fee on behalf of the agreement holder on benefitting lands subject to the Cost Recovery Agreement.
- 21 All ASP or CS Cost Recovery Agreements note that the subdivision authority or development authority has the sole discretion to determine whether to apply the cost recovery fee to a subdivision or development permit approval within the plan area. In making a determination, the subdivision authority/development authority considers whether
 - (1) the ASP or CS facilitated the approval of the subdivision/development permit; and/or
 - (2) the lands subject to the subdivision/development permit approval received a demonstrable benefit from the ASP or CS.

References and Related Documents

Legislation	<ul style="list-style-type: none">• <i>Municipal Government Act</i>, RSA 2000, c M-26• <i>Land Titles Act</i>, RSA 2000, c L-4
Plans, bylaws, policies, etc.	<ul style="list-style-type: none">• Rocky View County <i>Master Rates Bylaw</i> as amended or replaced from time to time.• Rocky View County <i>Area Structure Plan Priority Policy C-322</i>• Rocky View County <i>Policy C-309 Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery</i>•
Related procedures	<ul style="list-style-type: none">• n/a
Forms and templates	<ul style="list-style-type: none">• n/a
Other	<ul style="list-style-type: none">• n/a



ROCKY VIEW COUNTY

Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Procedure

PRO-309

Revision History

Amendment date(s) – Amendment
DescriptionReview date(s) – Review Outcome
Description

- 2020 December DD
- Amended to include Area Structure Plans and to align with the revised policy C-309.

Definitions

22 In this procedure

- (1) “agreement holder” means the signatory of the Cost Recovery Agreement. the intended agreement holder may be the development proponent, or an authorized person acting on their behalf;
- (2) “area structure plan” means the planning documents prepared in accordance with the *Municipal Government Act* and technical studies/reports which have been prepared to provide policy guidance in the event of future applications for redesignation, subdivision, and development for the specific grouping of lands identified within the plan area, excluding County owned lands or lands that are under the direction, control, and management of the County;
- (3) “benefitting lands” means all parcel(s) of land in the plan area, excluding County owned lands or lands that are under the direction, control, and management of the County, but are not lands held by the development proponent and have not contributed to the costs associated with the preparation of the adopted area structure plan/conceptual scheme;
- (4) “conceptual scheme” means planning documents and technical studies/reports which have been prepared to provide policy guidance in the event of future applications for redesignation, subdivision, and development for the specific grouping of lands identified within the plan area, excluding County owned lands or lands that are under the direction, control, and management of the County;
- (5) “cost recovery agreement” means the agreement that will be signed by the development proponent responsible for the costs associated with the drafting of the



Developer-Funded Area Structure Plan and Conceptual Scheme Cost Recovery

Procedure

PRO-309

adopted area structure plan/conceptual scheme identifying the determined recoverable costs on a per acre basis to be applied to the benefitting lands;

- (6) “cost recovery fee” means a fee determined by the County based upon the policies herein, and charged by the County to the owners of benefitting lands upon approval of an application by such owner for a subdivision or development permit which is related to that owners' benefitting lands;
- (7) “Council” means the duly elected Council of Rocky View County;
- (8) “County” means Rocky View County;
- (9) “development authority” means a body created by Council through bylaw with the responsibility to make subdivision and development decisions on behalf of the municipality;
- (10) “development proponent” means a landowner within the area structure plan/conceptual scheme area, or their representative, that incurred wholly, or in part, the costs of preparing the adopted area structure plan/conceptual scheme. Rocky View County, or its representatives, cannot be a development proponent.
- (11) “lands” means the private titled lands in accordance with the Alberta *Land Title Act*, as amended or replaced from time to time;
- (12) “plan area” means all of the parcels of land guided by the adopted Area Structure Plan and/or the Conceptual Scheme and excluding County owned lands or lands that are under the direction, control, and management of the 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; and
- (14) “subdivision” means subdivision as defined in the Municipal Government Act, as amended or replaced from time to time.

POLICY**#309**

	Title: Conceptual Scheme Cost Recovery
Legal References: Municipal Government Act	Policy Category: Planning and Community Services
Cross References: Policy: 170-1 Procedure: PRO-309	Effective Date: July 28, 2009 Revision Date:
<p>Purpose: To provide a mechanism for applicants and landowners to recover a proportional amount of monies used in the preparation of a base document of a Conceptual Scheme. The Policy will apply only to the Benefiting Lands contained within the Conceptual Scheme Area.</p> <p>Definitions:</p> <ul style="list-style-type: none"> · “Conceptual Scheme” means planning documents and technical studies/reports which have been prepared to provide policy guidance in the event of future applications for redesignation, subdivision and development for the specific grouping of lands identified within the Conceptual Scheme Plan Area, excluding County owned lands or lands that are under the direction, control and management of the County. The Conceptual Scheme is composed of a Base Document and Appending Documents; · “Conceptual Scheme Plan Area” means all of the parcels of land which are to be guided by the Conceptual Scheme policies and is set within the Base Document, excluding County owned lands or lands that are under the direction, control and management of the County; · “Base Document” means Conceptual Schemes that affect all lands within the established Conceptual Scheme Plan Area; · “Appending Document” means the specific site policies, designs and requirements affecting a portion of the total Conceptual Scheme Plan Area and is adopted as an addendum to the Conceptual Scheme; · “Originating Lands” means the parcel(s) of lands that initiated the Conceptual Scheme process or were given direction to prepare a Conceptual Scheme in and for the Conceptual Scheme Plan Area. These lands would typically be the first Appendix to the Conceptual Scheme and the owners of these lands are responsible for the preparation of the Base Document; · “Benefiting Lands” means all parcel(s) of land, excluding County owned lands or lands that are under the direction, control and management of the County, that were included within the Conceptual Scheme Plan Area, but are not Originating Lands and have not contributed to the capital costs associated with the preparation of the Base Document. These lands would typically be the subsequent Appendices to the Conceptual Schemes Base Document; · “Conceptual Scheme Cost Recovery Fee” means a fee determined by the County, in its discretion, based upon the Recoverable Costs of a Conceptual Scheme, and charged from time to time by the County to the Owners of Benefiting Lands upon an application by such Owner for a Redesignation, Subdivision or Development Permit, or an application to adopt an Appending Document, which is related to or in respect of that Owners' Benefiting Lands. · “Cost Recovery Agreement” – refers to the agreement that will be signed by the Applicant or Landowner responsible for the costs associated with the drafting of the Base Document identifying the determined Recoverable Costs on a per acre basis to be applied to the Benefiting Lands; · “Agreement Holder” – refers to the signatory of the Cost Recovery Agreement; · “Council” – refers to the Council for Rocky View County; · “County” – refers to the local government known as Rocky View County; · “Lands” – means the private titled lands in accordance with the Land Title Act, as amended; · “Subdivision” – means subdivision as defined in the Municipal Government Act; · “Redesignation” – refers to changing the use of land, as prescribed in the Land Use Bylaw (C-4841-97), as amended by Rocky View County, from the existing land use designation to any other land use 	

designation.

- “Applicant or Landowner” – Refers to that person or persons acting on behalf of the intended Agreement Holder of the Cost Recovery for Conceptual Scheme Policy. The intended Agreement Holder may be the Applicant or Landowner or an authorized person acting on their behalf.

Policy Statements:

1. Rocky View recognizes the need to promote cost effective planning for future development and orderly growth within the County, through a Conceptual Scheme Cost Recovery process.
2. The Conceptual Scheme Cost Recovery process shall:
 - a. Only apply to the benefiting lands contained within the Conceptual Scheme area
 - b. Apply on a per acre basis and be identified as a Conceptual Scheme Cost Recovery fee
 - c. Apply with an application for redesignation, subdivision, development permit or an application to adopt an appending document (where Rocky View has required an applicant or landowner to prepare planning documents and studies that benefit parcels other than the originating lands) is submitted
 - d. Apply only once to the benefiting lands contained within an identified Conceptual Scheme area.
3. The Conceptual Scheme Cost Recovery process can only be applied to a Conceptual Scheme through a motion by Council:
 - a. After the adoption of the Conceptual Scheme by Council, or;
 - b. Concurrently with a motion of Council for an Applicant to enter into the preparation of a Conceptual Scheme in support of an Application submitted to the County, or;
 - c. Through a motion of Council in response for direction brought forth by Administration seeking Councils recommendation for the Conceptual Scheme Cost Recovery Policy to be applied to a previously adopted Conceptual Scheme that complies with the policies contained herein;
4. The Conceptual Scheme Cost Recovery process shall be applied at Council's discretion;
5. Delineating costs and applying for cost recovery for a Conceptual Scheme under this policy shall be the responsibility of the Applicant or Landowner.

PROCEDURE

#PRO-309



Legal References: Municipal Government Act	Title: Conceptual Scheme Cost Recovery
Cross References: Policy 309	Procedure Category: Planning and Development Effective Date: July 28, 2009 Revision Date:
<p>Purpose: Under Policy 309 on conceptual scheme cost recovery, this procedure outlines steps and decision-making guidelines for implementing the conceptual scheme cost recovery process in Rocky View.</p> <p>Definitions:</p> <ul style="list-style-type: none"> • “Conceptual Scheme” – refers to planning documents and Technical studies/reports which have been prepared to provide policy guidance in the event of future applications for redesignation, subdivision and development for the specific grouping of lands identified within the Conceptual Scheme Plan Area, excluding County owned lands or lands that are under the direction, control and management of the County. The Conceptual Scheme is composed of a Base Document and Appending Documents; • “Conceptual Scheme Plan Area” – refers to all of the parcels of land which are to be guided by the Conceptual Scheme policies and is set within the Base Document, excluding County owned lands or lands that are under the direction, control and management of the County; • “Base Document” – refers to the Conceptual Schemes policies that affect all lands within the established Conceptual Scheme Plan Area; • “Appending Document” – refers to the specific site policies, designs and requirements affecting a portion of the total Conceptual Scheme Plan Area and is adopted as an addendum to the Conceptual Scheme; • “Originating Lands” – refers to the parcel(s) of lands that initiated the Conceptual Scheme process or were given direction to prepare a Conceptual Scheme in and for the Conceptual Scheme Plan Area. These lands would typically be the first Appendix to the Conceptual Scheme and the owners of these lands are responsible for the preparation of the Base Document; • “Benefiting Lands” – refers to all other parcel(s) of land, excluding County owned lands or lands that are under the direction, control and management of the County, that were included within the Conceptual Scheme Plan Area, but are not Originating Lands and have not contributed to the capital costs associated with the preparation of the Base Document. These lands would typically be the subsequent Appendices to the Conceptual Schemes Base Document; • “Recoverable Costs” – refers to that portion of the total expenditure incurred by the Applicant or Landowner of the Originating Lands which are solely related to the preparation of the Base Document as approved by the County in accordance with Table 1, of the Conceptual Scheme Cost Recovery Policy as determined by the County; • “Conceptual Scheme Cost Recovery Fee” – refers to a fee determined by the County, in its discretion, based upon the Recoverable Costs of a Conceptual Scheme, and charged from time to time by the County to the Owners of Benefiting Lands upon an application by such Owner for a Redesignation, Subdivision or Development Permit, or an application to adopt an Appending Document, which is related to or in respect of that Owners' Benefiting Lands. • “Cost Recovery Agreement” – refers to the agreement that will be signed by the Applicant or Landowner responsible for the costs associated with the drafting of the Base Document identifying the determined Recoverable Costs on a per acre basis to be applied to the Benefiting Lands; • “Agreement Holder” – refers to the signatory of the Cost Recovery Agreement; • “Council” – refers to the Council for Rocky View County; • “County” – refers to the local government known as Rocky View County4; 	

- “Lands” – means the private titled lands in accordance with the Land Title Act, as amended;
- “Subdivision” – means subdivision as defined in the Municipal Government Act;
- “Redesignation” – refers to changing the use of land, as prescribed in the Land Use Bylaw (C-4841-97), as amended by Rocky View County, from the existing land use designation to any other land use designation.
- “Excluded Costs” – refers to that portion of total expenditures that will not be accepted or included in determining the Conceptual Scheme Cost Recovery Fee.
- “Personal Costs” – refers to those costs as determined by the County that do not apply to the creation of the Base Document of a Conceptual Scheme.
- “Marketing Expenses” – refers to those costs associated with the selling of a product which has no relation to the creation of the Base Document of a Conceptual Scheme.
- “Kilometers/Travel Expenses” – refers to any travel related expenses/costs associated with the preparation of the Base Document and preparation of any Studies in support of the Base Document of the Conceptual Scheme.
- “Cost Recovery for Conceptual Scheme Summary” – Refers to a summary document prepared by the Applicant/Landowner, summarizing all costs associated with the preparation of the Base Document of a Conceptual Scheme. The Summary shall consist of a table referencing the enclosed original receipts organized by date, company/consultant, associated costs and an explanation/rationale on how the receipt applies to the creation of the Base Document of a Conceptual Scheme.
- “Applicant or Landowner” – Refers to that person or persons acting on behalf of the intended Agreement Holder of the Cost Recovery for Conceptual Scheme Policy. The intended Agreement Holder may be the Applicant or Landowner or an authorized person acting on their behalf.

Statement:

1. Upon receipt of an application by the County from any landowner of benefiting lands for:
 - a. Redesignation of;
 - b. Subdivision of;
 - c. Development Permit for; or
 - d. An application to adopt an Appending Document respecting;Administration may charge and collect the appropriate Conceptual Scheme Cost Recovery Fee.
2. The Conceptual Scheme Cost Recovery Fee collected from the Benefiting Lands will not be released to the Agreement Holder until Council approves/adopts the proposed Redesignation, Subdivision or Development Permit, or an application to adopt an Appending Document which the Benefiting Lands applied for or after any appeal of such a decision.
 - a. Where Benefiting Lands have previously approved land use changes, subdivision endorsement and/or adoption of their Appending Document, prior to the adoption of a Conceptual Scheme Cost Recovery Agreement, Administration will not collect fees retro actively and the fees will be determined to be outstanding until such time an application for land use, subdivision, development permit and/or application to adopt an Appending Document for those lands is received by the County.
3. Where a Conceptual Scheme Cost Recovery Agreement applies, Administration will collect the Cost Recovery for Conceptual Scheme Fee identified in the Cost Recovery Agreement, at the time the Applicant or Landowner submits their application to the County.
4. The Conceptual Scheme Cost Recovery Fee collected from the Benefiting Lands will be refunded to the Applicant/Landowner, should the proposed Redesignation, Subdivision or Development Permit, or application to adopt an Appending Document not be approved / adopted by Council. The fee will then be considered outstanding at the time that another application is made to the County to approve/adopt a Redesignation, Subdivision or Development Permit, or an application to adopt an Appending Document for the subject Benefiting Lands and will be collected at that time.
5. Recoverable Costs are contained in Table 1, and are intended to recover only the expenditures solely related to the preparation of the Base Document and are to be paid proportionately by all lands within the Conceptual Scheme Plan Area, on a per acre basis.
 - a. Recoverable Costs are to be submitted and evaluated by the County, which at its sole discretion can approve or refuse a submitted receipt.

6. Should an item be identified but not listed in Table 1, but used in the preparation of the Base Document, Administration in its discretion may accommodate a written request to include the document, as long as it pertains to the preparation of the Base Document.
7. There is no intention that there is a "profit" or cost recovery beyond the actual costs to prepare the Base Document.
8. The Agreement Holder will use their resources to provide all of the information required to ensure a fair and equitable determination of the Recoverable Costs. The Agreement Holder will be responsible for providing original receipts for all costs solely associated with the creation of the Base Document.
9. Where an original receipt shows a cost associated with both the creation of the Base Document and an Appending Document, that portion of total cost which relates solely to the Base Document will be determined by the persons or companies that issued the receipt or provided the service.
 - a. The persons or companies responsible will provide, in writing, to Administration a signed affidavit confirming the said amount as fair and equitable for the work completed on the Base Document. Failing receipt of such documentation, Administration may set the Recoverable Costs based upon the information received pursuant to its discretion provided for herein.
10. The intended Agreement Holder shall provide all applicable original receipts, and other information required by Administration, prior to signing of the Cost Recovery Agreement.
11. Interest shall not be applied or collected.
12. The Cost Recovery Agreement and application of this Policy will be valid for a period of ten (10) years from the date the Conceptual Scheme is adopted by Council and will be considered terminated after this period. The County will not be responsible for any cost recovery that has not materialized due to lack of development.
13. The applicant will be required to submit in writing to Rocky View a request for extension of the Conceptual Scheme Cost Recovery thirty (30) calendar days prior to expiry. Administration will evaluate the request and at its sole discretion grant a maximum of a 10-year extension to apply to those lands for which the preparation of a Base Document of a Conceptual Scheme has been prepared. Administration will notify the applicant in writing of the outcome of their request.
14. Within this policy, the Cost Recovery Agreement will be bound to the Agreement Holder and not to titled lands.
15. Previously adopted Conceptual Schemes will be reviewed by Administration to determine if they meet the following criteria in order to qualify for the Conceptual Scheme Cost Recovery Policy:
 - a. The Conceptual Scheme must have been adopted by Council as Municipal Policy, and;
 - b. The Conceptual Scheme has been adopted by Council within the last 3 years, and;
 - c. The Applicant or Landowner will provide proof of consent from 51% of all current titled landowners, and;
 - d. Any request for review of this policy in relation to adopted Conceptual Schemes shall only be made by the Applicant or Landowner that paid for the preparation of the Base Document of the Conceptual Scheme, and;
 - e. Council must direct Administration through a Motion of Council to apply the Conceptual Scheme Cost Recovery Policy to the previously adopted Conceptual Scheme, and;
 - f. The Applicant or Landowner shall provide and submit to the County all original receipts, accompanied by a Cost Recovery for Conceptual Scheme Summary identifying Recoverable Costs incurred in the preparation of the Base Document in support of the determined Conceptual Scheme Cost Recovery Fee in accordance with this policy, and;
 - g. Final acceptance of a previously adopted Conceptual Scheme, Conceptual Scheme Cost Recovery Fee, under the Conceptual Scheme Cost Recovery Policy shall be subject to the discretion of Council.
16. Notwithstanding 15.c, where the Applicant or Landowner is unable to provide proof of consent from 51%

of all current titled landowners, Council in its discretion may apply Policy/Procedure 309 to all Benefiting Lands contained within the Conceptual Scheme area where Council deems that the Cost Recovery for Conceptual Scheme Policy should apply,

17. Disputes on the policy and its implementation will be resolved by the Director of Planning and Community Services.
18. All Conceptual Plans shall be within the current boundaries of Rocky View County to qualify for implementation of the policy. Land withdrawn from the County boundaries of Rocky View County will no longer be subject to this policy and the applicable Cost Recovery Agreement.
19. Once submitted and accepted by the County, the Conceptual Scheme Cost Recovery Agreement will not be reviewed, re-evaluated or amended to accommodate costs previously unaccounted for.
20. The Applicant or Landowner must provide all receipts within thirty (30) calendar days of;
 - a. The Motion of Council to enter into the Conceptual Scheme Cost Recovery Agreement for previously adopted Conceptual Schemes;
 - b. The adoption of a Conceptual Scheme where the Cost Recovery for Conceptual Scheme Policy Applies;
21. The Applicant or Landowner must sign the Conceptual Scheme Cost Recovery Policy within;
 - a. Ninety (90) calendar days of the Motion of Council for and Applicant or Landowner to enter into the Conceptual Scheme Cost Recovery Policy for previously adopted Conceptual Schemes, or;
 - b. Ninety (90) calendar days of the Adoption of a Conceptual Scheme where the Cost Recovery for Conceptual Scheme Policy Applies;

If the agreement is not signed within this timeline the Conceptual Scheme Cost Recovery Policy will not be applied and thereby, no fees to reimburse the Agreement Holder will be collected by the County and no Recoverable Costs will be reimbursed to the party or parties which prepared the Base Document;

22. Should an Applicant/Landowner choose not to participate in the Conceptual Scheme Cost Recovery Policy but is directed by Council, the Applicant/Landowner shall confirm in writing their request to exempt them from the Conceptual Scheme Cost Recovery Policy.

Implementation

23. The Applicant or Landowner will be required to track and maintain responsibility of all receipts related to the preparation of the Base Document of the Conceptual Scheme.
24. The Applicant or Landowner is responsible for submitting a satisfactorily completed Cost Recovery for Conceptual Scheme Summary to the County for review, identifying all monies spent for the creation of the Base Document identifying an Applicant or Landowner determined Per Acre Recoverable Value, to be reviewed by the County at its sole discretion
25. Upon submission of the Cost Recovery for Conceptual Scheme Summary which identifies a Cost Recovery for Conceptual Scheme Fee determined by the Applicant or Landowner, the County will review and evaluate the Summary for consistency and fairness and provide to the Applicant or Landowner;
 - a. A revised Per Acre Value determined by the County at its discretion through the evaluation of the Cost Recovery for Conceptual Scheme Summary, or;
 - b. The Cost Recovery Agreement confirming the Cost Recover for Conceptual Scheme Fee.
26. If an impasse between the County and the Applicant or Landowner occurs concerning the determination of the Cost Recovery for Conceptual Scheme Fee, the County's Administration has sole discretion in determining the per acre value.
27. The County will collect the Cost Recovery for Conceptual Scheme Fee on behalf of the Applicant or Landowner on lands subject to the Cost Recovery Agreement contained within the identified Conceptual Scheme Plan Area in accordance with the protocols contained within this document, using the agreed Cost Recovery for Conceptual Scheme Fee agreed upon by the County and the Applicant or Landowner.

Submittals

28. The Applicant/Landowner will provide to the County, the Cost Recovery for Conceptual Scheme Summary, signed by the principle responsible party, declaring that all receipts submitted to the County represent "Recoverable Fees" associated with the preparation of the Base Document of the Conceptual Scheme
29. The Applicant/Landowner is to submit to the County a completed Cost Recovery for Conceptual Scheme Summary, identifying the recoverable dollar amount per gross acre, for all lands contained within the conceptual scheme area, accompanied by all original receipts identifying "Recoverable Fees", associated with the preparation of the Base Document of the Conceptual Scheme

Excluded Costs

- GST / PST and other applicable taxes
- Disbursements/Overhead/Bonuses/Commissions
- Kilometers/Travel Expenses
- Marketing Expenses
- Personal Expenses

Table 1:

Applicable Studies

- Market Analysis (Commercial/Institutional)
- Stormwater Management Plan
- Traffic Impact Assessment
- Biophysical Assessment
- Geotechnical Assessment
- Slope Stability Analysis
- Environmental Overview/Review
- Environmental Site Assessment – Phase One
- Environmental Site Assessment – Phase Two
- Environmental Site Assessment – Phase Three
- Historical Overview
- Hydro Geological Report
- Weed Management Plan
- Construction Management Plan
- Recreation Plan
- Supplementary documentation in accordance with Section 6

Other Recoverable Costs

- Consultant/Principle Fees
- Base Document publishing costs
- Air Photos
- Print/Media Advertisements for the purposes of Advertising Open Houses, not for the purposes of marketing.
- Land Owner notification material
- Rental Hall Fees
- Those costs deemed suitable by Administration, at its discretion, in accordance with Section 6.



CORPORATE SERVICES

TO:	Council	
DATE:	December 22, 2020	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	High-Speed Internet Services Delivery Policy	

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as the proposed High-Speed Internet Services Delivery Policy, to ensure Council's objectives are represented and the needs of the County are addressed, in accordance with Council's responsibilities in the *Municipal Government Act*.

EXECUTIVE SUMMARY:

As a result of resolutions from May and June of 2020, Council directed that Administration consider how the County could address the issue of expanding internet infrastructure within the County. One of the motions specifically directed that Administration seek Council input through a workshop to determine if there was a shared vision on Council.

Administration did seek Council input, and consideration was given to a spectrum of involvement ranging from doing nothing to full-scale investment by the County into internet infrastructure. It was clear from the input provided by Council that most shared a common vision that enhancing the availability of service in the County was important. Where there was a difference of opinion related to the County's investment into infrastructure.

Administration took this input along with information from other jurisdictions and developed a draft policy for Council's consideration (Attachment 'A'). Falling mid-range in the above-noted spectrum of involvement, this policy, as drafted, would establish the County's position as a facilitator that would work with existing internet service providers, both large and small, and communities within the County to encourage investment into enhanced service provision. The draft policy provides the following direction:

- States the County's recognition of the importance of internet service;
- Sets out how the County will act as a liaison between internet service providers and communities in the County;
- States that the County will consider installation of internet infrastructure when planning capital construction;
- Directs that internet servicing be considered when new and existing planning policy is reviewed and when communities are being developed;
- Sets out some financing options that could be considered, including local improvements where applicable and appropriate.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications associated with this report.

Administration Resources

Kent Robinson, Corporate Services



STRATEGIC OBJECTIVES:

Development and approval of this policy would support Council's strategic objective of 'Expanding Community Service Delivery'.

OPTIONS:

Option #1: THAT the High Speed Internet Service Delivery Policy be approved as per Attachment 'A'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

KR/rp

ATTACHMENTS:

ATTACHMENT 'A': Proposed High-Speed Internet Service Delivery Policy



HIGH-SPEED INTERNET SERVICE DELIVERY

Council Policy

C-###

Policy Number:	C-###
Policy Owner:	
Adopted By:	
Adoption Date:	YYYY Month DD
Effective Date:	YYYY Month DD
Date Last Amended:	YYYY Month DD
Date Last Reviewed:	YYYY Month DD

Purpose

- 1 This policy provides strategic direction for Rocky View County (the County) to both partner with and encourage internet service providers (ISPs) to facilitate fast, reliable, and affordable internet services for the County.



Policy Statement

- 2 The County commits to achieving the objectives established in the Strategic Plan by developing community services to provide urban and rural communities with the amenities they need to grow and prosper.
- 3 The County recognizes that high-speed internet service enhances the County's ability to attract and retain business and provides economic, educational, and social benefits for residents.
- 4 The County recognizes the importance of maintaining relationships with ISPs to facilitate greater investment and infrastructure development in the internet networks located within the County.
- 5 The County encourages a competitive environment in which all qualified ISPs have equal access to end-users or customers over the same connection at the same time.





HIGH-SPEED INTERNET SERVICE DELIVERY

Council Policy

C-###

Policy

- 6 The County considers agreements with ISPs to facilitate installation and third party operations of broadband infrastructure to deliver high-speed internet services to County users.
- 7 The County encourages strategies that involve co-locating broadband infrastructure with existing facilities whenever possible.
- 8 Where applicable, the County considers a “dig once” standard whereby new construction or rehabilitation projects under the control and direction of the County include installing internet infrastructure to an acceptable standard as part of the project scope.
- 9 Guidelines for installing broadband infrastructure are incorporated into the statutory plans for the area being developed or redeveloped (i.e. Intermunicipal Development Plans, Area Structure Plans, or Area Redevelopment Plans) and align with the County’s subdivision and development utility requirements.
- 10 The County adopts a fiscally responsible approach to provide internet infrastructure at efficient and effective capital and operating costs. Funding options include project cost sharing agreements with all levels of government, private partners, and local improvement funds or grants where applicable.



References

Legal Authorities

Related Plans, Bylaws, Policies, etc.

Related Procedures

Other

- *Municipal Government Act*, RSA 2000, c M-26
- *Telecommunications Act* S.C. 1993, c 38
- Rocky View County *Servicing Standards*, approved by Council resolution no. 188-13 on 2013 May 28
- n/a
- n/a





HIGH-SPEED INTERNET SERVICE DELIVERY

Council Policy

C-###

Policy History

Amendment Date(s) – Amendment
Description

• n/a

Review Date(s) – Review Outcome
Description

• n/a



Definitions

11 In this policy:

- (1) “Area Structure Plan/Area Redevelopment Plan” means a statutory plan, adopted by Bylaw, which provides a policy framework for the evaluation of proposals for redesignation, subdivision, and development/redevelopment of a specified area of land in the Municipality.
- (2) “broadband infrastructure” means any data transmission technology which provides high-speed internet access;
- (3) “co-locating” means using existing infrastructure to support new or enhanced internet services;
- (4) “Council” means the duly elected Council of Rocky View County;
- (5) “County” means Rocky View County;
- (6) “County Serving Standards” means Rocky View County’s *County Servicing Standards*, approved by Council resolution no. 188-13, as amended or replaced from time to time;
- (7) “high-speed internet” means meeting or exceeding the CRTC’s standard (as revised from time to time) of providing a download speed of 50 megabits per second (Mbps) and an upload speed of 10 Mbps;
- (8) “Municipal Government Act” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
- (9) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires; and
- (10) “utility” means public or private infrastructure to provide transmission service for (but not limited to) telecommunications, power, gas, water, storm sewer or sanitary sewer.



RECREATION, PARKS & COMMUNITY SUPPORT

TO:	Council	
DATE:	December 22, 2020	DIVISION: ALL
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Fall 2020 Community Recreation Funding Grant Recommendations	

POLICY DIRECTION:

The fall intake of recreation grant applications were evaluated in accordance with Community Recreation Funding Policy C-317. As the four applications received from adjacent municipalities do not meet policy, they have been recommended to Council for approval by the Recreation Governance Committee (RGC).

EXECUTIVE SUMMARY:

Rocky View County offers community recreation grant funding opportunities to assist not-for-profit community organizations with general operating and capital costs associated with providing recreation services to our residents.

Community Recreation Funding Policy C-317 enables recreational development and ongoing partnerships, enhancing access to recreational facility services and programs for the greatest community impact.

In fall 2020, four organizations in adjacent municipalities applied for funding for operational and capital projects. As these organizations were unable to secure matching funds from the adjacent municipalities in which they are located, their applications were deemed ineligible as per Policy C-317.

At the December 1, 2020, Recreation Governance Committee meeting, the Committee passed resolutions to recommend to Council that funding be provided to these applicant groups, as they provide services to County residents.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

RGC evaluates and approves grant applications based on policy and Administration's review. The Committee makes strategic decisions to prioritize recreation funding, looking at the needs of the entire County, including consideration of programs, services, and facilities that the County funds in neighboring municipalities.

During the fall 2020 application intake, Rocky View County received a total of four requests from organizations located in adjacent municipalities: two operational funding applications totaling \$17,000.00, and two capital funding applications totaling \$10,614.00, for a total request of \$27,614.00.

Administration reviewed the application packages for compliance under Policy C-317, and found them non-compliant as matching funds were not provided to the groups from the municipalities in which they are located.

At their December 1, 2020 meeting, the RGC passed a motion to recommend to Council that funding to these groups be approved as they do provide recreation services to County residents.

Administration Resources

Susan de Caen, Recreation, Parks & Community Support



Tables 1 and 2 summarize the submitted applications with the requested amounts, and the amounts RGC recommends for funding.

Table 1: Community Applications - Operational

Division	Organization	Funding to support	Amount Requested	Amount Recommended by RGC
Applications under \$100,000				
<i>Adjacent Municipalities</i>				
Beiseker	Beiseker Minor Hockey	Provide each of the six teams with seven player skill training sessions, and pay for referees at home games; to cover 12% of expenses.	\$11,000.00	\$11,000.00
Chestermere	Camp Chestermere	Snow removal costs; to cover 1% of expenses.	\$6,000.00	\$6,000.00
Total:			\$17,000.00	\$17,000.00

Table 2: Community Applications - Capital

Division	Organization	Funding to support	Amount Requested	Amount Recommended by RGC
Applications under \$100,000				
<i>Adjacent Municipalities</i>				
Cochrane	Cochrane Minor Baseball	Assist with purchase of a batting cage, portable pitching mound, and shed.	\$3,000.00	\$1,500.00
Cochrane	Extreme Cowboy Alberta Association	Repairs and improvements to Ranchlands Horse Park; install media stands and a storage facility; and purchase a generator.	\$7,614.00	\$2,500.00
Total:			\$10,614.00	\$4,000.00

A summary of the applications, with funding previously received by the applicant groups, is shown in Attachment 'A'. Detailed application reviews are provided in Attachment 'B'.

BUDGET IMPLICATIONS:

A total of \$21,272.00 is available to be distributed to eligible non-profit organizations in 2020 through the Recreational Tax Levy. Four applications, totaling \$21,000.00, are being recommended for funding, leaving a balance of \$272.00 to be carried over to the public reserve for future capital recreation projects.

**OPTIONS:**

- Option #1 Motion #1: THAT the Beiseker Minor Hockey Community Recreation Grant application be approved for up to \$11,000.
- Motion #2: THAT the Camp Chestermere Association Community Recreation Grant application be approved for up to \$6,000.
- Motion #3: THAT the Cochrane Minor Baseball Association Community Recreation Grant application be approved for up to \$1,500.
- Motion #4: THAT the Extreme Cowboy Alberta Association Community Recreation Grant application be approved for up to \$2,500.

Option # 2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services
SdC/rp

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT ‘A’ – Summary of fall 2020 applications from groups based in adjacent municipalities
ATTACHMENT ‘B’ – Detailed application reviews

Summary of Fall 2020 Community Applications From Adjacent Municipalities

		ADJACENT MUNICIPALITIES			
		Beiseker	Chestermere	Cochrane	
		Beiseker Minor Hockey	Camp Chestermere	Cochrane Minor Baseball	Extreme Cowboy Alberta Association
Previously Received Funds					
2017	Operational	\$5,000.00			
	Capital		\$27,500.00		\$8,772.32
2018	Operational	\$5,000.00	\$8,893.50		
2019	Operational	\$5,000.00	\$30,832.93		
	Capital		\$36,719.64		
Total RVC Recreation Funding Since 2017		\$15,000.00	\$103,946.07	\$0.00	\$8,772.32

Fall 2020 Requests				
Operational		\$11,000.00	\$6,000.00	
Operational Ask For		Player skill training sessions, and referees at home games.	Snow removal costs.	
Capital				\$3,000.00
Capital Ask For				\$7,614.00
				A batting cage, portable pitching mound, and shed.
				Improvements to Ranchlands Horse Park, media stands, a storage facility, and a generator.

Detailed Application Reviews**Operational Community Applications***Adjacent Municipalities***1. Beiseker Minor Hockey Association (BMHA)****Request:**

\$11,000.00 to provide each of the six teams with seven player skill training sessions, and pay for referees at home games.

Background:

- Beiseker Minor Hockey Association (BMHA) is a completely volunteer-run organization that provides a safe and enjoyable hockey atmosphere for our children aged 5 to 18.
- Of the 89 children who take part in BMHA programs, 80 (90%) are County residents. The decrease in registrations from last year is due to the fact that some players have decided not to play this year because of COVID 19, and more older players have aged out of the program than new young players have entered.

Application review:

- Anticipated annual operational costs are \$94,235.00, and the projected revenue (player fees and ice rental), is \$54,170.00, for a deficit of \$40,065.00.
- The requested funds from RVC equals 12% of the club's projected expenses.
- The group notes that over 60 hours a week are dedicated in volunteer time by the coaches, managers, treasurers, and score keepers.
- No matching funds have been provided by the Village of Beiseker; BMHA does not anticipate support from the Village, as most of the players are County residents.
- The application meets all other requirements of Policy C-317.
- As the application does not align with policy C-317, Administration recommends that the Beiseker Minor Hockey Association's funding request be declined.

2. Camp Chestermere Association (CCA)**Request:**

\$6,000.00 to assist with snow removal costs.

Background:

- Camp Chestermere Association (CCA) is a faith-based, not-for-profit organization focused on building relationships, creating experiences, and developing people.
- During the months of July and August, they run day and overnight camps for children ages 5 to 18.
- Approximately 322 (47.4%) of the total 679 people who access the facility are County residents.
- The organization works with many local community groups and allows access to their facility during the school year.
- A wide range of community-focused events are also hosted by the organization, such as the Halloween Howler, Family Fun Fair, and Winter Wonderland.

Application review:

- Anticipated annual operational costs are \$1,045,286.00, and the projected revenue (primarily program fees, rental revenue and grants), is \$1,036,815.00, for a deficit of \$8,471.00.
- Though the official funding request is for snow clearing (the camp's top priority), CCA has emphasized that any additional support to help cover insurance costs (\$44,000/year) and utilities costs (\$74,700/year) would be appreciated.
- The requested funds from RVC equals 1% of the camp's projected expenses.
- No matching operational funds have been provided by the City of Chestermere; matching funding has been received in 2020 for a bike program and for the HVAC update (also funded by RVC).
- The application meets all other requirements of Policy C-317.
- As matching funding has not been received from the City of Chestermere for this year's operational expenses, Administration recommends that the Camp Chestermere Association's funding request be declined.

Community Capital Applications*Adjacent Municipalities***3. Cochrane Minor Baseball Association (CMBA)**Request:

\$3,000.00 to assist with purchase of a batting cage, portable pitching mound, and shed.

Background:

- Cochrane Minor Baseball (CMBA) offers baseball for children aged 4 to 16 of all skill levels, and a Challenger program for children with cognitive and physical disabilities.
- CMB rents diamond space from the Town of Cochrane.
- Of the 656 participants, 63 (10%) are County residents.
- The organization has seen an average growth rate of 21% over the last 5 years.
- The grant request will allow the groups to use the diamonds for multiple age groups.

Application review:

- The total cost of this project is \$12,688.49.
- The surplus that the organization has is dedicated towards operations during the pandemic.
- CMBA will be seeking matching funds from Community Facilities Enhancement Program (GOA), CIP Project Based Grants (GOA), Cochrane Foundation, BREC, Cochrane Community Grants, UFA Rural Communities Foundation.
- The application does not meet policy, as matching funds have not been provided by the Town of Cochrane.
- The application meets all other requirements of Policy C-317.
- As matching funding has yet to be confirmed from the Town of Cochrane or any other sources for this project, Administration recommends that Cochrane Minor Baseball Association's funding request be declined.

4. Extreme Cowboy Alberta Association (ECAA)Request:

\$7,614.00 to repair and improve Ranchlands Horse Park (in Cochrane), install media stands and a storage facility, and purchase a generator.

Background:

- ECAA is a not for profit club that promotes the sport of Extreme Cowboy Racing, which is the “Family Cowboy Sport for all riding levels”.
- Of their current membership of 133, 113 (85%) are County residents. It is estimated that roughly 300 County residents that attend events as spectators. Participant numbers have decreased due to the pandemic. Membership ages range from 7 to 70 years.
- ECA events are held primarily at the Cochrane and District Agricultural Society (CDAS) indoor arena and the outdoor arena at Ranchlands Horse Park (located on leased County lands in Cochrane).
- Ranchlands Horse Park has been recognized as one of the world's top two or three outdoor Extreme Cowboy Racing racecourses.
- The CDAS lands are currently under lease from the County, but title is in the process of being transferred to the CDAS.

Application review:

- The total cost of this project is \$30,456.00.
- ECAA will be seeking matching funds from Alberta Equestrian Federation, the Community Facility Enhancement Program, and the Town of Cochrane.
- Due to limited available cash funds, ECAA is depending upon pending grant requests to fund 75% of this project.
- The application does not meet policy, as matching funds have not been provided by the Town of Cochrane.
- The application meets all other requirements of Policy C-317.
- As the Town of Cochrane has not provided matching funds, Administration recommends that Extreme Cowboy Alberta Association's funding request be declined.

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 22, 2020 **DIVISION:** 9
FILE: 08802003 **APPLICATION:** PL20190039
SUBJECT: Consideration of Bylaw C-8118-2020 to Revise Road Closure Bylaw C-7902-2019

POLICY DIRECTION:

The road closure application, which was approved at the July 14, 2019 Council meeting, was evaluated against Rocky View County Policy #443, "Road Allowance Closure and Disposal," and the *Municipal Government Act* and was found to be compliant.

ADMINISTRATION RECOMMENDATION

Administration recommends that this application be given three readings in accordance with Option #1 to allow Administration to complete the road closure and consolidation.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8118-2020 be given first reading.
 Motion #2 THAT Bylaw C-8118-2020 be given second reading.
 Motion #3 THAT Bylaw C-8118-2020 be considered for third reading.
 Motion #4 THAT Bylaw C-8118-2020 be given third and final reading.
- Option #2: THAT alternative direction be provided.

DISCUSSION:

The Public Hearing for Bylaw C-7902-2019 was held on July 23, 2019. Once closed, Council made motions to give first reading to the Bylaw and to forward the Bylaw to the Minister of Transportation for approval. Administration received the signed Bylaw back from the Minister of Transportation on December 3, 2019.

Administration then obtained an appraisal of the road allowance, which was provided to the applicant for review and approval to proceed with the closure at the appraised value. The appraisal of the subject lands provided a value of \$15,700.00 for the 3.81 acre portion. At the same meeting, Council then voted to give second and third readings to Bylaw C-7902-2019 to complete the road closure.

After second and third readings were given, Administration sent Bylaw C-7902-2019 to Land Titles for registration. The Bylaw was rejected due to the description not being accepted. Land titles advised they would require a revision to the Bylaw to reflect the correct lands.

Administration Resources

Christina Lombardo, Planning and Development Services



Bylaw C-7902-2019 requires the following change to the description:

FROM:

PARCEL 2

A PORTION OF ROAD ON ROAD PLAN 2344JK WITHIN THE S.W. 1/4 SEC. 2, TWP. 28, RGE. 4, W. 5 ~~AND S.E. 1/4 SEC. 3, TWP. 28, RGE. 4, W. 5.~~, CONTAINING 0.253 HECTARES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS, LYING WITHIN PLAN _____ ATTACHED AS SCHEDULE 'A' AND FORMING PART OF THIS BYLAW

TO:

PARCEL 2

A PORTION OF ROAD ON ROAD PLAN 2344JK WITHIN THE S.W. 1/4 SEC. 2, TWP. 28, RGE. 4, W. 5, CONTAINING 0.253 HECTARES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS, LYING WITHIN PLAN _____ ATTACHED AS SCHEDULE 'A' AND FORMING PART OF THIS BYLAW

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

CL/llt

ATTACHMENTS:

ATTACHMENT 'A': Bylaw C-8118-2020 & Schedule A

ATTACHMENT 'B': Bylaw C-7902-2019 & Schedule A

ATTACHMENT 'C': Map Set

Administration Resources

Christina Lombardo, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-8118-2020**A Bylaw of Rocky View County, in the Province of Alberta, to Revise
Road Closure Bylaw C-7902-2019.****WHEREAS**

The Council of Rocky View County is of the opinion that a revision to Bylaw C-7902-2019 is required to clarify the legal description of the portion of road being closed;

AND WHEREAS

The *Municipal Government Act* permits changes to the substance of the bylaw to bring out more clearly what is considered to be the meaning of Bylaw C-7902-2019 Council;

AND WHEREAS

The Chief Administrative Officer of Rocky View County certifies that the proposed revisions have been prepared in accordance with Section 63(4) of the *Municipal Government Act* as amended from time to time.

NOW THEREFORE

The Council of Rocky View County, duly assembled, does hereby revise the legal description contained in Bylaw C-7902-2019 as follows:

FROM:**PARCEL 1**

A PORTION OF THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE S.W. 1/4 SEC. 2, TWP. 28, RGE. 4, W. 5., CONTAINING 1.03 HECTARES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS, LYING WITHIN PLAN _____ ATTACHED AS SCHEDULE 'A' AND FORMING PART OF THIS BYLAW

PARCEL 2

A PORTION OF ROAD ON ROAD PLAN 2344JK WITHIN THE S.W. 1/4 SEC. 2, TWP. 28, RGE. 4, W. 5 AND S.E. 1/4 SEC. 3, TWP. 28, RGE. 4, W. 5., CONTAINING 0.253 HECTARES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS, LYING WITHIN PLAN _____ ATTACHED AS SCHEDULE 'A' AND FORMING PART OF THIS BYLAW

PARCEL 3

A PORTION OF ROAD ON ROAD PLAN 2344JK WITHIN THE S.E. 1/4 SEC. 3, TWP. 28, RGE. 4, W. 5., CONTAINING 0.261 HECTARES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS, LYING WITHIN PLAN _____ ATTACHED AS SCHEDULE 'A' AND FORMING PART OF THIS BYLAW



ROCKY VIEW COUNTY

TO:

PARCEL 1

A PORTION OF THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE S.W. 1/4 SEC. 2, TWP. 28, RGE. 4, W. 5., CONTAINING 1.03 HECTARES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS, LYING WITHIN PLAN _____ ATTACHED AS SCHEDULE 'A' AND FORMING PART OF THIS BYLAW

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A PORTION OF ROAD ON ROAD PLAN 2344JK WITHIN THE S.W. 1/4 SEC. 2, TWP. 28, RGE. 4, W. 5, CONTAINING 0.253 HECTARES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS, LYING WITHIN PLAN _____ ATTACHED AS SCHEDULE 'A' AND FORMING PART OF THIS BYLAW

PARCEL 3

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Division: 9**File: PL20190039**

Bylaw C-7919-2019 comes into force and effect upon the date of its third reading and is signed by the Reeve/Deputy Reeve and the CAO or Designate as per 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

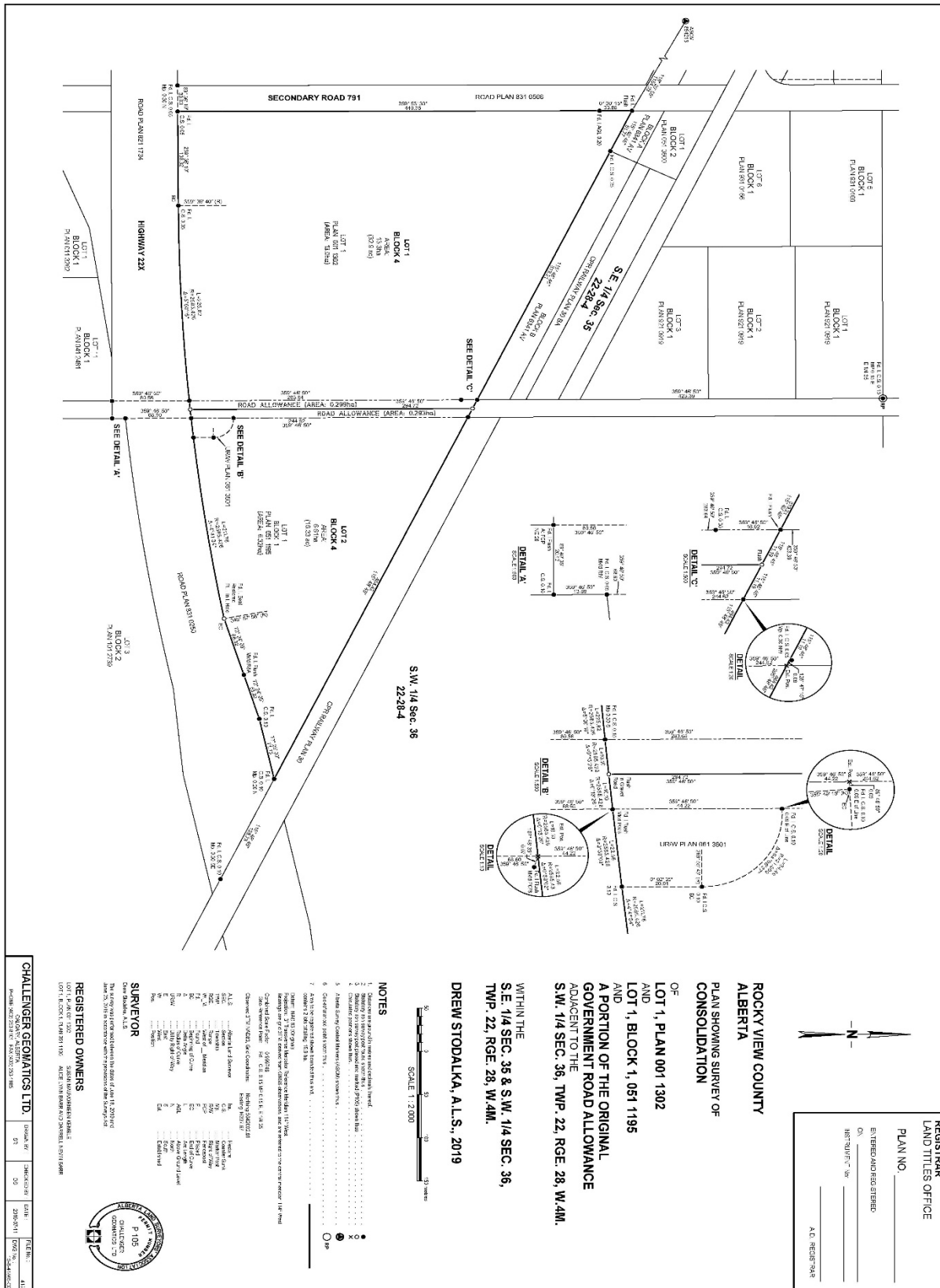
CAO or Designate

Date Bylaw Signed



ROCKY VIEW COUNTY

SCHEDULE 'A'





BYLAW C-7902-2019

A Bylaw of Rocky View County in the Province of Alberta for the Purpose of closing to public travel and creating title to portions of public highway in accordance with Section 22 of the Municipal Government Act, Chapter M26.1, Revised Statutes of Alberta 2000, as amended.

The Council of Rocky View County enacts as follows:

WHEREAS

The lands hereafter described are no longer required for public travel; and

WHEREAS

Application has been made to Council to have the highway closed; and

WHEREAS

Rocky View County Council deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads, or portions thereof, situated in the said municipality, and therefore disposing of the same; and

WHEREAS

Notice of the intention of Council to pass this bylaw has been given in accordance with Section 606 of the Municipal Government Act, and was published in the Rocky View Weekly on Tuesday June 25th, 2019 and Tuesday July 2nd, 2019, the last of such publications being at least one week before the day fixed for the Public Hearing of this Bylaw; and

WHEREAS

~~Rocky View County Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw.~~

NOW THEREFORE BE IT RESOLVED that the Council of Rocky View County in the Province of Alberta does hereby close to public travel for the purpose of creating title to the following described highway. Subject to the rights of access granted by other legislation:

PARCEL 1

A PORTION OF THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE S.W. 1/4 SEC. 2, TWP. 28, RGE. 4, W. 5., CONTAINING **1.03** HECTARES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS, LYING WITHIN PLAN _____ ATTACHED AS SCHEDULE 'A' AND FORMING PART OF THIS BYLAW

PARCEL 2

A PORTION OF ROAD ON ROAD PLAN 2344JK WITHIN THE S.W. 1/4 SEC. 2, TWP. 28, RGE. 4, W. 5 AND S.E. 1/4 SEC. 3, TWP. 28, RGE. 4, W. 5., CONTAINING **0.253** HECTARES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS, LYING WITHIN PLAN _____ ATTACHED AS SCHEDULE 'A' AND FORMING PART OF THIS BYLAW

PARCEL 3

A PORTION OF ROAD ON ROAD PLAN 2344JK WITHIN THE S.E. 1/4 SEC. 3, TWP. 28, RGE. 4, W. 5., CONTAINING **0.261** HECTARES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS, LYING WITHIN PLAN _____ ATTACHED AS SCHEDULE 'A' AND FORMING PART OF THIS BYLAW

Division: 9
File: PL20190039PUBLIC HEARING WAS HELD IN COUNCIL this 23rd DAY OF July, 2019READ A FIRST TIME IN COUNCIL this 23rd DAY OF July, 2019
REEVE / DEPUTY REEVE
CAO or DESIGNATEAPPROVED BY
ALBERTA TRANSPORTATION:APPROVED THIS 25th DAY OF November, 2019
D. Williamson

MINISTER OF TRANSPORTATION

READ A SECOND TIME IN COUNCIL this _____ DAY OF _____, 20____

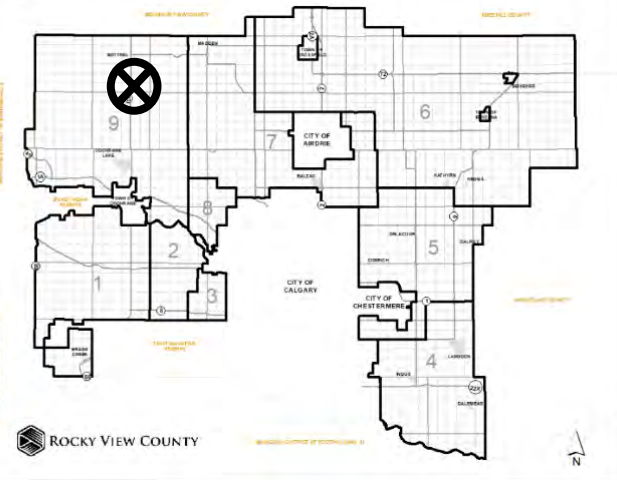
READ A THIRD TIME IN COUNCIL this _____ DAY OF _____, 20____

REEVE / DEPUTY REEVE_____
CAO or DESIGNATE

Location & Context

Road Closure Proposal

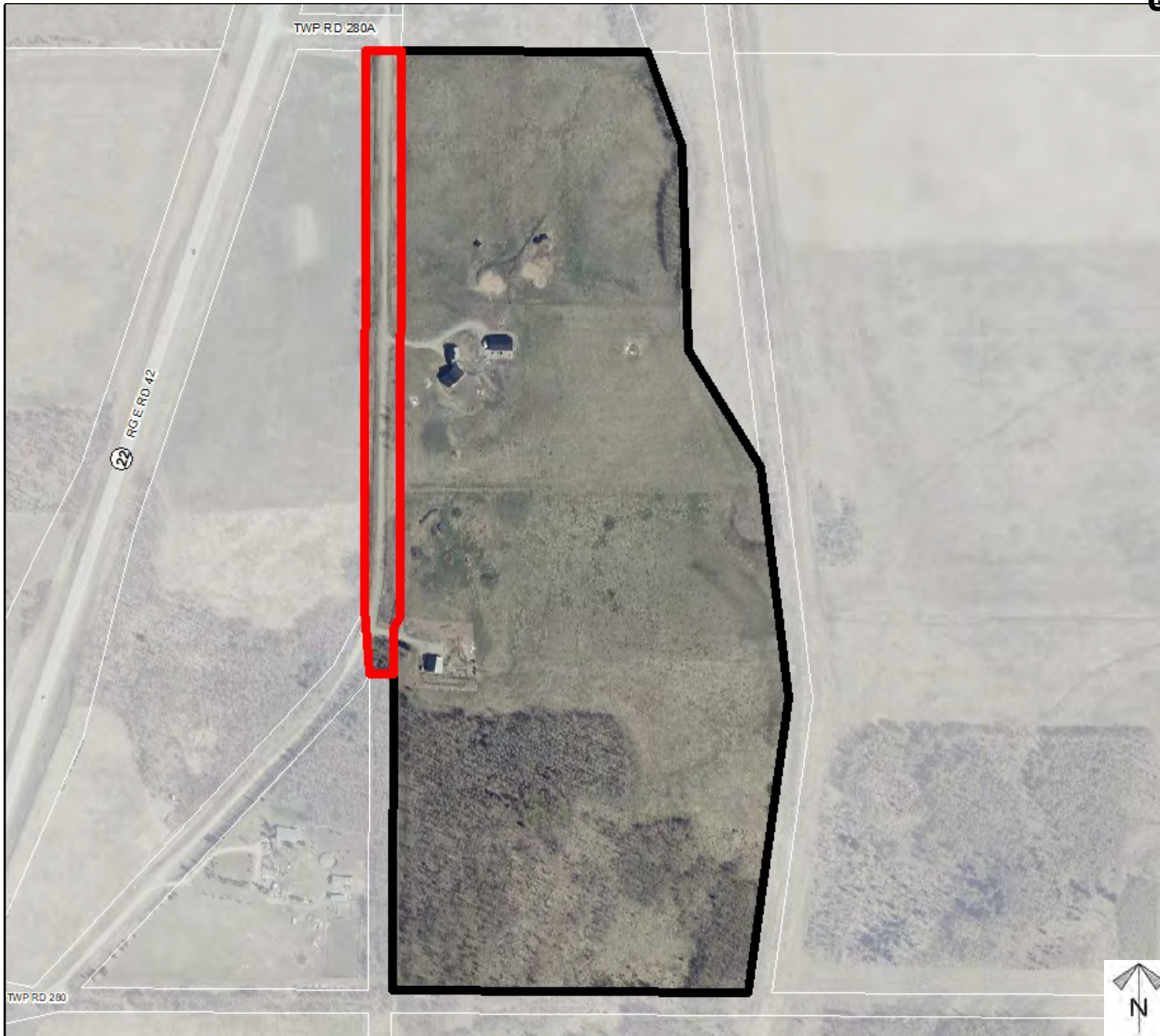
To close for consolidation, a +/- 3.92 Acre portion of road allowance shown on Plan 2344JK. To be consolidated with a portion of the SW-02-28-04-W5M



Development Proposal

Road Closure Proposal

To close for consolidation, a +/- 3.92 Acre portion of road allowance shown on Plan 2344JK. To be consolidated with a portion of the SW-02-28-04-W5M

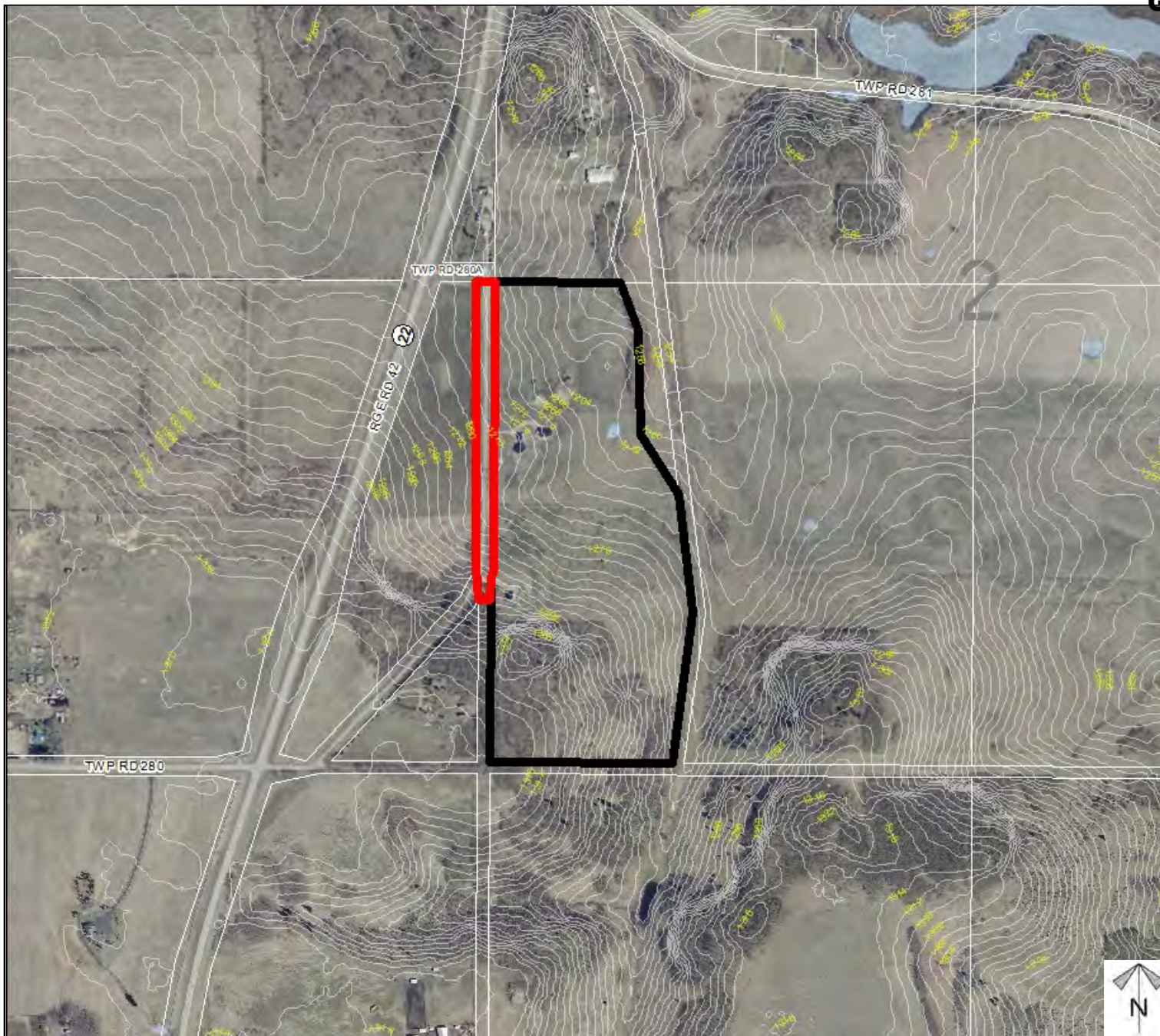


Division: 9
File: PL20190039
Printed: December 2, 2020
Legal: A portion of SW-02-28-04-W05M
Page 197 of 631

Environmental

Road Closure Proposal

To close for consolidation, a +/- 3.92 Acre portion of road allowance shown on Plan 2344JK. To be consolidated with a portion of the SW-02-28-04-W5M



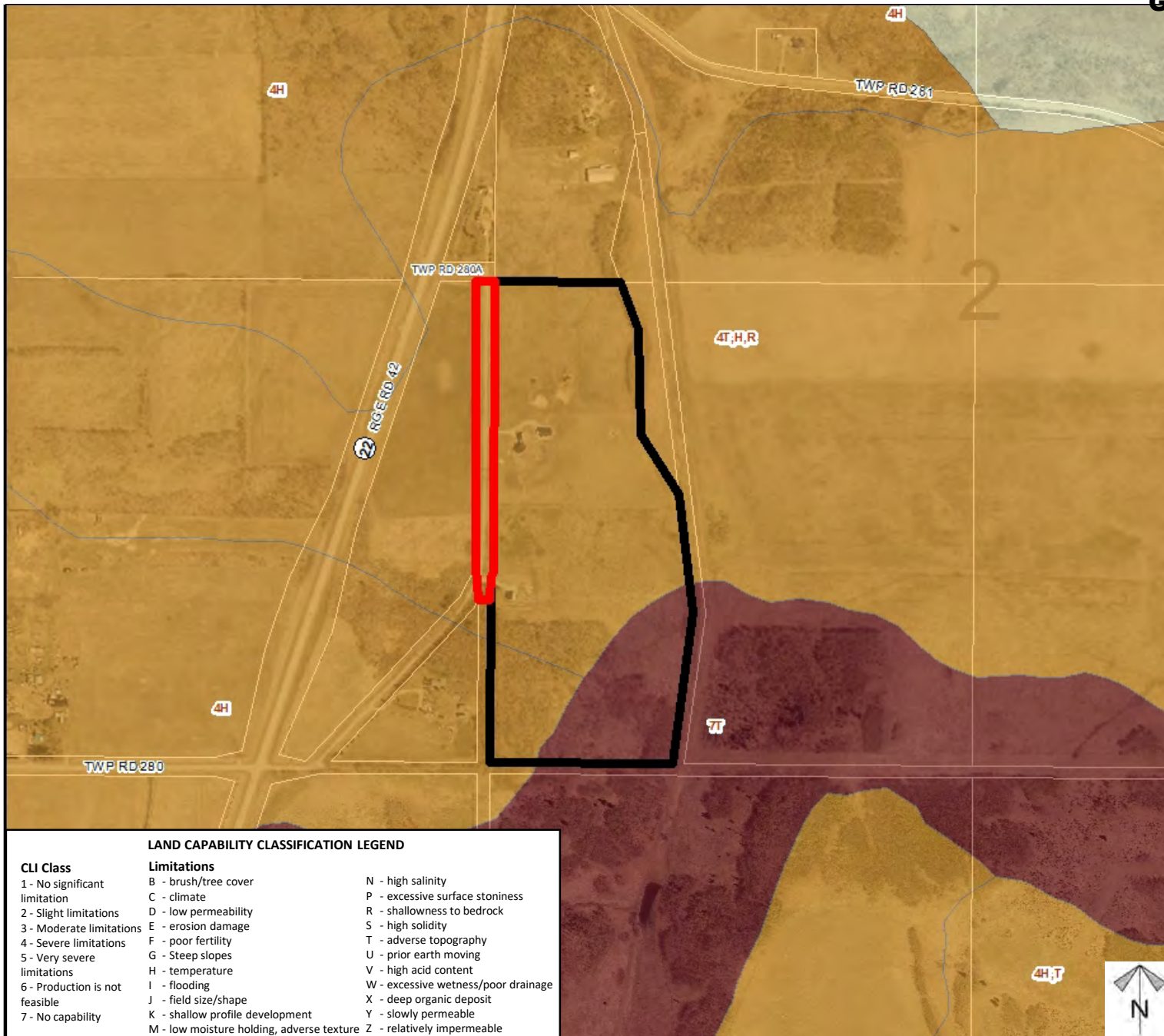
-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Division: 9
 File: PL20190039
 Printed: December 2, 2020
 Legal: A portion of SW-02-28-04-W05M
 Page 198 of 631

Soil Classifications

Road Closure Proposal

To close for consolidation, a +/- 3.92 Acre portion of road allowance shown on Plan 2344JK. To be consolidated with a portion of the SW-02-28-04-W5M



Landowner Circulation Area

Road Closure Proposal

To close for consolidation, a +/- 3.92 Acre portion of road allowance shown on Plan 2344JK. To be consolidated with a portion of the SW-02-28-04-W5M

Legend

Support

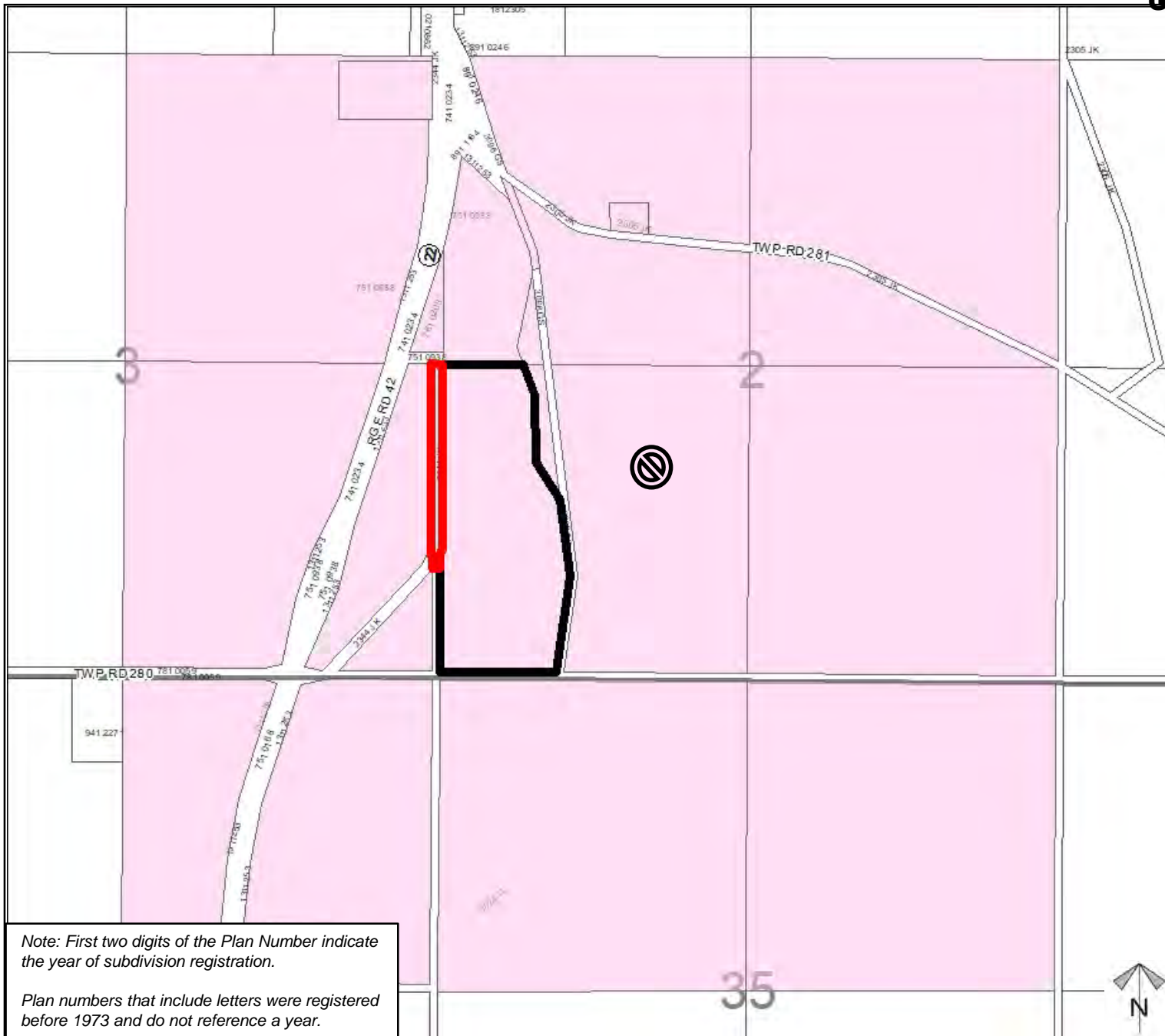


Opposition



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.



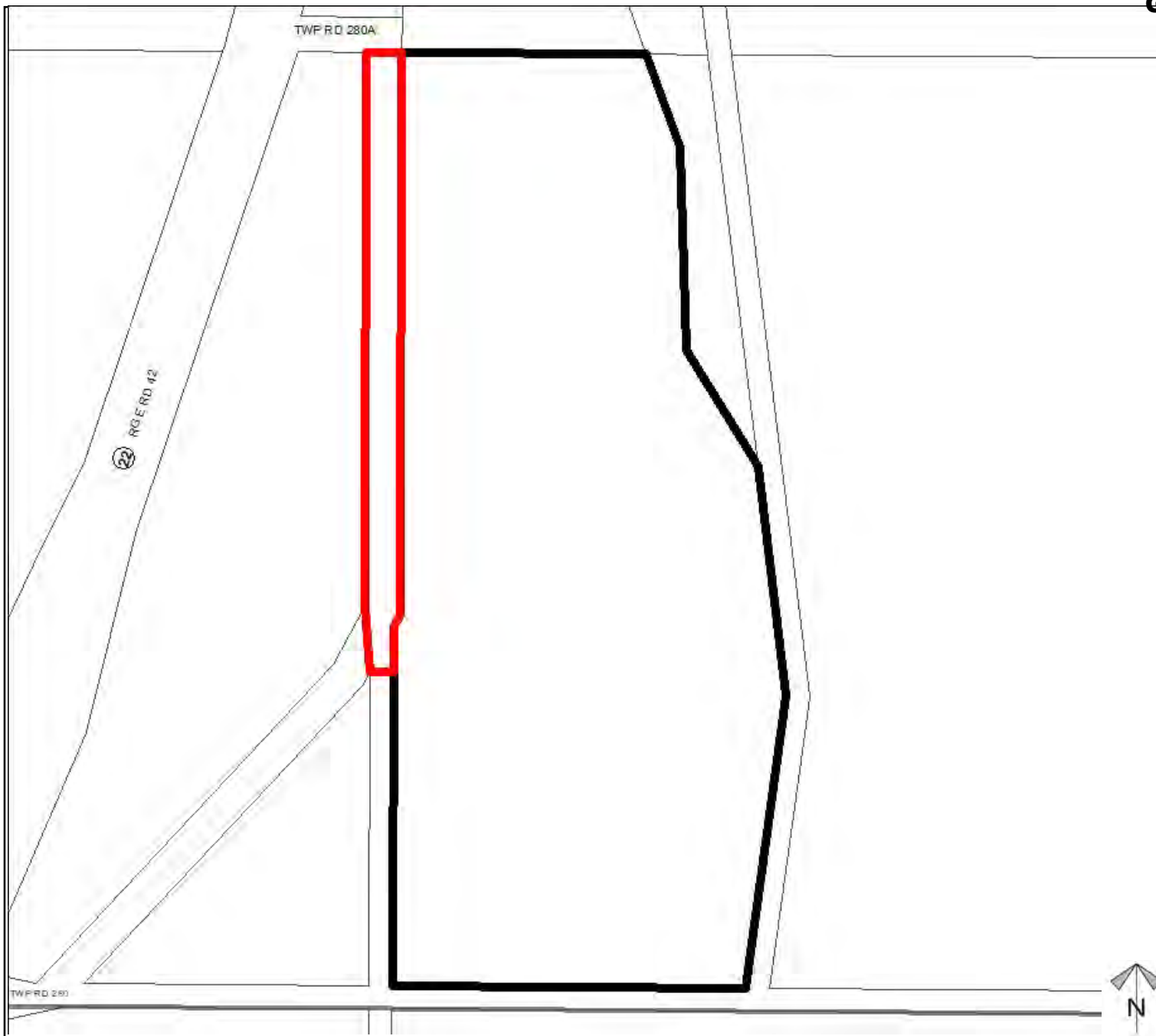
Road Closure Proposal

To close for consolidation, a +/- 3.92 Acre portion of road allowance shown on Plan 2344JK. To be consolidated with a portion of the SW-02-28-04-W5M

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 9
File: PL20190039
Printed: December 2, 2020
Legal: A portion of SW-02-28-04-W05M
 Page 201 of 631





PLANNING POLICY

TO: Council

DATE: December 22, 2020

DIVISION: 2

FILE: 1013-220

APPLICATION: N/A

SUBJECT: First Reading Bylaw – Elbow View Area Structure Plan

PURPOSE: To give first reading to the draft Elbow View Area Structure Plan to guide future redesignation, subdivision, and development proposals within the plan area.

GENERAL LOCATION: Located south of the Elbow River and north of T'suu Tina Nation, west of the city of Calgary.

APPLICANT: Rocky View County

POLICY DIRECTION: The *Municipal Government Act*, Interim Growth Plan, the County Plan, and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8111-2020 be given first reading.

Option #2: THAT Bylaw C-8111-2020 be denied.

BACKGROUND:

This item requires technical assessment to determine the feasibility of the draft Area Structure Plan policies and land use strategy.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

ATTACHMENTS:

ATTACHMENT 'A': Bylaw C-8111-2020 & Schedule A

ATTACHMENT 'B': Consolidated Draft Elbow View Area Structure Plan



ROCKY VIEW COUNTY

BYLAW C-8111-2020

**A Bylaw of Rocky View County, in the Province of Alberta,
known as the Elbow View Area Structure Plan,
pursuant to Section 633 of the *Municipal Government Act*.**

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as the “Elbow View Area Structure Plan”.

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 ‘A’ to Bylaw C-8111-2020 is adopted as the “Elbow View Area Structure Plan” to provide a policy framework for land use, subdivision, and development in a portion of south west Rocky View County.

Transitional

- 4 Bylaw C-8111-2020 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 , 20__

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20__

READ A SECOND TIME IN COUNCIL this day of , 20__

READ A THIRD TIME IN COUNCIL this day of , 20__

Reeve

CAO or Designate

Date Bylaw Signed



ROCKY VIEW COUNTY

SCHEDULE 'A'

FORMING PART OF BYLAW C-8111-2020

An Area Structure Plan to guide land use and development within the Highway 8 area and herein referred to as the Elbow View Area Structure Plan.



ROCKY VIEW COUNTY

ELBOW VIEW AREA STRUCTURE PLAN

December 2020

Introduction	1
1 Plan Organization	2
2 Plan Purpose	3
3 Plan Area	6
4 Policy Direction	16
5 Engagement	19
6 Planning for Tomorrow	21
Land Use Strategy	24
7 Land Use Strategy	26
8 Residential	30
9 Core	33
10 Commercial	37
11 Agriculture	39
Green & Active Infrastructure	40
12 Natural Environment	41
13 Flood Risk Management	43
14 Parks and Open Space	45
15 Reserves	48
16 Active transportation	50
Plan Policies: Community Infrastructure	52
17 Schools	53
18 Recreation & Community	54
19 Emergency Services	55
Plan Policies: Transportation & Servicing	56
20 Transportation	57
21 Water Servicing	64
22 wasteWater Servicing	67
23 Shallow Utilities	69
24 Stormwater Servicing	70
25 Solid waste & Recycling	74
Implementation	76
26 Implementation	77
27 Intermunicipal Coordination and Cooperation	82
Appendices	84
Appendix A: Definitions	85
Appendix B: Local Plan Requirements	88

List of Figures

Map 01: Air Photo	7
Map 02: Plan Area Location	8
Map 03: Rocky View County Context	10
Map 04: Existing Land Use (2020)	11
Map 05: Existing Conditions	12
Map 06: Existing Ecological Considerations	14
Map 07: Land Use Strategy	25
Map 08: Density Strategy	28
Map 09: Flood Hazard	44
Map 10: Parks and Open Space Network, and Pathways and Trails System	46
Map 11: Transportation Strategy	58
Map 12: Water and Waste Water Servicing Options	66
Map 13: Stormwater Servicing Options	72
Map 14: Conceptual ASP Phasing Strategy	78

List of Tables

Table 01: Elbow View Population Density at Full Build-Out	26
Table 02: Elbow View Land Use Categories	27

Acknowledgments

In the spirit of reconciliation, we acknowledge that we live, work, and play on the traditional territories of the Blackfoot Confederacy (Siksika, Kainai, Piikani), the Tsuut'ina, the Îyâxe Nakoda Nations, and on the homeland of the Métis Nation of Alberta Region No. 3.

We would like to thank our neighbours, the Tsuut'ina Nation, who provided input through the engagement sessions and two-day site visit. The contributions provided are greatly appreciated and it is hoped that the ideas, comments and input shared are reflected in these pages and through continued meaningful engagement to support the long-term relationship between Rocky View County and Tsuut'ina Nation.



Credit: Shari Tobias

INTRODUCTION

1 PLAN ORGANIZATION

The Elbow View Area Structure Plan (the Plan or ASP) is divided into three distinct parts, an Introduction, Plan Policies, and Implementation.

Part I: Introduction:

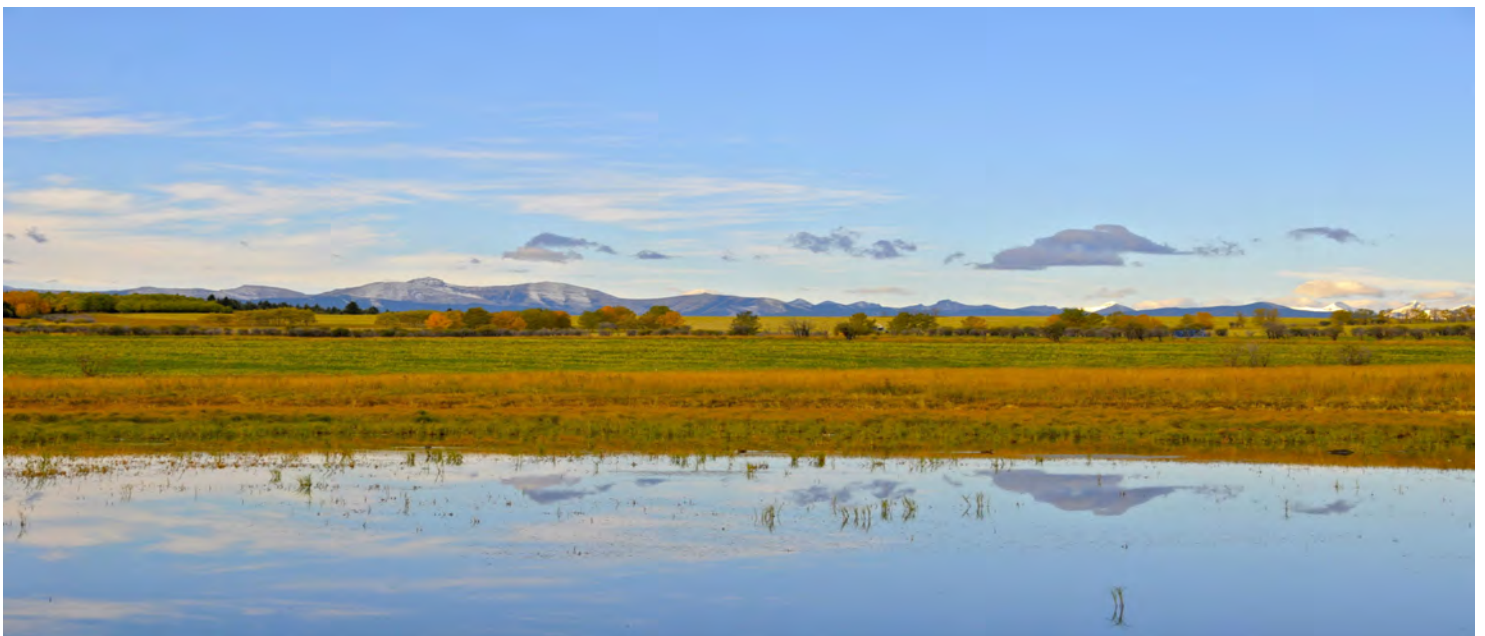
This part outlines the ASP's purpose, boundaries, policy terminology, relationship to other plans, and the public engagement process, as well as key issues, opportunities, and design ideas that informed the plan preparation process. Finally, it presents a vision for what Elbow View could be like 30 years into the future and provides four overarching goals that will guide the development of the area over this period.

Part II: Plan Policies:

This part is the core of the ASP, containing policy direction to guide development in the Elbow View area; it sets out the land use, servicing, and infrastructure strategy for the area. Each section contains a description of its purpose and intent, a list of objectives, and a series of policies addressing the subject matter.

Part III: Implementation:

This part presents the ASP implementation process and provides information on local plan areas and phasing. It also specifies requirements to ensure plan policies and strategies are adhered to and provides direction regarding the process for the review and amendment of the Plan.



Credit: Jack Borno

2 PLAN PURPOSE

What is an Area Structure Plan?

The Elbow View Area Structure Plan is a statutory document approved by Council and adopted by bylaw. The ASP sets out the vision for the future of the Elbow View Area and provides a framework for getting there.

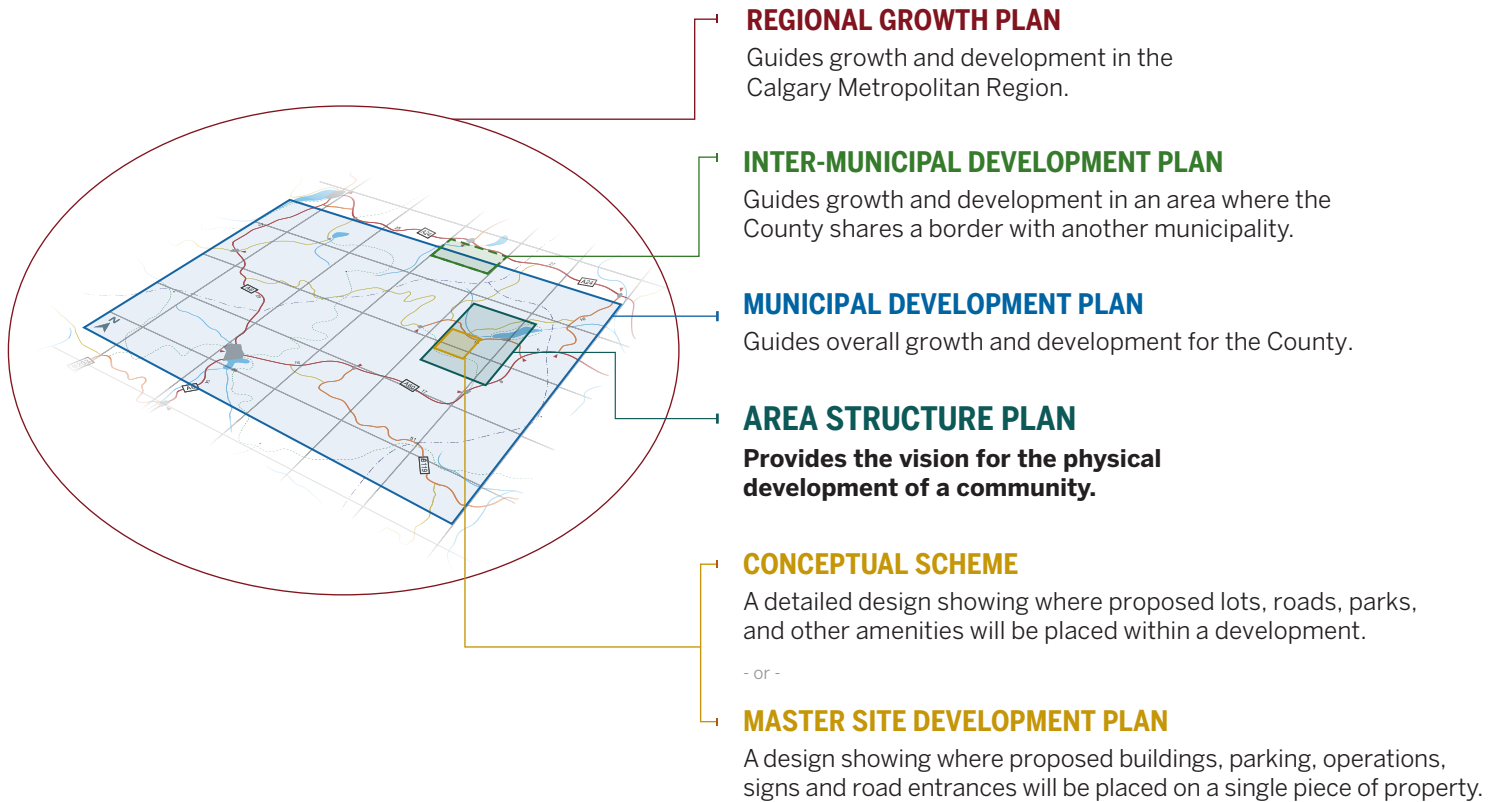
ASPs focus on how to achieve the vision through development, including proposed land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements.

An ASP provides Council with a road map to follow when considering land use changes, subdivision, and development. When making decisions regarding development within an ASP, Council must consider the Plan and a wide range of other factors, including the economic goals of the County, County-wide growth, and the ability to provide adequate servicing.

ASPs do not predict the rate of development within the plan area; ultimately, growth is determined by market demand, which reflects the overall economic climate of the region.

Alberta's *Municipal Government Act* states, in section 633, that an area structure plan must describe:

- the sequence of development proposed for the area;
- the land uses proposed for the area, either generally or with respect to specific parts of the area;
- the density of population proposed for the area either generally or with respect to specific parts of the area;
- the general location of major transportation routes and public utilities; and
- may contain other matters the council considers necessary.



Plan Hierarchy

An ASP focuses on how to achieve the identified community vision through development.

Local Plans

For brevity, this document uses the term local plan to refer to a conceptual scheme or master site development plan. The County anticipates that the majority of local plans within the ASP boundary will be submitted as conceptual schemes.

Local plans are developed within the framework provided by an ASP. Based on this framework, the local plan must demonstrate how development in the local area will retain the integrity of the overall ASP planning concept and how development will be connected and integrated with adjacent areas.

Within the Elbow View ASP, multi-lot subdivisions (subdivisions not recognized as a first parcel out or not exempt from providing municipal reserves under the Municipal Government Act) would be expected to submit a local plan in the form of a conceptual scheme. Development that does not propose any subdivision would be expected to submit a local plan in the form of a master site development plan.

The standard technical requirements of a local plan are identified in the County Plan. Additional considerations for the development of local plans within the Elbow View ASP are provided throughout the relevant sections of the ASP, as well as within Appendix B.

Plan Interpretation

The meaning of some of the key words that are contained in a policy are described below:

- **Shall:** a directive term, indicating the actions outlined are mandatory; therefore, Administration, the developer, the Development Authority, and Subdivision Authority must be in compliance, without discretion.
- **Should:** a directive term, indicating a strongly preferred course of action by Council, Administration, and/or the developer; but one that is not mandatory.
- **May:** a discretionary term, meaning the policy in question can be enforced by the County if it chooses to do so, dependent on the particular circumstances of the site and/or application.

CONCEPTUAL SCHEME:

A conceptual scheme is a non-statutory plan, subordinate to an area structure plan. It may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an area structure plan boundary and must conform to the policies of the area structure plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public.

If a conceptual scheme area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as development cells.

MASTER SITE DEVELOPMENT PLAN:

A master site development plan is a non-statutory plan that is adopted by Council resolution. A master site development plan accompanies a land use redesignation application and provides design guidance for the development of a large area of land with little or no anticipated subdivision. A master site development plan addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on-site design with the intent to provide Council and the public with a clear idea of the final appearance of the development.

3 PLAN AREA

The Elbow View ASP area comprises over 900 hectares and applies to the lands identified in *Map 01* and *Map 02*.

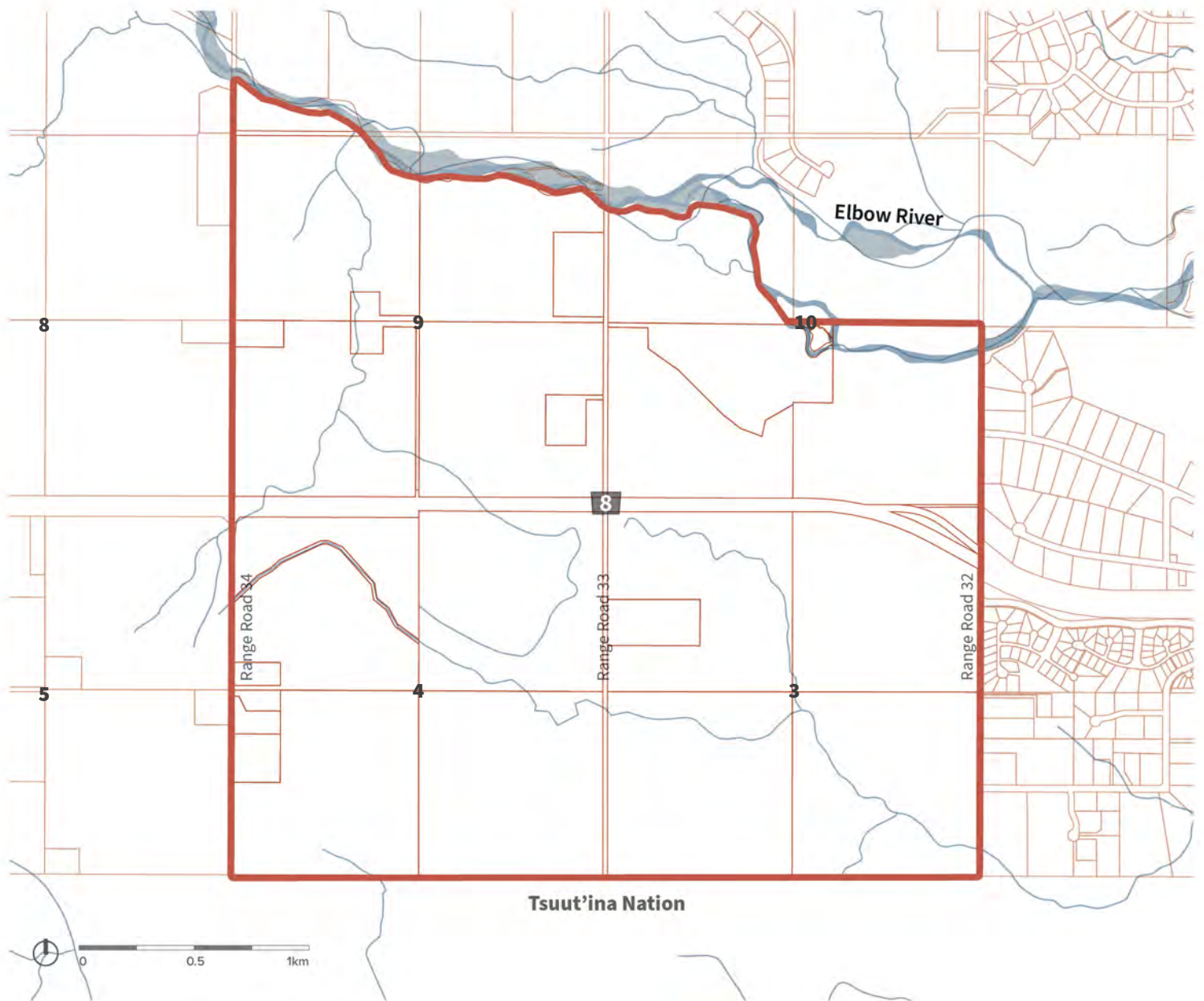
The Plan area abuts the Rocky View County municipal boundary between the Tsuut'ina Nation 145 to the south, the River Spirit Golf Club and undeveloped agricultural lands to the west, the Elbow River and South Springbank ASP to the north, and the Elbow Valley ASP, as well as the communities of West Meadows, Elbow Valley West and Elbow River Estates to the east. The site is bounded by Range Road 34 to the west and Range Road 32 to the east, with the Tsuut'ina First Nation and Elbow River forming the south and north borders respectively.





Map 01: Air Photo

 Elbow View ASP Boundary



Map 02: Plan Area Location

- Elbow View ASP Boundary
- Parcels
- Low Lying and Water Conveyance Areas

Surrounding Context

Tsuut'ina First Nation

The Tsuut'ina Nation is the largest contiguous neighbour adjacent to the Elbow View ASP and is located along the plan's southern extent, sharing an undeveloped road right-of-way (Township Road 240).

According to 2016 Census Canada information the population for Tsuut'ina Nation was estimated to be 1,643.

The Tsuut'ina Nation lands adjacent to Elbow View ASP are primarily agricultural with limited residential development in fragmented quarter sections. These lands are used for a range of crops and ranching operations, which receive overland drainage from two separate natural drainage systems located in the southwest and southeast corners of the Elbow View ASP.

The Tsuut'ina Nation lands adjacent to Elbow View ASP are located on the outer fringe of the area leased by the Department of National Defence (DND) from 1908 to 1995 for strategic maneuvers.

Agricultural Lands

Lands surrounding Elbow View to the west are primarily agricultural with limited residential development in fragmented quarter sections. These lands are used for a range of crops and ranching operations and are largely held by numbered companies and land development corporations.

Elbow River

The Elbow River forms the natural northern boundary of the Elbow View ASP. Meandering along a braided watercourse from west to east, the Elbow River is a drinking water source for the City of Calgary, an irrigation source for local agriculture, and an important natural amenity for the region. The Elbow River will be protected and serve as a key functional and natural resource for the Elbow View community.

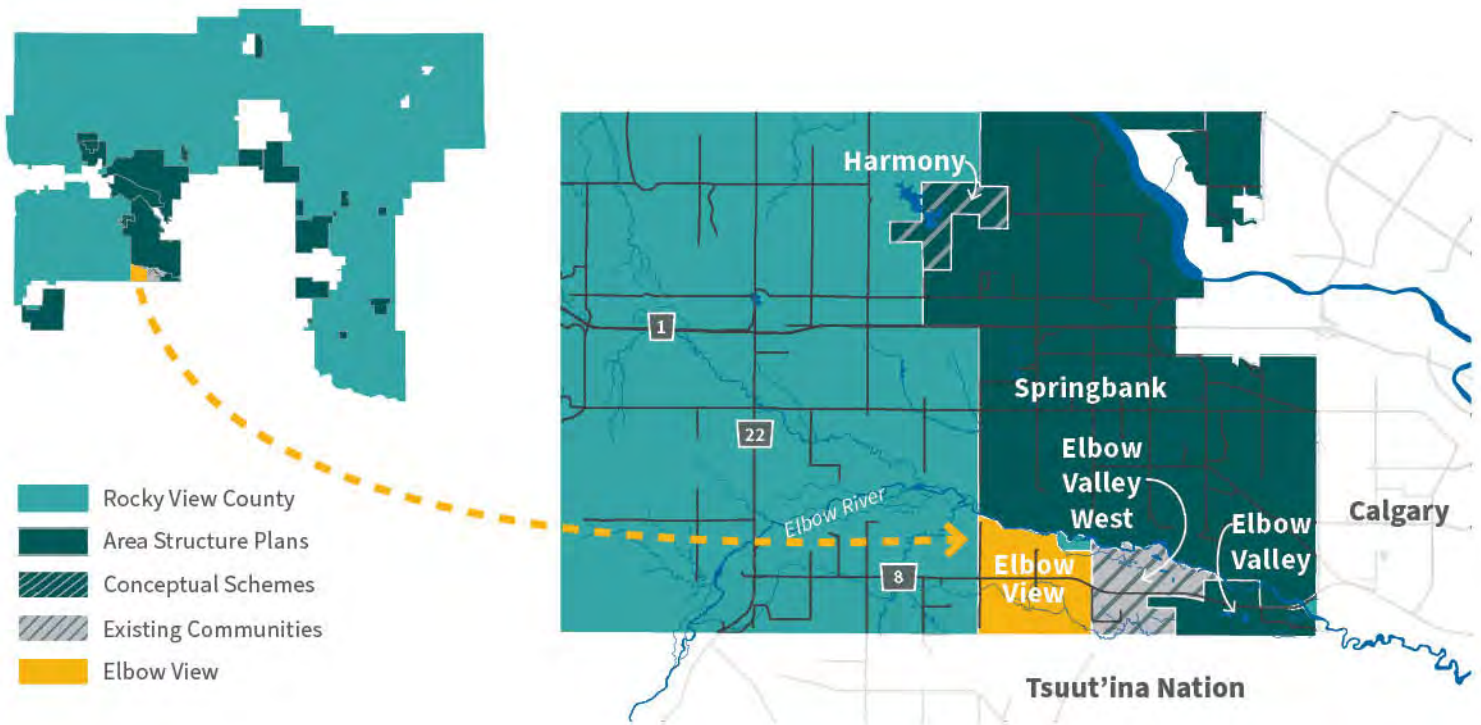
South Springbank ASP

Across the Elbow River from Elbow View is the South Springbank ASP area. This part of Rocky View County has previously been developed as a low density country residential community, although most lands directly across the river from Elbow View are presently natural open space.

Existing Development

Located east of the Plan area, several existing communities have been built out, including Elbow River Estates, Elbow Valley West, and West Meadows. Recently, with added development pressure in the area, infill development has begun to occur in the West Meadows community.

Within this context, the Elbow View ASP represents the logical next step in developing the Highway 8 corridor and will contribute to a more complete and connected Highway 8 community by bringing recreational amenities and opportunities for employment, commercial and other non-residential uses to the area.



Map 03: Rocky View County Context

Existing Conditions

The current Elbow View ASP area is comprised of largely cultivated agricultural lands with limited fragmented residential development. Under the current Land Use Bylaw, the lands are primarily designated as “Agricultural, General District”, along with a small number of parcels designated as “Agricultural, Small Parcel”, “Residential, Rural District”, and a “Direct Control” district. *Map 04 and Map 05* provide general details describing the existing land use areas and the existing conditions within and adjacent to the ASP area.

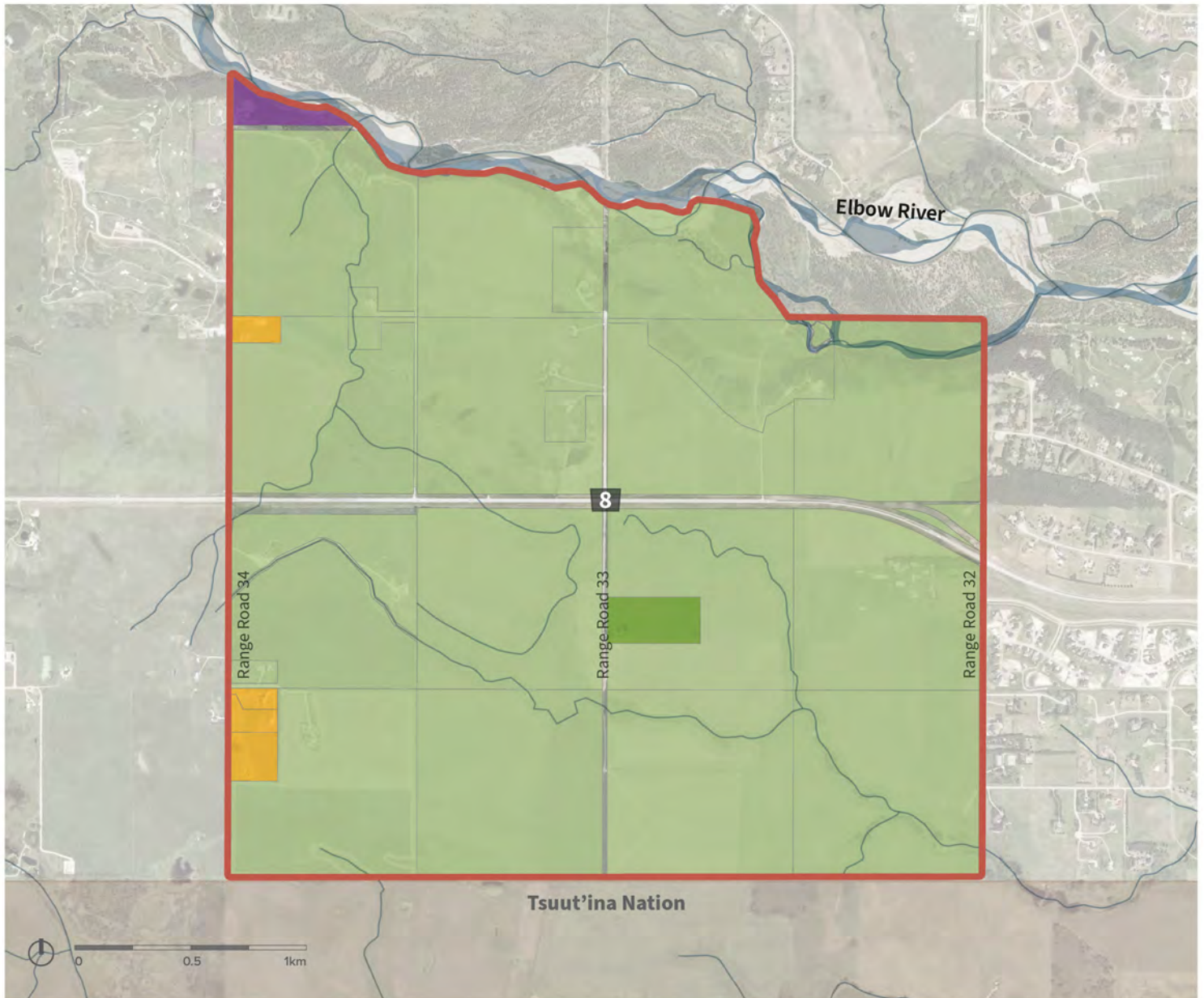
Topography

Two of the key natural features of the Plan area are the gently rolling terrain and high vantage points, and the steep Elbow River valley escarpment that leads to a relatively flat alluvial plain along the Elbow River. These topographic features provide opportunity for significant and continued public amenities within the Elbow View ASP, including protected views of the Rocky Mountains and direct access to the Elbow River.

Ecological Factors

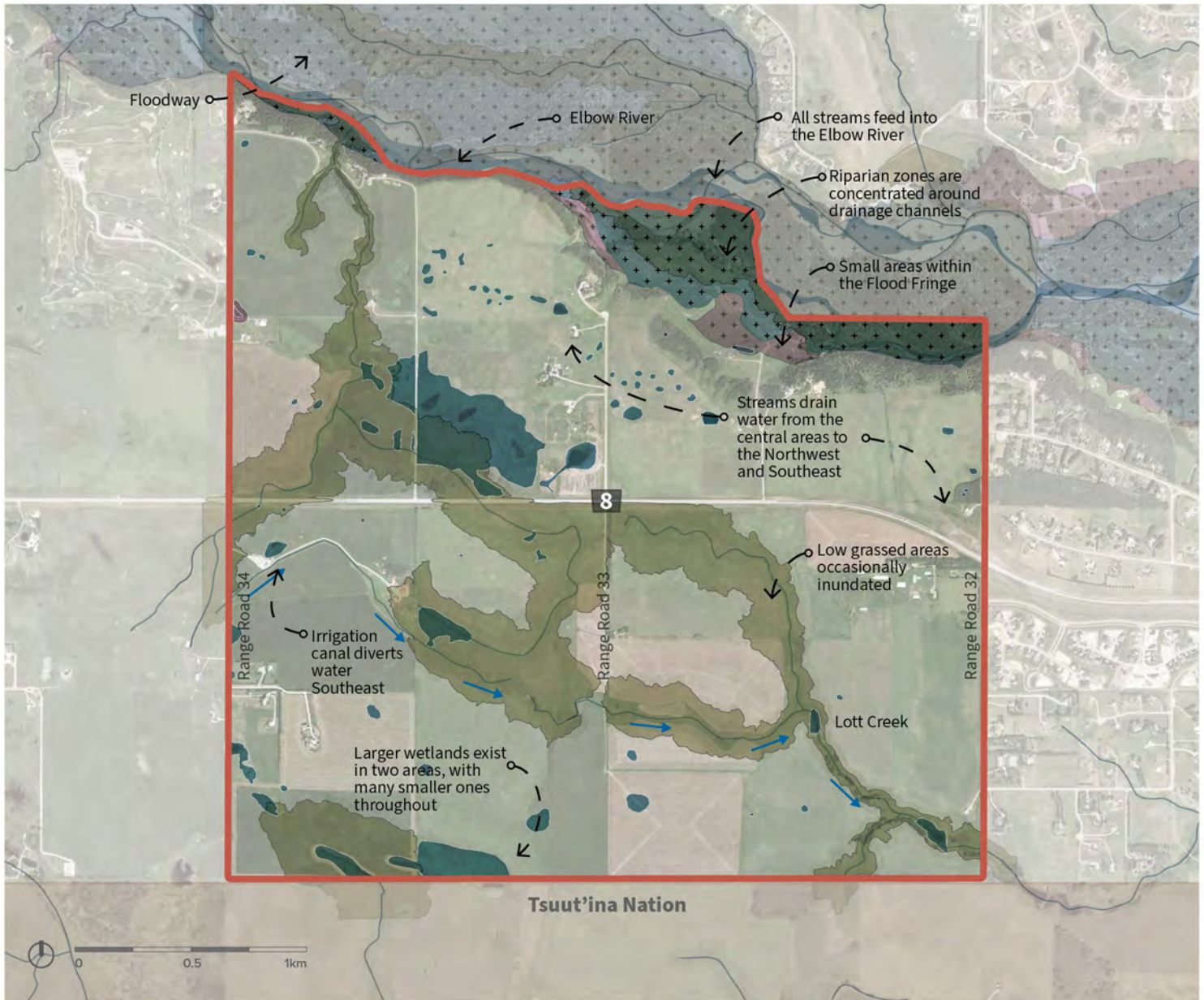
The Plan area contains several waterbodies, including the Elbow River, Lott Creek, other unnamed tributaries, and a number of small wetlands dotted throughout the site. These bodies of water form a connected hydrology system that will be protected and recalimed by the Plan, forming important community design features. The proposed hydrology system will also function as a wildlife corridor connecting the surrounding areas to the Plan.

An environmental and historical baseline assessment and a wetland permanence assessment were completed in support of the Elbow View ASP. Subsequent review by Alberta Environment and Parks (AEP) confirmed that the bed and banks of the Elbow River and its tributaries, as well as Lott Creek are all crown-owned. In addition, AEP has identified a small wetland located along Range Road 34, within NW ¼ Section 9-24-3-5, as a crown-claimed wetland. As such, the claimed wetland will also be protected as part of the natural environment and as a connected ecological system.



Map 04: Existing Land Use (2020)

- Elbow View ASP Boundary
- Agricultural, General District (A-GEN)
- Agricultural, Small Parcel District (A-SML)
- Residential, Rural District (R-RUR)
- Direct Control (DC95)



Map 05: Existing Conditions

- Elbow View ASP Boundary
- Low Lying and Water Conveyance Areas
- Wetland Study Areas
- Crown Claimed Wetland
- Floodway
- Flood Fringe
- Riparian Zones

The Elbow watershed also contains a river connected alluvial aquifer which covers the Elbow River Valley. It is hydrologically connected to the main river channel. This connection makes the aquifer susceptible to reduction in water quality. As such, the Plan will provide appropriate development setbacks from the edge of the valley, and incorporate only appropriate, and permitted uses within the Elbow River Valley.

Areas below the Elbow River escarpment edge, also identified as the Elbow River Valley, are generally within the floodway, with limited areas located within the flood fringe, as identified by Provincial flood hazard mapping. Lands above the valley edge are not impacted by flood hazards. The extent of the flood hazard mapping generally mirrors the extent of the alluvial aquifer.

Low grassed areas throughout the plan area are occasionally inundated, particularly in the Spring wet season. Riparian zones in Elbow View are concentrated almost exclusively around drainage channels. These areas are to be protected, and, wherever possible, reclaimed to a naturalized state from their existing agricultural uses and impacts. Appropriate setbacks will be established at further planning phases in accordance with County and provincial policy.

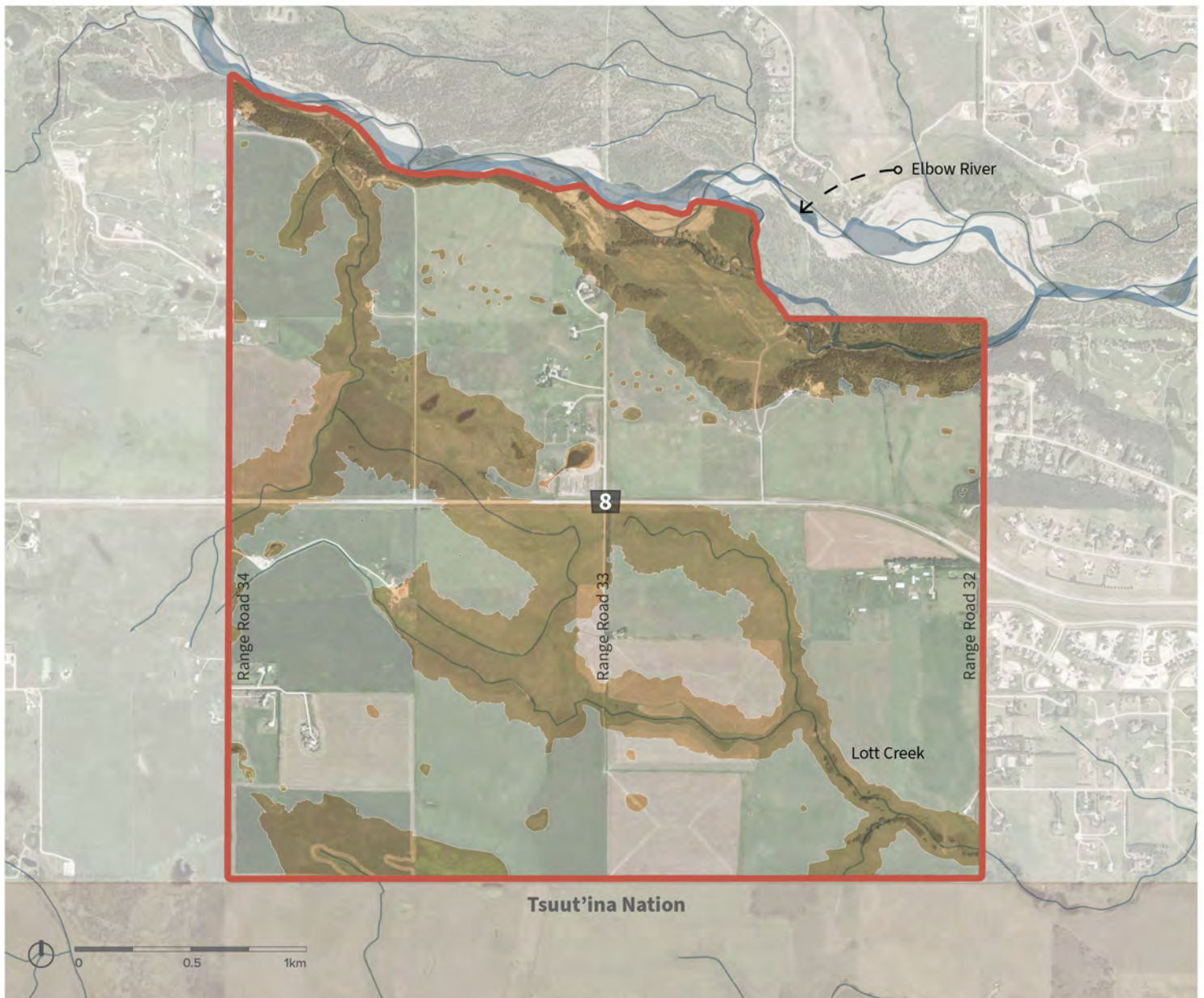
Map 06 consolidates the ecological features described above, and shown in *Map 05*, into areas called 'ecological considerations'. These areas identify the existing ecological features that either require protection through existing policies and legislation, or form important ecological connections. Ecological considerations form the central organizing elements of the Plan, and will be described at length throughout this document.

Transportation Systems

Improvements to Highway 8, including the Province's planned highway twinning, as well as localized improvements to intersections at Range Roads 32, 33, and 34 must be considered as part of the development process. Allowances for these improvements have been integrated into the Land Use Strategy.

Presently, the Alberta TrailNet Society is exploring opportunities to extend the The Great Trail along Highway 8 from Calgary to Highway 22. This Plan will seek to develop a comprehensive network of active transportation connections throughout the community and with opportunities to connect to neighbouring communities via trails and pathways, including the proposed Great Trail extension, and potentially along the Elbow River.

The potential for future interregional public transit is also inherently accommodated through the design of the Plan, which will include more compact development, town and community cores along Range Road 33, direct access to Highway 8, and a well connected community that supports all modes of travel.



Map 06: Existing Ecological Considerations

- Elbow View ASP Boundary
- Low Lying and Water Conveyance Areas
- Ecological Considerations

Area History

The immediate ASP area has not yet been subject to historical, archaeological or paleontological assessment. Heritage Resource Impact Assessments will be required to be completed to support future local plans, in accordance with Provincial requirements.

The recent uses of the land within the ASP area have been exclusively agricultural and ranching, with more recent residential activity also occurring sporadically.

Water diversion and irrigation projects, in support of agricultural practices, were historically undertaken within the ASP area, including the Pirmez Creek Irrigation Canal, which dates back to the late 1890s.

Prior to the formal agricultural settlement of the land, the region was historically used by the Tsuut'ina, Stoney Nakoda, and the Blackfoot Nations (Siksika, Kainai and Piikani).

Tsuut'ina Nation (Indian Reserve 145)

The Tsuut'ina Nation are an Athapaskan group, once part of the more northerly Dane-zaa ('Beaver Indians') nation, who migrated south onto the Great Plains during the 1700s. Tsuut'ina lived near present-day Edmonton during the 1810s and then later moved south to the present-day Calgary area. When Tsuut'ina moved south they formed an alliance with the Blackfoot Nation.

Under the Gradual Civilization Act in 1857 and later consolidated into the Indian Act of 1876, First Nations across Canada were confined to Indian Reserves.

Prior to signing Treaty 7 in 1885, Tsuut'ina Nation population was decreasing rapidly impacted by the epidemics (smallpox and scarlet fever), wars and starvation because of the diminishing buffalo herds due to overhunting. The Tsuut'ina Nation along with the Siksika, Kainai, Piikani and Stoney Nakoda signed the treaty - to bring peace back to their people and end the wars. In return for signing Treaty 7, the Nations received land equal to 2.59 m2 (6.47 km2) per family of five, varying proportionately based on the size of the family, annual payments provided to each First Nation person, and cattle. The land allocated to each First Nation was known as a reserve, and the Tsuut'ina Nation's reserve was Indian Reserve No. 145.



4 POLICY DIRECTION

The preparation of the plan conforms to and reflects the priorities of relevant Provincial, regional and County policy. An overview of the key policies informing the preparation of the Plan follows.

Municipal Government Act

Section 633 of the Municipal Government Act (MGA) authorizes municipalities to establish and adopt ASPs that provide a framework for the subdivision and development of land. The MGA requires ASPs to describe proposed land uses, population densities, general location of transportation and public amenities, and sequencing of development. ASPs must also consider any matters Council deems necessary while remaining consistent with all applicable intermunicipal and municipal development plans.

As per Section 633 of the MGA, Rocky View's County Plan outlines Council considerations for ASPs and reflects the County's terms of reference for the Elbow View ASP requirements and formatting. The Elbow View ASP meets all the requirements and formatting standards outlined in the County Plan.

In addition, Section 636 (1)(h) of the MGA, requires that while preparing a statutory plan a municipality must, in case of an ASP, where the land that is the subject of the plan is adjacent to an Indian reserve or Métis settlement, notify the Indian band or Métis settlement of the plan preparation and provide opportunities for that Indian band or Métis settlement to make suggestions and representations. Section 5 of this ASP describes the engagement activities that have taken place with the neighbouring Tsuut'ina Nation, as well as area residents, stakeholders, and the City of Calgary.

CMRB Interim Growth Plan

The CMRB's Interim Growth Plan (IGP) provides guidance on land use, population and employment growth, and infrastructure planning related to matters of regional significance. The Elbow View ASP is consistent with the policies of the IGP, leveraging provincial investments in the Calgary Ring Road and future Highway 8 improvements to develop a complete community that respects the Elbow River Valley and its ecological and downstream functions.

Rocky View County Plan

The County Plan provides an overall policy framework on a variety of matters, ranging from the development of residential and commercial areas, to the provision of emergency services and infrastructure. A key direction of the County Plan is to use land efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. The Elbow Valley and Highway 8 corridor represent the logical extension of existing identified growth areas in the County Plan, which includes the Elbow View ASP area.

The County Plan also encourages the efficient use of land by reducing the footprint of future expansions with more compact residential development forms. It supports compact development and conservation design, and allows for conservation communities within existing country residential areas. The County Plan emphasizes the importance of retaining rural character through the use of adjacent open space and community design.

Section 10 of the County Plan provides policy support for the Elbow View ASP, particularly policies 10.7 to 10.10, which provide direction for preparing ASPs with a focus on more compact residential development forms and conservation communities which can include commercial development and have hamlet-like qualities.

Elbow View directly responds to these County Plan objectives, providing a complete community that actively integrates and celebrates its proximity to valuable nature through a mixture of housing types and a nodes and corridor-oriented community development pattern.

Section 27 of the County Plan provides policy for Intergovernmental Relationships which apply since this ASP is located within Rocky View County and shares a boundary with Tsuut'ina Nation. As part of preparing this ASP, engagement with the Tsuut'ina Nation was undertaken to build positive relations and to create opportunities for collaboration and for feedback from the Nation to be incorporated into the ASP. Section 5 of this ASP provides information on the engagement process and results.

It is acknowledged that at the time of drafting this ASP, the County Plan was undergoing a revision. Through consultation with County staff, it was identified that the Highway 8 corridor, and specifically the Elbow View ASP area, were being considered for inclusion in the new plan as growth areas. This ASP has been prepared to align with the existing County Plan as well as the future growth priorities of the County.

Rocky View County and City of Calgary Intermunicipal Development Plan

Highway 8 is identified as a County Growth Corridor in the City of Calgary-Rocky View County Intermunicipal Development Plan (IDP). Existing approved development in the Highway 8 corridor is nearly built-out, and the existing communities do not yet provide adequate community services, including schools, grocery stores, and other commercial uses that provide for area residents' daily needs. The Elbow View ASP promotes the vision shared by the City of Calgary and Rocky View County for this important growth corridor while contributing integral community, recreational, and commercial amenities to the broader community.

While the Plan is not located within the IDP Policy Area, portions of the ASP along the Elbow River are located within the Notification Zone. Notification Zones provide the City of Calgary with the opportunity to comment on land use policies, such as this ASP.



Credit: Jack Borno

Neighbouring Area Structure Plans

South Springbank Area Structure Plan

Located north across the Elbow River from Elbow View, the South Springbank Area Structure Plan, along with the North Springbank Area Structure Plan, cover a large portion of Rocky View County between the Bow and Elbow Rivers, immediately west of Calgary. Prepared in 2020, this ASP envisions a primarily country residential community with limited commercial and institutional development south of the Trans-Canada Highway. As no connections to Springbank are proposed across the Elbow River, development of the Elbow View ASP will not impact the South Springbank ASP.

Elbow Valley Area Structure Plan

Directly east of Elbow View is the Elbow Valley Area Structure Plan, approved by Rocky View County in 1997. The plan area extends west from the City of Calgary border along Highway 8 to the Elbow View ASP area, and also shares a southern border with the Tsuut'ina Nation. Elbow Valley consists of primarily low density residential development through its roughly 200 hectares of designated residential lands, with the remaining 200 hectares reserved for natural open space and golf course development. Originally intended to include a school site, almost no institutional or commercial development has occurred in Elbow Valley.

The Elbow View ASP has been prepared in a manner that reflects the existing built form of the Elbow Valley community, creating a respectful transition between the two sites while responding to the community needs not yet addressed in Elbow Valley, including new commercial retail opportunities, greater public access to the Elbow River, and opportunities for institutional development including future schools.

Rocky View 2060 Growth Management Strategy

The Rocky View 2060 Growth Management Strategy makes recommendations for where growth should occur throughout the County to 2060, building on principles of sustainability, smart growth, and triple-bottom-line decision-making. The Strategy recommends the Highway 8 corridor as a potential growth node, recognizing the existing Elbow Valley community as being located within the corridor. Based upon the 2060 Growth Management Strategy recommendations, development of Elbow View represents the logical next step along the Highway 8 growth corridor.

Rocky View County Land Use Bylaw C-8000-2020

Rocky View County's Land Use Bylaw C-8000-2020 (LUB) regulates the use and development of land throughout the County. Undeveloped lands in the Elbow View ASP are primarily designated "Agricultural, General District," a district that recognizes existing agricultural and rural land uses. The LUB also establishes a process for undergoing land use changes, and the Elbow View ASP adheres to this framework. Future development applications will undergo the appropriate redesignation processes.

5 ENGAGEMENT

Public Engagement

Rocky View County's commitment to an open and transparent process with respect to the preparation of the Elbow View Area Structure Plan began with a Terms of Reference (February 2020) and included the implementation of an engagement strategy that provided stakeholders with opportunities for discussion and input. Occurring during the COVID-19 pandemic, and respecting public health social-distancing requirements, engagement activities were hosted primarily via distanced methods, and included posting of materials on the County webpage, surveys, and direct meetings between landowners, stakeholders, County staff, and the project team.

Two main phases of engagement took place; the first from May 25 to June 8, 2020 and the second from late October and throughout November, 2020.

Surveys were advertised via roadside signage, targeted Facebook advertisements, and through the Rocky View County mailing lists. Additionally, over 30 local area landowners and stakeholder groups were informed through direct email correspondence and phone calls.

The purpose of the Phase 1 engagement was to provide a forum for public feedback on the draft goals and vision, demonstrate how the draft concept evolved, and garner responses to the draft land use concept. Phase 2 engagement focused on a review of a draft of the Elbow View ASP policies, mapping and directions.

The online surveys garnered significant attention, with over 500 respondents, and a number of County residents also reaching out directly to the Project Team via e-mail and phone call. The participants varied in their geographic location, with the highest proportion self-identifying as living in or owning land within the Elbow View ASP Boundary (over 50%), or living in an adjacent community (over 20%).

City of Calgary Engagement

In accordance with the requirements of the IDP, and as a near neighbour to the ASP area, the City of Calgary has been engaged throughout the preparation of this Plan, including presentation to staff during Plan development and discussions with City engineering staff to explore technical feasibility of servicing options.

Videoconferences with City staff were held on August 5, November 9, and November 30 of 2020, and a number of letters and emails requesting information and feedback were exchanged between the County, the City, and the Project Team.

Indigenous Engagement

Indigenous engagement was undertaken and facilitated by an Indigenous Engagement Consultant. The Indigenous engagement was co-created with the help of Tsuut'ina Nation Consultation department. The engagement included meetings with the Tsuut'ina Nation Consultation department, Elders and Residents and a two day site visit conducted by Tsuut'ina consultation staff and technicians with the developers and the Indigenous engagement consultant.

Throughout the meetings and site visit, both the Administration and the Developer group had the opportunity to share project information and to listen, understand and learn about the Indigenous history and traditional practices associated with the Elbow River valley and surrounding area.

Site Visit

During the two-day Site Visit with Tsuut'ina's Technical Site Assessment Team (Team) the Team focused their attention primarily on undisturbed areas. The Team identified various plants and observed evidence of various types of wildlife within the ASP area.

Tsuut'ina Residents' Meeting

Key themes heard from Tsuut'ina Nation residents during the meeting:

- Roadways
 - Additional information was requested regarding Highway 8 and how it would be expanded to accommodate the possible future development
 - Maintenance of roads leading to Tsuut'ina Nation were identified as a concern
- Respecting Nature
 - Respect and maintain the natural areas as much as possible
 - Avoid bringing in new soil into the development, as this can impact the traditional plants in the area
 - Prior to development there should be opportunities to harvest plants before they are removed
- Boundary Interface
 - The undeveloped road allowance (Township Road 240) that runs along the edge of the Tsuut'ina Nation Boundary should remain undeveloped and function as a natural buffer between the Nation and future development
- Respect for Tsuut'ina Nation
 - Future Elbow View residents should respect Tsuut'ina Nation's boundary and not trespass onto the Nation
- On-going Engagement
 - Tsuut'ina was appreciative of the early engagement on the ASP and asked that they be engaged in the future as the ASP is built out

6 PLANNING FOR TOMORROW

Elbow View Vision

Elbow View takes inspiration from garden cities and conservation communities by carefully integrating complete communities with natural landscapes, and actively enhancing the ecological function of the landscape through thoughtful community design. The area's most stunning features, the mountain views, the internal connected open space network, and access to the Elbow River, play central roles in the design of the community, ensuring that these special amenities are able to be enjoyed by area residents and visitors alike.

There is significant potential to preserve and enhance the existing ecological features and values of the land while respectfully and safely providing opportunities for people to enjoy these spaces. These opportunities include a connected stream and wetland system that can promote wildlife movement and accommodate an open space and trails system threading through the new community; potential for trails, pathways and

regional connections along the protected Elbow River valley landscape; and unique views from new compact town centres and mainstreets that knit the area's ecological and built fabric components together in a community form that unifies its natural and built assets into a single experience.

Combining excellent regional access and stunning natural features, the ASP area represents a desirable place to live, the next logical planned community along the Highway 8 Corridor, and an ideal location to meet the demand for growth in the area.

At full build-out, which is anticipated to be a multi-decade planning and development process, Elbow View will provide a range and mixture of housing types, as well as community-supportive services, and commercial and employment opportunities to serve the larger regional area.



Goals

Prioritize Ecological Preservation and Enhancement

Elbow View will grow in a manner that protects the ecological integrity of the area, enhancing landscapes, wherever possible, to promote healthy natural systems.

Create Unique Connections

Within its boundaries, Elbow View will support regionally connected active trails and pathways networks along Highway 8 and potentially the Elbow River, and weave both internal and regional connections throughout the new community. These connections will work in tandem with the first goal, providing great places for people to take in the beautiful views.

Provide Flexibility

Elbow View will be designed to ensure that the new community is economically viable and sustainable. Central to this goal is the development of land uses and policies that are flexible enough to protect the development potential of the land, and specific enough to ensure that the community evolves with a mixture of uses and in a sustainable manner.

Create a Distinct Sense of Place

Elbow View will foster unique experiences that residents and visitors will come back to time and again. Key locations for shopping, markets and gatherings, active paths and trails, main streets, and new village centres will all help to shape the identity of the new community, and create new locally-scaled destinations along the Highway 8 and Elbow River corridors.

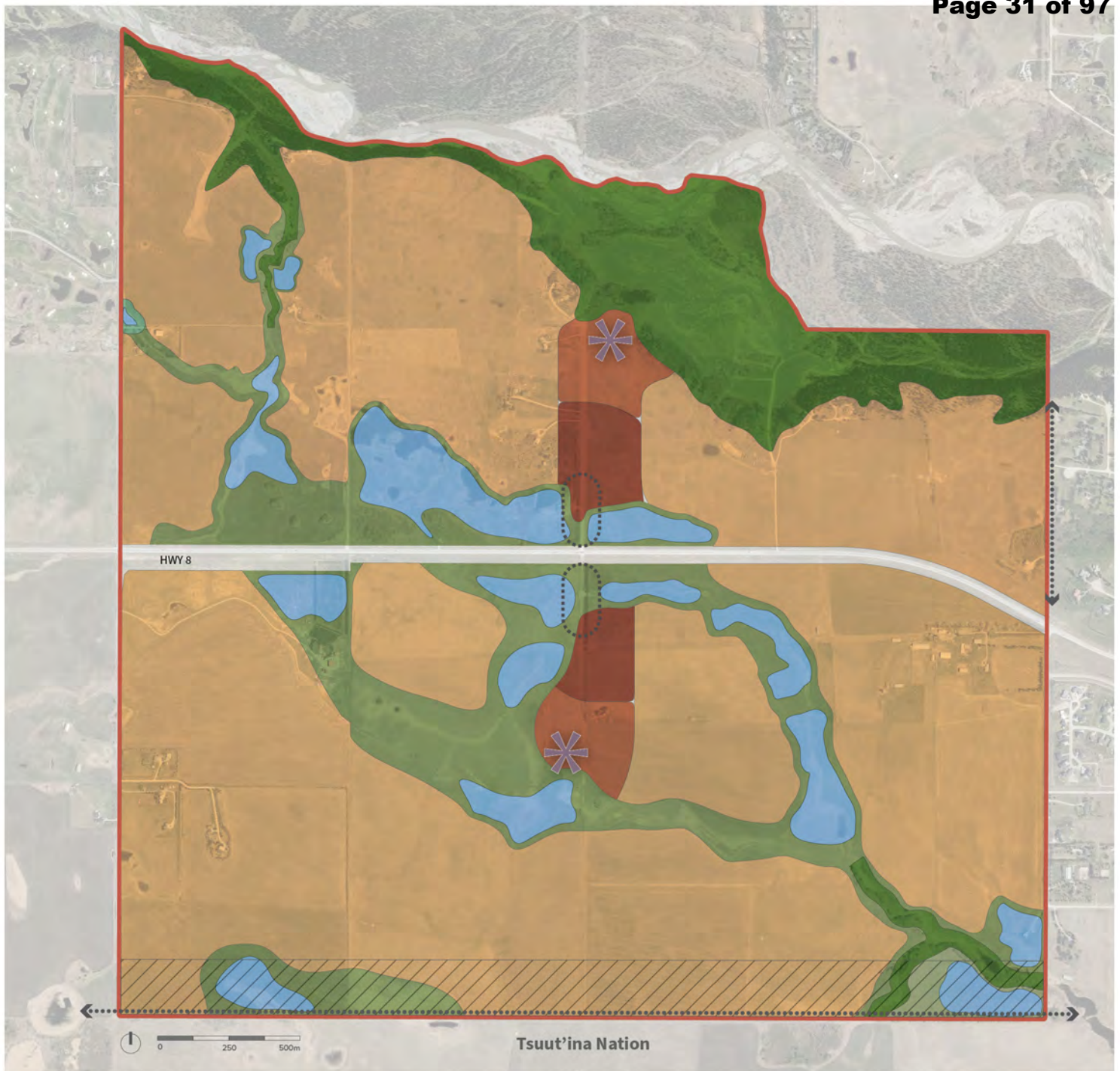


Credit: Hui Barrow



Credit: Geraldo Schmitzhaus

PLAN POLICIES: LAND USE STRATEGY



Map 07: Land Use Strategy

This map is conceptual in nature, no measurements or calculations should be taken from this map.

- Land Use Areas**
- Residential
 - Core
 - Commercial
 - Parks and Open Space
 - Natural Environment
 - Utility Lot (stormwater, raw water storage, wetlands)
- Village Centre (special area)
 - Tsuut'ina Nation Interface (200m from the shared boundary between the County and Tsuut'ina Nation)
 - Undeveloped Road Allowance
 - Main Community Gateway

7 LAND USE STRATEGY

Purpose

The land use strategy provides the framework for implementation of the Elbow View ASP by detailing the physical organization of land uses within the Plan area. *Map 07* identifies the land use strategy, and *Map 08* provides guidance for the location of increased and decreased residential density throughout the Plan area.

Building upon the vision and goals established in *Section 6* of this Plan, the land use strategy provides for a variety of residential, mixed use and commercial areas that are thoughtfully integrated into the natural landscape, flexible enough to respond to the evolving needs of future residents, and efficiently and actively connected to the surrounding landscapes and communities.

The majority of the Plan area is identified as residential, providing for primarily single detached housing, while also supporting small-scale community supportive retail, low density forms of duplex/semi and attached housing, medium density housing, and recreation and community amenities. The core areas will provide the main social and commercial nodes, promoting active and pedestrian-oriented experiences that are well connected to adjacent areas, mixed use development and low-to-medium density housing. The commercial area will act as the entranceways to Elbow View, supporting both local and regional commercial and employment opportunities. The parks and open spaces, along with the natural environment, will form important ecological, recreational, and functional connections that together form a uniquely common experience throughout the new community.

Policies in *Section 8-25* provide design and technical direction that will achieve the Plan’s vision and goals.

Density

In order to provide guidance to the residential development process within the Elbow View ASP, *Map 08* guides local plans and the County’s development approval authority to provide for a general transition of residential density from lowest along the edges of the plan to higher at the centre. By providing this guidance the ASP avoids over-prescribing specific densities within each land use boundary that will inevitably change based on the realities of the market and of County growth projections. This ASP is a multi-decade development vision, as such density and population ranges presented herein ensure the necessary flexibility for the Plan to adapt over time.

The approximate estimated population density for the ASP is shown in *Table 01*. Elbow View is planned to accommodate between 10,000 and 18,000 new residents with an average gross residential density of between 2.0 and 4.0. This target range was established through a review of servicing capacities and transportation plans, best practices in efficient land use planning that promote active living and reduced overall development footprints, and stakeholder consultation and feedback. Final densities will be determined through the preparation of individual local plans, but will generally fall within this range. *Table 02* provides a breakdown of the size of the land use areas within the Plan.

Table 01: Elbow View Population Density at Full Build-Out

AREA	DEVELOPMENT AREA	UNIT DENSITY**	POPULATION
2,200 ac	Gross: 1,940 ac* Net: 1,020 ac	Gross: 2.00 to 4.00 upa Net: 3.50 - 7.50 upa	Approximately 10,000 to 18,000***
* Gross development area is based on total land area within the Plan, excluding Natural Environment ** Unit Density includes residential units within all land use types. *** Assumed 2.5 people per household overall average (accounts for a mix of dwelling types, including higher densities). **** All numbers in the table are subject to rounding and based on approximate ranges.			

Table 02: Elbow View Land Use Categories

LAND USE TYPE	AREA	% OF TOTAL AREA
Residential	1,400 ac	64 %
Core	50 ac	2 %
Commercial	50 ac	2 %
Natural Environment	250 ac	11 %
Parks & Open Space	280 ac	13 %
Public Utility Lot	170 ac	8 %

* All numbers in the table are subject to rounding.

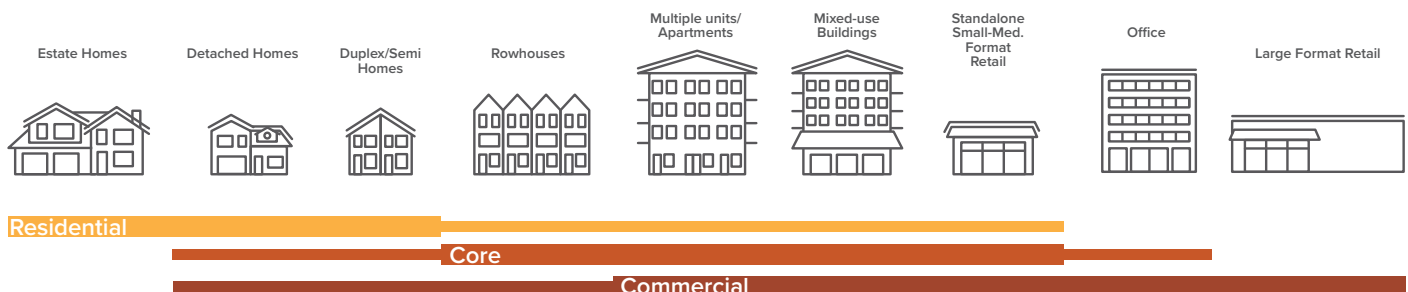
Leading with Landscape

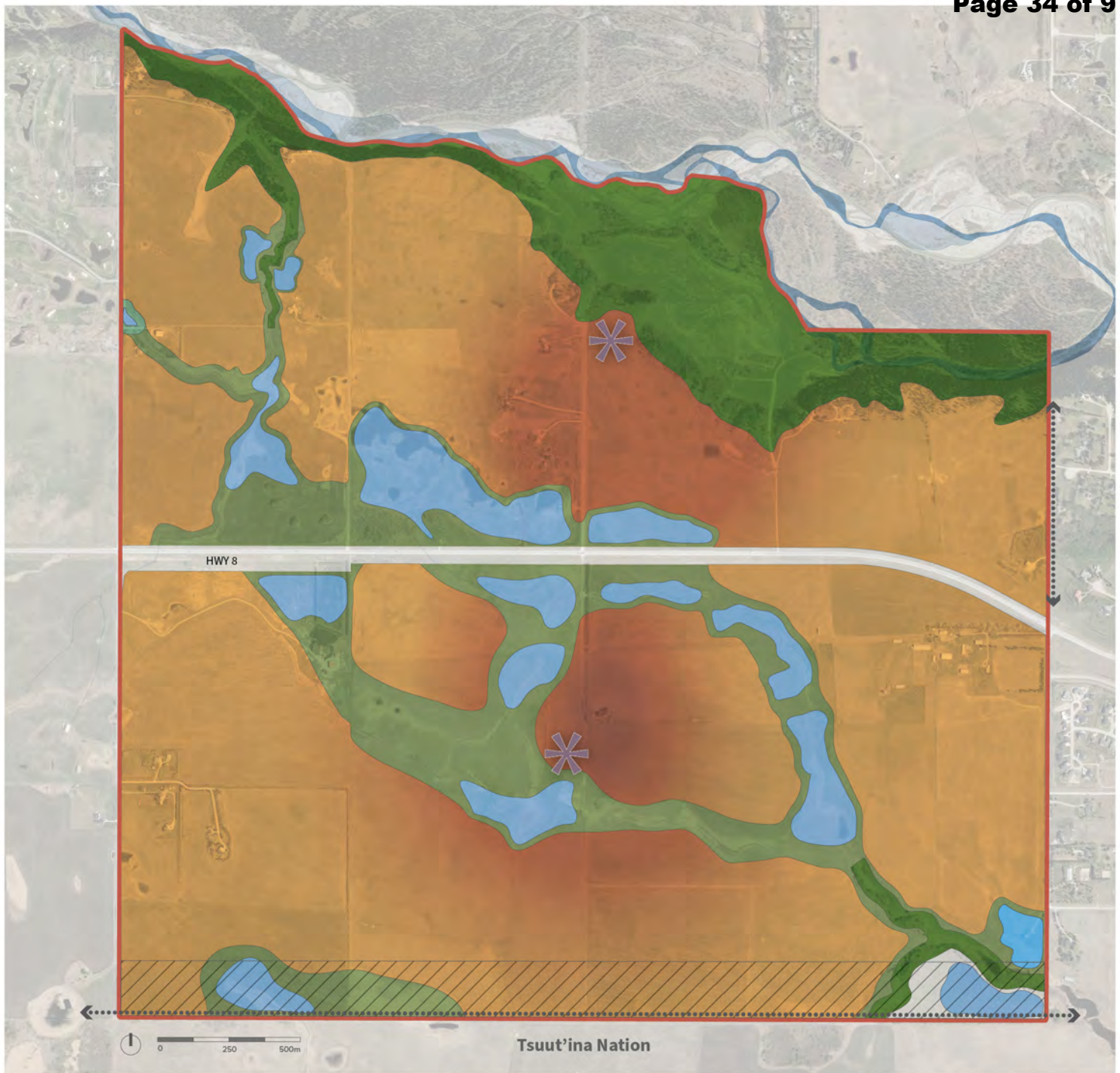
Integral to the success of the Elbow View ASP is the philosophy that land uses must respond to the existing landscape, and not vice versa. In developing the land use strategy, existing ecological systems and sensitive natural features were identified as a first principle and used as guiding features and organizing elements for all components of the Plan.

The densities and populations proposed in this ASP represent land use planning that responsibly utilizes valuable lands and promotes a more compact development form. By promoting additional housing options, providing the daily necessities of life closer to neighbourhoods, establishing active transportation options and connections, securing significant areas for recreational uses, and using the existing landscape and ecology to drive the locations of land uses, the Plan ensures that Elbow View can be developed in a manner that respects the important natural spaces and views, and reduces the overall potential impacts on this unique landscape.

Figure 01:
Development Typologies






This graphic demonstrates the development typologies that are intended to be permitted within each land use area. The thicker section of each bar identifies the typologies that are expected to predominate, while the thinner sections identify typologies that are supported at lower proportions within the respective land use area.





Map 08: Density Strategy

This map is conceptual in nature, no measurements or calculations should be taken from this map.

- Development Density Distribution**
-  - Lower Density Housing
 -  - Increased Density Housing
 -  Parks and Open Space
 -  Natural Environment
 -  Utility Lot (stormwater, raw water storage, wetlands)
-  Village Centre (special area)
 -  Tsuut'ina Nation Interface (200m from the shared boundary between the County and Tsuut'ina Nation)
 -  Undeveloped Road Allowance

Interface and Transition Areas

Tsuut'ina Nation

Tsuut'ina Nation (the "Nation") was engaged during the development of this ASP to gain an understanding of the Nation's issues, concerns, and unique planning considerations with respect to development in the plan area. The Nation conducted a field assessment to identify any significant sites or cultural resources within the plan area, and they indicated the following concerns with respect to development in the plan area:

- Maintaining a sense of privacy and separation from the proposed development of the plan area;
- Protecting places significant to the Nation;
- Protecting watercourses leading to and flowing through the Nation;
- Retaining the undeveloped road allowance (Township Road 240) as a buffer area;
- Clearly delineating the Nation's boundary during any construction and after development is completed; and
- Discouraging trespassing onto Nation land.

Policies

- 7.1** The Tsuut'ina Nation Interface Area shown conceptually on *Map 07* should apply to those lands within 200 metres of the Rocky View County & Tsuut'ina Nation shared boundary.
- 7.2** Residential development within the Tsuut'ina Nation Interface Area shall be developed at lower densities, in general accordance with the policies of this section, including *Map 08*, to be established at the local plan stage.
- 7.3** Opportunities for wider lots and housing design that minimize overlooking on Tsuut'ina Nation land should be explored at the local plan stage.
- 7.4** The Tsuut'ina Nation boundary should be clearly delineated during construction and upon completion of development to discourage trespassing.

- 7.5** Rocky View County will support retention of the undeveloped road allowance (Township 240, as shown on *Map 07* and *Map 08*) as a buffer between Rocky View County and Tsuut'ina Nation, unless appropriate agreements are established between the County and the Nation.

Eastern and Western ASP Borders

Through discussions with existing landowners within the ASP area and those in the neighbouring communities, concerns were raised regarding potential increased traffic and privacy and overlook concerns associated with higher density housing.

To address these concerns directly, the following policies were established:

Policies

- 7.6** Development along the western and eastern boundaries of the Plan area should provide appropriate transitions to the neighbouring lands through predominantly low-density single detached residential forms, in general accordance with the policies of this section, including *Map 08*, development that maintains a rural character, and where possible, incorporate trails, parks and open spaces, and landscape buffers.
- 7.7** Rocky View County will support retention of the undeveloped road allowance (north side of Range Road 32, as shown on *Map 07* and *Map 08*) as a buffer between the Elbow View ASP and the adjacent community. Should this right-of-way be considered for future development within a local plan, appropriate agreements and consultation will be required.

8 RESIDENTIAL

Residential development is intended to result in a number of well-balanced neighbourhoods, with a variety of housing types and sizes, to accommodate residents in various stages of life. Residential development will be mainly single family homes, however, opportunities will exist for other housing types and densities that are carefully planned and in keeping with the character and charm of the Elbow View area.

Lower density development will provide appropriate transitions from neighbouring communities to the east, west and south of Elbow View, with increasing densities promoted generally toward the interior of the Plan area.

Residential development will be designed to provide significant parks and open spaces, and pathway and trail networks to actively connect the entire Plan area through a linked green system.

Some smaller concentrations of density and small format retail opportunities are promoted to support everyday life. Additional community supportive amenities uses will also be found in the residential area, including schools, recreation facilities, libraries, and health services, among others.

Objectives

- Promote appropriate transitions to the neighbouring communities, acreages and agricultural parcels through predominantly single detached dwellings along the boundaries of the Plan.
- Facilitate a diverse community that efficiently uses land through compact development and minimizes impacts on the natural environment.
- Provide opportunities for increased residential density with increased proximity to the centre of the Plan, and to the core and commercial land use areas.
- Provide for a range of lot sizes and housing types to accommodate residents at various stages of their lives, at varying income levels, and for a variety of household compositions.
- Provide for human-scale design and attractive residential areas through the use of architectural and community design guidelines.
- Provide active open space connections within residential areas to foster safe and active links throughout the Plan area, while respecting privacy and discouraging trespassing onto Tsuut'ina Nation lands.

MEDIUM DENSITY RESIDENTIAL:

Medium density residential is a higher density form of housing compared to single-detached housing units, consisting of three or more attached dwelling units that may be rowhouses, and multiple-unit complexes. Medium density residential will provide a variety of housing options for people in all stages of life.

NEIGHBOURHOOD COMMERCIAL:

Neighbourhood commercial is intended to provide services and retail opportunities to the local residential neighbourhoods that supports the needs of daily life and reduces reliance on long automobile trips to access these amenities. Neighbourhood commercial is intended to range from 600 m² (6458 ft²) to approximately 6,000 m² (64,583 ft²).

Policies

General

- 8.1** Residential development within the Elbow View ASP shall be supported in the areas identified as residential on *Map 07*.
- 8.2** The predominant land use within the residential area shall be single detached residences; higher density forms of housing, including duplex/semi, and medium density residential uses shall also be considered (refer to Figure 1).
- 8.3** Medium density residential development should:
- a) be supported with increasing frequency toward the centre of the Plan, in general accordance with *Map 08*;
 - b) be oriented to the public street with parking located in the rear or side; and
 - c) be located in proximity to community amenities, such as parks and open space areas, natural environment areas, pathways, institutional uses, and/or neighbourhood commercial uses, allowing for small concentrations of density throughout the residential area.
- 8.4** The average gross residential density within the residential area should be between 2.5 and 7.0, with increasing residential density concentrated toward the centre of the Plan area, in general accordance with *Map 08*.
- 8.5** Notwithstanding the average residential area density range provided in policy 8.4, proposals for densities below and above this range should be considered to support the interface policies of this Plan, and to support increasing densities toward the centre of the Plan area, in accordance with *Map 08*.

- 8.6** The following uses in the Residential area may be allowed where they are considered compatible and appropriate:
- a) public, recreational, and institutional uses such as schools, child care facilities, special care facilities, churches, emergency services;
 - b) neighbourhood commercial; and
 - c) mixed use development.

Local Plans

- 8.7** Local plans shall be required to support applications for development within the residential area.
- 8.8** Local plans shall further refine the exact land use boundaries for the residential area.
- 8.9** Local plans should provide:
- a) architectural design guidelines that promote human-scale and street/open space-oriented design, and should address, at a minimum:
 - i) architectural housing style;
 - ii) colour pallet;
 - iii) building materials;
 - iv) design of institutional and commercial uses that are compatible with surrounding residential uses;
 - v) aesthetics such as street-oriented porches or patios, and recessing garages from front facades;

MIXED-USE:

Mixed-use is a type of development that physically blends and integrates residential, commercial, institutional, and/or other compatible uses into a single development at the building, block, or neighbourhood scale. The intent of a mixed-use development is to create an attractive and active community and streetscape to be used throughout the day and evening.

- b) an analysis of open space and recreational needs and opportunities to determine the amount and location of land to be dedicated for parks, open space, and recreational amenities within the residential area;
- c) a detailed active transportation strategy that identifies trails, sidewalks, and bicycle infrastructure types and locations, as well as connections to the larger local and regional active transportation network and parks and open space system; and
- d) a transportation analysis addressing the need for an efficient vehicular, cyclist and pedestrian network within, and external to, the residential area.

Community Design

8.10 The residential area should provide:

- a) street and open space-oriented residential design, encouraging residential frontages on public/private streets, as well as open spaces;
- b) a variety of lot widths and home sizes;
- c) parks and open spaces throughout the community, in addition to those shown on *Map 10*, and in accordance with Municipal Reserve policies established in this Plan and in the County Plan;
- d) a linked linear system of connections to parks and open spaces and to the system of local and regional trails;
- e) efficient vehicular connections throughout the Plan area, and to neighbouring communities, where appropriate; and
- f) lot grading that incorporates natural topography and ecological conditions, wherever possible.

8.11 Where new residential neighbourhoods are developed in proximity to existing residences within the Plan area, the design for the new residential neighbourhoods should provide an acceptable transition to the existing areas through a residential building form that is similar in height and massing, and/or through parks and open spaces (including the trails network), and landscape buffers.

8.12 All public and private lighting, including street lights, security and parking area lighting, shall be designed to respect the County's Land Use Bylaw lighting requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties, while still allowing for safe nighttime spaces.

8.13 A connected open space setback with a multi-use pathway should be considered along the top of the Elbow River valley to allow for high-quality and universal access to the valley edge and to the Elbow River, and determined at the local plan stage.

8.14 Crime prevention through environmental design (CPTED) features shall be considered in the design of all public realm elements.

9 CORE

The core areas will provide opportunities for unique gathering spaces and built environments, such as small town main streets, and new village centres that overlook the Elbow River and the interconnected internal open space network, drawing locals and visitors to shop, play and relax.

The main streets and village centres will provide the venues for human-scale active retail frontages, patios, markets and events that attract residents and visitors to explore the community of Elbow View, and its unique relationship with the areas natural and open space amenities.

The core areas will act as the social and commercial hubs of the Elbow View community, with a focus on smaller retail and commercial opportunities. Higher density housing options, including duplex/semi, rowhouses, multiple units/apartments, seniors housing and mixed use developments will provide for a connected and active town centre experience that is supported by local retail and employment opportunities.

Smaller and more urban parks, including small but prominent plazas in the town centres, will be key features in the core area, and active pathways, trails, sidewalks and bicycle infrastructure will further contribute to an active pedestrian experience. The culmination of these features will provide the building blocks for a lively, welcoming and healthy new community.

Objectives

- Facilitate an active and pedestrian-oriented village centre and main street area for the Elbow View area;
- Promote a mixing of uses and a range of housing density to provide opportunities to live within proximity to commercial and retail, and the many features of the ASP;
- Facilitate a network of roads, sidewalks, bicycle lanes, pathways and trails within the core area that facilitate efficient and enjoyable access to centre of the community;
- Establish formal community nodes in the village centres, at the edge of the open space, that encourage gatherings, events and recreation, as well as a connection to the areas open space and natural environment assets.
- Promote a small town main street building scale, experience and aesthetic that promotes a sense of local community and unique retail experiences.

SMALL TO MEDIUM SIZED COMMERCIAL DEVELOPMENT:

Small to medium sized commercial development can range from 280 m2 (3,000 ft2) to approximately 3,200 m2 (35,000 ft2).

Policies

General

- 9.1** Core development shall be in general accordance with *Map 07*.
- 9.2** The predominant land use within the core area shall be a mix of medium density residential and small-scale commercial and business uses (refer to Figure 1).
- 9.3** In addition to the uses defined in *Policy 9.2*, the core area shall permit the following uses:
 - a)** village centre (special area);
 - b)** single and duplex/semi residences;
 - c)** small and medium sized commercial and office; and
 - d)** public, recreational, and institutional uses such as schools, child care facilities, special care facilities, churches.
- 9.4** The core area shall support a mixed-use development form.
- 9.5** Medium density residential development should:
 - a)** be oriented to the public street with parking located in the rear or side; and
 - b)** be located in proximity to community amenities, such as parks and open space areas, natural environment areas, pathways, institutional uses, and/or commercial uses.
- 9.6** Drive-through commercial development shall not be permitted in the core area.
- 9.7** Large scale or “big box” commercial developments should not be permitted in core areas, unless it is part of a mixed-use architectural form.
- 9.8** New land uses proposing extensive outside storage of goods and materials should not be considered appropriate uses within the core area.

- 9.9** The County shall support the reduction or removal of on-site parking minimum requirements for small and medium sized commercial.
- 9.10** The County shall support the reduction or removal of on-site visitor parking minimum requirements for medium density residential uses.

Village Centre (Special Area)

- 9.11** The village centres should be located as generally identified on *Map 07*.
- 9.12** The village centres should be multi-purpose spaces that provide community gathering space throughout the year and support efficient and active connections to the parks and open space system, the pathways and trails system, main streets, and the residential areas of Elbow View.
- 9.13** The village centre on the north side of the Plan should provide views to the Elbow River valley and should provide direct public access to the Elbow River valley through the pathways and trail system, ramps and/or stairs.
- 9.14** The village centre on the south side of the Plan should provide direct public access to adjacent parks and open spaces, and pathways and trail system, where possible.
- 9.15** The village centres should be of sufficient size to host community events such as concerts or farmers markets, while also maintaining the small-town aesthetic and human-scale design.
- 9.16** Village centres should include public art to act as landmarks and to enhance the public realm.
- 9.17** Village centres should provide shade elements as part of the public realm, and may include trees, public art, awnings, and/or other appropriate design solution.
- 9.18** Ownership, maintenance and operation of the village centres shall be determined at local plan stage.

Local Plans

9.19 Local plans shall be required to support applications for development within the core area.

9.20 Local plans shall further refine the exact land use boundaries for the core area, including the location of the village centre.

9.21 Local plans should provide:

- a) architectural and community design guidelines, specific to the core and village centre, that promote human-scale and street-oriented design, and should address, at a minimum:
 - i) building materials and palette;
 - ii) design that supports a small-scale town centre aesthetic, promotes active transportation, and responds to the streetscape and public realm;
- iii) the provision of streetscapes and small-scale public and private spaces that support patios, decks, small gatherings and events;
- iv) local/native planting standards and street trees.
- b) an analysis of open space and recreational needs and opportunities to determine the amount and location of land to be dedicated for parks, open space, and recreational amenities within the residential area;
- c) a detailed active transportation strategy that identifies trails, sidewalks, and bicycle lane locations, as well as connections to the larger local and regional active transportation network and parks and open space system; and
- d) a transportation analysis addressing the need for an efficient vehicular and pedestrian network within, and external to, the core area.



Main Street - Sykesville, Maryland

Core Design

- 9.22** The core area shall provide for a well-designed, attractive public realm that:
- a) respects and enhances the identity and character of a small town centre;
 - b) encourages community interaction;
 - c) is pedestrian and cyclist-friendly, with connections between building entrances, building sites, and adjacent neighbourhoods;
 - d) provides sidewalks on both sides of the street;
 - e) addresses the needs of residents of all ages and abilities; and
 - f) is connected by trails, pathways and sidewalks.
- 9.23** The highest density of residential development and high-traffic service areas should be concentrated within, or adjacent to, the core area along new main streets, with a gradual decrease in density to provide a transition to the adjacent residential areas.
- 9.24** Provide main streets in the core area that are designed as comfortable and walkable pedestrian-oriented corridors.
- 9.25** New main streets in the core area shall be barrier free areas. Design shall be in accordance with the Barrier Free Design Guidelines by the Safety Codes Council of Alberta, and where appropriate should exhibit the principles of shared space streets.
- 9.26** Buildings in the core area should be built close to the street or village centre areas, with on-site parking located underground, or on the side and to the rear; front yard parking areas are strongly discouraged. Angled street parking should be considered as a design feature consistent with small town centres, where appropriate.
- 9.27** The use of fencing for non-residential uses in the core area should not be permitted, with the exception of patios, screening of outside storage, screening of garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.
- 9.28** Ground-floor retail locations should incorporate design elements such as storefront windows, outdoor display spaces, and direct entrances off the street or urban-format open spaces.
- 9.29** Development and design of the public realm should promote and protect important views of the Elbow River Valley, the internal open space network, and, where possible, of the Rocky Mountains.
- 9.30** All public and private lighting, including street lights, security and parking area lighting, shall be designed to respect the County's Land Use Bylaw lighting requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties, while still allowing for safe nighttime spaces.
- 9.31** Crime prevention through environmental design (CPTED) features shall be considered in the design of all public realm elements.

10 COMMERCIAL

The commercial area provides the transition between Highway 8 and the Elbow View community. The primary focus is to provide larger commercial and employment opportunities that will support local and regional residents, however the commercial area will also provide appropriate housing opportunities and will act as the main community entranceway.

The commercial area will provide safe and efficient roadway and active transportation network transitions and connections from Highway 8, through the commercial area, and into adjacent land use areas. A primary function of the commercial area is to provide a pleasant transition from the Highway into the core and residential areas of the Plan.

Objectives

- Support local and regional commercial and employment opportunities.
- Provide attractive and inviting entranceways and gateway features from Highway 8 into the Plan area.
- Facilitate appropriate transitions between residential and non-residential uses.
- Support active and safe connections between local and regional pathways and trails systems that lead into and through the Elbow View area.
- To allow for appropriate siting of potential water and wastewater treatment facilities.

Policies

General

- 10.1** Commercial development shall be in general accordance with *Map 07*.
- 10.2** The predominant land use within the commercial area shall be a mix of commercial, institutional, light industrial and office uses (refer to Figure 1).

10.3 Industrial uses with the potential for off-site impacts, such as unsightly appearance, noise, odour, emission of contaminants, fire, or explosive hazards shall not be permitted in the commercial area.

10.4 Single-detached, duplex/semi and medium density residential uses may also be permitted where deemed compatible and appropriate.

10.5 Medium density residential development should:

- a) be oriented to the public street or open space with parking located in the rear or side;
- b) be located primarily off Range Road 33; and
- c) be appropriately set-back from Highway 8.

10.6 The County shall support the reduction or removal of on-site visitor parking minimum requirements for medium density residential uses.

10.7 More intensive non-residential land uses should be concentrated in proximity to Range Road 33 and Highway 8 in order to support highway-oriented retail and commercial.

10.8 Provision for the siting of a water and wastewater treatment facility shall be supported within the commercial area. It will be the intent to situate water and wastewater treatment facilities in locations best suited to the utility, but will be required to be located and/or provide appropriate set-backs and buffers to adjacent uses, roads, and/or open spaces.

Local Plans

10.9 Local plans shall be required to support applications for development within the commercial area.

10.10 Local plans shall further refine the exact land use boundaries for the commercial area.

10.11 Local plans should:

- a) address the County's Commercial, Office and Industrial Design Guidelines and document how the local plan meets those guidelines;
- b) provide appropriate transitions between residential and non-residential uses;
- c) ensure vehicle, pedestrian, pathway and trail connections are efficient and coordinated with other local plans in the Elbow View ASP;
- d) provide for a main street transition from Highway 8 to the core areas of the Plan through less intensive uses, as well as through structural and public realm design adjacent to the core areas that promote a main street aesthetic.

Commercial Area Design

10.12 The use of fencing for non-residential uses within the commercial area should not be permitted, other than for buffering adjacent lands in non-residential/residential interface areas, screening of outside storage, screening of garbage bins, for security purposes, or any other permitted uses within the Land Use Bylaw.

10.13 Development should be oriented to the street or open spaces with all storage, maintenance, and loading facilities located on the side or rear of the property.

10.14 Wherever possible, parking for all medium density residential and non-residential uses should be located underground, or on the side or rear of the property.

10.15 Pathways, trails, sidewalks and bicycle linkages leading to and through the commercial area should be convenient, attractive, and efficient, promoting active movement and connections across Highway 8 and to/from the regional trail network along Highway 8.

10.16 All public and private lighting, including street lights, security and parking area lighting, shall be designed to respect the County's Land Use Bylaw lighting requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties, while still allowing for safe nighttime spaces.

10.17 The main community entranceways and corridors to Elbow View from Highway 8 will serve as gateway features and defining elements of the Elbow View experience, and may include:

- a) community identification and signage;
- b) water features;
- c) connections to the local and regional pathways and trails network;
- d) connections to the parks and open space system;
- e) protected sightlines and views into the Plan area and of the Rocky Mountains;
- f) public art; and
- g) native plantings, trees and vegetation.

10.18 Development within or adjacent to the main community entranceways should be oriented and designed to enhance the entry experience to the Plan area, and should consider factors such as:

- a) sight lines;
- b) noise attenuation;
- c) setbacks;
- d) natural land features;
- e) innovative building design; and
- f) high quality landscaping.

10.19 Crime prevention through environmental design (CPTED) features shall be considered in the design of all public realm elements.

11 AGRICULTURE

The Elbow View plan area has a long agricultural history. The continued use of land for agriculture, until such time as the land is developed for other uses, in accordance with *Map 07* is appropriate and desirable. The Elbow View ASP policies support the retention and development of agricultural uses as described in the Rocky View County Plan and the Agricultural Boundary Design Guidelines. The Agricultural Boundary Design Guidelines is a tool developed to mitigate negative impacts to agricultural lands from the development of non-agricultural lands.

Objectives

- Support agricultural operations until alternative forms of development are appropriate.
- Provide for appropriate development of farmsteads and first parcels out.
- Mitigate land use conflicts between non-agricultural and agricultural uses through application of the Agricultural Boundary Design Guidelines.

Policies

General

- 11.1** Existing agricultural operations within the Elbow View Plan area are encouraged to continue until development of those lands to another use is deemed desirable and that use is in accordance with the policies of this Plan.

- 11.2** The creation of a single lot from an unsubdivided quarter section for the purposes of a farmstead, first parcel out subdivision, or other agricultural development should be supported without the requirement of a local plan when it is in accordance with the relevant policies of this Plan and the County Plan.
- 11.3** Agricultural lot size shall meet the minimum and maximum size requirements of the County Plan and be no larger than is necessary to encompass the existing residence, associated buildings, landscape improvements, and access.
- 11.4** Residential first parcels out shall be situated in a manner that minimizes the impact on future development of the site. Residential first parcels out:
- a) shall meet the site requirements of the County Plan;
 - b) shall meet the County's access management standards; and
 - c) should be located on the corners of the quarter section, or along two existing boundaries.
- 11.5** Non-agricultural developments that are proposed to be alongside agricultural developments and operations shall refer to the Agricultural Boundary Design Guidelines when submitting applications for a local plan, land use, subdivision, and development permits.



Credit: Jack Borno

PLAN POLICIES: **GREEN & ACTIVE INFRASTRUCTURE**

12 NATURAL ENVIRONMENT

The natural environment represents land with the most sensitive and naturally existing ecological conditions, such as the floodway of the Elbow River, steep slopes, and crown claimed lands. These lands will remain undeveloped in a naturalized state and may accommodate pathways and passive recreation opportunities.

The natural environment, when combined with parks and open spaces, provides the central community design feature that shapes the Elbow View land use concept, the trails and pathway system, and the transportation network. These features are valued as some of the most unique elements of Plan area and will be protected and enhanced through the evolution of the Elbow View.

Objectives

- Provide for the protection and reclamation, wherever possible, of wetlands, watercourses, and crown claimed lands.
- Minimize the disturbance caused by development to the topography, landscape features, wildlife habitat and water resources of the Plan area through design that responds to the natural environment.
- Support passive recreation, including pathways, trails and interpretive stations within and adjacent to lands identified as natural environment.

Policies

General

- 12.1** Lands identified as natural environment, in general accordance with *Map 07*, are not suitable for development, with the exception of essential transportation and utility infrastructure, flood and erosion protection, and passive recreation, including the pathway and trails system and associated supportive amenities and infrastructure.
- 12.2** Boundaries of the natural environment shall be confirmed within local plans, and may be protected through environmental reserves.
- 12.3** The Tsuut'ina Nation should be engaged at the local plan stage where the natural systems extend on to the reserve.
- 12.4** A local plan shall provide a detailed wetland and riparian assessment based on the Province's Stepping Back from the Water guide. The assessment should determine the applicable mitigation requirements to protect these features and the connected ecological system.
- 12.5** At local plan stage, appropriate setbacks from the top edge of the Elbow Valley escarpment shall be established, and a connected open space area within the setback should be considered, including a multi-use pathway to allow for high-quality and universal access to the valley edge and to the Elbow River.

Wildlife Corridors

- 12.6** Local plans shall identify and designate wildlife corridors.
- 12.7** Vegetation and other natural materials should be incorporated into developments to visually separate human use areas from wildlife areas and to provide overhead cover, when feasible.

- 12.8** Local plans should identify policies on the strategic use of fencing within development proposals to reduce obstructions to wildlife movement, but to also limit road collisions.
- 12.9** Local plans should identify policies to minimize removal of vegetation within wildlife corridors and, where removal is necessary, to provide replacement planting of equal or greater ecological value elsewhere within the site.
- 12.10** The design and location of on-site lighting within development proposals should not form a barrier to wildlife and/or cause unnecessary light pollution.

Wetlands

- 12.11** Wetland protection shall be guided by County, regional, and provincial policy.
- 12.12** Local plans shall determine, through consultation with the Government of Alberta, whether wetlands are Crown owned land.
- 12.13** Protect all on-site Crown-claimed wetlands in accordance with Provincial and County policies.
- 12.14** Wetlands not claimed by the Crown that have a high relative value, as per the Alberta Wetland Classification System, should be avoided if possible, and compensation shall be provided in accordance with County and provincial policy where avoidance is not possible.
- 12.15** Where the County and Province approve the removal of wetlands, compensation shall be provided in accordance with County and provincial policy.

Riparian Areas

- 12.16** Riparian area protection shall be guided by County and provincial policy.
- 12.17** Building and development in the riparian setback area shall be in accordance with the County's Land Use Bylaw and the County's Riparian Setback Policy.
- 12.18** The riparian protection area may be publicly or privately owned.

WETLAND:

A wetland is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

WETLAND VALUE:

Wetland value is based on the function of the wetland (e.g. abundance and biodiversity) and the benefits it provides to society (e.g. water quality improvement and flood protection).

RIPARIAN LAND

Riparian land is the vegetated (green zone) area adjacent to rivers, creeks, lakes, and wetlands. These areas have a distinct vegetative community that is a result of increased soil moisture and different soil types.

Wetlands and riparian areas connect groundwater to surface water, provide important wildlife and waterfowl habitat, clean and purify water, and provide recreational opportunities.

- 12.19** Public roads and private access roads may be allowed in the riparian protection area. All roads shall be located, designed, and constructed so as to minimize disturbance to the riparian area.
- 12.20** Utility lots, in the form of functional wetlands, that provide stormwater and raw water storage may be allowed in the riparian protection area, where appropriate. These functional wetlands should be designed to enhance the ecological function of areas previously disturbed by agricultural uses, while also providing required water storage in support of the development area, in accordance with applicable provincial policy.

13 FLOOD RISK MANAGEMENT

The Plan area has the benefit of bordering the Elbow River, but this also brings the necessary awareness of potential flood impacts within identified floodway and flood fringe areas. The policies in this section seek to maintain the function of flood areas and maximize their ecological and recreational services.

Objectives

- Prevent development from occurring within flood prone areas to safeguard property and limit safety risks, excepting essential utility services.
- Direct development away from flood prone areas.
- Support the preservation of floodway and flood fringe areas in their continued role of providing ecological and recreational services, together with wider flood and erosion control benefits.

Policies

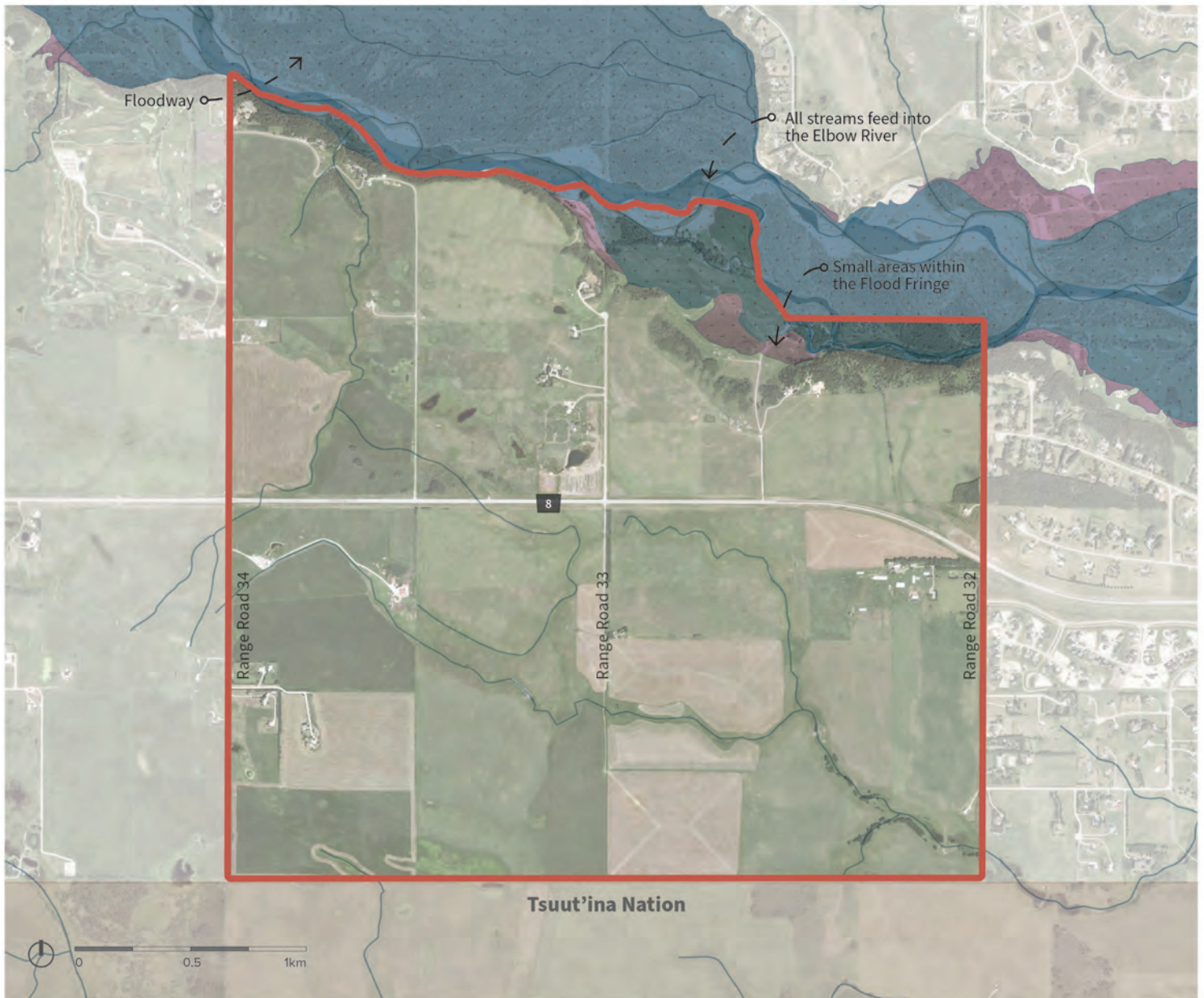
General

- 13.1** The areas of the Plan that are subject to flooding are identified as either floodway or flood fringe, in accordance with Provincial Flood Hazard Mapping, as shown in *Map 09*.
- 13.2** No development in the Plan area shall take place within the floodway or flood fringe of the Elbow River, with the following exceptions:
- a) essential roads and bridges that have to cross the flood risk area;
 - b) flood or erosion protection measures or devices;
 - c) pathways and trails that are constructed level with the existing natural grades;
 - d) parks and open spaces, provided there are no buildings, structures, or other obstructions to flow within the floodway; and
 - e) essential utility infrastructure that has to be located in the flood risk area for operational reasons.

13.3 Any exempt development allowed within the floodway or flood fringe shall be designed to limit impermeable surfaces, so as to not impede the groundwater storage capacity of these areas.

13.4 Local plans with lands partly affected by the floodway or flood fringe areas should include a flood hazard risk study, including hazard mapping where appropriate and prepared by a qualified professional. The study shall:

- a) identify areas at a flood risk of 1:100 or greater, and those having a lesser flood risk.
- b) demonstrate that there is sufficient developable area for the proposal after excluding flood way and flood fringe areas.
- c) provide recommendations on locating more vulnerable developments towards lower flood risk areas and on implementing other measures that would limit flood risk.



Map 09: Flood Hazard

- Elbow View ASP Boundary
- Low Lying and Water Conveyance Areas
- Floodway
- Flood Fringe

14 PARKS AND OPEN SPACE

Parks and open spaces represent land that play an important ecological function, however are not considered part of the most environmentally sensitive land within the ASP area. These areas can accommodate paths, trails, parks and supportive recreation infrastructure, in addition to playing a key role in the management of surface water for the community through utility lots integrated with the open space areas. Along with the natural environment, these lands form the central community design feature of the Plan area, providing recreation and community connection through these active spaces.

In addition to the lands shown as parks and open space on *Map 07*, parks will be located within communities and within all land uses throughout the Plan area.

OPEN SPACE:

Open space means all land and water areas, either publicly owned or offering public access that are not covered by structures. Open space may include future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, land for schools and recreation facilities, utility corridors, public and private utility lots that contain functional wetlands, and cemeteries.

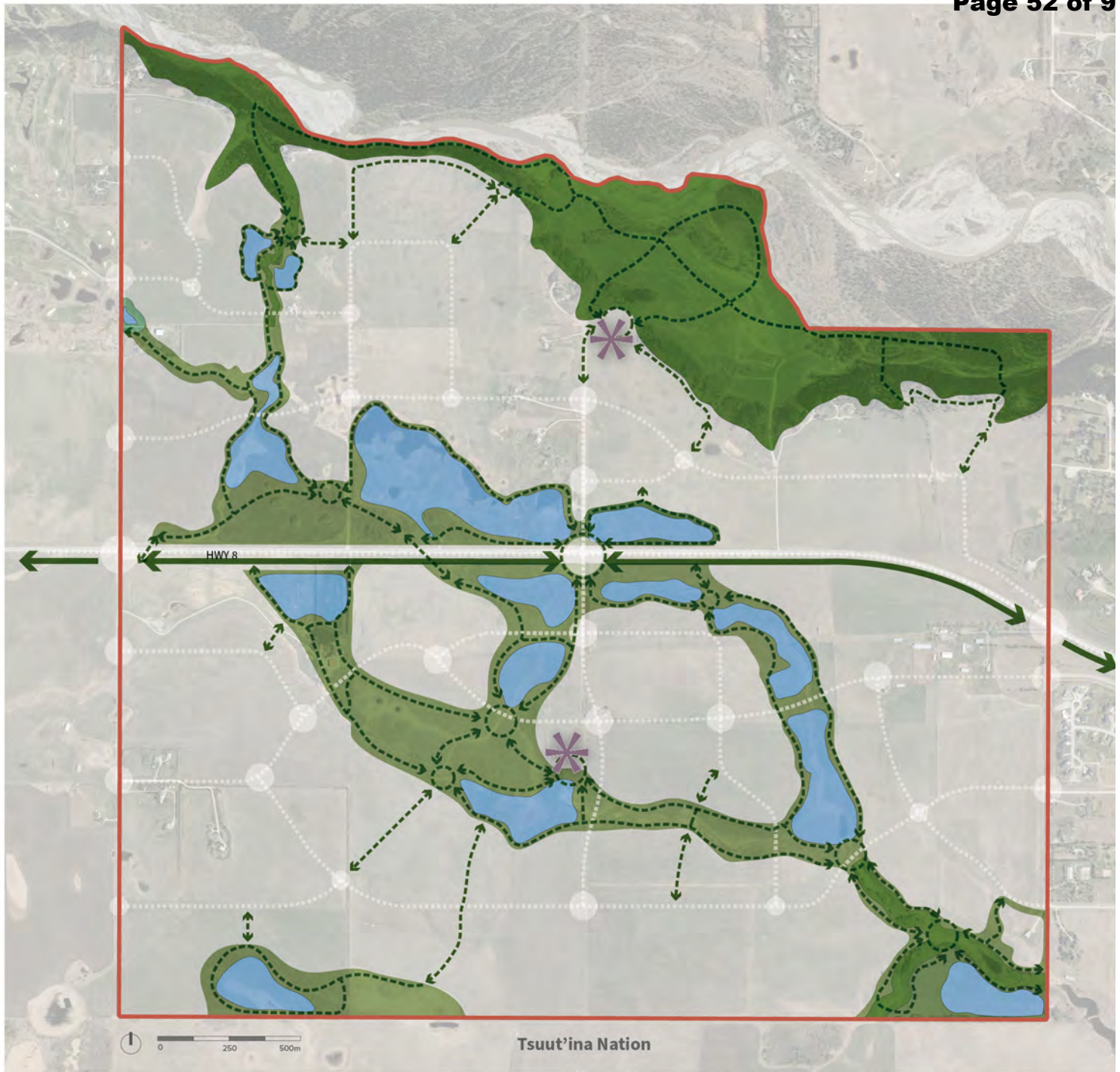
Objectives

- Promote and create an interconnected open space system.
- Ensure that open space and parks have an ecological, social, recreational, and/or aesthetic function.
- Provide opportunities for passive and active recreation within the plan area.
- Consider incorporating stormwater and raw water storage functions, in the form of functional and/or constructed wetlands within utility lots, within parks and open spaces.
- Support the inclusion of pathways and trails within parks and open spaces to promote active connections throughout the Plan area.

Policies

General

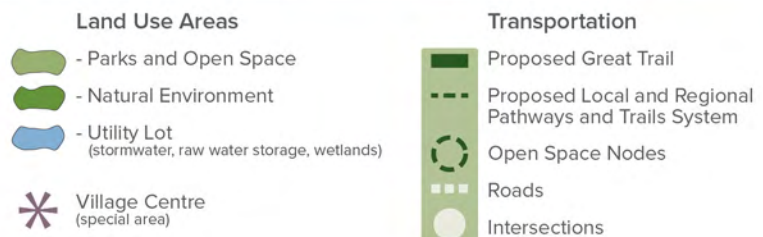
- 14.1** Future development shall provide for an interconnected system of open space and parks in general accordance with *Map 10*, and should promote wildlife movement through these corridors.
- 14.2** In addition to the interconnected system of parks and open spaces identified in *Map 10*, neighbourhood, community, and potentially regional parks shall be located throughout the Plan area to support the daily recreational needs of communities and interconnectivity of the parks and trails systems..
- 14.3** Local plans shall further refine the locations, size and boundaries of the parks and open space network, in coordination with all other applicable County standards, guidelines and master plans.



Map 10: Parks and Open Space Network, and Pathways and Trails System

This map is conceptual in nature, representing proposed locations and alignments for the pathways and trails system, which are to be confirmed at the time of local plans.

No measurements or calculations should be taken from this map.



- 14.4** Open space shall be provided through such means as:
- a) the dedication of reserve lands, environmental reserves, and public utility lots;
 - b) the provision of environmental reserve easements, conservation easements, or other easements and rights-of-way;
 - c) government lands for public use;
 - d) privately owned land that is accessible to the public;
 - e) publicly or privately owned stormwater conveyance systems;
 - f) privately owned raw water storage systems;
 - g) land purchases, endowment funds, land swaps, and donations; and
 - h) other mechanisms as may be approved by the County.
- 14.5** Parks and open spaces shall be designed, where appropriate and necessary, to incorporate surface water management infrastructure, including, stormwater facilities and raw water storage, in an aesthetically pleasing manner that also provides a recreational function.
- 14.6** Multi-purpose and joint use sites for schools, parks and open spaces, and recreation facilities are encouraged straddling the edge of the open space area, wherever possible.
- 14.7** Parks and open spaces should be designed to provide active connections to the pathway and trail system.

- 14.8** The design and construction of parks and open spaces shall be of high quality and adhere to all applicable County standards, guidelines and master plans. If higher standards are desired by developers within a local area plan, community levies or optional amenity agreement to allow for enhanced open space maintenance may be considered.

- 14.9** The integration of historical resources within parks and open spaces that have been identified or discovered at the local plan stage shall follow provincial regulations and may include indigenous community engagement.

Open Space Nodes

- 14.10** The design of the open space's trail and pathway network shall provide a concentration of route options near the Core area's village centre urban plazas, creating a special node in the open space system that maximizes connections.
- 14.11** Areas where a significant amount of trails and pathways converge shall take the form of open space nodes, which shall exhibit a concentration of open space amenities to serve trail and pathway users.
- 14.12** Where appropriate, shared space design characteristics that slow traffic speeds and raise awareness of safety for all users should be incorporated in a manner that creates a unique and recognizable place.
- 14.13** Open space nodes should be designed in a manner that considers and interprets the area's ecological features.

15 RESERVES

Reserves and environmental reserves are lands dedicated to the County as public land during the subdivision process. Reserves enhance the community by providing land for parks, schools, and recreational amenities. Environmental reserves protect the community and natural environment by preventing development in hazardous areas such as floodways and unstable slopes.

Objectives

- Provide for the dedication of reserves to meet the educational, recreational, cultural, social, and other community service needs of the community.
- Provide for the identification and protection of environmentally significant land or hazard land through the dedication of environmental reserve or environmental reserve easements.
- Provide direction on the timing of reserve dedication.

Policies

General

- 15.1** Reserves owing on a parcel of land shall be provided as:
- a) municipal reserve, school reserve, or municipal and school reserve;
 - b) money in place of reserve land; or
 - c) a combination of land and money.
- 15.2** Municipal reserve, school reserve, or municipal and school reserve, shall be provided through the subdivision process to the maximum amount allowed by the Municipal Government Act.
- 15.3** Prior to the disposition of municipal or school reserve land declared surplus by the school board, the County shall determine if the land is required for community services reserve land as provided for in the Municipal Government Act.
- 15.4** The acquisition, deferral, and disposal of reserve land, and the use of money in place of reserve land, shall adhere to County Policy, agreements with local school boards, and the requirements of the Municipal Government Act.

RESERVES

Reserves are lands dedicated to the County by the developer through the subdivision process as defined in the *Municipal Government Act*. They include:

- municipal reserves;
- community services;
- environmental reserves;
- school and municipal reserves; and
- school reserves.

Instead of a land dedication, the County may accept the equivalent value of the land as money. Cash in lieu money is shared between the school boards and the recreation districts.

COMMUNITY SERVICES RESERVES

Community services reserves are defined in the *Municipal Government Act* as lands declared surplus by the school boards. Community services reserve land may be used for:

- a public library;
- police station, a fire station, or an ambulance services facility, or a combination of them;
- a non-profit day care facility, senior citizens facility, or special needs facility;
- a municipal facility providing service directly to the public;
- affordable housing.

ENVIRONMENTAL RESERVES

Environmental reserves are defined in the *Municipal Government Act* (Section 664) as:

- a swamp, gully, ravine, coulee or natural drainage course;
- land that is subject to flooding or is, in the opinion of the subdivision authority, unstable; or
- a strip of land, not less than six metres in width, abutting the bed and shore of any lake, river, stream or other body of water for the purpose of:
 - preventing pollution; and/or
 - providing public access to and beside the bed and shore.

15.5 Provision and allocation of reserves shall be determined at the time of subdivision by the County's subdivision approving authority.

15.6 The amount, type, location, and configuration of reserve land shall be suitable for public use and readily accessible to the public.

The dedication of reserves should meet the present or future needs of the Elbow View Plan area by considering the recommendations of this ASP, applicable County standards, guidelines and master plans, local plans, and school boards.

15.7 Where an identified park, trail, and pathway system (*Map 10*) or land for recreational or cultural amenities cannot be provided through the dedication of municipal reserves or private easement, consideration should be given to acquiring land through the use of:

- a) money in place of reserve land;
- b) money from the sale of surplus reserve land; or
- c) other sources of identified funding.

Environmental Reserves

15.8 Lands that qualify as environmental reserve should be registered as environmental reserve or environmental reserve easement through the subdivision process, as per the Municipal Government Act.

15.9 Other lands determined to be of environmental significance, but not qualifying as environmental reserve, may be protected in their natural state through alternative means as determined by the County.

15.10 Environmental reserves should be determined by conducting:

- a) a biophysical impact assessment report;
- b) a geotechnical analysis; and/or
- c) other assessments acceptable to the County.

Reserve Analysis

15.11 A reserve analysis shall be required with the preparation of a local plan to determine the amount, type, and use of reserves owing within the local plan area.

15.12 The reserve analysis shall include a determination of:

- a) the total gross area of the local plan;
- b) the type and use of reserves to be provided within the local plan area;
- c) other reserves owing on an ownership basis;
- d) the location of the reserve types and amounts in relation to the local plan area's overall open space system, with this information to be shown on a map; and
- e) the amount of residual reserves to be taken as money in place of land.

16 ACTIVE TRANSPORTATION

The orientation of land uses, parks and open spaces, the natural environment and transportation infrastructure within Elbow View build upon the goal of encouraging safe and pleasant movement throughout the community, with a focus on active transportation. Encouraging safe, fun and efficient active transportation options is central to capitalizing on Elbow View's proximity and access to the Elbow River, to encouraging a lively town centre and community cores, and to promoting healthy and active lifestyles.

In addition to daily movement options along the internal pathways, trails, sidewalks and bicycle infrastructure, Elbow View will also support regional trails and connections to adjacent communities, including support for a potential future pedestrian and bicycle link across the Elbow River to the north. As a corridor to the Rocky Mountains, Elbow View can play a key role as a mid-point destination in the already significant bicycle traffic between Calgary and the Rockies by providing additional pathways and trails that will also attract visitors to explore the planned commercial, cultural and recreational opportunities of the community.

Objectives

- To create a community that privileges active modes usage for short functional transportation trips and daily recreation.
- Facilitate an integrated network of local and regional active transportation options that supports functional and recreational daily use within the Elbow View Plan area and that encourages interregional active transportation.
- To create concentrations of active connections near significant community amenities, including parks and open spaces, culture and recreation amenities, core areas and commercial opportunities.
- Support an extensive and well connected system of bicycle infrastructure, both within the pathway and trail system and along the road network.
- Explore opportunities to actively connect over the Elbow River and under Highway 8.
- Through the local plan process, ensure the design of subdivisions accommodates an integrated system of active transportation network connections utilizing road rights-of-way, open space, parks, or other means deemed acceptable by the County.



Policies

General

16.1 Residential, commercial, and institutional development shall create a regional and local network of pathways, trails, sidewalks, bicycle infrastructure and safe streets that promote active modes of transportation throughout the year.

Pathways and Trails

16.2 Local plans shall define the location and alignment of pathways and trails, and:

- a) should consider the general alignment and connections of the pathways and trails system identified in *Map 10*;
- b) should support regional connections to existing communities in Elbow Valley and Elbow Valley West, future community development to the west, and the Elbow River in anticipation of a future regional active transportation corridor along that waterway;
- c) promote active movement throughout the Plan area, year-round, with particular focus on connections to the Elbow River, the natural environment, village centres, and open space nodes;
- d) support potential future active modes connections across the Elbow River;
- e) support bicycle and pedestrian use, including for people requiring mobility assistive devices;
- f) be predominantly located within or adjacent to parks, open spaces, and natural environment, however will also cross residential and core land uses to provide active high quality connections throughout the Plan area;
- g) provide high quality linkages at all locations where the pathway and trail system intersects the roadway network, including designs that provide protected facilities for all users and raised mid-block crossings with

appropriate up-stream traffic calming to maximize active modes user safety;

- h) should explore opportunities to connect the pathway and trail system across Highway 8 through recessed large box culverts and protected intersection designs; and
- i) shall be of high-quality design and construction, and adhere to applicable County standards, guidelines, and policies.

Bicycle Network

16.3 Safe, efficient and comfortable bicycle use shall be supported in the design of all pathways and trails.

16.4 Bicycle use should be accommodated as separated or on-street facilities along all road classifications of collector or higher, excepting Highway 8.

16.5 Bicycle infrastructure and facilities should be provided in the form of separated multi-use trails and pathways in most cases, with dedicated facilities provided in areas where high volumes of pedestrian and cyclist traffic, should be provided, and be located in general accordance with the trails and pathways system shown on *Map 10*.

16.6 Design of bicycle infrastructure shall adhere to applicable County standards, guidelines and plans.

Sidewalks

16.7 Sidewalks should provide direct and efficient access to Elbow View's internal amenities and services in addition to linking residents to the pathway and trail system.

16.8 Sidewalks can be delivered in the form of multi-use pathways, where appropriate. In areas with anticipated high cyclists volumes, special consideration should be given to speed of travel and associated pedestrian safety risks from adjacent uses.

16.9 Exact locations for sidewalks will be determined when local plans are prepared.

PLAN POLICIES: COMMUNITY INFRASTRUCTURE

17 SCHOOLS

The school authorities administering the schools in the County, including Rocky View Schools and Calgary Catholic School District, will determine the requisite number of schools for the ASP area through the local plan process. School locations and size will also be determined at the local plan stage, in consultation with the school authorities.

School sites can play important community functions, not only as education and recreation spaces, but also by supporting ecological and local servicing requirements. By co-locating school sites with parks and open spaces, schools can support the protection and enhancement of lands to support active and passive recreation, active transportation, surface water management and raw water storage.

Objectives

- Identify school needs and potential school sites in the Elbow View Plan area.
- Collaborate with school authorities on site selection and development.
- Promote the co-location of schools with parks and open spaces, providing increased recreational opportunities and more active connections to and from school sites.

Policies

General

- 17.1** The specific location of future school sites shall be determined during the preparation of local plans, in consultation with the school authorities.
- 17.2** Schools shall be located within the residential and core land use areas of the Plan.
- 17.3** The need for additional school sites shall be determined during preparation of local plans, in consultation with the school authorities, and with compensation provided to land owners at fair market value.

- 17.4** The timing of school development in a neighbourhood should be addressed at the time a local plan is being developed.
- 17.5** The amount of land dedicated for a future school site should be consistent with the size requirements delineated in reserves agreements between Rocky View County and the school authorities.
- 17.6** Redesignation and subdivision applications for school sites shall address land use compatibility, servicing needs, and transportation requirements, and shall ensure the site is of sufficient size to accommodate parking needs.
- 17.7** School sites should provide suitable land for active playfields and park space to meet the needs of students, and should be connected to the community through trails, pathways, bicycle infrastructure and/or sidewalks.
- 17.8** Wherever possible, school sites will be co-located with parks and open spaces, and will support the ecological and functional capacities of these lands. In these scenarios, additional parking may be considered to support the increased use of the co-located use.

Joint Use

- 17.9** The County may partner with the school authorities and/or other organizations to facilitate the creation of joint use facilities or amenities, including playfields and parks.

18 RECREATION & COMMUNITY

Providing public spaces and facilities for recreation, culture, and community events is an important component of building a community. Once the land is provided, recreational, cultural, institutional, and social programs can be supported through a variety of partnerships and appropriate mechanisms, to achieve desired service levels. Given the location of the Plan area, collaboration with the adjacent communities within Rocky View County, as well as potentially with the City of Calgary, may be pursued to ensure complementary service delivery and appropriate cost-sharing.

Objectives

- Provide public and private space for recreation, culture, and community uses that foster community-building and supports a high quality of life, health, and social well-being for residents and visitors.
- Encourage recreation, culture, and community spaces and uses to be connected to, and/or easily accessed by active modes of travel.
- Support the location of recreation, culture, and community spaces and uses to support and build-upon the active town centre and core areas within Elbow View.
- Provide recreation amenities for people of all ages and abilities in Elbow View, and the larger regional area.

Policies

General

- 18.1** Local plans shall support recreation, culture, institutional, and community uses in accordance with the recommendations of applicable County standards, guidelines, and plans.
- 18.2** Local plans shall consider the appropriate type, size, and scale of recreation, cultural, and community facilities and/or amenities.
- 18.3** Local plans and development shall consider and, where required, provide for the location of lands for recreation, cultural, and community uses.
- 18.4** The County shall support the development of recreation, cultural, and community facilities and amenities through approved funding mechanisms, and in accordance with applicable County standards, guidelines, and plans.
- 18.5** The County should encourage both public and private partnerships to provide recreation, cultural, and community facilities and/or amenities.
- 18.6** Where possible, locate recreation, cultural, and community facilities along the pathway and trail system, parks and open spaces, and/or within or in proximity to the core areas of the Plan.

19 EMERGENCY SERVICES

Emergency services within the Plan area are focused on fire and protective service needs. Existing fire and emergency services within the regional area include Elbow Valley Fire Station 101, and the Redwood Meadows Emergency Services.

Objectives

- Ensure an appropriate and efficient level of fire and protective services is made available for current and future residents in order to provide for a safe and liveable community.
- Ensure communities are designed and constructed to optimize the delivery of fire and protective services.

EMERGENCY SERVICES FACILITY:

An emergency services facility is a site and building(s) containing the staff, equipment, and other apparatus required to deliver fire and/or protective services within the County and may include facilities and space for other related services.

Policies

General

- 19.1** In association with Rocky View County Fire Services, the RCMP, and other emergency service providers, an adequate level of service shall be provided to meet the emergency response needs of the planned community, based on projected population growth and demographic change in the Plan area.
- 19.2** Policing will be provided by the RCMP as per the provincial Police Service Agreement, until such time as another policing solution is required or sought out.
- 19.3** The County should review the policing requirements for the Highway 8 corridor and identify whether additional resources may be needed.
- 19.4** In preparing local plans, applicants shall work with the County to identify any potential land requirements for fire and protective services.
- 19.5** Local plans shall address fire and protection response measures as well as on-site firefighting requirements through consideration of such factors as efficient road design, safe and efficient access for emergency service vehicles, and fire control measures.
- 19.6** Crime prevention through environmental design (CPTED) features should be considered and incorporated into the design and construction of all new development, wherever possible.

PLAN POLICIES: TRANSPORTATION & SERVICING

20 TRANSPORTATION

The transportation network will be developed in a manner that is safe, functional, and efficient for all users. The network will minimize impacts to the natural environment and the parks and open space network while providing efficient internal roadway networks, active modes movement within the Plan area, and regional opportunities for walking, cycling, and public transportation. All transportation and servicing infrastructure for the Plan area will, at a minimum, meet County and Provincial standards, with additional technical reporting required at time of local plans, upon determination of major network alignments.

Comprised of a road network, active transportation network, and public transit considerations, policies and directions in this Plan follow the recommendations of the Transportation Servicing Options Study in developing a functional, safe, and efficient network for all modes of transportation.

Objectives

- Work with Alberta Transportation to promote options for twinning Highway 8 as a 4-lane upgrade, in order to reduce highway set-back impacts and encourage safer crossing between the north and south sides of the Plan.
- Support a multi-modal internal road network based on connection points with Highway 8 at Range Roads 32, 33, and 34, in coordinations with Alberta Transportation.
- Provide for an internal road network that contributes to a high-quality built environment and provides safe, efficient and pleasant active modes accommodations throughout.
- Provide main street streetscapes in the village centres that exhibit the qualities of barrier free design, with a strong focus on shared space characteristics, where appropriate.

- Provide strategic connections with the open space network that embody high priority accommodations for active modes users, including fully protected intersections and raised mid-block crossings.
- Provide for high levels of street connectivity within and between neighbourhoods within the Plan area.

Networks

The road network will be framed by urban boulevards and collector roads that connect the Plan area to Highway 8 via Range Roads 32, 33, and 34, which are spaced approximately 1.6 kilometres apart. The remainder of the proposed road network will be a system of main streets, local roads and laneways, with exact locations and configurations determined at the time of local plans. *Map 11* provides a conceptual transportation network, which will form the basis for future local plans, however, is expected to be refined and revised upon completion of further study and planning.

A central component of the Elbow View ASP is the active transportation network, with well-integrated multi-use trails, bicycle infrastructure, and sidewalks. These assets are proposed to interweave and link the various areas of the Plan and the Elbow River, enhancing community connectivity and permeability for safe and effective active transportation options. Considerations for entry points, major intersections, and traffic calming measures will be incorporated into the interface between all components of both the road and active transportation networks.

Roadway Hierarchy

Elbow View's road network will ensure that vehicle travel to and within the community is accommodated with a hierarchy of appropriately scaled and functional roadways. The hierarchy is composed of seven different road types: Highway 8, urban boulevard, primary collector, local collector, village centre main street, local street, and laneway.



Map 11: Transportation Strategy

This map is conceptual in nature, representing proposed locations and alignments for transportation infrastructure, which will be confirmed and finalized at the time of local plans.

No measurements or calculations should be taken from this map.

- | Transportation | | | |
|----------------|-------------------------|--|----------------------------------------------------------------------------------------------------|
| | Highway 8 | | Proposed Great Trail |
| | Urban Boulevard | | Proposed Local and Regional Pathways and Trails System |
| | Primary Collector | | Open Space Nodes |
| | Local Collector | | Tsuut'ina Nation Interface (200m from the shared boundary between the County and Tsuut'ina Nation) |
| | Internal Intersections | | Undeveloped Road Allowance |
| | Highway 8 Intersections | | |

Highway 8 bisects Elbow View west to east, with three main access points proposed into the Plan area, serving both the north and south sides of the community. Roundabouts at RR33 and RR34 are preferred, with traffic light signalization required at RR32. Roundabouts would be similar to the existing intersection located at the Highway 8 and Highway 22 intersection west of Elbow View, with the addition of high quality active modes accommodation in all relevant directions. At a minimum, roundabouts would be designed and constructed to adhere to Alberta Transportation and County standards, while opportunities to provide design solutions that adhere to the latest international best practices will be heavily considered in order to provide maximally safe and efficient access to the community for all users.

Estimated timelines for Highway 8 upgrading, based on regional overall growth are included in the Transportation Servicing Options Study for Elbow View, along with staged upgrading of intersections at RR32, RR33, and RR34 as populations within the plan area increase.

Public Transit

In anticipation of potential future regional public transit options along the along the Highway 8 corridor, the Elbow View ASP is a transit-ready community. Community features that support the public transit potential of the community include direct connections to Highway 8 along each of the range roads, concentrating higher residential and commercial densities to the central areas of the Plan (including RR 33), and the promotion of efficient, safe, and well-connected road and active transportation networks throughout the Elbow View ASP.

It is understood that Highway 8 would have adequate capacity for regional bus transit, either east to/from Calgary, or west to Highway 22. Community focal points within the core areas would likely serve as regional transit connection points, with additional internal options throughout the Plan along the collector roadway network, aligning with clusters of amenities and areas with increased density.

Policies

General

- 20.1** All transportation infrastructure should be developed in accordance with the County and Alberta Transportation applicable standards, and exhibit the characteristics of international best practices, wherever possible.
- 20.2** The transportation network should be developed in general accordance with *Map 11*, including connection points to Highway 8.
- 20.3** Local plans shall further refine the exact locations, alignment, and connections of the transportation network.
- 20.4** In determining the exact locations, alignment, and connections of the transportation network, local plans shall ensure the planned connectivity of internal roads to the higher-order road network is maintained, and is safe, efficient, well integrated, and provides appropriate linkages to existing communities outside of the ASP, to other planned or future local plan areas within the ASP area, and to potential future development areas outside of the ASP boundary.
- 20.5** A transportation impact assessment shall be required as part of the local plan preparation and/or subdivision application process, where applicable.
- 20.6** At the time of subdivision, County rights-of-way shall be dedicated.
- 20.7** Opportunities for local and regional public transit opportunities and connections shall be supported within the Plan area, and may include private shuttles, local transit, and coordinated regional transit options.
- 20.8** Opportunities for transportation connections between the Plan area and the Tsuut'ina Nation along Range Roads 32, 33, and/or 34 may be considered at the time of a local plan, and will require engagement and agreements with the Tsuut'ina Nation, the Province, and the County.

Regional Transportation Network

- 20.9** Coordination with the Province to confirm appropriate access locations and intersections to Highway 8 shall be required.
- 20.10** Design of intersections with Highway 8 shall consider noise attenuation for existing and planned residential areas, and may include berms, landscape buffers or other approved methods.
- 20.11** The County and future development applicants shall work with the Province to monitor the operation of the Highway 8 intersection connection points, to ensure that growth within the Plan area does not adversely affect safe and effective operation of these intersections or the Highway.
- 20.12** In the planning and design of future Highway 8 expansions by the Province, the County and future development applicants shall work with the Province to explore opportunities to maintain a 4-lane upgrade in order to promote safe crossing from the north and south sides of the ASP area.
- 20.13** Infrastructure improvements to support subdivision and land use redesignation are to be constructed by developers, and may consist of upgrades to the existing at-grade Highway 8 intersections to improve safety and operations, or the redirection of traffic to an intersection location with additional capacity.

Local Transportation Network – General

- 20.14** The design and construction of roadways within the local transportation network shall use sound access management principles and shall be in accordance with County Servicing Standards.
- 20.15** The designation and design of local roads within the transportation network, including classification, street sizing, and intersection/ access spacing, shall be determined at the time of the local plan preparation.
- 20.16** Local roads shall be designed in general accordance with the urban or rural cross-section requirements established by the County Servicing Standards. New or modified cross-sections may be proposed at the time of a local plan for consideration by the County.

Local Roads – Urban Boulevard

- 20.17** Urban boulevards shall be designed to accommodate high volumes of all modes of traffic near intersections with Highway 8.
- 20.18** Urban boulevards should exhibit urban street elements such as on-street parking, street trees, and high-quality pedestrian and bicycle accommodations.
- 20.19** Roundabout intersections with local roads should be considered, and should provide high-quality active modes accommodations.
- 20.20** Where multi-use pathways exist within adjacent parks and open spaces, the urban boulevard right-of-way may be reduced on the relevant side in recognition of the existing active modes accommodation.
- 20.21** Urban boulevards shall be designed for 50km/h travel speeds.
- 20.22** The use of sound walls and screening berms should be avoided along urban boulevards.
- 20.23** For design considerations within the main community entranceways, see *Section 10*.

Local Roads – Primary Collector

Primary collectors are intended to channel users of all modes from local collectors and local streets to urban boulevards.

- 20.24** Primary Collectors shall be designed to accommodate moderate volumes of all vehicular and active modes of travel.
- 20.25** When adjacent uses provide active frontages, with development fronting the roadway, the roadway design should be urban in nature, providing on-street parking on at least one side, street trees and high-quality active modes accommodation in the form of separated sidewalk and bicycle facilities elevated from the roadway, or multi-use pathways.
- 20.26** Intersections with other local roads of a primary collector designation or lower shall provide traffic calming measures to maximize intersection safety, and provide clearly marked bicycle accommodation that links bicycle infrastructure in a cohesive network.
- 20.27** Where multi-use pathways exist within adjacent parks and open spaces, the primary collector right-of-way may be reduced on the relevant side in recognition of the existing active modes accommodation.
- 20.28** Primary collector roads shall be designed for 50km/h travel speeds.

Local Roads – Local Collector

Local Collectors are intended to channel users of all modes from local streets and laneways to primary collectors and urban boulevards.

- 20.29** Local Collectors shall be designed to accommodate low-to-moderate volumes of all vehicular and active modes of travel.
- 20.30** When adjacent uses provide active frontages, with development fronting the roadway, the roadway design shall be urban in nature, providing on-street parking on at least one side, street trees and high-quality active modes accommodation in the form of separated sidewalk and bicycle facilities elevated from the roadway, or multi-use pathways.
- 20.31** If intersection spacing and volumes allow, advisory bike lanes should be considered between a single bi-directional vehicular drive lane.
- 20.32** Intersections with other local roads of a local collector designation or lower shall provide traffic calming measures to maximize intersection safety, and provide clearly marked bicycle accommodation that links bicycle infrastructure in a cohesive network.
- 20.33** Where multi-use pathways exist within adjacent parks and open spaces, the local collector right-of-way may be reduced on the relevant side in recognition of the existing active modes accommodation.

- 20.34** Where multi-use pathways in the parks and open space network intersect with a local collector, design measures such as roadway narrowing through curb extensions shall be included at mid-block crossings to ensure clear and safe accommodations are given to pathway users.
- 20.35** In the core areas of the Plan, performance expectation of volume-to-capacity ratios shall be commensurate with typical downtown contexts, meaning that ratios that would be typically considered to 'fail' would not only be acceptable, but preferable.
- 20.36** Local collector roads shall be designed for 50km/h travel speeds or less.

Local Roads – Village Centre Main Streets

Village centre main streets are intended to provide high-quality pedestrian-oriented roadways in the core area that are uniquely designed to serve active retail frontages and channel users to the Village Centre plaza spaces.

- 20.37** Village centre Main Streets should be designed for maximum 30km/h travel speeds and exhibit significant traffic calming measure to ensure maximum pedestrian safety, which may include curb extensions, narrow travel lanes, no centreline between drive lanes, on-street parking and street trees in the same line assignment, raised mid-block crossings, raised intersections, and/or, where feasible fully shared space street designs where all roadway users use the same space with full pedestrian priority.
- 20.38** Village Centre Main Streets shall exhibit increased traffic calming measure as their distance from the commercial area increases, and as the distance to the village centre plaza decreases.
- 20.39** The road network performance of a village centre main street, as measured by volume-to-capacity ratios, shall be commensurate with typical downtown contexts, meaning that ratios that would be typically considered to 'fail' would not only be acceptable, but preferable.

Local Roads – Local Street

Local streets will make up the majority of roadways in the Plan area. While their locations are not shown in the ASP, they are to be established as relatively slow moving safe multi-modal streets. Achieving this character is key in achieving the overall character of the plan. Local Streets are intended to be the primary interface between private properties. They are expected to have frequent private access, tight intersection spacing, and be the primary access point to laneways.

- 20.40** Local streets shall be designed for a maximum of 30km/h travel speeds and should exhibit traffic calming measures such as curb extensions, street trees, on-street parking on at least one-side, raised mid-block crossings, and raised intersections.

Local Roads – Laneway

Laneways are intended to provide safe multi-modal shared routes that connect rear accesses to homes with street and park frontages, direct garage and driveway accesses to rowhouse complexes, parking structure access to multi-family complexes and rear accesses to mixed use and commercial uses.

- 20.41** Laneways should be design to accommodate all modes of travel at very slow speeds.
- 20.42** Development that provides frontage on lanes, such as cottage or laneway homes shall be encourage in all areas.
- 20.43** Lanes that service reverse housing developments shall be a minimum of 7.5m wide, and shall be named with posted signage at lane entries.
- 20.44** In all instances where lane segments are longer than 80m, vertical deflections, including speed bumps, humps or tables, shall be included to ensure speeds of travel are kept low.
- 20.45** In higher density contexts, especially in the core area, where lanes include rowhouse and multi-family frontages, the surfacing of laneways should include enhanced materials to provide optical narrowing of the drive lane, which may be achieved in the form of decorative concrete or unit paver edge banding with asphalt in the middle.

21 WATER SERVICING

Water servicing may be provided by on-site treatment and distribution, with raw water sourced from the Elbow River. A raw water intake will run from the Elbow River to raw water storage facilities, for routing to a water treatment plant, providing bulk water storage and distribution throughout the Elbow View area. Distribution mains will deliver potable water within one overall pressure zone, with all water servicing infrastructure, including treatment, meeting standards required by the Province at time of local plans. The treatment plant will also allow for modular upgrades based on growth within the plan area.

Conceptual water servicing for the Elbow View ASP is illustrated on *Map 12* and in the Water and Wastewater Servicing Options Study.

Objectives

- Ensure raw water, potable water, and distribution systems are provided in a safe, cost-effective, and fiscally sustainable manner.
- Promote the efficient use of land by co-locating raw water storage and stormwater facilities.
- Identify and protect utility service routes within the Plan area at time of local plan.
- Ensure fire suppression and water supply infrastructure is provided to deliver the appropriate level of fire protection, in accordance with industry standards, within the Elbow View area.

Raw Water

Raw water infrastructure will consist of an infiltration gallery alongside the Elbow River, raw water intake line with a pump, and raw water storage facilities throughout the Plan area. These raw water storage facilities will be incorporated into stormwater ponds. This will include raw water volumes capable of meeting the minimum storage requirements determined by AEP and a Water Shortage Response Plan. Raw water represents water resources that are upstream of the water treatment plant, that have not yet been treated.

Potable and Bulk Water

Potable water infrastructure will consist of bulk water storage for fire protection and consumptive use, and distribution mains within roadways and utility right of ways.

Exact alignment and extents of the water servicing system will be determined at subdivision, based on further detail provided under local plans with pre-design of the water treatment plant, and raw water intake, along with a water network analysis. The water treatment plant is planned to be located within the commercial area, as described in *Map 12*, however exact location will be determined at the time of the initial local plan.

Water Licensing

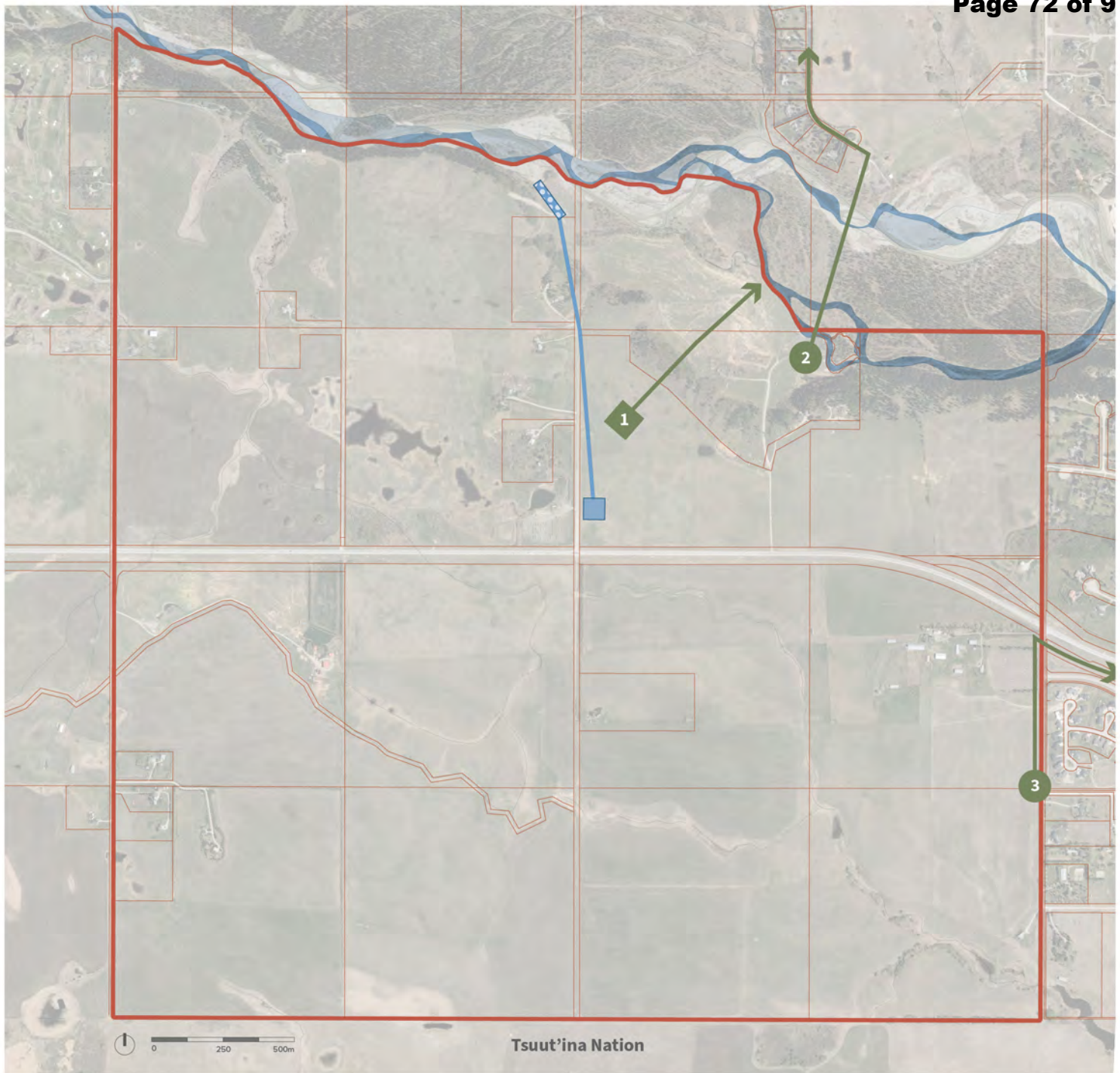
Supply of raw water from the Elbow River, including permitted rates for extraction, will be based on acquiring return to river and consumptive water licensing, at time of local plans, prior to subdivision.

Policies

- 21.1** The detailed location and size of utility rights-of-way and easements, and related line assignments, should be determined at the local plan stage to the mutual satisfaction of the County and the applicant. Where utilities run within the Highway 8 right-of-way, Alberta Transportation will also be consulted.
- 21.2** A new water treatment plant will be required to be developed in association with the first local plan and development application, and may be located within SW ¼ SEC 10-24-03-W5, within the commercial area, as conceptually shown on *Map 12*.
- 21.3** A new raw water intake will be required to be developed in association with the first local plan and development application, and may be located within NE ¼ SEC 9-24-03-W5, as conceptually shown on *Map 12*.
- 21.4** Preparation of a Water Shortage Response Plan at time of local plan stage will be required and will be based on AEP policy for Elbow River Water Conservation and Instream Objectives, demonstrating adequate raw water storage as determined by the Province.
- 21.5** Bulk water storage volumes shall be based on minimum fire flows for planned population and commercial areas, at the time of local plan.
- 21.6** Developments shall use low-flow fixtures and appliances to promote water conservation in building design.
- 21.7** The County encourages the reduction and reuse of water in accordance with Provincial guidelines.
- 21.8** Major water infrastructure, including large diameter water mains for multiple local plan areas, are to be located within rights-of-way, wherever possible.
- 21.9** At time of each local plan, a Water Network Analysis shall be completed in support of the proposed grid layout of water mains, and shall include calculated pressures and flows, and demonstration of redundant water main looping.










Credit: John Berger



Map 12: Water and Waste Water Servicing Options

This map is conceptual in nature, representing potential locations for proposed infrastructure, which is to be confirmed upon further servicing study and requiring agreements between relevant parties prior to formalization.

No measurements or calculations should be taken from this map.

- Proposed Water & Wastewater Infrastructure**
-  Infiltration Gallery
 -  Water Pipe
 -  Water Treatment Plant
 -  Wastewater Treatment Plant (Option 1)
 -  Wastewater Treatment Options 2 & 3
 -  Wastewater Pipe
 -  Parcels

22 WASTEWATER SERVICING

Through engineering studies, the following three wastewater servicing options are viable for the Elbow View ASP:

- **Option 1:** onsite collection with onsite treatment, returning to the Elbow River;
- **Option 2:** onsite collection with offsite routing for treatment via the HAWSCo facility, and treated effluent returning to the Elbow River in the County; and
- **Option 3:** onsite collection with offsite routing for treatment via the Bonneybrook facility, returning to the Bow River in the City of Calgary.

Determination of the preferred option will be achieved through additional consultation between the County, applicants, and the City of Calgary. The preferred option will be established in the initial local plan and through agreements with all relevant parties.

All wastewater servicing infrastructure, including a potential on-site treatment facility, will meet standards required by the Province at time of the initial local plan for high-level tertiary treatment. Conceptual wastewater servicing for the Elbow View ASP is discussed in the Water and Wastewater Servicing Options Study.

Onsite collection required for all options will be comprised of wastewater sewer mains, forcemains, and lift stations. This infrastructure will be located within roadways and utility rights-of-way and will route wastewater to either an onsite wastewater treatment plant, or offsite via gravity and forcemains. Wastewater will be attenuated prior to onsite treatment or offsite discharge

Should Option 1 be pursued, onsite treatment with discharge to the Elbow River will be accommodated with a modular treatment plant facility, allowing for upgrades based on growth within the Plan area. This

wastewater treatment plant and discharge line to Elbow River, if required, is preferably located in the commercial area, in general accordance with *Map 12*, however it is understood at time of local plan alternative locations are equally possible.

Should Option 2 be pursued, offsite discharge will meet the flows and volumes governed by a Franchise Servicing Agreement between Elbow View and HAWSCo, with discharge location near Range Road 33, heading north crossing under the Elbow River, with offsite infrastructure that may also service other areas within the Franchise Servicing Agreement boundary. This treated effluent would then be returned to the Plan area for discharge to the Elbow River downstream of the raw water intake.

Should Option 3 be pursued, offsite discharge will meet the flows and volumes governed by a Master Servicing Agreement between the County and City of Calgary, with discharge location near Range Road 32, heading east, making use of residual capacity available, with future additional offsite upgrades triggered in the County and City of Calgary, when required, including a forcemain likely along Highway 8 to tie further downstream.

Map 12 describes the general options for wastewater servicing, however exact alignment and extents of the wastewater servicing system will be determined at subdivision, based on further detail provided under local plans with a Sanitary Servicing Study.

Objectives

- Support a collaborative approach between the County and the City of Calgary in the exploration of potential options to connect to City of Calgary wastewater treatment infrastructure.
- Ensure that on-site wastewater treatment options are feasible and supportable in absence of an agreement to connect to City of Calgary infrastructure.
- Ensure wastewater collection systems are provided in a safe, cost-effective, and fiscally sustainable manner.
- Identify and protect utility service routes within the Plan area at time of local plan.

Solid Waste from Wastewater Treatment

Solid waste from the wastewater treatment process consists of waste biosolids. Disposal of soil waste requires material captured in the plant headworks dewatered onsite, collected in bins, and disposal at an approved solid waste management facility or landfill.

Policies

- 22.1** If Option 1 is pursued, a wastewater treatment plant may be located within SW ¼ SEC 10-24-03-W5, within the commercial area, with a discharge line located within NW ¼ SEC 10-24-03-W5., as generally shown on *Map 12*.
- 22.2** If Option 1 is pursued, the County and Alberta Environment shall be consulted at time of wastewater treatment plant design to determine potential solid waste disposal locations in accordance with Provincial legislation.
- 22.3** Applicants will continue to work with HAWSCo to determine necessary upgrades for available capacities and to confirm possibility of pursuing Option 2 with servicing northward, tying into existing HAWSCo wastewater treatment facility, with installation of wastewater infrastructure that may benefit other lands within a Franchise boundary.

- 22.4** The County and the applicant will continue to work with the City of Calgary to determine available capacities and to confirm possibility of pursuing Option 3 with servicing eastward, tying into existing City wastewater infrastructure, and installation of a forcemain along Highway 8.
- 22.5** At time of first local plan, a final wastewater servicing strategy shall be required and identified through a collaboration between the applicant, the County, and all other relevant stakeholders.
- 22.6** Major wastewater infrastructure, including linear sewer trunks for multiple local plans areas, are to be located within rights-of-way, wherever possible.
- 22.7** At time of each local plan, a Sanitary Servicing Study shall be completed in support of the proposed layout of wastewater sewers. This Study shall include calculated flows and capacities.

23 SHALLOW UTILITIES

Shallow utility servicing in the plan area including gas, power, and communication servicing, will be extended from existing services in the developed Elbow Valley community. Extension of these services will be established in detail at the subdivision stage, based on further information at time of initial local plan. Regional upgrades for power may be required, as determined in consultation with FortisAlberta Inc.

Objectives

- Provide efficient power, communication, and gas servicing, supporting growth within the Elbow View area.
- Direct communications facilities away from important natural environments, parks and open spaces, community features, and important views.

Policies

- 23.1** All new development shall be serviced with shallow utilities at the expense of the development applicant.
- 23.2** Utility rights-of-way and easements shall be provided to accommodate shallow utilities at the subdivision or development permit stage, as deemed necessary by the County and the utility Provider.
- 23.3** Commercial Communications Facilities shall be not be located within parks and open space area, natural environment areas, or within the village centres of the core area or within a main community entranceway.

24 STORMWATER SERVICING

Stormwater servicing will be provided by dual drainage, consisting of a minor and major system. The minor system will be located underground or as ditches, providing a level of service for maximum 1:5-year storm event. The major system will be overland, providing a level of service for minimum 1:100-year storm event. Conceptual stormwater servicing for the Elbow View ASP is discussed in the Stormwater Servicing Options Study, and generally shown in *Map 13*.

Stormwater infrastructure will consist of linear and pond storage facilities to meet stormwater quantity and quality requirements. This will be comprised of gravity sewers, roadways, swales, natural water courses, wet ponds, dry ponds, roadway ditch bioswales, oil grit separators, and control structures. Where possible, the major system will consider designs for greater than 1:100-year flood events.

The minor system and major system will direct runoff to centrally located wet ponds, dry ponds, or roadway ditch bioswales. Ponds will attenuate runoff with release downstream. Bioswale ditches may be located within both public roadways and overland drainage easements.

To preserve the health and ecological integrity of the extensive planned open space system, filtration systems will be integrated upstream, including oil-grit separators or stormwater facilities with wetland functionality. Discharge, where possible, will be to these open space water courses and may include lifting stormwater with a pumped discharge.

Exact alignment and extents of the stormwater servicing system will be determined at subdivision, based on further detail provided by local plans with sub-catchment Master Drainage Plans.

Objectives

- Ensure effective, sustainable, and responsible stormwater services to the Elbow View Plan area that protect downstream land and water.
- Provide and protect stormwater storage areas and conveyance routes.
- Support innovation in stormwater management, including low impact development techniques, and stormwater facilities with wetland functionality.
- Support use of stormwater infrastructure as an essential component of open space corridors through the Plan area for cultural value, wildlife and habitat health.
- Provide wetland treatment systems that improve the stormwater quality prior to released to waterways.
- Support application of dry ponds and bioswales within roadways and utility rights-of-way for stormwater management.

Policies

General

- 24.1** At time of initial local plan, the applicant shall submit a Master Drainage Plan for the entire Plan area.
- 24.2** As part of subsequent local plans, the applicant shall submit a sub-catchment master drainage plan or a storm water management report that is consistent with the County Plan, the general principles of the Elbow View Stormwater Servicing Options Study, and the policies of this Plan, including Map 13.
- 24.3** A sub-catchment master drainage plan or storm water management plan for a local plan area shall comply with any new storm water plans, management policies, and interim servicing policies that may be introduced after the adoption of this Plan.

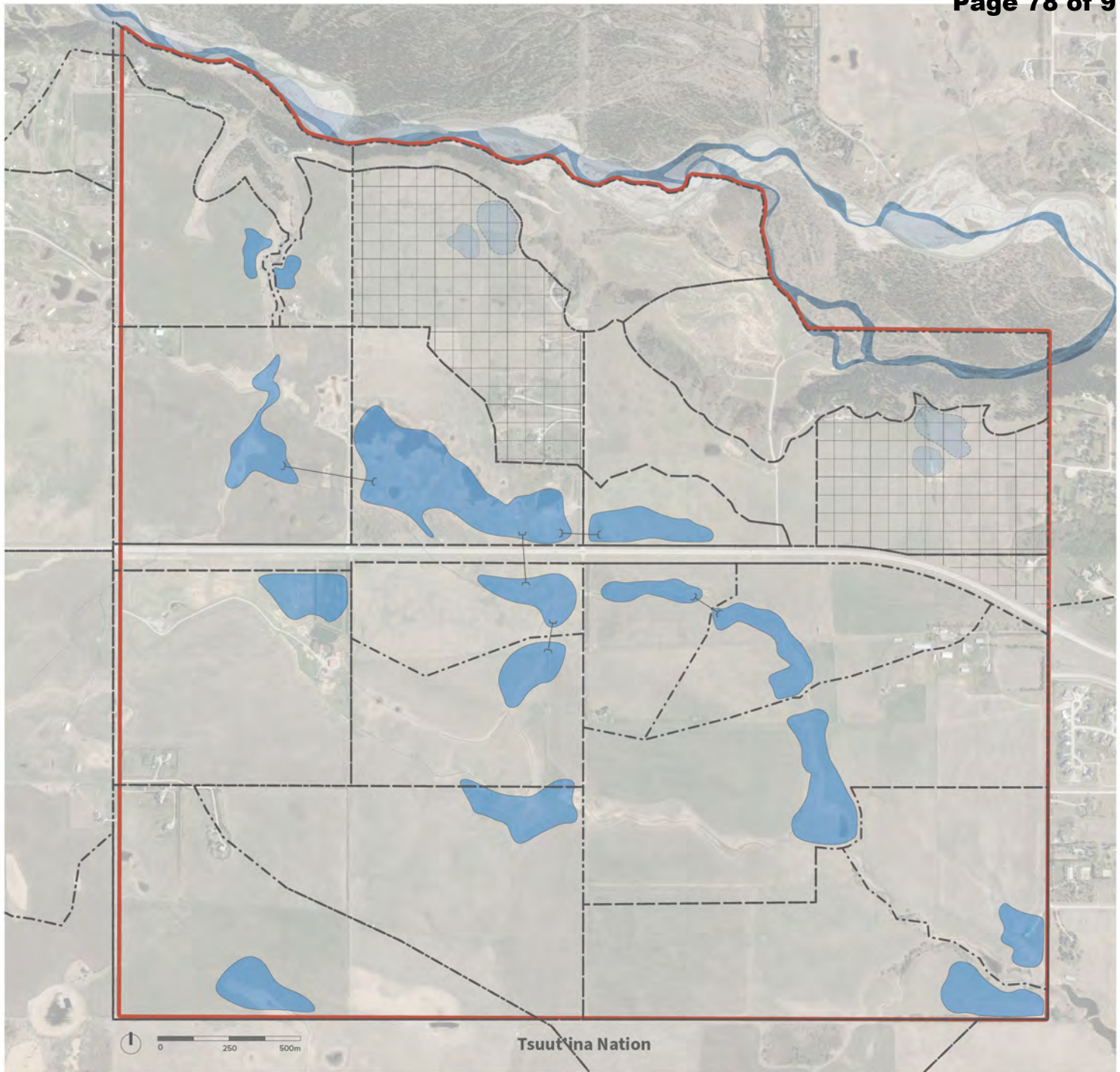
- 24.4** Stormwater management systems shall be provided in a safe, cost-effective, and fiscally sustainable manner, including efficiently using land by co-locating raw water storage and stormwater facilities.
- 24.5** Major stormwater infrastructure, where servicing an applicant's land, shall be located on lands owned by that applicant, wherever possible.
- 24.6** Stormwater conveyance systems should develop in an orderly, logical, and sequential pattern of development.
- 24.7** Stormwater shall be conveyed in a manner that protects downstream properties.
- 24.8** Stormwater conveyance systems must provide a right-of-way of sufficient width to accommodate upstream stormwater flow.
- 24.9** The maximum post development unit area release rate shall be determined at time of initial local plan through a Master Drainage Plan.

Stormwater Ponds, Constructed Wetlands, Wetlands and Dry Ponds

- 24.10** Proposed storm water ponds and constructed wetlands should be enhanced with bio-engineering techniques, wherever possible, to promote volume control and water quality within the Plan area, and located in general conformance with Map 13.
- 24.11** Natural wetlands and/or natural drainage courses that are retained should receive treated storm water through direct or indirect flow in order to maintain the integrity of the wetland and the drainage course.
- 24.12** As part of the preparation of a local plan and any supporting sub-catchment or master drainage plans, best management practices and alternative solutions for the improvement of storm water quality and reduction of quantity shall be required. Solutions may include:

- a) design of storm water facilities that incorporate source controls in order to reduce the amount of water moving downstream and the need for end of pipe treatment facilities;
- b) use of low impact development methods, such as bio-swales, rain gardens, constructed wetlands, green roofs and permeable pavements;
- c) reduction of impervious surfaces;
- d) the re-use of storm water; and
- e) consideration of storm water ponds and constructed wetlands at the sub-regional level to support the reuse of storm water.






- 24.13** Design of stormwater infrastructure, including ponds and constructed wetlands, should avoid the use of fencing, wherever possible.
- 24.14** Stormwater ponds and constructed wetlands shall be designed to be fully integrated within the open space network, with particular focus on human enjoyment, ecological functionality, and connections to the pathways and trails system, as well as their infrastructure requirement.
- 24.15** When preparing a local plan, the applicant shall consider alternative stormwater servicing options within the catchment areas identified on *Map 13* and in accordance with the Stormwater Servicing Options Study. Alternatives may include dry ponds and low impact development solutions, which should be located and designed in a manner that is spatially and functionally integrated with the open space system, where possible.
- 24.16** Open space amenities and functional playing fields should be included within dry ponds, where possible.



Map 13: Stormwater Servicing Options

This map is conceptual in nature, no measurements or calculations should be taken from this map.

Proposed Stormwater Strategy

-  Stormwater Catchment Area Boundary
-  Stormwater Catchment Area (Potential L.I.D and Dry Pond Area)
-  Possible Public Utility Lot (if L.I.D is not included)
-  Public Utility Lot
-  Culvert

STORMWATER POND:

A stormwater pond is an artificial pond that is designed to collect and treat stormwater to an acceptable provincial standard. The stormwater pond disposes of stormwater through controlled release, absorption into the ground and / or evaporation.

WETLAND:

A wetland is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

CONSTRUCTED WETLAND:

A constructed wetland is an artificial wetland created as a new or restored habitat for native vegetation and wildlife; it provides the same function as a stormwater pond.

DRY POND:

A dry pond is a stormwater retention reservoir designed to temporarily store collected stormwater runoff and release it at a controlled rate through an outlet. Dry ponds are not designed to contain permanent pools of water in their main basin, and therefore can contain active programmed open space elements within them, providing they are designed to withstand seasonal inundation.

LOW IMPACT DEVELOPMENT:

Low impact development (LID) is a comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds (definition from the Low Impact Development Centre, www.lowimpactdevelopment.org).



Credit: Nate Wiebe

25 SOLID WASTE & RECYCLING

The management of solid waste through all stages of development is important, from construction and demolition to how waste management will function in the finished community. This ASP emphasizes the reduction and diversion of waste through the recycling and reuse of materials, and prioritizes alignment with the County's Solid Waste Master Plan, endeavours to promote proper disposal and recycling of solid waste material from its construction sites, and will encourage a diversion target of 50 per cent for the community at build-out.

Objectives

- Ensure local plans address solid waste management during all stages of development and are in alignment with the County's Solid Waste Master Plan.
- Provide for the necessary infrastructure to support solid waste and recycling management in public spaces.
- Promote best practices for managing solid waste materials generated during construction activities.

Policies

General

- 25.1** Detailed direction on the expected level of post-construction waste management service to be provided by Rocky View County will be established as local plans are prepared.
- 25.2** The applicant will be responsible for the management and disposal of solid waste generated through all stages of construction.
- 25.3** Waste minimization and waste diversion practices are to be encouraged in the Plan area.
- 25.4** Light industrial, office, institutional, and commercial business owners shall be responsible for providing their own solid waste services.
- 25.5** County solid waste and recycling services may be considered for Elbow View, as part of a larger service network.
- 25.6** Solid waste management will be the responsibility of property owners within Elbow View until such time as a County service is provided.



Credit: Shane Smith

IMPLEMENTATION

26 IMPLEMENTATION

This Area Structure Plan outlines the vision for the future development of Elbow View, providing guidance with regard to infrastructure requirements, land use, subdivision, and development.

This section describes the implementation process to ensure the development of Elbow View achieves the aspirations of this plan and becomes a celebrated and connected community along the Highway 8 corridor and within Rocky View County.

Objectives

- Implement the land use strategy and policies of the Elbow View ASP.
- Ensure local plans adhere to the vision and policies of the Elbow View ASP.
- Provide guidance for how redesignation, subdivision, and development applications in Elbow View should be handled.
- Outline infrastructure costs and levies for funding Elbow View's development, phasing, technical requirements for submission, and ongoing monitoring.

Policies

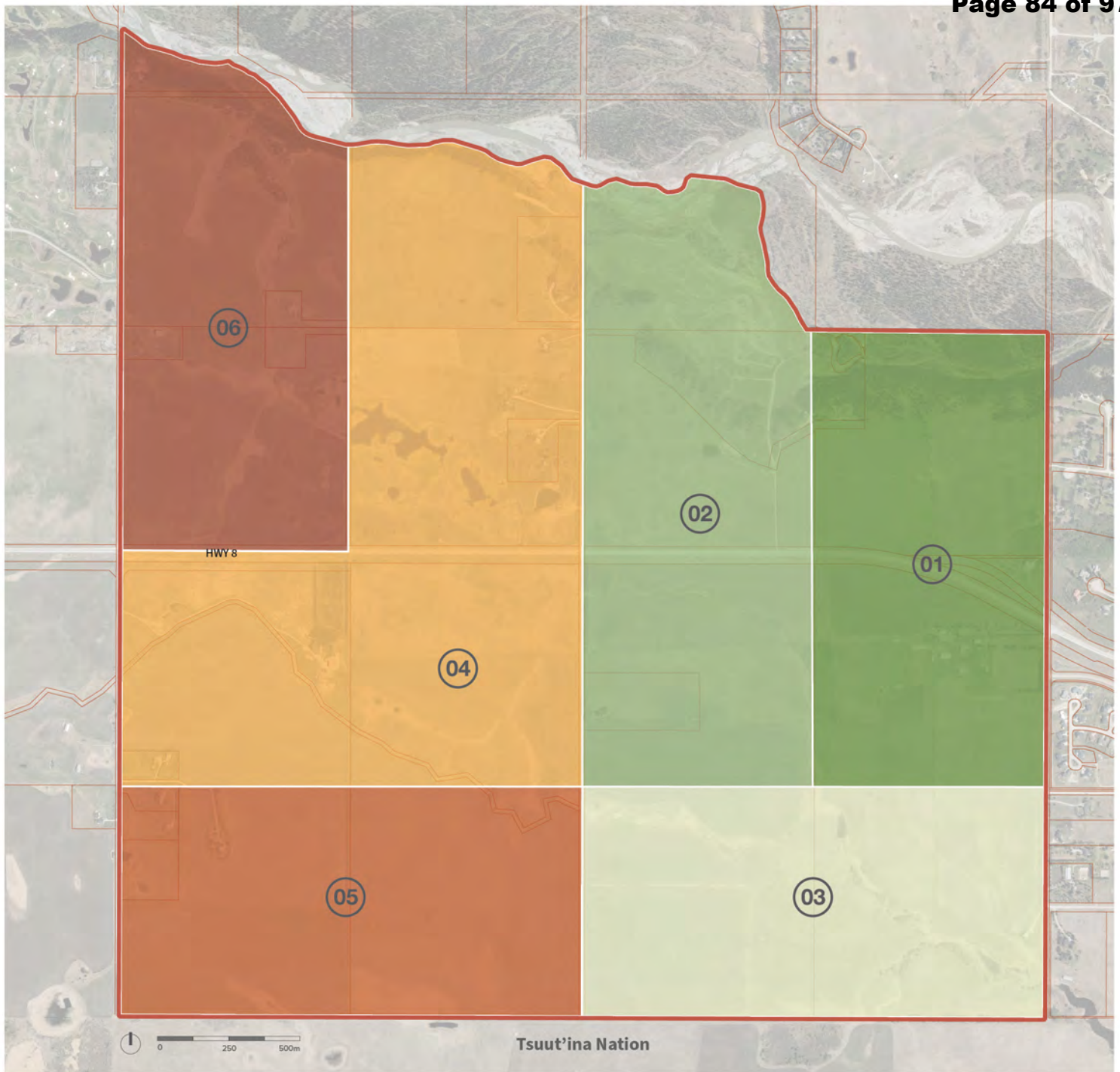
Local Plans, Redesignation, Subdivision, and Development Applications

Local plans are to be developed within the framework provided by this ASP. The following policies identify the unique requirements that must be addressed in local plans due to the location and specific conditions of the proposed development area. The standard technical requirements of a conceptual scheme or master site development plan are identified in the County Plan.

- 26.1** Applications for redesignation, subdivision, and/or development require the concurrent or prior adoption of a local plan, unless otherwise directed by the policies of this plan or determined by the County not to be required.
- 26.2** Notwithstanding *Policy 26.1*, applications for a development permit in an area where a land use has been approved prior to the adoption of this plan do not require a local plan.
- 26.3** Local plans shall address and adhere to the requirements of the Elbow View ASP. In support of local plans and redesignation applications, the applicant will be required to submit a rationale showing how their proposal is consistent with the vision and policies of the Elbow View ASP.



Credit: Jack Borno



Map 14: Conceptual ASP Phasing Strategy

This map is conceptual in nature, no measurements or calculations should be taken from this map.

Phasing Strategy is subject to change based on additional servicing studies and rationale provided at local plan phase.

- 26.4** Where a local plan does not exist or is silent on a subject, the policies of the Elbow View ASP shall apply.
- 26.5** The boundaries of local plans should be based on the natural and physical conditions in Elbow View as well as the availability of servicing, parcel layout, and proposed transportation improvements.
- 26.6** All local plan boundaries shall be developed in consultation with the County. The preferred minimum planning area is one quarter section (160 acres) in size.
- 26.7** Subdivision and development applications shall address and adhere to the requirements of the local plan and the policies of the Elbow View ASP.
- 26.8** All planning or development applications, and any associated infrastructure construction, should meet the technical requirements of the County Plan, County Land Use Bylaw, Elbow View Area Structure Plan, and associated technical studies, relevant local plan, County Servicing Standards, County policy, and provincial and federal requirements.
- 26.9** All local plans adopted by Council shall be appended, by bylaw, to this Area Structure Plan.

Phasing

The Plan recognizes that development within the Elbow View Plan area should progress in a logical and efficient manner, recognizing future land requirements, and logical extensions of servicing. The Municipal Government Act states that an Area Structure Plan must describe the sequence of development proposed for the area.

A multitude of factors contribute to the sequencing of development, including complex land ownership, the timing of provincial highway projects, market conditions, and servicing capacity and timing, among others. In recognition of these variables, *Map 14* is provided as the high-level proposed phasing of development within the Plan area. Logical variations to the sequencing will be permitted by the County without amendment to this plan.

- 26.10** Phasing of development, including the preparation and sequence of local plans, should be in general accordance with *Map 14*.
- 26.11** Notwithstanding policy 26.10, variations to phasing will be permitted by the County based on additional servicing analysis and rationale provided within a local plan, and may not require an amendment to this plan.
- 26.12** The principal consideration in the phasing of all development within Elbow View shall be the availability of efficient, cost effective, and environmentally responsible utilities.

Infrastructure Costs and Levies

The Elbow View Area Structure Plan recognizes development implementation will require significant new infrastructure, as well as infrastructure improvements within and external to the Plan area. Anticipated ‘hard’ infrastructure improvements include upgrades / construction of intersections / interchanges, roads, water, wastewater, and stormwater. ‘Soft’ infrastructure improvements may include police facilities, fire station improvements, and recreational facilities. Development costs will be covered through a variety of revenue sources, including developer funded and implemented improvements, development levies, County improvements, provincial contributions, special tax assessments, and user fees.

The need, cost, and timing of infrastructure construction vary with the type of infrastructure improvement and development project. Off-site levies for hard and soft infrastructure will be developed for the Plan area. All levies are subject to periodic review, and include development costs associated with internal and external improvements to service the Plan area. Non-levy costs and improvements will be determined through periodic review of the master servicing documents, and at the local plan preparation stage.

26.13 As part of the local plan approval process, the identification, timing, and funding of any required off-site improvements relating to hard and soft infrastructure shall be required.

26.14 Off-site improvements that are:

- a) internal to the Plan area will be determined to the satisfaction of the County; or
- b) external to the Plan area, including provincial or adjacent community infrastructure, will be determined to the satisfaction of the County, in consultation with the relevant community and/or provincial department.

26.15 Costs associated with transportation and/or utility service infrastructure shall be the responsibility of the developer.

26.16 Applicants relying on transportation and/or utility infrastructure improvements provided by other developments shall be required to pay proportionally allocated cost recovery as per the requirements of the applicable cost recovery agreement(s).

26.17 Development applicants shall be required to pay Rocky View County’s applicable:

- a) Water and Wastewater Off-Site Levy;
- b) Stormwater Off-Site Levy;
- c) Transportation Off-Site Levy; and
- d) ‘Soft’ Infrastructure Off-Site Levies.

Monitoring

The progress in implementing the Elbow View Area Structure Plan will be monitored based on a number of performance measures including population growth, development activity, and infrastructure expansion. Where necessary, County Administration will make recommendations as to how to manage growth in the Elbow View area or how the Plan may be updated to meet changing circumstances.

26.18 County Administration shall report to Council on implementation of the Elbow View Area Structure Plan as part of Administration’s yearly reporting on the overall implementation of the County Plan.

Plan Review and Amendment

The future land use and development outlined in the Elbow View Area Structure Plan is intended to address a multi-decade build-out of the area. While the Plan is sufficiently flexible to account for change, periodic review and occasional amendment may be required.

26.19 The Elbow View Areas Structure Plan shall be subject to an assessment and review in accordance with the County Plan.

Future Tsuut'ina Nation Engagement

The plan area's adjacency to Tsuut'ina Nation presents the need for further engagement between Rocky View County, Tsuut'ina Nation, and applicants at future local plan stages in the development process. Rocky View County typically engages adjacent landowners on applications to identify and address any potential interface concerns, and this process must be followed for the adjacent Tsuut'ina Nation.

Additionally, given the Indigenous communities traditional use of the land within and around the Elbow Valley, there is the potential for archaeological resources, including human remains, to be uncovered during the development of the Plan area.

During the development of this ASP, the Tsuut'ina Nation conducted a field assessment of the plan area and identified sites of potential impact to the Nation.

The purpose of these policies is to provide guidance to Rocky View County and developers to identify and mitigate concerns regarding the interface between the plan area and Tsuut'ina Nation and to ensure that archaeological resources or human remains found within the plan area deemed significant to Indigenous communities are handled in a sensitive manner.

26.20 At the local plan stage, Rocky View County should work with applicants and the Tsuut'ina Nation to develop an engagement process during which adjacent Tsuut'ina Nation residents are informed about the application and an opportunity for the County to solicit the Nation's adjacent residents' input is provided in accordance with the County Plan.

26.21 Future engagement with the Tsuut'ina Nation should include opportunities for potential future servicing connections and/or agreements between the Plan area and the Nation.

26.22 Developers are strongly encouraged to work with the Indigenous communities to develop a process to respectfully manage any archaeological resources or burial sites that are found during the development process.

Historical Resources

A Historical Resources Overview was completed during the creation of this ASP. It is anticipated that in its review that the Plan area is considered to have potential to contain historic resources and will need to be confirmed through a Historical Resources Impact Assessment (HRIA).

The intent of these policies is to ensure places in the Plan area containing historic resources are identified as per Provincial legislation.

26.23 Prior to local plan and/or land use application approval, an Historical Resources Impact Assessment (HRIA) report may be required by the Province.

26.24 Future development proposals in the Plan area (including subdivisions and related infrastructure, etc.) will be referred to the Province for review.

26.25 Where required, the applicant will, to the satisfaction of the Province, undertake protective or mitigative measures identified in an HRIA report.

27 INTERMUNICIPAL COORDINATION AND COOPERATION

The Elbow River forms the northern border of the ASP, which is recognized in the Calgary-Rocky View County Intermunicipal Development Plan as a Notification Zone. As such, and although the ASP does not share a border with the City of Calgary, the ASP acknowledges the need to consider and responsibly plan for the provision of services, for the protection of the Elbow River, and other factors that may have downstream impacts on Rocky View County’s neighbours.

Prior to proceeding with development on lands located within the Notification Zone of the Intermunicipal Development Plan, further collaboration with the City of Calgary, through the local plan process, will be undertaken. At that time, the City will be notified and provided with the opportunity to comment on the relevant local plan policies.

This Plan contains a number of provisions relating to matters including storm water, source water protection, utility service, transportation, and open-space that provide for compatible development and promote a coordinated and cooperative approach to planning.

Objectives

- Encourage meaningful intermunicipal engagement and collaboration to achieve mutual goals and ensure adherence to the Interim Growth Plan and Regional Growth Plan (once adopted).

Policies

- 27.1** Any applications within the Plan area located within the Notification Zone, together with all relevant supporting technical documents, shall be circulated to The City; collaboration on such applications shall begin at an early stage to allow sufficient time to identify and address potential impacts on the city.
- 27.2** The County and applicant shall continue to coordinate with the City of Calgary to determine the appropriate wastewater servicing option, which shall be required at time of initial local plan.
- 27.3** The County shall ensure that all development, including local plans, adjacent to the Elbow River address regional drainage and stormwater quality requirements, and protect source water quality and quantity.
- 27.4** When contemplating the trail and pathway network at time of local plan, regional connections shall be considered and collaboration between the County, the applicant, the City of Calgary, and all other relevant stakeholders shall occur.
- 27.5** The County shall work with the City of Calgary to explore interregional transit options with connections to the Plan area, should they become viable.
- 27.6** The County shall work with the City of Calgary to explore shared facility agreements, where appropriate, for community and recreation facilities that serve the residents of Elbow View.



Credit: Artix Krieger

APPENDICES

APPENDIX A: DEFINITIONS

Active transportation means any form of transportation that is human powered. Typically, walking and bicycle are the most common types of active transportation enjoyed in Rocky View County. These activities are performed within an active transportation network inclusive of facilities such as bicycle facilities located within a road right-of-way, sidewalks, pathways and trails.

Community services reserves are defined in the Municipal Government Act as lands declared surplus by the school boards. Community services reserve land may be used for:

- a public library;
- police station, a fire station, or an ambulance services facility, or a combination of them;
- a non-profit day care facility, senior citizens facility, or special needs facility;
- a municipal facility providing service directly to the public;
- affordable housing.

Conceptual schemes are plans that are subordinate to an area structure plan. They may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an area structure plan boundary and must conform to the policies of the area structure plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public.

If a conceptual scheme area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as 'development cells'

Constructed wetland is an artificial wetland created as a new or restored habitat for native vegetation and wildlife; it provides the same function as a storm water pond.

Dry pond means a stormwater retention reservoir designed to temporarily store collected stormwater runoff and release it at a controlled rate through an outlet, however are not designed to contain permanent pools of water in their main basin, and therefore can contain active programmed open space elements within them, providing they are designed to withstand seasonal inundation.

Emergency services facility means a site and building(s) containing the staff, equipment, and other apparatus required to deliver fire and/or protective services within the County and may include facilities and space for other related services.

Environmental reserves are defined in the Municipal Government Act as lands dedicated to prevent development in unsuitable areas (e.g. floodways or escarpments), reduce water pollution, and provide access to lakes and rivers. Environmental reserves are dedicated as public land.

Local plan means a conceptual scheme or a master site development plan as defined in the County Plan. A local plan will have unique planning requirements based on the planning direction provided in this area structure plan, as well as the general requirements identified in the County Plan.

Low Impact Development (LID) is an approach to land development that works with nature to manage storm water runoff where it falls. LID preserves and recreates natural landscape features and minimizes hard surfaces to create functional and appealing site drainage. LID treats storm water as a resource, rather than a waste product. LID includes a variety of landscaping and design practices that slow water down, spread it out, and allow it to soak in. These practices ultimately improve the quality and decrease the volume of storm water entering our waterways.

Master site development plans (MSDP) accompany a land use redesignation application and provide design guidance for the development of a large area of land with little or no anticipated subdivision. An MSDP addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development.

Section 26 of this Plan requires that conceptual schemes and MSDPs are appended, by bylaw, to the ASP. This means that the municipality and landowners have a statutory obligation to adhere to the policies and requirements set out within conceptual schemes and MSDPs.

Medium density residential is a higher density form of housing compared to single-detached housing units, consisting of three or more attached dwelling units that may be rowhouses, and multiple unit complexes. Medium density residential will provide a variety of housing options for people in all stages of life.

Mixed-use is a type of development that physically blends and integrates residential, commercial, institutional, and/or other compatible uses into a single development at the building, block, or neighbourhood scale. The intent of a mixed-use development is to create an attractive and active community and streetscape to be used throughout the day and evening.

Neighbourhood commercial is service and retail uses intended for the local residential neighbourhoods that support the needs of daily life and reduce reliance on long automobile trips to access these amenities. Neighbourhood commercial is intended to range from 600 m² (6458 ft²) to approximately 6,000 m² (64,583 ft²).

Open space means all land and water areas, either publicly owned or offering public access that are not covered by structures. Open space may include current and future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, parks, land for schools and recreation facilities, utility corridors, golf courses, and cemeteries.

Outdoor Storage means the storing, stockpiling or accumulating of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements.

Reserves are lands dedicated to the County by the developer through the subdivision process, as defined in the Municipal Government Act. They include:

- environmental reserve;
- municipal reserve;
- community services reserve;
- school and municipal reserve; and
- school reserve.

Instead of a land dedication, the County may accept the equivalent value of the land as money. The use and provision of cash-in-lieu funds is directed by the MGA.

Riparian land is the vegetated (green zone) area adjacent to rivers, creeks, lakes, and wetlands. These areas have a distinct vegetative community that is a result of increased soil moisture and different soil types.

Small to medium sized commercial development

means commercial, office, and service uses, intended to be finer-grained, and supportive of the mainstreet and Village Centre built form and aesthetic. This development form can range from 280 m² (3,000 ft²) to approximately 3,200 m² (35,000 ft²).

Storm water pond is an artificial pond that is designed to collect and treat storm water to an acceptable provincial standard. The storm water pond disposes of storm water through controlled release, absorption into the ground and/or evaporation.

Village centre is intended to be a multi-purpose space within the Core land use area that provides community gathering opportunities throughout the year and supports efficient and active connections to the parks and open space system, the pathways and trails system, main streets, and the residential areas of Elbow View.

Wetland is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

APPENDIX B: LOCAL PLAN REQUIREMENTS

Local Plan Requirements

In addition to the requirements established in the County Plan and other applicable County policies, as well as those specific requirements identified in the relevant sections of this Plan, local plans should address the following items:

Initial Local Plan, only:

1. A Master Drainage Plan applicable to the entire Elbow View ASP area, which will include pre-development hydrological analysis to determine a unit area release rate.
2. A final wastewater servicing strategy, including all applicable agreements, technical support, and government approvals. This strategy shall include analysis for all lands that are proposed to be serviced with return to source, including those beyond the initial local plan area.
3. Should a new wastewater treatment plant be identified as the preferred wastewater servicing option, pre-design of all treatment plant components shall be required, which includes:
 - a. mechanical components;
 - b. electrical components;
 - c. sizing and costing;
 - d. determination of setback requirements; and
 - e. a Solid Waste Management Plan.
4. Preparation of a Water Shortage Plan for all lands serviced with raw water intake, including those beyond the initial local plan area.
5. Approvals for raw water intake and infiltration gallery to support the water servicing strategy.

6. Pre-design of all water treatment components for a new water treatment plan, including selection of unit operations to support all lands serviced by the water treatment plant, including those beyond the initial local plan area. Design and reporting will include:

- a. mechanical components;
- b. electrical components;
- c. sizing and costing; and
- d. determination of setback requirements.

All Local Plans:

1. A description and evaluation of the local plan area, including:
 - a. topography, soils, vegetation, geotechnical considerations;
 - b. environmental sensitivity and significance;
 - c. agricultural capability, natural resources;
 - d. existing land use, ownership, development, and adjacent land uses;
 - e. archaeological and historical considerations; and
 - f. existing utilities and transportation routes.
2. A land use concept including:
 - a. a vision for the proposal;
 - b. lot design and configuration;
 - c. lot sizes; and
 - d. phasing of the development.
3. A rationale for determining the boundary of the proposed local plan area.

- 4.** Proposed residential densities, including calculations of gross and net densities and minimum, average and maximum lot sizes.
- 5.** An assessment of how the application facilitates active transportation connections to the larger active transportation network within the Elbow View ASP, as well as regional connections.
- 6.** An assessment of how the local plan aligns with policies of the Elbow View ASP.
- 7.** Water and waste water servicing strategies, supported by applicable technical information required by the County. Such strategies should also include identification of any required rights-of-way to connect to regional or decentralized networks.
- 8.** A storm water strategy supported by applicable technical information required by the County and in line with the Elbow View Master Drainage Plan.
- 9.** A road plan and design strategy that:
 - a.** promotes efficient and safe access and internal road circulation;
 - b.** highlights how the development promotes connectivity with adjoining lands;
 - c.** identifies proposed connections to Highway 8, including intersection design, highway 8 buffers and sound attenuation, and gateway design features, where required;
 - d.** promotes active transportation through sidewalks, pathways, and bicycle infrastructure, in accordance with the policies of this ASP; and
 - e.** is supported by applicable technical information required by the County including, where necessary, a Traffic Impact Assessment.
- 10.** An environmental strategy noting all environmentally sensitive areas within and adjacent to the local plan area and measures for avoiding or mitigating impact on these areas. The strategy shall be supported by applicable technical information required by the County.
- 11.** A solid waste management plan that:
 - a.** addresses the responsibility for, and level of service of, solid waste management through all stages of development, including occupancy;
 - b.** provides for innovative solid waste management practices that encourage, promote, and maximize landfill diversion and minimize waste material hauling;
 - c.** includes the infrastructure required to support solid waste and recycling management in public spaces;
 - d.** identifies the appropriate waste transfer stations / sites and recycling depots that serve the local plan area;
 - e.** conforms to the policies of the County's Solid Waste Master Plan; and
 - f.** sets a solid waste diversion target for the construction stage and for the occupancy stage.
- 12.** Proposals for municipal reserve dedication, where reserves are outstanding.
- 13.** A summary of all community engagement and feedback received prior to submission of the local plan application, together with a description of how feedback has been incorporated into the local plan.
- 14.** Mitigation to minimize impacts on surrounding land uses through appropriate spatial transition and interface measures.

15. An open space plan including:

- a.** a rationale for designation of the chosen open space areas;
- b.** details of the natural and physical attributes of the open space identifying developable and non-developable lands;
- c.** a calculation of the open space area;
- d.** proposals for how the open space will be implemented, managed and maintained for public use;
- e.** proposals for ensuring connectivity with adjacent open space, natural areas, and active transportation connections, either existing or designated by this ASP; and
- f.** a description of any recreational, community or other uses that are proposed to connect, or be sited within the open space.

16. A landscaping plan that includes the following:

- a.** site plans showing existing and a conceptual landscape design;
- b.** an assessment of the existing landscape character;
- c.** measures to screen any visually intrusive aspects of the development;
- d.** proposals to retain important landscape features and boundary treatments; and
- e.** maintenance proposals for existing and proposed landscaping.

17. Proposals for incorporating Elbow View's heritage assets within the development, including the use of street and place naming reflecting local historic themes or physical features.

18. All applicable technical assessments and reports required to support the development proposal as specified by municipal policies, plans and standards.





PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: December 22, 2020 **DIVISION:** 3

FILE: 04736002/6011 **APPLICATION:** PL20200083

SUBJECT: First Reading Bylaw – Highway 1/Old Banff Coach Road Conceptual Scheme

PURPOSE: The purpose of this application is to adopt the Highway 1 / Old Banff Coach Road Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within a portion of SW-36-24-03-W05M.

GENERAL LOCATION: Located at the southeast junction of Highway 1 and Range Road 31, directly bordering the City of Calgary.

APPLICANT: David Symes (Stantec Consulting Ltd.)

OWNERS: Coach Creek Developments Inc.

POLICY DIRECTION: Relevant policies for this application include the Interim Growth Plan, Rocky View Count / City of Calgary Intermunicipal Development Plan, County Plan and the Central Springbank Area Structure Plan.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8121-2020 be given first reading.

Option #2: THAT application PL20200083 be denied.

APPLICATION REQUIREMENTS:

The application submission appears complete; however, additional information may be requested through the assessment of the application.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8121-2020 & Schedule A
ATTACHMENT ‘B’: Map Set

Administration Resources

Jessica Anderson, Planning Policy



BYLAW C-8121-2020

A Bylaw of Rocky View County, in the Province of Alberta, known as the Hwy 1 / Old Banff Coach Road Conceptual Scheme

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as the Highway 1 / Old Banff Coach Road Conceptual Scheme.

Definitions

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

Effect

- 3 THAT Bylaw C-8121-2020 being the “Highway 1 / Old Banff Coach Road Conceptual Scheme”, affecting Lot 1, Block 1, Plan 0313354, and Lot 1, Block 2, Plan 0313363, within SW-36-24-03-W05M, be adopted as defined in Schedule ‘A’, which is attached to, and forms part of, this Bylaw; and,
- 4 THAT the Central Springbank Area Structure Plan be amended to list the “Highway 1 / Old Banff Coach Road Conceptual Scheme” thereunder, as shown in Schedule ‘B’.

Severability

- 5 If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

Effective Date

- 6 Bylaw C-8121-2020 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 THIRD TIME IN COUNCIL this _____ day of _____, 2020

Date Bylaw Signed

SCHEDULE 'A'
FORMING PART OF BYLAW C-8121-2020

A Conceptual Scheme affecting Lot 1, Block 1, Plan 0313354, and Lot 1, Block 2, Plan 0313363, within SW-36-24-03-W05M, consisting of a total of ± 46.66 hectares (± 115.30 acres) of land, herein referred to as the Highway 1 / Old Banff Coach Road Conceptual Scheme.



Highway 1/Old Banff Coach Road

Conceptual Scheme

December 2020

Submitted By
Qualico Communities

Submitted To
Rocky View County

Prepared By
Stantec Consulting Ltd.



TABLE OF CONTENTS

1.0 INTRODUCTION	1	6.1 General	30
1.1 Purpose.....	1	6.2 Building Setbacks & Site Coverage	30
1.2 Vision	3	6.3 Site Landscaping	30
1.3 Relevant Policy Documents	4	6.4 Built Form & Character	31
1.4 Rationale for Proceeding with Development.....	8	6.5 Loading Areas	32
1.5 Plan Definitions & Interpretation	9	6.6 Fencing & screening	32
2.0 THE CONCEPTUAL SCHEME AREA ...	12	6.7 Garbage Enclosures	32
2.1 Regional Location	12	6.8 Parking.....	32
2.2 Legal Description	12	6.9 Signage.....	32
2.3 Current Land Use.....	12	6.10 Lighting	32
2.4 Physical Site Features	13	6.11 Rocky View/Calgary Interface	33
3.0 LAND USE.....	17	6.12 Commercial/Residential Interface	33
3.1 Land Use.....	17	6.13 Residential Development Standards ...	33
3.2 Concept Layout & Subdivision	19	7.0 UTILITIES	36
4.0 TRANSPORTATION	22	7.1 Water Supply	36
4.1 Regional Road System	22	7.2 Sanitary Wastewater	36
4.2 Internal Road System	23	7.3 Stormwater Management.....	37
5.0 RESERVES AND PATHWAYS.....	26	7.4 Shallow Utilities.....	37
5.1 Pathways	26	7.5 Solid Waste	38
5.2 Municipal Reserve	27	7.6 Fire Suppression.....	38
5.3 Environmental Reserve.....	27	8.0 IMPLEMENTATION	41
6.0 DEVELOPMENT STANDARDS.....	30	8.1 Process.....	41
		8.2 Phasing.....	41
		9.0 PUBLIC CONSULTATION.....	43

**LIST OF TABLES**

Table 1	Alignment with 2.3.2.3 Special Planning Areas.....	4
Table 2	Anticipated Real Estate Value (Proposed Commercial).....	8
Table 3	Anticipated Job Creation (Proposed Commercial).....	8
Table 4	Anticipated Population & Density	8

LIST OF FIGURES

Figure 1.0	Location Plan.....	2
Figure 2.0	Existing Topography	14
Figure 3.0	Land Use	18
Figure 4.0	Concept.....	20
Figure 5.0	Transportation & Connectivity	24
Figure 6.0	Water & Sanitary Servicing	39
Figure 7.0	Stormwater Servicing	40
Figure 8.0	Phasing	42

LIST OF APPENDICES

Appendix A	Road Cross-Sections
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DEVELOPMENT AND IMPLEMENTATION
OF THE HIGHWAY 1/OLD BANFF
COACH ROAD CONCEPTUAL SCHEME
WILL PROVIDE JOB OPPORTUNITIES
AND STIMULATE THE ECONOMY
BY FACILITATING COMMERCIAL
OPPORTUNITIES ALONG HIGHWAY
1 TO SUPPORT RESIDENTS IN BOTH
ROCKY VIEW COUNTY AND CALGARY.

1.0

INTRODUCTION

1.1 PURPOSE

This Conceptual Scheme, with supporting applications for Land Use Redesignation (LUR) and Area Structure Plan (ASP) amendment has been prepared to provide a planning framework for future development of the Site illustrated in **Figure 1.0 Location Plan**. The Conceptual Scheme is intended to complement the vision of the County Plan and the Central Springbank ASP area by developing the Site as a Key Focus Area for employment growth and providing a complementary urban interface along the municipal border with the City of Calgary.

As per the Central Springbank ASP, a Conceptual Scheme is “a plan for the subdivision and development of lands including, but not limited to, generalized land uses at the ¼ section scale, rationale for the developability of the lands, and internal road hierarchy.”

The following Conceptual Scheme has been prepared to plan for commercial and residential uses within the Site.



Figure 1.0 Location Plan



1.2 VISION

The proposed Highway 1/Old Banff Coach Road Conceptual Scheme is supported by the following vision and objectives.

VISION

Development and implementation of the Highway 1/Old Banff Coach Road Conceptual Scheme will provide job opportunities and stimulate the economy by facilitating commercial opportunities along Highway 1 to support residents in both Rocky View County (the County) and Calgary.

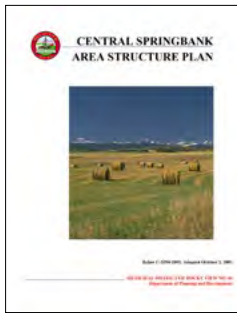
OBJECTIVES

- a) To facilitate a comprehensive land use, subdivision, and development framework for the Conceptual Scheme Area, incorporating a mix of commercial and residential uses;
- b) To align with the County Plan, Rocky View/Calgary Intermunicipal Development Plan (IDP), and the Central Springbank ASP (where relevant);
- c) To propose amendments to the Central Springbank ASP to align with the current growth context and more closely align with the objectives set out in the current County Plan and IDP;
- d) To provide job creation and regional and local economic stimulus opportunities;
- e) To ensure that development is compatible with future residential development within Calgary;
- f) To provide a residential transition from the City of Calgary municipal boundary, creating a unique identity for residential properties within the County municipal boundary;
- g) To establish a servicing scheme and supporting policy framework appropriate for facilitation of the proposed development;
- h) To establish a stormwater management strategy to meet drainage requirements of the ASP;
- i) To appropriately notify and consult surrounding residents and landowners in order to respond to community concerns;
- j) To identify and address any development constraints on the Site; and
- k) To describe the rationale for proceeding with development at this time.



1.3 RELEVANT POLICY DOCUMENTS

CENTRAL SPRINGBANK ASP



The Central Springbank ASP was adopted in 2001 and does not reflect current growth and development conditions in the Springbank area, and did not envision or plan for the development of commercial/business uses at the Site at the time. With this in mind, the County is in the process of preparing a draft ASP (the North Springbank ASP). Due to the uncertainty regarding the timing of adoption of the North Springbank ASP, the Applicant is proceeding with this Conceptual Scheme through amendments to the Central Springbank ASP. An amendment to this ASP is required to facilitate the development of commercial and residential development, as proposed.

A full redline version of the Central Springbank ASP has been provided under separate cover, with a summary of the proposed amendments provided below:

- Map edits to modify the Site as primarily a residential area to a part commercial/part residential area;
- Edits throughout the document to reflect the facilitation of regional commercial development at the Site; and
- Amendments to Chapter 2.10 Business Development to allow for regional commercial development

Certain sections of the ASP are relevant to the proposed Conceptual Scheme and LUR and the amendments proposed will complement the intent of the existing ASP. The Site is identified as a Trans Canada Highway Planning Area within the Central Springbank ASP. A summary of ASP policies and strategies relevant to this Conceptual Scheme is provided below:

- *Site and building design criteria of the Conceptual Scheme, a landscaping plan, buffer treatments, and other development standards are addressed in **Section 6.0** of the Conceptual Scheme as per policies within ASP section 2.3.2.*
- *Additional requirements of this Conceptual Scheme from ASP section 2.3.2.3 including a Traffic Impact Assessment and Master Drainage Plan are underway or complete.*
- *A variety of Intermunicipal Special Planning Area interface considerations are addressed within this Conceptual Scheme including parcel sizes, transportation links, and sensitivity to uses within the City of Calgary as per ASP policy 2.3.2.3. A summary of alignment with ASP policy 2.3.2.3 can be found in Table 1.*

Table 1 Alignment with 2.3.2.3 Special Planning Areas

ASP Policy	Conceptual Scheme
TransCanada	
Protection of scenic views	<p>The development will have minimal impacts to views, particularly view to the west (mountains), for the following reasons:</p> <ul style="list-style-type: none"> • The Site slopes from highpoints at the south and east to low points along the northern boundary. • Grading for the development has been designed where proposed parcels along the southern boundary will have a floor level that is significantly below the level of Old Banff Coach Road, thereby minimizing views from Old Banff Coach Road to the north. • A proposed storm pond is located along a significant stretch of the northern boundary, meaning a reduced number of commercial buildings along the northern boundary of the Site to Highway 1.
Development should complement the landscape characteristics of the area	<p>Landscaping requirements for the development have been prepared and are outlined within Section 6 of the Conceptual Scheme. The development also proposes the establishment of a storm pond facility that is designed to double as an amenity feature that is accessible to visitors/residents (as opposed to only an infrastructure item).</p>

ASP Policy	Conceptual Scheme
No impacts on the functionality of the highway	Access to the Site is proposed exclusively by Old Banff Coach Road and locally through the proposed West View development. A network analysis has been undertaken by Stantec in accordance with Alberta Transportation to support the proposed access points for the Site.
Sensitive height, massing, and architectural detailing of buildings	Commercial development standards are identified in Section 6 to address height, massing, and architectural detailing of buildings. Detailed architectural controls will also be developed by the Applicant for the proposed residential area during the subdivision phase.
Open landscapes abutting the highway right-of-way and appropriate landscaping plans	The development has been designed with a proposed stormwater pond abutting the majority of the boundary with Highway 1, providing an open landscape solution. Supplementary landscaping requirements are provided in Section 6.0 of the Conceptual Scheme.
Attention to noise and light attenuation and buffering	Light attenuation is addressed in Sections 6.9 and 6.10 of the Conceptual Scheme. Noise attenuation for the proposed residential area will be addressed during the subdivision stage.
Any signage along the TransCanada Highway should be unlit directional signage and meet the satisfaction of the Province	Section 6.9 of the Conceptual Scheme provides development standards for signage, including prohibiting signage that would affect traffic safety or cause distraction.
City of Calgary	
Parcel sizes	Residential parcel sizes have been selected at a higher density than other areas within the County in order to integrate and transition with the proposed West View development immediately adjacent in Calgary.
Site design and building envelopes	Commercial development standards are identified in Section 6 to address height, massing, and architectural detailing of buildings. Detailed architectural controls will also be developed by the Applicant for the proposed residential area during the subdivision phase.
Visual separation and sound attenuation	The proposed commercial/residential interface within the development is detailed in Section 6.12 of the Conceptual Scheme. This interface has been carefully planned and designed to ensure these uses are compatible and commercial development does not adversely impact residential amenities. Sound attenuation will be addressed during the subdivision and development permit stages of implementation.
Integration of open space alternatives	Open space alternatives are addressed in Section 5 of the Conceptual Scheme.
Vegetation and building materials	Commercial development standards are identified in Section 6 to address height, massing, and architectural detailing of buildings. Detailed architectural controls will also be developed by the Applicant for the proposed residential area during the subdivision phase.
Wildlife corridors	No wildlife corridors are present on this Site according to Map 6 of the Central Springbank ASP.

ASP Policy	Conceptual Scheme
Transportation links	<p>The Conceptual Scheme provides the following transportation links:</p> <ul style="list-style-type: none"> Two primary access points to Old Banff Coach Road, one at the southwestern boundary and the second at the southeastern boundary. These access points provide suitable connection points should adjacent parcels develop in the future. A connection to the adjacent West View development is provided along the municipal boundary. Qualico is responsible for both developments and has designed this collector to match on both sides of the municipal boundary for ease of function and permeability by residents of the respective developments. <p>The proposed transportation links are in accordance with the Transportation Impact Assessment (TIA) and the Old Banff Coach Road Network Analysis prepared by Stantec in accordance with Alberta Transportation.</p>
Sensitivity to existing land uses and community characteristics within the City of Calgary	The R-MID district is proposed for the residential portion of the Site in order to provide similar lot and housing typology outcomes, as well as density, intended to be facilitated within the adjacent West View development.
Demonstration of initiatives to include City of Calgary residents and planning stage in the preparation of conceptual schemes	Section 9.0 identifies the public consultation process which involved a mail out to landowners within a 1.5 mile radius of the Site including those within Calgary.

ROCKY VIEW/CALGARY INTERMUNICIPAL DEVELOPMENT PLAN



The Site is located within the Highway 1 West Corridor, which is identified as a Key Focus Area within the IDP. The IDP supports employment growth in this area to locate jobs near residents, with this corridor identified as a special planning policy area for the County. The IDP also sets out policies related to addressing the interface across the municipal boundary and between commercial and residential uses.

This Conceptual Scheme proposes a mix of commercial and residential uses, which transition from residential along the eastern (municipal) boundary, to commercial along the Old Banff Coach Road/Highway 1 interface. A summary of the Conceptual Scheme's compliance with the intent and policy of the IDP is provided below:

- Commercial uses proposed within this document will aid in employment growth in the Highway 1 West Corridor and support existing rural residential nearby (IDP Section 4.3).
- Policies contained within this Conceptual Scheme, particularly within the proposed Development Standards in **Section 6.0**, address encouraging and maintaining this Site as an intermunicipal entranceway (IDP policy 6.1.4).
- The Conceptual Scheme has been planned and designed in alignment with the adjacent West View development (immediately east of the Site) due to Qualico owning both parcels. Land use, density, road network, and active transportation connectivity are aligned to ensure a seamless transition between the two developments and across the municipal boundary (IDP policies 6.1.5 and 6.1.6).
- The Conceptual Scheme provides an appropriate transition from proposed residential development, along the eastern boundary of the Site, to commercial development (IDP policy 6.1.3). Details regarding the treatment of this commercial/residential interface is provided in **Section 6.12** of this document.



COUNTY PLAN



The County's current Municipal Development Plan (MDP), referred to as the 'County Plan', was originally adopted in 2013 and was subject to amendments in 2019.

Under the current County Plan, the Site is considered to meet the criteria of a highway business area. Specifically, the Site is within close proximity to the provincial highway network, is intended to be developed in a comprehensive manner (transitioning and integrating with proposed urban residential development to the east), and will be planned and designed in consultation with Alberta Transportation. A summary of relevant County Plan policies and strategies to this Conceptual Scheme is provided below:

- *As per Section 6.0 of the County Plan, a financial sustainability goal is to increase the County's business assessment base. The development of this Conceptual Scheme will aid in achieving this goal.*
- *This Conceptual Scheme aligns with County Plan policy 5.13 to direct higher density residential development adjacent to urban municipalities by placing residential uses next to the West View residential development.*
- *The Site aligns with requirements for highway business area identified in County Plan policies 14.10 and 14.11. **Section 1.4** of this document identifies how the proposed location would not adversely impact nearby business areas and provides a rationale for why the development occurs outside an existing business area.*
- *Proposed commercial uses align with County Plan policy 14.22 requirements for business development outside of an identified business area.*

As per Section 6.0 of the County Plan, a financial sustainability goal is to increase the County's business assessment base.

The development of this Conceptual Scheme will aid in achieving this goal.

1.4 RATIONALE FOR PROCEEDING WITH DEVELOPMENT

Submission of a Conceptual Scheme requires supporting rationale for proceeding with development of the Site. Additionally, proposed new business areas must “demonstrate the proposed location would not adversely impact the build-out of land within nearby business areas” (County Plan policy 14.11) and “provide a rationale why the proposed development cannot be located in a business area” (County Plan policy 14.21).

The following rationale is provided to support the approval and implementation of this Conceptual Scheme at this Site:

- This Conceptual Scheme proposes the development of commercial and residential uses in alignment with the intent and siting of new business areas as per the County Plan and the IDP.
- The nearest business area to the Site that is identified in the County Plan is the Highway Business Area located on Highway 1 and Range Road 33, which includes entertainment (e.g. Calaway Park), institutional, and storage type uses. This Conceptual Scheme is intended primarily for retail and service development and will therefore have minimal overlap in terms of proposed uses with this existing Highway Business Area. The Site is an optimum location for this type of business use due to its adjacency to existing and proposed higher residential densities such as that proposed within the City of Calgary West View ASP and on the Site itself.

- The Site is located to take advantage of the adjacent existing and proposed residential communities to the east and south and will support the retail and service needs of future urban growth within a developing area of the County (and Calgary).
- The Site provides excellent exposure and access opportunities that commercial developments seek. The immediate access to and from Highway 1 (via the Old Banff Coach Road interchange) is ideal for a commercial development of this size.
- The development of commercial uses at this time supports (rather than follows) the growth and needs of surrounding residential communities.
- The development of the Site will provide job opportunities and stimulus for the local and regional economy. Anticipated real estate value, investment, and job creation outputs are summarized in the following tables.

Table 2 Anticipated Real Estate Value (Proposed Commercial)

Commercial Site Area	Anticipated Floor Area	Real Estate Value per sqft [*]	Total Real Estate Value
59.98 ac	~700,000 sqft	\$165/sqft	\$155m

^{*} Altus Construction Cost Guide 2020

Table 3 Anticipated Job Creation (Proposed Commercial)

Permanent Jobs	Direct Construction Jobs	Indirect Construction Jobs
2,320	960	992

Table 4 Anticipated Population & Density

Population	Density
966 ^{**}	~8 units/acre ^{***}

^{**} Based on average household size of 3.0 people, as per the 2016 Census for Rocky View County

^{***} Residential lots to be developed based on minimum lot size requirements of the R-MID district

The proposed commercial development is anticipated to create approximately 2,320 new permanent jobs at ultimate build-out

1.5 PLAN DEFINITIONS & INTERPRETATION

The following definitions and interpretation notes apply to the preparation and implementation of this Conceptual Scheme.

DEFINITIONS

Conceptual Scheme – *Conceptual Schemes* provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public. In this document, the term “Conceptual Scheme” refers to the Highway 1/Old Banff Coach Road Conceptual Scheme.

Council – Rocky View County Council.

The Site – refers to all lands that fall within the boundaries of the Highway 1/Old Banff Coach Road Conceptual Scheme as identified in **Figure 1.0 Location Plan**.

INTERPRETATION

Shall – a directive term that indicates that the actions outlined are mandatory and therefore must be complied with, without discretion, by administration, the developer, the Development Authority, and the Subdivision Authority.

Should – directive term that indicates or directs a strongly preferred course of action by Council, administration, and/or the developer but one that is not mandatory.

May – a discretionary term, meaning the policy in question can be enforced by Rocky View County if it chooses to do so, dependent on the particular circumstances of the Site and/or application.





2.0

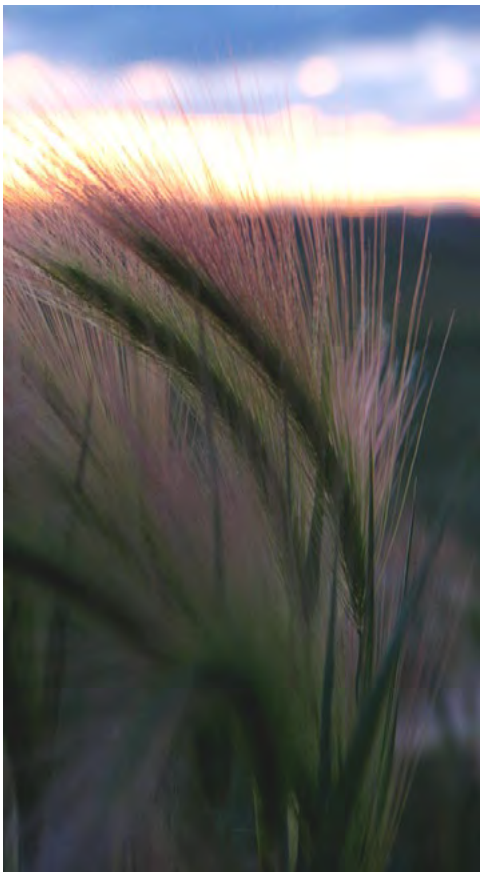
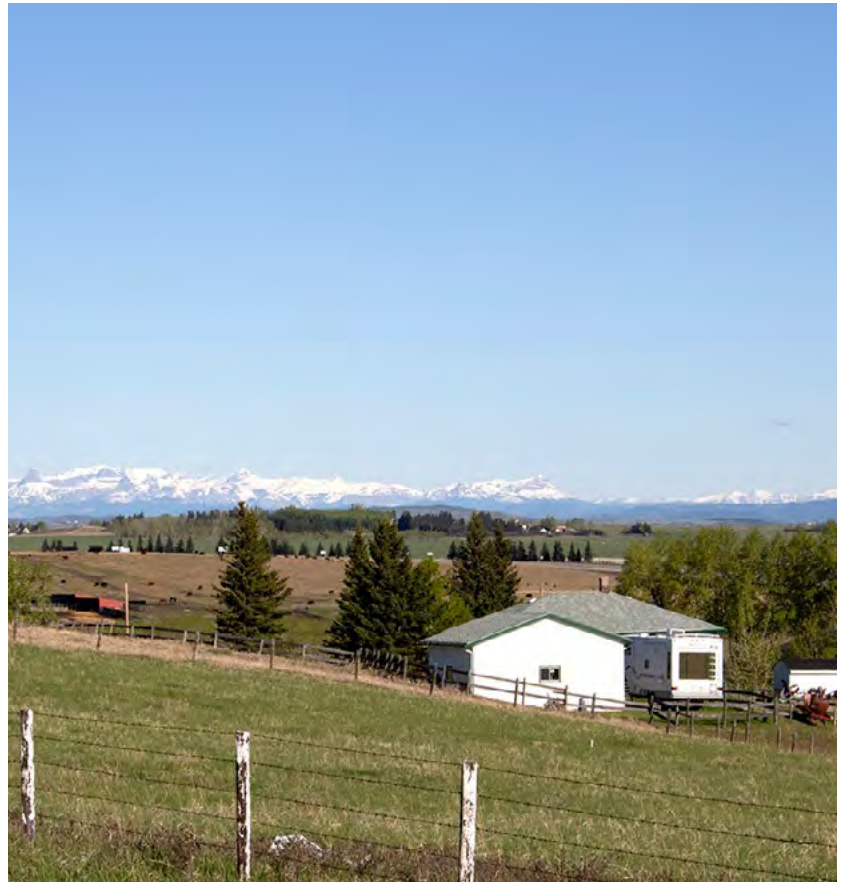
THE CONCEPTUAL SCHEME AREA

2.1 REGIONAL LOCATION

The Site is located on the west side of the County in Springbank. It is bounded by Highway 1 to the north, Old Banff Coach Road to the south and west, and the City of Calgary municipal boundary to the east (see **Figure 1.0 Location Plan**). The Site has direct access to Highway 1 via Old Banff Coach Road.

2.2 LEGAL DESCRIPTION

The Site consists of ± 46.6 ha (115.3 ac) of land within SW36-24-3-W5M (Lot 1, Block 2, Plan 0313363 and Lot 1, Block 1, Plan 0313354).



2.3 CURRENT LAND USE

The Site consists of two parcels that are currently designated as A-GEN (Agricultural, General District) under the current Rocky View County Land Use Bylaw (LUB). Surrounding Sites to the south, west, and north are also designated as A-GEN. Lands to the east, within the City of Calgary, are designated S-FUD (Special Purposes – Future Urban Development District) under the City LUB and are subject to the West View ASP that was recently approved by the City of Calgary on February 24, 2020. The lands to the east are also owned by Qualico and are being planned and designed concurrently (through preparation of an Outline Plan) with this Conceptual Scheme.

The Site is currently tenanted by a private cattle ranching operation located within the southwest corner of the parcel, with the remainder of the Site undeveloped. Agricultural uses are located south and west of the Site.

2.4 PHYSICAL SITE FEATURES

EXISTING STRUCTURES

A total of twelve buildings were identified on the southwest portion of the Site as part of a cattle ranch operation and include an occupied house and associated garage, two unoccupied houses and garages, barns, cattle shelters and a shed. It is understood these buildings were constructed between 1948 and 1960s (Trace Associates Inc. 2020). Remaining areas of the Site are undeveloped.

TOPOGRAPHY & DRAINAGE

Existing topography of the Site is characterized by high points along the south and east boundary, gradually lowering to the northwest corner of the Site with an approximate 30 to 36 m grade differential (see **Figure 2.0 Existing Topography**).

An existing low point with a drainage culvert is present under the Highway 1 and the Site currently drains northward along a natural drainage and ultimately discharging into the Bow River. The drainage culvert is located at an existing low point and drains the existing pre-developed lands along the north boundary.

GAS WELLS & PIPELINES

No oil, gas, or disposal wells were identified or reported to be present and no oil and gas-related infrastructure were identified within the Site (Trace Associates Inc. 2020). No further recommendations have been made with regards to gas wells and pipelines.

SOILS

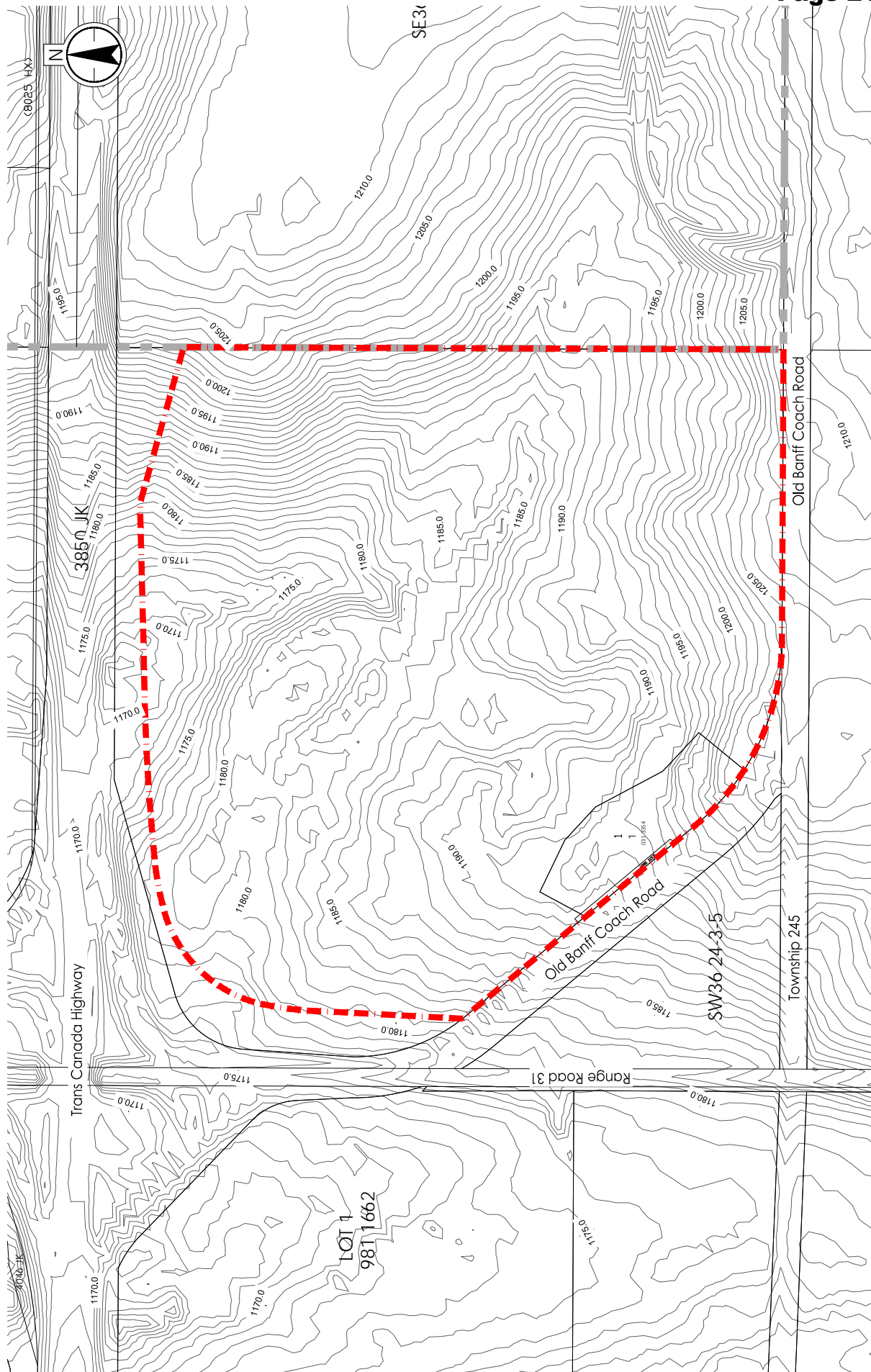
A geotechnical investigation and accompanying report has been prepared and is provided under separate cover.

ARCHAEOLOGICAL & HISTORICAL CONDITIONS

Historical Resources Act (HRA) approval was received for the Site in June 2018 following preparation of an Historical Resources Impact Assessment completed by Lifeways of Canada Limited. A copy of the HRA approval has been submitted under separate cover. Typical mitigative options for field works are required to address two sites of significance located within the parcel in order to facilitate development.



Figure 2.0 Existing Topography



● BIOPHYSICAL FEATURES

Golder Associates Ltd. completed a Biophysical Impact Assessment (BIA) for the Site in 2019. A copy of the BIA is provided under separate cover.

Field surveys were completed on October 5, 2017 and identified two ephemeral watercourses and one wetland (W13) within the Site (Golder Associates 2019). The wetland (W13) has been classified as an anthropogenic shallow open waterbody. The ephemeral watercourses were determined to be non-fish bearing.

Vegetation land cover include modified pasture, water, and disturbed area (associated with residential land use). No listed current vascular plant species were identified within the Site. Regulated Noxious weeds creeping thistle (*Cirsium arvense*) and perennial sow-thistle (*Sonchus arvensis*) were identified within the Site (Golder Associates 2019).

Species-specific surveys were completed targeting amphibians, raptors and breeding birds. A wildlife reconnaissance, winter track and acoustic species of concern survey were also completed. No species of management concern (listed provincially or federally) were identified. Wildlife habitat suitability was ranked low for 84% of the Site and the anthropogenic shallow open wetland (W13) was ranked moderate for songbird, waterfowl and bat habitat. A coyote den was identified in the northern portion of the Site (Golder Associates 2019).

● GEOTECHNICAL EVALUATION

A geotechnical investigation and accompanying report for the Site has been prepared and provided under separate cover.

● ENVIRONMENTAL SITE ASSESSMENT

A Phase I Environmental Site Assessment (ESA) was completed by Trace Associates Inc. in March 2020 to identify potential sources of soil and/or groundwater contamination. The Phase I ESA did not identify any sources of contamination and no further investigations are recommended. A copy of the Phase 1 ESA has been provided under separate cover.



3.0

LAND USE

The policies contained within this section identify an integrated land use, subdivision, and development framework for the Conceptual Scheme, in accordance with the vision and objectives identified in **Section 1.2**.

3.1 LAND USE

The Conceptual Scheme proposes the development of the Site for commercial and residential uses, with single-family residential development located within the eastern portion of the Site, integrating with similar residential development proposed within the parcel to the east, and transitioning to commercial development within the central and western portions of the Site. This configuration provides a strategic location and direct access from Old Banff Coach Road and Highway 1 that is ideally suited for commercial development, while providing an appropriate transition and interface to residential uses to the east. Stormwater infrastructure, in the form of a privately operated pond, is proposed centrally along the northern boundary of the Site to address stormwater management requirements of the entire development.

Land use districts proposed as part of this Conceptual Scheme (see **Figure 3.0 Land Use**) align with the Land Use Bylaw C-8000-2020. For the residential areas of the Conceptual Scheme, a Mid-Density Urban District (R-MID) is proposed. The R-MID district is proposed in order to provide similar lot and housing typology outcomes, as well as density (as identified in **Table**

4 on page 8), intended to be facilitated within the adjacent West View development.

For the commercial areas of the Site, a direct control (DC) district is proposed that is based on the Commercial, Regional District (C-REG) of the Land Use Bylaw. The DC district is proposed to facilitate the uses permitted under the C-REG district, with a modification to the minimum parcel size to two hectares and the inclusion of additional uses to align with the vision of the Conceptual Scheme.

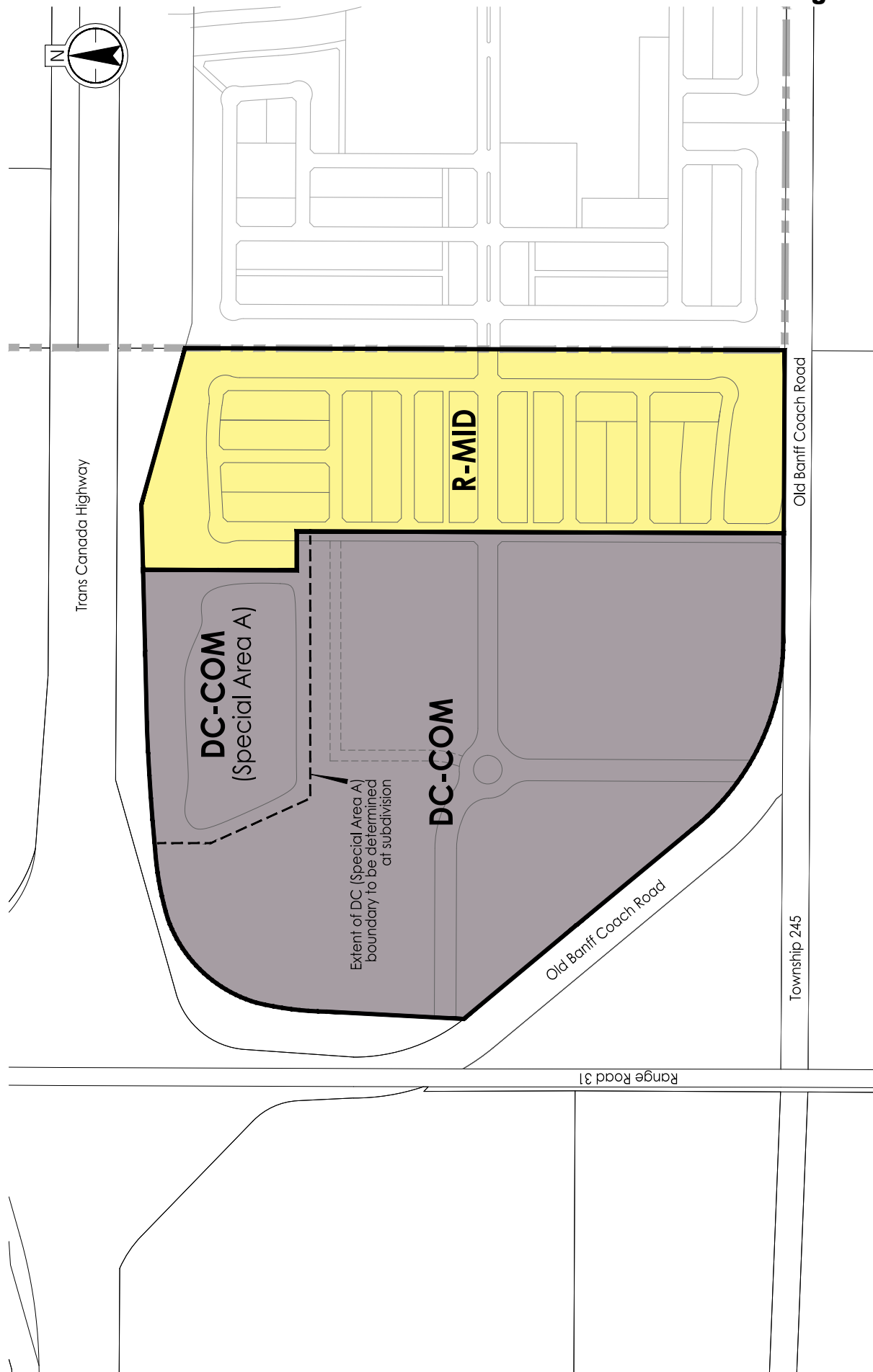
The DC district will also incorporate the privately operated storm pond through a sub-area of the DC referred to as 'Special Area A'. Identification of the Special Area will allow specific land use provisions applicable to the storm pond use to be prepared. The extent of land required to accommodate the storm pond will be confirmed as part of subdivision and this is reflected within **Figure 3.0 Land Use**. The commercial DC district will be refined as part of the assessment and completion of this Conceptual Scheme.

POLICY

- 3.1.1 The proposed stormwater management facility (pond) shall be incorporated within a cell of the Direct Control District to ensure land use policy specific to the development of the storm pond can be applied. The extent of the Special Area boundary within the DC District shall be determined at time of subdivision.



Figure 3.0 Land Use



3.2 CONCEPT LAYOUT & SUBDIVISION

The proposed Conceptual Scheme layout is provided in **Figure 4.0 Concept** and is characterized by the following:

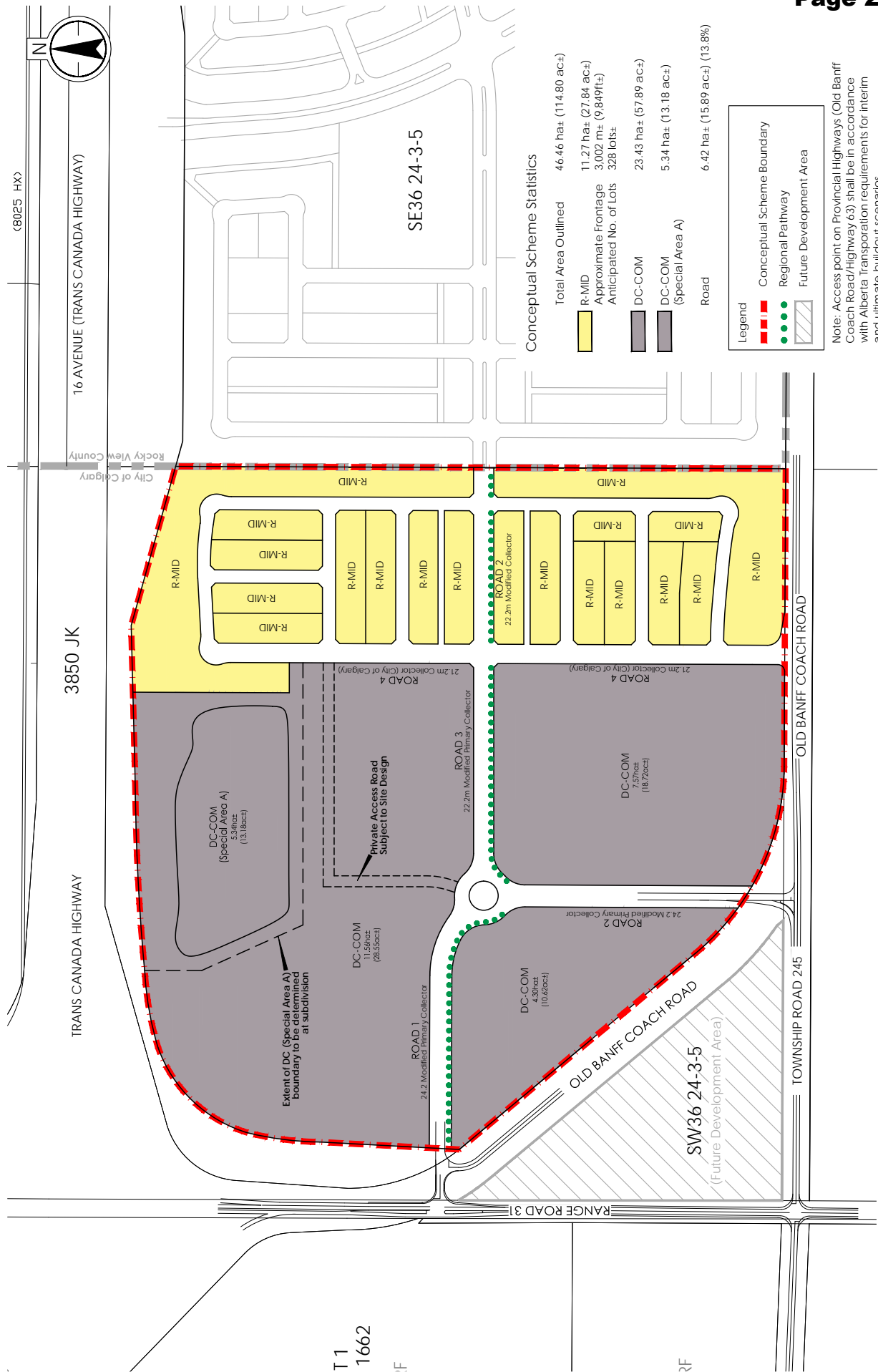
- Provision of three commercial parcels located within the central/western portion of the Site. These parcels are split by two collector roadways that traverse east-west and north-south and provide access to the parcels via Old Banff Coach Road. Development within the commercial parcels is intended to be orientated and focused along these collector roadways to provide gateway entries.
- The commercial parcels have been sized and configured to provide maximum flexibility for future site and tenant development. These parcels will be comprehensively planned and managed via land condominium (i.e. the parcels are not intended to be subdivided further).
- Design and development of the northern commercial parcel will involve the creation of an internal private road network to provide convenient access and movement through this parcel. Proposed primary access locations to this parcel from the public road network and the internal road network are indicated on the Conceptual Scheme layout.
- As outlined within **Section 3.1**, a privately operated storm pond is proposed centrally along the northern boundary of the Site. The storm pond will be located on its own separately titled parcel. The extent of land required to accommodate the storm pond will be confirmed as part of subdivision.
- Single family residential development is proposed in the eastern extents of the Site and will involve similar housing product/typologies to the proposed residential development located within the West View development immediately east of the Site.
- The internal road network has been designed in accordance with proposed access points off Old Banff Coach Road. Please refer to **Section 4.1** for details regarding access locations.

- The Future Development Area, as shown on **Figure 4.0**, is owned by others and has been considered in the preparation of this plan. An amendment to this Conceptual Scheme would be required to support a future land use application for the Future Development Area, in accordance with Rocky View County requirements. One future development scenario may include the closure of a portion of Old Banff Coach Road, and consolidation of these lands with the balance of the quarter section. This would be subject to Alberta Transportation and Rocky View County coordination.

POLICY

- 3.2.1 Subdivision of the Site shall be in general conformity with the block configuration illustrated in **Figure 4.0**. While not intended, the commercial parcels may be further subdivided provided they meet minimum parcel size requirements under the corresponding land use district, and relevant Development Standards of the Conceptual Scheme.
- 3.2.2 Notwithstanding Policy 3.2.1, minor changes to the block configuration may be made at the subdivision stage without the need for a Conceptual Scheme amendment. This includes modifications to block configuration to reflect refinement of access points from Old Banff Coach Road.
- 3.2.3 A separately titled parcel shall be created for the storm pond infrastructure. The exact size of the storm pond parcel is to be determined at subdivision.
- 3.2.4 The exact size of individual parcels shall be determined at the subdivision stage.
- 3.2.5 Future land use and development applications for the Future Development Area (SW 36-24-3-5) shall require an amendment to this Conceptual Scheme, in accordance with Rocky View County requirements.

Figure 4.0 Concept



4.0

TRANSPORTATION

This section provides an overview of the road network providing access to and within the Site. A Traffic Impact Assessment (TIA) has been provided under separate cover. The road system has been designed with the possibility of future transit connecting with Calgary in mind.

4.1 REGIONAL ROAD SYSTEM

Access locations are identified on **Figure 5.0 Transportation & Connectivity** that align with discussions with Alberta Transportation following completion of the Old Banff Coach Road Network Analysis (Stantec, 2020). Two of the proposed access points off Old Banff Coach Road involve interim and ultimate configurations, with specific requirements to be addressed as part of subdivision applications for corresponding phases of the build out. The ultimate configuration also allows for potential future closure of the perpendicular segment of Old Banff Coach Road and integration of the adjacent landholding (portion of SW1/4 36-24-3-5) with the Site.

POLICY

- 4.1.1 Subdivision and development shall satisfy relevant requirements of requirements of Alberta Transportation and Rocky View County.
- 4.1.2 Access to the Site shall be generally in accordance with Figure 5.0, with access locations off Old Banff Coach Road to be confirmed at the subdivision phase and in accordance with Alberta Transportation requirements. Direct access to Highway 1 shall not be permitted.
- 4.1.3 As a condition of subdivision, Rocky View County will collect funds required to finance off-site road improvements required as a result of development within the Site in accordance with the Transportation Off-Site Levy Bylaw.
- 4.1.4 Improvements will be conducted to the transportation network as per the TIA.



4.2 INTERNAL ROAD SYSTEM

The proposed internal road network **Figure 5.0**

Transportation & Connectivity consists of the following:

- Two 24.2 m Modified Primary Collectors, incorporating 2 drive lanes in either direction, to accommodate traffic volumes entering the commercial areas, and a median to restrict turning movements across the driving lanes.
- A roundabout located centrally along the Modified Primary Collector, to provide primary access points into the proposed commercial parcels.
- A 22.2 m Modified Primary Collector east of the proposed roundabout. This cross section mirrors the 24.2 m cross section, although doesn't include the median. As this roadway enters into the residential areas of the development, one of the driving lanes converts to a parking lane.
- A 21.2 m Modified Collector is proposed to accommodate north/south traffic movements, as well as provide an acceptable interface between the proposed commercial and residential uses.
- A 14.5 m Modified Local Residential is proposed to service the residential development. This involves a standard 16.0 m City standard, with a sidewalk on one side.

Design details of the proposed cross-sections are provided in **Appendix A**.

POLICY

- 4.2.1 The location of road approaches and commercial parcel access points may be deferred to the Development Permit stage.
- 4.2.2 The Rocky View County Infrastructure Cost Recovery Policy will apply.

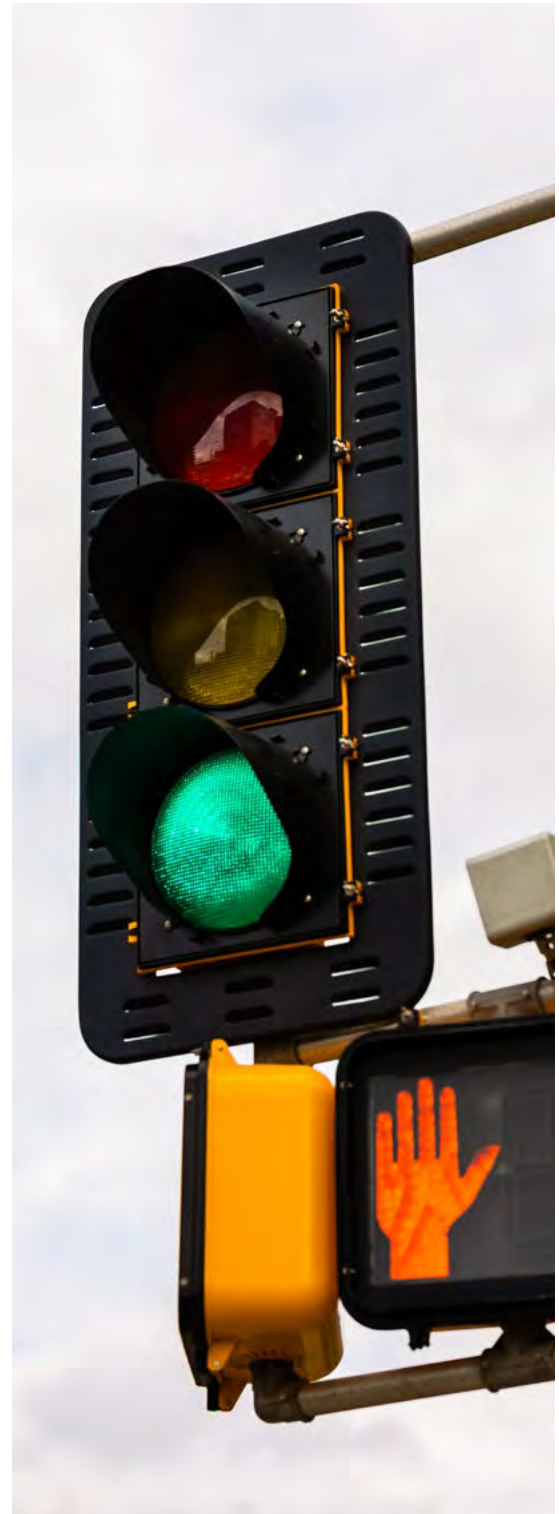
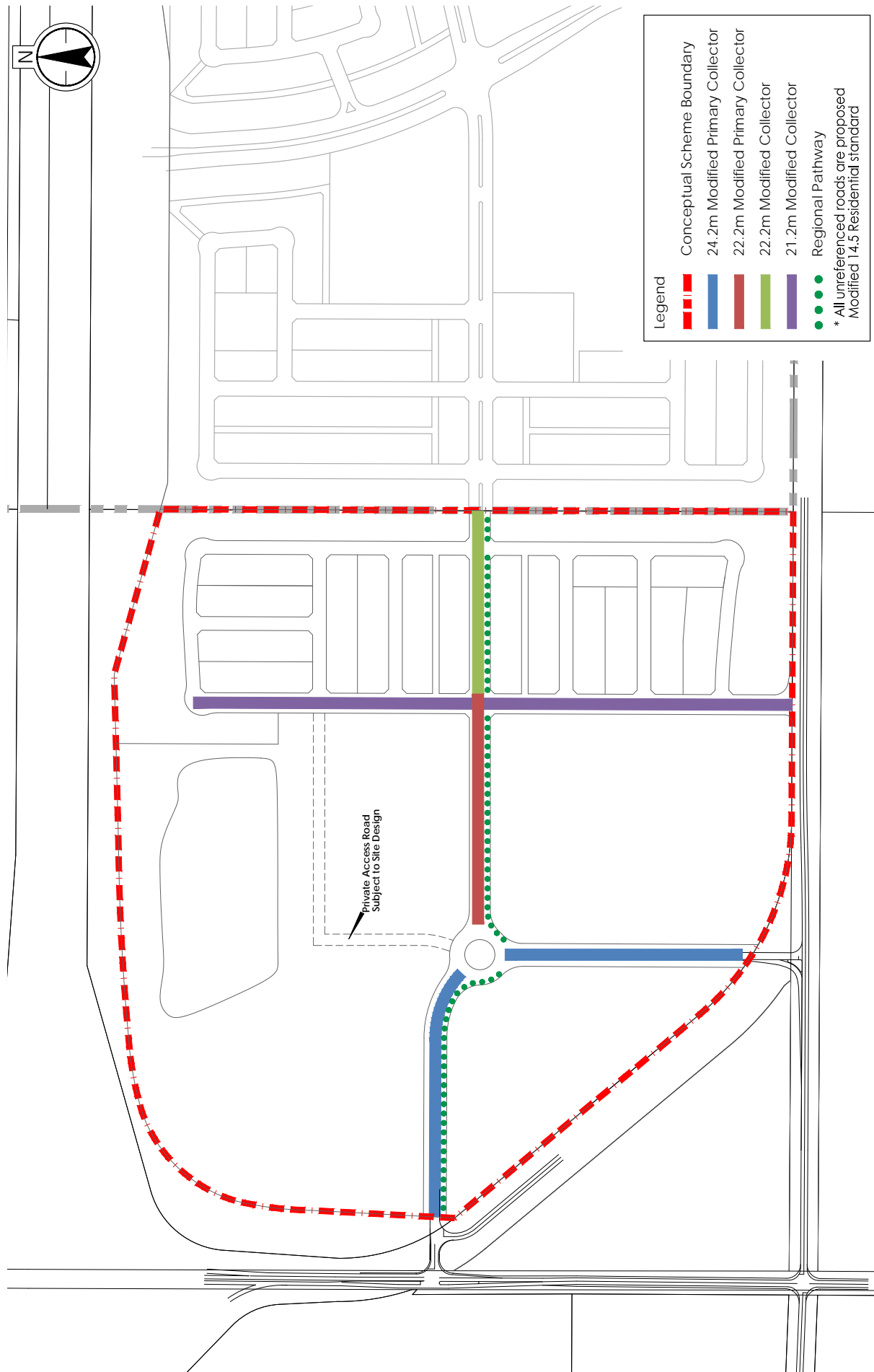


Figure 5.0 Transportation & Connectivity



5.0

RESERVES & PATHWAYS

5.1 PATHWAYS

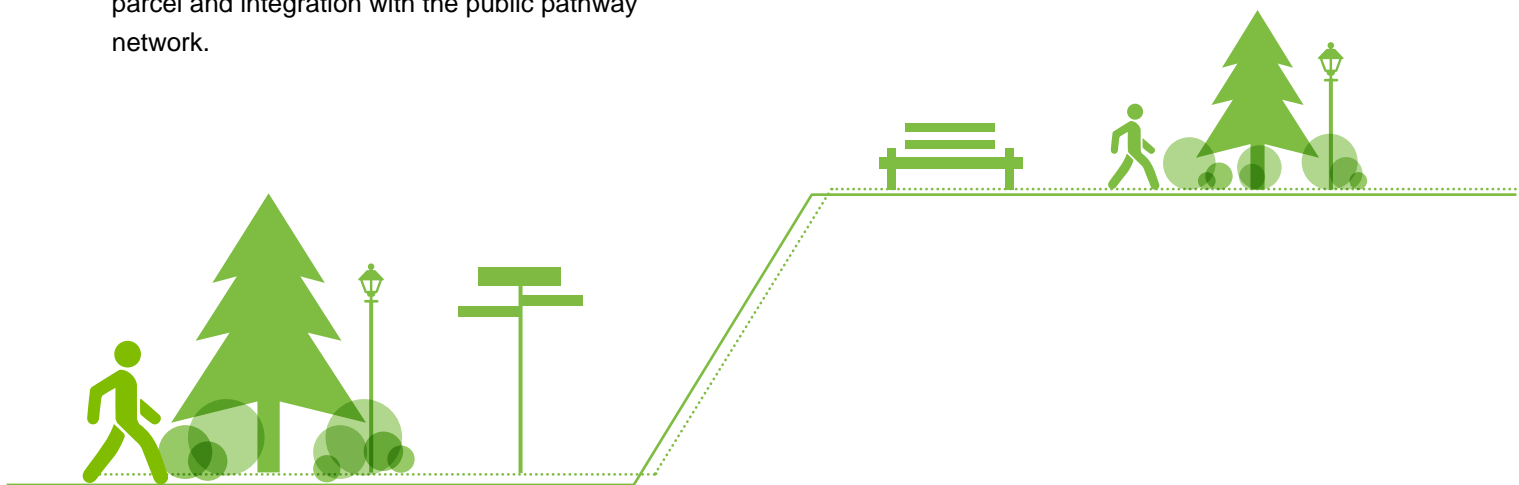
As illustrated in **Figure 5.0 Transportation & Connectivity**, the Conceptual Scheme proposes a regional path along the south side of the east-west collector. This provides a connection for pedestrians and cyclists from the proposed West View development to the commercial area and on to Old Banff Coach Road. This would allow for a connection to the “adopted” north-south trail identified in the Active Transportation Plan: South County. Pedestrian sidewalks are also provided on both sides of the north-south collector roadway, providing additional access to Old Banff Coach Road.

The public pathway network will be supported by the development of a supporting pathway network within the commercial parcels to provide suitable and safe pedestrian connectivity throughout the commercial area. This network of pathways within the commercial parcels will link to the public path network, including the regional path where practical.



POLICY

- 5.1.1 Regional pathways shall be provided in accordance with cross-sections identified in **Section 6.12**.
- 5.1.2 Proposed development of the commercial parcels shall demonstrate suitable pedestrian access and connectivity throughout the parcel and integration with the public pathway network.



5.2 MUNICIPAL RESERVE

The Municipal Government Act (MGA) allows a municipality to require that a landowner or developer allocate and dedicate up to 10% of land being subdivided for the purposes of providing public parks (Municipal Reserve) or alternatively, that all or part of a Municipal Reserve (MR) to be deferred against “other land of the person applying for subdivision approval that is within the same municipality as that parcel of land.”

The Applicant proposes to defer the full 10% MR requirement for the Site (equivalent to 4.6 ha) to another parcel (Block 2 Plan 7510024) owned by the Applicant that is in close proximity to The Site, for the following reasons:

- Publicly accessible passive recreation opportunities will be provided adjacent to the storm pond for both the residential and commercial areas of the Site.
- The proposed uses of the Site are largely commercial, with the supporting residential area intended to transition seamlessly with residential areas proposed within Neighbourhood B of the approved West View ASP in Calgary (as Qualico is planning the development of Neighbourhood B concurrently with the Site).
- Neighbourhood B is designated to provide a Neighbourhood Activity Centre, Joint Use Site, Optimized Recreational Facility/Library, and Community Association site, all within close proximity to the residential area of the Site. An additional park site is not considered necessary to support the recreational and open space needs of these residential areas.
- Residential areas proposed as part of this Conceptual Scheme will be integrated with Neighbourhood B,

and corresponding open space provision, through a regional pathway proposed as part of this Conceptual Scheme (**Section 3.2**) to connect to the regional path within the West View ASP.

- Block 2 Plan 7510024 is located adjacent to the existing community of Artists View and will serve a greater benefit supplementing and integrating with open space within this neighbourhood.
- Policy 2.9.4 of the Central Springbank ASP identifies a high priority will be given to undeveloped open areas for such purposes as stormwater management, areas of significant habitat, agricultural uses, recreation or educational purposes. Deferred MR will be utilized to maintain large open space and vegetated areas contained within Block 2 Plan 7510024, in addition to any Environmental Reserve (ER) requirements.

Qualico intends to prepare a separate submission for the Block 2 Plan 7510024 parcel, which will confirm the placement and dedication of this deferred MR provision.

POLICY

- 5.2.1 Municipal Reserve for the Site shall be deferred at time of subdivision to Block 2 Plan 7510024, pursuant to the provisions of the Municipal Government Act.

5.3 ENVIRONMENTAL RESERVE

There are no areas within the Site that are known to qualify as Environmental Reserve as defined within the MGA.





6.0

DEVELOPMENT STANDARDS

The purpose of these development standards is to establish appropriate design standards for development within the Site and provide a framework around which individual landowners, builders, and applicants can implement individual design. Development standards and supplementary architectural guidelines will be used at the subdivision and development permit stages to ensure that all developments will be compatible with adjacent land uses and are aesthetically pleasing when viewed from within the community, from Highway 1, Old Banff Coach Road, and the proposed West View development.

The development standards should be read in conjunction with the County's LUB, which includes requirements for parking, landscaping, fencing, and other Site design requirements. The development standards are meant to supplement the LUB and it is recommended that both documents be reviewed prior to finalizing layout and design.

6.1 GENERAL

POLICY

- 6.1.1 Should a conflict arise between the Conceptual Scheme development standards and the Rocky View County Land Use Bylaw, the Rocky View County Land Use Bylaw shall govern.
- 6.1.2 Principles of Crime Prevention Through Environmental Design (CPTED) should be utilized when possible.

6.2 BUILDING SETBACKS & SITE COVERAGE

POLICY

- 6.2.1 Building setbacks and site coverage shall align with the relevant Rocky View County Land Use District requirements.

6.3 SITE LANDSCAPING

POLICY

- 6.3.1 Planting of trees and shrubs within landscaped areas shall meet landscaping standards of the Rocky View County Land Use Bylaw.

- 6.3.2 Landscaping treatment to the satisfaction of Rocky View County for commercial lots shall be included along parcel boundaries adjacent to Highway 1, Old Banff Coach Road, and residential properties.
- 6.3.3 Landscaping of commercial lots should be utilized to buffer the view of parking areas, storage areas, and loading areas.
- 6.3.4 A mix of trees, shrubs, and ground cover should be incorporated to provide visual interest on commercial lots.
- 6.3.5 Landscaping should be incorporated into parking lot design to break up parking lot areas for commercial lots. Landscaping should be constructed using soft landscaping materials and accommodate trees.
- 6.3.6 The frontages of commercial parcels should be landscaped with a combination of low mass planting and trees.
- 6.3.7 Where the development fronts onto a regional path, landscaping provided in Policy 6.3.6 should include a single row of trees matching the spacing and species of the adjacent boulevard.
- 6.3.8 Landscaping should be utilized along commercial parcel frontages to:
 - a) Support the screening of loading and garbage areas; and
 - b) Support a suitable interface to adjacent residential development.



6.4 BUILT FORM & CHARACTER

The following architectural development guidelines apply to parcels that abut Highway 1 or Old Banff Coach Road. The guidelines are intended to promote and ensure achievement of a coordinated and pleasant visual presence toward these high-volume public through roads without necessarily restricting the range of commercial uses or variety of building styles that can occur.

POLICY

- 6.4.1 Commercial building design emphasis shall be on those building elevations that are openly visible from Highway 1 or Old Banff Coach Road.

NOTE: Certain building elevations will not be openly visible due to significant grade changes between the parcel and these roadways (see cross-sections B and C in **Section 6.12**).

- 6.4.2 Principal entrances to commercial buildings should be well defined, architecturally interesting, and orient to internal public roads where practical.

- 6.4.3 Blank facades or long horizontal roof lines of commercial buildings should be broken up by providing articulation in design which may include varying roof heights and building projections, and changes in colour, material, pattern, and texture.

- 6.4.4 Where applicable, customer service and retail components should front onto the internal east-west collector roadway to provide a clear point of contact for visitors and to activate the road frontage.

- 6.4.5 Rooftop apparatus on commercial buildings shall be located and concealed to reduce or eliminate public view from adjacent roads.

- 6.4.6 Any equipment that sits outside of a commercial building shall be screened and located at the rear or side of the building, or at a location that is not openly visible from a public road or from adjacent residential properties.

NOTE: Certain building elevations and equipment will not be openly visible due to significant grade changes between the parcel and adjacent roadways (see cross-sections B and C in **Section 6.12**).



6.5 LOADING AREAS

POLICY

- 6.5.1 Loading and service areas should not be openly visible from Highway 1, Old Banff Coach Road, or from adjacent nearby residential properties.

NOTE: Certain building elevations will not be openly visible due to significant grade changes between the parcel and adjacent roadways (see cross-sections B and C in **Section 6.12**).

- 6.5.2 All loading areas should be screened from pedestrian circulation routes and incorporated into the architecture of the building.

6.6 FENCING & SCREENING

POLICY

- 6.6.1 Commercial front yard fences shall not be permitted.
- 6.6.2 All exterior storage areas shall be screened as per the Rocky View County LUB.

6.7 GARBAGE ENCLOSURES

POLICY

- 6.7.1 Garbage enclosures for commercial buildings should be constructed of materials similar to the principal building.
- 6.7.2 Gates should be installed and used on garbage enclosures for commercial buildings.
- 6.7.3 Good quality wood fencing may be acceptable as a material for the gates of a garbage enclosure for commercial buildings.

NOTE: Certain building elevations will not be openly visible due to significant grade changes between the parcel and adjacent roadways (see cross-sections B and C in **Section 6.12**). Where waste collection areas have limited visibility from proximal sites, roadways and public thoroughfares, landscaping can be used to screen waste collection areas as an alternative to a garbage enclosure.

6.8 PARKING

POLICY

- 6.8.1 Pedestrian routes on commercial lots shall be separated from vehicular traffic and the separation shall be clearly demarcated.
- 6.8.2 Landscape buffers shall be provided between parking lots and public roads.

6.9 SIGNAGE

POLICY

- 6.9.1 Signage should be integrated into the commercial building design and shown in the development permit plans for new buildings.
- 6.9.2 No sign shall be located where it will interfere with pedestrian or traffic safety.
- 6.9.3 Blinking, flashing, or strobe lights shall not be permitted.

6.10 LIGHTING

POLICY

- 6.10.1 Undue illumination of the neighbouring parcels should be avoided.
- 6.10.2 Lighting shall not interfere with traffic safety.
- 6.10.3 All pedestrian/public areas shall be well illuminated.
- 6.10.4 Light poles shall not exceed 12.0 m in height.
- 6.10.5 Undue illumination of Highway 1 should be avoided.

6.11 ROCKY VIEW/CALGARY INTERFACE

The Site is identified as a Key Focus Area in the IDP which calls for thoughtful interface planning to ensure an appropriate transition between municipalities. Throughout this Conceptual Scheme, policies have been identified to assist in establishing a seamless transition between Calgary (West View development) and Rocky View (Highway 1/Old Banff Coach Road Site). Transition tools include:

- Density – the selected residential land use district calls for a more urban density to transition to residential densities within the West View ASP area.
- Land use – while the majority of the Site is dedicated to commercial uses, the Conceptual Scheme call for residential uses immediately adjacent to the West View ASP area to the east.
- Road alignment and cross-sections – the east-west 22.2 m Modified Collector road is proposed to seamlessly connect with the primary collector/collector street proposed within the West View ASP.
- Active transportation – a regional pathway is proposed along the east-west 22.2 m Modified Collector road to align with the regional pathway proposed within the West View ASP.

Additional Rocky View/Calgary interface policies are included below.

POLICY

- 6.11.1 Subdivision should ensure compatible road connections are aligned along the eastern boundary of the Site in order to provide and promote access and connectivity through the respective developments.
- 6.11.2 Subdivision should ensure proposed grading design aligns along the eastern boundary.



6.12 COMMERCIAL/RESIDENTIAL INTERFACE

The Conceptual Scheme has been prepared to thoughtfully address the interface between the commercial and residential uses through layout and design, and the inclusion of development standards.

From a layout perspective, the inclusion of the 21.0 m Modified Collector provides a physical separation between the commercial and residential parcels. The orientation of the residential blocks along this collector roadway has also been purposefully designed to ensure no residential lots face onto the commercial uses, eliminating the potential for residential driveways along this roadway.

This interface also benefits from a grading perspective, with the adjacent southern commercial parcel proposed to be set in to the Site, with a grade change ranging from 2.0 to 6.0 m (refer to sections provided on the following page) that will be managed by a retaining wall. This variation in grade minimizes the impact of building form and operational requirements of future commercial uses on this parcel to residential uses.

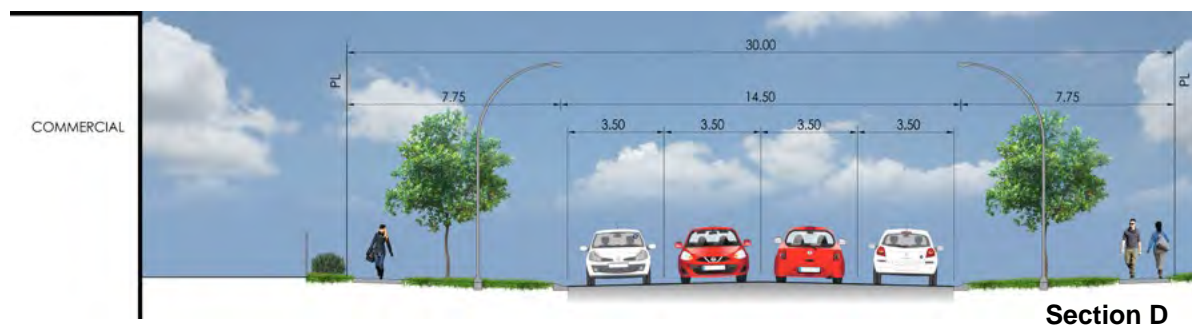
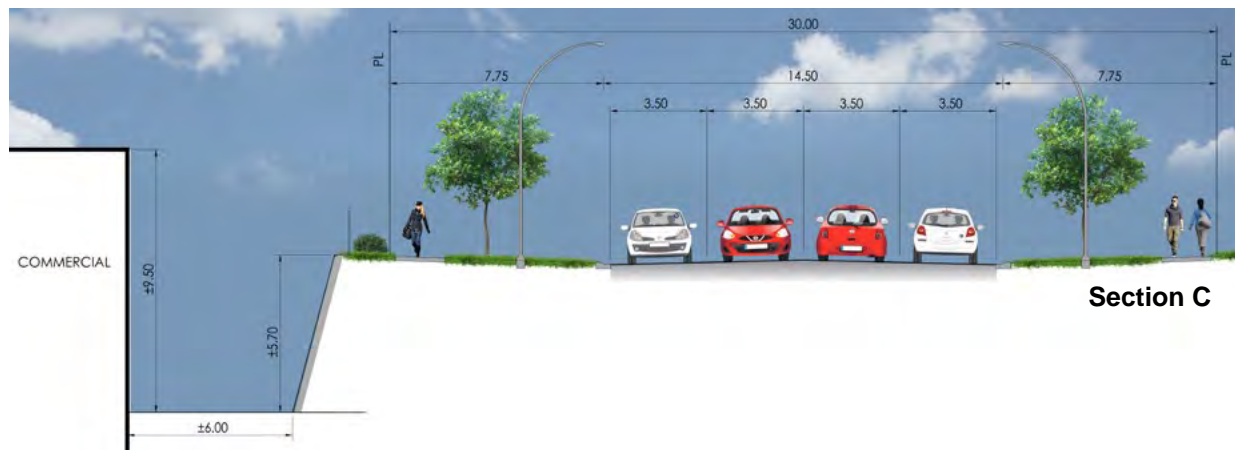
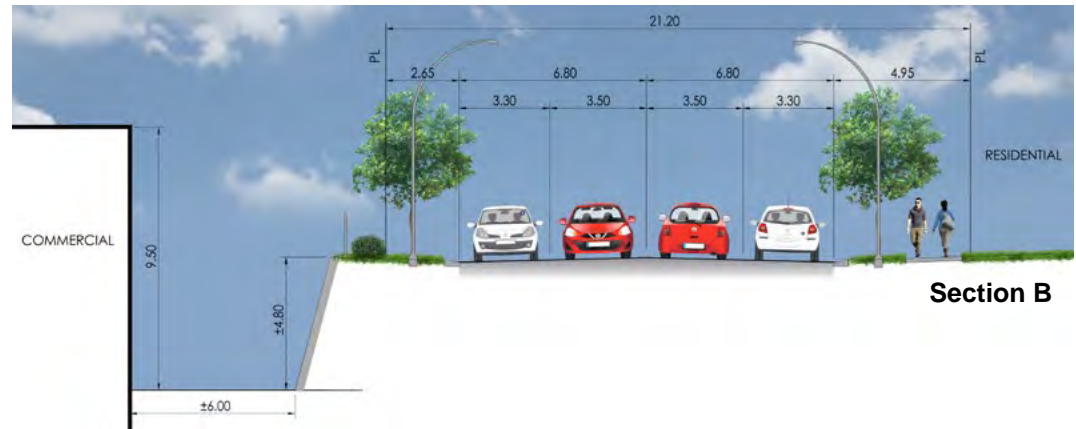
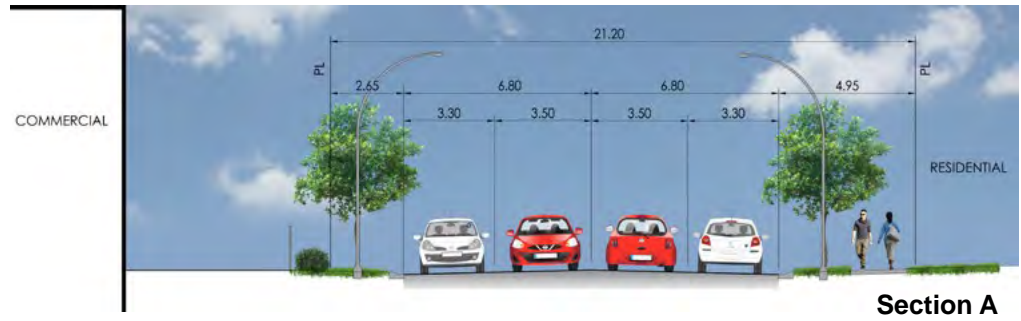
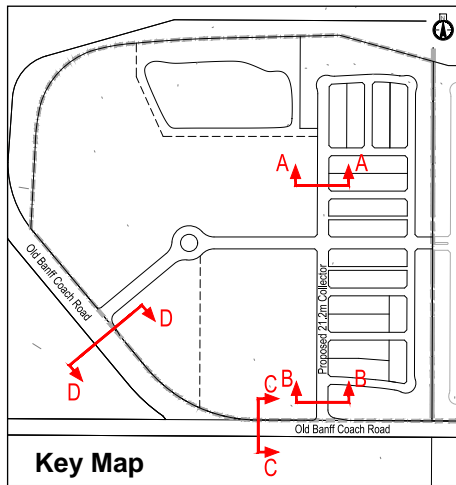
Proposed interface conditions between the commercial parcel and Old Banff Coach Road are also illustrated in sections on the following page.

From a development standards perspective, transition tools include policies related to screening, fencing, road cross-sections, and architectural guidelines are included earlier in **Section 6.0** of this Conceptual Scheme.

6.13 RESIDENTIAL DEVELOPMENT STANDARDS

POLICY

- 6.13.1 Residential architectural controls shall be established prior to subdivision stage.
- 6.13.2 Residential architectural controls should establish a unique identity for the community.



7.0

UTILITIES

A brief summary of proposed servicing of The Site, including water, sanitary, stormwater, and shallow utilities, is provided below. The Conceptual Scheme does not propose, nor is it necessary, for any utilities to tie into City of Calgary utility networks.

7.1 WATER SUPPLY

Water supply for the Conceptual Scheme is proposed to be provided via connection of a 200mm water feedermain to the existing Harmony Drinking Water Treatment Plant. General alignment of the proposed water connection is identified in **Figure 6.0 Water & Sanitary Servicing**.

POLICY

- 7.1.1 Potable water shall be provided within the Site as generally illustrated by **Figure 6.0 Water & Sanitary Servicing**.
- 7.1.2 The owner/developer shall extend potable water infrastructure within the Conceptual Scheme area as generally illustrated on **Figure 6.0 Water & Sanitary Servicing**, at the subdivision stage, in accordance with all applicable Provincial regulatory requirements and Rocky View County servicing standards.
- 7.1.3 The specific design, alignment, pipe sizing and configuration of the water distribution system shall be determined by detailed engineering at the Subdivision/Development Permit stage, as per the terms of a Development Agreement and/or Development Permit process, to the satisfaction of the County.
- 7.1.4 The potable water distribution system shall accommodate minimum design requirements necessary to provide appropriate fire suppression within the Conceptual Scheme area.

7.2 SANITARY WASTEWATER

Sanitary servicing for the Conceptual Scheme is proposed to be provided by a 250mm gravity feed sanitary main that connects to a wastewater lift station north of Highway 1 before connecting to the existing Harmony Wastewater Treatment Plant. General alignment of the proposed sanitary connection is identified in **Figure 6.0 Water & Sanitary Servicing**.

POLICY

- 7.2.1 The Conceptual Scheme area shall be serviced by the Harmony Wastewater Treatment Plant.
- 7.2.2 The specific design, alignment, pipe size and configuration of the wastewater distribution system shall be determined by detailed engineering at Subdivision/Development Permit stage, as per the terms of a Development Agreement and/or Development Permit process, to the satisfaction of the County.
- 7.2.3 All wastewater infrastructure within the Conceptual Scheme area shall be constructed by the developer and shall be designed in coordination with adjoining projects to the satisfaction of the County.



7.3 STORMWATER MANAGEMENT

Stormwater runoff generated within the Site will be captured by a single stormwater pond proposed to be located centrally along the northern boundary of the Site. A Staged Master Drainage Plan (SMDP) will be prepared at subdivision stage to determine the design requirements (and associated land area required) to facilitate this pond.

The stormwater pond will discharge to an existing culvert crossing Highway 1 before draining to an existing unnamed drainage ravine that connects to the Bow River (see **Figure 7.0 Stormwater Servicing**).

The stormwater pond is intended to be privately owned and operated.

POLICY

- 7.3.1 A Staged Master Drainage Plan shall be provided at subdivision stage.
- 7.3.2 Stormwater infrastructure will be privately owned and maintained/operated.

7.4 SHALLOW UTILITIES

Shallow utility services, including electric power, natural gas, telephone, cable and high speed internet, will be provided by local utility companies. A mix of underground utilities and overhead power lines will be located within the road rights-of-way and easements as required to serve the development.

POLICY

- 7.4.1 Shallow utilities shall be provided within the Site at the sole expense of the developer within appropriate rights-of-way established at the subdivision stage.



7.5 SOLID WASTE

Solid Waste Management will be the responsibility of property owners and operators.

POLICY

- 7.5.1 Within the residential portion of the Site, solid waste management shall be provided by a qualified waste management operator through a contract managed by each residential lot owner.
- 7.5.2 Within the commercial portion of the Site, solid waste management shall be provided by a qualified waste management operator through a contract managed by each commercial lot owner.
- 7.5.3 Within the commercial portion of the Site, solid waste containment units must be screened from all adjacent properties and Highway 1.
- 7.5.4 All solid waste management shall conform to the policies outlined in the County's Solid Waste Master Plan.

7.6 FIRE SUPPRESSION

Primary fire response will be provided from The Rocky View County Fire Station #102 located at the Springbank Airport.

POLICY

- 7.6.1 Development shall meet the criteria and requirements for on-site firefighting measures as determined by Rocky View County. An Emergency Response Plan will be submitted at Development Permit stage.
- 7.6.2 All uses and operations in the Plan Area that store or utilize materials or products that may be hazardous due to their flammable or explosive characteristics shall comply with the applicable fire regulations of the County or the regulations of any other government authority having jurisdiction and in accordance with any hazard or emergency management plan that may be required by the County.
- 7.6.3 All industrial and commercial buildings should provide fire suppression systems, as appropriate at the Development Permit stage, and they shall be in compliance with the Alberta Building Code.
- 7.6.4 Individual services to the lots will be constructed at the Development Permit stage if a service is required for the individual lot's proposed use.

Figure 6.0 Water & Sanitary Servicing

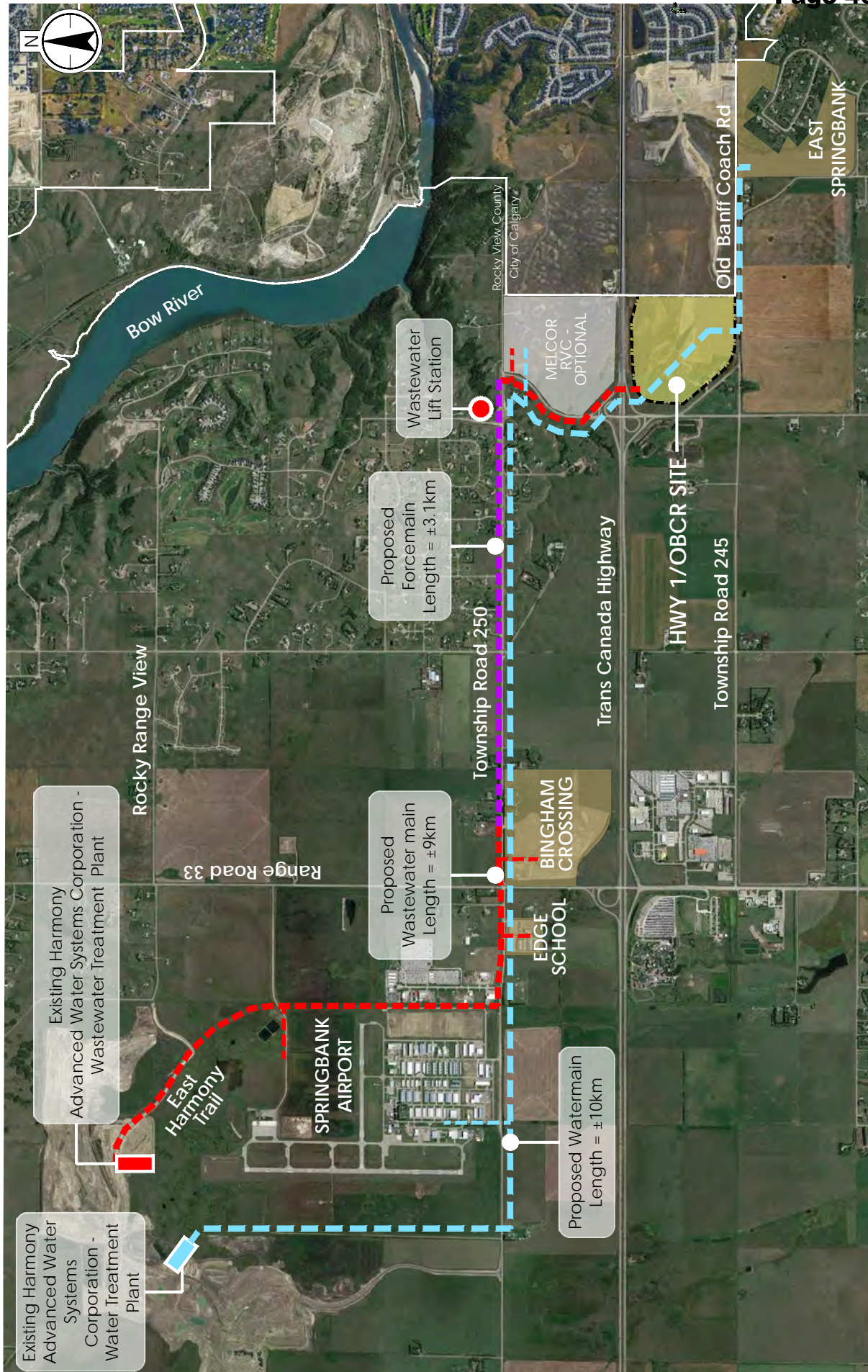
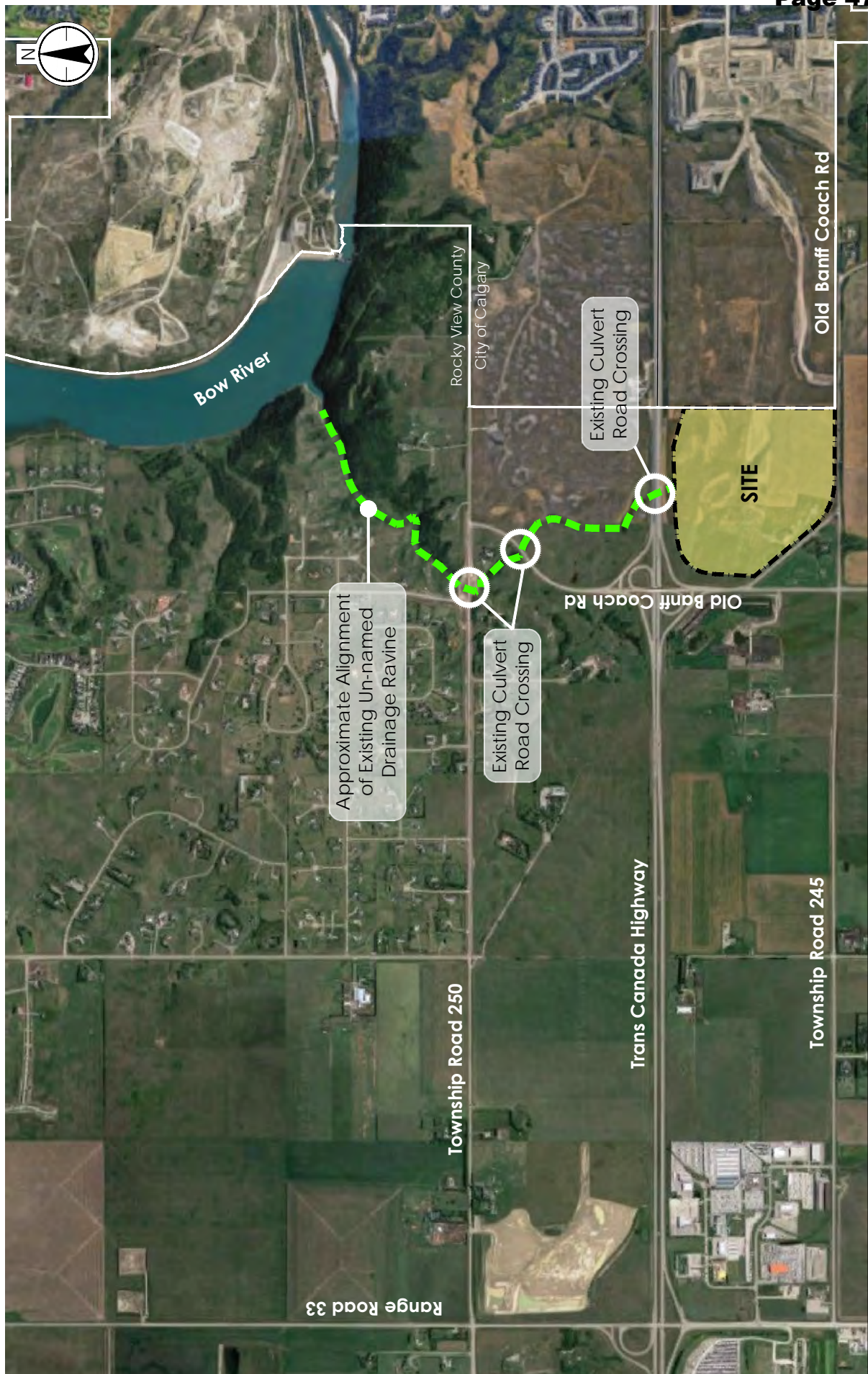


Figure 7.0 Stormwater Servicing



8.0 IMPLEMENTATION

8.1 PROCESS

The process of implementing this Conceptual Scheme starts first with the submission and approval of the plan and corresponding Land Use Redesignation and ASP Amendment through the Rocky View County Local Plan application process. The Highway 1/Old Banff Coach Road Conceptual Scheme will then provide direction for phased development through the subdivision and development approval process.

POLICY

- 8.1.1 Rocky View County shall implement this Conceptual Scheme through the subdivision and development approval processes.
- 8.1.2 A Lot Owners Association may be established if necessary, to assume eventual responsibility for common lands, architectural controls, and infrastructure at the time of subdivision.

8.2 PHASING

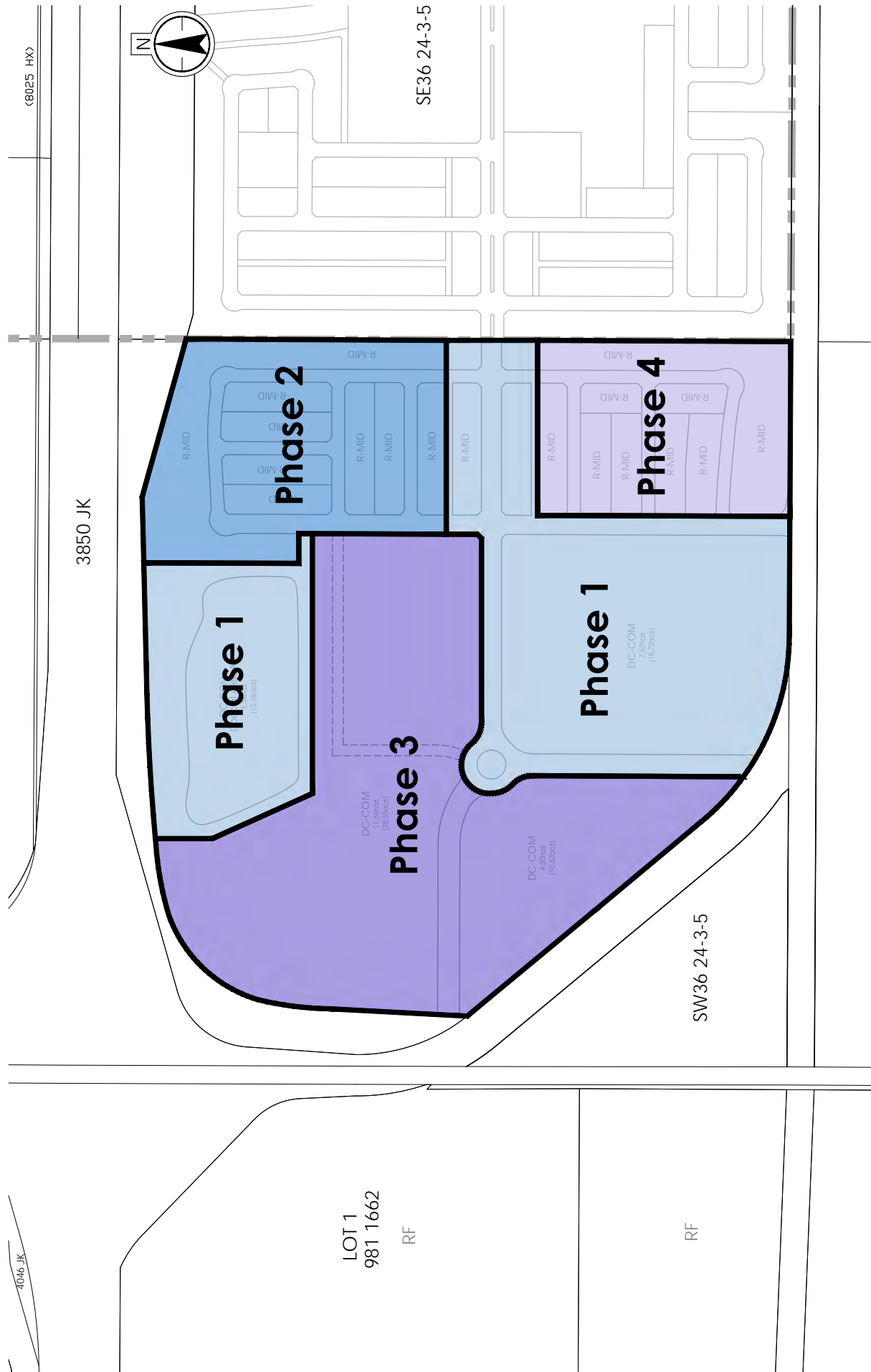
A phasing plan for the Conceptual Scheme has been prepared and is identified in **Figure 8.0 Phasing**. The project will be built based on market demand which may alter the phasing sequence identified.

POLICY

- 8.2.1 Phasing should generally follow the stages identified in Figure 8.0 unless market demand dictates otherwise.



Figure 8.0 Phasing



9.0 PUBLIC CONSULTATION

Public consultation was completed in tandem with the Conceptual Scheme application informing landowners within a 1.5-mile radius of the proposed Conceptual Scheme in addition to the ASP amendment and land use redesignation applications. This circulation included landowners in both Rocky View County and Calgary.

The circulation was presented in a letter format describing the proposed development at a high-level and the rationale for development. Landowners were asked to contact either the applicant, the owner, or the Rocky View County File Manager with questions, concerns, or inquiries regarding the Public Hearing.

FINDINGS

Feedback was received from a total of 13 respondents and responses were provided either via email or phone call. However, the following provides a summary of the feedback received:

- Traffic implications along Old Banff Coach Road
- Safety along Old Banff Coach Road
- Light and noise concerns
- Blending from rural acreage to city density
- Support for the residential portion of the Site
- Concerns regarding the demand for commercial uses on the Site
- Questions regarding demographics and density
- Overall support for the proposal
- Active transportation concerns and recommendations

Although a variety of comments were received, the majority of comments focused on traffic and safety implications on Old Banff Coach Road.

RESPONSE

Concurrently with this application, a network analysis for Old Banff Coach Road has been completed collaboratively with Qualico, Rocky View County, and Alberta Transportation. The applicant and the owner have committed to informing all interested parties both of the Public Hearing date for this application as well as the findings of the network analysis.

In order to address the additional concerns identified, the Conceptual Scheme contains the following information:

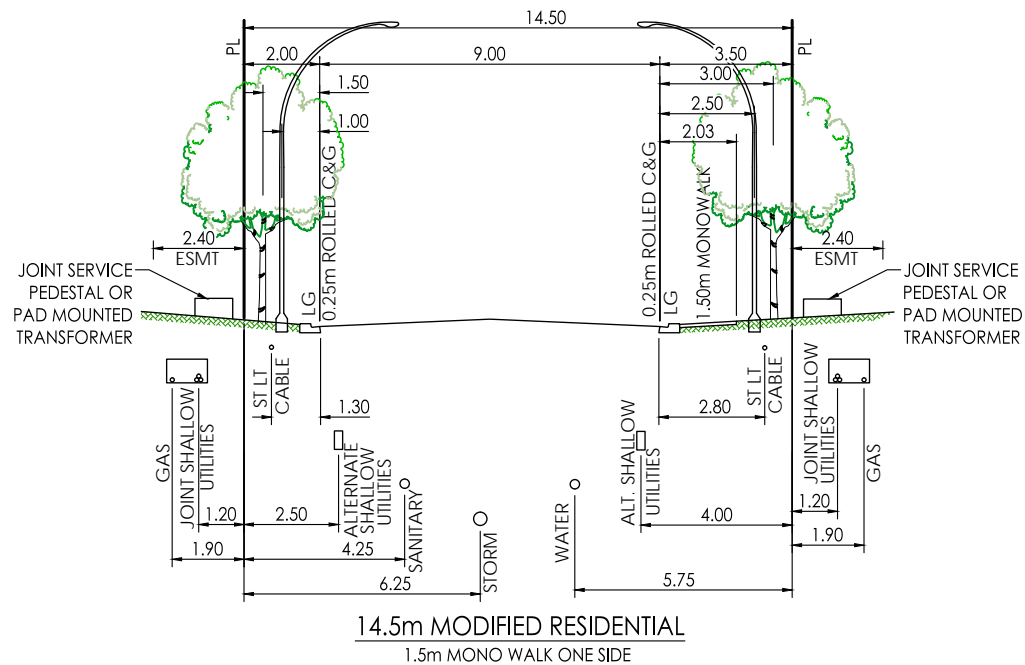
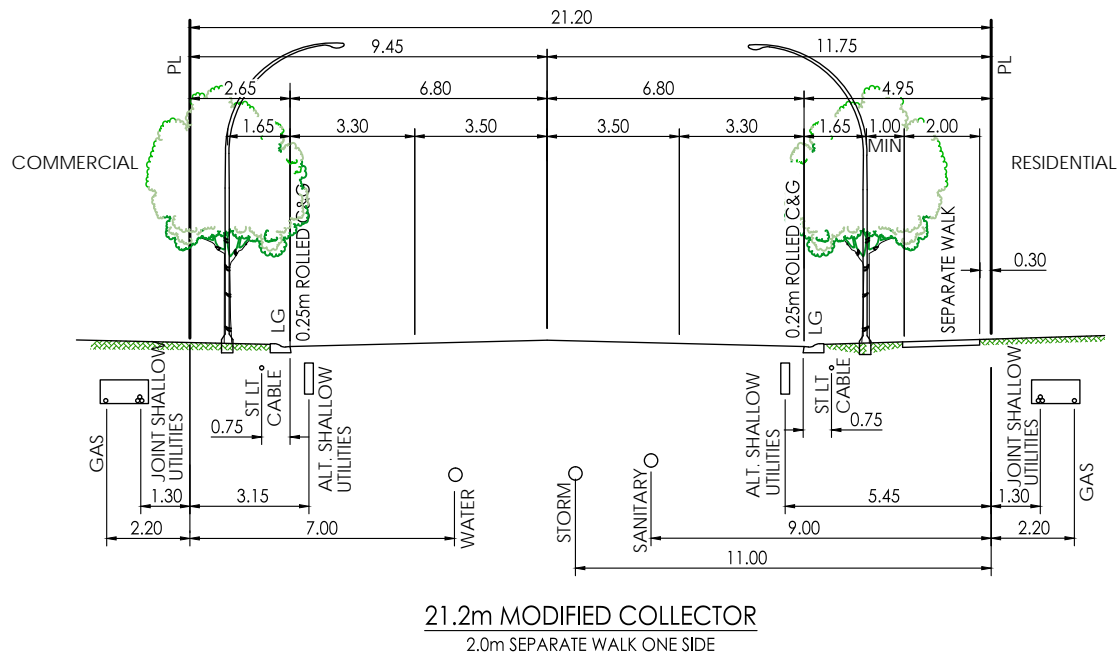
- Policies related to lighting are addressed in Sections 6.9 and 6.10.
- Residential land use, population projections, and density are included in Sections 1.4 and 3.0.
- The Rationale for Proceeding with Development in Section 1.4 addresses demand for commercial uses.
- Active transportation considerations have been included in Section 5.1.

A

APPENDIX

ROAD CROSS-SECTIONS



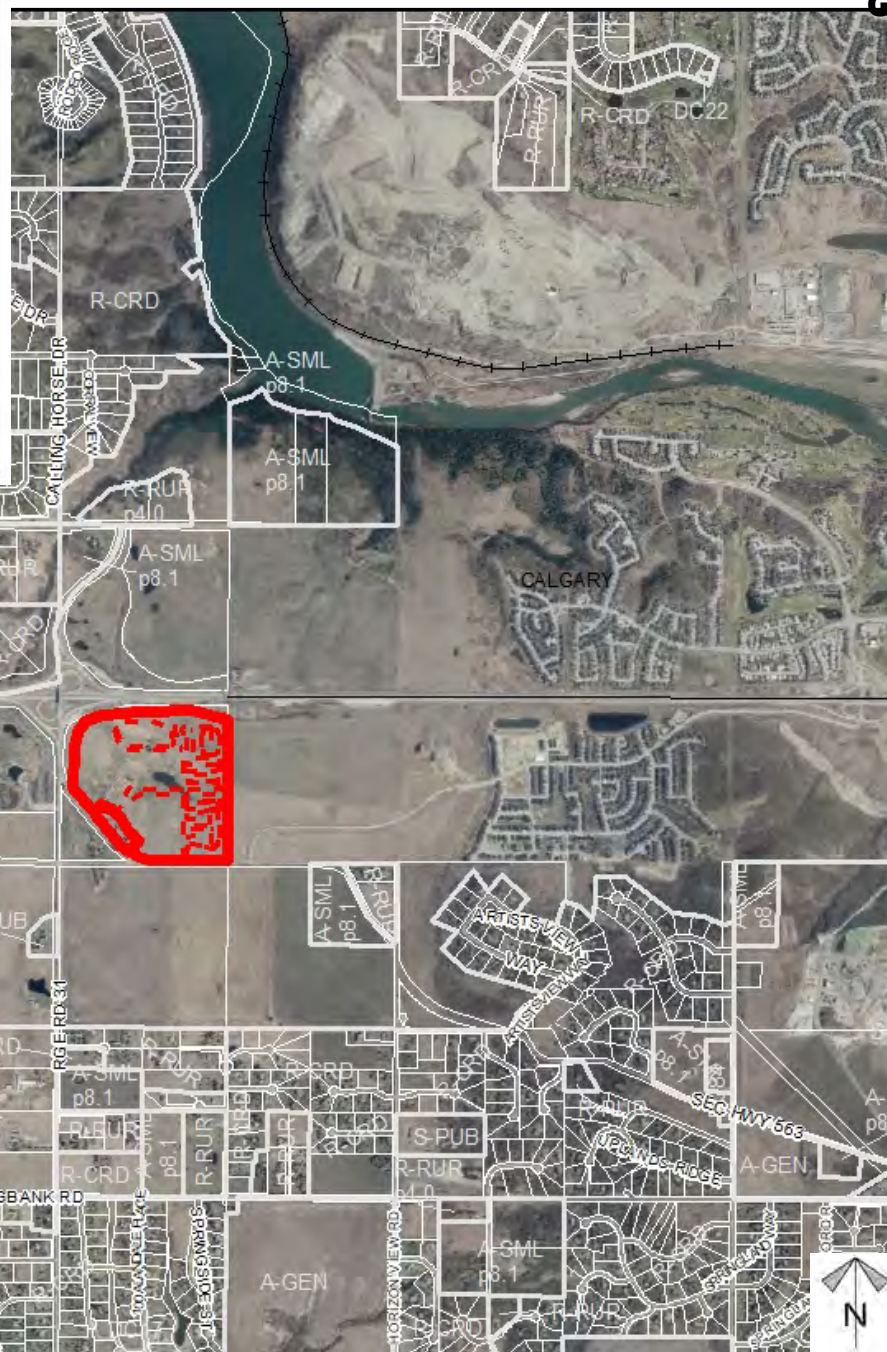
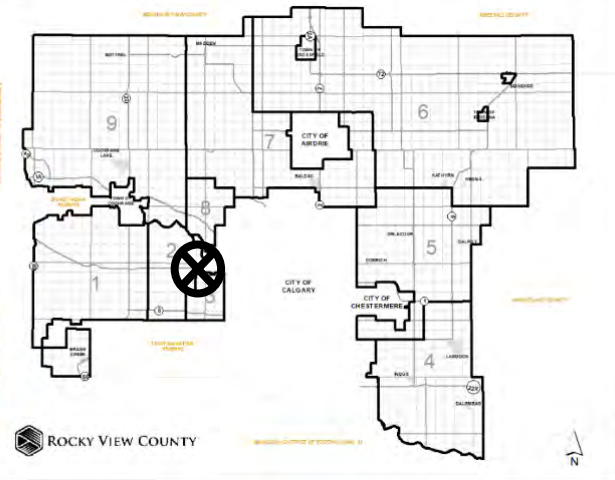




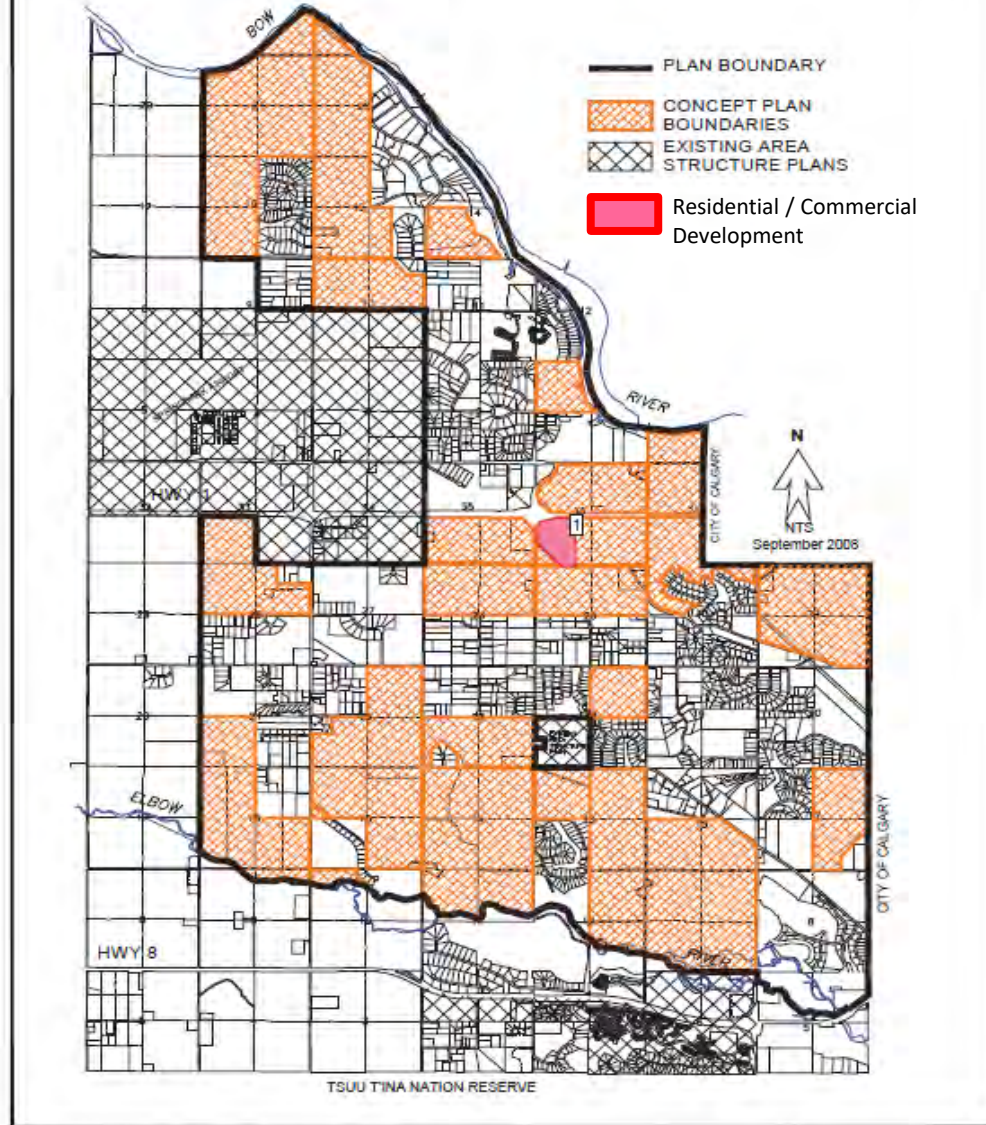
Submitted By
Qualico Communities

Submitted To
Rocky View County

Prepared By
Stantec Consulting Ltd.

Location
& Context

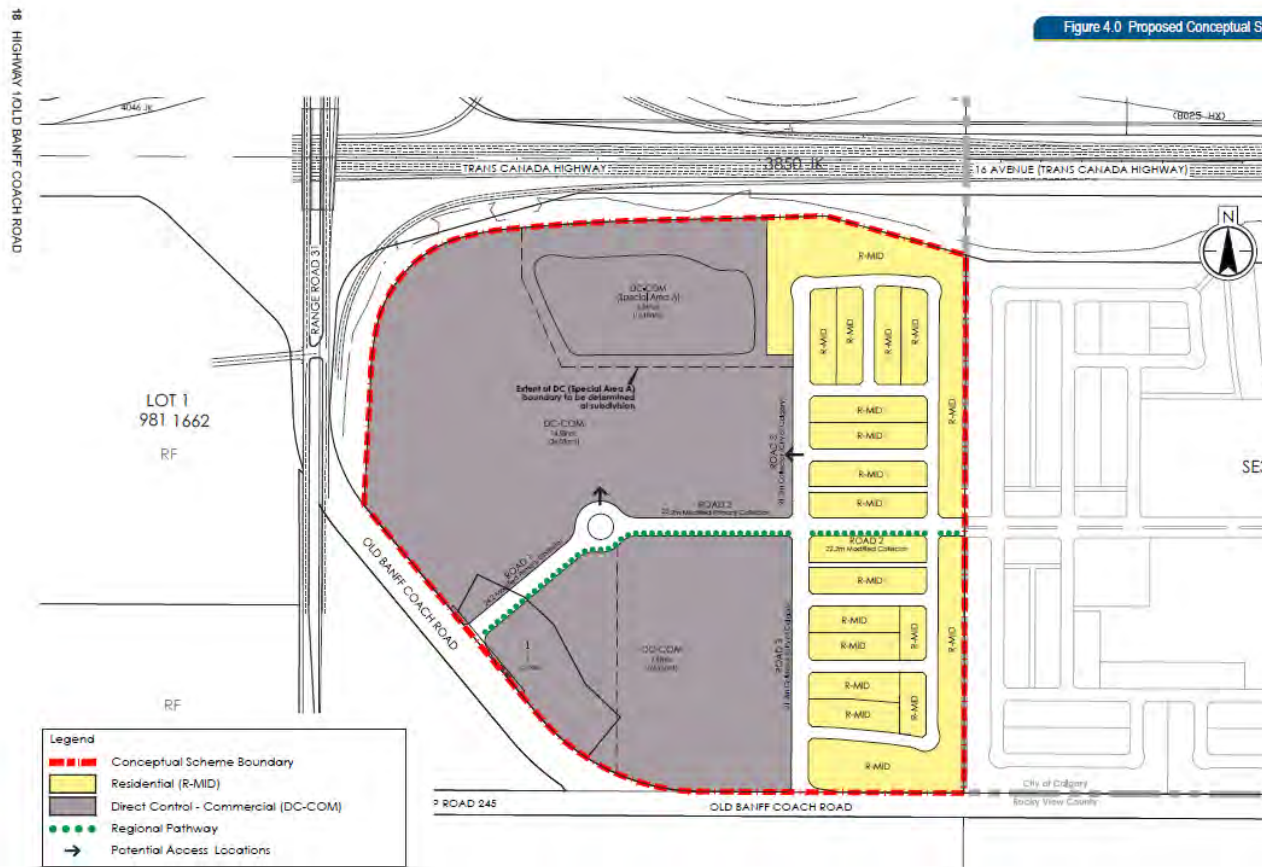
Map 12 - New Residential Areas



ASP Amendment Proposal:

To amend the Central Springbank Area Structure Plan to provide for the proposed Highway 1 / Old Banff Coach Road Conceptual Scheme.

Figure 4.0 Proposed Conceptual Scheme

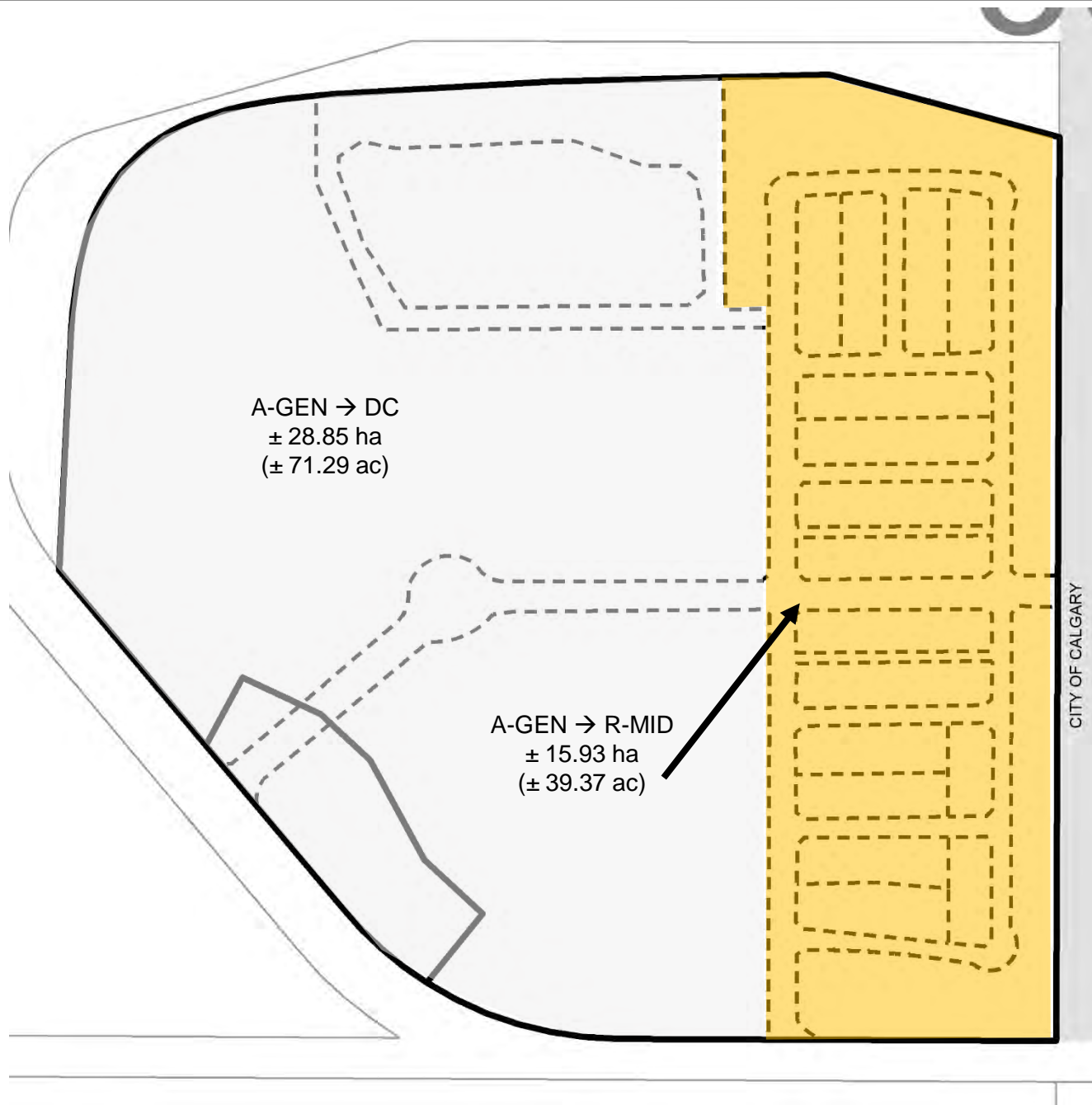


Conceptual Scheme Proposal:

To adopt the Highway 1 / Old Banff Coach Road Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within a portion of SW-36-24-03-W05M.

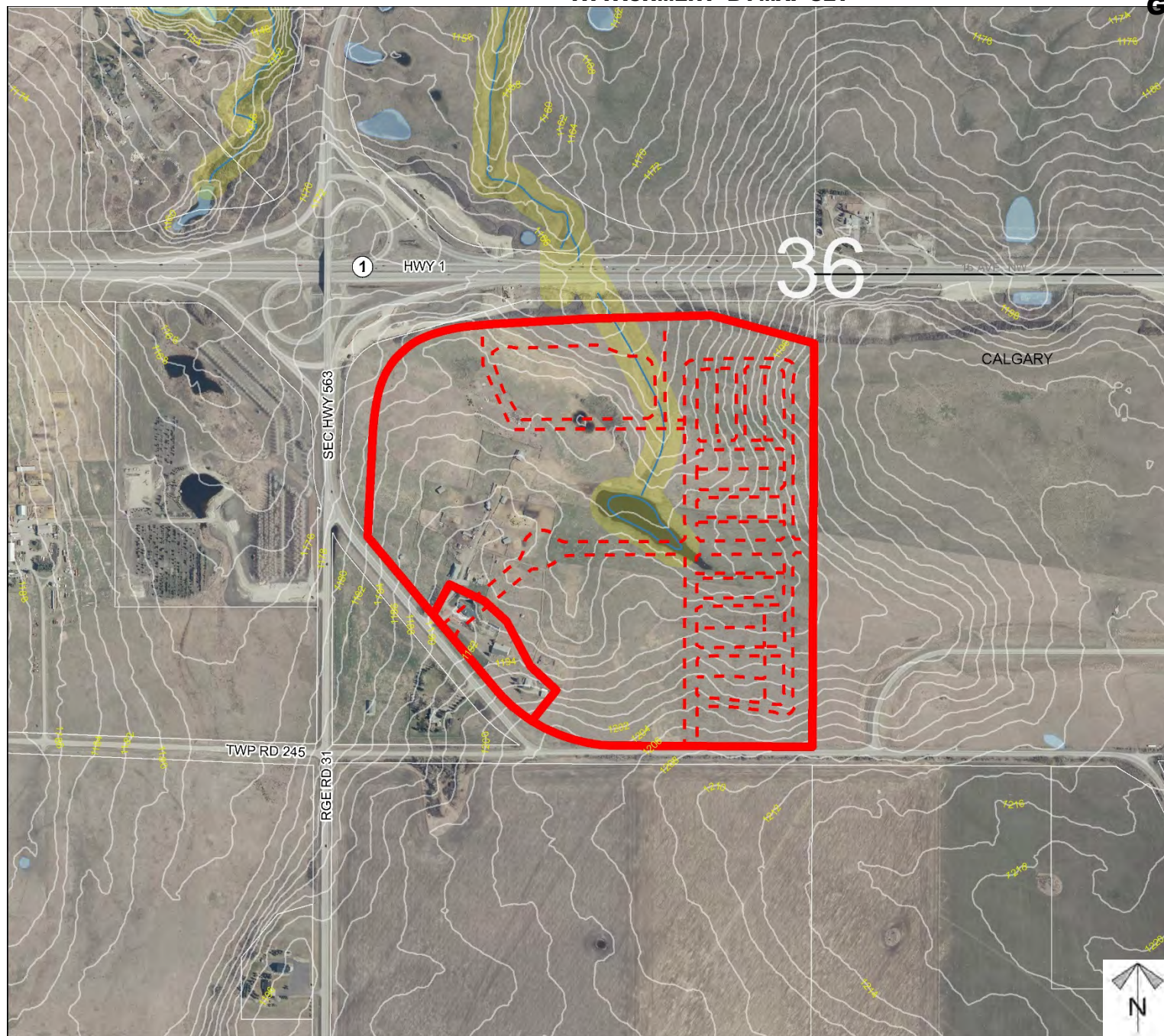
**Development
Proposal:**

To redesignate the subject lands from Agricultural, General District to Direct Control District to accommodate a mixed commercial development and Residential, Mid-Density Urban District to accommodate the development of a residential community within the eastern portion of the lands.





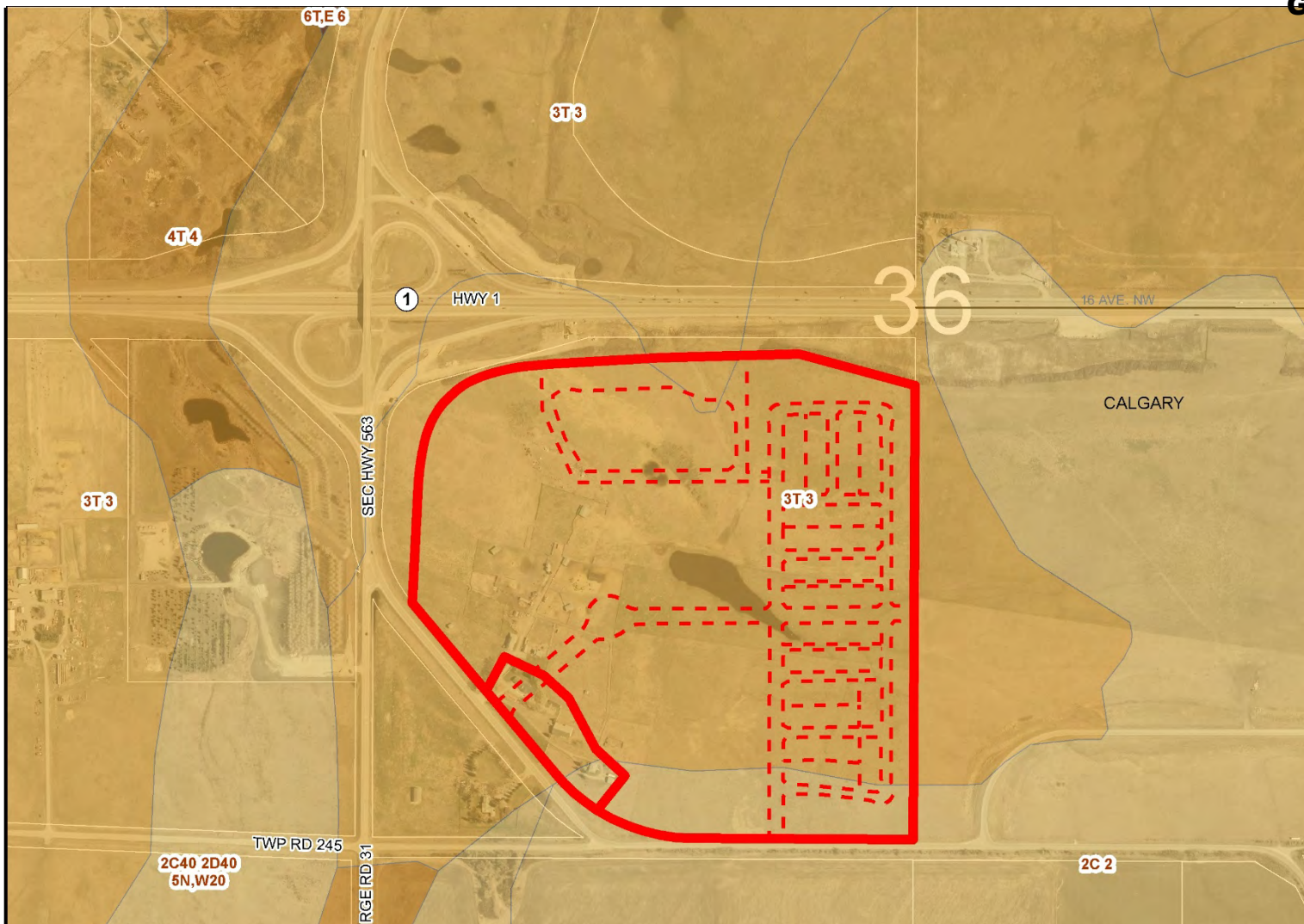
Environmental



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



Soil Classifications



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: 3

Roll: 04736002/011

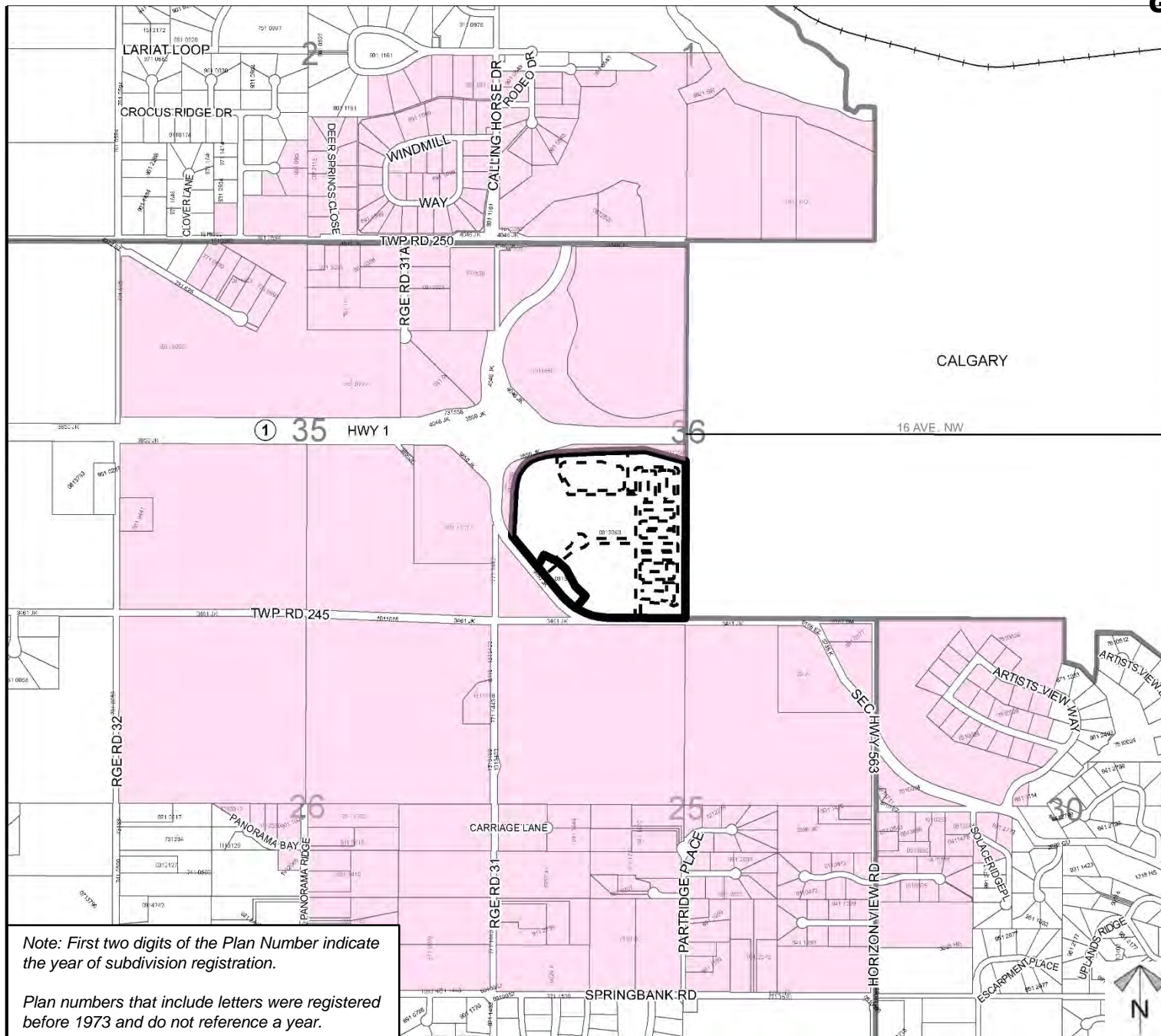
File: PL20200087

Printed: Dec. 7, 2020

Legal: A portion of SW-36-24-

Page 363 of 631

Landowner Circulation Area



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.

Legend

Support



Opposition



Division: 3
 Roll: 04736002/011
 File: PL20200087
 Printed: Dec. 7, 2020
 Legal: A portion of SW-36-24-3
 Page 364 of 631



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 22, 2020 **DIVISION:** 2
FILE: 04722001 **APPLICATION:** PL20200130
SUBJECT: First Reading Bylaw – Conceptual Scheme Amendment

PURPOSE: To amend the Springbank Creek Conceptual Scheme to allow for the development of a private school and associated recreational facilities on the subject parcel.
GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) south of Springbank Road, 0.41 km (1/4 mile) west of Range Road 32 and 4.5 miles west of the city of Calgary.
APPLICANT: Planning Protocol (Rodney Potrie)
OWNERS: West Aspen Land Holdings Ltd.
POLICY DIRECTION: Relevant policies for this project include the Interim Growth Plan (IGP), the Central Springbank Area Structure Plan (CSASP), the Springbank Creek Conceptual Scheme (SCCS), and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8117-2020 be given first reading.
 Option #2: THAT application PL20200130 be denied.

APPLICATION REQUIREMENTS:

No additional information required at this time.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8117-2020 with Schedule A & B
 APPENDIX ‘B’: Map Set

Administration Resources

Jessica Anderson, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-8117-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Bylaw C-7298-2013, being the *Springbank Creek Conceptual Scheme*

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8117-2020*.

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 the Springbank Creek Conceptual Scheme Sections be amended as detailed in Schedule “A & B” forming part of this Bylaw.

Severability

- 4 If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

Effective Date

- 5 Bylaw C-8117-2020 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 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

Chief Administrative Officer or Designate

Date Bylaw Signed

**SCHEDULE 'A'
FORMING PART OF BYLAW C-8117-2020****Springbank Creek Conceptual Scheme****Amendment # 1**

Replace policy 2.0.2 which reads:

- 2.0.2 This Conceptual Scheme outlines a land use development Concept for development Cell A which includes the Springbank Creek Valley.

With:

- 2.0.2 This Conceptual Scheme outlines a land use development Concept for development Cell A & E which includes the Springbank Creek Valley.

Amendment # 2

Replace text in section 3.3 which reads:

The development cells are illustrated on **Figure 5** as follows:

- Cell A: 563 acres
- Cell B: 79 acres
- Cell C: 140 acres
- Cell D: 158 acres

With:

The development cells are illustrated on Figure 5 as follows:

- Cell A: 478 acres
- Cell B: 79 acres
- Cell C: 140 acres
- Cell D: 158 acres
- Cell E: 85 acres

Amendment # 3

Replace text in section 3.4 which reads:

The current ownership is illustrated on Figure 2 as follows:

Cell A

- Paleozo Properties Inc. 530 acres
 - West half of SE 22 24-3-5. 84.63 acres.
 - NE 15 24-3-5. Plan 9411634 Lots 1 and 2. 160.52 acres.
 - Portion of NW 15 24-3-5. 150.27 acres.
 - Portion of SE 15 24-3-5 and closed road allowance. 134.61 acres.
- Wilbur Willick, Descriptive Plan 0310130 Block 1 Lot 1; containing the original homestead.
- Susan Willick, Portion of SE 15 24-3-5.

With:

Cell A

- Paleozo Properties Inc. 445 acres
 - Ne 15 24-3-5. Plan 9411634 Lots 1 and 2. 160.52 acres.



- Portion of NW 15 24-3-5. 150.27 acres.
- Portion of SE 15 24-3-5 and closed road allowance. 134.61 acres.
- Wilbur Willick, Descriptive Plan 0310130 Block 1 Lot 1; containing the original homestead.
- Susan Willick, Portion of SE 15 24-3-5.

Amendment # 4

Insert new text in section 3.4 to read:

Cell E

- Paleoza Properties Inc. 84.63 acres
- *West half of SE 22 24-3-5. 84.63 acres.*

Amendment # 5

Replace section 3.5 which reads:

3.5 Land Use Context and Adjacent Land Uses

The majority of the Conceptual Scheme Area is designated RF Ranch and Farm District. A portion of Cell A (west half SE 22 24-3-5) is designated for single detached home lots of 1.0 to 1.5 acres (Direct Control District DC 116). The east half SE 22 24-3-5 known as Cell B is designated for a private school (Direct Control District DC 116).

The surrounding lands are mostly designated R-2 District. The most recent subdivisions in the surrounding areas are designated R-1 District. The subdivisions of 2 to 20 acres are for single detached homes.

With:

3.5 Land Use Context and Adjacent Land Uses

The majority of the Conceptual Scheme Area is designated RF Ranch and Farm District. Cell E is designated for private school and athletic park and associated uses (DC116 as is currently zoned). Cell A is currently zoned as DC 154 and A-Gen, which remains unchanged. The east half SE-22-24-3-5 known as Cell B is designated for a private school (Direct Control District DC 116).

The surrounding lands are mostly designated Rural & Country Residential District.

Amendment # 6

Replace the text in section 4.2 which reads:

For Cell A, HAB-TEC H Environmental completed the “Biophysical Impact Assessment and Species at Risk Surveys Springbank Creek Lands”, August 2009.

With:

For Cell A and E, HAB -TECH Environmental completed the “Biophysical Impact Assessment and Species at Risk Surveys Springbank Creek Lands”, August 2009.

**Amendment # 7**

Replace the text in section 4.7 which reads:

HAB-TEC H reports 1.26 hectares of wetlands located in Cell A outside of the creek valley.

With:

HAB-TECH reports 1.26 hectares of wetlands located in Cell E outside of the creek valley.

Amendment # 8

Replace policy 4.7.2 which reads:

4.7.2 The wetland generally as show on Figure 7 located in the southwest portion of Cell A in SE 15 24-3-5 shall be dedicated as Environmental Reserve or Environmental Reserve Easement at the subdivision stage to the satisfaction of the County.

With:

4.7.2 The wetland generally as shown on Figure 7 located in the southwest portion of Cell E in SE-15-24-3- 5 shall be dedicated as Environmental Reserve or Environmental Reserve Easement at the subdivision stage to the satisfaction of the County.

Amendment # 9

Replace the header which reads:

Development Cells A and B

With:

Development Cells A, B and E

Amendment # 10

Replace the header which reads:

Development Cells A

With:

Development Cells A & E

Amendment # 11

Replace text which reads:

In 2004, Curtis Engineering Associates Ltd. carried out a geotechnical investigation of Development Cell A and B.

With:

In 2004, Curtis Engineering Associates Ltd. carried out a geotechnical investigation of Development Cell A, B and E.

Amendment # 12

Delete text which reads:

Residential subdivisions to the northeast and east currently have partially screened long horizon views due to their lower elevations relative to the higher uplands in the center of the Conceptual Scheme Area. Their views will be marginally impacted by future development.

**Amendment # 13**

Revise the table on page 24 to read:

Development Cell	Dwelling Units Maximum
A. 478 acres	183
B. 79 acres	none
C. 140 acres	56
D. 158 acres	63
E. 85 acres	none

Amendment # 14

Revise text in third header as follows:

DEVELOPMENT Cell A & E

Amendment # 15

Replace text which reads:

- “Direct Control District Bylaw” is proposed for Cell A developments.

With:

- “Direct Control District Bylaw” is proposed for Cell E developments.

Amendment # 16

Replace policy 5.2.2 which reads:

5.2.2 For Cell A, the maximum density is 64 units on a quarter section or equivalent.

The maximum number of units is 225.

With:

5.2.2 For Cell A, the maximum density is 64 units on a quarter section or equivalent.

The maximum number of units is 183.

Amendment # 17

Replace text on page 28 which reads:

Total site area: 563 acres

Environmental Reserve dedication: 73 acres

Developable area: 490 acres

Municipal Reserve land dedication: 61 acres

Includes Municipal Reserve deferred from the private school site in Cell B: 5.97 acres

Open space with pathways accessible to the public on private lands: 27 acres.

Public Utility lots for storm water management: 16 acres.

With:

Total site area: 483 acres

Environmental Reserve dedication: 73 acres

Developable area: 490 acres

Municipal Reserve land dedication: 61 acres

Includes Municipal Reserve deferred from the private school site in Cell B: 5.97 acres

Open space with pathways accessible to the public on private lands: 27 acres.



Public Utility lots for storm water management: 16 acres.

Amendment # 18

Insert the following text at the end of the third paragraph in section 5.7:

Cell E as amended by Bunt & Associates TIA.

Amendment # 19

Replace policy 5.10.10 which reads:

5.10.10 The wastewater treatment facility shall be designed to accommodate surrounding developments through expansions. However, the spray irrigation area is sufficient to serve Cell A development only. Spray irrigation of treated effluent accruable to other developments, including Cell B, Cell C, Cell D or other local developments must be handled by other means including but not limited to spray irrigation on other sites or discharge of treated water to the Elbow River Valley.

With:

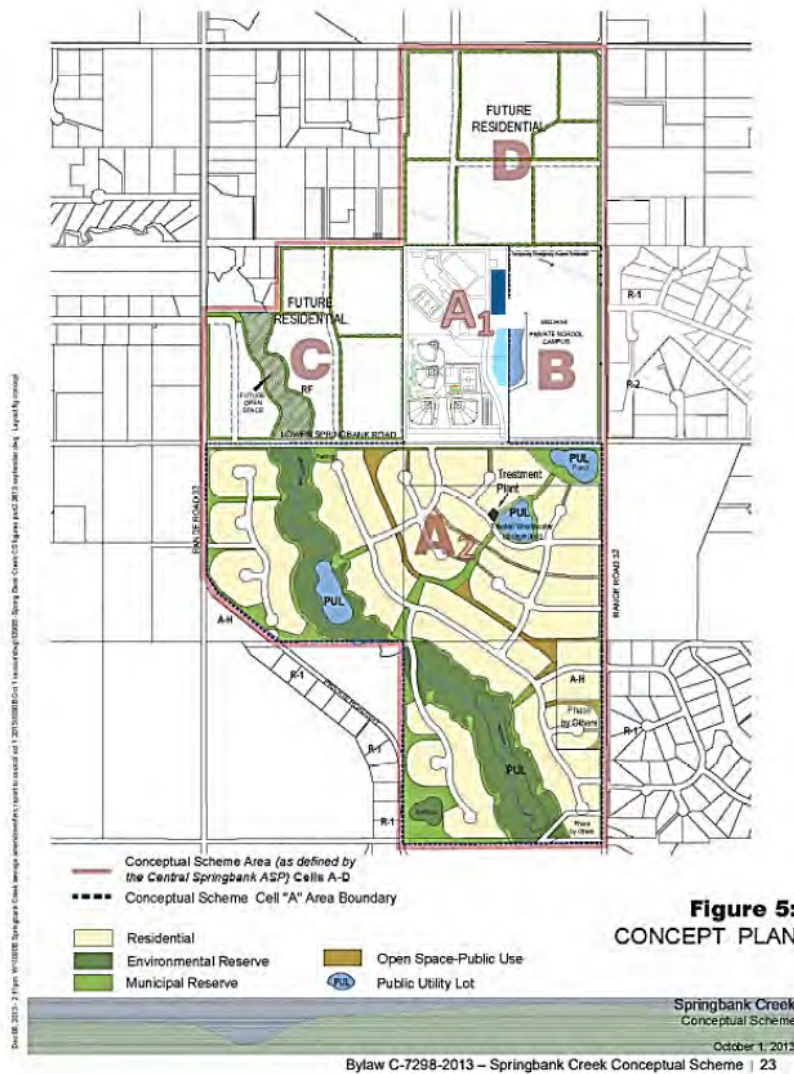
5.10.10 The wastewater treatment facility shall be designed to accommodate surrounding developments through expansions. However, the spray irrigation area is sufficient to serve Cell A development only. Spray irrigation of treated effluent accruable to other developments, including Cell B, Cell C, Cell D, Cell E or other local developments must be handled by other means including but not limited to spray irrigation on other sites or discharge of treated water to the Elbow River Valley.

**Amendment # 20**

Replace Figure 5 which shows:



With:





ROCKY VIEW COUNTY

Amendment # 21

Replace Figure 7 which shows:



With:



**Amendment # 22**

Replace Figure 8 which shows:

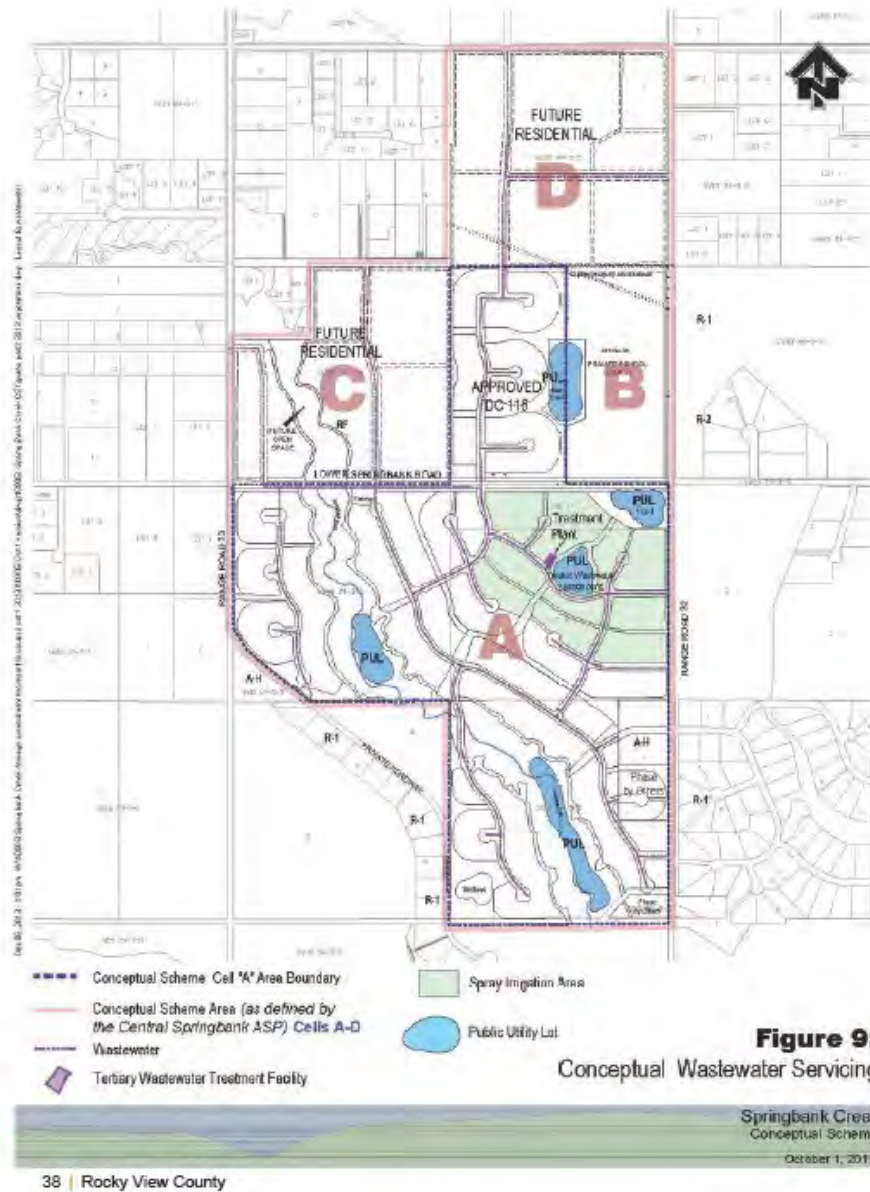


With:



**Amendment # 23**

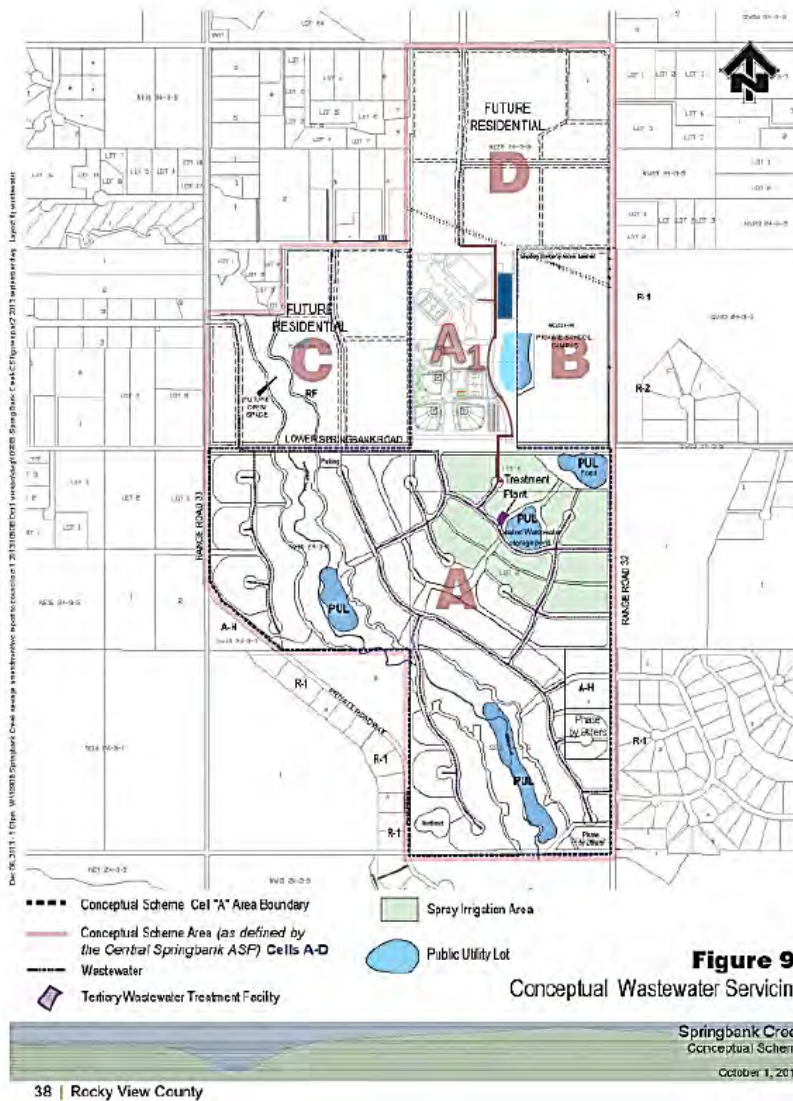
Replace Figure 9 which shows:



With:



ROCKY VIEW COUNTY

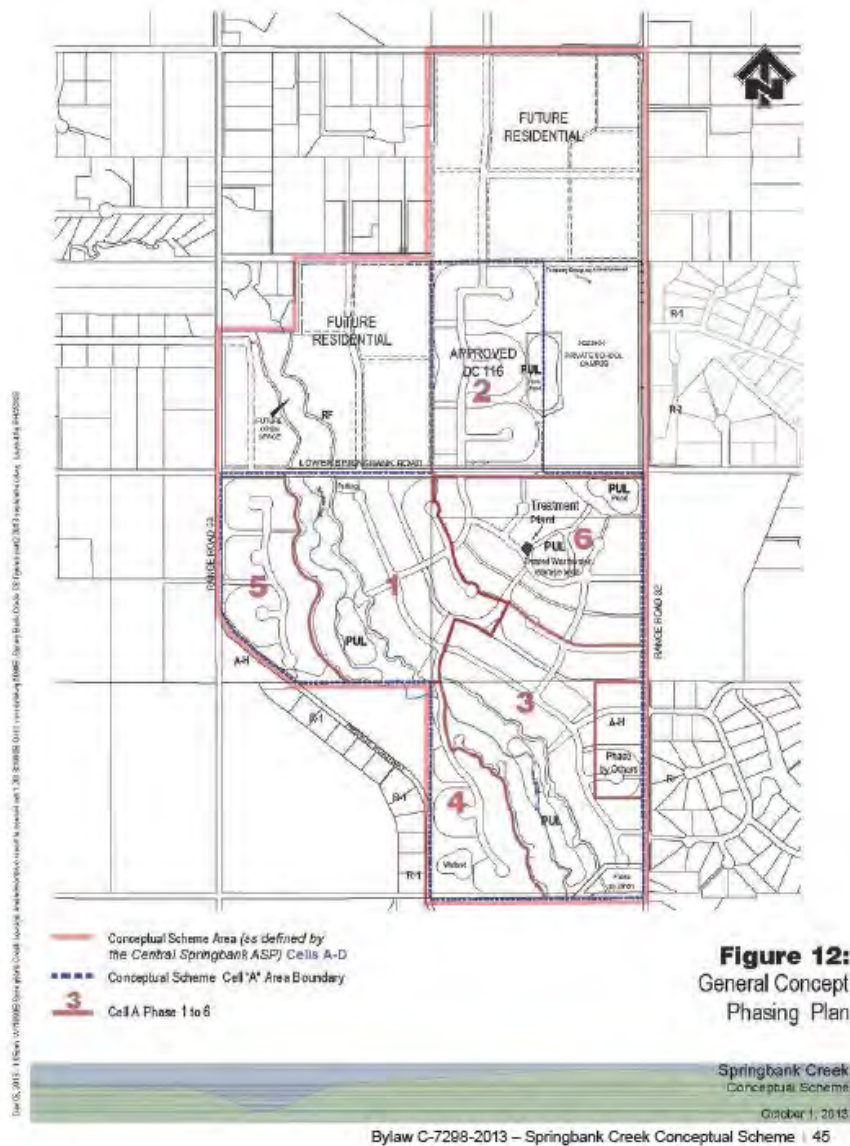




ROCKY VIEW COUNTY

Amendment # 24

Replace Figure 12 which shows:



With:

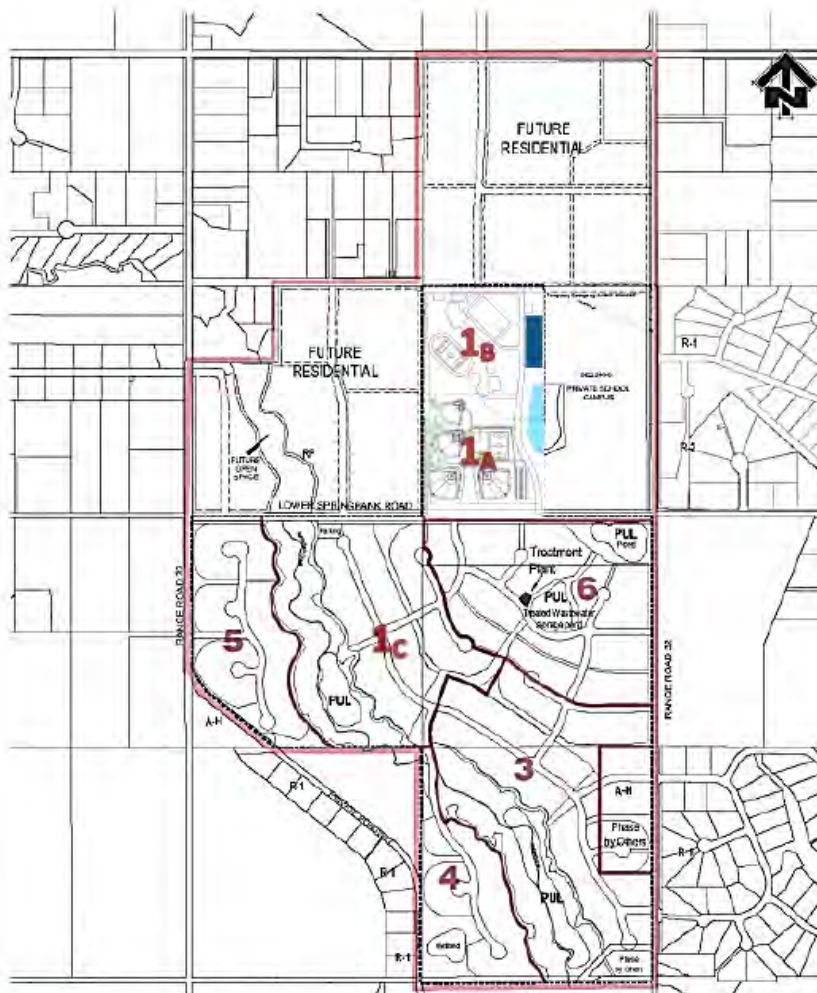


Figure 12:
General Concept
Phasing Plan



Bylaw C-7298-2013 – Springbank Creek Conceptual Scheme | 45

Amendment #25

General formatting, numbering and grammar throughout.

Springbank Creek Conceptual Scheme

1.0 INTRODUCTION AND VISION

The Springbank Creek Conceptual Scheme ~~is~~ has been prepared for Rocky View County. The Springbank Creek Conceptual Scheme is prepared in recognition of all policies of the Central Springbank Area Structure Plan, and the Municipal Development Plan.

Open space in Central Springbank is a common resource that binds the community. The landscape, the land, magnificent views, and access to natural areas are components of 'open space' and their maintenance are a high priority in the Plan Area. Open space can be enjoyed and appreciated through physical and visual access. Parks, walkways, environmentally sensitive sites, natural areas, playgrounds, and play fields are some of the opportunities that provide physical open space... There is a strong desire to establish a comprehensive and connective open space system within the Plan Area. Central Springbank Area Structure Plan; Chapter 2.6.

THE VISION: Community Development

The residential community of Springbank Creek will be a model of open space and environmental stewardship for Rocky View County.

Rocky View County is exploring new forms and patterns of development to accommodate a growing population without compromising its rural character and agricultural heritage. Springbank Creek will manifest approved Rocky View County policies and will reinforce the commitment to make the County "a vibrant and desirable community in which to live" as stated in the Municipal Development Plan. Springbank Creek will meld creative design and innovation with land stewardship and environmental restoration. Central to the design of this community is the use of the open space guidelines identified in the Central Springbank Area Structure Plan.

Springbank Creek will be a comprehensively planned community. Through more efficient residential design, over 25 percent of the area will be conserved in naturalized open spaces. Springbank Creek will feature approximately 20 kilometres of interconnected pathways within this extensive open space network connecting residential development to the Springbank Creek Valley and a private school site. Springbank Creek will employ tertiary level waste water treatment and disposal technologies that are environmentally sustainable and fiscally responsible in its servicing that can form the basis of a decentralized wastewater servicing solution.

Running diagonally through the Conceptual Scheme Area, the Springbank Creek Valley is a major amenity for all residents of Springbank. Although much of the native habitat and wildlife in this area has been degraded due to cultivation and cattle grazing, with the development of Springbank Creek, this area will be rehabilitated back to its natural state. Concentrations of Environmental Reserve and Municipal Reserve land dedication in this valley together with a significant planting program will allow the creation of a district park.

Springbank Creek will offer high quality architecturally controlled single-family development. Residential development within Springbank Creek will blend with the open space and natural areas providing a variety of single-family housing types and configurations to address a range of market segments in terms of lifestyles, price points, and demographics. Residential and school development will be sited based on a respectful proximity to the natural areas, as well as with sensitivity to specific site characteristics and optimal views.

2.0 PURPOSE AND OBJECTIVES

The purpose of the Springbank Creek Conceptual Scheme is to provide a comprehensive planning framework for specific land development projects. This Conceptual Scheme will be adopted by Council, and appended to the CSASP.

Policies in this Conceptual Scheme will:

- Provide a land use plan that is in conformity with the Municipal Development Plan and the CSASP.
- Provide a document that generally repeats the vision and policies of the Springbank Creek Conceptual Scheme as approved in June 2007 (Bylaw C-6478-2007) while providing a wastewater servicing concept and phasing plan.
- Identify and describe the transportation and infrastructure connections across shared property lines.
- Summarize community input and public participation initiatives that were undertaken as part of the plan preparation process.
- Provide policy statements as to the Developer's commitment during the development of the subject lands.
- Address the dedication of public roadways, environmental reserve, municipal reserve, and public accessible open space.
- Address requirements for amendments to this Conceptual Scheme, as well as land use amendments and subdivision applications.
- Identify interim and long term servicing alternatives.

Policy

- 2.0.1 An amendment to the Springbank Creek Conceptual Scheme will be required for development Cells C and D. The landowners of development Cells C and D shall provide greater detail in an amendment to this plan should they choose to develop their property.
- 2.0.2 **This Conceptual Scheme outlines a land use development Concept for development Cell A & E which includes the Springbank Creek Valley.**

3.0 CONCEPTUAL SCHEME PLANNING AREA

3.1 Local Context

The lands within the Conceptual Scheme have historically been used for agricultural purposes. Remnants of the original residence and outbuildings circa 1920 are located in the centre of the lands. The first of the three existing residences in the homestead located in southeast area of the Conceptual Scheme area appeared in the mid-1940's, with the last home being moved onto the site in early 1980's. The homestead area was used as a dairy operation until the mid-1990's. The dairy operation ceased in 1995.

The Historic subdivisions for the portions of the quarter sections excluded from the Conceptual Scheme boundary date back to 1902 when a 20 acres parcel was subdivided from the balance of the southwest quarter of Section 22. The subdivision of the triangular portion excluded from the northwest quarter of Section 15 was completed in 1982. The subdivision of the 34 acres within the northwest quarter of section 15 occurred circa 1941. The residential lot in the southeast corner of the Conceptual Scheme was approved in 1983.

3.2 Area Structure Plan

This Conceptual Scheme is included within the boundary of the Central Springbank Area Structure Plan (CSASP). Council adopted the CSASP on October 2, 2001 as Bylaw C-5354-2001. The CSASP was adopted in conformity with the MDP.

The CSASP provides the policy framework for this Conceptual Scheme. This Conceptual Scheme has been prepared in recognition of all policies of the CSASP.

3.3 Location and Boundaries

The CSASP defined Conceptual Scheme boundaries for new residential development as illustrated on **Figure 1** and generally described as follows:

- Range Road 33 to the west
- Range Road 32 to the east
- Mountain River Estates and the Elbow River valley to the south
- Springbank Road to the north
- On the northwest by the boundary of Plan 9510094, and the west boundary of the NE 22 24-3-W5M and Township Road 243A.

The development cells are illustrated on **Figure 5** as follows.

- **Cell A: 478 acres**
- Cell B: 79 acres
- Cell C: 140 acres
- Cell D: 158 acres
- **Cell E: 85 acres**



Springbank Creek Conceptual Scheme

Figure 1:
Location



Springbank Creek
Conceptual Scheme
October 1, 2013

10 | Rocky View County

3.4 Current Ownership

The current ownership is illustrated on Figure 2 as follows:

Cell A

- **Paleozo Properties Inc. 445 acres**
 - **Ne 15 24-3-5. Plan 9411634 Lots 1 and 2. 160.52 acres.**
 - **Portion of NW 15 24-3-5. 150.27 acres.**
 - **Portion of SE 15 24-3-5 and closed road allowance. 134.61 acres.**
- **Wilbur Willick, Descriptive Plan 0310130 Block 1 Lot 1; containing the original homestead.**
- **Susan Willick, Portion of SE 15 24-3-5.**

Cell B

- Paleo
- Masters Academy Education Society, Portion of East half of SE 22 24-3-5.
- Paleozo Properties Inc., Portion of East half of SE 22 24-3-5. 1.5 acres.

Cell C

- *Marlaine MacKay, Susan Lucas. Portion of SW 22 24-3-5.*

Cell D

- *1250895 Alberta Ltd., Portion of NE 22 24-3-5.*
- *Bradley Young, Plan 0613841 Block 1 Lot 1.*

Cell E

- **Paleozo Properties Inc. 84.63 acres**
 - **West half of SE 22 24-3-5. 84.63 acres.**

3.5 Land Use Context and Adjacent Land Uses

The majority of the Conceptual Scheme Area is designated RF Ranch and Farm District. **Cell E is designated for private school and athletic park and associated uses (DC116 as is currently zoned). Cell A is currently zoned as DC 154 and A-Gen, which remains unchanged.** The east half SE-22-24-3-5 known as Cell B is designated for a private school (Direct Control District DC 116).

The surrounding lands are mostly designated ~~R-2 District~~ Rural & Country Residential District. ~~The most recent subdivisions in the surrounding areas are designated R-1 District. The subdivisions of 2 to 20 acres are for single detached homes.~~

FIGURE 2

4.0 SITE ASSESSMENT

4.1 Topography and Drainage

The dominant topographic feature is the Springbank Creek Valley. The complete drainage basin for Springbank Creek as identified in the CSASP Sub-Basin Study includes approximately 8,000 acres, or 50-quarter sections as shown on **Figure 3**.

The Springbank Creek valley floor ranges in width from approximately 18 to 83 metres. The valley depth varies from 6 metres in the northerly sections to as deep as 15 metres in the southerly sections where Springbank Creek meets the Elbow River valley. The slopes of the valley walls are generally in the range of 10% and, in some areas, vary to greater than 15% slope. Within the Conceptual Scheme boundary the Springbank Creek bed slopes from northwest to southeast at less than a 1% grade.

Most of the Conceptual Scheme Area drains to Springbank Creek with gentle slopes of 2 to 6 % including some large areas that are almost flat (**Figure 4**). Approximately 200 acres along the east side naturally drain eastwards to Cullen Creek. The landform generally slopes downwards from the highest portions in the northeast corner of the Conceptual Scheme Area (elevation 1191 metres) in a southwest direction towards the Springbank Creek valley. The southerly upland section is generally lower (elevation 1156 metres). The elevation of the creek bed as it leaves the Conceptual Scheme Area to the south is 1140 metres. A small hill in the centre of Development Cell A is the highest landform in the southerly portion of the Conceptual Scheme Area at elevation 1179 metres.

This Conceptual Scheme Area is generally lower in elevation than lands to the north and northeast and higher than lands to the east, which drain towards Cullen Creek. Lands to the west are generally at the same elevation.

Outside of the Springbank Creek valley, topography and drainage do not limit development of the Conceptual Scheme Area.

4.2 Biophysical Assessment

DEVELOPMENT Cells A and C

The Springbank Creek Conceptual Scheme is located in the Okotoks Upland Sub-region of the Parkland Eco-region. The Springbank Creek valley is identified as a Wildlife Movement Corridor and Wildlife Sensitive Area in the CSASP. The CSASP Sub-Basin Study identified wildlife habitat, vegetation, and fisheries potential in the Springbank Creek drainage basin.

For Cells A, B, C & E, Ducks Unlimited Canada prepared a Biological report for Development in April 1998. The report provides a biophysical assessment as related to waterfowl habitat within the creek valley and natural low area. A copy of this report is provided under separate cover.

For Cell A and E, HAB -TECH Environmental completed the “Biophysical Impact Assessment and Species at Risk Surveys Springbank Creek Lands”, August 2009. A copy of the report is provided under separate cover. For Cell C, HAB-TECH Environmental completed field studies and an addendum to the report in June 2013.

FIGURE 3

DEVELOPMENT Cells B and D

A biophysical site assessment for Cells B and D is to be provided by those developers prior to development.

POLICY

- 4.2.1 For Development Cells B and D, a Biophysical Site Assessment must be prepared by the developer in accordance with County standards.

4.3 Vegetation

Large tracts of the upland areas have been cultivated and beef and dairy cattle have heavily grazed the remainder of the area including the Springbank Creek Valley for a number of years. Consequently, native vegetation has been replaced by smooth brome grass. Remnant native species that survived extensive grazing are only found on the steepest slopes in the creek valley. In wet seasons, small ponds that form in topographic lows support semi-aquatic marsh plants. Poplar and caragana shelterbelts are associated with the homestead site. Poplar trees, spruce trees, willows, cinquefoil, and buckbrush are thinly scattered in the southern portions of the creek valley.

The CSASP Sub-Basin Study states:

"Within the [Fisheries] R1 Reach area, mixed deciduous and coniferous cover is interspersed with complex wetlands. Highly complex riparian zone grasses, shrubs, and sedges also exist within this reach. The west bank of the creek bounded by Range Road 33 and Township Road 242 (Closed Road Allowance) contains mixed upland cover and grasses interspersed throughout an extensive dry (seasonally) coulee system. The vegetation of the remainder of the sub-basin (the uplands) is primarily grazed grassland with occasional forested blocks in the southern portion of the catchment."

The Ducks Unlimited study states:

"The property consists largely of degraded grasslands with only limited woody vegetation along the lower end of Springbank Creek. There is almost no under story vegetation remaining in the aspen clones."

It is anticipated that the recovery of the creek valley to a natural state will occur following the cessation of heavy grazing. The sensitive addition of native plant species in the valley as well as on residential lots will accelerate the natural processes.

The Ducks Unlimited study states:

"With removal of the heavy grazing pressure, the potential exists for the recovery of this native zone to a more or less natural state, although species undoubtedly have become depleted or lost from the original native seed bank. The southern pasture located in the southeast ¼ of Section 15, if cleaned up a little and simply protected, would not only be aesthetically very beautiful, but would eventually develop into an excellent semi-wooded wildlife area similar to portions of the Elbow River valley to the south. Over a longer period, it is likely that the woodlands would spread along this valley offering very attractive wildlife habitat. Protection of this stretch of the Springbank Creek valley would also provide a wildlife travel corridor linking the Springbank Creek and woodlands to the west with the extensive woodlands along the Elbow River. Such a protected wildlife corridor along the creek valley is not incompatible with low-density housing development on the adjacent higher ground."

HAB-TECH reports that the majority of the planned development is located on habitats with low overall relative ecological significance largely because of past land disturbances. Development of the areas outside of the creek valley will not result in a significant negative effect on wildlife or vegetation in the

study area. Riparian grasslands and wetlands in the Springbank Creek valley should be retained through dedication of Environmental Reserve.

4.4 Wildlife

The Springbank Creek valley provides a wildlife movement corridor and day shelter for deer and coyotes that travel throughout the Springbank area and the Elbow River valley.

The CSASP Sub Basin Study states:

“There is high potential for fur-bearers, raptors, song birds, small mammals and ungulates within the lower reaches of Fisheries Reach 1. The remainder of the range provides migratory routes for high concentrations of ungulates (deer) that occupy the lands to the west.”

The author of the study has confirmed that while the upper limits of Fisheries Reach 1 are within the Conceptual Scheme Area, the lower reaches as referenced is to lands located south of the Conceptual Scheme Area within the Elbow River valley.

Raptor and magpie nesting sites have been identified in the treed portions of the Springbank Creek valley. While the songbird population has increased steadily in the surrounding residential areas because of year round bird feeders and seasonal lawn and garden irrigation, songbird habitat within the Conceptual Scheme Area is currently limited due to historic overgrazing. Development with extensive landscaping, hedgerows, and seasonal irrigation, will greatly improve habitat for songbirds, deer, and other small mammals.

As the Springbank Creek Valley becomes re-vegetated with native species, the wildlife habitat will continue to improve. In accordance with Policy 2.1.2 d) and 2.5.4 I) of the CSASP, development adjacent to known habitat areas should consider restricting the number and/or range of domestic pets reducing any potential wildlife conflicts.

4.5 Waterfowl

Waterfowl habitat potential is limited to the creek channel and wetlands that may be present in the springtime. Historically, a seasonal wetland in Development Cell A may have supported waterfowl production; however, the area was drained for agricultural purposes. Any lands favourable to waterfowl production are limited to an unusually wet season that may occur from time to time. The establishment of permanent ponds in the creek valley and stormwater ponds in the upland areas would create potential waterfowl nesting areas.

The Ducks Unlimited study states:

“There is almost no permanent water on this property and any wetlands are seasonal in nature. The Creek and some of the peripheral wetlands present in the springtime do provide temporary habitat for returning spring migrant waterfowl. At the present time, the potential for waterfowl production is severely limited on this property due to the near total absence of suitable nesting cover resulting from the impact of over-grazing on the property, and the lack of permanence of the water bodies.”

4.6 Fisheries

This Conceptual Scheme Area is contained within the “Elbow River Special Planning Area” as defined in the CSASP. In the Elbow River valley, riparian habitat is highly developed and diverse. As stated in the CSASP Sub Basin Study:

“Fisheries Reach R1 (lower portion of Cell A) has high sensitivity and potential for sports fisheries usage and requires inventory and mapping. The Upper Reach Boundary is defined by winter base flow conditions. Riparian habitat is highly developed and diverse and therefore highly sensitive to sedimentation and increased flows as a result of runoff. It will require a well-developed storm management plan. Above R1 Reach boundary, the fisheries potential is nil.”

The author of the study has confirmed that the Upper Reach Boundary within the Conceptual Scheme Area has been heavily grazed and consequently the fisheries habitat, if any remains, has been degraded. A comprehensive multi-purpose storm water drainage plan including upland, creek channel, and riparian BMPs will greatly improve the creek corridor, increase overall wildlife habitat potential, reduce erosion in the creek channel and contribute to improved water quality and safeguard fisheries habitat in the Elbow River.

4.7 Wetlands

On August 11, 2003 Alberta Sustainable Resource Development Public Lands issued correspondence stating:

“None of the water bodies within the above lands are considered to be permanent and naturally occurring and thus are not claimable under Section 3 of the Public Lands Act. This includes Springbank Creek. Sustainable Resource Development has no claim to these water bodies.”

HAB-TECH reports 1.26 hectares of wetlands located in Cell E outside of the creek valley. For Cell C, there are 5 seasonal and 4 temporary wetlands outside of the creek valley for a total of 3.52 hectares. Approvals from Alberta Environment are required prior to subdivision approval where wetlands are involved.

As a result of discussions with the adjacent residents, the semi-permanent wetland identified by HAB-TECH located in the south end of the Conceptual Scheme Area may be habitat for salamanders. In accordance with Policy 2.5.4 b) of the CSASP, a variety of methods are appropriate to retain and protect this potential sensitive area such as environmental reserve easements, open areas, conservation easements and/or homeowner association caveats.

POLICY

- 4.7.1 Prior to subdivision endorsement, the developer shall compensate Alberta Environment for loss of wetlands in development areas as required by Alberta Environment.
- 4.7.2 **The wetland generally as shown on Figure 7 located in the southwest portion of Cell E in SE-15-24-3- 5 shall be dedicated as Environmental Reserve or Environmental Reserve Easement at the subdivision stage to the satisfaction of the County.**
- 4.7.3 Wetlands and riparian grasslands in the Springbank Creek valley shall be retained as natural features through the dedication of Environmental Reserve in accordance with County standards.

4.8 Environmental Site Assessment

DEVELOPMENT Cells A, B and E

Curtis Environmental Engineering Inc. has completed a Phase 1 Environmental Site Assessment, dated January 2004, for Development Cells A, and B. The report is submitted under separate cover. The assessment states:

“Curtis Environmental has found that there are no environmental concerns from past use of the property or surrounding area. From our on-site inspection, Curtis Environmental has found no environmental concerns from present use of the property or surrounding area. However, the following comments are presented regarding the site and surrounding land use:

- a) The site has historically been used for agricultural purposes.*
- b) Some lead based paint, asbestos containing material and polychlorinated biphenyls may be found in the building materials of the current residences and farm buildings.*
- c) No evidence of spills, leaks or releases of any hazardous substances have been noted at the time of site inspection, however, and three (3) underground petroleum storage tanks are located adjacent to Range Road 32 at the original homestead site (Development Cell A & E). These tanks are not registered with the Petroleum Storage Tank Association of Alberta and do not meet the current requirements of the Alberta Fire Code.”*

DEVELOPMENT Cells C and D

An environmental site assessment is for Cells C and D is to be provided by those developers as necessary prior to development.

POLICY

- 4.8.1 For Development Cells C and D, an environmental site assessment shall be prepared by the developer in accordance with County Standards.

4.9 Archaeological and Historical Assessments

DEVELOPMENT Cells A, B and E

In 1997 and 2004, Bison Historical Services conducted a Historical Resources Impact Assessment (HRIA) for Development Cell A, B and E. The HRIAs identified prehistoric archaeological sites, and two sites were deemed to have significant scientific and historic potential. Bison Historical Services recommended that development near sites within the Springbank Creek valley be avoided.

Three historic standing structures were deemed to have limited historical and architectural significance and no mitigation measures were recommended.

The Bison Historical Services reports are submitted under separate cover.

DEVELOPMENT Cells C and D

A Historical Resources Overview completed on Development Cell C recommends an Historical Resources Impact Assessment before development approval. A HRIA should also be carried out on Development Cell D prior to development approval.

POLICY

- 4.9.1 For development Cells A and B, archaeological sites shall be identified in the subdivision application and any sites located in the Springbank Creek Valley that have significant scientific potential and should be protected through dedication of Municipal Reserve and Environmental Reserve.
- 4.9.2 For Development Cells C and D, a Historical Resources Impact Assessment should be prepared by the developer in accordance with County standards.

4.10 Geotechnical Investigation

DEVELOPMENT CELL A & E

In 2004, Curtis Engineering Associates Ltd. carried out a geotechnical investigation of Development **Cell A, B and E**. The surface slopes on the uplands region of the site range from 2% to 8% while slopes in the Springbank Creek areas of the development are in a range of 10% to greater than 30%. Upland areas of the site may be developed as residential and institutional, while the Springbank Creek valley should be primarily retained as open space. At the subdivision stage, the County requires a full slope stability analysis by a qualified professional geotechnical engineer, for slopes 15% or greater and greater than 2 meters in vertical height. A full slope stability analysis is required for any slope greater than 10%, greater than 1m in vertical height with a water body at or near the toe of the slope.

In 2012, MacIntosh Lalani Engineering Ltd. investigated bore holes in a portion of Cell **A & E** for the first phase subdivision on the west facing slopes of the creek valley. They recommend that while there are areas where setbacks are not required in terms of slope stability, there are other areas where a setback of up to 20 metres from the crest of the valley slope is necessary. No disturbance should occur on the slopes in order to maintain a factor of safety of 1.5. Any future disturbance to the slopes should be reviewed by a qualified engineer.

DEVELOPMENT Cells B, C and D

Assessments of development Cells B, C and D will be carried out by those land owners.

POLICY

- 4.10.1 Buildings should be setback from the Springbank Creek valley as established by the slope stability analysis. Steeper slopes should be protected from development and retained as open space.
- 4.10.2 At the subdivision stage, the developer shall engage the services of a qualified Geotechnical Engineering. The report shall evaluate the soil characteristics, existing groundwater conditions and development constraints in relation to the Springbank Creek Valley in accordance with County standards.
- 4.10.3 For Development Cell C and D a Geotechnical Investigation must be prepared by the developer in accordance with County standards.

4.11 Flood Hazard

There is no flood hazard in Cells B and D.

DEVELOPMENT Cells A and C

In Cells A and C, in the most severe conditions, floodwaters will be contained within the riparian areas of the Springbank Creek valley. There is no risk to flooding residential lots located on the surrounding upland areas 6 to 15 metres above the creek channel.

POLICY

- 4.11.1 The developer of Cells A and C shall identify flood hazards in accordance with County Standards at the subdivision stage.

4.12 View Plain Impact Analysis

Views of the Elbow River valley, the foothills, and the Rocky Mountain horizon are important to residents of Central Springbank. The visual analysis as shown on **Figure 4** demonstrates that the existing developments to the north and west of the Conceptual Scheme Area are higher in elevation and therefore future development will have a minimal impact on their long horizon views. ~~Residential subdivisions to the northeast and east currently have partially screened long horizon views due to their lower elevations relative to the higher uplands in the center of the Conceptual Scheme Area. Their views will be marginally impacted by future development.~~ This likely has changed since this document was made as surrounding developments have now been developed.

FIGURE 4

5.0 LAND USE POLICIES AND GUIDELINES

5.1 Land Use

As a New Residential Community the development will be single detached residential housing and open space.

The Conceptual Land Use is illustrated on **Figure 5** Residential lots and natural open space are the primary components of Cells A, C and D.

The Cell B is for a 75-acre campus style institutional area that will retain large areas of open space. The site will allow them to develop an environmentally sensitive campus with ample green space.

Other land uses as described in the Central Springbank ASP, such as seniors housing may be located within the project area and detailed in subsequent amendments to this Conceptual Scheme.

Preservation of the Springbank Creek valley as a District Park is one of the most significant features of the Conceptual Scheme as illustrated on **Figure 5**. The open space will provide the elements necessary to emulate the rural and country style character envisioned for the Conceptual Scheme Area.

POLICY

5.1.1 The Land Use Districts Land Use Bylaw C-4841-97 as amended, as well as Direct Control Districts with Residential Guidelines should form the basis for land use redesignation applications.

5.1.2 With the exception of Home- Based Business, Type 1, as allowed within Section 46, Residential One District (R-1) of Land Use Bylaw C-4841-97, no applications for Business Development will be accepted within the Conceptual Scheme boundary.

5.2 Density and Lot Size

The policies of the CSASP, Section 2.9.4 New Residential Areas state the following:

“2.9.4.e) Minimum allowable parcel size is 0.8 ha.”

“2.9.4.f) The number of lots allowed is 64 units on a quarter section.”

“2.9.4.g) Notwithstanding policy 2.9.4 (e) and (f), the minimum parcel size may be reduced to a minimum of 0.4 ha (1 acre), if justified on a basis of additional open space, subdivision design, or environmental features related to the site through the preparation of a Conceptual Scheme and Direct Control District Bylaw.”

FIGURE 5

The policies of the CSASP for density shall apply unless otherwise provided in an amendment to this conceptual scheme. CSASP policies may be amended over time. Density will be established for each development phase as a portion of the entire plan area and will adhere to the policies of the CSASP in place at the time of application.

The maximum number of dwelling units based on 64 units per quarter section or equivalent is as follows:

Development Cell	Dwelling Units Maximum
A. 478 acres	183
B. 79 acres	none
C. 140 acres	56
D. 158 acres	63
E. 85 acres	none

DEVELOPMENT Cells C and D

The developers of Cell C and D will determine the applicable density and lot size through an amendment to this Conceptual Scheme.

DEVELOPMENT Cell B

Cell B is designated for a private school.

*DEVELOPMENT **Cell A & E***

For Cell A, the lots will range from 1.0 to 2.0 acre. The development of 1.0 acre lots allows more land for open space as compared to a 2.0 acre lot plan.

In conformity with the policies of the CSASP, the 1.0 acre lots are justified on the following basis:

- “*Additional open space*” by the dedication of:
 - municipal reserve (62 acres),
 - environmental reserve (74 acres)
 - additional open space of approximately 27 acres privately owned with public access.
- “*subdivision design*” where all lots are serviced by a shared water, fire-fighting infrastructure and sewer utility that eliminates the need for individual water wells and private sanitary sewage disposal fields.
- “*environmental features related to the site*”. The Cell A concept plan is a classic “conservation cluster” design which is a balance of residential lots, privately owned open space and publicly owned open space in the creek valley. Each and every residential lot has access to a roadway in the front and a public accessible pathway or walkway in the rear or side of the lot. The creek valley is the highest quality environmental feature that is to be retained, rehabilitated and enhanced through appropriate park features by the developer.
- “***Direct Control District Bylaw***” is proposed for Cell E developments.

POLICY

5.2.1 For Development Cells C and D, density and minimum lot size will be determined by the developers through an amendment to this Conceptual Scheme in accordance with County standards.

5.2.2 For Cell A, the maximum density is 64 units on a quarter section or equivalent.

The maximum number of units is 183.

5.2.3 For Cell A, the minimum lot size is 1.0 acre.

5.3 Architectural Guidelines

The house designs will be chosen from a range of styles including French Provincial, Tudor Revival, Craftsman, Colonial, Georgian, and Contemporary Classic. Building areas will be determined in conjunction with the landscaping site development guidelines. Lot orientation and building areas will be established to protect visual corridors to the mountains and the valleys.

Input from adjacent residents identified concerns regarding the impact of lighting on adjacent properties and the desire to maintain a more subdued night time environment. Dark Sky Standards as per International Dark Sky Policy shall be implemented and no street lights standards shall be permitted.

The following design elements will be required for all residential dwellings:

- Elevations of all buildings must demonstrate consistent treatment of exterior materials, window details, reveals, changes in plane, and rooflines.
- Stone and brick will be primary exterior finishing materials. Stucco and wood siding will be secondary finishing materials.
- With exceptions limited by site design, garage doors should not directly face the street. Side or angled entries are preferred.
- Colours shall be based on natural environment earth tones. Bright colours or pastels will only be allowed as trim accents.
- Front entries should be visible from the street.
- Rooftop venting and chimneys shall be finished to match the building style.
- Roof materials shall be fireproofed shakes, tile, slate, concrete, premium asphalt, or metal.
- Houses on the same street frontage shall not have substantially similar elevations within five lots of each other.
- Rainwater leaders and soffit shall be compatible in colour with the trim bands.
- On corner lots, buildings shall have the two elevations facing the street consistent in terms of design, materials, and detailing.

POLICY

- 5.3.1 Architectural guidelines shall be established as part of the tentative plan of subdivision.
- 5.3.2 Development standards and architectural guidelines shall be registered against the title of all properties and administered by the developer and/or a Homeowners Association.
- 5.3.3 Detailed landscaping and water conservation guidelines shall be registered against the title of all properties and administered by the developer and/or a Homeowners Association.
- 5.3.4 The community shall be developed according to a low-light policy (dark skies principles). Associated lighting shall be designed in a manner sensitive to a rural setting, all of which will be ground oriented and offer reduced levels of lighting within the community.

5.4 Landscaping Guidelines

The main concept in the development of a landscape character for the community, on both public and private lands, is to maintain a high percentage of natural and informal landscapes. This approach will reinforce the theme of living in a community that balances new residential development with the natural landscape features in the Springbank area. Through the implementation of landscape guidelines for both public and private lands, the community will develop a consistent character of vegetation and landscape elements that enhance the architectural expression of the community.

Lot landscaping layouts will be designed using hardy plant materials to reflect the natural patterns found regionally. Large areas of turf will be minimized. The visual experience of the community should provide the impression of a landscape that has been retained rather than introduced. The visual quality of the lot from all sides will be carefully considered. Landscape planting will be used to frame and enhance views of the Springbank Creek valley, the Elbow River valley, and the mountain vistas. Site grading will be minimized and respect the existing slopes and drainage conditions. Wherever possible, existing vegetation is to be retained. Lot layout plans will include designs for on-site storm water BMPs.

The consistent use of plants, shrubs, trees, and grasses appropriate to the region will be part of the detailed Landscape Plan. The use of trees in natural groupings rather than in formal layouts will be encouraged on private lots. If trees are planted in formal lines, they should be placed where long views or axial conditions such as driveways are present. The manicured landscape should be carefully interfaced with the natural landscape. Transitions using natural rock, wildflowers, and native vegetation are encouraged. Vegetation should be placed in natural groupings and should be used to soften structures such as fencing and other site furnishings.

Specific landscaping details will be required for each residential lot in order to provide for consistent, high quality landscaping standards throughout the development and to minimize the use of water for landscaping purposes. More drought resistant plants will be encouraged as well as the use of rain barrels and cisterns to minimize potable water use for irrigation purposes. Best management practices shall be integrated into the residential development and common areas to minimize water consumption.

Driveways and pathways should be laid out to reflect natural grades. Driveways should not be excessive in width and widen only near the garage door and parking areas. Site structures such as gazebos, patios, decks, retaining walls, and planters should be designed to be appropriate to the scale and aesthetic of the house, and complement the existing and proposed landscapes.

Additional general landscape guidelines are as follows:

- A minimum of 6 trees per lot will be included in the landscape guidelines for the building and landscaping areas of the lots. Trees should be planted in large groups emulating natural tree stands and complemented by high headed shrubs and grasses within the planting beds. Individual trees should be carefully placed to ensure full maturation and size (Aspen, American Elm) or appreciation of flowering during spring season (Mayday, Dolgo Crab.)
- Site grading will be strictly controlled and primarily confined to the building construction area and driveways.
- Impervious surfaces, not including the residence, comprised of asphalt, concrete and/ or paving stones should not exceed 25% of the total lot area.
- Landscaping within the building area should be consistent with the surrounding landscape theme of the lot.
- Planting adjacent to the house and garage should be considered in terms of scale, texture, and colour. Trees planted alongside structures in the building area should be selected for ornamental and complimentary qualities, and also provide practical functions such as shade and wind protection.
- The use of hedgerow shrub planting and vines to soften fencing will be encouraged.
- Site grading will be minimized and appropriate for storm water best management practices.
- The use of manicured turf is to be limited.

POLICY

- 5.4.1 Landscaping guidelines shall be established as part of the tentative plan of subdivision. The landscaping guidelines will ensure a variety of trees will be planted on each lot.

5.5 Compatibility with Adjacent Development

The surrounding subdivisions are zoned Residential One District and Residential Two District. In order to achieve compatible Land Use with these existing residents, development proposals should be similar.

5.6 Open Space, Municipal Reserve and Environmental Reserve

In order to facilitate the establishment of a connective open space system, Municipal Reserve and Environmental Reserve will be provided by a full dedication of land as illustrated conceptually on **Figure 7**. Municipal Reserve lands and Environmental Reserve lands within the Conceptual Scheme Area should be concentrated in the Springbank Creek valley to create the Springbank Creek District Park as identified by the Rocky View West Recreational District. Through the creation of the Springbank Creek District Park, the Springbank Creek valley would be conserved as a significant wildlife movement corridor. The valley habitat can be enhanced and improved through a planting program, effectively restoring the open space to a natural rural landscape.

At the subdivision stage the developer will install corner pin boundary markers adjacent to public lands in accordance with County standards.

An approximately 15- acre site has been identified as a potential Municipal School Reserve site in the Montebello Conceptual Scheme area located east of Range Road 32. Given the proximity of the Conceptual Scheme Area to the existing Rocky View School District sites along Range Road 33 and this additional potential school site, no Municipal School Reserve site is proposed within the Conceptual Scheme Area.

This plan provides a linked open space system of privately owned and publicly accessible open space, municipal reserve and environmental reserve. The lands are accessible to all residents of the County to establish a system of safe and convenient walkways between the Springbank Creek District Park and adjacent developments. Walkways will be constructed to a standard acceptable to the County. The pathway connections will be at the discretion of the County. Lands proposed to be dedicated as open space will be identified with the land use redesignation and subdivision applications. **Figure 11** illustrates typical boundary marker signage.

CELL A

Common ownership of Development Cell A provides the opportunity to transfer Municipal Reserve dedication from 4-quarter sections into the Springbank Creek valley to enhance and enlarge the size of the district park. The policies of Sections 2.6.3, 2.6.4 and 2.6.5 of the CSASP will apply.

The general breakdown of open space in Cell A is approximately as follows:

Total site area: **483 acres**

Environmental Reserve dedication: 73 acres

Developable area: 490 acres

Municipal Reserve land dedication: 61 acres

Includes Municipal Reserve deferred from the private school site in Cell B: 5.97 acres

Open space with pathways accessible to the public on private lands: 27 acres.

Public Utility lots for storm water management: 16 acres.

FIGURE 6

FIGURE 7

CELL B

Most of the municipal reserve dedication in Cell B (5.97 acres) has been transferred to Cell A in order to create the Springbank Creek park. Municipal reserve land of 1.93 acres is to be dedicated on the west side of Range Road 32 for the regional pathway link.

The general breakdown of open space in Cell B is approximately as follows:

Total site area: 79 acres
Environmental Reserve dedication: none
Developable area: 79 acres
Municipal Reserve land dedication: 1.93 acres
Municipal Reserve deferred to Cell A: 5.97 acres
Public Utility Lot for storm water management: 5.4 acres

CELL C

The Springbank Creek Valley in Cell C should be protected from development by the dedication of private open space, municipal reserve and environmental reserve similar to Cell A. Details are to be determined by the land owner through an amendment to this conceptual scheme in accordance with County standards.

The general breakdown of open space in Cell C as is approximately as follows:

Total site area: 139.61 acres
Environmental Reserve dedication: approximately 13 acres
Developable area: approximately 126 acres
Municipal Reserve land dedication required: approximately 12.5 acres
Open space accessible to the public on private lands: to be determined
Public Utility Lot for storm water management: to be determined.

CELL D

For Cell D, open space, municipal reserve and environmental reserve will be determined by the land owner through an amendment to this conceptual scheme.

The general breakdown of open space in Cell D as is approximately as follows:

Total site area: 158 acres
Environmental Reserve dedication: none
Developable area: 158 acres
Municipal Reserve land dedication: 15.8 acres
Open space accessible to the public on private lands: to be determined
Public Utility Lot for storm water management: to be determined.

POLICY

- 5.6.1 Dedication of environmental reserve and municipal reserve lands in Cell A, Cell B and Cell C is primarily to create the Springbank Creek District Park and the regional pathway network.
- 5.6.2 In Cell A, privately owned lands to be dedicated with full public access will be identified at the subdivision stage and conform generally to the images shown in this Conceptual Scheme.
- 5.6.3 In Cell C and Cell D, lands to be dedicated as private open space, municipal reserve and environmental reserve are generally shown on Figure 7 and will be identified in an amendment to this Conceptual Scheme.
- 5.6.4 Environmental Reserve in Cell A and C will be dedicated on the steep slopes of the Springbank Creek Valley and the floodplain of the Springbank Creek in accordance with County standards.
- 5.6.5 The developer shall establish a home-owners association charged with the responsibility for operation and maintenance of public open space and private open space.
- 5.6.6 The privately owned open space shall include public access agreements that function to connect to municipal reserve and environmental reserve lands and pathways.
- 5.6.7 The developer of Cell A and Cell C shall provide amenities related to the Springbank Creek District Park including but not limited to signage, parking areas, benches, receptacles, and other items as determined by the County.
- 5.6.8 The wetland generally as show on Figure 7 located in the southwest portion of Cell A in SE 15 24-3- 5 shall be dedicated as Environmental Reserve or Environmental Reserve Easement at the subdivision stage in accordance with County standards.

5.7 Transportation Network and Improvements

In 2007, MMM Group completed the 2007 TIA Update Report for 42 lots in Cell A located north of Lower Springbank Road which is designated Direct Control District (DC 116). Cell E as amended.

In 2009 a Traffic Impact Analysis (TIA) was carried out by Bunt & Associates and is submitted under separate cover. While the TIA was based on an earlier and larger scale development concept, the conclusions drawn in the TIA will not be substantially different on this Conceptual Scheme. Updates to this original TIA reflecting more current and specific development plans for each Development Cell may be provided, if required, at the tentative plan stage.

In 2012, MMM Group completed the 2012 TIA Update Report for the proposed 43 lots in Cell A located south of Lower Springbank Road. The conclusions of both reports are relevant and largely unchanged over the time period. The extension of Lower Springbank Road is required to the access point of Cell A, B, C and E. An emergency access may be required. The capacity analysis shows that all intersections will operate at LOS "C" or better, post development by the year 2015. There are no significant differences between the results from the 2015 post development scenario compared to those previously forecast for the 2009 post-development scenario. **Cell E as amended by Bunt & Associates TIA.**

POLICY

5.7.1 The County will require updates to the TIA reflecting current and specific development plans for each development Cell at the land use application or subdivision application stage in accordance with County standards.

5.7.2 The County shall establish the required upgrades and resurfacing of municipal roadways and intersections in conjunction with the phasing of developments. The County shall establish the timing of these improvements. The costs will be borne by the developer. Cost may be recovered through the Infrastructure Cost Recovery Policy.

5.8 Roadway Connections

Access to the Conceptual Scheme Area will be provided from Range Road 33, Range Road 32, Lower Springbank Road and Springbank Road.

The private school site in Cell B will access primarily to Range Road 32 and Lower Springbank Road. The private school site is anticipated to have two entrances along Range Road 32 at approximately 400 meters and 600 meters north of the intersection with Lower Springbank Road. The exact spacing and access details of the entrance locations and timing for any required improvements on Range Road 32 such as turning lanes will be addressed at the development permit stage.

Access between Development Cells can be accommodated at the locations generally as shown on **Figure 5**. Emergency access and evacuation links are proposed generally as shown on **Figure 5**.

The Conceptual Scheme envisions vehicular crossings of Springbank Creek generally as shown on **Figure 5**. Locations of Creek crossings are selected to reduce disturbance to the Creek valley and steep slopes. These vehicular crossings will be designed sensitively to accommodate pedestrian trails and wildlife movement.

Roadway crossings of the Springbank Creek valley are essential to provide a safe and efficient transportation network for Central Springbank as well as provide access to lands on both sides of Springbank Creek. The Lower Springbank Road creek crossing provides an alternative access to the existing and future developments along Range Road 33, south of Springbank Road, as was identified in the Central Springbank Transportation Network Study. The creek crossing in Cell A is required to provide access to the southwest corner of the Conceptual Scheme Area that would otherwise be isolated, as no other public road access exists.

The exact details of the creek crossings will need to be approved by all necessary regulatory agencies including the County, Alberta Environment and the Federal Department of Fisheries and Oceans to ensure there is minimal impact on the creek valley and wildlife movements while ensuring safe vehicular crossings. These details will need to be provided before land use approval for any of the residential lands requiring an access roadway across the creek valley.

Development Cell D can obtain access from Springbank Road, Range Road 32, and through Cell A & E. Development Cell A & E will provide access to adjacent Development Cells as deemed necessary by the County.

POLICY

- 5.8.1 If necessary, access to adjacent Development Cells may be provided at temporary locations until such time as the County approves permanent connections.
- 5.8.2 Detailed designs of the creek crossings will be to the satisfaction of regulatory agencies including the County, Alberta Environment and the Federal Department of Fisheries and Oceans.
- 5.8.3 Deep utilities may be permitted inside or outside of the road structure in accordance with County standards.
- 5.8.4 No emergency access linkage shall be provided to the Mountain River Estates private road at the request of those residents.
- 5.8.5 For residential lots, there will be no direct access to Springbank Road, Lower Springbank Road, Range Road 32 and 33.
- 5.8.6 A turn-around bulb at the south end of Range Road 33 at the entrance to Mountain River Estates shall be provided.

5.9 Pathway Connections

In accordance with Policies 2.6.5 and 2.9.4 i) of the CSASP, a connective walkway system is illustrated conceptually on **Figure 8**. The Springbank Creek valley offers an opportunity to create a walkway and open space connection. As illustrated in **Figure 8** a linkage through Development Cell A & E and along the Springbank Creek valley is provided. The location of the Regional Pathway link within the Springbank Creek Valley will be detailed at the subdivision stage.

Regional pathway linkages across all development cells must be included with subdivision plans. Extensions of the internal pathway networks between all development cells are required.

POLICY

- 5.9.1 The location of the pathway linkages shall be established generally as shown on Figure 8 in accordance with County standards and to complement the adjacent subdivision plan.
- 5.9.2 The developer at his sole cost shall construct regional pathways and local trails including road crossings, and parking lots in accordance with County standards.
- 5.9.3 The developer shall provide signage, pavement markings, and other safety features at pedestrian crossings at locations.
- 5.9.4 Pathways and trails shall be designed as a fully connected network.

FIGURE 8

5.10 Wastewater Servicing

Developments within the Conceptual Scheme Area will be designed as part of a regional wastewater system. Pending the development of a regional system, a tertiary level wastewater treatment system using sprinkler irrigation of forage crops and evaporation of treated wastewater will be considered by the County as shown generally on **Figure 9**. There is no traditional lagoon for treating wastewater.

Over-sizing of the wastewater mains may be required to accommodate adjacent developments in addition to any offsite areas included in the regional servicing strategy.

The treatment plant and disposal area as shown on **Figure 9** is primarily for Cell A development. The system in Cell A is an incremental contribution to a Regional servicing solution for all of Springbank.

The wastewater treatment plant can be enlarged to treat wastewater from Cell B, Cell C, Cell D and other local subdivisions. The disposal of treated wastewater by spray irrigation must be handled on the development Cells where the wastewater originates, or, alternately, disposal of treated wastewater to the Elbow River valley.

Individual private sanitary disposal systems will not be accepted.

POLICY

- 5.10.1 Sanitary sewer servicing within the Springbank Conceptual Scheme shall be designed to connect to regional servicing systems.
- 5.10.2 Notwithstanding Policy 5.10.1, sanitary sewer servicing may be provided by a tertiary level treatment system and using spray irrigation and evaporation of treated wastewater during the interim stage, pending ultimate availability of a regional servicing system and, or disposal to the Elbow River valley. Irrigation will take place on a dedicated area generally as shown on Figure 9.
- 5.10.3 Internal servicing systems and networks within the Springbank Conceptual Scheme shall be in accordance with County standards for connection to regional systems.
- 5.10.4 Cost recovery will be implemented from future development cells to assist in over sizing of mains. Cost may be recovered through the Infrastructure Cost Recovery Policy.
- 5.10.5 Each home will connect to a shared wastewater treatment system designed by qualified professionals in accordance with Alberta Environment guidelines.
- 5.10.6 The wastewater treatment facility is to be located on a Public Utility Lot to the satisfaction of the County. The spray irrigation field will be designated in a Direct Control District that allows for phasing- out or reduction in whole or in part of the spray irrigation area, and allowing the land to be developed for residential uses in accordance with the policies of the Conceptual Scheme and a Direct Control Bylaw.
- 5.10.7 Each residential parcel shall contain a minimum of one (1) contiguous acre in accordance with the County servicing standards.

- 5.10.8 Under no circumstances will septic pump out systems, treatment lagoons or open discharge from septic tanks be permitted.
- 5.10.9 The wastewater treatment system shall be constructed by the Developer and turned over to the County as the plant will be owned and operated by the County at a point determined by Council.
- 5.10.10 The wastewater treatment facility shall be designed to accommodate surrounding developments through expansions. However, the spray irrigation area is sufficient to serve Cell A development only. Spray irrigation of treated effluent accruable to other developments, including Cell B, Cell C, Cell D, **Cell E** or other local developments must be handled by other means including but not limited to spray irrigation on other sites or discharge of treated water to the Elbow River Valley.
- 5.10.11 A sludge disposal plan will be prepared to the satisfaction of the County prior to the approval of the construction of the wastewater treatment system.

FIGURE 9

5.11 Potable Water Servicing

All developments within the Conceptual Scheme Area will be designed to be serviced with an approved piped potable water service in accordance with County standards. The piped water service shall be capable of providing the required fire flow via hydrant suppression system in accordance with County standards.

Extensions of the potable water mains within each development cell will be required to accommodate adjacent development cells in addition to any offsite areas. Connections will be provided generally as indicated on **Figure 10**.

POLICY

- 5.11.1 All developments shall be serviced with an approved potable water service in accordance with County standards.
- 5.11.2 Water shall be supplied through a water distribution system in accordance with the Rocky View County Servicing Standards.
- 5.11.3 The piped water system shall provide for fire flow requirements via a hydrant suppression system in accordance with County standards.

FIGURE 10

FIGURE 11

5.12 Storm Water Management

Given the location of the Conceptual Scheme Area relative to the Springbank Creek drainage basin and the necessity to safeguard any flows to the Elbow River, a staged master drainage plan is required. Such report shall be consistent with "A Report on Drainage Strategies for Springbank" by Westhoff Engineering Resources Inc. January 2004.

The Central Springbank Area Structure Plan Sub Basin Study identified several drainage strategies for the Springbank Creek sub-basin. Springbank Creek has been identified in the more recent Report on Drainage Strategies for Springbank as a most important stream corridor. The creek conveys runoff from a large sub-basin and will undergo changes because of development. The removal of grazing practices will allow the riparian area to re-establish the natural vegetation. A comprehensive storm water drainage plan including upland, creek channel, and riparian BMPs will greatly improve the creek corridor, increase overall wildlife habitat potential, reduce erosion in the creek channel and contribute to improved water quality and safeguard fisheries habitat in the Elbow River.

BMPs will divert excess runoff to Springbank Creek while safeguarding pre-development flows to continue the drainage course to Cullen Creek in accordance with the approved drainage strategies.

Conveyance-system BMPs can be integrated into the open space network. They comprise grassed swales that are an excellent conveyance system and where the vegetation filters suspended solids and therefore reduces sediment loads into receiving streams.

The "End-of-Pipe" BMPs comprise ponds. They can be dry ponds, wet ponds or wetlands or a combination of any of these types of stormwater storage facilities. Wetlands have been proven excellent in providing water quantity control and treatment of runoff.

The proposed subdivision design and site characteristics are favourable to integrate many of these BMPs throughout the Conceptual Scheme Area. Properly planned, designed, and constructed, they provide benefit to the development, safeguard the environment, and demonstrate water conservation through implementation of Best Management Practices.

The Developer, as part of the tentative plan of subdivision, shall establish detailed erosion and sedimentation control plans during construction to the satisfaction of the County.

POLICY

- 5.12.1 Site grading near the top of slopes adjacent to Springbank Creek should prevent any concentration of stormwater flows and erosion of the existing slopes.
- 5.12.2 Where applicable, swales and ditches within the municipal road allowances may be used for regulation and conveyance of storm water flows and not for storage purposes in accordance with County standards.
- 5.12.3 The Developer, as part of the tentative plan of subdivision, shall establish detailed erosion and sedimentation control plans during construction in accordance with County standards.
- 5.12.4 Stormwater facilities shall be provided in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan.

5.13 Shallow Utilities

Appropriate utility service providers will service the Conceptual Scheme Area.

POLICY

- 5.13.1 Shallow utilities will be provided by service providers at the sole expense of the Developer. Easements will be provided as required.

5.14 Solid Waste Management

Solid waste management will be implemented by contract with a private service provider.

The Homeowners' Association will manage the contract for services.

POLICY

- 5.14.1 A solid waste management plan is required for the first phase of subdivision. Implementation of the plan shall be the responsibility of the Developer and Homeowners' Association.

5.15 Homeowners' Association

A Homeowners' Association will be established to administer aspects of the design guidelines' restrictive covenant registered against the title of each lot, and to manage all communal aspects of the community which are not otherwise managed by the County.

6.0 IMPLEMENTATION PHASING

Development will be phased according to market demands and logical engineering boundaries for servicing and roadway extensions generally as shown on **Figure 12**.

The first phase will occur on the south side of the Lower Springbank Road.

The phase includes:

- residential lots,
- private open space with public access agreements
- dedication of ER and MR in the Creek Valley, and
- the waste water treatment facility and spray irrigation area.

Subsequent phases will be determined by the developer in response to market demands.

The phasing plan (**Figure 12**) demonstrates how the development could be phased. More than one phase may proceed at the same time and the order and size of the individual phases may change without needing an amendment to the Conceptual Scheme.

POLICY

- 6.0.1 Details regarding internal road systems, servicing, specific lot sizes and distribution of lots shall be finalized at the subdivision stage. As long as the overall intent of the residential concept and lot specifications are respected, final subdivision design details may vary from those depicted in Figure 5 without requiring an amendment to the Conceptual Scheme.
- 6.0.2 To accommodate market conditions, the order of actual development may vary from the proposed phasing plan without requiring an amendment to the Conceptual Scheme.

FIGURE 12

7.0 PUBLIC CONSULTATION

Paleozo Properties Limited Partnership held public open house meetings on October 17, 2012 and January 17, 2013. An additional open house meeting will be held prior to the public hearing. The developer made special efforts to educate the public regarding the key issues of: residential density, lot size, waste water treatment, and public access to the trail system.

Issues raised in October and January including the location of the proposed waste water treatment facility and the spray irrigation fields. Based on concerns of the neighbours raised at the open house meetings, the location of the waste treatment plant, the treatment pond and the spray irrigation field were shifted eastwards as far as possible from the Springbank Creek valley.

8.0 SUPPLEMENTAL REPORTS

Rocky View County Public Policy Documents:

- Central Springbank Area Structure Plan. Municipal District of Rocky View No. 44. Bylaw C-5354-2001. Adopted October 2, 2001.
- Municipal Development Plan. Municipal District of Rocky View No. 44. Bylaw C-4840-97. July 6, 1998.
- Central Springbank Area Structure Plan – Sub-Basin Study. Westhoff Engineering Resources Inc. March 2000.
- Transportation Network Study for the Central Springbank Planning Area. UMA Engineering Ltd. April 2000.
- Rocky View West Recreation District, Recreation Master Plan. January 2007.
- A Report on Drainage Strategies for Springbank. Westhoff Engineering Resources, Inc. January 2004.
- Central Springbank Traffic Impact Assessment. Bunt & Associates Engineering Ltd. February 27, 2002.

Springbank Creek Conceptual Scheme Reports:

- Biological Report. Ducks Unlimited Canada. April 30, 1998.
- Environmental Site Assessment - Phase 1. Curtis Environmental Engineering Inc. January 2004.
- Historical Resources Overview Report. Bison Historical Services Ltd. December 2003.
- Historical Resources Impact Assessment (HRIA). Bison Historical Services Ltd. May 1997.
- Final Report Historical Resources Impact Assessment Creekside Crossing Residential Development (ASA Permit 2004 - 061). Bison Historical Services Ltd. July 6, 2004.
- Geotechnical Investigation. Curtis Engineering Associates Ltd. January 19, 2004.
- Creekside Crossing Traffic Impact Assessment. Bunt & Associates Engineering Ltd. February 26, 2004.
- Staged Master Drainage Plan for Springbank Creek Conceptual Scheme Plan Area, Ne 22 24-3-W5M, SE 22-24-3-W5M and Portion of SW 22-24-3-W5M and NE 15-24-3-W5M, SE 15-24-3-W5M and Portion NW 15-24-3- W4M. Westhoff Engineering. January 2007.
- Biophysical Impact Assessment and Species at Risk Surveys, Springbank Creek Lands. HAB-TECH Environmental Ltd. August 2009.
- Springbank Creek Cells B, C, D – Traffic Assessment. Letter report file number 1278-01. Bunt & Associates. February 2, 2009.
- Wastewater Irrigation Assessment Report Springbank Creek, Devonian Properties Inc. NW 15-024-02 W5M.
- EBA Consulting Engineers & Scientists. August 2011. EBA file C22301339.
- Storm Water Management Report. MMM Group. April 2012.
- Springbank Creek Development Traffic Impact Assessment Phases 2 and 3. MMM Group. June 2012.

- Geotechnical Evaluation and Slope Stability Analysis Springbank Creek Subdivision Phase 1 Calgary. McIntosh-Lalani Engineering Ltd. June 2012.
- Habitat Classification, Mapping and Overview – Cell C, Springbank Creek. HAB-TECH Environmental Ltd. July 5, 2013.
- Wastewater Irrigation Assessment Report Springbank Creek NE 15-024-03 W5M.
- EBA Engineering Consultants Ltd. November 2012. EBA file C22301423.
- Executive Summary Main Report Fiscal Impact Analysis of Springbank Creek. InfraCycle Fiscal Solutions. April 2013.
- Executive Summary Fiscal Analysis of Spray Field. InfraCycle Fiscal Solutions. April 2013.
- Main Report Fiscal Impact Analysis of Springbank Creek, Alberta. InfraCycle Fiscal Solutions. May 2013.

ROCKY VIEW COUNTY

911-32 AVENUE NE, CALGARY, AB T2E 6X6

PHONE 403-230-1401 | FAX 403-277-5977 | WEB www.rockyview.ca



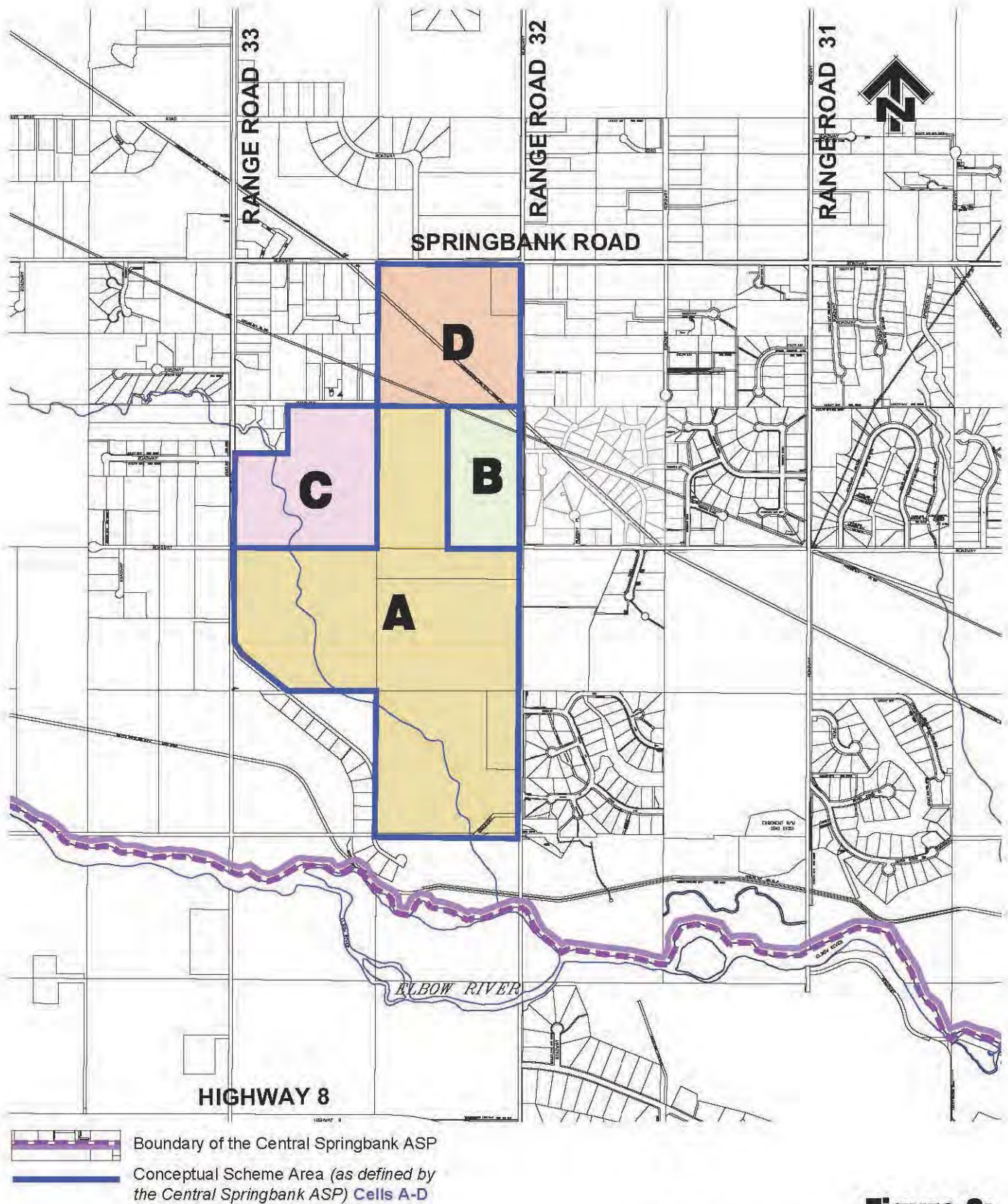
ROCKY VIEW COUNTY
Cultivating Communities



— Springbank Creek Conceptual Scheme

Figure 1:
Location

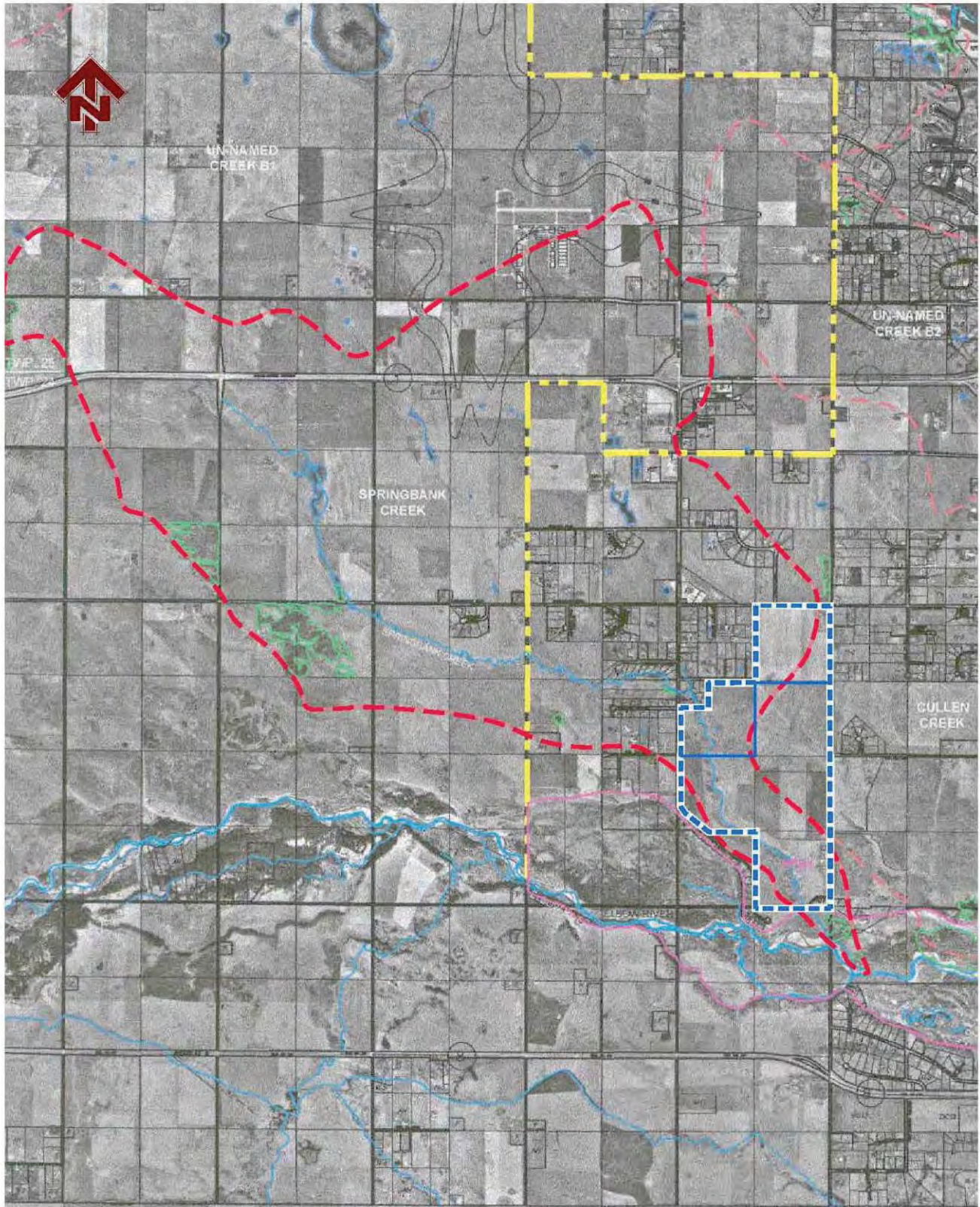
Springbank Creek
Conceptual Scheme
October 1, 2013



Springbank Creek
Conceptual Scheme

October 1, 2013

Dec 06, 2013 - 2:21 pm W:\10908 Springbank Creek sewage amendment\w.c report to council\oct 1_2013\10908 Oct 1 version\dwg\10908 Springbank Creek SC figures part1 2012.dwg Layout fig sub basin



- Conceptual Scheme Boundary
 - Springbank Creek Sub-Basin Area
(± 50 1/4 sections)
 - Springbank Creek Sub-Basin Area Study Area Boundary
- Image from the Central Springbank Area Structure Plan Sub-Basin Study (March, 2000)

Figure 3:
SPRINGBANK CREEK
SUB-BASIN AREA

Springbank Creek
Conceptual Scheme

October 1, 2013

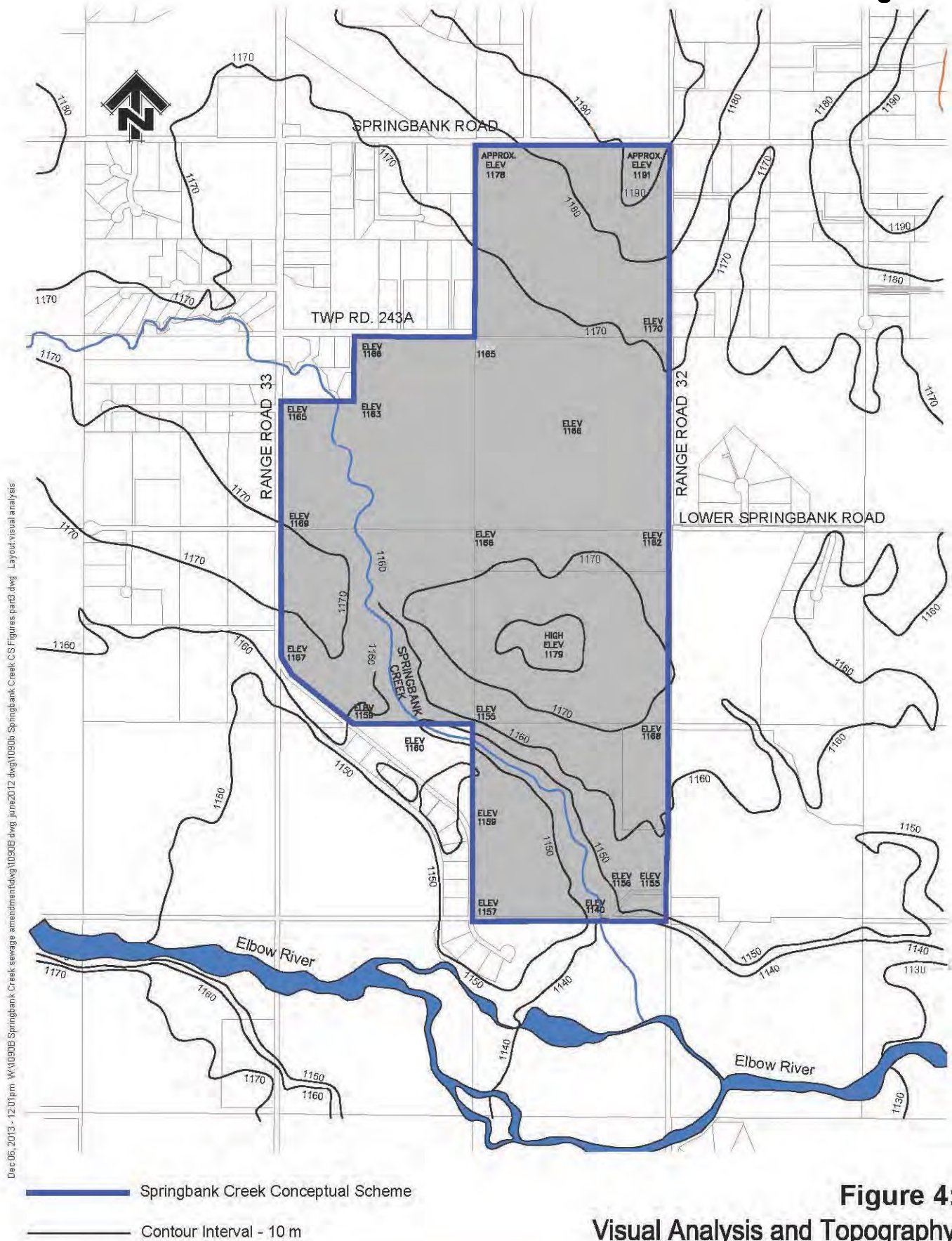


Figure 4:
Visual Analysis and Topography

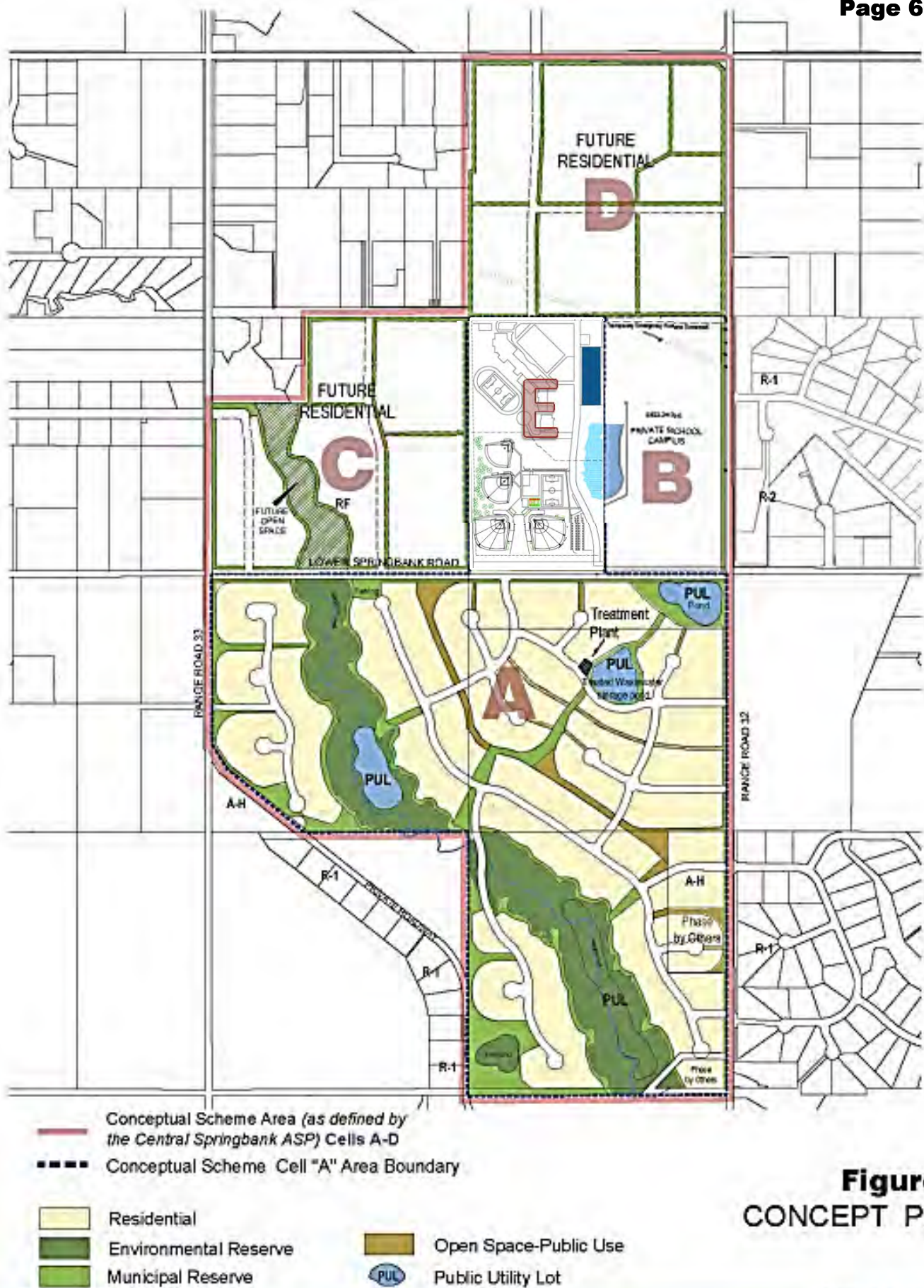
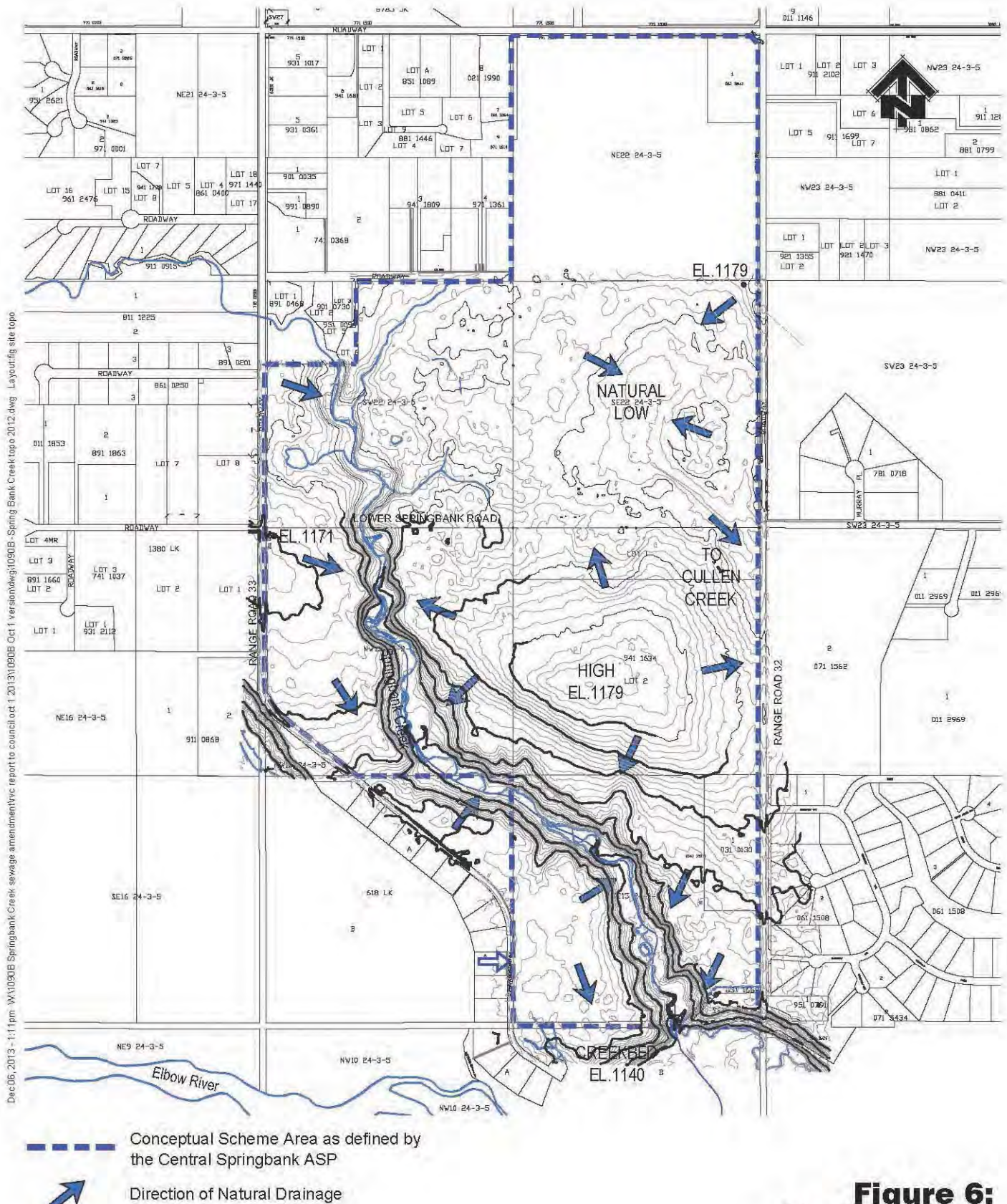


Figure 5:
CONCEPT PLAN

Springbank Creek
Conceptual Scheme

October 1, 2013



Springbank Creek
 Conceptual Scheme
 October 1, 2013



Springbank Creek Conceptual Scheme

Page 433 of 631

Dec 06, 2013 - 1:02pm W:\105000 Springbank Creek Sewerage and Interceptor main to road and 1 - 2013\105000\04\1\veg\cont\Weg\105000 - Springbank Creek CS figure part2 2013.mxd Layout:fig.PATHWAYS

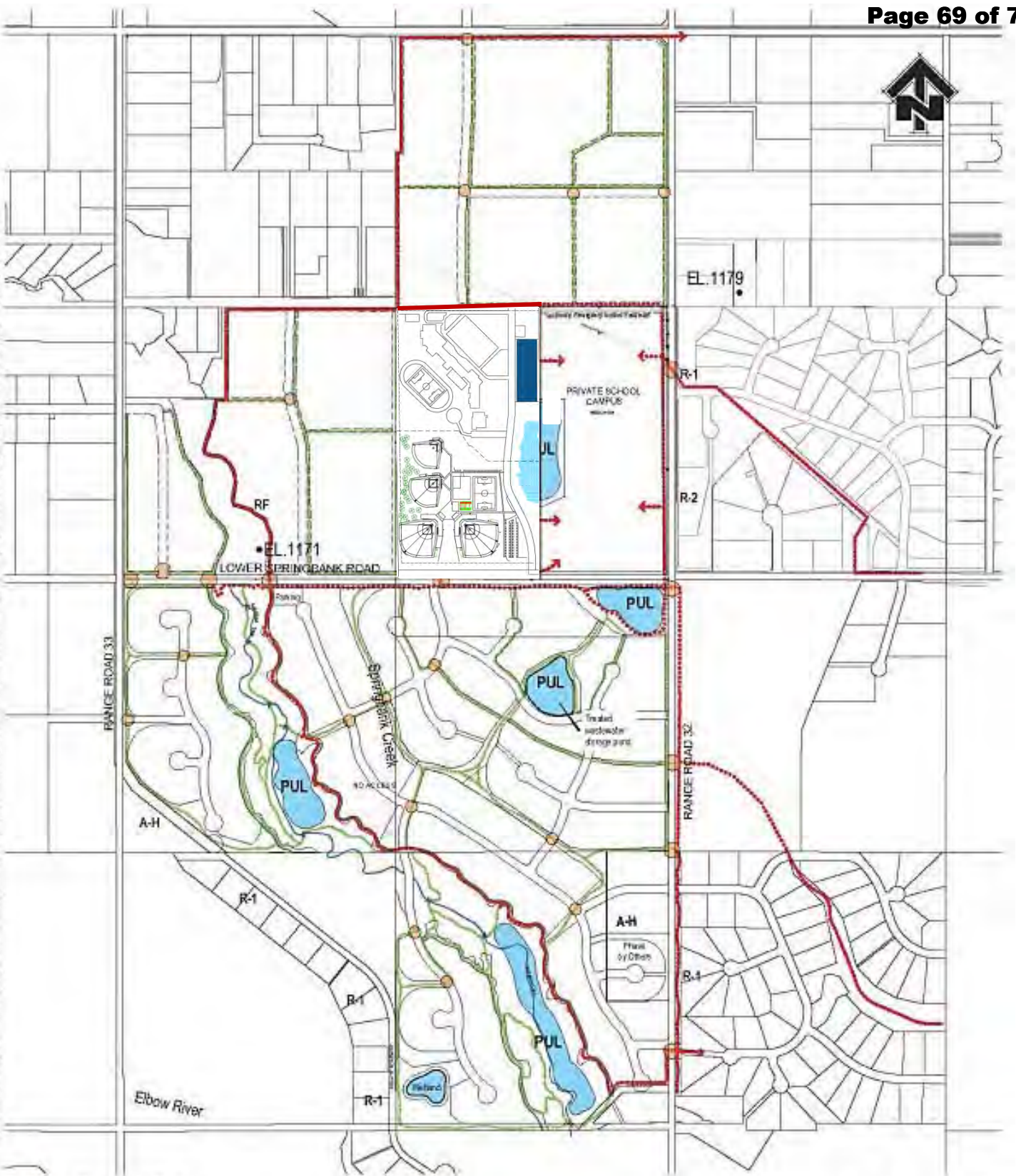


Figure 8:
Regional Pathways
and Local Trails

Springbank Creek
Conceptual Scheme

October 1, 2013

Dec 06, 2013 - 1:07pm W:\102810 Springbank Creek Sewage Infrastructure Report to Council on 1, 2013\019130 Dec 1 version\fig10300 - Springbank Creek CWS Cells A-D figs 9a-9d 2013 september.dwg Layout by wastewater



Figure 9:
Conceptual Wastewater Servicing

Springbank Creek
Conceptual Scheme

October 1, 2013



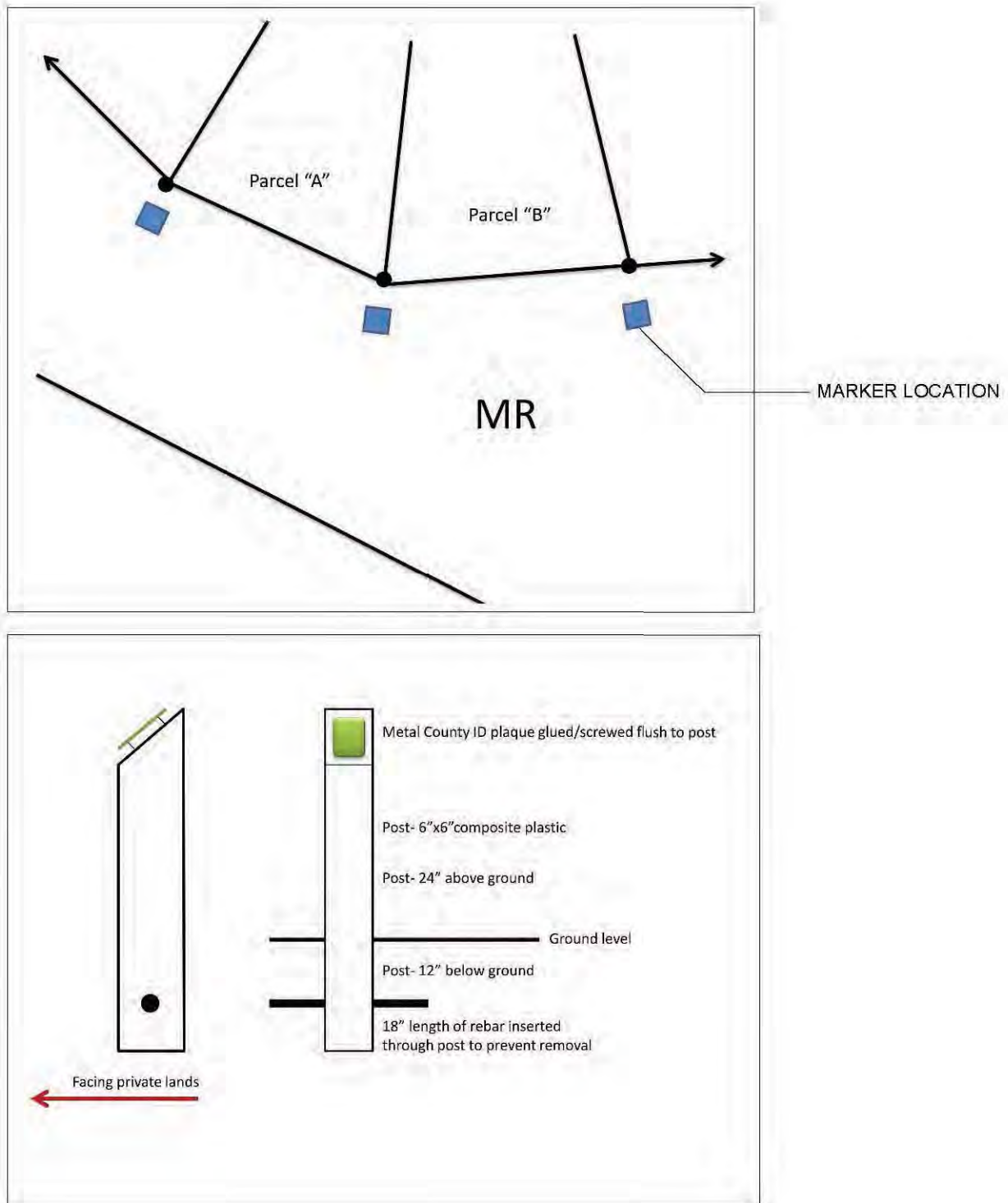
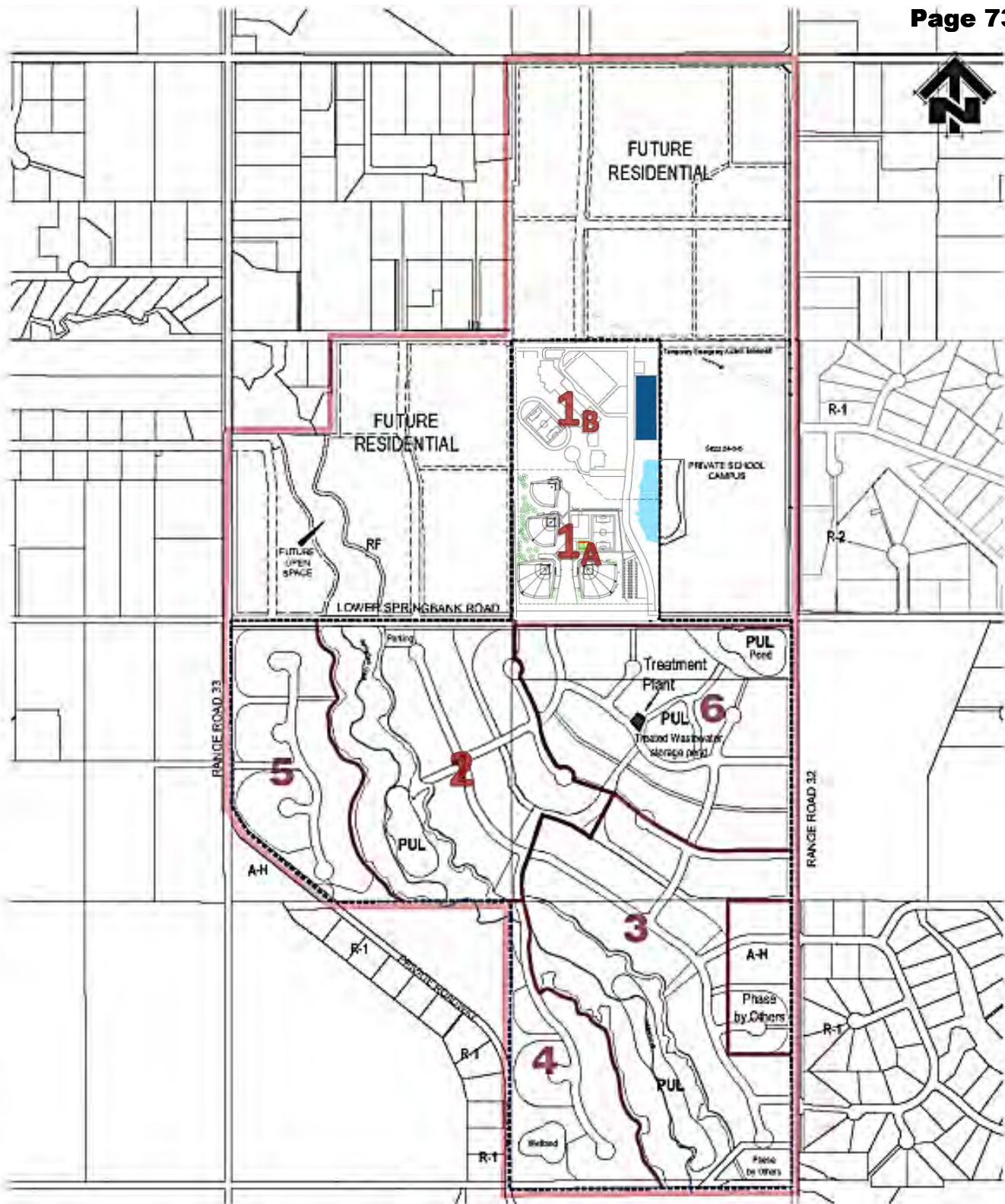


Figure 11:
Boundary Markers Example



- Conceptual Scheme Area (as defined by the Central Springbank ASP) Cells A-D
- Conceptual Scheme Cell "A" Area Boundary
- 3 Cell A Phase 1 to 6

Figure 12:
General Concept
Phasing Plan

Springbank Creek
Conceptual Scheme

October 1, 2013

Division: 2
Roll: 04722001
File: PL20200130
Printed: Sept 21, 2020
Page 439 of 631



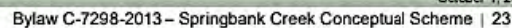
Development Proposal

Conceptual Scheme Proposal

To amend Cell A of the Springbank Creek Conceptual Scheme to allow for the development of a private school and associated recreational facilities on the subject parcel.

RGE RD 32





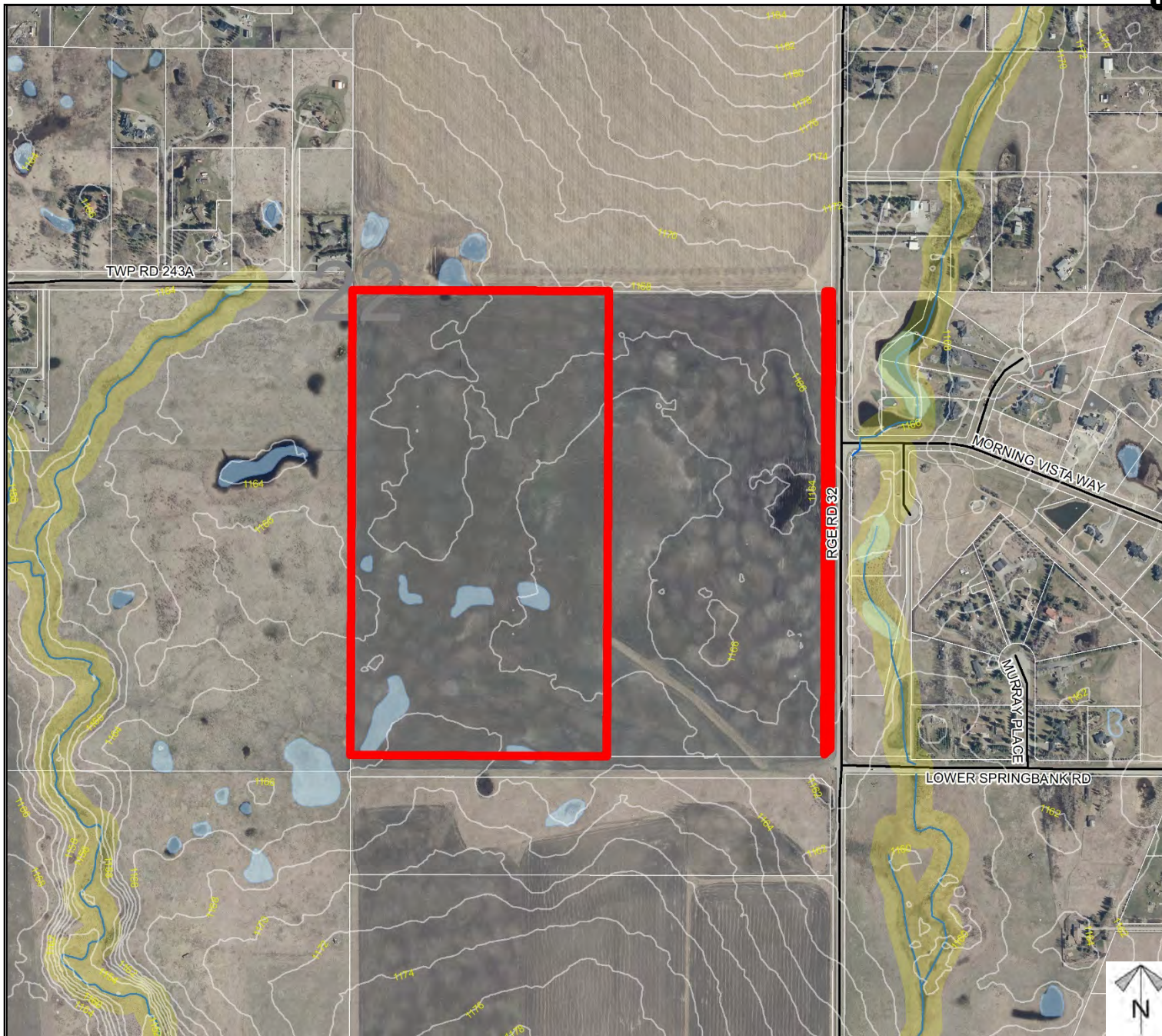
To amend Cell A of the Springbank Creek Conceptual Scheme to allow for the development of a private school and associated recreational facilities on the subject parcel.

Figure 5:
CONCEPT PLAN

Environmental

Conceptual Scheme Proposal

To amend Cell A of the Springbank Creek Conceptual Scheme to allow for the development of a private school and associated recreational facilities on the subject parcel.



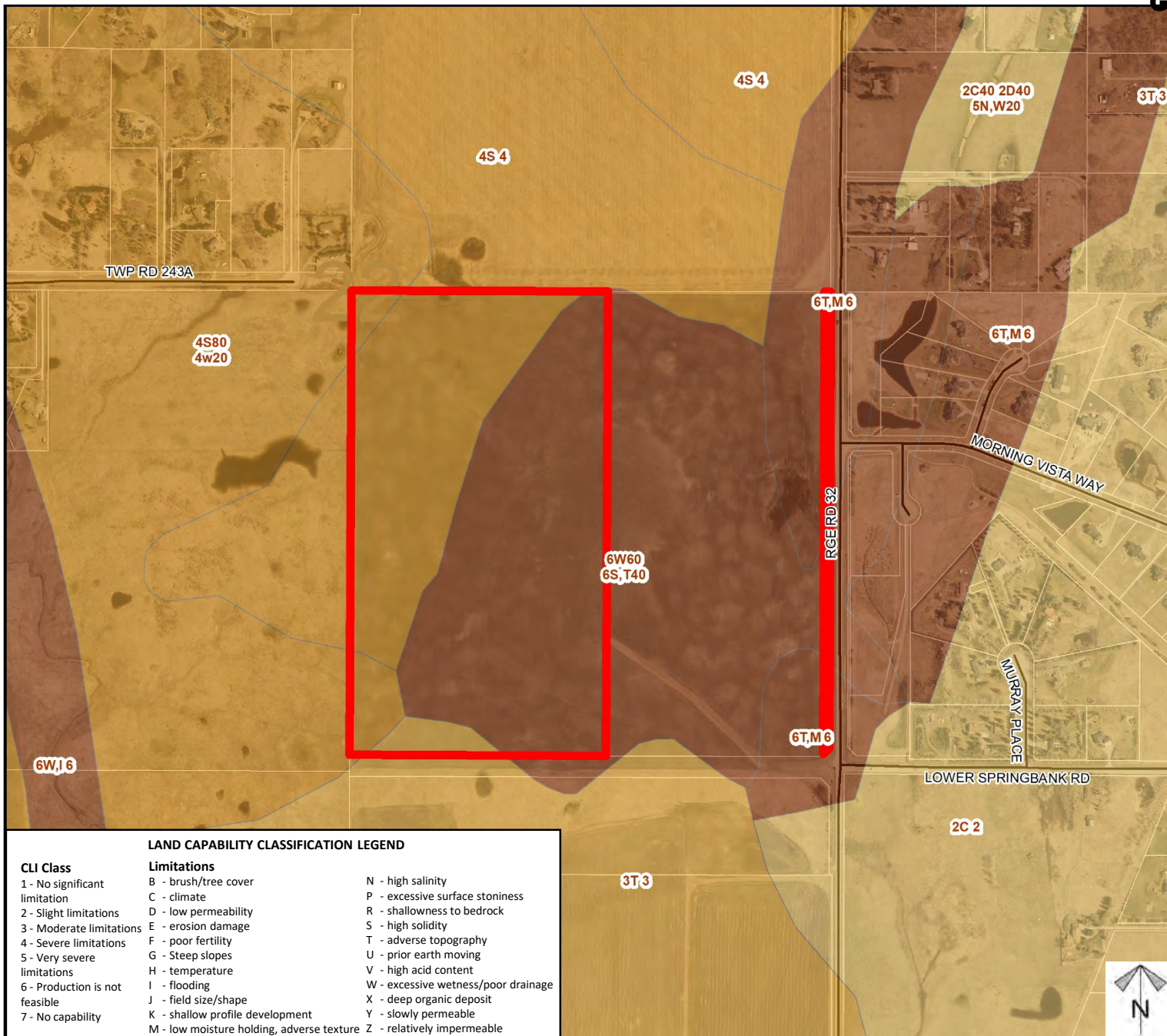
- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

Division: 2
 Roll: 04722001
 File: PL20200130
 Printed: Sept 21, 2020
 Page 4 of 6
 15M

Soil Classifications

Conceptual Scheme Proposal

To amend Cell A of the Springbank Creek Conceptual Scheme to allow for the development of a private school and associated recreational facilities on the subject parcel.



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

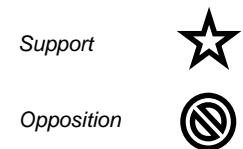
- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- 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

Landowner Circulation Area

Conceptual Scheme Proposal

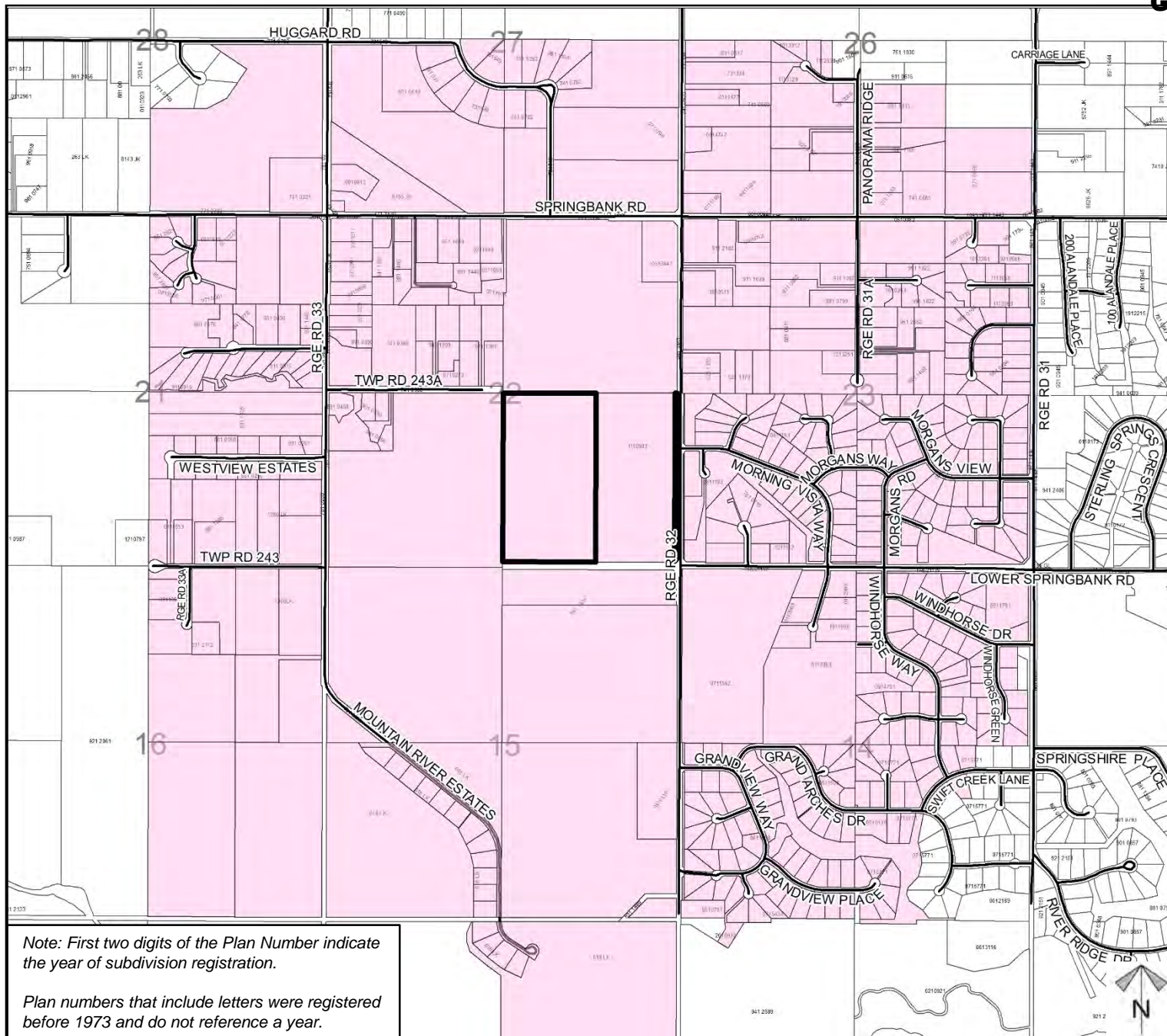
To amend Cell A of the Springbank Creek Conceptual Scheme to allow for the development of a private school and associated recreational facilities on the subject parcel.

Legend



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.



Division: 2
 Roll: 04722001
 File: PL20200130
 Printed: Sept 21, 2020
 Page 442 of 630



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 22, 2020 **DIVISION:** 3
FILE: 04736002/6011 **APPLICATION:** PL20200084
SUBJECT: First Reading Bylaw – Residential / Commercial Redesignation

PURPOSE: The purpose of this application is to redesignate the subject lands from Agricultural, General District to Direct Control to accommodate a mixed commercial development and Residential, Mid-Density Urban District to accommodate the development of a residential community within the eastern portion of the lands.

GENERAL LOCATION: Located at the southeast junction of Highway 1 and Range Road 31, directly bordering the City of Calgary.

APPLICANT: David Symes (Stantec Consulting Ltd.)

OWNERS: Coach Creek Developments Inc.

POLICY DIRECTION: Relevant policies for this application include the Interim Growth Plan, Rocky View Count / City of Calgary Intermunicipal Development Plan, County Plan and the Central Springbank Area Structure Plan.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8122-2020 be given first reading.
 Option #2: THAT application PL20200084 be denied.

APPLICATION REQUIREMENTS:

The application submission appears complete; however, additional information may be requested through the assessment of the application.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8122-2020 & Schedule A
 ATTACHMENT ‘B’: Map Set

Administration Resources

Jessica Anderson, Planning Policy



ROCKY VIEW COUNTY

BYLAW C-8122-2020

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

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8122-2020*.

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 Map No. 47 and 47-NE of Bylaw C-8000-2020 be amended by redesignating Lot 1, Block 1, Plan 0313354, and Lot 1, Block 2, Plan 0313363, within SW-36-24-03-W05M from Agriculture, General District (A-GEN) to Direct Control District (DC) as shown on the attached Schedule 'B' forming part of this Bylaw.
- 4 THAT Lot 1, Block 1, Plan 0313354, and Lot 1, Block 2, Plan 0313363, within SW-36-24-03-W05M is hereby redesignated to Direct Control District (DC) as shown on the attached Schedule 'A' and 'B' forming part of this Bylaw.

Severability

- 5 If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

Effective Date

- 6 Bylaw C-8122-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

**SCHEDULE 'A'****FORMING PART OF BYLAW C-8122-2020**

A Direct Control District affecting the Lot 1, Block 1, Plan 0313354, and Lot 1, Block 2, Plan 0313363, within SW-36-24-03-W05M, consisting of a total of \pm 322.95 acres of land.

1.0.0 GENERAL REGULATIONS

That the regulations of the Direct Control District comprise:

- 1.0 General Regulations
- 2.0 Compliance with Bylaw C-8000-2020
- 3.0 Reference to Bylaw C-8000-2020
- 4.0 Variances
- 5.0 Cell A – Commercial
 - 5.1 Purpose
 - 5.2 Uses
- 6.0 Cell B – Special Area
 - 6.1 Purpose
 - 6.2 Uses
 - 6.3 Special Regulations
- 7.0 Uses Not Defined
- 8.0 Development Not Requiring a Development Permit
- 9.0 Minimum Parcel Size
- 10.0 Maximum Building Height
- 11.0 Minimum Setbacks
- 12.0 Additional Requirements
- 13.0 Definitions
- 14.0 Transitional

1.0 GENERAL REGULATIONS

- 1.1 For the purposes of this Bylaw, the Lands shall be divided into Cell A and Cell B the boundaries of which are generally indicated in Schedule "B" attached to and forming part of this bylaw. The size and shape of Cell A and Cell B are approximate and will be more precisely determined at the subdivision and development stages in accordance with the regulations of this Bylaw and with regard to Figure 13 of the Highway 1 Old / Banff Coach Road Conceptual Scheme.
- 1.3 The Subdivision Authority shall be responsible for decisions regarding subdivision applications affecting the land the subject of this Bylaw.
- 1.4 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.5 The following general regulations shall apply to all development that is to be located in Cell A and Cell B.
- 1.6 All regulations applicable to the Commercial, Regional District (C-REG) shall apply to this Bylaw, unless otherwise stated.

**2.0 COMPLIANCE WITH BYLAW C-8000-2020**

- 2.1 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4, 5, 6, 7, and 8 of Bylaw C-8000-2020 apply to this Direct Control District Bylaw.

3.0 REFERENCE TO BYLAW C-8000-2020

- 3.1 Within this Direct Control District Bylaw, a reference to a section of Bylaw C-8000-2020 is deemed to be a reference to the section as amended from time to time.

4.0 VARIANCES

- 4.1 The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 101, 102, 103, and 105 of Bylaw C-8000-2020.

5.0 CELL A: COMMERCIAL**5.1 Purpose**

The purpose and intent of this District is to accommodate large scale commercial development including a combination of shops, services, offices, entertainment, accommodation, institutional and mixed use buildings, serving the needs of a regional clientele.

5.2 Uses

The following uses conform to the purpose of this District and require a Development Application:

- 5.2.1 Accessory Building
- 5.2.2 Accessory Structure
- 5.2.3 Alcohol Production
- 5.2.4 Animal Health (Small Animal)
- 5.2.5 Automotive Services (Minor)
- 5.2.6 Automotive Services (Major)
- 5.2.7 Cannabis Retail Store
- 5.2.8 Car Wash
- 5.2.9 Care Facility (Child)
- 5.2.10 Care Facility (Clinic)
- 5.2.11 Communications Facility (Type A)
- 5.2.12 Communications Facility (Type B)
- 5.2.13 Communications Facility (Type C)
- 5.2.14 Conference Centre
- 5.2.15 Dwelling Unit, accessory to principle use
- 5.2.16 Dwelling, Multiple Unit
- 5.2.17 Establishment, Drinking
- 5.2.18 Establishment, Eating
- 5.2.19 Establishment, Entertainment
- 5.2.20 Establishment, Restricted
- 5.2.21 Farmers Market
- 5.2.22 Government Services
- 5.2.23 Hotel/Motel

**ROCKY VIEW COUNTY**

- 5.2.24 Industrial (Light)
- 5.2.25 Kennel
- 5.2.26 Mixed-Use Building
- 5.2.27 Office
- 5.2.28 Outdoor Cafe
- 5.2.29 Outdoor Storage
- 5.2.30 Post-Secondary
- 5.2.31 Recreation (Culture & Tourism)
- 5.2.32 Recreation (Private)
- 5.2.33 Recreation (Public)
- 5.2.34 Religious Assembly
- 5.2.35 Retail (Small)
- 5.2.36 Retail (General)
- 5.2.37 Retail (Large)
- 5.2.38 Retail (Groceries)
- 5.2.39 Retail (Restricted)
- 5.2.40 Retail (Garden Centre)
- 5.2.41 Retail (Shopping Centre)
- 5.2.42 Sandwich Boards
- 5.2.43 School, Commercial
- 5.2.44 Special Function Business
- 5.2.45 Station (Gas/Electric)
- 5.2.46 Temporary Sales Centre

5.3 Special Regulations

- 5.3.1 Outdoor display areas shall be integrated with site landscaping provisions to mitigate the visual impact from adjacent roads.
- 5.3.2 R-MRU regulations 363 to 367 shall apply to Development applications for Dwelling, Multiple Unit.

6.0 CELL B: SPECIAL AREA**6.1 Purpose**

The special area is intended to facilitate uses associated with the private stormwater facility.

6.2 Uses

The following uses conform to the purpose of this District and require a Development Application:

- Utilities
- Recreation (Private)
- Signage (TBA)

6.3 Special Regulations

- 6.3.1 The extent of the Special Area boundary is to be determined at subdivision.
- 6.3.2 Vehicular access is permitted within this area for maintenance purposes only.

**7.0 USES NOT DEFINED**

- 7.1 Those uses which are not otherwise defined in this Bylaw, which in the opinion of the Development Authority, are similar to the Uses listed in Section 5 of this Direct Control and which conform to the purpose of this district may be Uses as approved by the Development Authority.

8.0 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

- 8.1 Provided the requirements of Bylaw C-8000-2020 are met, the following development does not require a Development Permit:

- 8.1.1 Election Signs
- 8.1.2 Real Estate Signs
- 8.1.3 Sandwich Boards
- 8.1.4 Temporary Signs

9.0 MINIMUM PARCEL SIZE

- 9.1 2.0 ha (4.94 ac)

10.0 MAXIMUM BUILDING HEIGHT

- 10.1 Principal Building: 15.0 m (49.21 ft.)
- 10.2 Accessory Building: 15.0 m (49.21 ft.)

11.0 MINIMUM SETBACKS

- 11.1 Front Yard: 6.0 m (19.69 ft.)
- 11.2 Side Yard: 6.0 m (19.69 ft.)
- 11.3 Rear Yard: 6.0 m (19.69 ft.)

12.0 DEFINITIONS

- 12.1 **“Outdoor Café”** means a use where food and / or beverages are served or offered for sale for consumption on a portion of a premises which are not contained within a fully enclosed building as part of another approved use.

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



ROCKY VIEW COUNTY

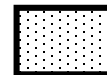
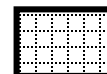
Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



Schedule 'A'

Bylaw
C-8122-2020AmendmentFROMAgriculture General
DistrictTODirect Control
DistrictFROMAgriculture General
DistrictTOResidential, Mid- Density
Urban District± 28.85 ha
(± 71.29 ac)± 15.93 ha
(± 39.37 ac)

CALGARY

RGE RD 31

SEC HWY 563

TWP RD 245



Division: 3

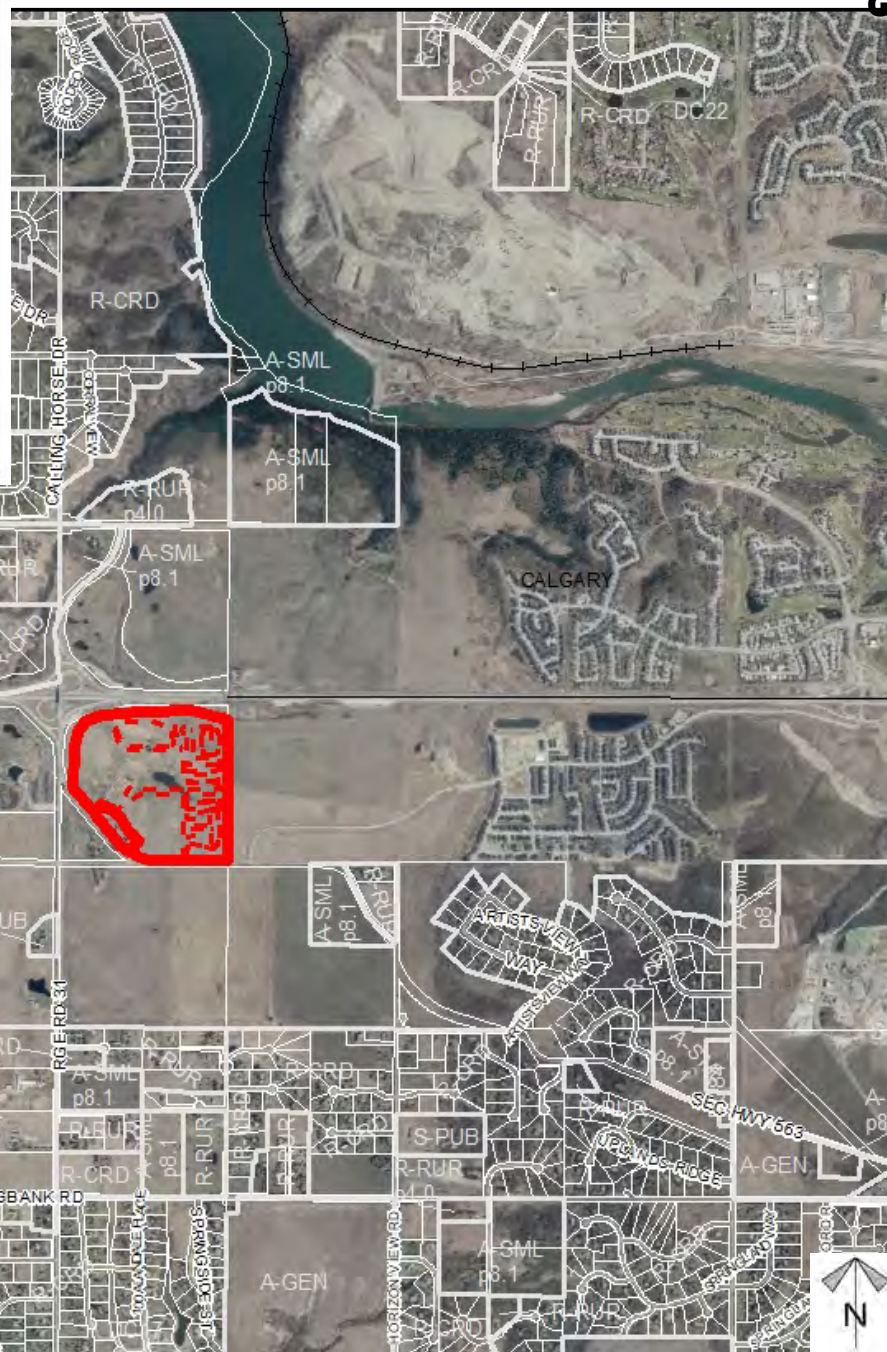
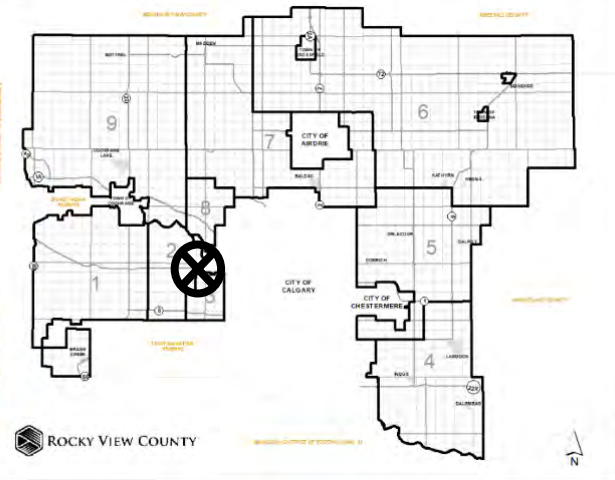
Roll: 04736002/011

File: PL20200084

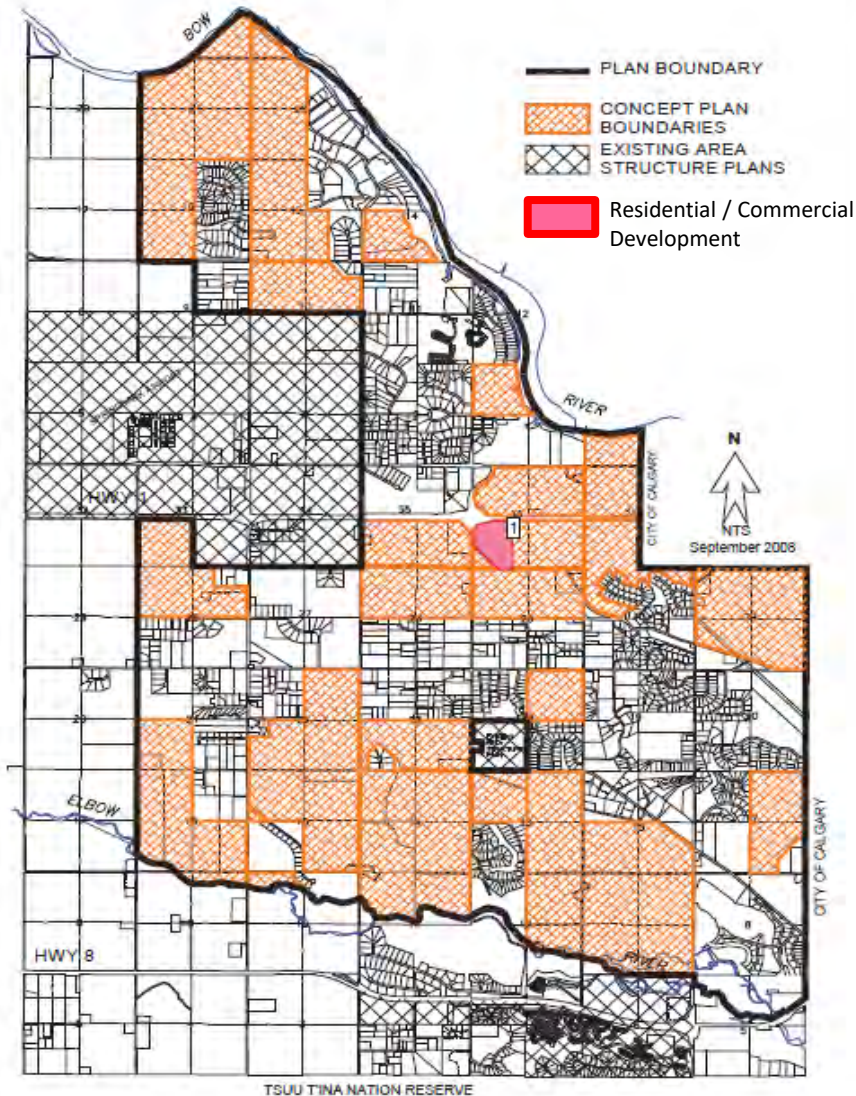
Printed: Dec. 7, 2020

Legal: A portion of SW-36-24-

Page 452 of 631

Location
& Context

Map 12 - New Residential Areas



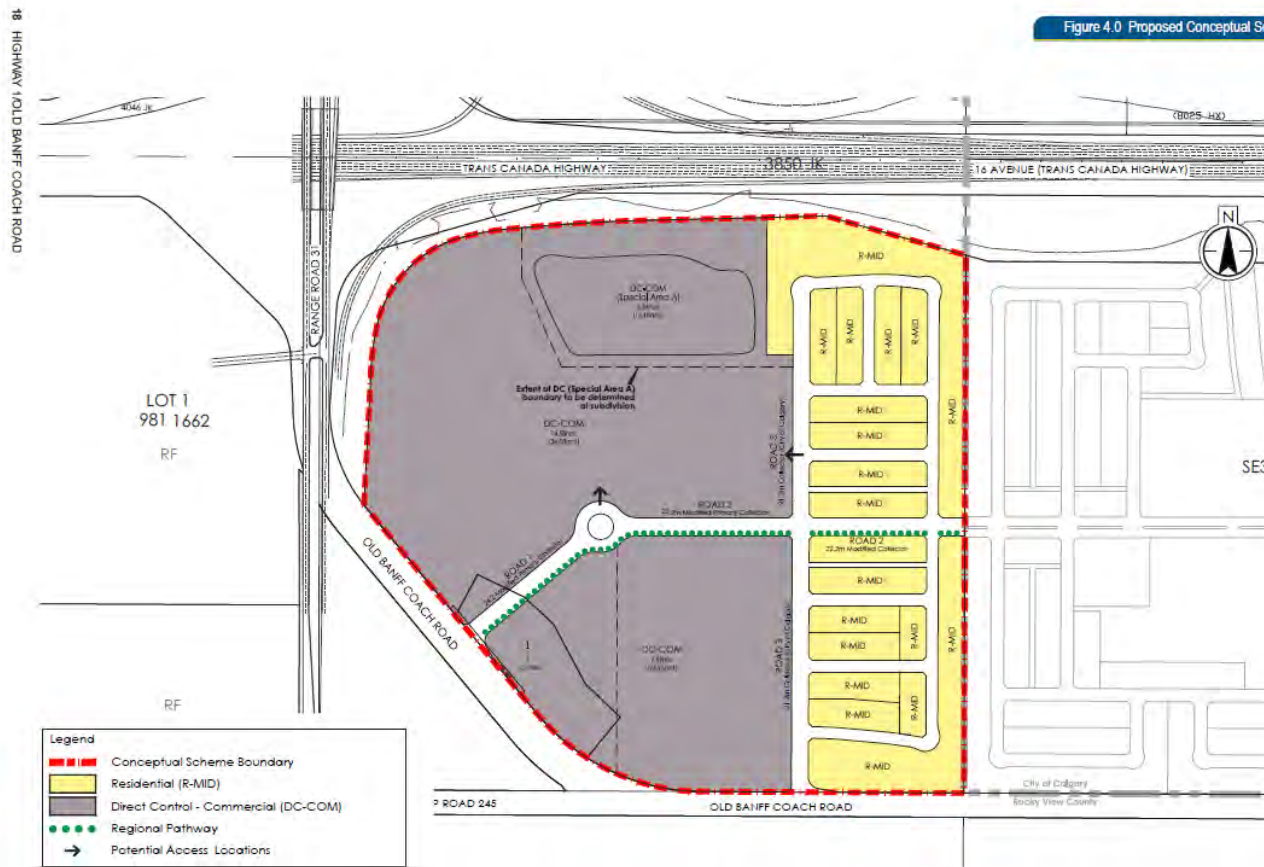
ASP Amendment Proposal:

To amend the Central Springbank Area Structure Plan to provide for the proposed Highway 1 / Old Banff Coach Road Conceptual Scheme.

Conceptual Scheme Proposal:

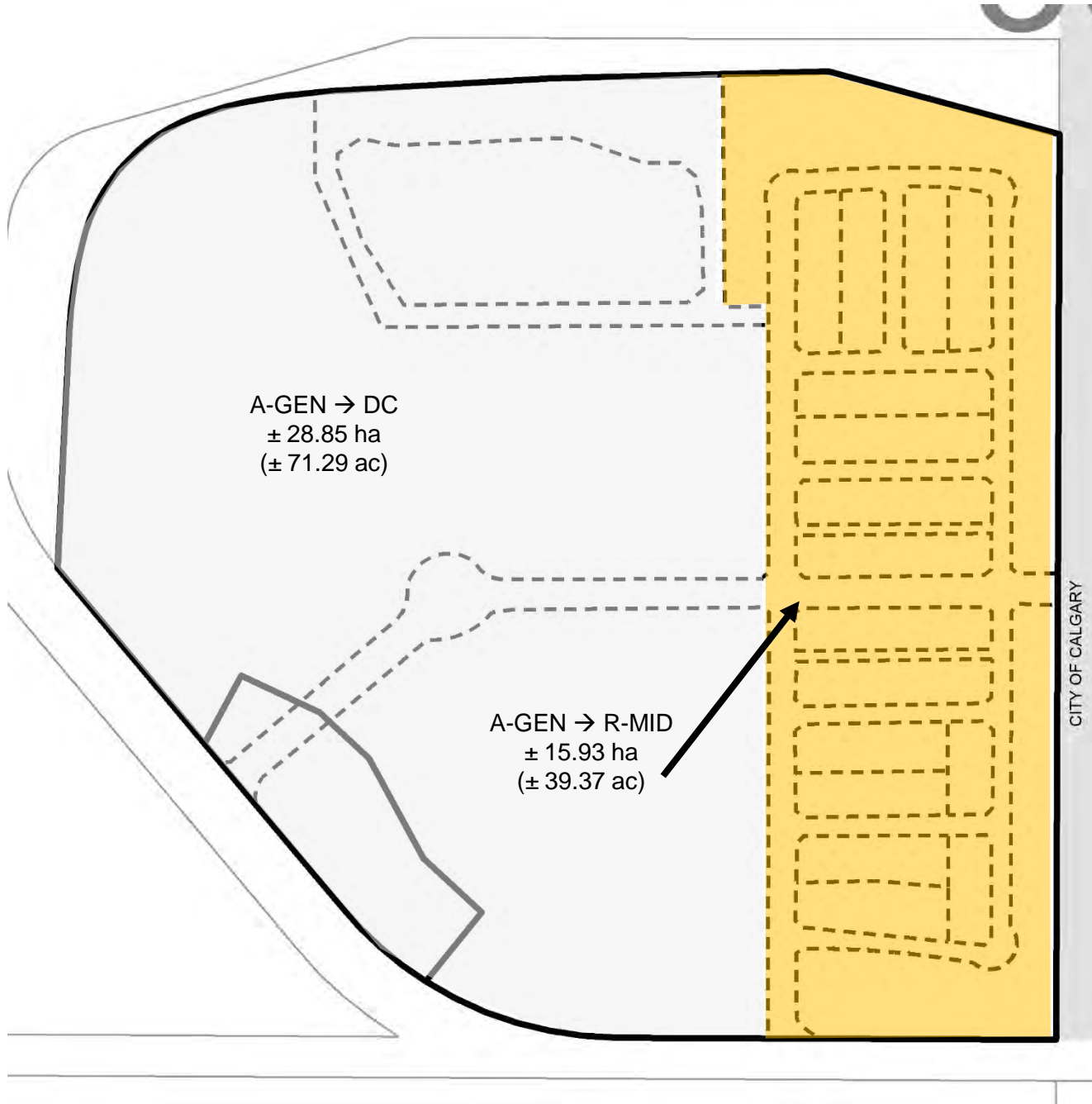
To adopt the Highway 1 / Old Banff Coach Road Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within a portion of SW-36-24-03-W05M.

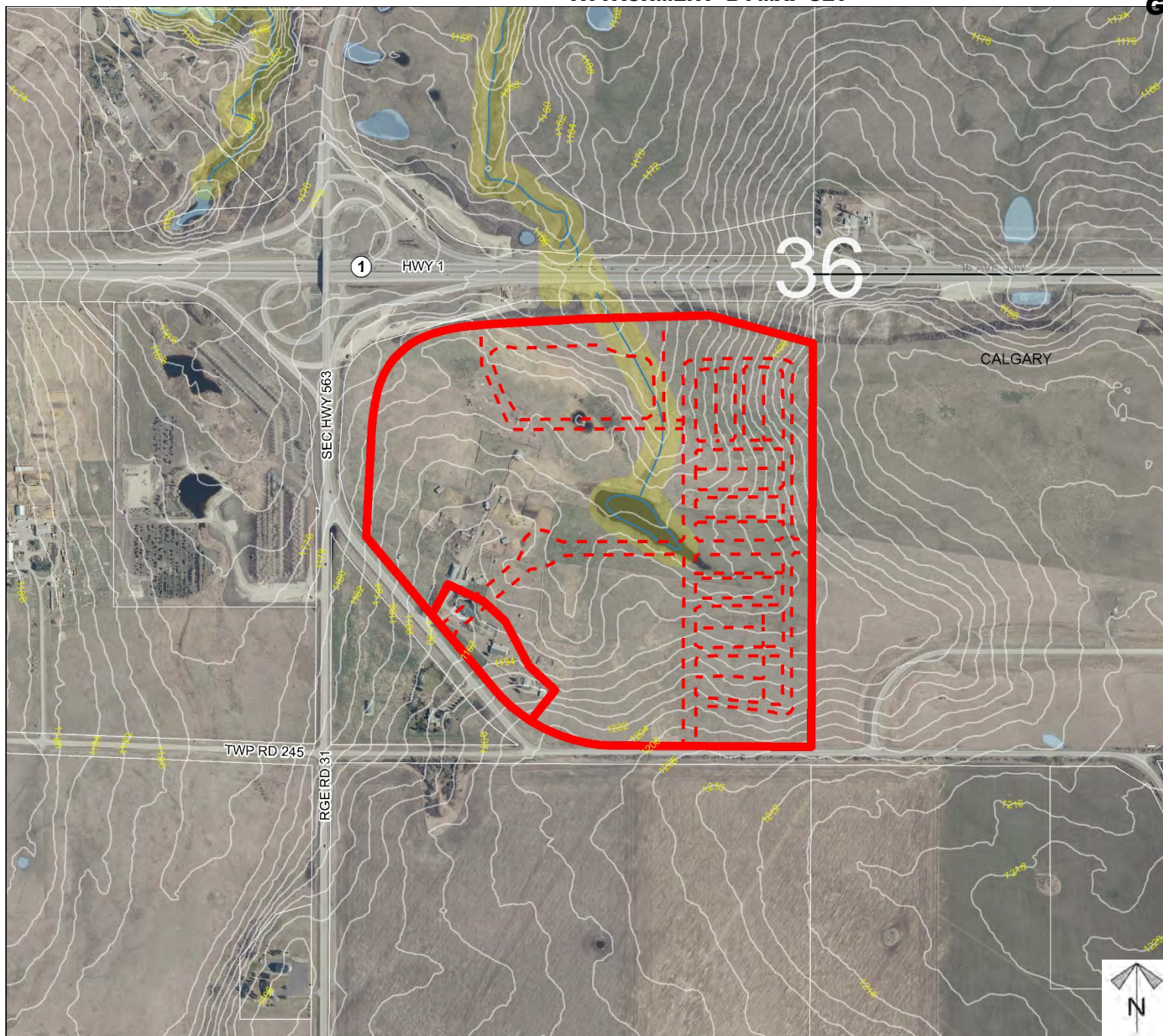
Figure 4.0 Proposed Conceptual Scheme



**Development
Proposal:**

To redesignate the subject lands from Agricultural, General District to Direct Control District to accommodate a mixed commercial development and Residential, Mid-Density Urban District to accommodate the development of a residential community within the eastern portion of the lands.

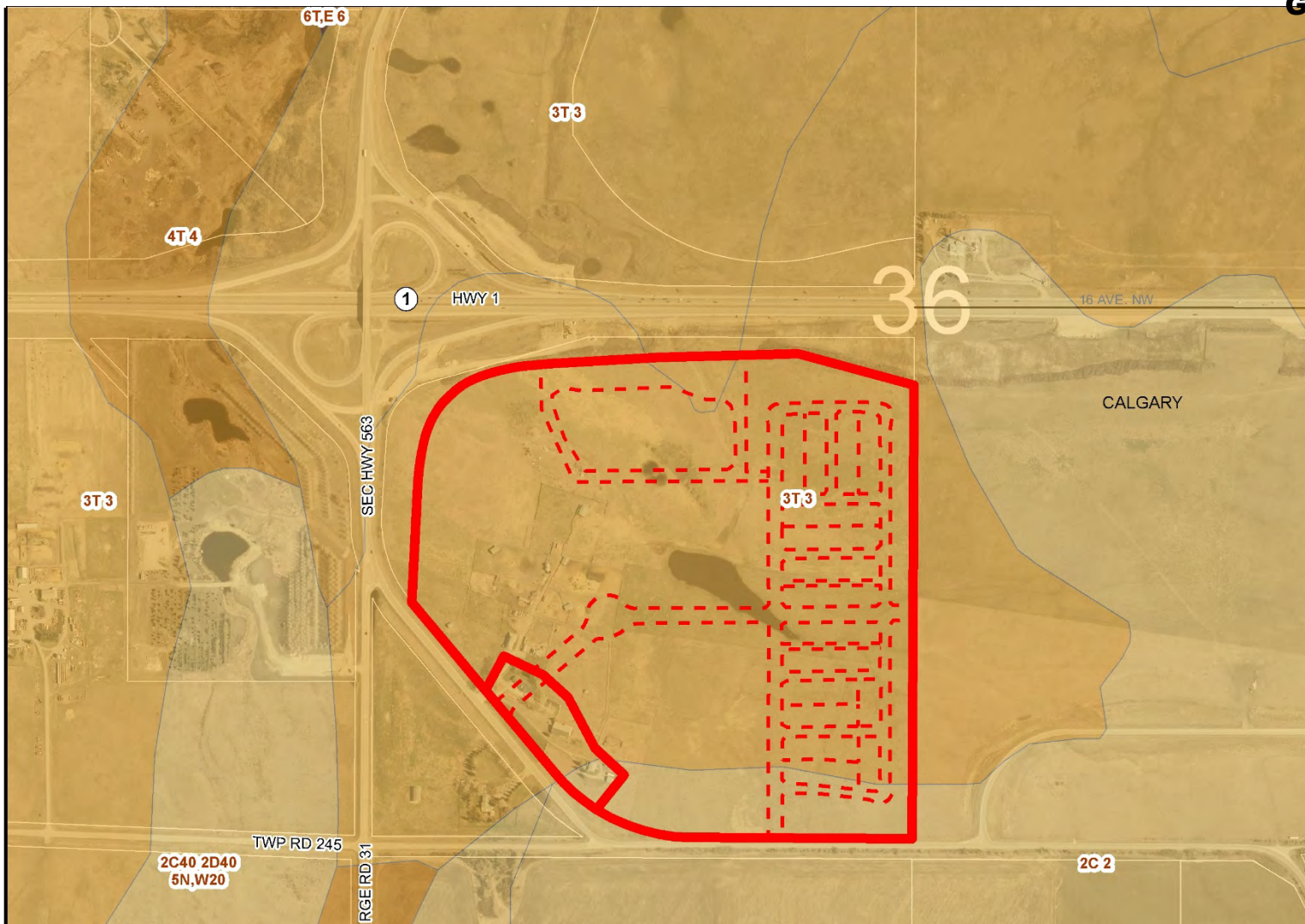


Environmental

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

Division: 3
Roll: 04736002/011
File: PL20200087
Printed: Dec. 7, 2020
Legal: A portion of SW-36-24-31
Page 457 of 631

Soil Classifications



LAND CAPABILITY CLASSIFICATION LEGEND

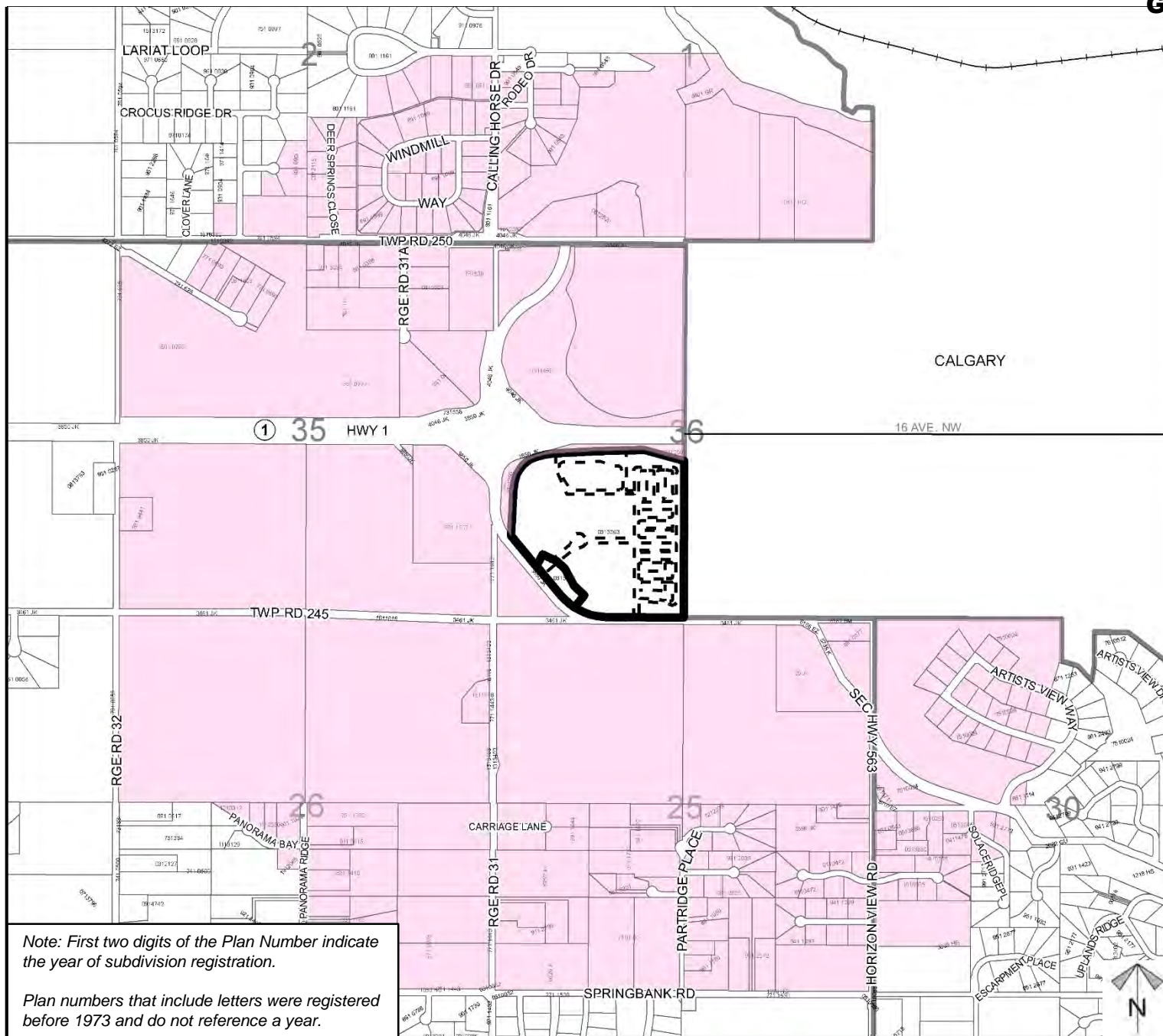
CLI Class

- 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

Landowner Circulation Area



Legend

Support



Opposition



Division: 3
 Roll: 04736002/011
 File: PL20200087
 Printed: Dec. 7, 2020
 Legal: A portion of SW-36-24-3
 Page 459 of 631



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 22, 2020
FILE: 04736002/6011
SUBJECT: First Reading Bylaw – Minor ASP Amendment

DIVISION: 3
APPLICATION: PL20200087

PURPOSE: The purpose of this application is to amend the Central Springbank Area Structure Plan to provide for the proposed Highway 1 / Old Banff Coach Road Conceptual.

GENERAL LOCATION: Located at the southeast junction of Highway 1 and Range Road 31, directly bordering the City of Calgary.

APPLICANT: David Symes (Stantec Consulting Ltd.)

OWNERS: Coach Creek Developments Inc.

POLICY DIRECTION: Relevant policies for this application include the Interim Growth Plan, Rocky View Count / City of Calgary Intermunicipal Development Plan, County Plan and the Central Springbank Area Structure Plan.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8120-2020 be given first reading.

Option #2: THAT application PL20200087 be denied.

APPLICATION REQUIREMENTS:

The application submission appears complete; however, additional information may be requested through the assessment of the application.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/Itt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8120-2020 with Schedule A & B

APPENDIX ‘B’: Map Set

Administration Resources

Jessica Anderson, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-8120-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Bylaw C-5354-2001, being the Central Springbank Area Structure Plan

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8120-2020*.

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 the Central Springbank Area Structure Plan be amended as detailed in Schedule “A & B” forming part of this Bylaw.

Severability

- 4 If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

Effective Date

- 5 Bylaw C-8120-2020 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 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

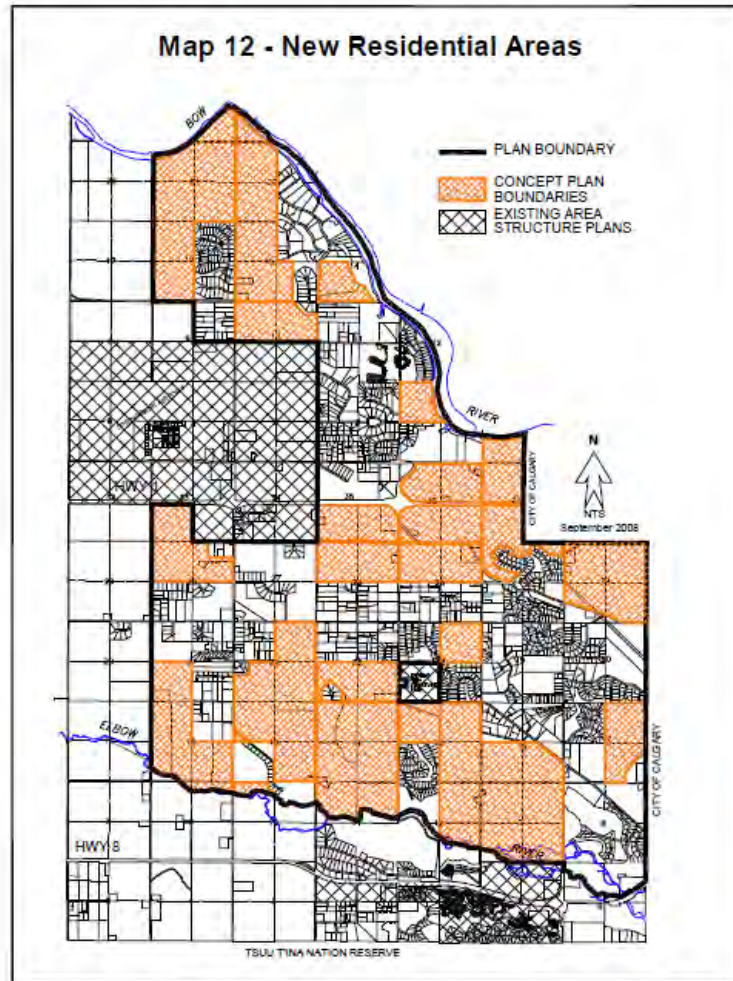
Chief Administrative Officer or Designate

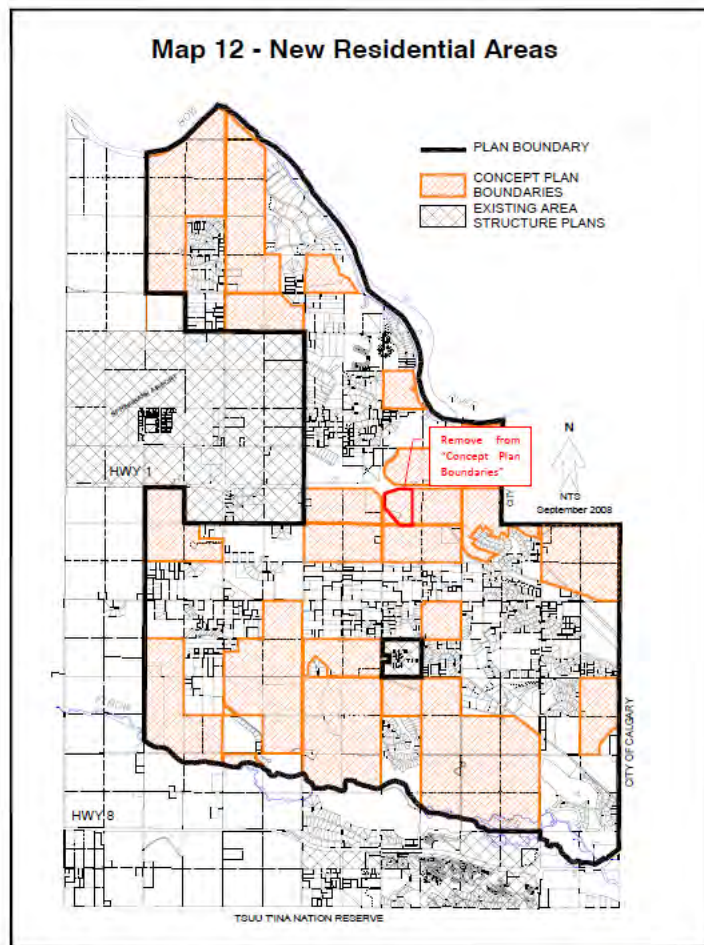
Date Bylaw Signed



ROCKY VIEW COUNTY

SCHEDULE 'A'
FORMING PART OF BYLAW C-8120-2020

Central Springbank Area Structure Plan**Amendment # 1***Revise Map 12 which shows:**Central Springbank Area Structure Plan**Page 18**With the following:*

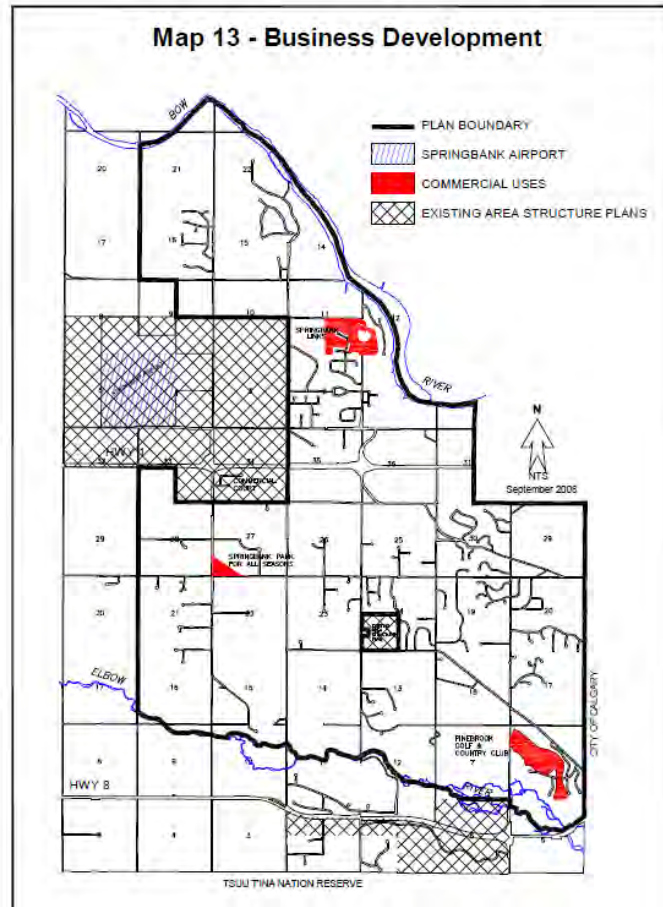


Central Springbank Area Structure Plan

Page 18



ROCKY VIEW COUNTY

Amendment # 2*Revise Map 13 which shows:*

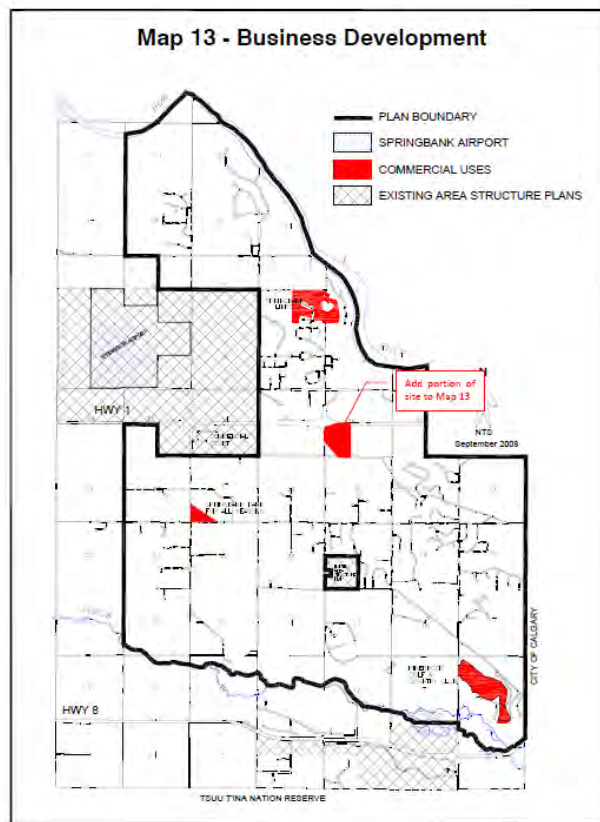
Central Springbank Area Structure Plan

Page 19

With the following:



ROCKY VIEW COUNTY



Central Springbank Area Structure Plan

Page 19

Amendment # 3*Replace policy 2.0.3 j) which reads:*

- j) Regional business development will be directed to the Springbank Business Park, outside the Plan Area.

With:

- j) Regional business development is provided in accordance with areas identified on Map 13 or directed to the Springbank Business Park (outside of the Plan Area).

Amendment # 4*Delete the following text from policy 2.3.2.3:*

- Direct development away from the highway including signage
- Access off Township Roads 245 or 250
- No further business development other than within the Springbank Regional Business Park at the intersection of Range Road 33, outside the Plan Area.

And replace the last bullet with:

No further business development other than within areas identified on Map 13.

**Amendment # 5**

Delete the following text from policy 2.9.4 g):

and Direct Control District Bylaw

Amendment # 6

Delete the following text from section 2.10 paragraph 2:

Regional business development will only locate outside the Plan Area at Springbank Regional Business Park to limit visual impacts on the landscape.

And replace with:

Regional business development will only locate within areas identified on Map 13 or directed to the Springbank Business Park (outside of the Plan Area) to limit visual impacts on the landscape.

Amendment # 7

Delete text which reads:

Strip business development is not envisioned along the TransCanada Highway.

Amendment # 8

Revise policy 2.10.1 a) which reads:

- a) To direct business development to the existing regional business park located along the south side of TransCanada Highway and Range Road 33 or other locations outside the Plan Area.

To read:

- a) To direct business development to areas identified on Map 13 or to the existing regional business park located along the south side of TransCanada Highway and Range Road 33.

Amendment # 9

Revise Section 2.10.2 header to read:

2.10.2 Business Development - Policies

Amendment # 10

Revise the following text which reads:

Existing business development is shown on Map 13. Applications for local business development in Central Springbank should be accompanied by a rationale demonstrating its economic viability within the community, the market of the proposed product or service, and the site selection.

To read:

Existing and proposed business development is shown on Map 13. Applications for business development in Central Springbank should be accompanied by a rationale demonstrating its economic viability within the community, the market of the proposed product or service, and the site selection.



ROCKY VIEW COUNTY

Amendment # 11*Replace policy 2.10.2 f) which reads:*

The Plan does not anticipate further business development along the TransCanada Highway other than that located in the regional business area at the intersection of Range Road 33, outside the Plan Area.

With:

The Plan does not anticipate further business development along the TransCanada Highway other than that located in the regional business area at the intersection of Range Road 33 or as identified on Map 13.

Amendment # 12*Add policy 2.10.2 h) to read:*

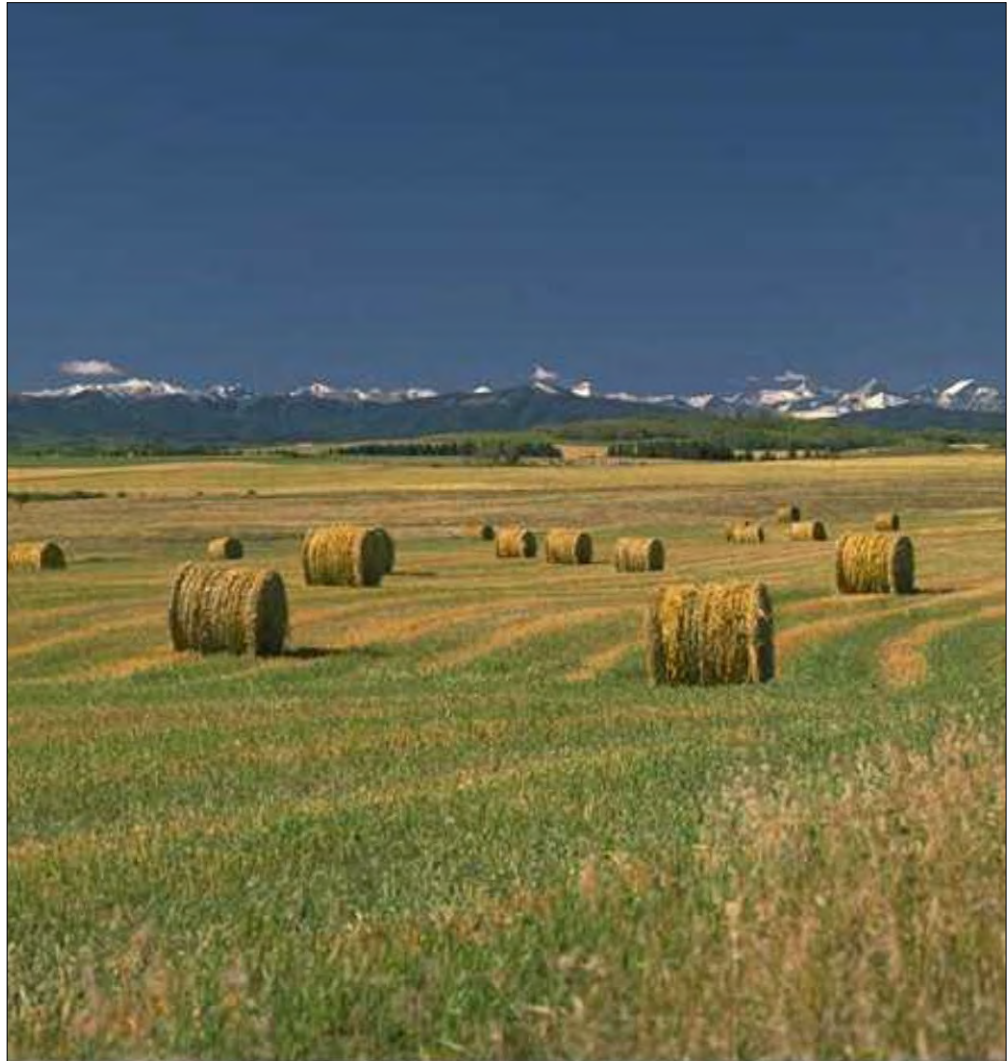
- h) Residential uses proposed adjacent to regional business development areas should provide an acceptable transition and interface.

Amendment # 13

General formatting, numbering and grammar throughout.



CENTRAL SPRINGBANK AREA STRUCTURE PLAN



Bylaw C-5354-2001, Adopted October 2, 2001

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
Department of Planning and Development

CENTRAL SPRINGBANK AREA STRUCTURE PLAN

Schedule “A” to Bylaw C-5354-2001

Note: This document is an office consolidation. The original Bylaw may be viewed at the Administration Office of the M.D. of Rocky View No. 44 and should be consulted for all purposes of interpreting and applying this Bylaw.

October, 2001

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**BYLAW C-5354-2001**

A Bylaw of the Municipal District of Rocky View No. 44 to adopt an Area Structure Plan pursuant to Section 633 of the Municipal Government Act.

WHEREAS the Council of the Municipal District of Rocky View No. 44 wishes to adopt the Area Structure Plan affecting the lands described as:

The lands shown as being within the Plan boundary in Map 1 of Schedule A of this bylaw

herein referred to as the "Lands" and described in Schedule "A", known also as the Central Springbank Area Structure Plan, attached hereto as Schedule "A" and forming part of this bylaw; and

WHEREAS a notice was published on Tuesday, May 15, 2001 and Tuesday, May 22, 2001 in the Rocky View Five Village Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for May 30, 2001; and

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter 24 of the Revised Statutes of Alberta, 1995, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That the Area Structure Plan be adopted to provide a framework for subsequent subdivision and development within:

The lands shown as being within the Plan boundary in Map 1 of Schedule A of this bylaw

herein referred to as the "Lands" and described in Schedule "A", known also as the Central Springbank Area Structure Plan, attached hereto and forming part of this bylaw.

2. This Bylaw may be cited as the Central Springbank Area Structure Plan.
3. That this Bylaw shall come into effect upon the date of third and final reading.

File: 616-13

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, May 1, 2001 on a motion by Councillor Stinson.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on October 2, 2001, on a motion by Councillor Kent.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on October 2, 2001, on a motion by Councillor Stinson.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

**CENTRAL SPRING BANK
AREA STRUCTURE PLAN**

OFFICE CONSOLIDATION


September 2008

Note: This office consolidation includes the following amending Bylaws:

Amendment	Description	Date
C-6678-2008	Amendments to Map Nos: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 In Section 2.7 adjust boundary line	September 9, 2008
C-7738-2017	Amendment to add a section under which to list Adopted Conceptual Schemes, and to list the "Lariat Loop Conceptual Scheme" thereunder	January 9, 2018
C-7755-2018	Amendments to add "Atkins Conceptual Scheme"	May 22, 2018
C-7799-2018	Amendment to add "Lazy H" Conceptual Scheme	May 14, 2019
C-7889-2019	Amendment to add "Devonian Ridge Estates" Conceptual Scheme	June 11, 2019

Note: This document is an office consolidation and amendments have been inserted for ease of reference only. The official Bylaw and all amendments thereto are available from the Administration Office of the M.D. of Rocky View No. 44 and should be consulted for all purposes of interpreting and applying this Bylaw.


TABLE OF CONTENTS

Contents	Page
	
1.0 BACKGROUND	1
1.1 Planning Process	2
1.1.1 Plan Area.....	2
1.1.2 Public Participation	2
1.2 Guiding Legislation.....	3
1.3 Community Settlement.....	4
1.3.1 Demographic Data	5
1.3.2 Anticipated Population Growth	6
2.0 POLICY AREAS	21
2.0.1 Plan Philosophy.....	21
2.0.2 Vision Statement.....	21
2.0.3 Land Use Strategies	22
2.1 Community Development & Heritage.....	23
2.1.1 Goals	23
2.1.2 Social Community Development Policies	24
2.1.3 Heritage Policies	25
2.2 Agriculture	27
2.2.1 Goals	27
2.2.2 General Agriculture - Policies	28
2.2.3 Contemporary Agricultural Opportunities in Central Springbank - Policies	28
2.3 Physical Development Guidelines	30
2.3.1 Goals	30
2.3.2 Physical Development Policies.....	30
2.3.3 Emergency Services Policies	34
2.4 Sub-Basin Management.....	36
2.4.1 Goals	36
2.4.2 Sub-Basin General - Policies.....	37
2.4.3 Master Drainage Plans - Policies.....	37

2.4.4	Site Implementation Plans - Policies	38
2.4.5	Best Management Practices - Policies	39
2.5	Natural Environment	40
2.5.1	Goals	40
2.5.2	Soils, Geology & Topography - Policies	40
2.5.3	Natural Resource Extraction - Policies.....	41
2.5.4	Vegetation & Wildlife - Policies.....	42
2.6	Open Space	46
2.6.1	Goals	46
2.6.2	Open Space - Policies	47
2.6.3	General - Policies	47
2.6.4	Reserve - Policies	48
2.6.5	Walkways - Policies	48
2.7	Transportation	50
2.7.1	Goals	51
2.7.2	Regional Road Network - Policies	51
2.7.3	Municipal Road Network - Policies	52
2.8	Utilities	55
2.8.1	Goals	55
2.8.2	Water Supply	56
2.8.3	Wastewater Management	57
2.8.4	Shallow Utilities	59
2.8.5	Solid Waste	60
2.9	Residential Development	61
2.9.1	Goals	61
2.9.2	General Residential Development - Policies	62
2.9.3	Infill Residential Areas – Policies	64
2.9.4	New Residential Areas - Policies	65
2.10	Business Development	67
2.10.1	Goals	67
2.10.2	Local Business Development - Policies	67

2.11	Intermunicipal Cooperation	69
2.11.1	Goals	69
2.11.2	Intermunicipal - Policies	70
3.0	GLOSSARY AND APPENDICES	72
3.1	Glossary of Terms	72
3.2	Appendices.....	78
3.2.1	Appendix 1: Executive Summary of the Landowner Survey	78
3.2.2	Appendix 2: Sub-Basin Study - Recommendations.....	82
3.2.3	Appendix 4: Native Species for the Springbank Area	84
3.2.4	Appendix 4: Transportation Network Study - Recommendations	87
3.2.5	Appendix 5: Settlement and Homesteader Names	90
3.3	Adopted Conceptual Schemes	97

MAPS

Contents	Page
	
Map 1 – Plan Area	7
Map 2 – Current Landuse.....	8
Map 3 – Special Planning Areas.....	9
Map 4 – Sub-Basin	10
Map 5 – Gravel Resources	11
Map 6 – Environmental Constraints	12
Map 7 - Reserves	13
Map 8 – Existing Road System	14
Map 9 – Existing Water Systems	15
Map 10 – Natural Gas / Electrical Utilities	16
Map 11 – Infill Residential	17
Map 12 – New Residential Areas	18
Map 13 – Business Development.....	19
Map 14 – Intermunicipal Considerations	20

PART I

1.0 BACKGROUND

At the time of the preparation and adoption of the Municipal Development Plan (July, 1998), the Central Springbank area was identified as a candidate for an Area Structure Plan. The planning process began with the adoption of the Terms of Reference in October 1998, which was amended in December 1998. The Area Structure Plan defines a planning and development framework to guide future growth and development within the area, and provide some certainty for landowners and land uses in the years to come.

The Terms of Reference identified nine (9) goals for the Area Structure Plan:

- 1) To establish a range of acceptable and compatible land uses and a development strategy for the Study Area having regard for existing uses, physical and/or environmental characteristics of the Study Area, infrastructure requirements, anticipated growth trends, infill/density potential and a phasing strategy.
- 2) To establish a transportation infrastructure system that is appropriate for the range of uses proposed in the Plan and identifies a framework to determine when improvements are required.
- 3) To identify significant utilities including, but not limited to, private water and sewer operations that may have an influence on existing and future land uses.
- 4) To determine the appropriateness of establishing or expanding business development nodes within the Plan Area. To establish design standards and development guidelines to harmonize development with the natural and built environments.
- 5) To develop a land use planning framework that recognizes the current land uses, reflects the lifestyle interests and/or concerns of the residents and landowners; and protects stable, long and medium term land uses.
- 6) To identify existing uses along the Bow and Elbow Rivers and develop policies that recognize and protect the Bow and Elbow Rivers and their watersheds as an important regional resource.
- 7) To determine, in consultation with school authorities, future facility demands and potential school sites.
- 8) To establish a broader recreational open space and trail system that is appropriate for the range of uses proposed in the Plan and identifies a framework to determine when and how areas could be acquired and improvements implemented.
- 9) To establish financial responsibility for the improvements identified in the Plan.

1.1 Planning Process

1.1.1 Plan Area

The Plan Area, as shown on Map 1, encompasses approximately 22,000 acres of land extending from the Bow River at its north boundary to the Elbow River at the southern boundary. The City of Calgary boundary establishes the eastern edge of the Plan Area to an irregular western boundary that generally follows the municipal electoral boundary of Division 2 at the time the Plan Terms of Reference were adopted. Traversing through the Plan Area is the TransCanada Highway and Highway 8 touches its southeastern corner. There is an existing adopted Area Structure Plan that addresses development on the SW 24-24-02 W5M , which is not considered part of this Area Structure Plan.

1.1.2 Public Participation

A Steering Committee was appointed by Council to assist staff in coordinating the drafting of the Area Structure Plan. The committee consisted of six members residing in the community, two members from Council plus a staff member of Planning Services of the Municipal District of Rocky View. The committee met over a 19-month period, and was actively involved in the public participation program, as well as the generation of the land use strategies and plan policies.

The public participation program consisted of six unique elements:

- Open houses
- Focus groups
- Landowner survey
- Visioning workshop
- Stakeholder groups
- Meetings with community groups or agencies.



Visioning Workshop

Four open houses for the community were held at Springbank Community High School. The first two open houses were held in March and June 1999 to identify and then to confirm the community planning issues. The third open house in April 2000 introduced draft land use strategies that form the foundation of the policy directions for the Plan. The fourth open house held in September, 2000 released the draft of the Central Springbank Area Structure Plan. Each of the open houses was well attended by area residents.

Focus Groups were held early in the issue identification segment of the plan preparation. Over three evenings in the fall of 1999, members of the community met at the Springbank Community High School and shared their views and issues regarding 'land use and density', 'transportation and infrastructure' and 'recreation, open space and watersheds'. Many of the issues and concerns heard at the first two open houses and the focus group forum framed the questions for a landowner survey conducted in October 1999. The self-administered questionnaire was mailed to all landowners in the Plan Area (1,777) and a total of 785 questionnaires or 44% were

completed and returned. The results provided an insight from the residents about living in Springbank, preferences for servicing and recreation, their views regarding open space and development issues. An Executive Summary of the results is attached as Appendix 1.

In January 2000, approximately 100 participants met at the Springbank Heritage Club for an all day visioning workshop. Alberta Community Development facilitated the workshop where the day began with a panel of speakers urging the community to explore and consider a variety of new opportunities for the future.



Visioning Workshop Group

Two group visioning exercises rounded off the day, the first identifying 'Characteristics of our Community in 2015' and the second 'Mapping Our Future'. Independently, participants assessed each of the future vision maps of the second exercise which revealed their desired view of Central Springbank's future.

Two stakeholder groups, Agency and Non-resident, were established to provide input during the preparation of the Plan and to advise the Steering Committee about issues pertinent to the developability and serviceability of the area. The Steering Committee and the Rocky View West Recreation Board also worked closely together to build a partnership for the designation and implementation of an open space system and recreational services for the community. Additional meetings were held with community representatives pertaining to commercial and agricultural uses, and government agencies assisted with a future wastewater management strategy.

A public hearing to consider the adoption of the Central Springbank Area Structure Plan was held on May 30, 2001 and Bylaw C-5354-2001 was adopted on October 2, 2001.

1.2 Guiding Legislation

The *Municipal Government Act, Part 17, Division 4, Section 633 (1)*, outlines the specifications for municipalities in the Province of Alberta to prepare and adopt an Area Structure Plan within a municipality. An Area Structure Plan:

633 (1)

must describe:

- 1) the sequence of development proposed for the area;
- 2) the land uses proposed for the area, either generally or with respect to specific parts of the area;
- 3) the density of population proposed for the area either generally or with respect to specific parts of the area; and
- 4) the general location of major transportation routes and public utilities.

and may contain any other matters the Council considers necessary. (*MGA, 17.D, 633(1)*)

In addition, the *Municipal Government Act* requires that:

638 All statutory plans adopted by a municipality must be consistent with each other. (MGA, 17.D, 638)

The Municipal District of Rocky View's *Municipal Development Plan (MDP)* encourages the preparation of Area Structure Plans where residential development is emerging as the dominant land use and where a more localized and integrated approach to land use planning and development is required. The Municipality may also require a conceptual scheme that relates to future subdivision and development of adjacent areas to encourage collaboration between landowners and to achieve an economical and orderly settlement pattern.

In accordance with the provisions of Section 636 1(e) of the *Municipal Government Act*, the Municipality has notified the City of Calgary throughout the preparation of the plan and provided opportunities for comment through formal circulations and the Intermunicipal Committee.

An Intermunicipal Development Plan was adopted by the Municipal District of Rocky View and the City of Calgary in November 1998 identifying a joint planning area, areas of mutual interest, common policies for land outside of a policy plan area, and a method to deal with Intermunicipal issues. The M. D. of Rocky View/City of Calgary Intermunicipal Development Plan (IDP) acknowledges that both municipalities may adopt statutory plans in the future that apply to land within the IDP area and "any such plans, plan amendments or policies that have been adopted, subject to appropriate intermunicipal referral and consultation, through either statutory or non-statutory public hearings of either Council, shall prevail." The policies of the Central Springbank ASP, once adopted, will take precedence over IDP policies in the Intermunicipal Development Plan Area.

1.3 Community Settlement

Non-indigenous settlement of the Springbank area began in earnest with federal legislation for homesteaders under the *Dominion Lands Act*. Settlers were attracted from Europe and Eastern Canada with the opportunity to own land. By the early 1900s Springbank had become a productive and socially vibrant agricultural community. Agriculture was based on pastureland and fertile cropland, followed by the introduction of dairy farming as a primary agricultural pursuit.



Homesteader Family

A closer look at the history of Springbank reveals that the community has been greatly influenced by development trends in the City of Calgary. By the 1940s, when Calgary's population was in excess of 90,000, Springbank played an important role as an agricultural supply region for the city. Springbank supplied the City with much of the raw agricultural materials that sustained the agricultural processing based economy of the Calgary region. The discovery of oil and gas in 1947 established Calgary as the hub for industry. Migration to Calgary from rural residents, in addition to other cities, led to Calgary's largest population boom since the settlement of the west in the early 1900s. Pressure for residential development was beginning to compound in the Springbank area given its close proximity to Calgary and the increased availability of urban

conveniences. As early as the 1950s, the Springbank area was attracting rural residential living. Rural land was cheaper to buy, taxes were low and improved roads made the commute to Calgary manageable.

The current settlement pattern evolved under the governance of successive Calgary Regional Plans, prepared by the Calgary Regional Planning Commission, which attempted to preserve agricultural land and deter the intrusion of residential development. In 1963, regional policies tried to discourage non-agricultural development from locating in rural areas by introducing a minimum parcel size of twenty-acres. It was assumed a twenty-acre parcel size would deter small rural residential development and preserve agricultural land. By 1971, the 20-acre parcel rule was revoked, and in its place, residential development was limited to seven four-acre lots per quarter section. By 1984, regional policy permitted residential development on lower capability agricultural land, and encouraged further subdivision of previously subdivided 20-acre lots.

Over the last decade, Central Springbank has experienced a wave of applications for subdivision and development. Over 1,000 lots have been created since 1989 with 65.8% of them two to four acres in size for residential purposes.

The number of dwelling permits mirrors the subdivision statistics where 874 residential permits were approved in the Plan Area over the previous ten years, with the average values escalating from \$169,770.00 to \$376,586.21.

Table: Number of Lots Approved by

	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	Total
0 - 1.9 Acres	0	2	0	2	0	0	1	65	1	1	0	72
2 - 3.9 Acres	78	154	25	28	102	23	92	73	58	5	50	688
4 - 9.9 Acres	35	39	32	23	20	22	8	26	22	9	5	241
10 - 19.9 Acres	3	4	5	2	5	1	1	3	3	1	1	29
20 + Acres	0	0	1	2	0	4	2	2	1	3	0	15
Total	116	199	63	57	127	50	104	169	85	19	56	1045

(Source: M.D. of Rocky View records)

1.3.1 Demographic Data

In 1996 Statistics Canada recorded 4,209 persons residing in the Plan Area, representing 18% of the population of the Municipality. The average number of people in each household in 1996 was 3.3 persons. This is slightly higher than the municipal household size of 3.2 persons per household and the provincial average of 3.1 persons per household.

The community profile generated from the landowner survey conducted in October 1999, confirms the historical development statistics and the 1996 census information. The majority of people have lived in Springbank less than 10 years, own 4 acres or less, and use their land primarily for residential purposes. Two-thirds of the adults are between 35 and 54 years old and

54% of the households have one or more school-age children. The Executive Summary of the landowner survey is included in Appendix 1.

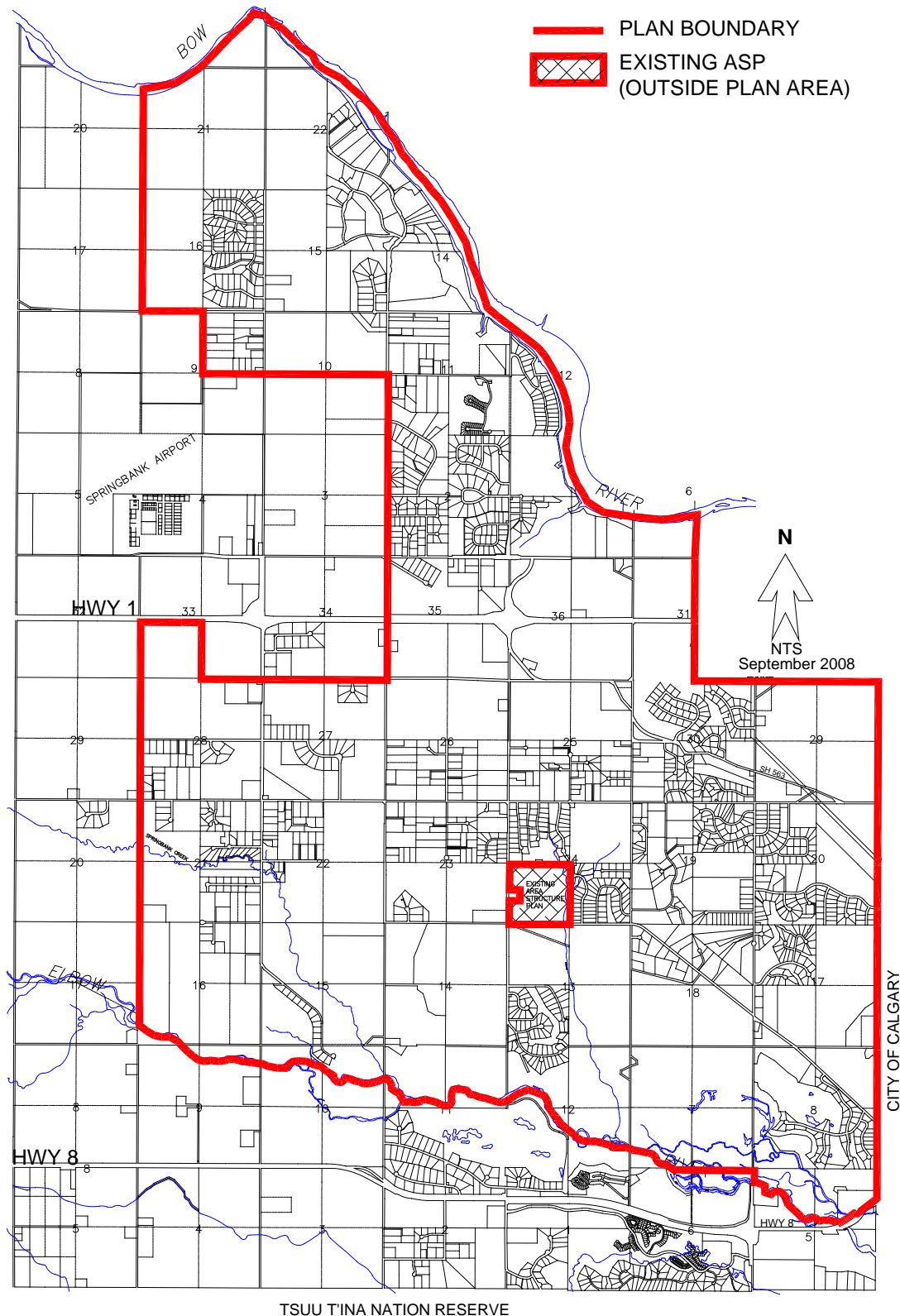
1.3.2 Anticipated Population Growth

Anticipated population growth for the Central Springbank area has been calculated using historical information and projections based on the full build out of the Plan Area.

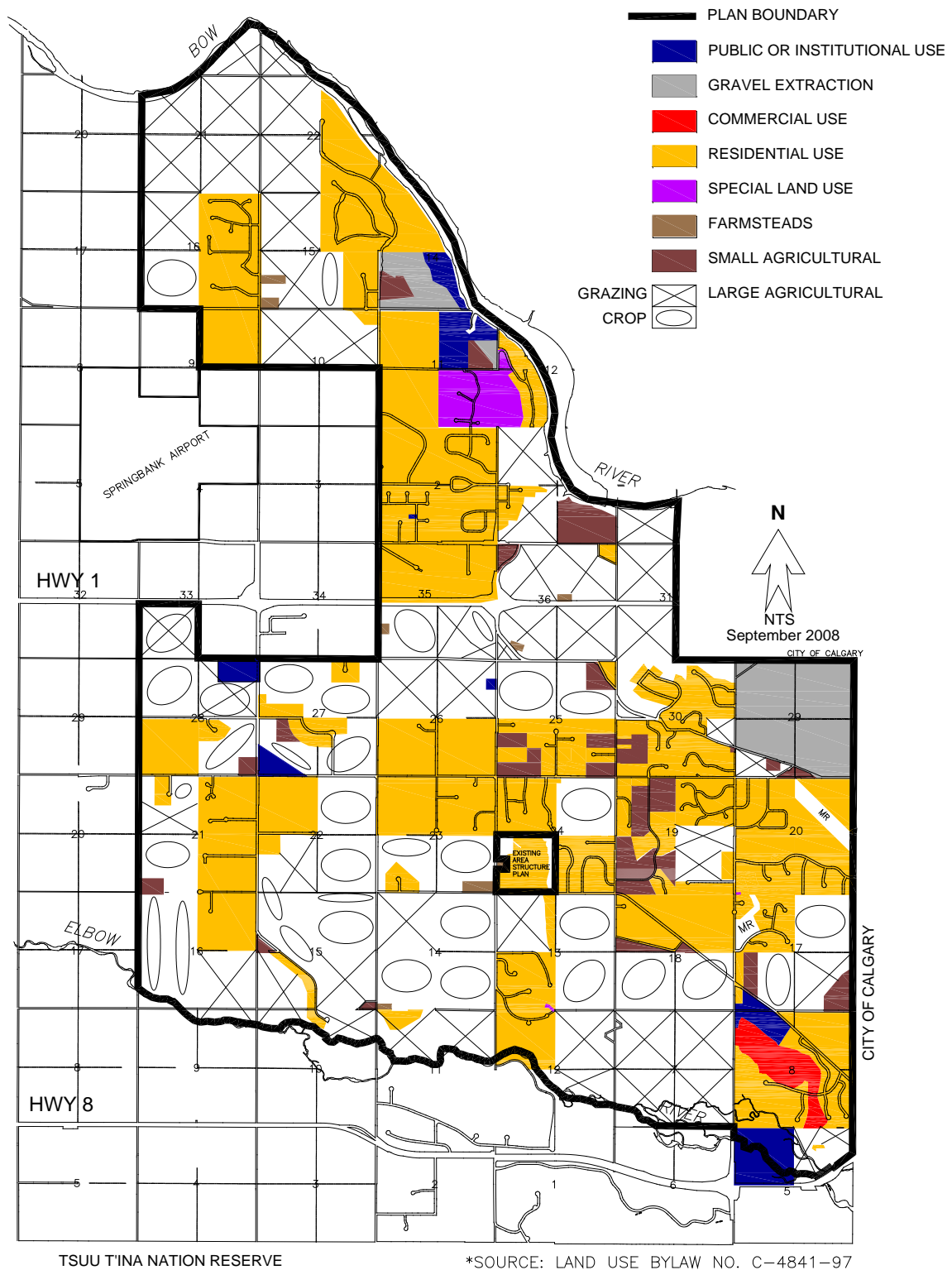
The cumulative long-term growth rate average for the Municipal District of Rocky View between 1981 and 1996 is 10.73% in the regional context.

The anticipated population for the Central Springbank area including the existing development, the re-subdivision potential of existing larger parcels and new residential development will likely be in the maximum range of 29,000 to 36,000 people at full build-out, depending on the density and development guidelines for the Plan Area. The actual population for the area will also be dependant on the serviceability of the area, the market and the desire to change the existing land use.

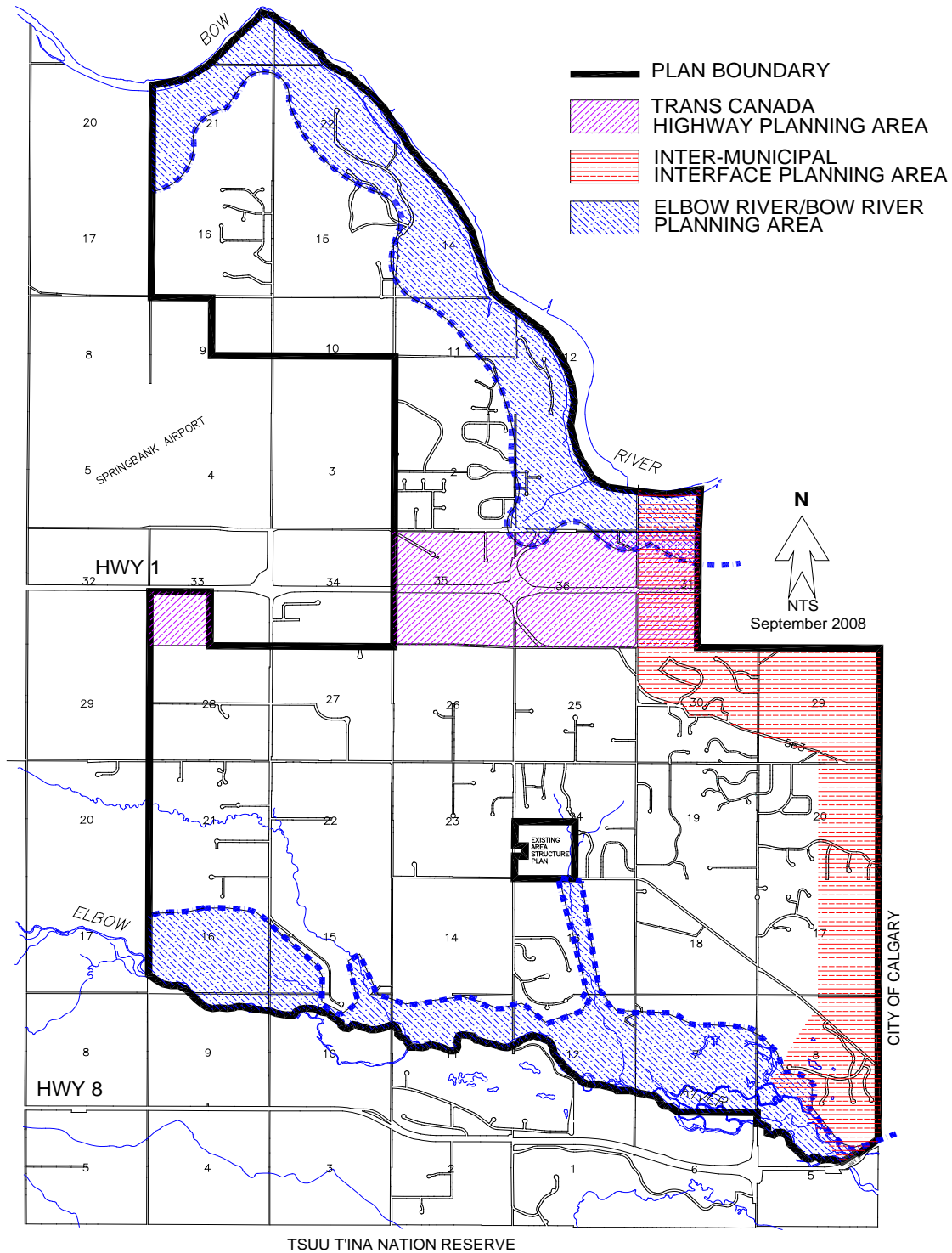
Map 1 - Plan Area



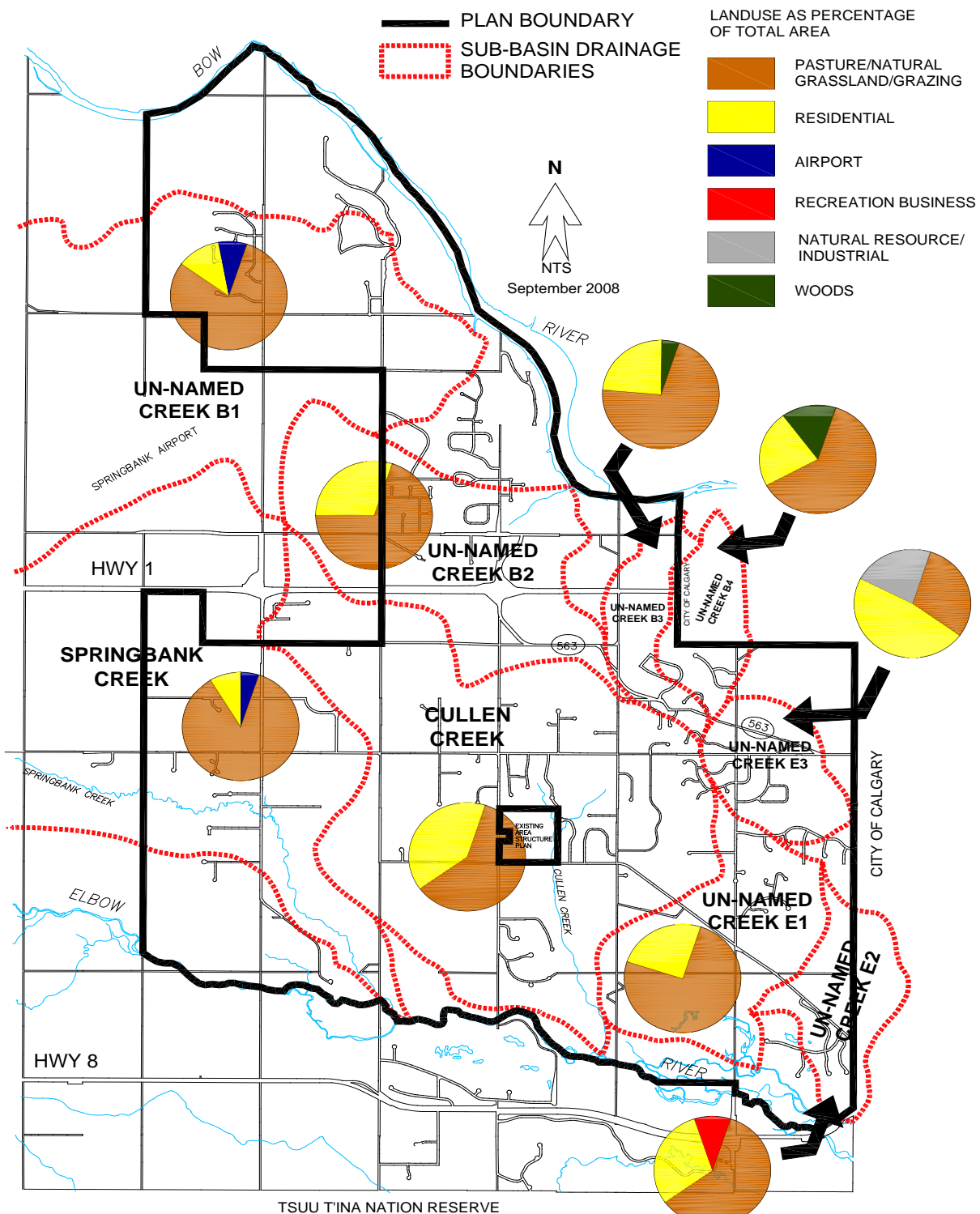
Map 2 - Current Landuse



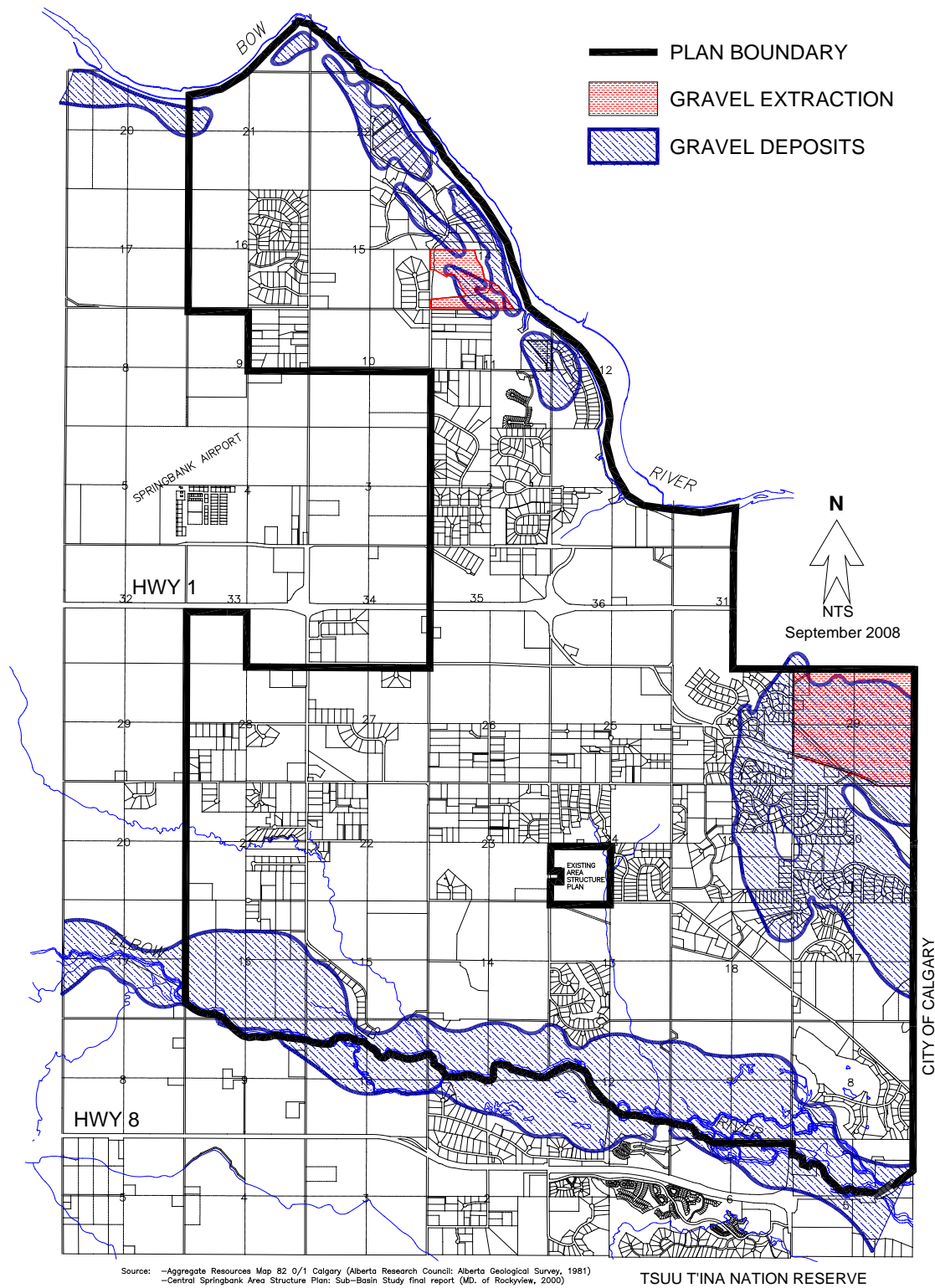
Map 3 - Special Planning Areas



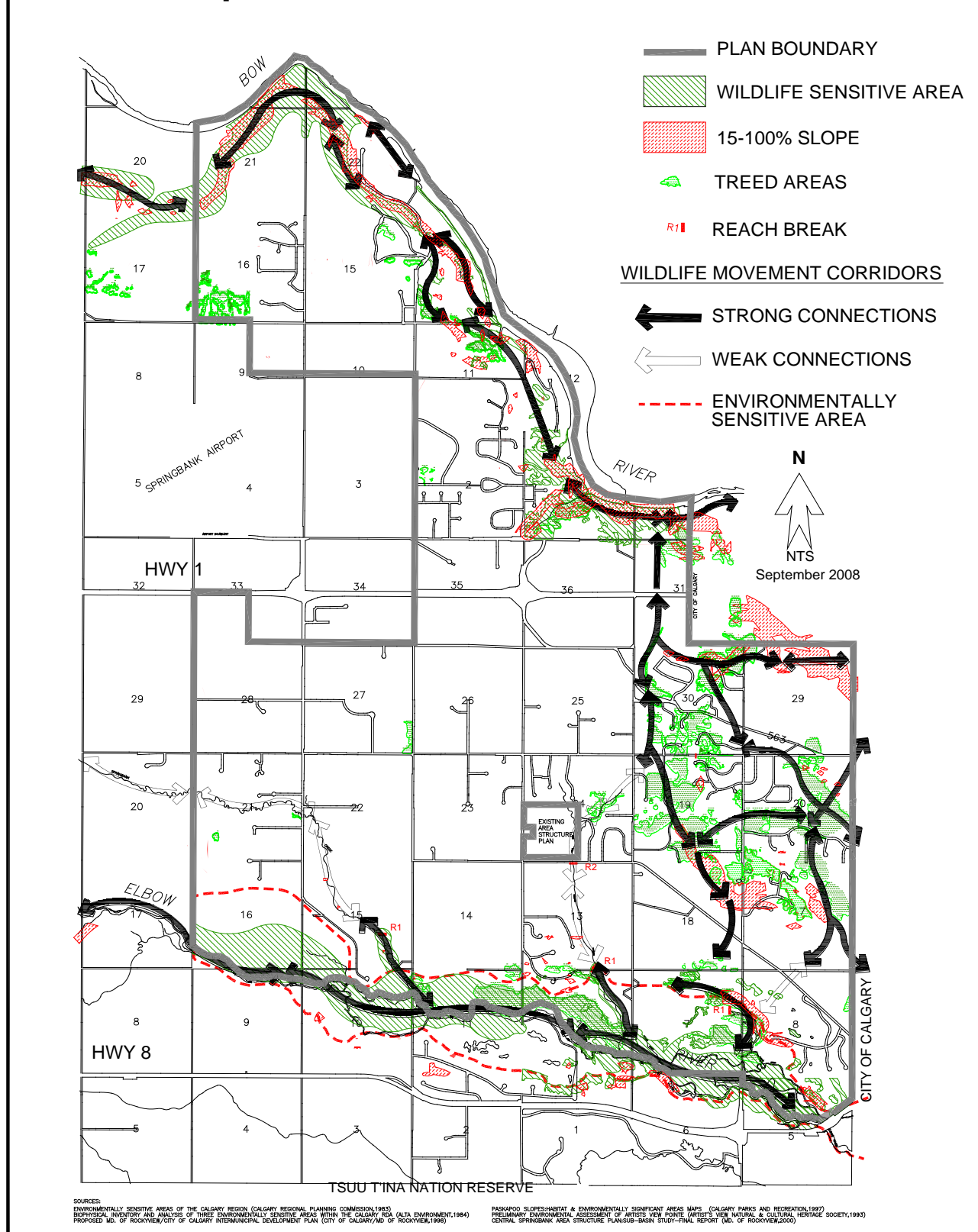
Map 4 - Sub-Basin

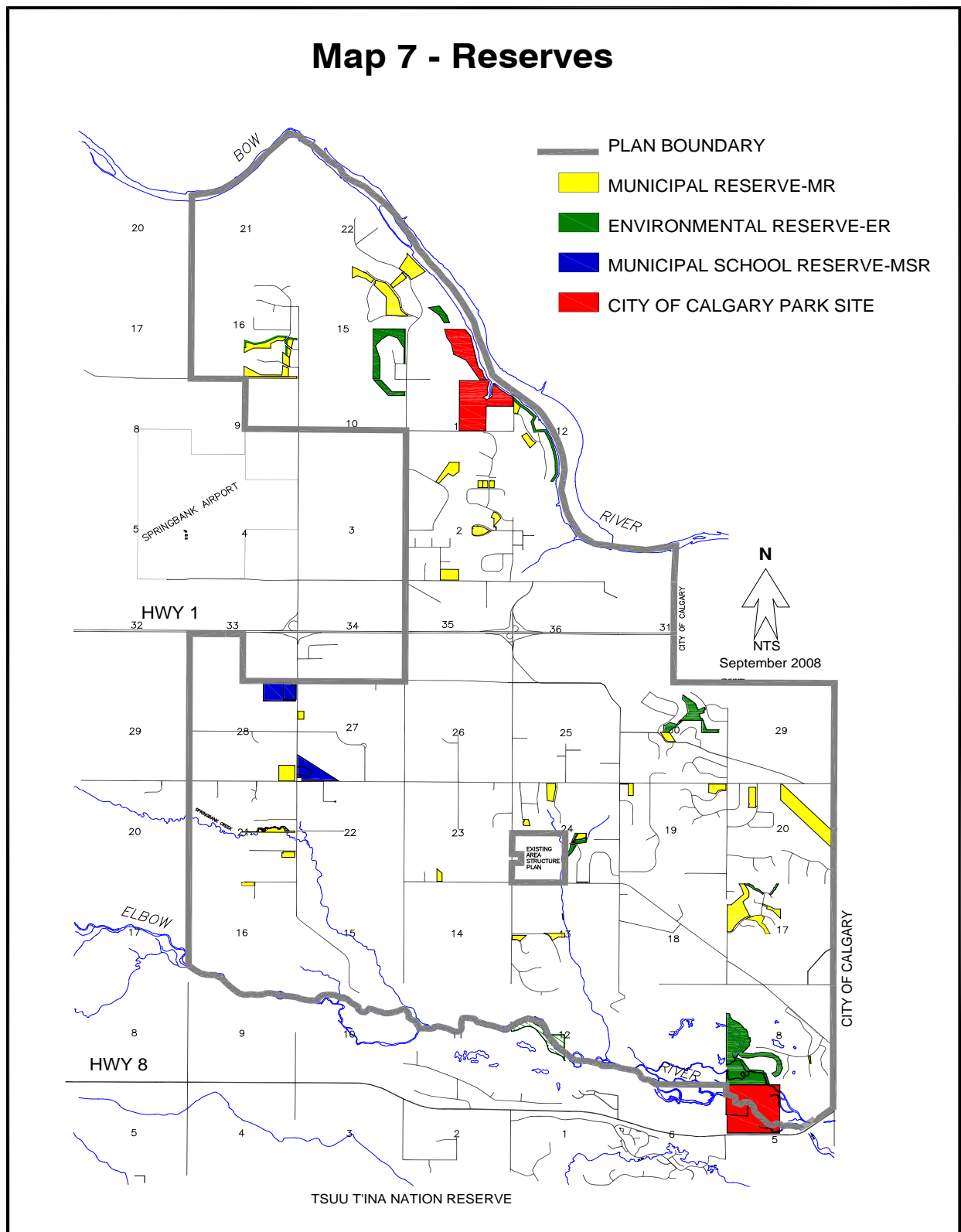


Map 5 - Gravel Resources

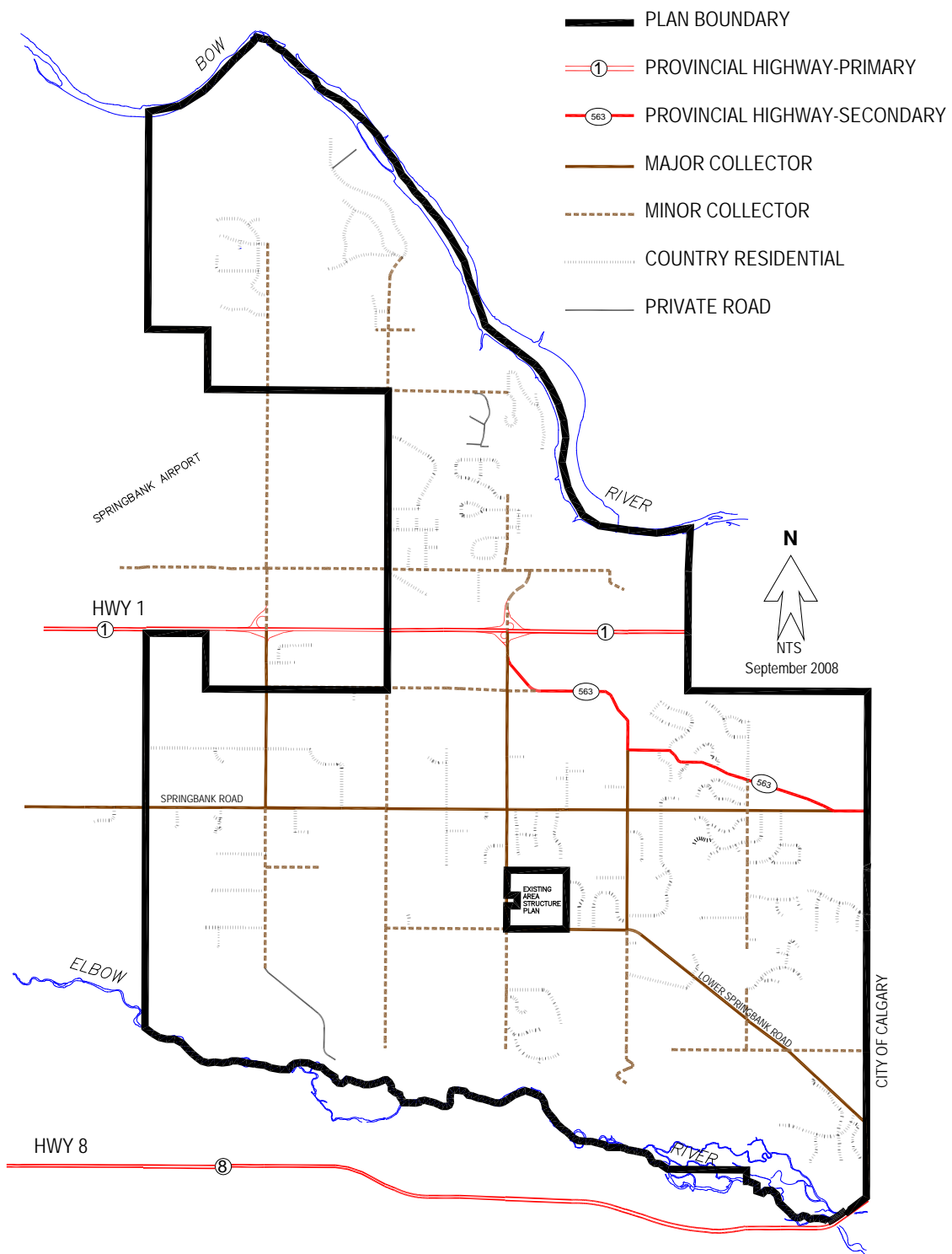


Map 6 - Environmental Constraints

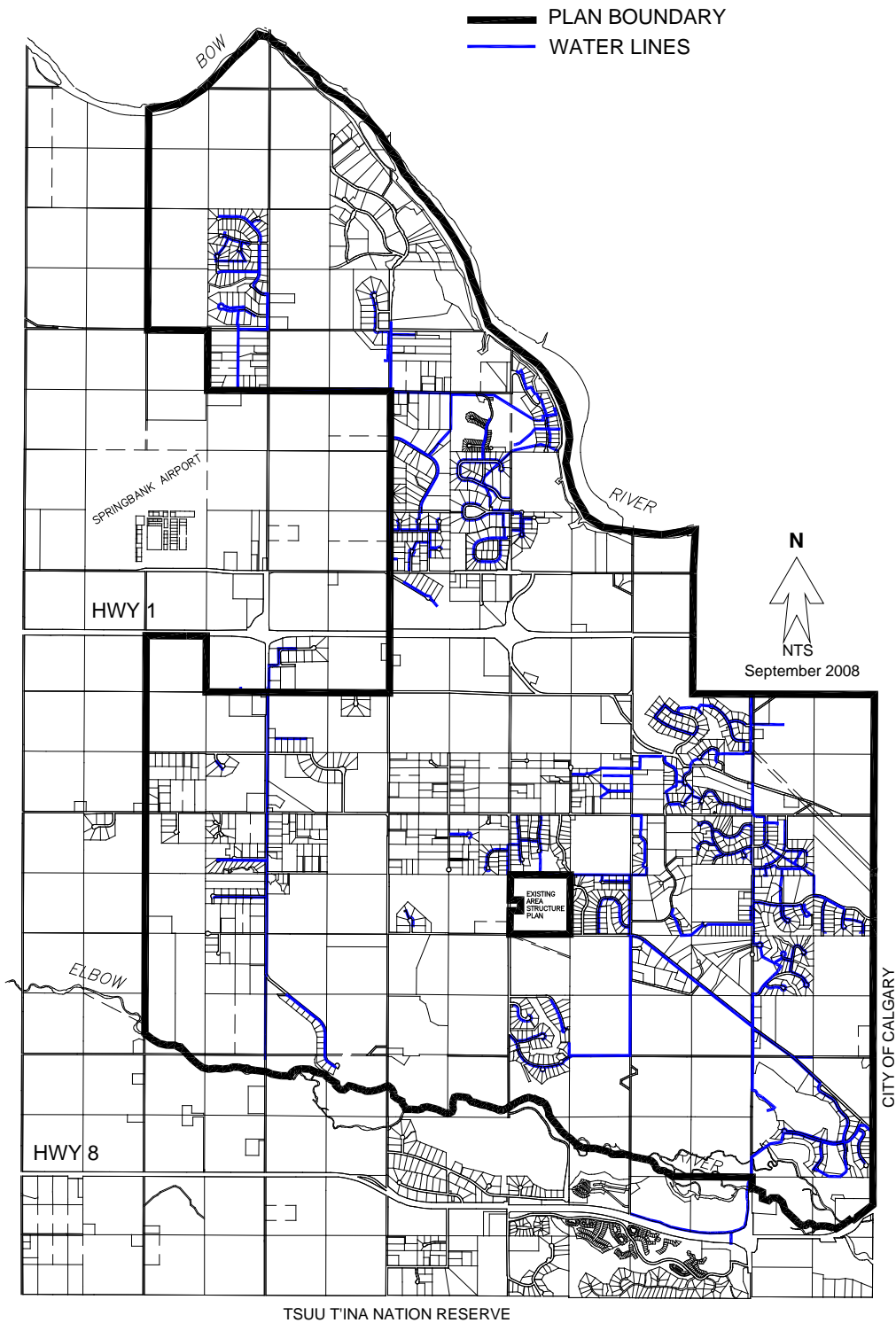




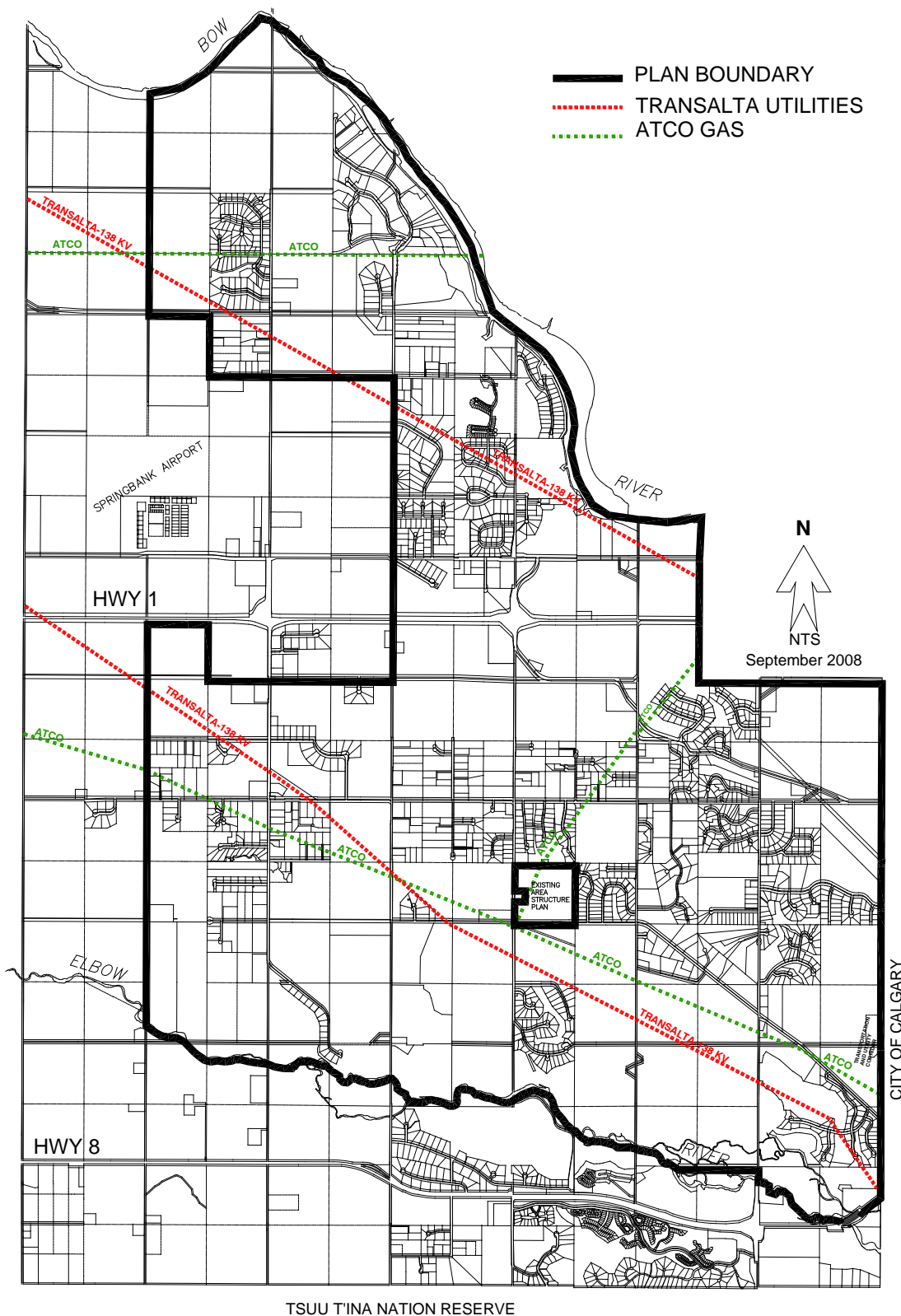
Map 8 - Existing Road System



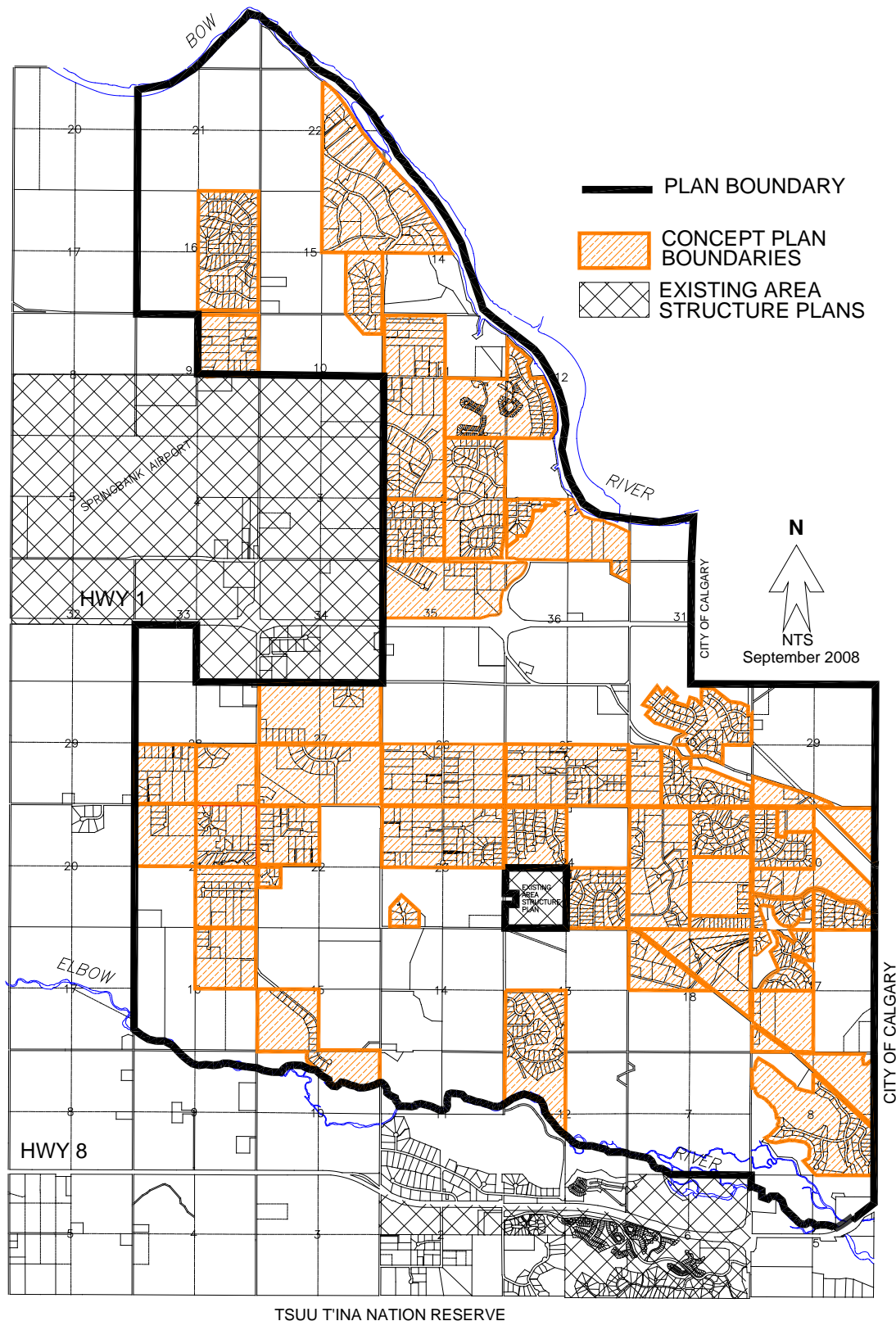
Map 9 - Existing Water Systems



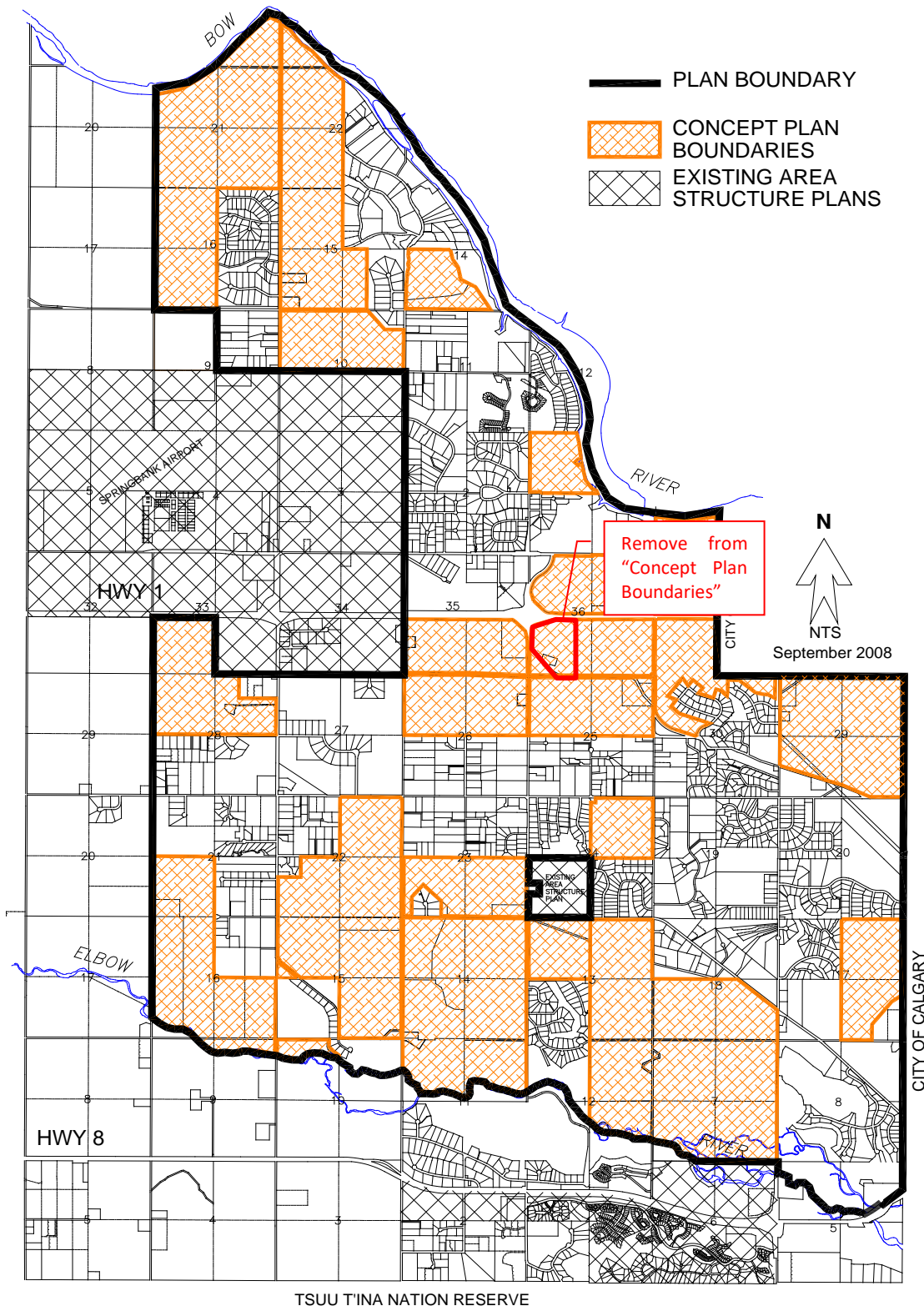
Map 10 - Natural Gas / Electrical Utilities



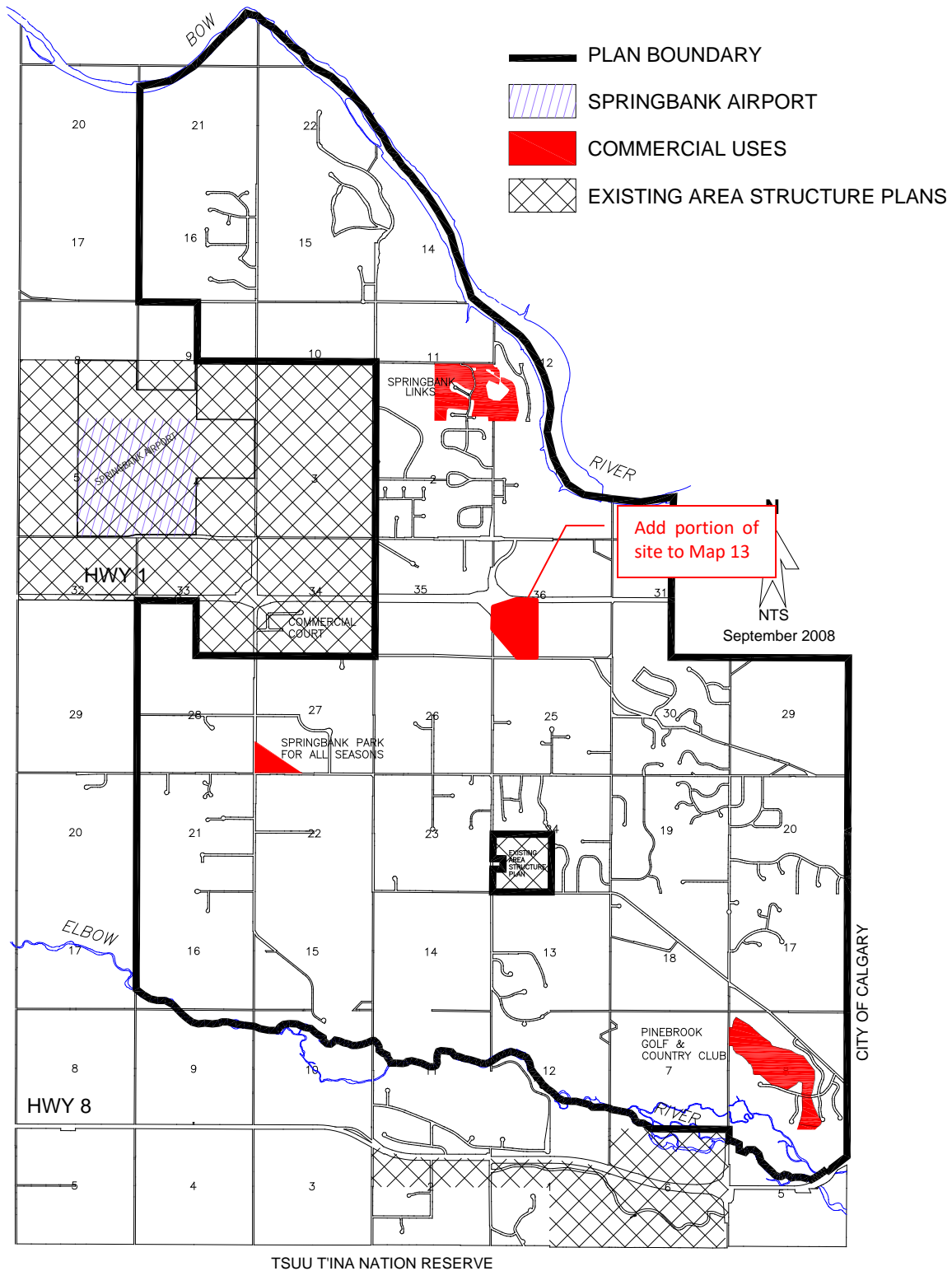
Map 11 - Infill Residential



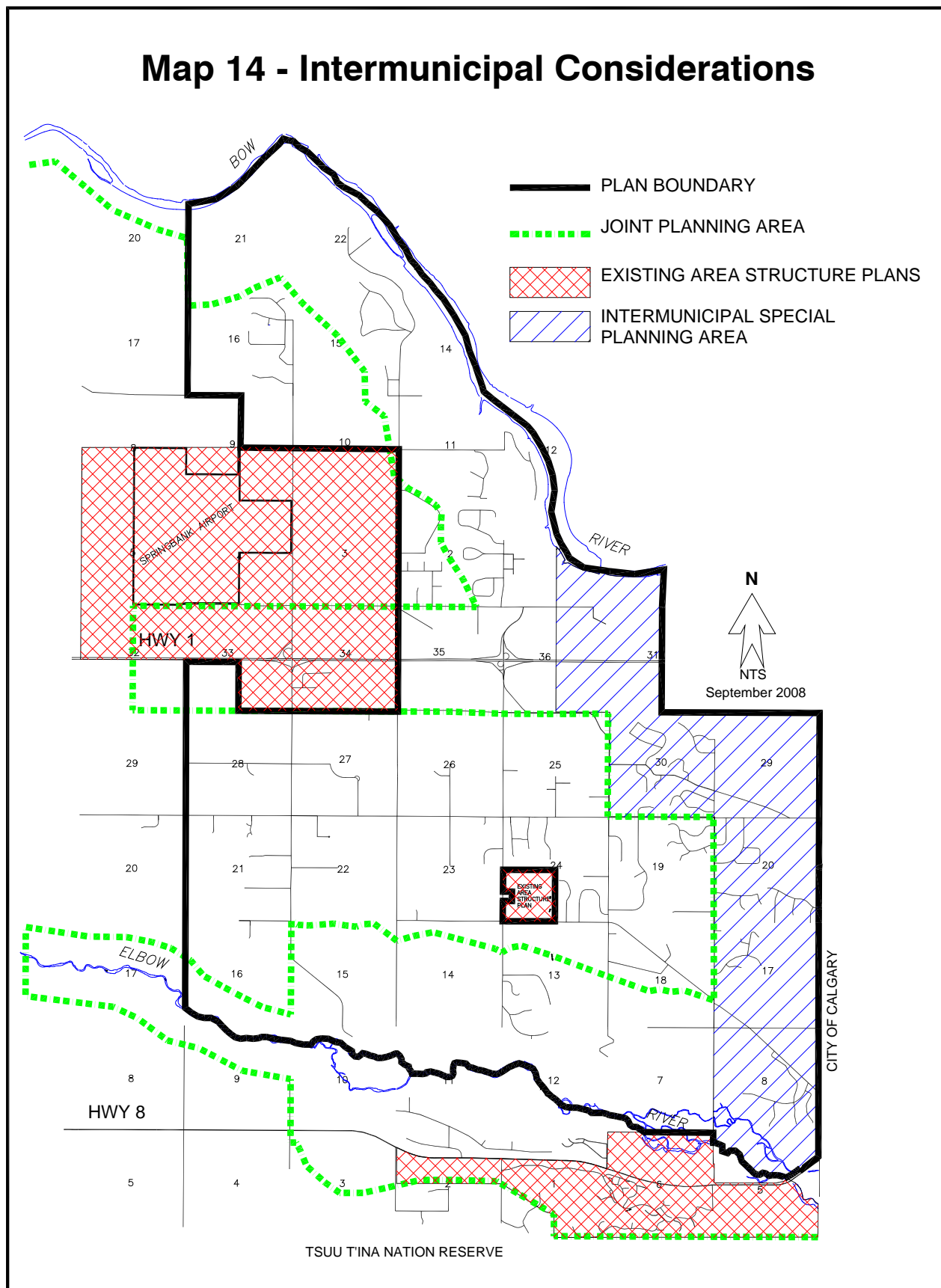
Map 12 - New Residential Areas



Map 13 - Business Development



Map 14 - Intermunicipal Considerations



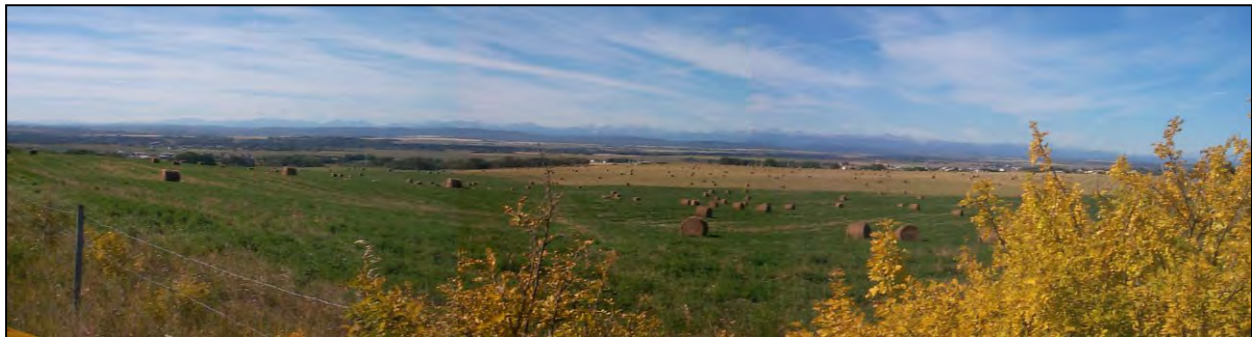
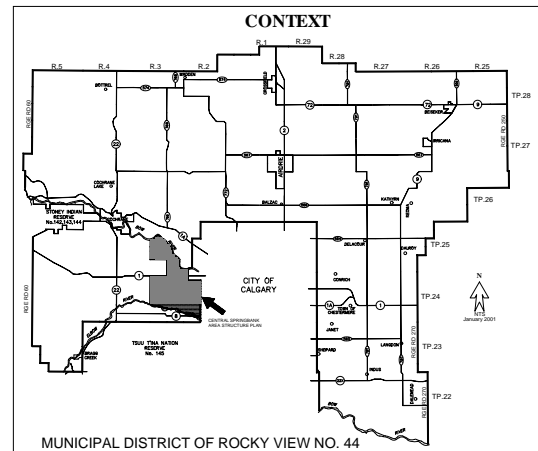
PART II

2.0 POLICY AREAS

2.0.1 Plan Philosophy

The philosophy of the Plan has evolved through consultation with stakeholders, investigative research, discussion, and debate. The philosophy of the Central Springbank Area Structure Plan is to:

- Guide change, identify expectations for future land use changes, subdivisions and development by providing clear direction to the existing community, the development industry, Council, and Municipal Administrators
- Plan for responsible and balanced growth
- Create a harmonious integration of future subdivision and development with existing land uses and developments
- Minimize development impacts on the environment particularly with respect to watershed issues
- Treat all landowners equitably



View to the West

2.0.2 Vision Statement

The following statement is a vision developed by community residents, stakeholder groups and the Steering Committee to guide future growth in the Central Springbank area:

Central Springbank offers a rural lifestyle that blends residential uses with its agricultural heritage. The beauty and tranquility of Central Springbank coupled with the environmental sensitivity of the area, including the Bow and Elbow Rivers and their watersheds, requires responsible integration of further development through the guidance of the Area Structure Plan.

2.0.3 Land Use Strategies

The land use strategies implement the vision statement and form the basis for the subsequent policies in Part II.

- a) Agriculture is a dominant land use within the Plan Area and will continue to have a strong presence in the community. Any conversion to non-agricultural uses must be integrated with and respectful of agricultural operations.
- b) Sub-Basin planning throughout the Central Springbank area will be required as an initial assessment for development potential and capacity for any site using Best Management Practices as a standard.
- c) Appearance and visual impact on the landscape and existing development will be important for development in the future.
- d) Conceptual schemes for defined areas will be required throughout the Plan Area to provide greater input by those directly affected by proposed land use and development changes within a defined area.
- e) Open space and pathway systems will be expanded through future development and the protection of environmentally sensitive areas.
- f) Connective open space systems including pathways, parks and open areas throughout the community will be established and developed.
- g) Existing and future transportation networks will be identified and protected for the Central Springbank area and the Municipality.
- h) Utility servicing will play a major role in future development and its phasing within the Plan Area. A comprehensive utility servicing strategy involving possible regional solutions must be established before any further development occurs within the Plan Area.
- i) Guidelines for residential areas will establish the future parcel size and density ranges for the three defined residential areas.
- j) ~~Regional business development will be directed to the Springbank Business Park, outside the Plan Area.~~ Regional business development is provided in accordance with areas identified on Map 13 or directed to the Springbank Business Park (outside of the Plan Area).
- k) Local business development should accommodate only services in the Plan Area that cannot be provided elsewhere.
- l) Interface treatment between the City of Calgary and M.D. of Rocky View will be incorporated to integrate the different forms of land use and reduce the potential for conflict.
- m) On-going dialogue between the Municipality, The City of Calgary and the Province on issues of mutual interest, will be encouraged.

CHAPTER 2.1

2.1 *Community Development & Heritage*

Building a community is not the result of a single individual, a development, or one event, but through a series of activities, maturing development, and detailed designs accompanied by a concerted effort of many, a community will evolve. Design encourages community interaction and fosters openness to create a place that can be enjoyed and treasured. Visually, the landscape is both a spiritual and historical resource and forms the basis of our sense of location, identity, security and well being.

Community activities, recreational facilities, cultural events or celebrations provide the foundation for introductions, relationships, and commonalities resulting in community pride and a sense of belonging.



Springbank Cheese Factory as rebuilt in 1906

Part of community building is developing awareness for an area's heritage. Rural heritage includes not only knowledge of it's archeological and settlement past, but also includes landscape features. Rural landscapes include panoramic views, stands of vegetation, fence lines, historic trails or routes and structures. Recording these features or structures will be important as changes occur throughout the community. Opportunities will present themselves to retain and incorporate the 'historical story' that will enrich the community with its knowledge of its past.

Quality of life is a magnet that draws people to an area for a desired lifestyle and amenities to enhance their lives. Living in a rural environment is a personal choice that provides a unique living alternative for many people that work, shop, and entertain in the City of Calgary. Lifestyle attracts development, yet people build community. Future conceptual schemes will initiate a comprehensive approach to planning of the physical community, with the interest of retaining and building community spirit as the physical environment matures.

Recreation and cultural programs enhance the quality of life and to date have been available through the Rocky View West Recreation Board. A variety of recreation facilities exist in the community that are associated with the Recreation Board such as Springbank Park for All Seasons and the Springbank Equestrian Centre. Other independently operated facilities such as the Springbank Heritage Club, Springbank Community Hall, golf courses, driving ranges and the nearby Springbank Airport offer unique recreational experiences for residents. Recreational venues often become a community meeting place that fulfill both personal and community benefits socially, emotionally and physically.

2.1.1 **Goals**

- a) To guide future changes that will facilitate a community suitable for all ages.
- b) To seek opportunities that will build community pride and sense of belonging.
- c) To encourage the creation of public space and public events that foster and contribute to the interaction of residents in future development.

- d) To identify and protect heritage structures by integrating them, along with rural landscapes, settlement events, and homesteader names, in new development.
- e) To encourage a wide range of recreation and cultural activities for a broad cross section of the community.

2.1.2 Social Community Development Policies

2.1.2.1 General Policies

- a) The Municipality will support programs that broaden the understanding, awareness and appreciation of the settlement history of the area, the health of the watershed, open space systems, and cultural events.
- b) The Municipality will support programs and educational opportunities that recognize and celebrate the presence of agriculture in the community such as agricultural demonstrations, fairs, working farms or ranch visits and/or farm stays.
- c) Distinctly different but adjacent land uses should be encouraged to adopt a 'good neighbour policy' in such matters as setbacks, agricultural hours of operation, agricultural practices, domestic animals, site lighting, and joint maintenance of fence lines.
- d) Residential development adjacent to wildlife habitat should consider restricting the number and/or range of domestic pets reducing any potential conflicts that may arise.
- e) Public and private agreements to create, manage and maintain a linked open space system should be encouraged.
- f) At the time of conceptual scheme preparation, the safe and appropriate location for support services such as community mailboxes should be considered in conjunction with the future transportation network and walkway system.

2.1.2.2 Institutional Policies

- a) Cultural growth and enhancement should be encouraged through programs and support facilities such as museums, studios for music or art, libraries or community centers and their location should be incorporated into future conceptual schemes.
- b) Institutions serve as meeting places for both residents and visitors. They should be architecturally recognizable on the landscape to express they are public spaces, while considering the compatibility with adjacent land uses, building setbacks, servicing, the functionality of the site, visual impacts, and signage.
- c) Future institutional development such as schools, places of worship, and other community institutions, should benefit the local community by adding community amenities and open space for area residents, and such benefits should be outlined in future conceptual schemes.



- d) Early consultation with the affected school boards is required to identify future school sites and assist in securing additional sites throughout the community.
- e) School facilities should be developed as multi-disciplined joint use facilities, offering access to a wide composition of the community to satisfy a variety of needs and opportunities, including the provision of open space and daycare.
- f) Community awareness and participation in recreational activities should be promoted by offering a wide range of recreational and cultural programs, which will include but not be limited to agricultural, athletic, social and educational events and programs.
- g) The Municipality should endeavour to support existing and new community recreational facilities, such as the Park for All Seasons, financially and otherwise in accordance with a comprehensive strategy established by the Rocky View West Recreation Board's Master Plan.
- h) In accordance with the Rocky View West Recreation Board's Master Plan, a comprehensive strategy for the future recreational needs and facilities serving the area should be established with the aim of making future facilities as financially self-sustaining as possible. Development of new recreational opportunities will investigate the use of joint use sites and facilities.
- i) Future expansion opportunities for Springbank Park For All Seasons and the Springbank Equestrian Centre should be incorporated into the conceptual scheme for lands adjacent to these facilities.

2.1.3 Heritage Policies

An understanding of an area's past enriches a community's future. The productive land and the river valleys were the basis for settlement of both native and non-native peoples. The Peigan people of the Blackfoot Nation and Stoney tribe hunted in the Springbank area for the buffalo that grazed the plains to provide for their food, clothing, fuel and shelter. Other animals that lived along the rivers, such as deer and elk were another supply of food and clothing. The non-indigenous settler was drawn to the area for its pastureland and rich cropland

through the Dominion Lands Act (1872), which was a piece of Federal legislation that encouraged the settlement of western Canada. With the extension of the Canadian Pacific Railway in 1886, the area became an attractive location for settlement. Many homesteaders journeyed west by train from eastern Canada and Europe to capitalize on the offer of rich agricultural land throughout Alberta. This optimism came to define Springbank's role in the region as a hinterland of agricultural production for the Calgary region and beyond.

Central Springbank has evolved from a rural agricultural community to a community in transition. The transition from an agricultural hinterland to a rural residential community has altered the physical form and social composition. Recording and retaining either the structures, features or simply the story of an area's past is the mutual responsibility of the community, the



Heritage Barn

Municipality and the Province. The Province requires the documentation and possible retention of pre-historic and native settlement past, and the Plan encourages signs of previous agricultural settlement to be documented and retained wherever possible. Farmhouses and barns, fence lines and windbreaks, bridges and trails are pieces of the area's past and the story of their establishment should be re-told.

- a) Agriculture played an important role in the original settlement of the community. In order for the community to develop an appreciation for the agricultural industry and its cultural landscapes, greater collaboration between landowners, agricultural operators and the community is encouraged.
- b) In the preparation of a conceptual scheme, consultation with the Province is encouraged to determine if the defined area has been identified as having potential for archeological or historic sites and the appropriate alternatives to protect the resource should be included in the conceptual scheme.
- c) In conjunction with the Springbank Historical Society, existing historical resources should be documented by assessing and completing an inventory of buildings of settlement vintage to record the Plan Area's pioneer heritage. The list of historical resources is available from the Springbank Historical Society, or the M.D. of Rocky View.
- d) Good stewardship of heritage resource management should be encouraged to retain, recycle and/or restore features and buildings of local significance to settlement history into conceptual schemes and future land use changes. This could be achieved by a variety of means including the dedication of reserves, the creation of a private park, or if necessary, the relocation of notable structures to other locations within the conceptual scheme area.
- e) Restoration, designation and preservation of provincially significant buildings should follow the guidelines established by the Province of Alberta.
- f) Features of cultural landscapes, such as the Old Banff Coach Road right-of-way, hedgerows, wind breaks, bridges or fence lines, should be integrated into future land uses and subdivision wherever possible to retain the heritage features of the area.
- g) Preservation of heritage and local historical sites or features such as the Old Banff Coach Road corridor from Upper Springbank Road to Highway 22 is encouraged. Heritage routes, features or points of interest such as Old Banff Coach Road should be incorporated into route design. Interpretative signage is encouraged where applicable.
- h) Names for future development and/or roads should incorporate the names of settlement families, historical events or locations.



*Portion of original Old Banff
Coach Road Route*

CHAPTER 2.2

2.2 Agriculture

Agriculture was the driving force of settlement in the late 1800s and early 1900s and the opportunity to own land drew homesteaders by the hundreds. Springbank settlers were attracted by the pasture and cropland and Calgary's market led the way for the introduction of dairy farming.



Colpitts Dairy Barn

Today in Springbank, the raising of livestock, mostly beef cattle and horses, hay and green fodder and cereal crops are the predominant forms of agriculture. Active farmland is primarily found in large unsubdivided parcels covering over half of the Plan Area (as shown on Map 2) which are owned by a limited number of long-time residents. Smaller agricultural parcels, such as equestrian facilities and horticultural operations, can also be seen on the landscape. Large segments of Springbank's farmland

have experienced a transition from agriculture to residential uses over the past four decades.

Shifts in agricultural markets and the introduction of competing non-agricultural developments have diminished opportunities to expand traditional agricultural operations and lessened the viability of traditional agricultural pursuits. However, the Municipality supports the Provincial legislation under the Agricultural Operations Practices Act and the Farming Practices Statutes Amendments Act ("Right To Farm" Legislation), which protect farming operations from nuisance lawsuits where producers are following municipal land use bylaws, generally accepted agricultural practices, and any regulations that are established by the Minister.

Agriculture, its role within the sub-basins for both stormwater quantity and quality, and the visual amenity it provides also heightens the significance and importance of efficient and effective land use decisions for the 57% of the land within the Plan Area that is currently used for agricultural purposes. A conscious effort and dual responsibility to both the present and future community will be an important factor in maintaining the viability of agriculture in Central Springbank.

Given the intense residential development pressures in Springbank, an objective of this Plan is to ensure that any residential development is respectful to existing agricultural operations and integrated sensitively into agricultural areas. Through the preparation of conceptual schemes in support of redesignation and subdivision applications, new development will be required to create transitions between agricultural and residential land uses.

2.2.1 Goals

- a) To support and implement the Province's Right to Farm legislation, and to uphold and individual's right to continue farming.
- b) To ensure that if non-agricultural development is deemed appropriate, it is sensitively integrated with existing agricultural areas through the preparation of conceptual schemes.

- c) To protect the future development potential of existing agricultural lands by guiding the transition of future development through conceptual schemes.
- d) To integrate agricultural land uses, both traditional and contemporary, into existing and future development.
- e) To foster a greater understanding and appreciation for a healthy, responsive agricultural environment in the community.
- f) To raise awareness of the significance of agricultural lands in Best Management Practices, and in preserving healthy watersheds.

2.2.2 General Agriculture - Policies

- a) In support of the Province's 'Right to Farm' legislation, conceptual schemes must acknowledge and strive for compatibility with adjacent agricultural lands and operations.
- b) Non-agricultural uses should only be considered through the guidance of conceptual schemes and should not compromise the productivity, health and viability of local agricultural activities.
- c) Agricultural land uses should:
 - Incorporate and implement Best Management Practices for all agricultural operations
 - Participate with Provincial and Municipal initiatives to improve and implement methods of Best Management Practices
- d) The creation of a single residential lot from an unsubdivided quarter section for the purposes of a farmstead should be considered in accordance with the Municipal Development Plan.
- e) The creation of new or the expansion of existing intensive livestock operations shall be in accordance with any Provincial regulations and shall be sensitive to the proximity of residential uses, and any potential impacts on the City of Calgary and the Bow and Elbow River watersheds.
- f) Agriculture played an important role in the original settlement of the community. In order for the community to develop an appreciation for the agricultural industry and its cultural heritage, a greater collaboration between landowners, agricultural operators and the community is encouraged.
- g) Agricultural heritage buildings and cultural landscapes should be integrated wherever possible into future land use and development changes.
- h) Acknowledgement of the presence of agriculture in the community should be encouraged through educational opportunities.

2.2.3 Contemporary Agricultural Opportunities in Central Springbank - Policies

- a) The introduction or practice of contemporary agricultural uses in the community can be facilitated provided:
 - It is compatible with the character of the area

- The site can sustain the proposal as it relates to the type, scale, size and function
 - A rationale has been provided and is accepted by the Approving Authority
 - There is minimal impact on adjacent lands
 - There is minimal impact on Municipal infrastructure, such as the road network and stormwater management
 - There is minimal impact on the environment, including air quality, surface and groundwater hydrology
- b) All existing or proposed contemporary agricultural development must follow Best Management Practices for stormwater runoff.
- c) If deemed necessary by the Municipality, a Traffic Impact Assessment detailing traffic generation from the development and its cumulative impacts on the road network should be prepared. Road improvements to support the development will be provided by the proponent to the satisfaction of the Municipality.



Contemporary Agriculture – Tree Farm

CHAPTER 2.3

2.3 Physical Development Guidelines

The Central Springbank Area Structure Plan strives to maintain and strengthen the community that enriches the lives of present and future residents. Components include features such as connecting open areas and walkways, to a better understanding and appreciation of the physical features and environmental health of the land and watersheds. Policies alone cannot build a better community but lay the groundwork for its realization. The implementation of the policies will be the responsibility of citizens and the Municipality to build and retain a sense of community and belonging through future development.

The purpose and intent of this chapter is to establish the requirements for development within the Plan Area. It outlines the required elements of conceptual schemes and the special requirements in the identified Special Planning Areas. All future development proposals will be required to address the criteria established in this chapter.

An aspect of community development is the protection of its residents. Police, Fire, and Ambulance services are integral in fostering the development of a safe and livable community.

Emergency services are provided to the community of Central Springbank by several sources. Presently, the RCMP Detachment in Cochrane serves the community along with a detachment of Municipal District of Rocky View Special Constables enforcing the bylaws of the Municipality and statutes of the Highway Traffic Act. Medical services are available within the City of Calgary, the Hamlet of Bragg Creek and the Town of Cochrane. A contractual arrangement with the City of Calgary Fire Department provides fire services. As the community of Central Springbank grows, the levels of servicing for police, fire and medical services should be monitored to meet emerging needs and the demographic profile of the community.

2.3.1 Goals

- a) To retain and broaden awareness and respect for the landscape and view.
- b) To integrate new development into the rural character of the area.
- c) To sensitively plan new development through the preparation and adoption of conceptual schemes.
- d) To incorporate the policies of Special Planning Areas into new development for the benefit of transitional land uses, open space, and the living environment.
- e) To promote and provide for adequate levels of public safety and service in the community through infrastructure design and location.
- f) To provide appropriate levels of emergency services within the Plan Area.

2.3.2 Physical Development Policies

2.3.2.1 General Policies

- a) Planning for all development should begin with a site analysis to sensitively integrate future changes into the landscape. This analysis should include but not be limited to:

- An understanding of topography, soils, hydrology and climate
 - An evaluation of the environmental sensitivity of the site
 - The identification and preservation of prairie sight lines and views
 - An evaluation of the compatibility with adjacent land uses
- b) Site and building design criteria should be incorporated into new development demonstrating its compatibility with the land and adjacent uses. The criteria should include, but not be limited to:
- Attention to impervious surface coverage per lot
 - Building height and profile
 - Building materials of local origins or character and colours
 - Building and site development envelope
 - Site plan
 - Landscaping plan
- c) A landscape plan will be necessary to integrate new development into the community and provide for transitional treatment between different or incompatible land uses, parcel sizes and/or varying ages of development, in addition to forming an important component of Best Management Practices.
- d) Conceptual schemes adjacent to environmentally significant areas should include a landscape plan that will buffer the proposed development and the significant habitat to reduce any edge effects and restrictions on movement corridors.
- e) A landscape plan should include mature stock that is either native or an adaptable species to the area. A landscape plan may also include other functional site design elements such as paving materials, walkways, appropriate signage, and light standards to reinforce the overall visual character of the area.
- f) A buffer such as landscaping treatment, screening berming, and/or building setbacks on lands adjacent to major and arterial roads, should be implemented to separate residential land uses to mitigate potential conflicts.
- g) Any development requiring a parking lot should consider locating the facility to compliment adjacent land uses, incorporate landscaping, consider the surface finish and the management of stormwater runoff when determining the Best Management Practices for the overall site.
- h) Third party advertising or billboards are not permitted along the right of way of any roads within the Plan Area.
- i) Business and community groups are encouraged to work collaboratively with the Municipality and the Province to develop roadside signage criteria for points of entry, orientation and development identification.
- j) Roadside signage should be compatible with the rural character of the community, un-lit, and consistent in its design and placement along the transportation network.

- k) To avoid any interference with the beauty of the night sky, all outdoor lighting should limit any off-site light pollution.
- l) All development will be responsible for the management and disposal of the solid waste (garbage) generated on site.

2.3.2.2 Conceptual Schemes

- a) In order to provide a wholistic, efficient and thorough approach to community development in Central Springbank, conceptual schemes will be required to guide future land use changes and subdivision within predetermined conceptual scheme boundaries shown on Maps 11 and 12. A conceptual scheme will include, but not be limited to:
 - A future land use scenario including lot design and configuration, parcel size, on and off-site visual impacts, open space connections, servicing strategies and compatibility with adjacent land use
 - A scenario for the integration of the proposed development with existing and adjacent development including the preservation or improvement of existing sight-lines
 - Development phasing illustrating full build-out
 - Any and all constraints to development including, but not limited to topography, environmentally sensitive areas as determined by a biophysical inventory, archaeological or historical sites
 - Architectural controls to guide structural style, building materials and structural siting
 - A Landscaping Plan
 - A Master Drainage Plan and/or Site Implementation Plan including possible alternatives for Best Management Practices for storm water management
 - The location of municipal, school and if necessary, environmental reserve areas
 - The provision of open areas for the purposes of habitat preservation, archaeological or historical sites, regional Best Management Practices, agricultural uses, recreation, highway interface, and/or City of Calgary interface
 - A Traffic Impact Assessment that addresses the location of existing and future transportation networks detailing traffic generation and its cumulative impacts on the road network including the necessary improvements
 - Utility servicing strategies
 - Population densities and projections
 - Input from all directly and indirectly affected landowners within and adjacent to the conceptual scheme boundary throughout the preparation of the conceptual scheme, including a minimum of one (1) open house for the proposal
 - The support of the proposed conceptual scheme by the majority of affected landowners
 - Road names incorporating neighbourhood themes or heritage names

- Any other matter deemed necessary by the Municipality
- b) Conceptual schemes must be adopted by Council and will be appended to this Plan.
- c) Minor subdivision applications may proceed without a conceptual scheme when for agricultural purposes, or when all of the following conditions are present:
 - Direct road access is available
 - One (1) lot is being created
 - The proposed lot is 0.8 ha (2 acres) or greater in size
 - The creation of the new lot will not adversely affect or impede future subdivision of the balance lands

2.3.2.3 *Special Planning Areas*

- a) Special Planning Areas geographically group locations of similar characteristics. These areas include the Bow and Elbow River valleys, the TransCanada Highway, and the interface with the City of Calgary as shown on Map 3. Each planning area has specific needs and should be incorporated into the conceptual scheme, over and above the requirements of the conceptual scheme, at the time of its preparation.
 - i) The Bow and Elbow Rivers are significant watercourses throughout the Plan Area that provide natural beauty, a drinking water source, wildlife corridors, fisheries and open space. In the Bow and Elbow River Valleys Special Planning Areas, additional requirements in the preparation of a conceptual scheme include, but are not limited to the following:
 - Maintenance of drinking water quality and supply in the Bow and the Elbow rivers
 - Identification and integration of wildlife corridors
 - Preservation of fisheries
 - Limited removal of vegetation cover
 - Flood fringe and flood way considerations
 - Slope stability
 - Gravel resources and their extraction potential
 - Open space connections to the rivers
 - ii) The TransCanada Highway is a major provincial transportation link for the Calgary region, which requires special consideration for any land use changes along its right-of-way to preserve its regional and provincial scenic significance. In the TransCanada Highway Special Planning Area, additional requirements in the preparation of a conceptual scheme include, but are not limited to the following:
 - Protection of scenic views
 - Development should complement the landscape characteristics of the area
 - No impacts on the functionality of the highway

- ~~Direct development away from the highway including signage~~
- Sensitive height, massing, and architectural detailing of buildings
- ~~Access off Township Roads 245 or 250~~
- Open landscapes abutting the highway right-of-way and appropriate landscaping plans
- Attention to noise and light attenuation and buffering
- Any signage along the TransCanada Highway should be unlit directional signage and meet the satisfaction of the Province



Berming Example

- d) ~~No further business development other than within the Springbank Regional Business Park at the intersection of Range Road 33, outside the Plan Area.~~ **No further business development other than within areas identified on Map 13.** To achieve a compatible and gradual transition between the Plan Area and urban development in the City of Calgary, interface considerations should be incorporated into all forms of future development to create a harmonious transition from one municipality to another. In the Intermunicipal Special Planning Area additional requirements in the preparation of a conceptual scheme include, but are not limited to the following:
- Parcel sizes
 - Site design and building envelopes
 - Visual separation and sound attenuation
 - Integration of open space alternatives
 - Vegetation and building materials
 - Wildlife corridors
 - Transportation links
 - Sensitivity to existing land uses and community characteristics within the City of Calgary
 - Demonstration of initiatives to include City of Calgary residents and planning stage in the preparation of conceptual schemes

Unique features of each Special Planning Area should be integrated into open areas, and preserved for the long-term benefit of the land and future enjoyment of the community.

2.3.3 Emergency Services Policies

- a) The need for emergency services shall be addressed during the preparation of conceptual schemes and during the review of applications for subdivision and development in collaboration with Protective Services and other relevant agencies.

- b) Applications for redesignation, subdivision, or development should ensure proper emergency vehicle access as directed by the Municipality.
- c) Along with other agencies, the Municipality shall monitor the needs of the community over time to ensure appropriate levels of protective service.
- d) In association with the RCMP and other emergency service providers, an adequate level of protection and service should be provided to meet the needs of the population growth and demographic change.
- e) To reduce emergency response time and provide a community focal point, the Municipality should work with relevant agencies to evaluate the feasibility and appropriate location of a new emergency services facility that includes police, emergency medical, and fire services.
- f) Future road names will be approved in accordance with the Municipality's procedures, providing unique identification for emergency services, mail service and local identification.
- g) Organizations and initiatives that support crime prevention should be encouraged by the Municipality.
- h) The Municipality should work with other relevant agencies to promote Architecture and design that deter and prevent crime.
- i) Further public education shall be encouraged that promotes the deterrence of crime.
- j) The Municipality encourages developers to investigate alternate measures to prevent and suppress the threat of fire in new developments in conjunction with the Municipality and other relevant agencies.
- k) Applications for redesignation, subdivision or redevelopment for business uses in the Plan Area may be required to submit Emergency Response Plans to the satisfaction of the Municipality.

CHAPTER 2.4

2.4 Sub-Basin Management

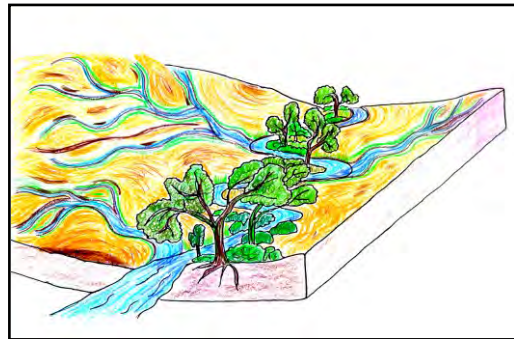
Stormwater accumulates from an individual drop on a parcel of land through the whole catchment of a watershed. Drainage is a combined process of collection and treatment repeating constantly, increasing in volume until stormwater reaches its point of discharge into a river or stream. Assessments of a watershed should include the amount of accumulation to determine the stormwater management methods for future land uses in each sub-basin.

Under the guidance of the Sub-Basin Study prepared for the Plan Area, nine different drainage catchment areas have been identified. Four catchment areas drain into the Bow River while five catchment areas drain into the Elbow River. The Sub-Basin Study provides a biophysical assessment for each basin identifying known areas of significance and the general environmental health of each catchment area. The Study outlines the need for a stormwater management program for both water quantity and quality through Master Drainage Plans and Site Implementation Plans in each catchment area. Refer to Map 4, Sub-basins and Appendix 2 for extracts from the study.

Master Drainage Plans and Site Implementation Plans will guide future changes in each catchment area and assist in determining Best Management Practices. Sub-basins and catchment areas will also play a vital role in the establishment of a future utility strategy. Minimizing future impacts to the Bow and Elbow River watersheds will address water quality and water quantity issues for the consideration of the downstream users and to meet the expectations of the Province and the Bow River Basin Council.

2.4.1 Goals

- a) To prepare, adopt and implement Master Drainage Plans for the Bow and Elbow River sub-basins that incorporate a cumulative effects approach to stormwater management.
- b) To require Site Implementation Plans for development or land use, as guided by the respective Master Drainage Plans.
- c) To implement effective Best Management Practices at a site-specific level, as guided in a Master Drainage Plan and/or a Site Implementation Plan.
- d) To establish water quantity and quality monitoring programs for each sub-basin endeavoring to retain the same levels as recorded January 2000.
- e) To monitor the impacts of stormwater runoff on registered and unregistered wells wherever possible.
- f) To maintain post-development rates of stormwater runoff that equal predevelopment rates on both a regional and site specific basis.



Land use impacts on stormwater quantity and quality

- g) To seek public/private partnerships for the development, operation and maintenance of regional stormwater management facilities.
- h) To inform and educate landowners about stormwater management in their daily lives.

2.4.2 Sub-Basin General - Policies

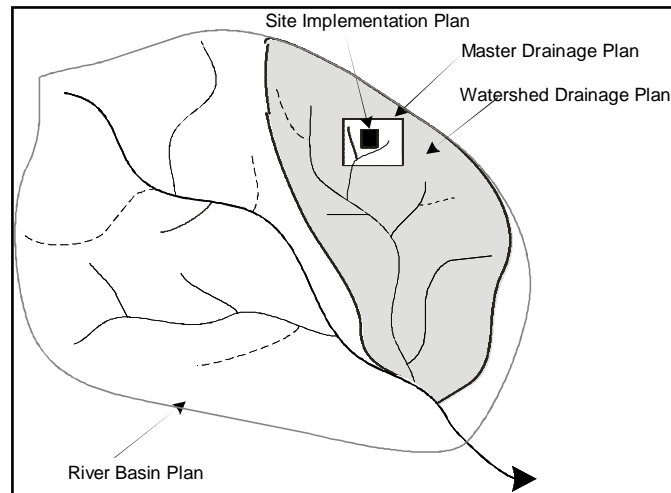
The Central Springbank area drains into two basins, the Bow and the Elbow Rivers. Each basin has been delineated into sub-basins, as outlined on Map 4 and the drainage boundaries of the study extend beyond the Plan Area. Land uses within the area consist of open pasture, grazing, natural grassland, residential and some natural resource extraction sites. Future changes in the land use will require careful consideration of the cascade approach to stormwater management, from watershed to lot, and long-term environmental impacts.

- a) All of the policies in this section must be included in the preparation of Master Drainage Plans, Site Implementation Plans, and Best Management Practices. The preparation of Master Drainage Plans, to be adopted by Council, should be the responsibility of the Municipality but there is an option for public/private partnerships to complete the studies.
- b) The Municipality reserves the right to provide or assist in providing stormwater management systems within the Central Springbank area.
- c) Agricultural uses, such as pastureland or cropland, play an important runoff and filtration role in the management of water quality and quantity in the Bow and Elbow River watersheds. All new or expanded agricultural land uses should:
 - Incorporate and implement Best Management Practices
 - Participate with Provincial and Municipal initiatives to seek and improve methods of Best Management Practices
- d) In consultation with the Province, the Municipality should ensure that water flow measurements are recorded at the confluences of water courses in each sub-basin and their respective rivers, the Bow or the Elbow Rivers, to establish and maintain data pertaining to water quality and quantity.
- e) Main culverts and ditches along road rights-of-way transport stormwater within the sub-basins and form critical links in each catchment area. Regular inspections and maintenance of culverts and ditches should be undertaken by the Municipality to ensure the proper functioning of the catchment drainage system and to reduce the chance of flooding.
- f) The Municipality should continue participating in discussions with affected stakeholders, including the Province, regarding the health and long-term viability of the Bow and Elbow River watersheds.

2.4.3 Master Drainage Plans - Policies

A Master Drainage Plan is a drainage plan for a sub-basin or watershed that identifies drainage management concepts within the existing topography, as well as the physical and biological resources of the area. It should detail short, medium and long-term strategies to establish a sub-basin wide stormwater management system. Master Drainage Plans will be adopted by Council and appended to this Plan to provide direction for development within each sub-basin.

- a) Master Drainage Plans will form the essence of stormwater management within each of the nine defined sub-basins in the Plan Area and their preparation and adoption are a priority. Master Drainage Plans shall be prepared to the satisfaction of the Province and the Municipality within each basin prior to the consideration and adoption of conceptual schemes.
- b) The preparation of Master Drainage Plans should be the responsibility of the Municipality; however public/private partnerships are an option to complete the study in the interim.
- c) The use of both regional and on-site Best Management Practices shall be introduced to manage both the quantity and quality of stormwater to avoid any deterioration of groundwater or surface water.
- d) Master Drainage Plans for each sub-basin shall:
 - Define overall management goals
 - Identify constraints
 - Develop appropriate management strategies
 - Identify appropriate Best Management Practices for each sub-catchment area, including their operation and maintenance requirements
 - Adopt unit release rates as estimated by the Sub-Basin Study
 - Record the location and depth of existing wells



Example of watershed to lot relationship

2.4.4 Site Implementation Plans - Policies

Site implementation plans shall contain pertinent information from both the Sub-basin Study and the Master Drainage Plan. Site Implementation Plans use the information and management strategies outlined in the Sub-basin Study, and the adopted Master Drainage Plan and apply the practices to the specific site subject to a development proposal. These criteria shall be integrated and used in the detailed design of a stormwater management system for the proposed development pre-, during and post-construction.

- a) Peak discharge limits for each of the sub-basins have been identified in the Sub-basin Study. Site Implementation Plans prepared by the developer in accordance with the Master Drainage Plan, will identify and address the methods by which post-development runoff will not exceed pre-development rates of discharge through the incorporation of Best Management Practices contained on each development site.
- b) Sensitive grading and minimal disturbance to reduce sedimentation and deterioration of the catchment area is a critical component of surface water quality. Site Implementation

Plans will include a Construction Management Plan outlining the Best Management Practices to be employed during construction phases of a site.

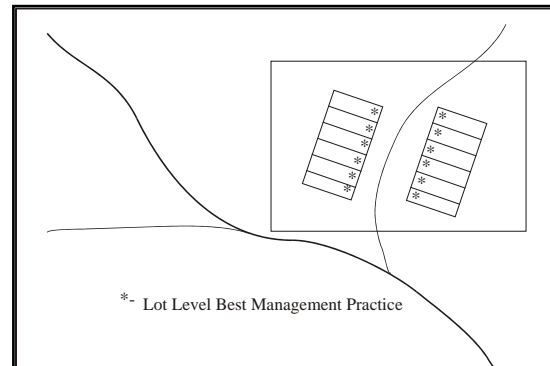
- c) Modification to any established landscaping, roadside ditches or any site grading should be done in concert with the prepared Site Implementation Plan.

2.4.5 Best Management Practices - Policies

Best Management Practices are methods to handle stormwater to protect water quality in a watershed and maintain predevelopment flow and water quantities within a drainage area. Best Management Practices are to be applied both in a regional (catchment) approach and a site-by-site approach. To capitalize on the benefits of a Best Management Practice, they must be integrated into the planning and design of a stormwater management system based on the characteristics of the site.

- a) The location and siting of a Best Management Practice will require an assessment of the watershed and should address the following:

- Topography
- Soils
- Steep slopes
- Drainage courses
- Ponds, low lying areas and wetlands
- Environmentally sensitive areas
- Stormwater accumulations



Lot level Best Management Practices

- b) The identification and location of regional Best Management Practices should be included in both Master Drainage Plans and Site Implementation Plans and establish appropriate setbacks and/or buffers to protect the integrity of the watershed, including creeks and drainage courses.
- c) Best Management Practices should be selected for their effectiveness, ease of management, and longevity.
- d) Disruption to the natural topography during the implementation of any Best Management Practices should be minimized.
- e) Erosion and sedimentation control for construction sites will reduce the negative impact of water quality for aquatic life, fish and plants, as well as domestic use. Documentation of the chosen Best Management Practices to control or prevent erosion is necessary when applying for either a building or development permit.
- f) Any alteration to on-site landscaping should satisfy the Site Implementation Plan to re-establish appropriate Best Management Practices for the lot.



Stormwater pond in a residential community

CHAPTER 2.5

2.5 Natural Environment

The contemplation of future land use changes in the Central Springbank area begins with an analysis of the land. A working knowledge of soils, climate, geology, topography, and biophysical features of the area provides an understanding of the land and its relationship within and beyond the study area. This establishes the foundation for sensitive site planning.

Site characteristics will determine future opportunities and constraints for land use changes and define Special Planning Area needs. Retaining open areas in the future for the benefit of the Plan Area, but more importantly, as a component of the larger ecosystem may require mechanisms beyond the legislative forms of municipal reserve, environmental reserve, or environmental reserve easement. Guided by a better understanding of the site, its biophysical characteristics and ecological relationships, the Plan seeks to retain, incorporate, and buffer natural features during future development.



Ravine east of Calling Horse Estates

2.5.1 Goals

- a) To minimize disturbance to the natural terrain and topography during future development.
- b) To inventory and document biophysical characteristics including wildlife habitat within the sub-basins.
- c) To employ effective methods to preserve and protect significant biophysical characteristics of the area.
- d) To develop a working knowledge of the geology, soils and topography of the area, which will allow sensitive planning for future land use changes.
- e) To identify and protect known gravel resources and mining operations.
- f) To encourage both gravel extraction operators and adjacent landowners to respect each other's needs.

2.5.2 Soils, Geology & Topography - Policies

Channel banks and areas immediately adjacent to the Bow and Elbow Rivers are geomorphic features that are important to the study area. They have been subject to the effects of water and ice, creating the varying topography from level plains to vertical cut banks through the process of

sedimentation and erosion. As outlined in the Sub-Basin Chapter, new standards exist for watershed management for the Bow and Elbow Rivers in the future. Ravines and small streams are part of the catchment areas and the levels of surface release will be a critical component in the overall assessment and analysis of landform.

To achieve the objectives of the Plan, an understanding of the geomorphology and composition of the soils will assist in the interpretation of the challenges, constraints and opportunities for future design within the Plan Area.

- a) An analysis of the landform that demonstrates an understanding of the site characteristics including the area's relief, slope, and soil conditions should be completed before development occurs or during the preparation of a conceptual scheme.
- b) Stormwater characteristics should be analyzed in conjunction with an adopted Master Drainage Plan and Site Implementation Plan, including any erosion and/or sedimentation influences within each respective conceptual scheme area to establish future site design and development potential.
- c) In areas where slopes exceed 15%, development will not be permitted unless supported by a geo-technical report demonstrating the necessary mitigation measures, such as setbacks, for slope stability relative to the proposed use.
- d) In areas greater than 7% slope, applications for non-structural developments such as pathways or landscape changes should be supported by a geotechnical assessment which will provide recommendations intended to minimize slope failure or erosion.
- e) Appropriate setbacks from the top of bank should be established by a geo-technical report to the satisfaction of the Municipality.

2.5.3 Natural Resource Extraction - Policies

Glacial and post-glacial terraces rich in aggregate deposits or gravel are located along both rivers in the Central Springbank area. The four existing gravel extraction operations in the Plan Area are located within the Bow River Watershed as shown on Map 5. In discussions with the pit operators, there is sufficient resource to sustain extraction in the Central Springbank area over the next 5 - 20 years depending on the amount of the reserve and the market demand.

Gravel and gravel products are among the main construction products required for infrastructure and buildings. The extensive gravel resources in this area have contributed to the cost effective construction of public works and infrastructure for the Municipality and the development industry; however, as land use changes in the area, the potential for conflict rises. Gravel extraction is important for future development within the Plan Area and the western Calgary region. Gravel deposits, their location and reserve potential, should receive a high priority in the future planning of the area to avoid compromising extraction opportunities and to minimize surface and sub-surface conflicts.



Klippert Gravel Pit

- a) The extraction of gravel resources from existing operations is encouraged prior to the approval of incompatible land use changes such as residential development on or near identified resources.
- b) Existing and future extraction sites should retain a 'good neighbor policy' with adjacent land uses by adopting mitigation measures to address such issues as hours of operation, noise, dust, water usage, fumes and odors.
- c) When considering haul routes for extraction operations, traffic should be directed to the major and arterial roads wherever possible to minimize any impacts on adjacent land uses and the transportation network.
- d) Conceptual scheme areas adjacent to known gravel deposits should identify the location and amount of the resource, possible impacts of the mining activity, the expected lifetime of the mine, reclamation of the site, and a phasing scenario for the conceptual scheme area to avoid possible conflicts.
- e) A reclamation plan for successive uses that are compatible with the surrounding topography, biophysical characteristics and land uses of the area should be prepared to the satisfaction of the Municipality prior to expansion or to the approval of new operations.
- f) In concert with a reclamation plan, a conceptual scheme should be prepared for the re-use of gravel extraction sites, planning for future land uses, open space connections, phasing and wildlife movement corridors.
- g) A potential conflict may exist between ecological integrity of the lands and gravel reserves. In the event of a conflict, future gravel extraction should be considered in light of the availability of the resource in other locations, the amount and the duration of the mining and the potential environmental impacts to avoid adverse environmental consequences.

2.5.4 Vegetation & Wildlife - Policies

The Central Springbank Area is located in the Foothills Aspen Parkland region. The area is a transitional zone bridging the Foothills Fescue Grassland and the Rocky Mountain Montane sub-region. The region lies within the rain shadow of the Rocky Mountains and for the most part possesses a dry continental climate. Annual precipitation varies between 40 and 50 cm, two-thirds of which falls as rain. Precipitation decreases from west to east, while the seasonal temperatures decrease from west to east.

Biophysical research for the area shows a correlation between types of vegetation and the wildlife it supports. In the Bow River Valley, the lands are quite rich with plant diversity and intricate coulee systems. There are areas of mixed aspen forest with rose and buck brush under-story which forms a valuable habitat for animal populations ranging from song birds to ungulates. Fescue grasslands support plains dwelling small mammals, such as jackrabbits, ground squirrels, pocket gophers, mice and voles, and the transition between the aspen forests and fescue



Mule Deer

grassland is important for their predators.

The Elbow River valley forms the southern boundary of the study area. The physical characteristics of the Elbow River valley are different than the characteristics of the Bow River valley. The valley has less local relief, the vegetation is less fragmented, and the lines of differentiation between habitat types are less abrupt. The Elbow River Valley also has an undetermined number of riparian zones that form a critical component of the watershed. Research is currently underway to determine the location of the riparian areas and to establish appropriate setbacks and mitigation measures from sensitive areas. Because of these characteristics and incomplete research, the entire area of the watercourse (as depicted by the main channel area of the 100 year floodway) should be holistically managed as one area.

The braided sections of the Elbow River are considered to have high fisheries potential and sustain a diverse habitat sensitive to any disturbance. Within three of its sub-basins, distinct reaches have been identified, as shown on Map 6 Environmental Constraints. It will be important to maintain this habitat for shelter, food, breeding, movement corridors, and security in these areas for ungulates, small forest dwelling animals, songbirds, raptors and aquatic animal species, recognizing their high fisheries potential. Due to sensitivity to sedimentation and bank erosion, appropriate setbacks and buffers will be necessary to retain these areas during and after development. Beyond the significant reaches, the fisheries potential diminishes yet the area remains important as a drainage path, a movement corridor and habitat for animals.

Tracts of undisturbed vegetation will be necessary to sustain the dependant wildlife populations, and ensure the health and productivity of the land over time. Conceptual scheme preparation and implementation will provide a mechanism to retain and protect the reaches of creeks and streams along with large amounts of priority vegetation to successfully sustain wildlife communities.

The Sub-Basin Study, along with other pieces of biophysical research, have shown important insight into the health of the natural systems in Central Springbank. It is important for this information to continue to be maintained and updated for an accurate picture of environmental health in the Plan Area.

The biophysical database created as part of the Sub-Basin Study should be accessed for further assessment of any site and any current information should be recorded with the Municipality to build the current biophysical information for each sub-basin.

- a) As guided by the Sub-Basin Study, the applicants shall conduct a biophysical inventory and assessment of the sub-basin as part of the preparation for each conceptual scheme in the Bow and Elbow River Special Planning Areas. Data collection should be submitted to the Municipality to maintain a current biophysical inventory for each sub-basin.
- b) In the preparation of conceptual schemes, a variety of methods to retain and protect environmentally sensitive areas shall be incorporated for the benefit of the environment and to ensure the survival of all living communities. Methods may include, but are not limited to environmental reserve, environmental reserve easement, open areas, conservation easements and homeowner/condominium association caveats.
- c) Connective corridors with further enhancements, such as the planting of hedgerows to provide a network of natural corridors of sufficient size for a protective linear environment should be incorporated in conceptual schemes wherever possible.

- d) Conceptual schemes in areas adjacent to or affected by environmentally significant areas must provide for appropriate buffers to ensure the integrity and utility of wildlife movement corridors and significant habitat. Appropriate buffers include edge treatment, building envelopes and open-space such as hedgerows, tree stands and other vegetated buffers.
- e) Areas with topographic constraints should be preserved to protect the sensitive slopes in addition to the vegetation and habitat they support.
- f) Aspen forest and balsam poplar are significant habitats and any removal or disruption of tree stands in the future is discouraged to avoid habitat fragmentation.
- g) At the intersections of the roads and wildlife corridors appropriate measures, such as signage, sightlines, speed limits, underpasses, and other improvements should be considered to minimize conflicts.
- h) The maintenance of healthy riparian environments and viable ecosystems and habitats include the sensitive placement of road crossings. As part of the planning for road construction or upgrading, Best Management Practices for the construction phase are necessary to reduce the potential for sedimentation into watercourses that could negatively impact the viability of a spawning habitat. Drainage features should be included in open areas as guided by a biophysical assessment and an adopted Master Drainage Plan. Wildlife corridors include the drainage courses that lead into the river valleys and should be considered as candidates for environmental open areas.
- i) Springbank Creek, Un-Named Creek E-1 and Cullen Creek sub-basins are considered, along with the actual channels and braids of the Elbow River, to be the most productive sections of the watershed from an ecological perspective. The entire area of the Elbow River floodway has been shown to have broad animal and plant species diversity. Any conceptual scheme or development proposal within these areas must address the potential negative effects on the sensitive areas, including an assessment of the cumulative impacts of development within the respective sub-basin.
- j) As part of a Site Implementation Plan for Springbank Creek, Un-Named Creek E-1 and Cullen Creek sub-basins, consideration should be given to the location of future stormwater management facilities to minimize any disturbances on known reaches within each of these basins.
- k) Conceptual schemes should outline methods of solid waste (garbage) containment and disposal for subsequent subdivision and development, to reduce the attraction to local wildlife.
- l) Domestic pets in habitat areas are considered incompatible with wildlife. Conceptual scheme areas adjacent to known habitat areas should consider restricting the number and/or range of domestic pets reducing any potential conflicts that may arise.



Springbank Creek

Source:

- *Central Springbank Area Structure Plan SubBasin Study. Prepared for the MD OF ROCKY VIEW NO. 44. Westhoff Engineering Management Consultants (March 2000)*
- *Preliminary Environmental Assessment of Artist's View Pointe. Prepared for ARTIST'S VIEW NATURAL AND CULTURAL HERITAGE SOCIETY. Cliff Wallis, Cottonwood Consultants Ltd. (October, 1993)*
- *A Biophysical Inventory and Analysis of Three Environmentally Significant Areas within the Calgary Restricted Development Area. Prepared for Environmental Planning Section Restricted Land use Branch Alberta Environment. W.L Strong and J.L Kansas Ecological Land Surveys LTD. (1984)*
- *Environmentally Significant Areas of the Calgary Region. Prepared for the Calgary Regional Planning Commission by R.J. Lamoureux, G.G. Chow and B.O.K. Reeves. (1983)*
- *Environmental Reference Manual for the Review of Subdivisions in Alberta. Alberta Environmental Protection. (November,1996)*
- *Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley.*
- *Bow Corridor Ecosystem Advisory Group. July 1999.*

CHAPTER 2.6

2.6 *Open Space*

Open space in Central Springbank is a common resource that binds the community. The landscape, the land, magnificent views and access to natural areas are components of 'open space' and their maintenance are a high priority in the Plan Area.

Open space can be enjoyed and appreciated through physical and visual access. Parks, walkways, environmentally sensitive sites, natural areas, playgrounds, and play fields are some of the opportunities that provide physical open space. Presently, pedestrians, cyclists and equestrians intrepidly use road rights-of-way since few walkways exist to connect destination points within Central Springbank. There is a strong desire to establish a comprehensive and connective open space system within the Plan Area.

Future development in the community will create and /or retain open areas by incorporating a variety of agricultural, recreational, environmental or stormwater management features in conceptual schemes. Public open space issues, such as maintenance and liability, will become a joint responsibility between the Municipality and associations within the community. Open space will also help achieve the environmental and watershed objectives of the Plan.



View overlooking the Trans Canada Highway to the North

2.6.1 **Goals**

- a) To encourage a linked open space system by combining parks, reserve lots, walkways and biophysical characteristics of the area.
- b) To establish a safe walkway system throughout the community.
- c) To comprehensively design subdivisions and developments to capitalize on open space opportunities.
- d) To encourage the use of open areas as buffers between differing land uses.
- e) To encourage public and private partnerships to manage and maintain an open space system.
- f) To require the dedication of land for municipal and/or school reserve in New Residential Areas at the time of subdivision.
- g) To acquire necessary open space in the Infill Residential Areas through the funds generated from cash-in-lieu payments of municipal and/or school reserves and any outstanding reserve lands when considering subdivision applications.

- h) To consider the long term needs for land adjacent to existing recreation facilities, such as Springbank Park for All Seasons or the Springbank Equestrian Centre, in conjunction with the Rocky View West Recreation Board during the preparation of conceptual schemes.
- i) To encourage development of joint use sites to enhance and broaden recreational opportunities within the community.
- j) To site river access in a manner that minimize any impacts on watercourses or river valleys.

2.6.2 Open Space - Policies

To date, open space in the Central Springbank area consists primarily of unsubdivided agricultural land and those spaces contained within private, individually owned lots. Presently there is a minimal amount of dedicated open space for the benefit of the general public. As an agricultural region, dedicating open space in the past was not a priority with vast amounts of land in agriculture dominating the visual landscape. Land use changes over the last two decades have introduced a higher ratio of two and four acre residential developments generating a strong interest to plan and identify future areas of open space for the greater community as it grows.

Undeveloped open areas provide great benefit for the land, the watersheds, and the community by enhancing the environmental health of the area and the quality of life of its residents. Open areas buffer development, protect important natural areas, and offer protection to the watersheds thereby providing general benefits to the land base. An assessment of the Plan Area indicates additional land use changes will place greater stress on the landmass and the watersheds necessitating a unique approach for additional undeveloped land in the future (Map 7). A primary objective of the Central Springbank Area Structure Plan is to create future open areas consisting of a mix of municipal and/or school reserve lands, environmental reserve where appropriate, plus additional complementary lands for the long-term sustainability of the environment and the watersheds.



*Bears paw Park – Owned by the
City of Calgary*

2.6.3 General - Policies

- a) Future land use changes for residential development will retain large areas of open land to enhance the visual environment and to plan sensitively for the biophysical environment.
- b) Lands identified as open space should be dedicated for the long term benefit of the community. A variety of instruments, such as homeowner or condominium owner associations, conservation easements, private parks, environmental reserve, and others can be implemented to achieve this aim.

- c) Through the preparation and adoption of conceptual schemes, an open space system for the Plan Area will be established to meet the intent of the Rocky View West Recreation Board's Master Plan and Operating Guidelines.
- d) Wherever possible, open areas will be designed to facilitate the creation of extended community parks and/or joint use sites between open areas and school facilities.

2.6.4 Reserve - Policies

- a) In new residential areas, municipal and/or school reserve lands should be provided by a full dedication of land to facilitate the establishment of a connective open space system.
- b) In Infill Residential Areas, municipal and/or school reserves may be provided by either land or cash-in-lieu of the land. Cash-in-lieu funds should be utilized to purchase land for municipal and/or school reserve sites in alternative, more suitable locations or for pathways.
- c) Land dedicated as municipal and/or school reserve should be developable, unencumbered and safely accessible.
- d) The maintenance and operation of municipal reserve land will be through a variety of initiatives including agreements between the Municipality and/or its agents and private organizations providing a 'hands on' management of the land.
- e) The protection and enhancement of the environment through the use of effective tools including environmental reserve, environmental reserve easement and/or conservation easements as methods of preserving environmentally significant or sensitive areas should be encouraged.

2.6.5 Walkways - Policies

Walkways offer a form of passive recreation and community connection. Pedestrian access and safety is a relatively recent phenomenon for the Central Springbank community with the increasing number of residential land uses and traffic volumes. The number of walkways in the community is limited and is primarily associated with recent residential approvals plus the construction of the Springbank School pathway along Range Road 33.

The Rocky View Trails Association initiated discussions with the Municipality about a connecting walkway system in the early 1990s. These aspirations are now incorporated in the Rocky View West Recreation Board's Master Plan and Operating Guidelines to guide the creation and location of a convenient, safe recreational pedestrian passage throughout the community.



Boardwalk along Range Road 33

- a) During the preparation of conceptual schemes, and to meet the intent of the Rocky View West Recreation Board Master Plan and Operating Guidelines, a walkway system will be established that facilitates future connections that are convenient and safe within each conceptual scheme area and the greater community.

- b) As suggested by the Transportation Network Study, district walkways shall be located outside of the road rights-of-way for major and arterial roads. If a risk management assessment confirms the safety of the proposed route within the rights-of-way, the Municipality may consider this as an alternative.
- c) Standards for the various classifications of walkways will be to the satisfaction of the Municipality, and have regard for on-going and long-term maintenance, upgrading and liability.
- d) Maintenance and upkeep responsibility for walkways will be established in agreement between the Municipality and a registered association and should be defined at the time of subdivision.
- e) Walkways should accommodate a variety of users such as pedestrians, bicycles and possibly some shared equestrian routes. Certain routes may be restricted to specified users in accordance with the Rocky View West Recreation Board Master Plan and Operating Guidelines.
- f) In New Residential Areas, walkway systems should be accommodated through Municipal and/or school reserve allocation or through a development agreement, as outlined in the Municipal Government Act.
- g) In Infill Residential Areas, cash-in-lieu funds, in combination with outstanding reserve lands should be utilized to purchase land for pathways for the continuation of a community walkway system, as outlined in the Rocky View West Recreation Board Master Plan.
- h) Access to either the Bow or Elbow Rivers should be limited until such time as riparian areas have been identified and appropriate mitigating measures been established to minimize any impacts, as recommended by the riparian area study underway by the Bow River Project. Appropriate amendments to the Plan will be considered once the study is complete.
- i) Access to a watercourse, a river, creek or drainage course, should ensure biophysical impacts are 'minimized.

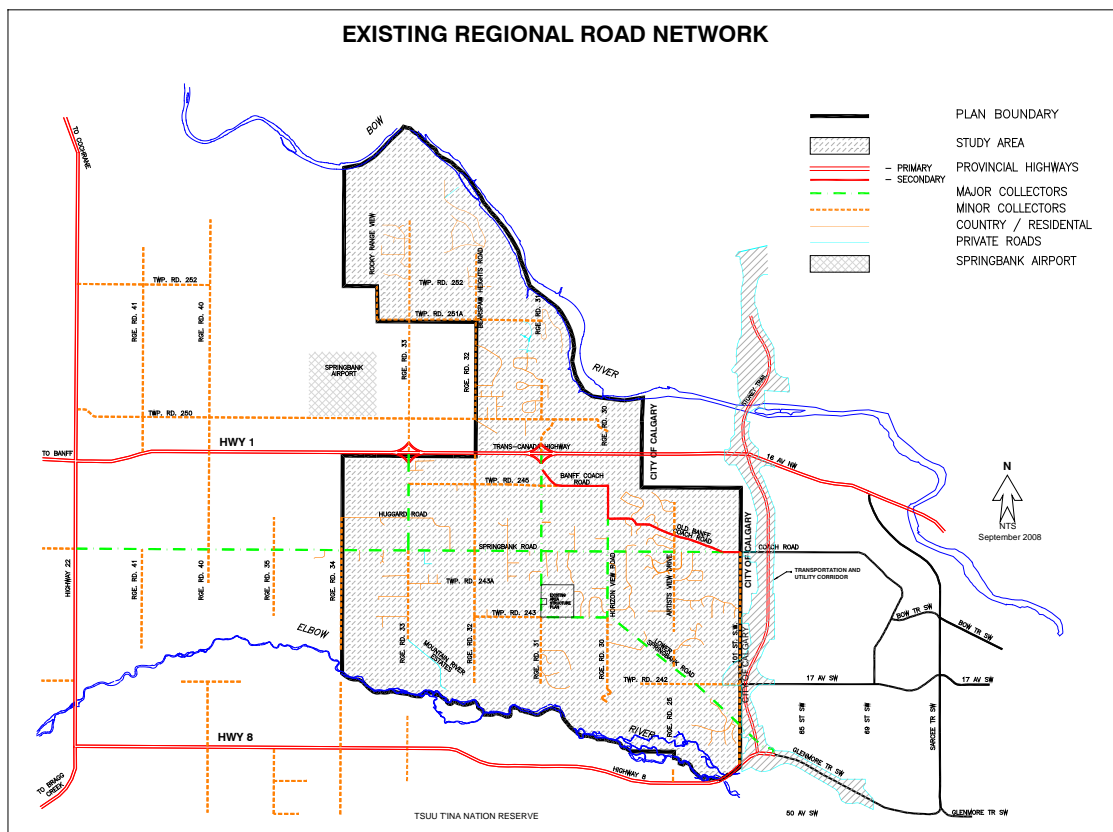
CHAPTER 2.7

2.7 Transportation

Perhaps no event has had a more dramatic impact on Springbank than the construction of the TransCanada Highway in 1957. The Highway and other paved transportation routes made the once remote Springbank area a convenient commute to the city.

Three provincial highways traverse through or adjacent to the Plan Area. The TransCanada Highway crosses east to west. Highway #8, located in the southeastern most portion of the Plan Area, and Highway #22 to the west connects Highway #8 to the TransCanada Highway. The Municipal District of Rocky View and the City of Calgary Intermunicipal Development Plan identifies lands along the TransCanada Highway as a Notification Zone, where applications should address development guidelines and design themes, respectful of the significance of the intermunicipal gateway of both municipalities.

The current municipal road network is based on the grid road system where two lane rural roads serve as collector roads accessing agricultural operations, subdivision development, and the regional road network. Key connectors are Range Roads 31 and 33 running north and south, and Springbank Road and Lower Springbank Road provide east/west links. The Transportation Network Study completed for the Plan Area outlines a classification for the current road system. This network will guide the location, classification and standards required to accommodate projected post development traffic volumes and provide a safe road network in the future.



Opportunities for the development of future local roads in New Residential Areas that place a higher priority on their aesthetic appeal, quality of service and multi-use may be available provided safety is not compromised.

2.7.1 Goals

- a) To adopt a current and a future road classification for the transportation network in Central Springbank, in accordance with the Transportation Network Study prepared for the Plan Area.
- b) To ensure the road network will provide a safe and efficient means of travel within and through the Plan Area by monitoring traffic volumes and safety issues on an ongoing basis.
- c) To recognize and protect the integrity and safety of the TransCanada Highway, provincial highways and the regional and local road network.
- d) To implement an access control guideline to manage the number of access points onto the regional road network as guided by the Transportation Network Study.
- e) To prioritize regional intersectional upgrades, as guided by the Transportation Network Study.
- f) To consider alternative country residential road width standards that service residential development without compromising safety and service, while encouraging innovative road configurations in subdivision design.
- g) To ensure the functionality of major and arterial roads, and develop a safe and connective pathway system outside their rights-of-way.
- h) To ensure the functionality and future upgrading of local/country residential roads is not affected when other uses, such as trails and utilities, locate within road rights-of-way.
- i) To encourage on-going dialogue between the Municipality, City of Calgary, Alberta Transportation and the community to identify future transportation requirements in the regional transportation network.
- j) To require developers to provide road network upgrades necessary to accommodate new subdivision and development so the Municipality is not obliged to do so.

2.7.2 Regional Road Network - Policies

- a) Non-local traffic traveling through Central Springbank will be directed to the Provincial Highway System as well as Intermunicipal and/or boundary roads to reduce the impact on local roads.
- b) Through public consultation the Municipality should prepare a future transportation road network study for the greater Springbank area while the recommendations in the Transportation Network Study are still current.
- c) To facilitate the efficient development and coordination of the future regional transportation network, regular dialogue between the Municipality, the City of Calgary and Alberta Transportation should be pursued during the preparation of any future transportation studies.

- d) In anticipation of the pending construction of Stoney Trail (the Transportation and Utility Corridor located east of 101st Street SW.), the Municipality should determine and protect the alignments of the east/west collectors through Central Springbank.
- e) Future river crossings and additional highway access may be necessary to improve regional traffic flow and emergency service. The Municipality should commence discussions with the Alberta Transportation to determine suitable locations, as well as the need and timing for such modifications.
- f) In the preparation of future conceptual schemes, Traffic Impact Assessments should be prepared to identify any impacts on the functionality of the regional transportation network, including anticipated traffic volumes, future access points, and location of through roads, plus the necessary upgrades to safely accommodate future traffic growth.
- g) When considering expansion or improvements to the regional road network, appropriate measures such as signage, sightlines, speed limits, underpasses, and other factors should be considered to minimize conflicts with wildlife corridors.

2.7.3 Municipal Road Network - Policies

- a) The Municipality should endeavour to maintain the municipal road network at a high level of service, and Traffic Impact Assessments prepared in support of conceptual schemes or development shall demonstrate the effects of new development on the level of service of the municipal road network and outline any necessary improvements.
- b) A road classification system for the existing road network should be adopted to guide a safe and operational transportation system, as recommended in the Transportation Network Study and illustrated on Map 8.
- c) Through public consultation a future transportation road network for the greater Springbank area should be prepared while the recommendations in the Transportation Network Study are still current.
- d) The implementation of the long-term road network improvement program for the greater Springbank area should be undertaken, including a review of the construction upgrading and functional assessment of the road network over both the short and medium term, and this should also include an on-going monitoring program.
- e) The existing road network accommodates predominantly east-west traffic with north-south access to existing and proposed collector roads and highways. The Municipality's priorities for a staged improvement program should be reviewed on an ongoing basis.
- f) The efficiency of any transportation network is dependant on the capacity and operation of its intersections. At the time of intersectional reviews, the following parameters to select the optimal intersection configuration should be considered:
 - Current and future function of intersecting roads
 - Adequacy of the intersection sight lines and stopping distance
 - Grades of the approach roads
 - Turning movements, current and anticipated

- Percentage of truck and bus movements at the intersection
- g) The specification for construction of paved roads is based on expected traffic volumes throughout its anticipated 20-year pavement life cycle. Ongoing assessments of the need for operational improvements to the road network by the Municipality will include safety audits, traffic volumes, annual maintenance costs and other criteria considered necessary to identify the rehabilitation requirements for each stage of the operational improvement program.
- h) Road rights-of-way should meet the requirements of the future road classification, and should be dedicated at the time of subdivision or purchased when needed.
- i) Each classification of road possesses unique access criteria, which reflects its function and purpose within the road network. Throughout the Central Springbank Area, access management will be based on criteria which addresses either desirable or minimum distance between access points by the following access guidelines:

ROAD CLASSIFICATION	RESTRICTED ACCESS GUIDELINES *	ACCESS LOCATIONS (metres)	
		Desirable	Minimum
Freeway	At interchanges, only strict access control	n/a	n/a
Expressway	At interchanges, some at grade intersections, access control	n/a	n/a
Arterial	At interchanges and intersections, access controlled	800	400
Collector	At intersections, maximum two accesses per quarter section	Major – 800	Major – 200
		Minor – 400	Minor – 150
Local road	Unlimited	n/a	n/a

- j) The sensitive placement of road crossings is important for the maintenance of healthy riparian environments, viable ecosystems and habitats. As part of the planning for road construction or upgrading, Best Management Practices for the construction phase are necessary to reduce the potential for sedimentation into watercourses that could negatively impact the viability of a spawning habitat.
- k) In accordance with the policies of the Municipality, all costs associated with any new road construction or the upgrading of the existing road network necessary to service a proposed development will be borne by the developer.
- l) A Traffic Impact Assessment is necessary when considering future subdivision or development around the Springbank Regional Business Park and/or Calaway Park to address cumulative traffic impacts, the access location onto Township Road 245 and the TransCanada Highway along Range Road 33.

- m) A Traffic Impact Assessment should be prepared in support of applications for land use changes to improve safety and reduce traffic conflicts.
- n) Modified road standards that service residential development may be considered when stormwater management, emergency services, school bus services and public safety are shown to not be at risk.
- o) The use of the road right-of-way for other uses, such as trails or utilities, should not compromise the integrity of the road network. The location of walkways along major and arterial roads should be situated outside the rights-of-way, and other uses and users within the rights-of-way will be considered on a case-by-case basis, to the satisfaction of the Municipality.
- p) The number of lots permitted to access from a cul-de-sac will be considered on the basis of functional safety, and in accordance with Municipal policy.
- q) If an undeveloped road allowance is considered hazardous and/or not necessary for the future road or trail network, it may be closed and consolidated with adjacent properties.
- r) The closure of an undeveloped road allowance for consolidation purposes shall not negatively impact adjacent and/or surrounding land or future development possibilities.
- s) An undeveloped road allowance may be closed for the purposes of leasing only if Council determines that it is for the purposes of augmenting an adjacent agricultural use or open space.
- t) An undeveloped road allowance shall not be closed to provide for private access for vehicular traffic.
- u) An undeveloped road allowance may be closed to restrict vehicular traffic, however, it should remain un-leased to provide for pedestrian access.
- v) The use of panhandles to provide access to newly created residential lots or the balance is discouraged.



*Air-photo – Range Road 33 from the
TransCanada Highway to
Springbank Road*

CHAPTER 2.8

2.8 Utilities

One of the key considerations for future development in Central Springbank will be the provision of water and wastewater services. Historically, water and sewer service has been provided on an independent, site-specific basis without consideration for expansion opportunities or long-term environmental impacts. Water has been supplied by either well or surface water lines operated by a communal system or water cooperatives. Currently, either private sewage disposal systems treat wastewater for each lot independently or a restricted number of lots are served by stand-alone wastewater collection, treatment and disposal systems.

In response to concerns expressed by Alberta Environment, and in light of the development pressures and anticipated population for the Springbank Area, the long-term sustainability and health of the Area and its residents necessitates a new approach to water and wastewater servicing. Specifically, a shift from private sewage disposal systems to collection or regional disposal systems is envisioned within the Plan Area to ensure the proliferation of private disposal systems does not exceed the carrying capacity of the lands and compromise the health of the watersheds or Springbank residents. The Municipality will be responsible for developing and implementing a long-term sewage strategy in conjunction with the Province and the City of Calgary.

Future servicing for the Central Springbank area will be done in a more collective, collaborative fashion regardless of the type of service. Surface water suppliers will distribute water, and wastewater will be disposed either independently through private sewage disposal systems or by collection systems, as determined by a future utility strategy. Stormwater will be managed on a catchment basis for the purpose of both water quality and quantity. The availability of these services on a regional basis will determine the future phasing and timing of subdivision and development.

Coordinating the location of utilities to minimize land use conflicts and to facilitate the efficient provision of services for the community will be promoted. Solid waste (garbage) management strategies for any new subdivision and development will identify how solid waste will be integrated into the existing waste transfer sites or private collection and disposal arrangements.

2.8.1 Goals

- a) To prepare and adopt a utility strategy in the Central Springbank area.
- b) To attain cost effective and efficient utility servicing for all development.
- c) To ensure servicing options minimize any environmental impacts.
- d) To establish infrastructure guidelines for the provision of responsible and sustainable water and wastewater services.
- e) To encourage the wise use and management of water and appropriate wastewater disposal methods.
- f) To encourage collaboration and cooperation amongst utility providers and the Municipality.

- g) To encourage the incorporation of existing development in the servicing of new development.
- h) To concentrate shallow utilities in a common location wherever possible, and to encourage distribution lines and services to be located underground.
- i) To ensure the functionality and future upgrading of roads are not affected when locating utilities within road rights-of-way.

2.8.2 Water Supply

Water is presently supplied to water users by either a groundwater source or a surface water distribution system. Provincial legislation guides the drilling of new wells in Alberta, which ensures future aquifer withdrawals do not affect existing groundwater users.

Surface water systems can be either cooperatively, privately, or Municipally owned. These providers offer memberships to landowners for the right and privilege to draw water from a Provincially approved water diversion supply, such as a communal well or river intake. Water distribution suppliers service the majority of the Central Springbank Plan Area, with the exception of those lands straddling Range Road 33. Refer to Map 9 for the location of existing lines.

Individual Water Wells - Policies

- a) To maintain an acceptable quantity and quality of groundwater in the aquifers, any future applications for water wells must be in accordance with the Water Act.
- b) The Municipality encourages groundwater users to maintain and monitor their water wells to ensure consistency in water quantity and quality.
- c) Information regarding the proposed water supply to serve any new lot or development shall be supplied to the Municipality at the time of application for subdivision or development. It is not recommended that transported water be considered an acceptable means of water supply.
- d) Business or institutional land use will require Provincial approval for any water use.
- e) A Deferred Servicing Agreement or other such mechanism will be registered on the title of each new lot and the balance lot, that is serviced by groundwater. The agreement will notify landowners of a commitment to decommission their existing groundwater system and connect to a water treatment and distribution system when deemed appropriate by the Municipality.
- f) The use of water saving devices is encouraged in future residential development.
- g) The reuse of stormwater for the purposes of residential irrigation is encouraged instead of using water suitable for domestic purposes.

Water Treatment and Distribution Systems - Policies

- a) Connection to an existing water distribution system is required for residential purposes where access is feasible and/or cost effective.
- b) Future water distribution systems will comply with the Water Act and Provincial licensing requirements pertaining to public utilities.

- c) The Municipality reserves the right to own and operate or assist with the provision of a water distribution and treatment system within the Central Springbank area.

2.8.3 Wastewater Management

The majority of development within the Plan Area is currently serviced by private sewage disposal systems, usually septic tank and tile systems. These systems are regulated through Provincial legislation, installed by certified installers, and inspected by accredited agencies. The Municipal District of Rocky View has been an accredited agency since February 2000. Site conditions such as lot size, soil type, and depth to water table will determine if a private sewage disposal system is feasible to service a development. Private sewage disposal systems have been the choice for many, not only because they are inexpensive, but also because the soil composition and the depth to near surface water table in the Central Springbank area has been able to accommodate this method of disposal.

Wastewater collection and treatment systems presently exist within Central Springbank Area Structure Plan Area in Pinebrook Estates (Section 8-24-03-W5M) with a sewer line to the City of Calgary; the Emerald Bay development (Portions of 11 & 12-25-03-W5M) with an on-site collection and treatment facility; and the three schools located along Range Road 33 south of the Trans Canada Highway serviced via wastewater lagoons. In addition, the Municipality has granted permission to a joint venture between the Town of Cochrane and The City of Calgary to run a sewer line through the northern portion of Plan Area to service the Town of Cochrane.

Future technological advances will likely provide economical alternatives for responsible methods of wastewater treatment for both landowners and the Municipality. All forms of private sewage disposal systems and collection treatment methods will require ongoing review and assessment to ensure their sustainability and environmental integrity.

Alberta Environment, the Calgary Health Authority, and the Municipality share a concern that the projected population for the Springbank area may exceed the ability of the land to dispose of sewage with private sewage disposal systems. Further, any future stand-alone systems will not be allowed to discharge into either the Bow or Elbow Rivers and must be responsive to the overall health of the watershed. Consequently, a large scale, comprehensive solution to wastewater disposal is necessary and in the best interest of all downstream users of the Bow and Elbow River watersheds. The preparation of a utility strategy by the Municipality, or in collaboration with the Municipality, on a drainage basin scale or larger is of the highest priority. A comprehensive strategy for future wastewater collection, treatment and disposal will determine the extent and magnitude of development in the future, as well as its phasing, before conceptual schemes can be considered by Council.

Individual Private Sewage Disposal System (PSDS) – Policies

- a) Provided the site conditions are suitable, a lot of two (2) acres in size or greater can employ a Private Sewage Disposal System (PSDS) if each lot has at least one (1) contiguous developable acre available, to the satisfaction of the Municipality.
- b) To determine if site conditions are satisfactory to utilize a PSDS, a qualified practicing engineer in the Province of Alberta must prepare a report, to the satisfaction of the Municipality, verifying that the site is suitable and will not negatively impact the

environmental integrity of a catchment basin over time. Long-term cumulative impacts should be addressed.

- c) The Municipality must prepare and adopt a utility strategy for the Plan area within one (1) year after the adoption of this Plan.
- d) Pump out tanks are not considered to be an acceptable means of wastewater disposal.
- e) Individual landowner operation of a PSDS will affect its sustainability, so the Municipality encourages adequate and ongoing maintenance and monitoring of PSDS's, and programs to educate landowners about their systems.
- f) A Deferred Servicing Agreement or other such mechanism is required on every new lot plus the balance that will be serviced by a private sewage disposal system. The agreement will notify future owners of the commitment to connect to a wastewater collection and treatment system when deemed appropriate by the Municipality. The agreement will also outline the location of the existing system, operational and maintenance information, and the requirements for its decommissioning.
- g) In the preparation of a conceptual scheme, the location of future sewer easements to accommodate a gravity wastewater collection system will be identified in accordance with the utility strategy.
- h) When designing the location of a PSDS in a new subdivision and/or development, consideration should be given to the future decommissioning of the PSDS and the connection to a collection system.
- i) On-site systems using proven methods of advanced treatment to produce high quality effluent instead of traditional septic tanks are encouraged. These systems should be suitable for the climate of the area and be proven to reduce the possibility of negative impacts.
- j) The operation of a PSDS should ensure that the disposal and treatment of wastewater does not unduly saturate the soil or have environmental impacts within the sub-basin.
- k) Wastewater systems must maintain the environmental integrity of the catchment basin, to the satisfaction of the Municipality and the Province.

Wastewater Collection and Treatment Systems – Policies

- a) The Municipality must prepare and adopt a utility strategy for the Plan area within one (1) year after the adoption of this Plan.
- b) Lots less than 2 acres in size must be serviced through a wastewater collection system.
- c) Future subdivision in the Infill Residential Areas may require both a PSDS and the identification of future sewer easements.
- d) Future wastewater collection systems will be designed and operated to meet immediate needs and anticipate future cumulative requirements of a respective drainage or sub-basin in accordance with utility strategy. This would include the location of future treatment or collection sites and the necessary sewer easements, where required.
- e) Future collection systems will be the responsibility of the developer to construct and their ownership and operation will be determined by the Municipality.

- f) The operation of a collection system should ensure that the disposal and treatment of wastewater does not create any negative environmental impacts within the sub-basin.
- g) Methods of wastewater effluent discharge must meet a quality that is acceptable to the Province and the Municipality.
- h) Until a regional system is in place, interim methods of sewage disposal may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment.
- i) The school board should endeavor to improve the existing wastewater disposal system for the elementary schools (Elbow Valley Elementary, Springbank Middle School) and Springbank Community High School in accordance with the utility strategy.
- j) Due to visual and odour impacts to the community at large, neither open lagoons for collection and storage of wastewater effluent or the use of spray irrigation are appropriate methods of sewage disposal.
- k) Ongoing discussions with the Province, the City of Calgary and the Health Authority should be pursued to develop a utility strategy for a regional wastewater collection, treatment and disposal system.
- l) The Municipality reserves the right to provide or assist with the provision of a wastewater collection, treatment, and disposal system within the Central Springbank area.

2.8.4 Shallow Utilities

Shallow utilities provide functional service to a geographic area and individual lots. These utilities include services such as telephone, natural gas, electricity, and cable. The location of main rights-of-way are shown on Map 10. The landowner is responsible for the coordination and installation of these utilities and the Municipality endeavours to facilitate uninterrupted delivery by defining common utility rights-of-way relative to each subdivision.

An attractive feature of living in the Central Springbank area is the 'dark sky'. The 'dark sky' is unencumbered by light pollution such as site-lighting or streetlights. Preservation of this dark sky environment is desired within the community, and requires consideration in future development.

- a) Shallow utilities should be located in common locations in order to maximize the developability or functionality of lands and reduce any off-site impacts.
- b) Wherever possible, utility easements should be utilized in subdivisions and development to ensure the location and identification and maintenance of multiple utilities can be made with ease and without service disruptions.
- c) Utilities in the road-rights-of way should be avoided unless sufficient right-of-way expansion is available for transportation needs.
- d) Utility rights-of-way can be incorporated into an open space system to facilitate connection throughout the community, and should be addressed during the preparation and adoption of conceptual schemes.
- e) Wherever possible the location of cellular or telecommunication facilities should be incorporated into a common facility or concentrated on limited sites.

- f) For the purposes of illumination, exterior lighting will be direct and focus on relevant on-site features to minimize any off-site light pollution. Upgrades and modifications to existing development should include retrofitting of the existing on-site lighting.

2.8.5 Solid Waste

- a) Solid waste (garbage) containment and disposal is the responsibility of the local landowners. Consideration for solid waste disposal should be addressed in conceptual schemes in accordance with this policy.
- b) Recycling opportunities throughout the community are encouraged minimizing any impacts of development on the environment.

CHAPTER 2.9

2.9 Residential Development

As early as the 1950s, the Springbank area was attracting rural residential living. Rural land was cheaper to buy, taxes were low, and improved roads made the Calgary commute manageable. The current settlement pattern evolved throughout the years under the governance of regional plans and policies, which attempted to preserve agricultural land by deterring residential development.

In 1963, regional policies discouraged non-agricultural development from locating in rural areas by introducing a 20-acre minimum parcel rule, under the assumption that twenty acres would deter small rural residential development thereby preserving agricultural land. By 1971, the 20-acre parcel rule was revoked, as it was apparent residential development pressures were not going to subside. In its place, residential development was directed to a maximum of seven four-acre lots per quarter section. By 1984, regional policy permitted residential development on lower capability agricultural land, and encouraged residential infilling on previously created 20-acre lots.

Throughout the 1990s, two and four acre lots were common parcel sizes for residential subdivisions in the Central Springbank area. Single-family housing is prevalent throughout the community, and there is a strong desire for this form of housing to continue. The emergence of concentrated smaller lots has appeared at Springbank Links, and in the greater Springbank area.

Future residential land use in Central Springbank will require wholistic and detailed planning with the requirement of conceptual schemes. Regard for current land use patterns will be required as compatible development occurs in, or adjacent to, previously subdivided areas. A primary factor in establishing residential phasing in Central Springbank will be the provision of efficient and environmentally responsible utilities. Other important features will include open space opportunities and aesthetically considerate subdivision design that integrates the unique country residential landscapes of Central Springbank.

2.9.1 Goals

- a) To preserve a rural lifestyle and maintain open space by encouraging innovative subdivision design, community amenities, and servicing regulations.
- b) To require conceptual schemes for a wholistic approach to community development to avoid ad-hoc, incremental subdivision.
- c) To integrate residential land use planning with the sub-basins through approved Master Drainage Plans.
- d) To ensure residential development is sensitive to the natural environment, topography, vegetation and watersheds.
- e) To encourage residential development that maximizes open space and views, and minimizes adverse visual impacts.
- f) To maintain single-detached dwellings as the predominant form of housing.

- g) To incorporate transition buffering and setbacks between existing land uses and new residential subdivision and development.
- h) To accommodate the sensitive integration of residential land uses and development in agricultural areas.
- i) To preserve an appreciation for the community's settlement history in residential development.
- j) To integrate a system of walkways and other similar community amenities in the design of residential subdivisions to promote community interaction and common open spaces.
- k) To define an integrated and compatible residential land use pattern that complies with the servicing objectives of the Plan.
- l) To facilitate a diverse community with housing forms and developments that can accommodate persons of all ages and abilities.

2.9.2 General Residential Development - Policies

The Vision Statement imagines Central Springbank as a place to live that is respectful of the landscape, the agricultural nature of the area, the Bow and Elbow River watersheds and the development that has preceded it. A rural lifestyle in the future will endeavour to capture the beauty and tranquility of the area and sensitively plan for changes while striving to build a healthy community.

The composition and diversity of the community can be enriched by providing housing options for older persons and persons with disabilities to live an independent healthy lifestyle in Central Springbank.

Land within the Central Springbank Plan Area has been grouped into two categories – Infill and New Residential Areas - for the purposes of residential development. Each grouping has been established by its characteristics such as servicing, existing land use, parcel size, transportation network, age of development, or information requirements for future land use changes. The General Residential Policies pertain to future residential development both of the residential categories.

- a) All residential development must abide by the General Residential Development policies outlined in this section.
- b) Lands suitable for residential development are classified into two categories – Infill Residential and New Residential with defined boundaries as shown on Maps 11 and 12. Any application to reclassify lands from one of the above residential categories to another will require an amendment to this Plan.
- c) In order to provide a wholistic, efficient and thorough approach to community development in Central Springbank, conceptual schemes will be required to guide future residential development.
- d) Conceptual schemes for areas within the conceptual scheme boundaries identified in Maps 11 and 12 must be prepared in accordance with the policies of this Plan, be adopted by bylaw, and be appended to the Plan.

- e) Notwithstanding the defined conceptual scheme boundaries as defined on Maps 11 and 12, future conceptual scheme boundaries may be altered without amendment to this Plan, at the discretion of Council, provided:
- iii) the alternate conceptual scheme area is comprehensive in nature;
 - iv) the implications of development proceeding within an alternate conceptual scheme boundary have been examined; and
 - v) the Municipality determines that any on-site or off-site planning issues have been resolved pursuant to the provisions of this Plan.
- f) A conceptual scheme is not required when for agricultural development or when all of the following conditions are met:
- Direct road access is available
 - One (1) lot is being created
 - The proposed lot is 0.8 ha (2 acres) or greater in size.
 - The creation of the new lot will not adversely affect or impede future subdivision of the balance lands.
- g) The form of residential development should be single detached housing.
- h) Conceptual schemes that are affected by a Special Planning Area as identified in Section 2.3.2.3 and on Map 3 should incorporate and appropriately address the identified needs of the Special Planning Area it affects.
- i) In the preparation of a conceptual scheme, sight line conflicts should be minimized and an assessment of both on- and off-site visual impacts should be conducted in order to determine the siting of new lots, their building envelopes, and the architectural style of any structures.
- j) Consultation with agricultural operators during the preparation of a conceptual scheme is necessary to minimize residential impacts with existing agricultural operations through dialogue, appropriate separation distances, use of transitional buffering treatments, respect for the “Right to Farm”, and a sensitive development plan.
- k) The keeping of animals on lots subdivided for residential purposes should be prohibited on lots less than 4 acres because of their size, their proximity to residential development, and the offsite impacts from manure management and stormwater runoff on the sub-basin.
- l) Prior to the adoption of a conceptual scheme, a utility strategy for the sub-basin or region, must be adopted by Council that includes:
- A confirmed wastewater strategy
 - A Master Drainage Plan
 - A confirmed water supply

- m) Notwithstanding the existing Linkage Policy of the Municipality, consideration may be given to creating local roads that exceed the number of lots accessing onto a cul-de-sac as stated in the Linkage Policy provided the future road network is not compromised.
- n) Panhandles are not considered an appropriate means to provide access to residential parcels and their use is discouraged.
- o) Since 1969, the Springbank Airport has operated in the greater Springbank area and is presently a training facility for small aircraft. In the preparation of conceptual schemes, and during development, acknowledgement of the airport and any potential off-site impacts should be addressed and mitigated where necessary.

Seniors Housing

- a) Notwithstanding Section 2.9.3 (b) and 2.9.4(e), through the preparation and adoption of a conceptual scheme and Direct Control Bylaw, Senior Citizen and Disabled Housing can be developed at higher density, not exceeding 64 units per quarter and in alternative development forms than outlined in Sections 2.9.3 and 2.9.4.
- b) Housing developments designed for older persons and people with disabilities should:
 - Be regulated by an approved conceptual scheme
 - Be of a form conducive to independent living for senior citizens and the disabled
 - Provide open space opportunities including pathways, garden plots, park system, visual open space and other visual and physical connections to open spaces
 - Be located within walking distance to community meeting places or joint use facilities
 - Be compatible with adjacent uses
- c) To fulfill an independent healthy lifestyle for older people and persons with disabilities, seniors housing should meet the following criteria:
 - Stair-less single storey bungalow or duplex unit (two units)
 - Condominium ownership/Life Lease
 - Development compatible for an older person such as barrier free environment, sensitive site lighting, accessible parking, easy to read address numbers and building signage

2.9.3 Infill Residential Areas – Policies

Lots in Infill Residential Areas as shown on Map 11 are found in quarter sections that have been previously subdivided or have been developed to their current potential as 2-4 acre communities. Through the conceptual scheme process, the re-subdivision of larger parcels into 2-4 acre lots is envisioned provided the interface considerations between existing and new residential lots have been comprehensively addressed.

- a) Lands identified on Map 11 will not be eligible for further subdivision unless a conceptual scheme is prepared in accordance with the provisions of this plan, is approved by the Municipality, and is appended to the Central Springbank Area Structure Plan.

- b) Future residential lots in the Infill Residential Area as defined on Map 11 will range between +0.8 to +1.6 ha (+2 to +4 acres) in size or whatever is most prevalent on adjacent lands or in the immediate area.
- c) Open space connections should be facilitated through the use of cash-in-lieu, developer dedication of land or easements to extend pedestrian connections throughout the Plan Area.
- d) Modified road standards should only be considered in Infill Residential Areas when stormwater management, emergency services, school bus services and public safety are shown to not be at risk and an opportunity for future local roads with a higher priority for aesthetic appeal, quality of service and multiple use is provided.



Existing Residential Development

2.9.4 New Residential Areas - Policies

New Residential Areas consist primarily of large blocks of unsubdivided agricultural lands shown on Map 12. If and when these lands are subdivided for residential purposes, careful attention will be paid to the transition from agricultural to residential land uses. This transition will include responsible servicing in accordance with an approved Utility Strategy and Master Drainage Plan, will preserve environmental integrity, and will strive to create open spaces and other community amenities. Conceptual schemes within the boundaries established on Map 12 will address transitioning and buffering between existing acreage developments and new development.

- a) Land use changes and subsequent subdivision and development within New Residential Areas shown on Map 12 will be guided by an adopted conceptual scheme prepared in accordance with the provisions of this Plan.
- b) Future phasing of New Residential development will be determined by the utility strategy and the landowner will determine timing.
- c) Subdivision applications proceeding outside of an approved conceptual scheme may be considered for one (1) residential lot per developable quarter section (64.7 ha or 160.0 acres) for the purposes of agriculture or farmstead.
- d) High priority will be given to undeveloped open areas for such purposes as stormwater management, areas of significant habitat, agricultural uses, recreation or educational purposes. These lands will be voluntarily provided at the time of subdivision as additional open area, and held in perpetuity for the benefit and enjoyment of the residents in the future through such tools as conservation easements, environmental reserve or environmental reserve easements, condominium or lot owner associations, in addition to municipal and environmental reserve dedications.



Stormwater Retention

- e) The Minimum allowable parcel size is 0.8 ha (2 acres).
- f) The number of lots allowed is 64 units on a quarter section.
- g) Notwithstanding Sections 2.9.4 (e) and (f), the minimum parcel size may be reduced to a minimum of 0.4 ha (1 acre) if justified on the basis of additional open space, subdivision design, or environmental features related to the site through the preparation of a conceptual scheme ~~and Direct Control District Bylaw~~.
- h) Minor deviations from municipal country residential road width standards should only be considered in New Residential Areas when stormwater management, emergency services, school bus services and public safety are shown to not be at risk and an opportunity for future local roads with a higher priority for aesthetic appeal, quality of service and multiple use is provided.
- i) Municipal reserve lands in New Residential Areas should be provided by a full dedication of land to facilitate the establishment of a connective open space system.
- j) A walkway system in New Residential Areas should be accommodated through the Municipal Reserve allocation or as guided by the Municipal Government Act and in accordance with the Rocky View West Recreation Board Master Plan and Operating Guidelines.

CHAPTER 2.10

2.10 Business Development

The first sign of business development uses in the Springbank area appeared outside the Plan Area along the TransCanada Highway in the 1980s with the conception of a regional amusement park. Significant changes did not appear at the corner of TransCanada Highway and Range Road 33 until the 1990s when additional business opportunities, attracted by highway visibility and accessibility, established the site as a regional business destination.

Regional business development will only locate within areas identified on Map 13 or directed to the Springbank Business Park (outside of the Plan Area) to limit visual impacts on the landscape.

~~Regional business development will only locate outside the Plan Area at Springbank Regional Business Park to limit visual impacts on the landscape.~~ Economic opportunities will be promoted at this location, but with consideration for the TransCanada Highway as a major provincial transportation link and to the greater community. The Municipal District of Rocky View and the City of Calgary Intermunicipal Development Plan identifies lands along the TransCanada Highway as a 'Notification Zone', where applications should address development guidelines and design themes while being respectful of the significance of the intermunicipal gateway of both municipalities. ~~Strip business development is not envisioned along the TransCanada Highway.~~ Local consumer needs have previously been met primarily in neighbouring urban centers. Local stand-alone business opportunities will be limited within the community in the future, and will benefit the local community.

Recreational business opportunities that may be developed in the Plan Area will retain the desired open landscape and will be mindful of any offsite impacts and adjacent land uses. Home-based business will continue to be permitted in accordance with the Land Use Bylaw.

2.10.1 Goals

- a) To direct business development to **areas identified on Map 13 or to** the existing regional business park located along the south side of TransCanada Highway and Range Road 33. ~~or other locations outside the Plan Area.~~
- b) To restrict the number of business developments serving local consumers.
- c) To establish guidelines for local business development that addresses the compatibility of land uses, site function, off-site impacts and consistency of treatment north and south of the TransCanada Highway.

2.10.2 ~~Local Business Development~~ - Policies

Municipally, it is responsible to pursue appropriate business development throughout the Municipality for a balanced tax assessment and a manageable mill rate for all taxpayers. Existing **and proposed** business development is shown on Map 13. Applications for ~~local~~ business development in Central Springbank should be accompanied by a rationale demonstrating its economic viability within the community, the market of the proposed product or service, and the site selection.

- a) Local business development should meet the needs of the local community.

- b) Applications for business development should be accompanied by a comprehensive rationale supporting a land use and development application that demonstrates the compatibility of the proposed development with adjacent land uses, as well as an indication of the trade and economic benefits to the community.
- c) Appearance criteria to guide future business development locating in Central Springbank should be developed and incorporated into the conceptual scheme. The Municipality and the business development community should establish and adopt appearance criteria for development in the future. The criteria should address items such as:

- Off-site and on-site visual and functional impacts
- Streetscape
- Building mass and form
- Lighting
- Signage
- Landscaping
- Parking
- Pedestrian access



Local Business Development – Bow Point Nursery

- d) Any business development requiring a component of storage, distribution or assembly must do so indoors. Outdoor display of finished goods will be guided by the appearance criteria.
- e) At the time of application, business development applications must prove their water source and outline their long-term consumption needs in accordance with Water Act.
- f) The Plan does not anticipate further business development along the TransCanada Highway other than that located in the regional business area at the intersection of Range Road 33 **or as identified on Map 13.**~~, outside the Plan Area.~~
- g) Future business development in the Plan Area will be compatible and sensitive with the adjacent land uses.
- h) Residential uses proposed adjacent to regional business development areas should provide an acceptable transition and interface.**

CHAPTER 2.11

2.11 Intermunicipal Cooperation

In 1998, the Municipal District of Rocky View and The City of Calgary adopted the M.D. of Rocky View/City of Calgary Intermunicipal Development Plan (IDP). The IDP identifies:

- A joint planning area for both municipalities
- Areas of mutual interest
- Common policies for lands within the Intermunicipal Planning Area, and
- A method to deal with any intermunicipal issues

The Intermunicipal Planning Area partially affects the Central Springbank area along its eastern edge and identifies areas of mutual interest classified as Notification Zones along the Bow and Elbow Rivers, and the Trans Canada Highway and Highway #8. In these locations, applications should address development guidelines and design themes, and be respectful of the significance of the intermunicipal gateway of both municipalities in accordance with the Intermunicipal Special Development Area in Section 2.3.2.3. The Policy Area of the IDP will defer to the policies in the adopted Central Springbank Plan, while the intent of the notification zone is to provide each municipality with an opportunity to comment on applications of mutual interest. The intermunicipal planning area is shown on Map 14.

As land use changes and development proceed towards each other, greater consideration and regard is necessary for the interface between the two municipalities. Density targets by The City of Calgary greatly exceed levels of development anticipated in Central Springbank. Interface treatment consideration is important to create a harmonious transition from one form of development to another. The Central Springbank area is not anticipating significant annexation requests by The City of Calgary, since Springbank has not been identified as a primary growth corridor. However, if annexation is considered, dialogue should occur early between the two municipalities and in consultation with community.

2.11.1 Goals

- a) To facilitate ongoing consultation to address areas of mutual interest that affect the interface of the Central Springbank Area and the City of Calgary.
- b) To protect the Bow and Elbow River watersheds for current and future needs.
- c) To retain and protect existing and future linkages in the regional transportation network that respects of the intermunicipal gateways of both municipalities.
- d) To commence a dialogue between the two municipalities, the Province, and other affected agencies to develop a regional utility strategy.
- e) To identify, protect and/or rehabilitate key natural features and habitat areas.
- f) To recognize and protect the significance of the TransCanada Highway for both municipalities.
- g) To encourage dialogue between the two municipalities and the affected community when, and if, annexation is being considered.

2.11.2 Intermunicipal - Policies

- a) Access through the Central Springbank area into the City of Calgary will be directed to the Provincial Highway System, Intermunicipal and boundary roads to accommodate intermunicipal and regional traffic.
- b) For the purposes of access, land bordering on 101 Street SW, must meet the requirements of The City of Calgary.
- c) For the development and coordination of an efficient future regional transportation network, the Municipality should pursue a regular dialogue with the City of Calgary and the Province of Alberta.
- d) In anticipation of the pending construction of Stoney Trail (the Transportation and Utility Corridor located east of 101st Street SW.), consideration of the east/west collectors through Central Springbank and their rights-of-way should be identified and protected.
- e) Applications for land use changes, subdivision and development within the Notification Zones will be referred to the City of Calgary for their information, as guided by the M.D. of Rocky View and City of Calgary Intermunicipal Development Plan.
- f) At the time of subdivision, municipal and/or school reserves should be acquired as land dedications wherever possible in the joint planning area. Otherwise, reserves should be/remain deferred.
- g) For a compatible and gradual transition between the Plan Area and urban development in the City of Calgary, edge considerations should be incorporated into all forms of future development and demonstrated in conceptual schemes in the Intermunicipal Special Planning Areas (shown on Map 14). Edge considerations should include, but not be limited to, parcel sizes; site design; site function; visual separation; sound attenuation; open space alternatives; view corridors and vistas; vegetation and building materials.
- h) If annexation is considered necessary by the City of Calgary, efforts should be made to achieve an amicable annexation agreement between the Municipality, the City of Calgary and the affected community.
- i) If annexation is considered necessary by the City of Calgary, and is agreed to by the Municipality, existing uses and the rural residential character of the area should be considered and retained over the long term wherever possible through the terms of the annexation agreement.
- j) Ongoing discussions should be pursued with the Province, the City of Calgary and the Health Authorities to develop a strategy for regional utilities.
- k) The Municipality should continue on-going discussions with affected stakeholders regarding the health and long-term viability of the Bow and Elbow River watersheds.
- l) The Municipality should endeavour to work with the City of Calgary to adopt Master Drainage Plans for the Bow and Elbow River sub-basins that cross municipal boundaries



Central Springbank/City of Calgary Interface

with the City of Calgary. The implementation of the Master Drainage Plan should be to the satisfaction and suitability of both municipalities.

- m) A variety of methods to retain and protect environmentally sensitive areas should be incorporated in conceptual schemes within the Intermunicipal Special Planning Areas for the benefit and sustainability of the environment to ensure the survival of all living communities. Mechanisms available include municipal/environmental reserve, environmental reserve easement and open areas retained through such tools as conservation easements, and/or condominium/lot owners associations.
- n) In areas adjacent to or affected by environmentally significant areas, appropriate buffers are necessary to ensure the integrity and utility of the wildlife movement corridors and significant habitat.
- o) Updated conceptual schemes or recreation master plans should be prepared for land identified as future regional parks by the City of Calgary prior to any consideration of a land use change or a development application, in concert with the visual and physical open space system of the adjacent area. These updates should address issues such as parking, traffic, points of access, natural habitat, and Site Implementation Plans.
- p) An open space system for the Plan Area should meet the intent of the Rocky View West Recreation Board's Master Plan and Operating Guidelines and provide connections between the municipalities that are convenient and safe.

PART III

3.0 GLOSSARY AND APPENDICES

3.1 Glossary of Terms

Agricultural Land Use:

The use of land, buildings or structures for the raising of non-domestic animals and/or growing plants for food or other production.

Archaeological/Historical Impact Assessment:

An analysis of the potential impacts of development on archaeological and/or historical resources.

Architectural Controls:

Guidelines that are registered on the title of land(s) by virtue of a caveat or restrictive covenant which guide the design and appearance of buildings and other improvements on the land.

Area Structure Plan:

A statutory plan, adopted by Bylaw pursuant to the Municipal Government Act, that provides a policy framework for the evaluation of proposals for redesignation, subdivision and development of a specified area of land in the Municipality.

Berm:

A constructed embankment used for separating potentially incompatible areas, sites and districts or for protecting an area, site or district from any intrusions generated by other activities, operations, facilities or traffic.

Best Management Practices:

Practices or methods of managing stormwater that strive to retain the predevelopment runoff and absorption characteristics of a catchment area to minimize impacts on the watershed. The methods will address both water quantity and quality issues that are economically acceptable to all parties. These parties include the Province, the Municipality and local interests such as individual landowners.

Biophysical:

Refers to the inter-relationship between landforms, climate, vegetation and animal life. The functioning of ecosystems is tied directly to these interactions. Inter-relationships of landform and element, climate, vegetation and fauna are not only assessed on the basis of their general characteristics, but also on the basis of their relative health: they can be strong and weak. The Plan requires an inventory of biophysical characteristics before development occurs.

Bow River Basin Watershed Council (BRBWC):

A non-profit, non-partisan organization of public and private sector actors that have interests in monitoring and preserving the quality of the water and the natural environment of the Bow River watershed area.

Business Land Uses:

The use of land, buildings or structures in which the provision of goods and services for sale is the primary function and may include auxiliary pursuits dependent upon parcel size and proximity to other land uses.

Conceptual Scheme:

A plan for the subdivision and development of lands including, but not limited to, generalised land uses at the ¼ section scale, rationale for the developability of the lands and internal road hierarchy. Conceptual Schemes contemplated by this Plan should be prepared in accordance with Section 2.3.2.2.

Construction Management Plan:

A temporary plan that details how drainage and stormwater will be managed during the development of a site and until the final Site Implementation Plan has been implemented. It will address any negative outfalls created by construction on the site, including construction refuse.

Contemporary Agriculture:

The production of specialty crops such as herbs, flowers, and tree farms that may or may not have a commercial/retail component such as market garden or greenhouse.

Council:

The Council of the Municipal District of Rocky View No. 44.

Cultural Landscapes:

Are tied to the agricultural heritage of the area. These are areas that are characterized by landscape elements such as hedgerows, windbreaks, bridges, fence lines, trails and remnants thereof. These elements contribute to a collective understanding of agriculture, its history and its continued role in the community.

Deferred Services Agreement:

An agreement entered into by a developer or landowner, which is registered against the title and obligates the developer or landowner to tie-in to utility services when they become available and/or economically feasible.

Development:

- Any excavation or stockpile and the creation of either of them, a building or an addition to, or replacement, or repair of a building and construction of placing in, on, over or under land or any of them;
- A change of use of land or a building or an act done in relations to land or a building that results in or is likely to result in change in the use of the land or building; or,
- A change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in change in the intensity of use of the land or building.

Direct Control District:

A district of the Land Use Bylaw that is subject to regulations established by Council for control over the use and development of a defined area and pursuant to the provisions of the Municipal Government Act.

Environmental Reserve:

Environmental reserve is a swamp, gully, ravine, coulee or natural drainage course; land that is subject to flooding or unstable; a strip of land not less than 6 metres in width abutting bed and shore of any lake, river, stream or other body of water. It may be taken at the time of subdivision at the discretion of the Municipality for the purposes of preventing pollution, or providing public access; and must be left in its natural state. Environmental reserve remains the responsibility of the Municipality as guided by the Municipal Government Act.

Environmental Reserve Easement:

Land that qualifies as environmental reserve yet is maintained by the owner of the land as guided by the Municipal Government Act.

Geotechnical Report:

A report prepared by a qualified professional that addresses such issues as soil conditions for sewage disposal, slope stability, groundwater issues for development, and other issues that may impact development.

General Agriculture:

The raising of crops or the rearing of livestock, either separately or in conjunction with one another and includes buildings and other structures incidental to the operation.

Habitat Fragmentation:

Habitat is considered part of the landscape that meets the requirements of animal species for feeding, breeding, thermal regulation, security and resting. Different species have different requirements; some require larger areas than others. Fragmentation is said to occur when the habitat area required for a particular species is bisected by the development of either a road, utility corridor, housing or industry. When the habitat is fragmented its ability to support animal species is reduced.

Horticultural Development:

The intensive growing of specialised crops, either enclosed or not, and without restricting the generality of the above may include:

- Greenhouses
- Nurseries
- Tree farms
- Market gardens
- Mushroom growing
- Other similar uses

Infill Residential Areas:

Infill Residential Areas are found in quarter sections that have been previously subdivided or have been developed to their current potential as 2-4 acre communities. Lands that have not been fully developed as 2-4 acre parcels may be eligible for further subdivision as 2-4 acre lots.

Infrastructure:

Public and private utility systems in the Municipality that may include, but are not limited to, the transportation network, water supply, sewage disposal systems, stormwater management and other utilities.

Institutional Land Use:

Refers to the use of land, buildings, or structures for a public or non-public purpose and may include places of worship, community centres, and government uses.

Intensive Livestock Operation:

A feedlot or covered facility capable of confining a minimum number of livestock at a housing density specified in the Land Use Bylaw.

Intermunicipal Development Plan (IDP):

Bylaw C-4929-98, the M.D. of Rocky View/City of Calgary Intermunicipal Development Plan, as amended, approved by the Municipality on October 6, 1998.

Joint Use Sites:

Lands that provide a wide range of recreation and community services activities from a single location. They operate by sharing pieces of municipal infrastructure, thus making more cost effective use of limited resources that, in turn, allows the provision of more services to the community. An example would be the Springbank High School and Park for All Seasons site.

Landscaping Plan:

A plan that identifies the location, type and extent of all landscaping proposed for the subject land(s).

Land Use Bylaw:

A bylaw of the Municipality passed by Council as a Land Use Bylaw pursuant to the provisions of the Municipal Government Act and intended to control, and/or regulate the use and development of land and buildings within the Municipality.

Land Use District:

One or more divisions of the Land Use Bylaw establishing permitted and discretionary uses of land or buildings with attendant regulations.

Local Business Development:

A variety of commercial land uses of a scale and character compatible with the existing land use pattern that serve the local community.

Master Drainage Plan

A Master Drainage Plan is a drainage plan for a sub-basin or watershed that identifies drainage management concepts within the existing topography, physical and biological resources of the area. It details short, medium and long-term strategies to establish a sub-basin wide stormwater management system.

Minimum Distance Separation:

A setback or buffer established between an intensive livestock operation and adjacent land uses intended to minimise potential land use conflict.

Municipal Development Plan:

The Municipal District of Rocky View No. 44 Municipal Development Plan is the principal statutory land use plan for the entire Municipality, adopted by Council, in accordance with the provisions of the Municipal Government Act.

Municipal Government Act:

Refers to the Municipal Government Act, Statutes of Alberta 1994, Chapter M-26.1 as amended from time to time.

Municipal or School Reserve:

Land which the Subdivision Authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide for municipal or school purposes, up to 10% of the area proposed for subdivision or an equivalent cash-in-lieu disposition.

Municipality:

The Municipal District of Rocky View No. 44 and, when the context requires, means the area contained within the boundaries of the Municipality.

New Residential Areas:

Large tracts of land within the Plan Area that have experienced relatively no subdivision and development and are eligible for residential subdivision in accordance with the provisions of this Plan.

Plan, Plan Area:

Refers to the Central Springbank Area Structure Plan as adopted by Council and amended from time to time.

Public/ Private Partnership:

Is a collaborative relationship between private industry, government agencies, and occasionally not-for-profit organizations. These arrangements are typically for the purposes of providing a service to the public and they are used in many different policy and service areas. Public/ private partnership can include regional municipalities, community association, naturalist organizations, private developers and utility providers. All parties are included in the development, management and provision of programs and services.

Qualified Professional:

An individual with specialized knowledge recognised by the Municipality and/or licensed to practice in the Province of Alberta. Examples of qualified professionals include, but are not limited to, agrologists, engineers, geologists, hydrologists and surveyors.

Reach:

A reach is a stretch of creek that has similar bank and vegetative characteristics.

Recreation Master Plan

A non-statutory plan prepared by a Regional Recreation Board intended to represent the recreation needs within a portion of the Municipality.

Redesignation:

Refers to the reclassification by the Municipality of a land use designation in the Land Use Bylaw applicable to a specific area of the Municipality.

Residential Land Use:

A primarily residential land use in which auxiliary pursuits may be allowed dependent on the parcel size and/or proximity to other residences.

Riparian Environments:

These are the areas that are located in immediate proximity to the stream edge, or bank of an active river channel. They are characterized by a particular collection of plant and animal life.

Site Implementation Plans:

Plans that detail how drainage and stormwater will be managed on a developed site in accordance with a Master Drainage Plan. They include the site-specific implementation of Best Management Practices within a sub-basin.

Special Planning Areas:

Special Planning Areas geographically grouped locations with similar characteristics. These areas include the Bow and Elbow River valleys, the TransCanada Highway, and the interface with The City of Calgary. Each planning area has specific needs and should be incorporated into the conceptual scheme, over and above the requirements of the conceptual scheme, at the time of its preparation.

Storm Water Management Plan:

A plan prepared to address on-site storm water retention, demonstrate that post-development flows equal pre-development flows, and the method of on-site containment during a 1:100 year storm event. Recommended Best Management Practices to improve water quality as well as water quantity should be included in a stormwater management plan.

Traditional Agriculture:

The raising of crops or livestock generally on large blocks of land.

Traffic Impact Analysis:

An area-specific study that may include, but is not limited to, an analysis and evaluation of the potential impact of a proposed subdivision and/or development on the existing transportation network, and a program of future expansion and/or improvement of the transportation network to accommodate the proposed growth and to preserve the function and integrity of the network.

Utility Strategy:

The utility strategy is a plan of action outlining how the Municipality will provide water and wastewater services to the landowners in a cost-effective manner. The strategy will forecast the short, medium, and long term water and wastewater objectives of the Municipality, including future regional collection systems. It will also contain mechanisms for implementing and financing the necessary infrastructure.

3.2 Appendices

3.2.1 Appendix 1: Executive Summary of the Landowner Survey

1999 CENTRAL SPRINGBANK HOUSEHOLD/LANDOWNER SURVEY

EXECUTIVE SUMMARY

A self-administered questionnaire was mailed to 1,777 landowners in Central Springbank in October 1999. A total of 785 questionnaires were returned by November 24, for a 44% response rate. Major findings are as follows:

Profile of Central Springbank Landowners

- The majority of respondents (62%) have owned land in Central Springbank for less than 10 years.
- The majority of respondents (61%) own land parcels of less than 4 acres.
- 72% of respondents use their land for residential purposes only; another 19% use their land for livestock/pasture.
- 68% of respondents are 35 to 54 years old.
- 72% of respondents are employed full-time or part-time and 13% are retired (these findings include spouse/partner where applicable).
- Four in ten respondents (43%) have household incomes over \$140,000.
- 54% of respondent households have one or more school-age children. 17% have one or more pre-school children.

Quality of Life

- 99% of respondents who live on their land are very or somewhat satisfied with the quality of life in Central Springbank.
- What respondents like most about Central Springbank is the privacy and lack of crowding (37%), the country living feel (26%), the peace and quiet (20%) and close proximity to the city (22%).
- What respondents like least about Central Springbank is the increasing development pressure (15%), the poor planning and past development decisions (13%), and increasing traffic (11%).
- What respondents think is most important in maintaining the quality of life in Central Springbank is limiting residential/commercial development (28%), and maintaining the rural setting (25%).

Sense of Community

- 36% of respondents think it is very important (the top rating) to belong to a community. 18% of respondents rate “community” in Central Springbank as excellent and 57% rate it as good. When “importance of community” is cross-tabulated by “rating of community”, respondents who said community is very important also gave their community the highest excellence rating (35%).
- Approximately one-half of respondents rated local facilities, local associations and clubs, and local special events as effective in enhancing the sense of community.

Recreation, Leisure and Environment

- 79% of respondents rated recreational and leisure opportunities as very or somewhat important; 65% of respondents rated the recreational and leisure opportunities located in Central Springbank as excellent (15%) or good (50%).
- A slightly larger proportion of respondents felt that residents should use amenities elsewhere (46%) rather than amenities being developed in Central Springbank (37%). 17% were uncertain of their choice.
- The greatest support from a list of potential new amenities was for natural pathway systems (75%) and additional park or green space (70%). New golf courses, at 23%, had the least support.
- There was no strong majority for any one method of financing these new amenities, although a small percentage did support a general tax increase for natural pathway systems and additional green space.

Transportation

- In addition to driving, roads in Central Springbank are used by one-half or more respondents for running/walking (66%) and cycling (49%).
- The comfort level with roads for alternate uses is low; 59% who use the roads for running or walking are somewhat or very uncomfortable, 62% who use them for cycling are somewhat or very uncomfortable, and 67% who use roads for horseback riding are somewhat or very uncomfortable.

Water & Sewer Management Issues

- 62% of Central Springbank respondents have water piped from a co-op, 37% have private wells and 1% have cisterns.
- Only 10% of respondents overall are “not very” or “not at all satisfied” with their water source; the percentage unsatisfied is similar whether the water source is piped water or wells.
- At least two-thirds or more respondents agreed that: 1) “new developments should have drainage easements and if there is a problem with water flow or direction, it should be corrected” (85% agreed), 2) “fertilizers, pesticides and herbicides pollute our streams and rivers and landowners who use them should be responsible for their storm water runoff” (73% agreed), and 3) “I am concerned about the impact of

current and future development on the long-term sustainability of the Bow River and Elbow River watershed areas” (67% agreed).

- There was less agreement with the statements: 1) “to better manage storm water runoff, open spaces in parks and municipal reserves should be used for temporary ponds” (51% agreed), and 2) “I agree with the concept of paying more to be hooked up to sewer service” (44% agreed).

Development Issues

Subdividing Intentions

- 19% of all respondents say they would definitely or probably subdivide if they could; however, 56% of respondents with more than 20 acres said they definitely or probably would subdivide if they could.
- Respondents who are more likely to say they would subdivide are also more likely to have lived in Central Springbank for more than 15 years, and more likely to be over the age of 65 and more likely to be in Zone 1.
- Among the group with more than 20 acres who definitely or probably would subdivide, 71% would do so in less than 5 years.

Level of Agreement with Various Development Issues

- A large majority of respondents (86%) agreed that they would support architectural controls that preserve the “country setting” of Central Springbank.
- 75% agreed that new development should not compromise their view and that there should be some preservation of agricultural land.
- The majority of respondents do not support the idea of smaller lot sizes; 65% agreed they would not support smaller lot sizes even if there were a significant benefit to the community and only 24% were willing to support the trade off of smaller lots for open space.
- There was some support for alternate housing options in Central Springbank; 54% agreed with the idea of a seniors retirement home/lodge in the community, and 43% support the idea of a variety of housing forms so individuals could live their entire life in Central Springbank.
- Just over half (55%) of respondents were in agreement with commercial development provided it is for services that residents require.

Suggested Average Allocation of Land and Mix of Dwelling Types

- The average percentage respondents would allocate for lots ranging from 2 to 4 acres was 79%; the average percentage assigned to lots ranging from 1/3 to 1 acre was 17% and the average percentage assigned to lots equivalent to City of Calgary density was 4%.
- On average, 90% of respondents desired the dwellings in Central Springbank to be single family.
- Willingness to Support Smaller Lots (Trade Off for Benefits)

- A minority of respondents were willing to support smaller lots for other benefits. The highest support, at 37%, was for lower property taxes.

Development Criteria

- In terms of development proposals and potential criteria that could be used by the M.D. to evaluate them, respondents would assign the greatest importance (61 out of 80 points) to five criteria: minimizes traffic increases (14.1 points), protects wildlife habitat (12.8 points), minimizes impact on views (12.2 points), protects the watershed (11.4 points), lowers property taxes (11.2 points).

Attitudes Toward Commercial Development

- 30% of respondents strongly disapprove of commercial development versus 17% who strongly approve.
- Approximately three-quarters of respondents would support the use of land for emergency medical services, fire services, schools and libraries.
- 38% would support the development of retail services; only 13% would support light manufacturing uses.

CONCLUSIONS AND IMPLICATIONS

1. The high survey response rate suggests there is strong interest in development issues and there will be continued interest in the Area Structure Plan process.
2. Landowners are concerned about loss of open spaces/country atmosphere and increasing population/traffic/congestion/poor roads.
3. There is a sense of wanting to protect the reasons for moving to Central Springbank in the first place.
4. The high income of most current landowners suggests they can afford the present country residential infrastructure.
5. The recreational amenities most desired by landowners reflect their interest in a country residential atmosphere. A large majority wants a natural pathway system and additional park/green space. No one method of financing these amenities stands out.
6. Landowners are essentially split in their attitudes about commercial development. However, there is strong interest in schools/library, EMS/Fire and recreational facilities. Retail interest was moderate. If developed, consider gas station/auto repair/car wash and convenience/general store.
7. Landowners who use the roads for purposes other than driving are uncomfortable. Thought should be given to how improvements could be made to the current road infrastructure to accommodate other uses and/or development of new pathways and trails.
8. Landowners are generally resigned to future development but have definitive views on how this should occur. These include:
 - preservation of agricultural land
 - architectural controls that reflect country residential nature of environment

- preservation of views
- 2 – 4 acre lots
- single family housing only

Potential benefits to landowners accruing from smaller lot development are not important to the majority of landowners.

9. In respect to development tolerance, there are two identifiable groups (based on the cluster analysis technique. Those landowners most opposed to development (Development Intolerant segment) live on their land use it for only residential purposes, and are on lots 2-4 acres in size. Those landowners not opposed to development (Development Tolerant segment) are more likely to use the land for purposes other than living only and are more apt to have 10 acres or more.
10. There is strong interest over the short-term among some landowners in subdividing their land for development purposes (assuming subdivision was possible now, 60% of those landowners interested in subdividing would do it within five years). As such, the Municipal District of Rocky View No.44 should make it a priority to complete the Area Structure Plan as soon as possible and develop a strategy to handle numerous subdivision inquiries over the next five-year period.

3.2.2 Appendix 2: Sub-Basin Study - Recommendations

(Note: This is a summary only. Please contact the Municipal Office to review the document in its entirety.)

RECOMMENDATIONS

The study has compiled valuable information that should be disseminated among stakeholders in the study area. Education and awareness will continue to play a most important role in safeguarding the “watershed approach” to development within the Central Spingbank area. Sharing the information can be facilitated through open houses, seminars, fact sheets, or other means.

To ensure that the short- and long-term strategies for stormwater management are implemented in the Central Springbank area, it is recommended that the Municipal District of Rocky View No. 44 (MD) initiates Master Drainage Plans (MDP) for all nine subcatchment areas identified in this document. Time lines for these MDP studies are of the essence as development has occurred and continues in almost every single subcatchment area. It is suggested that funding for the studies be borne by the MD, but that these costs be recovered by an increase in fees for development permit applications and on the basis of area to be developed.

Other related issues concluded from this study shall be refined and are to be incorporated in the MDP document, including at minimum:

- definition of overall management goals.
- identification of constraints.
- formulation of alternative solutions and their evaluation for selection of appropriate management strategies.

- identification of appropriate Best Management Practices (BMP) for each sub-catchment area, including their operation and maintenance requirements.
- adopt unit release rates as estimated by this study.

Together with the MDP studies, a detailed biophysical assessment should be carried out. In particular, these types of studies should integrate with aspects of low lying areas that could be incorporated as regional stormwater storage facilities.

Also, it is recommended that Alberta Environment conduct an inventory for fish and a fish habitat study near the mouth of Springbank Creek, Cullen Creek and Un-named Creek E-1 and that these studies be completed prior to approving any or further developments in these areas.

Very little information is available within the Central Springbank area on surface water quantity and quality. Therefore, it is important that the development of a monitoring program be initiated and that, in the near future, water quantity and quality monitoring sites for all nine subcatchment areas are implemented.

Developments are on-going in the Central Springbank area and it is recommended that Site Implementation Plans (SIP) be submitted at the time of development permit application. The SIP shall have sufficient detail on the proposed stormwater management for the development area and shall be reviewed in context of this Watershed Plan, until MDP documents are available.

A most helpful database has been created as part of this study and it is strongly recommended that this database be kept current by updating it as part of the development permit application approval process, completion of inspection (SIP compliance) reports, maintenance or upgrading efforts by the MD, etc. Database information can be sold to stakeholders and public, and therefore be a funding source for database management.

Although this report deals with surface water management, it is recognized that any development requires other water management systems. Particularly, in view of the “watershed approach” and the objective of safeguarding the receiving streams, it is recommended that a study be undertaken that addresses the management opportunities for wastewater and sewage disposal.

3.2.3 Appendix 4: Native Species for the Springbank Area**TREES:**

<i>Alnus tenuifolia</i>	<i>River alder</i>
<i>Betula occidentalis (fontinalis)</i>	<i>Fountain birch – River bottoms</i>
<i>Crataegus chrysocarpa (rotundifolia)</i>	<i>Round leaf hawthorne</i>
<i>Picea glauca</i>	<i>White spruce</i>
<i>Pinus contorta</i>	<i>Lodgepole pine</i>
<i>Pinus flexilis</i>	<i>Limber pine</i>
<i>Pinus ponderosa</i>	<i>Ponderosa pine (Montana)</i>
<i>Populus balsamifera</i>	<i>Balsam poplar</i>
<i>Populus deltoids</i>	<i>Western cottonwood</i>
<i>Populus tremuloides</i>	<i>Trembling aspen</i>
<i>Prunus pensylvanica</i>	<i>Pincherry</i>
<i>Pseudotsuga menziesii</i>	<i>Douglas fir</i>
<i>Sorbus scopulina</i>	<i>Western mt ash</i>

TALL SHRUB:

<i>Alnus crispa</i>	<i>Green alder</i>
<i>Amelanchier alnifolia</i>	<i>Saskatoon</i>
<i>Eleagnus commutata</i>	<i>Silverberry (Wolf willow)</i>
<i>Prunus virginiana</i>	<i>Chokecherry</i>
<i>Salix bebbiana</i>	<i>Bebb willow</i>
<i>Salix glauca</i>	<i>Smooth willow</i>
<i>Salix discolor</i>	<i>Pussy willow</i>
<i>Salix interior (exigua)</i>	<i>Sandbar willow</i>
<i>Salix lucida</i>	<i>Shining willow</i>
<i>Sambucus racemosa</i>	<i>Red elder</i>
<i>Shepherdia argentea</i>	<i>Silver thorny buffaloberry</i>

MEDIUM SHRUB:*Betula glandulosa**Cornus sericea**Ribes aureum**Salix lutea**Dwarf birch - River**Red osier dogwood**Gold currant**Yellow twig willow***LOW SHRUB:***Artemisia cana**Artemisia tridentata**Artemisia ludoviciana**Juniperus communis**Ledum groenlandicum**Lonicera involucrata**Mahonia repens**Potentilla fruticosa**Rhus trilobata**Ribes oxycanthoides**Rosa acicularis**Rosa arkansana**Rosa woodsii**Rubus ideaus (strigosus)**Rubus parviflorus**Salix commutata**Shepherdia Canadensis**Spiraea betulifolia**Symphoricarpos albus**Symphoricarpos occidentalis**Viburnum edule**Yucca glauca**Sagebrush**Big sage (Montana)**Prairie sage**Common juniper**Labrador tea**Bracted honeysuckle**Creeping mahonia, Oregon grape**Shrubby cinquefoil, Potentilla**Three lobed sumac**Gooseberry**Prickly rose**Prairie rose**Common wild rose**Wild raspberry**Thimbleberry**Silver willow**Canadian buffaloberry**Birch leaf meadowsweet**Snowberry**Buckbrush**Cranberry**Yucca (Montana)*

VINE:*Clematis linguisticifolia**Western white clematis**Clematis occidentalis**Purple clematis**Lonicera dioica**Twining honeysuckle***GROUND COVER:***Arctostaphylos uva-ursi**Kinnikinnick**Cornus Canadensis**Bunchberry**Juniperus horizontalis**Creeping juniper**Vaccinium vitis-idaea**Bog cranberry*

3.2.4 Appendix 4: Transportation Network Study - Recommendations

(Note: This is a summary only. Please contact the Municipal Office to review the document in its entirety.)

Summary

In summary, the goal of this Transportation Network Study is to “establish a transportation infrastructure system that is appropriate for the range of uses proposed in the Springbank Area Structure Plan”.

Consistent with the study objective, we have assessed the existing road network, with due regard for the City of Calgary, Alberta Transportation and the M.D. of Rocky View’s policies, standards and future planning. In doing so, we have established a proposed transportation plan and rehabilitation program which will address the short, medium and long term requirement of the Central Springbank area.

Recommendations

In establishing the transportation plan, a number of issues were developed and addressed within the report. A summary of the proposed recommendations is presented as follows:

Road Classification

The proposed road network establishes arterial roadways previously not designated within the study area. These roads generally accommodate the predominant east-west traffic movement within the study area. Also designated are major and minor collector roads which generally permit north-south access to the existing and proposed arterial and freeway roads.

The system of classification proposed is consistent with the M.D. of Rocky View and is detailed in Sections 5 and 6 of the report. We recommend the classification system be adopted for the Central Springbank area.

Right-of-Way, Access Management

In establishing the proposed network road classifications, we are recommending associated characteristics of the roadways be adopted. In order for the newly designated roads to operate properly, sufficient right-of-way must be dedicated. Table 6.2 of Section 6 (of the study) provides minimum right-of-way widths for various classifications of roadways.

Access management is another requirement which will allow roads to operate as designed. Access must be controlled consistent with the function of the road. For example, arterial roads have the primary function of moving traffic, thus, access to an arterial is restricted to permit more efficient flow of traffic. Access management recommendations can be found in Section 5.4 of the report. As land use is changing within the study area as a result of development, Table 5.3 provides both “desirable” and “minimum” access criteria. In the instance of infill development, it may only be practical to comply with the minimum requirements for new subdivisions, however, the desirable access spacing should be achieved whenever possible.

Specific consideration should be given to the following:

- Future planning considerations should include extending Township Road 245 west of Range Road 33. This could then be used to provide a new access to Calaway Park.

- The extension of Township Road 245 west would provide a minor collector/service road function for the TransCanada Highway. This could ultimately continue west to Range Road 40 where a long term conceptual interchange location is proposed.
- Consideration should be given to an ultimate roadway design for the portion of Range Road 33 from the TransCanada Highway to the Springbank Road as a four-lane undivided collector roadway with an urban cross-section. This would provide an additional outside lane for the turning movements at access points and intersections.

Road Intersections

The capacity and operation of the existing intersections dictate the efficiency of the transportation network. It is, therefore, critical to review the operation of the intersections in the Central Springbank area for potential improvement. We recommend that Alberta Transportation procedures and warrant studies be implemented in consistent with Section 5.

Road Rights-of-Way – Other Uses and Users

In regard to the road rights-of-way, and other uses and users of the right-of-way, we recommend that the Municipal District of Rocky View develop policies for other users of their transportation rights-of-way. Technical details of the placement location of private utilities should reflect the existing standards in place with Alberta Transportation, as referenced in Section 4 (of the study). The policies should promote consistent placement of the utilities within the rights-of-way and not compromise the integrity of the transportation road network. In regard to trails within the right-of-way, we recommend that the location of the trails be reviewed on a "case by case" basis to determine if the trail can be safely located within the right-of-way.

Agreements established with owners of the utilities should be made conditional on alterations to the utilities, as a result of work within the right-of-way being the responsibility of the utility company.

Commercial Impact

The traffic generated from the commercially zoned land in area of the TransCanada Highway and Range Road 33 Intersection have been handled at an acceptable level of service to date. Future commercial businesses may significantly impact traffic movement. The recommendations in Section 5 would result in commercial traffic being routed to south of Range Road 245, which would then function as a service route for future commercial development along the TransCanada Highway.

Environmental

Environmental assessments should be considered as part of the development applications.

Proposed Transportation Monitoring Program

A priority approach to identifying rehabilitation should be implemented as soon as possible. Indicators such as result of the safety audit, existing geometrics and accident statistics, as well as traffic volumes and annual maintenance costs, should be considered when identifying rehabilitation requirements on the M.D.'s regional transportation network in the Central Springbank area. The operational improvements must be co-ordinated with the M.D.'s annual local road program schedules and budgets. Section 7 of this report describes the short, medium

and long term and future planning priorities for rehabilitation, and provides an estimate of financial obligations by the M.D.

Future Study Required

As the City expands its western boundary, it will undoubtedly impact the Central Springbank area from a transportation perspective. It is critical that the Municipal District continue coordination with the City of Calgary through the inter-municipal development group and other sources to monitor the City's growth and projected impacts on the Central Springbank area. Coordination should also continue with Alberta Transportation on the projected growth of the provincial highway system and the impact on the Central Springbank area, with particular emphasis on the proposed Stoney Trail extension.

The need also exists to determine the requirement of an Elbow River Bridge crossing to provide improved access between the Central Springbank area and Highway 8. This would be a significant improvement to the north-south through traffic and would provide an alternate route for emergency vehicles should the existing Elbow River Bridge on Highway 8 be out of service.

3.2.5 Appendix 5: Settlement and Homesteader Names

List of Homesteaders and Early Landowners

Name	Description	Date		Name	Description	Date
Anderson, Wm.	S 11-25-3-5	1910		Callaway, Geo. F.	NW 22-25-4-5	1905
Andrews, John M.	SE 11-24-2-5	1905		Chapman	NE 26-24-3-5	1887
	NE 11-24-2-5			Claridge, Thomas	NW 16-25-4-5	1907
Aris, Archie D.	NW 12-24-2-5	1920		Clemens, Joseph	NE 12-25-5-5	1903
Austin, Charles N.	NE 14-25-5-5	1909		Clemens, Samuel G.	NW 12-25-5-5	1904
Austin-Loder	N 6-24-2-5	1887		Coelen, Arthur E.	NW 22-24-5-5	1919
Bacon, Ernest M.	SE 20-25-5-5	1911		Coleman, Lucius Q.	SW 20-26-6-5	1901
Bacon, Harry J.	SW 12-25-5-5	1909		Cook John	SW 36-25-4-5	1904
Bailie, Wm. M.	NE 4-24-4-5	1892		Cook, Edward	SW 14-25-5-5	1911
Barkley, Henry	SW 36-24-4-5	1910		Cook, William	NW 36-25-4-5	1904
Barnes, Elliott C.	NW 30-24-5-5	1916		Pts.		
Bateman, John Wm.	NE 24-24-5-5	1902		Cope, James E.	NE 22-25-5-5	1908
Bateman, Thomas	SW 10-24-5-5	1921		Cope, Arthur J	SE 34-25-5-5	1915
Belcourt, Adeuna	L.S.D. 3 & 4			Cope, Thomas	SE 29-25-5-5	1918
	S 20-24-2-5	1887		Cope, Thomas S.	SW 22-25-5-5	1909
Belway, John M.	SW 2-25-3-5	1894		Copithorne, John	SE 6-25-4-5	1900
Bennett, George	NW 3-24-1-5	1885			SW 6-25-4-5	1901
Bennett, William	NE 2-25-5-5	1909			SE 12-25-5-5	1916
Bevan, Catherine	SW 32-25-4-5	1905			W 11-25-5-5	1917
Bevan, Lancelot J.	NW 28-25-4-5	1906			SW 32-24-4-5	1903
Bevan, George A.	NW 32-25-4-5	1905		Copithorne, James	N 6-24-5-5	1915
Beveridge, A.D.	NW 24-24-3-5	1898			NW 2-25-5-5	1911
Bingham, Wm.	NE 34-3-5	1887		Copithorne, John W.	SE 18-24-5-5	1919
Blache, John A.	NE 18-24-3-5	1887		Copithorne, Richard	SE 29-24-4-5	1921
Blache, Louis N.	NW 18-24-3-5 NW 24-24-4-5	1887			NE 29-24-4-5	1917
Boucher, John	SW 11-24-3-5	1905			SW 29-24-4-5	
Bow River Horse Ranch	NW 13-25-3-5				NE 32-24-4-5 NW 29-24-4-5	1907 1893
	16-25-3-5				NW 32-24-4-5	1893
	18-25-3-5			Copithorne, R.C.	NE 18-24-5-5	1918

				Copithorne, R.E.E.	NE 16-24-5-5	1921
Bradley, Jonathan	NE 10-24-2-5	1894		Copithorne, S.	W 18-24-5-5	1913
Bradley, Levi	NW 10-24-2-5	1896			NE 36-24-5-5	1910
Bradley, Rich	SW 22-24-2-5	1899		Corkrum, W.J.	29-24-3-5	
Bradley, Wm. P.	SE 34-24-4-5	1902		Cowan, Beecher	NE 32-24-3-5	1894
Brown, John	NW 14-25-5-5	1908		Cowan, John	SW 32-24-3-5	1887
Brown, Robert	NE 36-25-5-5	1905			NW 32-24-3-5	1899
Bruce, Wm.	SE 32-24-1-5	1885		Cowan, Wm. W.	SE 32-24-3-5	1890
Bryant, Alfred H.	SW 16-24-5-5	1915		Craig, Robt. P.	SE 24-25-5-5	1912
Bryden, Clara	NW 10-25-6-5	1923		Cruse, John	NE 30-24-2-5	1902
Buie, Archibald	NE 20-24-2-5	1901		Cullen, Keyes	NE 24-24-3-5	1900
Burke, Wm. R.	NE 24-25-5-5	1907		Cullen, T.H.	N 4-24-3-5	1887
Burnet, Norman	SE 11-24-3-5	1917		Cullen, Wm.	SE 24-24-3-5	1888
Burns, John	SW 24-24-3-5	1887		Dennison, J.	SE 24-24-3-5	1901
Butler, Robt. H.W.	NE 32-25-4-5	1905		Dick, Allen A.	NW 34-24-3-5	1899
Buyers, Wm.	SW 36-24-2-5	1887		Drummond, Patrick	NE 22-24-4-5	1894
Byron, Cecil E.	NW 24-24-5-5	1911		Drummond, Rose	NE 4-25-4-5	1910
Callaway, E.J.	NE 22-25-4-5	1905		Duke, Christopher S	SW 2-24-4-5	1906
Duke, Sara J.P.	SE 2-24-4-5	1900				
Durban, William	NW 12-24-4-5	1891		Gavin, Wm. R.	NW 14-24-3-5	1887
Durrant, Frank	SW 12-24-5-5	1921		Gibson, John	SE 28-24-3-5	1895
Dyer, C.	SE 4-24-3-5	1897		Gibson, Wm.	E 20-24-3-5	1890
Dyer, James	NE 10-24-3-5	1887		Gibbs, Alfred	SE 2-25-5-5	1905
Dyer, Wm. E.	SW 4-24-3-5	1898		Godlongton, John	NE 30-24-4-5	1893
Edge, William H.	NE 11-25-4-5	1915		Goodwin, Wycliffe	NW 34-24-4-5	1891
	SW 11-25-4-5				SW 34-24-4-5	1891
	NE 14-25-4-5	1902		Goss, James	SE 24-24-4-5	1890
	SE 14-25-4-5	1897		Goss, Thom. H.B.	NE 24-24-4-5	1893
Edworthy, Thomas	SW 24-24-4-5	1902		Graham, T.H.	NW 32-25-5-5	1911
Edworthy, T.	W 24-24-2-5	1887				
Ellis, John	W 18-24-4-5	1897		Gray, Henry Allan	SW 6-24-2-5	1887
Ellis, John H.	SW 14-24-4-5	1888		Grayson, James	W 6-24-4-5	1900
Ellis, Oliver	E 18-24-4-5	1897		Harris F.D.	SE 6-24-4-5	1903
Ellis, Robert	E 20-24-4-5	1894		Harrison, Edward	NW 24-25-5-5	1904
Ellis, Thomas	W 20-24-4-5	1892		Healy, Clarence G.	NW 30-24-4-5	1902

Ellis, William	NW 4-24-5-5	1927		Healy, Ebenezer	N 12-25-4-5	1900
	SW 4-24-5-5	1927		Hemmings, Herbert	NE 32-24-1-5	1885
Ellis, Edward	SE 14-24-5-5	1901		Henning, George M.	SW 2-25-4-5	1907
Farley, Frederick Pts.	SE 30-25-5-5	1911		Hewitt, James	E 2-24-2-5	1886
				Hodgkinson, Wm.	NW 32-24-1-5	1899
Ferren, Frederick A.	NE 16-25-4-5	1906		Howse	SE 4-24-2-5	1886
Fisher, Chas. W.	NE 34-24-4-5	1912		E30		
	SE 34-25-4-5	1910		Hughes, Issac	SW 16-25-4-5	1910
	SE 22-25-4-5	1906		Hutchinson, Steve	SW 20-24-3-5	1888
Frarey, Wm. J.	SE 12-25-4-5	1900		Hutchinson, W.C.	SW 22-24-3-5	1887
Fraser, Alex C.	SW 12-24-4-5	1899		Hutt, Nancy	SE 22-25-5-5	1912
Fraser, H.G.W.	NW 2-24-3-5	1889		Jackson, F.E.	NE 7-24-1-5	1900
Fraser, Julia L.	SE 14-24-2-5	1889		Johnson, A.N.	NW 14-24-4-5	1891
Fraser, J.A.W.	Sec. 10-25-5-5	1902		Johnson, Edward	S 13-25-4-5	1898
	N 34-24-5-5	1902		Johnston, James	NW 36-24-2-5	1887
	SW 34-24-5-5	1902		Kairain, Fred B.	E 22-24-2-5	1891
	SE 34-25-5-5	1904		Lambert, Samuel	SW 22-24-4-5	1901
	SW 26-24-5-5	1901		Lancaster, Wm.	SE 10-25-4-5	1909
	SE 16-25-5-5	1916		Lawry, John	N 18-24-1-5	1887
Frayn, Ed.	SW 4-25-3-5	1894		Lee, Thomas	NE 30-24-1-5	1885
Frayn, Ed J.	NW 4-25-3-5	1899		Leppard, Abraham	NW 4-25-4-5	1905
Frayn, Wm.	SE 36-24-3-5	1890		Lindsay, Alex	NW 10-24-3-5	1898
Fullman, John	SE 6-24-3-5	1888		Livingstone, A.A.	NW 36-24-6-5	1928
	SW 6-24-3-5				SW 6-25-5-5	1921
Fullerton, John	NW 16-24-2-5	1899		Livingstone, C.	SE 6-25-5-5	1915
Fullerton, Thomas	NE & 10A			Livingstone, G.H.	SE 32-24-2-5	1890
	SE 24-2-2-5	1887			NE 32-24-2-5	1893
Galleon, Chas. F.	SW 28-24-3-5	1885			SW 34-24-2-5	1892
Gardner, Clem	E 11-24-4-5				NW 32-24-2-5	1891
Gardner, Meopham	S 18-24-3-5	1886			SW 32-24-2-5	
	E 12-24-4-5	1888		N80		
Pts.				Livingstone, J.	NW 6-25-5-5	1915
	SE 12-24-4-5	1888		Livingstone, J.	NE 6-25-5-5	1916
				Logan, Robert A.	NW 4-25-5-5	1908
Gardner, N.	SE 12-24-4-5			Logan, Henry	NW 36-24-5-5	1909

	E 4-24-5-5	1921		Park, Robert	SW 16-25-5-5	1909
Lott, Hebert	SE 6-24-2-5	1888		Parlow, Chas. H.	SW 30-24-1-5	1887
Lusk, Thomas C.	NE 28-25-5-5	1908		Parrott, Wm. H.	NW 22-24-4-5	1891
Lynch, John J.	NE 12-24-5-5	1921		Parsons, Daniel	NE 10-25-6-5	1915
Mackay, John H.	NE 10-24-5-5	1917		Parsons, Horace	Pts. 10-25-6-5	1913
Mickle, George A.	SE 4-24-4-5	1917		Patrick, Allan P.	S 12-24-2-5	1885
Mickle, Charles W.	SE 4-24-4-5	1922		Patterson, James	SE 34-24-2-5	1890
Mickle, Oliver F.	SW 14-25-4-5	1898		Patterson, Robert	NW 22-24-2-5	1899
Mickle, Edwin, A.	SW 4-24-4-5	1913		Peacock, Anthony P	NE 14-24-4-5	1890
Mickle, Wheeler A.	NW 4-24-4-5	1901		Peacock, Arthur F.	N 10-24-4-5	1890
	NW 22-24-3-5	1887		Penman, J.	S&SW 32-24-2-5	1904
Milne, A.S.	SE 12-24-3-5	1888				
Mitchell, J.	NW 12-24-3-5	1890		Pepper, Wm. E.	NE 2-25-4-5	1906
Moffat, James D.	SE 10-24-2-5	1887		Pepper, Robert J.	SE 2-25-4-5	1907
Morris, John B.	Sec 29-24-2-5	1905		Pepper, Harriet	N 36-24-4-5	1904
Mountstevens, W.	SW 10-25-4-5	1913		Pepper, Issac	SE 36-24-4-5	1898
Munns, Samuel G.	SE 28-24-4-5	1910		Perry, William H.	NW 10-25-4-5	1911
Munro, Chas. R.	SW 6-25-3-5	1893		Pierce, Henry	NW 20-24-2-5	1901
Munro, John A.	NE 6-25-3-5	1893		Pierce, John A.	SW 28-24-4-5	1913
Munro, Margaret	NW 6-25-3-5	1893		Pottinger	NE 11-24-3-5	1905
Munro, Wm. J.	SE 6-25-3-5	1893		Potts, Walter	NE 34-24-5-5	1912
Murray, John	NE 28-24-4-5	1900		Potts, Walter R.	NW 34-25-5-5	1908
	NW 28-24-4-5	1894			S 32-25-5-5	1915
McCallum, John	N 6-24-1-5	1885		Pts.		
McCreight, James D.	NE 2-24-4-5	1903		Potts, John G.	SW 34-25-5-5	1907
McEwing, Alex	SE 30-24-1-5	1885		Prichard, J.W.	NE 2-24-3-5	1885
McGillis, Don	SW 2-24-3-5	1897		Quale, Wm.	NE 36-24-3-5	1891
McKay, Alfred	NE 24-24-2-5	1887		Quigley, Samuel	SE 36-25-4-5	1907
McKenzie, Donald	SE 6-24-1-5	1885		Pts.		
McKnight, J.T.	SW 12-25-3-5	1894		Rambouville, E.	NW 16-24-3-5	1889
McLaurin, John D.	SW 24-24-5-5	1911		Ramsay, Silas A.	SW 6-24-1-5	1885
McDougall, G.M.	NW 25-24-6-5	1912		Rhodes, Hervert	W 18-25-4-5	1915
	NE 26-24-6-5	1921		Ricks, Walter F.	W 12-25-6-5	1915
McNab, Peter	SE 4-25-5-5	1914			SW 20-25-5-5	1912
Pts.				Ricks, Isabella J.	E 12-25-6-5	1915
	SW 18-25-5-5	1916		Ricks, Frank	SE 16-24-5-5	1905

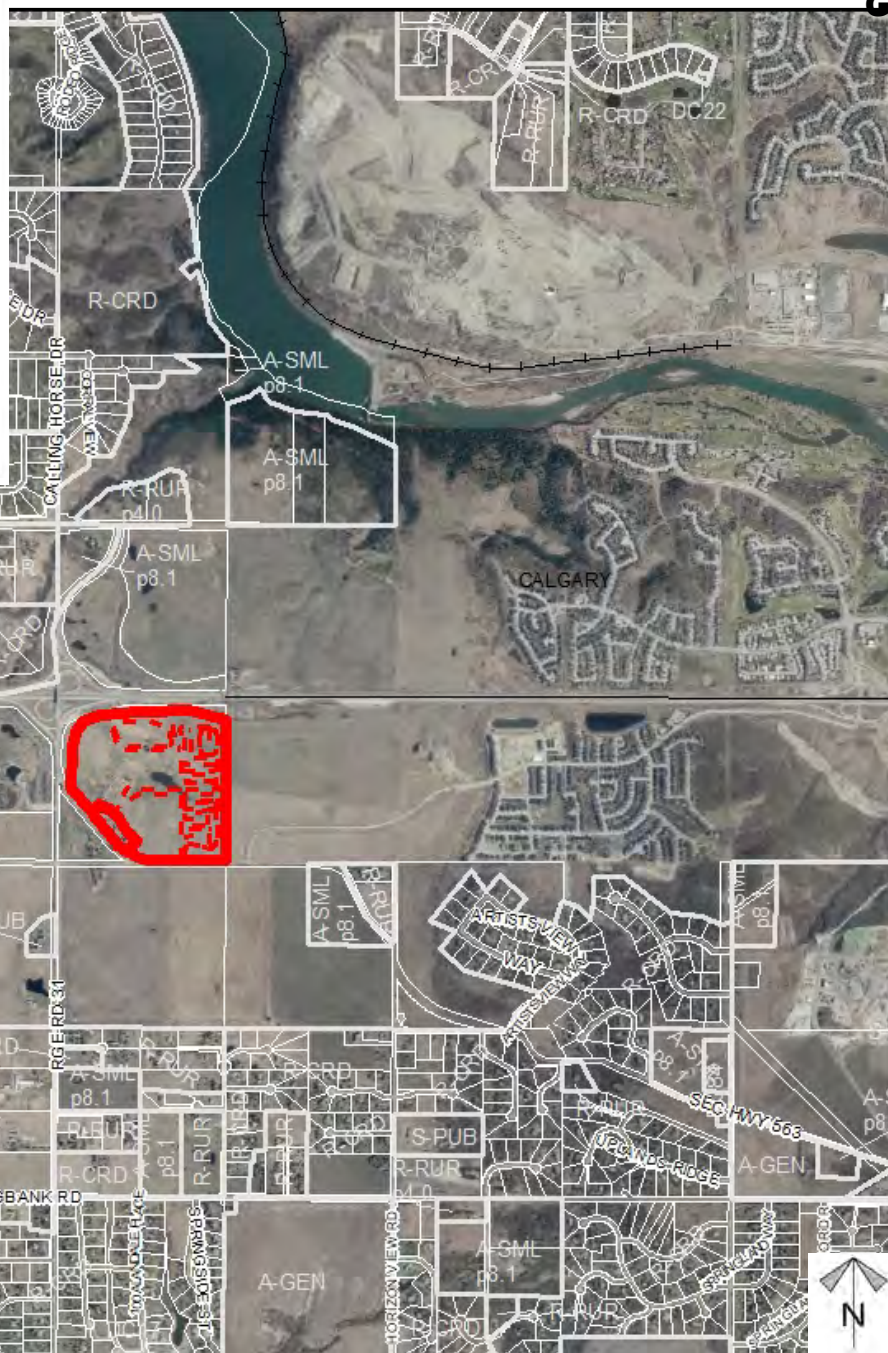
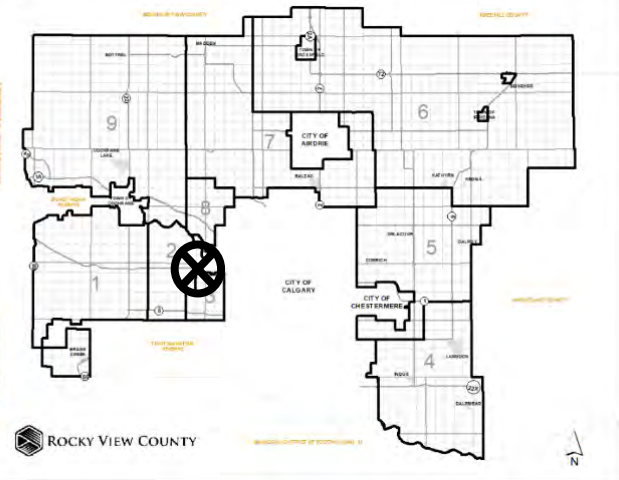
McPherson, H.	NW 9-24-2-5	1901			N 18-25-5-5	1903
McPherson, Joseph	SW 2-24-2-5	1887			N 20-25-5-5	1903
McPherson, R.	SW 11-24-2-5	1905		Riley, Harold	SE 36-24-2-5	1896
McPherson, R. C.	SW 10-24-2-5	1894		Riley, Thomas	NW 20-24-1-5	1888
Nelson, Menil	NW 30-19-3-4	1913		Riley, W.E.	NE 36-24-2-5	1887
Neuman, Walter	SE 32-25-4-5	1904		Ritchie, Thos. G.G.	NW 36-25-5-5	1908
Newham, Alfred	NE 16-24-2-5	1891		Ritchie, James M.	SE 36-25-5-5	1908
Nicoll, Eugene E.	SW 36-24-5-5	1911		Ritchie, Thos. G.G. Jr.	SW 36-25-5-5	1908
Nicoll, Louis D.	SE 36-24-5-5	1909		Robb, John A.	NE 10-25-3-5	1902
Nilsson, Nils	NE 32-25-5-5	1904		Robb, William	SW 2-25-5-5	1910
Norman, Arthur	SE 14-24-4-5	1898		Robinson, Art	NE 14-24-3-5	1887
	SE 16-24-4-5	1909			SE 14-24-3-5	
Nolan	NW 11-24-2-5	1905		Robinson, H.L.	SW 4-25-4-5	1908
Odlin, John H.	SE 2-25-3-5	1905		Robinson, Joe	NW 18-24-2-5	1887
Park, John	NW 16-25-5-5	1907			NE 6-24-3-5	1895
Park, Andrew	SE 28-25-5-5	1921			NW 6-24-3-5	
	SW 18-24-2-5	1897		Pts.		
Robinson, R.W.	SW 14-24-3-5	1899		Towers, Leslie H.	SE 28-25-4-5	1911
Robinson, R.W.	NW 11-24-3-5	1905			SW 28-25-4-5	1923
	NE 18-24-2-5	1910		Towers, Walter F.	SE 18-25-4-5	1902
Robinson, Wm. R.	NW 2-24-5-5	1907			E1/2 of W1/2 of 18- 25-4-5	
Roper, Charles	SW 24-25-1-5	1905				
Rowe, Catherine	NE 20-24-1-5	1889			SW 30-25-4-5	1904
Ryan, Joe P.E.	SE 4-25-4-5	1906		Turnbull, George	SW 12-24-3-5	1890
Saunders D.V.	SE 15-24-5-5	1919		Tweed, J.G.W.	Pts. SE&SW of 34-25- 4-5	1906
Scott, Frederick M.	SE 18-25-5-5	1915				
Scott, John	SW 32-24-1-5	1885			SW 22-25-4-5	1908
Scott, Latham	SE 4-24-3-5	1895		Vaudin, Ed. H.O.	S 10-24-4-5	1893
Scott, Press	NE 4-24-3-5	1897		Von Melicke, Alex	SE 16-24-2-5	1887
Shaw, Arthur J.	NW 22-25-5-5	1901			SW 16-24-2-5	
Sempler, Charles	SE 10-25-3-5	1899		Waddeconube, H.T.	SE 18-24-2-5	1887
Sibbald, Andrew F.	N 32-24-5-5	1918		Wade, Wm. J.	SE 32-24-4-5	1898
	SW 4-25-5-5	1909		Wallace, A.J.	SW 16-24-4-5	1913

Sibbald, Andrew	SE 28-24-5-5	1912		Wallace, R.H.	NW 10-25-3-5	1892
Sibbald, Franklin	NE 28-24-5-5	1902		Wallace, Wm.	NW 16-24-4-5	1912
Sibbald, Howard E.	NW 28-24-5-5	1902		Ward, Leo J.F.	NW 10-24-5-5	1916
Simmons, H.L.	NE 36-24-4-5	1909			SE 10-24-5-5	1918
Pts.				Warner, Wm. P.	Sec. 24-25-4-5	1903
	NW 36-25-4-5	1909			Pts NW 34-25-4-5	
Pts.						
Smith, Charles C.	NW 30-24-2-5	1901		Warner, W.P.	Sec. 20-25-3-5	
Smith, F.P.	N 11-25-3-5				Sec. 22-25-3-5	
Smith, George	N 2-25-3-5	1900			SW 14-25-3-5	
Smith, Herbert A.	NE 16-25-5-5	1910		Watson, John G.	SE 30-24-2-5	1901
Smith, Robert	SE 14-25-5-5	1906			SW 30-24-2-5	1903
Steel, Wm. B.	NW 2-24-2-5	1887		Watts, Ernest O.	NE 22-24-5-5	1915
Stone, Thomas	NW 34-24-2-5			Watts, John H.	SE 22-24-5-5	1915
Stuart, Wm. W.	SE 30-24-4-5	1902		Watts, Joseph J.	SW 22-24-5-5	1915
	SW 30-24-4-5	1891		Webb, Francis	NE 34-24-4-5	1893
Swanson, Herbert	S 27-24-2-5	1900		Welsh, Robert	NE 12-24-2-5	1885
Taylor, Sykes	NW 14-25-4-5	1904			NW 12-24-2-5	1903
	NW 11-25-4-5	1914		Westaway, F.	NE 28-24-3-5	1888
Teskey, Robert A.	NE 16-24-4-5	1900		Westover, Edward	NW 2-25-4-5	1910
Thompson, A. Wm.	SE 16-25-4-5	1905			S 2-25-6-5	1913
Thompson, John	NW 28-24-3-5	1896		Westover, M.G.	N 2-25-6-5	1913
Thurber, James	SE 6-25-2-5	1891		Wheeler, Mickle	NW 22-24-3-5	1887
	SW 6-25-2-5	1897		Whitley, S.P.	NW 2-24-4-5	1890
Towers, Francis H.	N 30-25-4-5	1915		Widdecombe, J.	S 10-24-3-5	1886
	SW 29-24-4-5	1919		Wills, George	SW 10-25-3-5	1894
	SE 29-25-4-5	1921		Wilson, G. & J.	SE 11-25-4-5	1919
Towers, Francis H.	NE 18-25-4-5	1901		Wilson, Steve	NW 20-24-3-5	1887
	NE 20-25-4-5			Wilson, Frank E.	NW 16-24-5-5	1923
	S 20-25-4-5			Wood, James H.	SE 24-24-5-5	1911
	NW 20-25-4-5	1904		Wright, Wm. C.	NE 10-25-4-5	1907
	SE 30-25-4-5	1903		Wylie, Bruce	SW 4-24-2-5	1887
Pts.				Young, Frank E.	SE 16-24-3-5	1906
Towers, George	NE 28-25-4-5	1908			SW 16-24-3-5	
Towers, Harold	SE 30-25-4-5	1913		Young, Fred	NE 22-24-3-5	1903
				Young, James	SE 22-24-3-5	1889

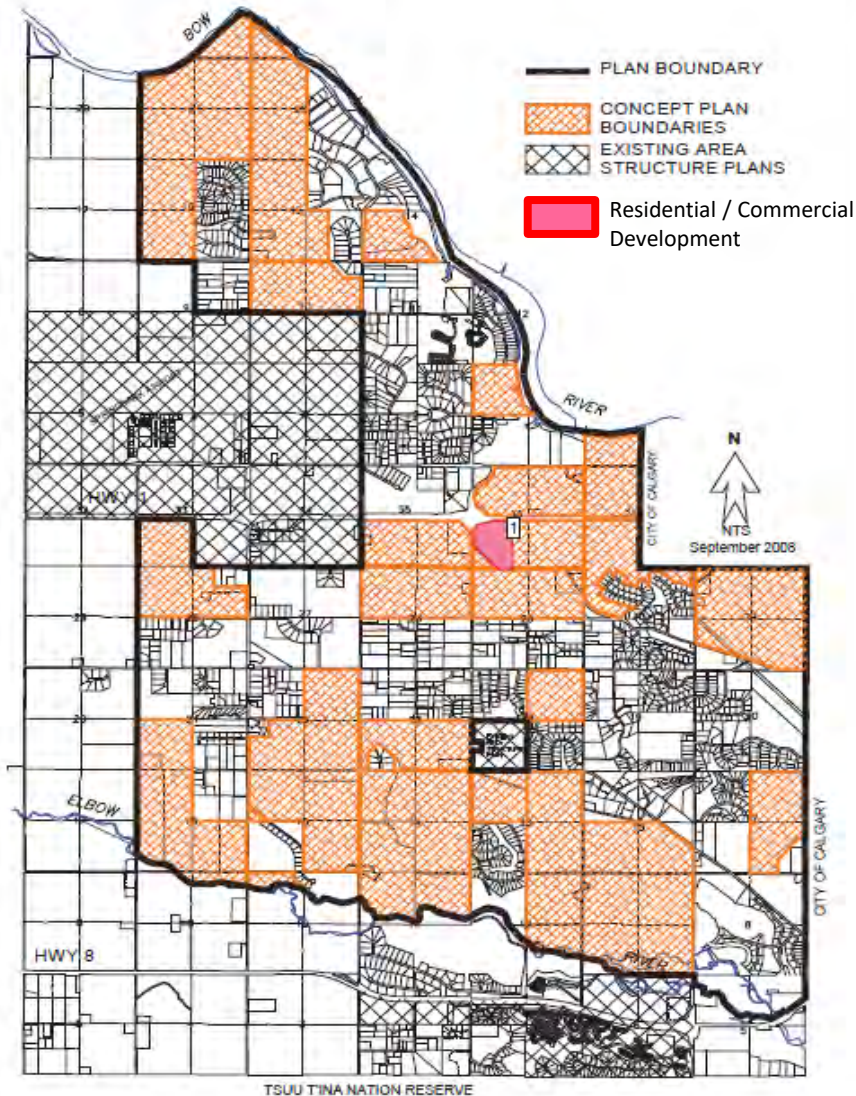
3.3 Adopted Conceptual Schemes

- 1. Lariat Loop Conceptual Scheme (C-6197-2005), January 9, 2018*
- 2. Atkins Conceptual Scheme (C-7755-2018), May 22, 2018*
- 3. Lazy H Conceptual Scheme(C-7799-2018), May 14, 2019*
- 4. Devonian Ridge Estates Conceptual Scheme (C-7889-2019) June 11, 2019*

Location & Context



Map 12 - New Residential Areas



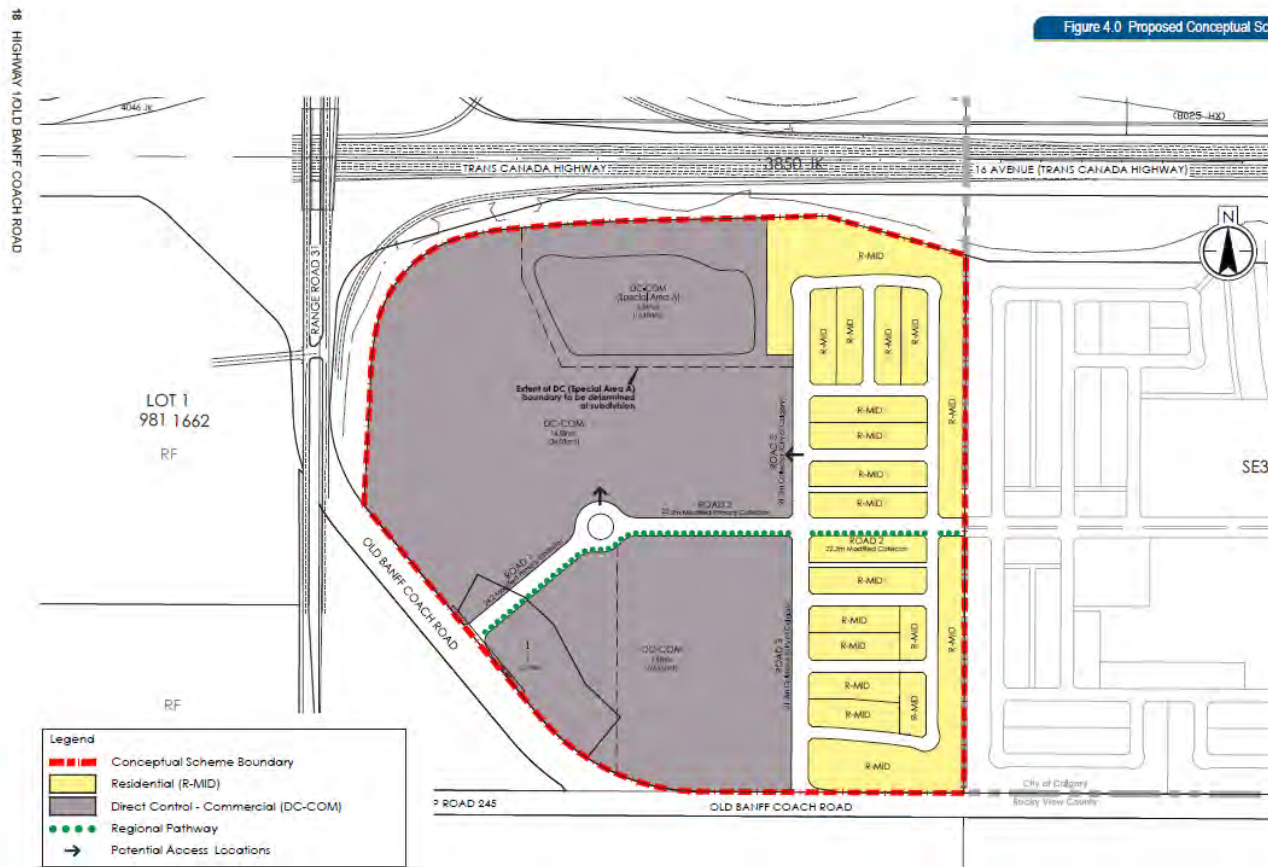
ASP Amendment Proposal:

To amend the Central Springbank Area Structure Plan to provide for the proposed Highway 1 / Old Banff Coach Road Conceptual Scheme.

Conceptual Scheme Proposal:

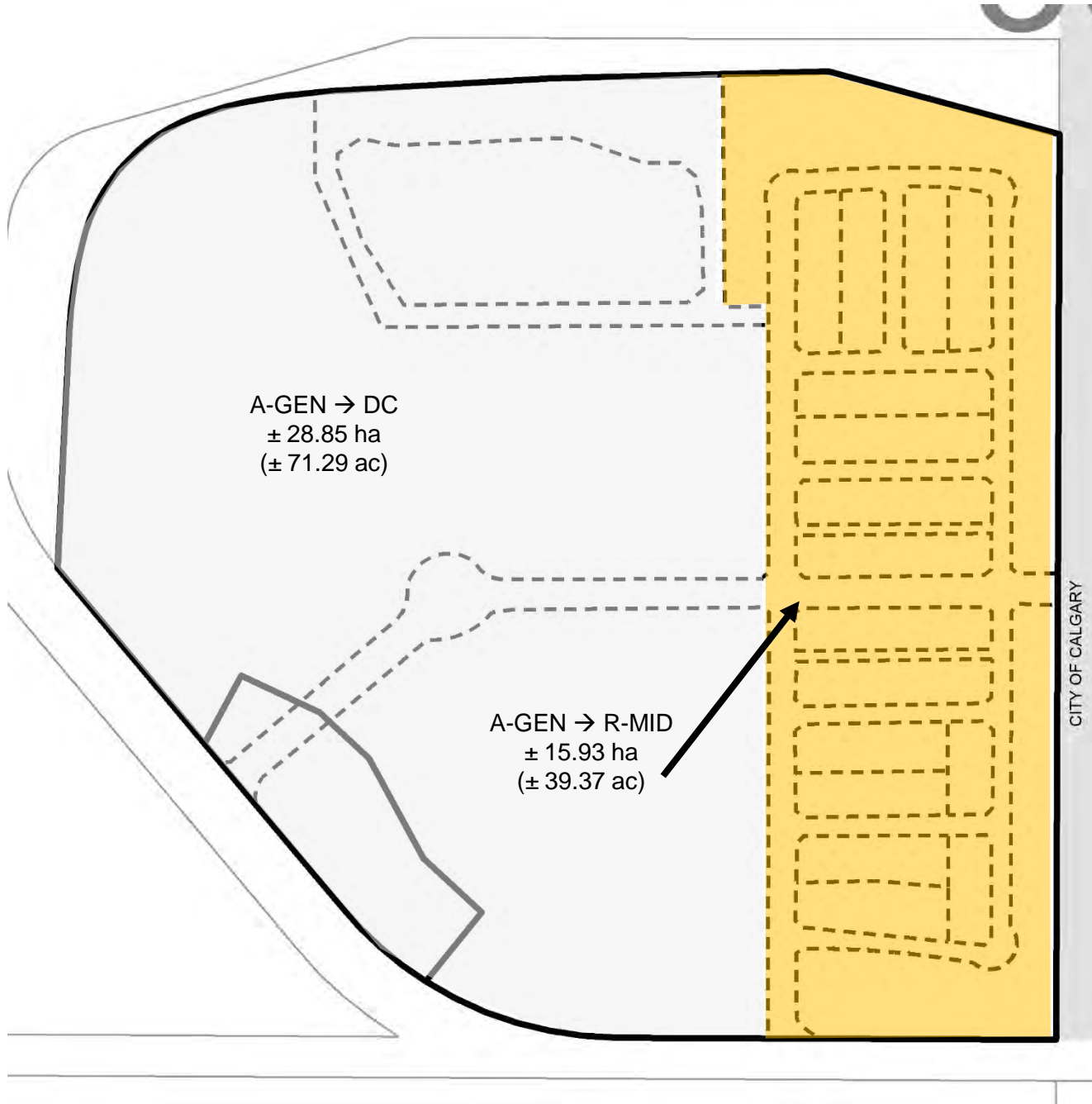
To adopt the Highway 1 / Old Banff Coach Road Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within a portion of SW-36-24-03-W05M.

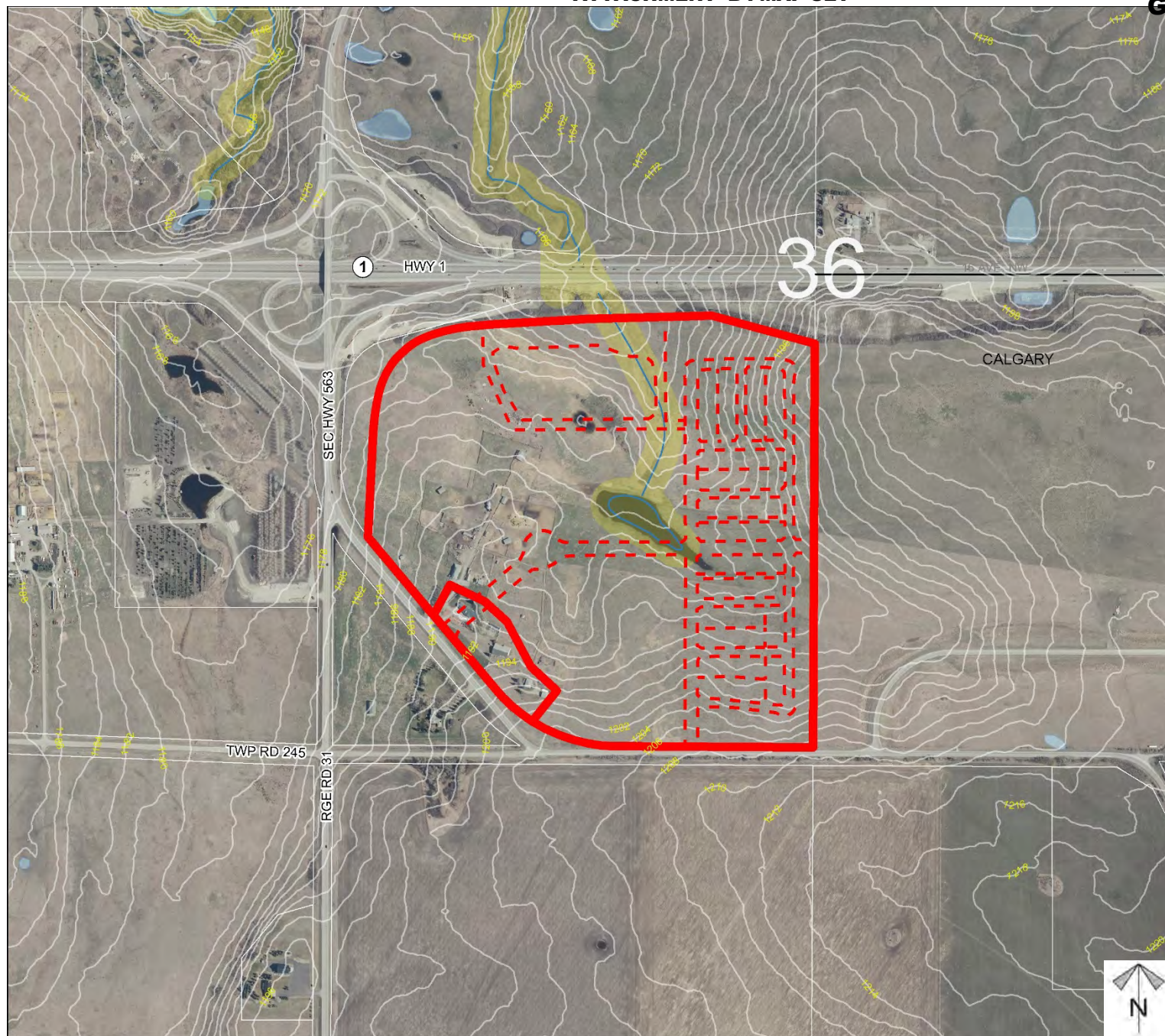
Figure 4.0 Proposed Conceptual Scheme



**Development
Proposal:**

To redesignate the subject lands from Agricultural, General District to Direct Control District to accommodate a mixed commercial development and Residential, Mid-Density Urban District to accommodate the development of a residential community within the eastern portion of the lands.

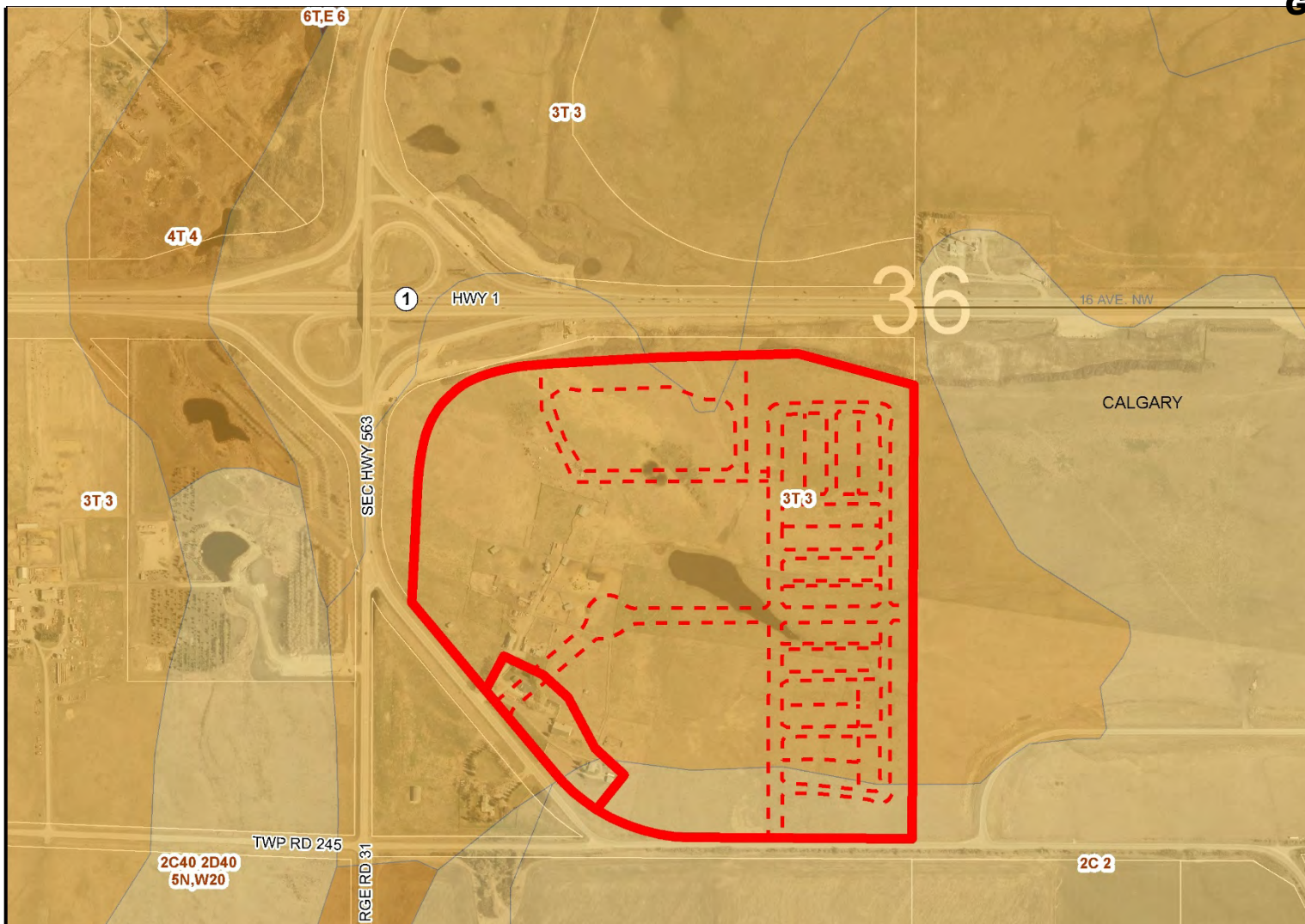


Environmental

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



Soil Classifications



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: 3

Roll: 04736002/011

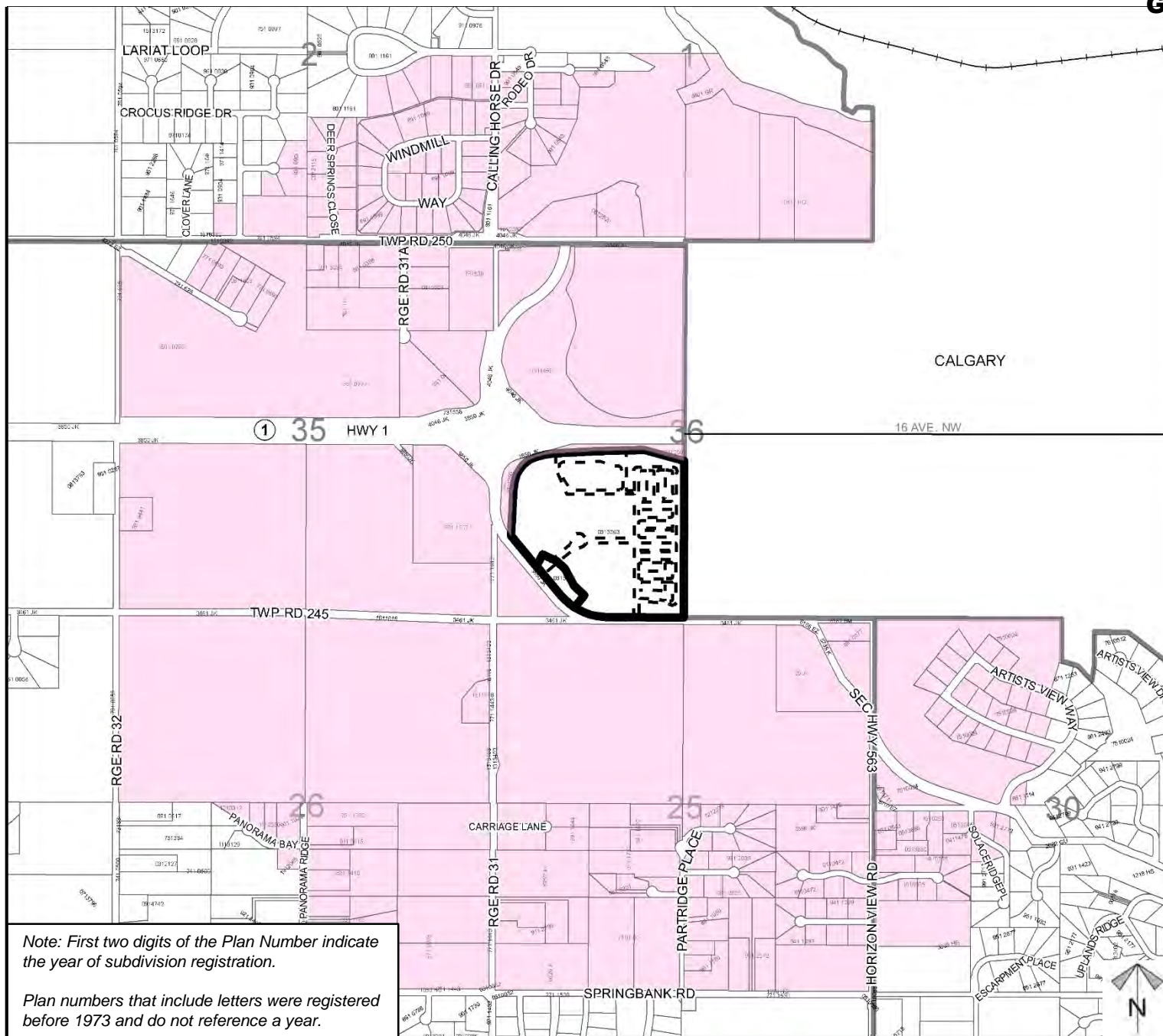
File: PL20200087

Printed: Dec. 7, 2020

Legal: A portion of SW-36-24-

Page 579 of 631

Landowner Circulation Area



Legend

Support



Opposition



Division: 3
 Roll: 04736002/011
 File: PL20200087
 Printed: Dec. 7, 2020
 Legal: A portion of SW-36-24-38
 Page 580 of 631

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 22, 2020
FILE: 04209001
SUBJECT: First Reading Bylaw – Special Use Redesignation

DIVISION: 4
APPLICATION: PL20200098

PURPOSE: To redesignate the subject land from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), in order to accommodate temporary truck storage on a 20 acre of the land.

GENERAL LOCATION: Located approximately 0.8 km south of Highway 1 and on the west side of Vale View Road.

APPLICANT: Terradigm Development Consultants Inc.

OWNERS: Amandeep Singh Brar

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

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8112-2020 be given first reading.

Option #2: THAT application PL20200098 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/ltt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8112-2020 & Schedule A

ATTACHMENT ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8112-2020

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-8112-2020*.

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.42 & No. 42 SW of C-8000-2020 be amended by redesignating a portion of SE-09-24-27-W04M from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), as shown on the attached Schedule 'A' forming part of this Bylaw.
4. THAT a portion of SE-09-24-27-W04M is hereby redesignated to Special, Future Urban Development District (S-FUD), as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

5. Bylaw C-8112-2020 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 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

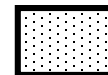
Reeve

CAO or Designate

Date Bylaw Signed



Schedule 'A'

Bylaw
C-8112-2020AmendmentFROMAgricultural, General District
(A-GEN)TOSpecial, Future Urban
Development District
(S-FUD)± 51.97 hectares
(± 128.42 acre)

VALE-VIEW-RD

WILLOW-VIEW

Division: 4

Roll: 04209001

File: PL20200098

Legal: A Portion of
SE-09-24-27-W04M

Printed: November 25, 2020





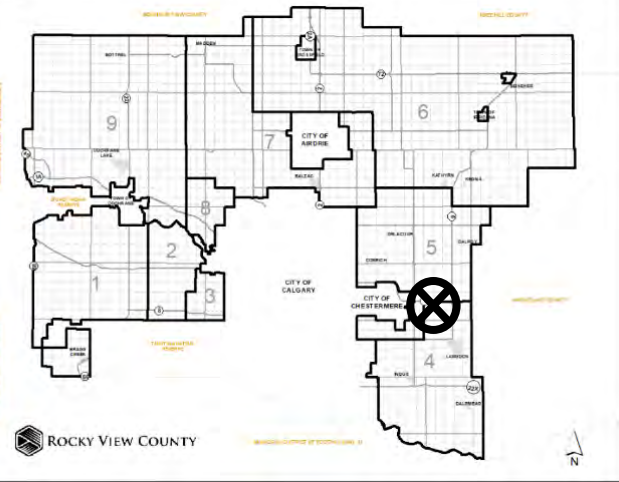
Location & Context

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), in order to accommodate temporary truck storage on 20 acre of the land.

Division: 4
Roll: 04209001
File: PL20200098
Legal: A portion of SE-09-24-27-W04M

Printed: November 25, 2020
Page 585 of 631

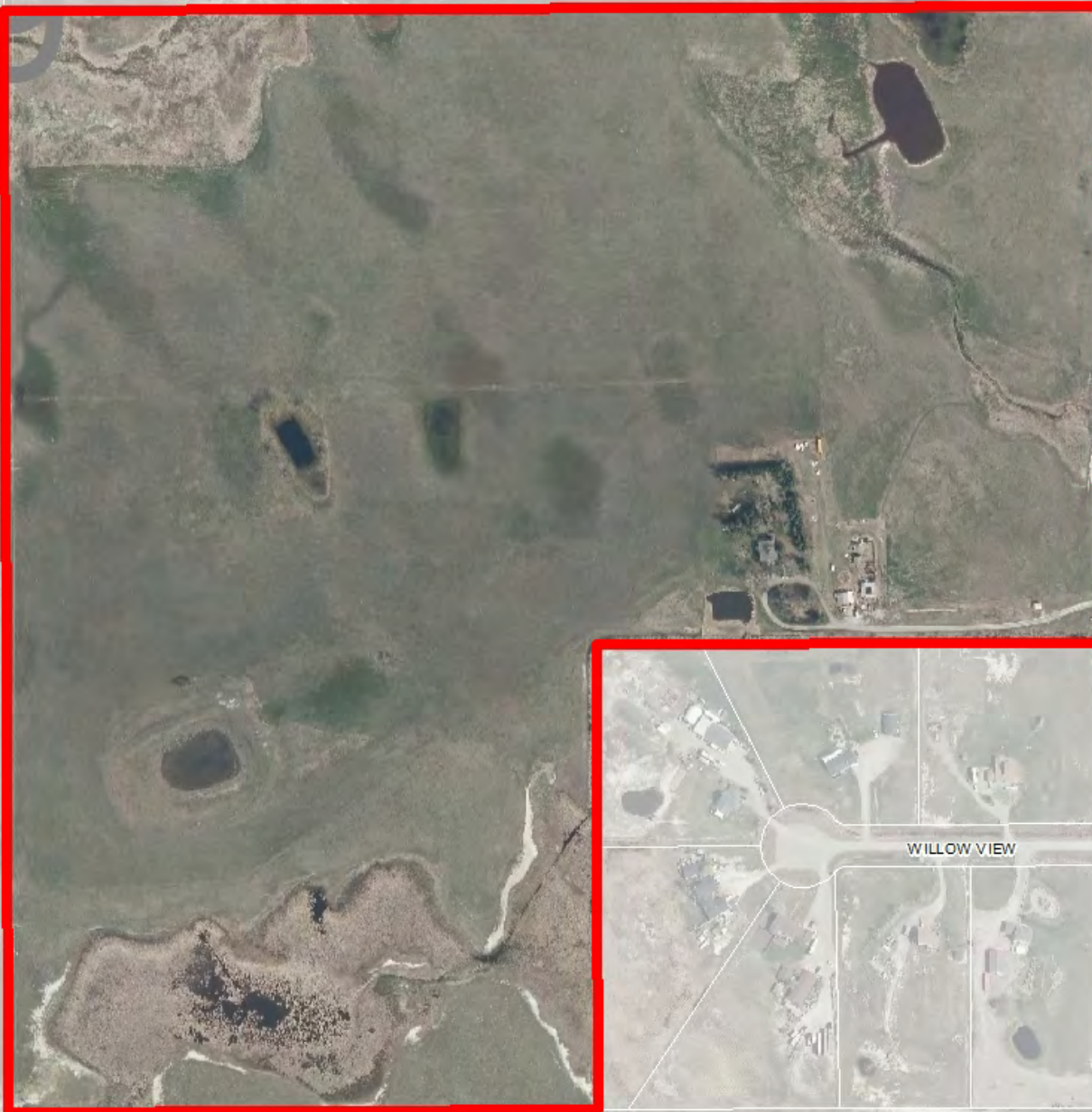




Development Proposal

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), in order to accommodate temporary truck storage on 20 acre of the land.



Division: 4
Roll: 04209001
File: PL20200098
Legal: A portion of SE-09-24-
27-W04M

Printed: November 25, 2020
Page 586 of 631



Environmental

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), in order to accommodate temporary truck storage on 20 acre of the land.

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

Division: 4
 Roll: 04209001
 File: PL20200098
 Legal: A portion of SE-09-24-27-W04M

Printed: November 25, 2020
 Page 587 of 631

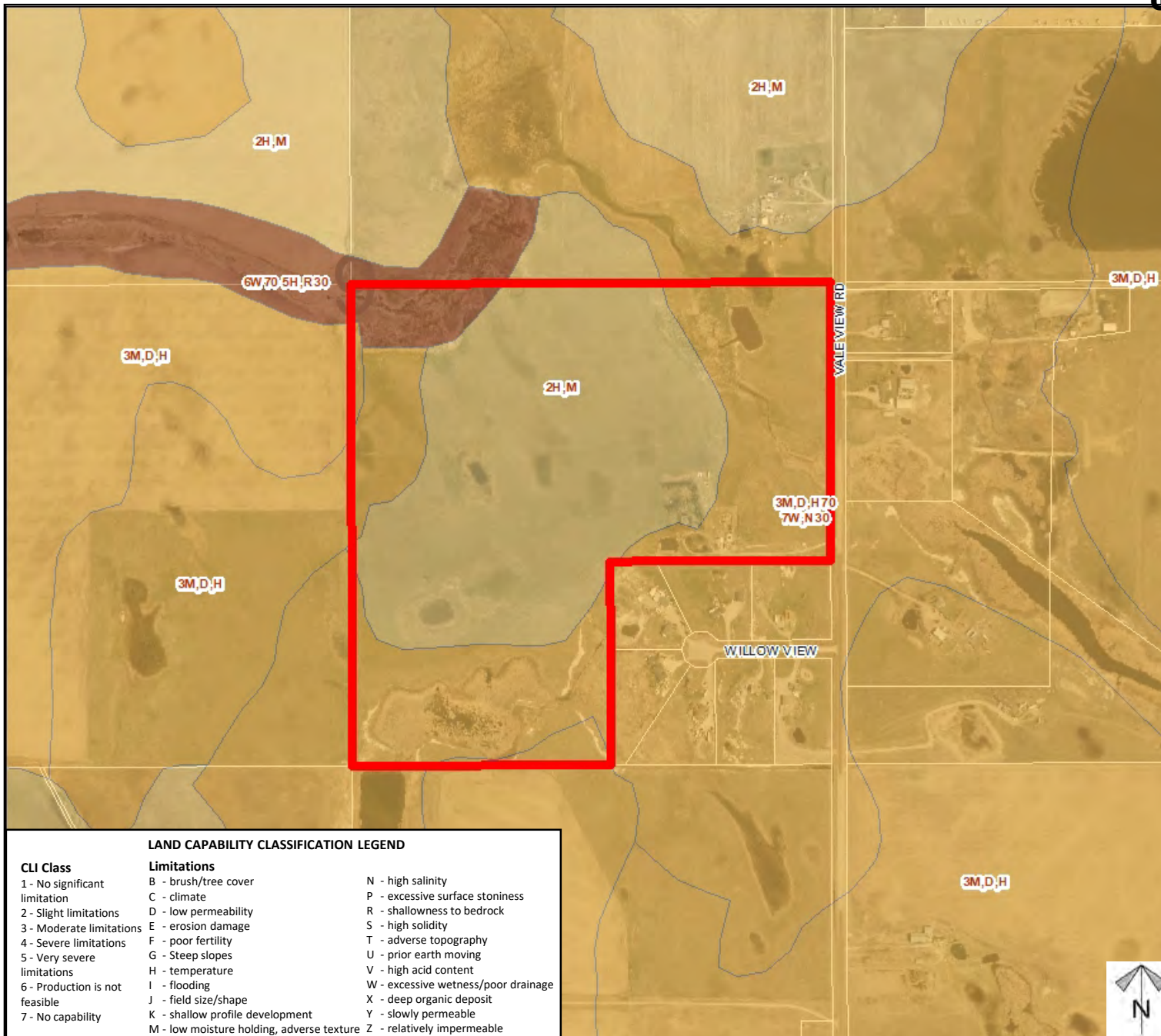




Soil Classifications

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), in order to accommodate temporary truck storage on 20 acre of the land.



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: 4

Roll: 04209001

File: PL20200098

Legal: A portion of SE-09-24-27-W04M

Printed: November 25, 2020
Page 588 of 631

Landowner Circulation Area

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), in order to accommodate temporary truck storage on 20 acre of the land.

Legend

Support



Opposition

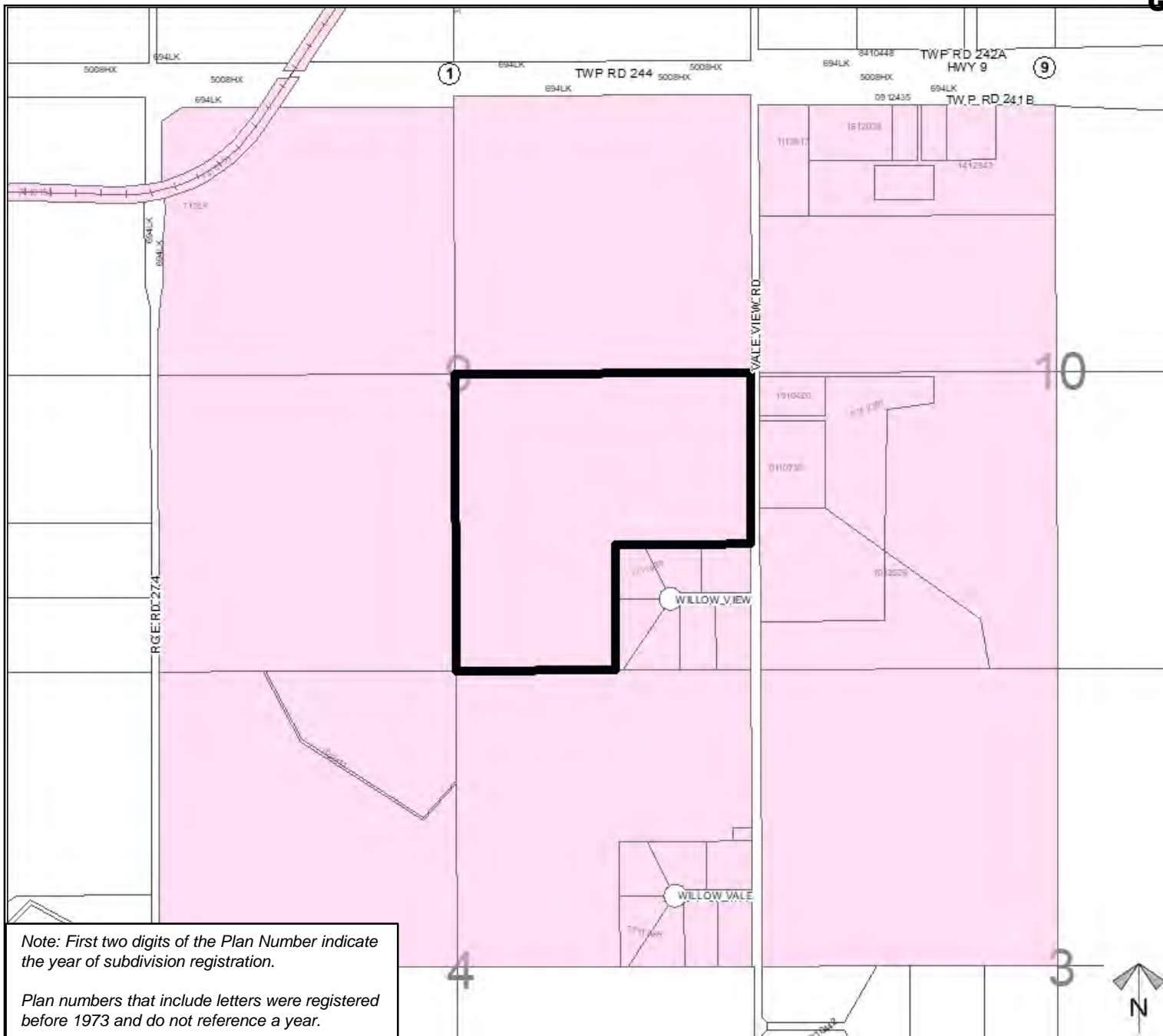


Division: 4

Roll: 04209001

File: PL20200098

Legal: A portion of SE-09-24-27-W04M

 Printed: November 25, 2020
 Page 589 of 631


PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 22, 2020
FILE: 08922009
SUBJECT: First Reading Bylaw – Residential and Agricultural Redesignation

DIVISION: 9
APPLICATION: PL20200104

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

GENERAL LOCATION: Located approximately 4 kilometres west of Horse Creek Road, and between Township Road 283 A and Township Road 283.

APPLICANT: Carswell Planning

OWNERS: 2110524 Alberta Ltd.

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

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8113-2020 be given first reading.

Option #2: THAT application PL20200104 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-8113-2020 & Schedule A
ATTACHMENT ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8113-2020

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

The Council of Rocky View County enacts as follows:

Title

1. This Bylaw may be cited as *Bylaw C-8113-2020*.

Definitions

2. Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
 - (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“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 a portion of SE-22-28-05-W05M from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), as shown on the attached Schedule 'A' forming part of this Bylaw.
4. THAT a portion of SE-22-28-05-W05M is hereby redesignated to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

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



ROCKY VIEW COUNTY

READ A FIRST TIME 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-8113-2020AmendmentFROMAgricultural, General District
(A-GEN)TOResidential, Rural District
(R-RUR)FROMAgricultural, General District
(A-GEN)TOAgricultural, Small Parcel
District (A-SML)A-GEN → R-RUR
± 1.70 ha
(± 4.20 ac)A-GEN → R-RUR
± 1.60 ha
(± 3.95 ac)A-GEN → A-SML
± 9.70 ha
(± 23.96 ac)A-GEN → R-RUR
± 1.60 ha
(± 3.95 ac)A-GEN → R-RUR
± 1.60 ha
(± 3.95 ac)

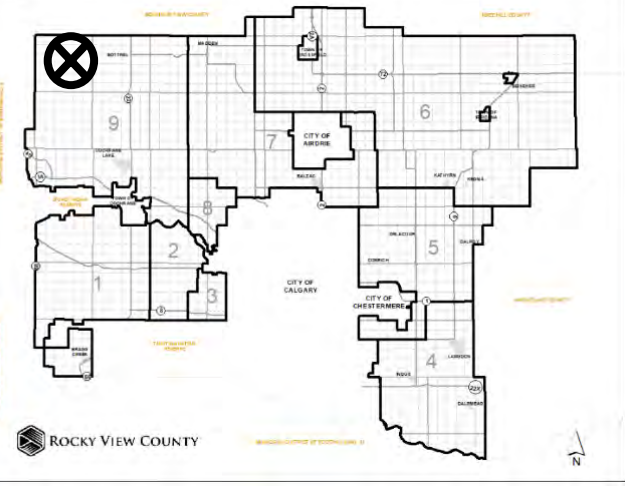
TWP RD 283A

TWP RD 283

Division: 9
Roll: 08922009
File: PL20200104
Legal: A Portion of SE-22-
28-05-W05MPage 593 of 631
Revised: October 5, 2020

Location
& ContextRedesignation Proposal

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



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

Page 594 of 631
Printed: October 5, 2020

Development Proposal

Redesignation Proposal

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



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

Page 595 of 631
 Printed: October 5, 2020

Environmental

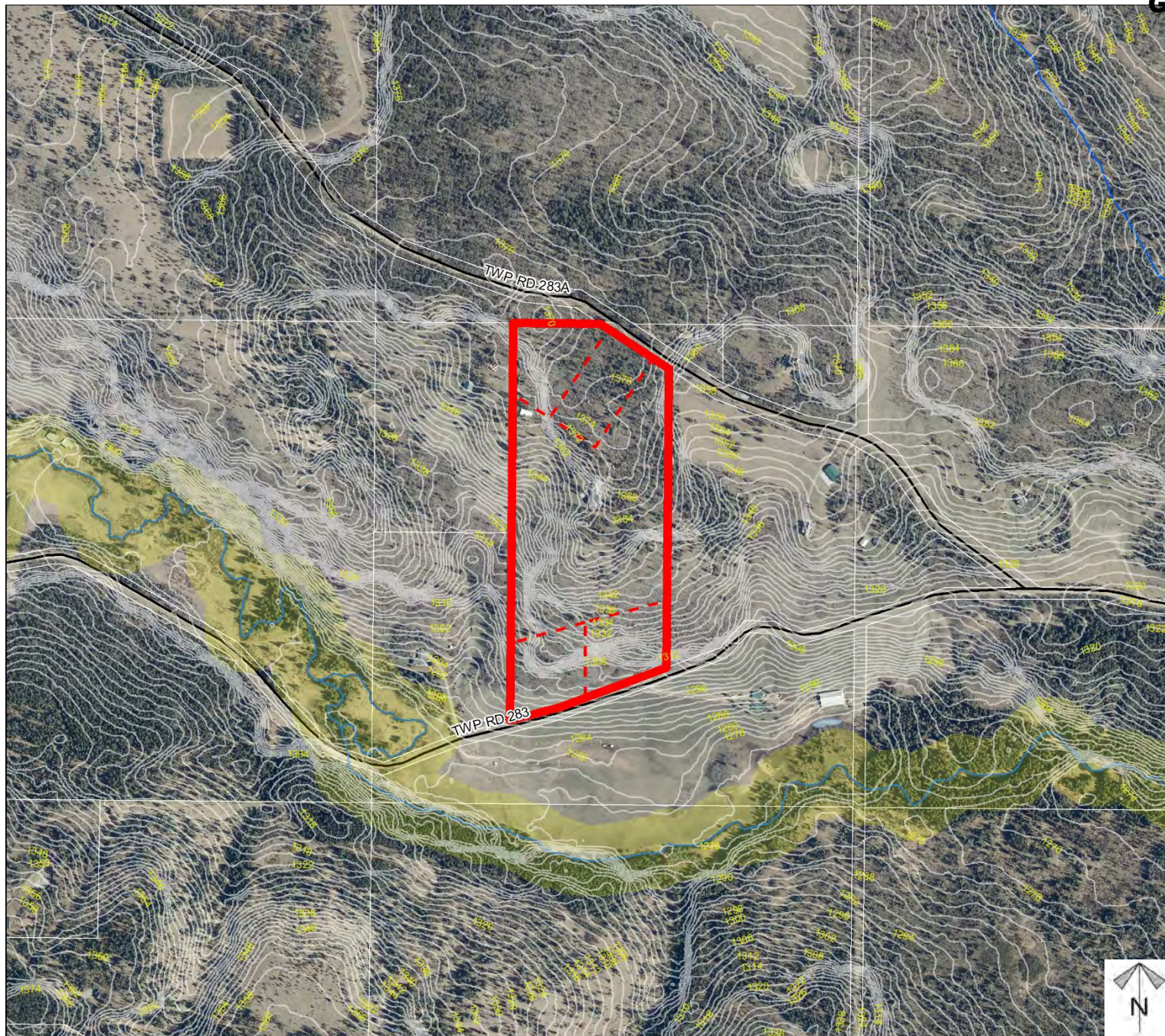
Redesignation Proposal

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

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

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

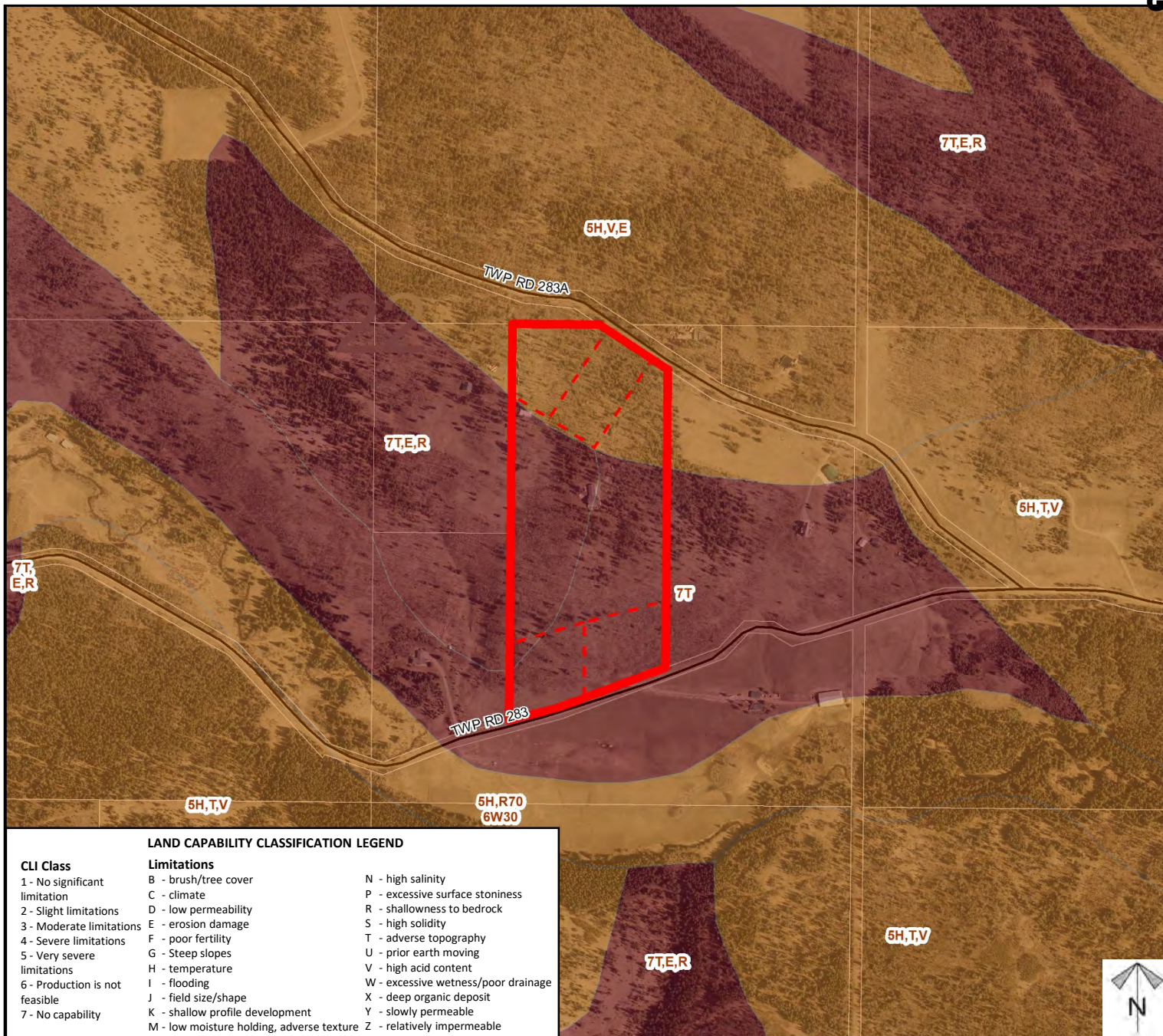
Page 596 of 631
 Printed: October 5, 2020



Soil Classifications

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of four \pm 3.95 acre parcels with a \pm 23.97 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: 9
Roll: 08922009
File: PL20200104
Legal: A Portion of SE-22-28-05-W05M

Page 597 of 631
Printed: October 5, 2020

Landowner Circulation Area

Redesignation Proposal

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

Legend

Support

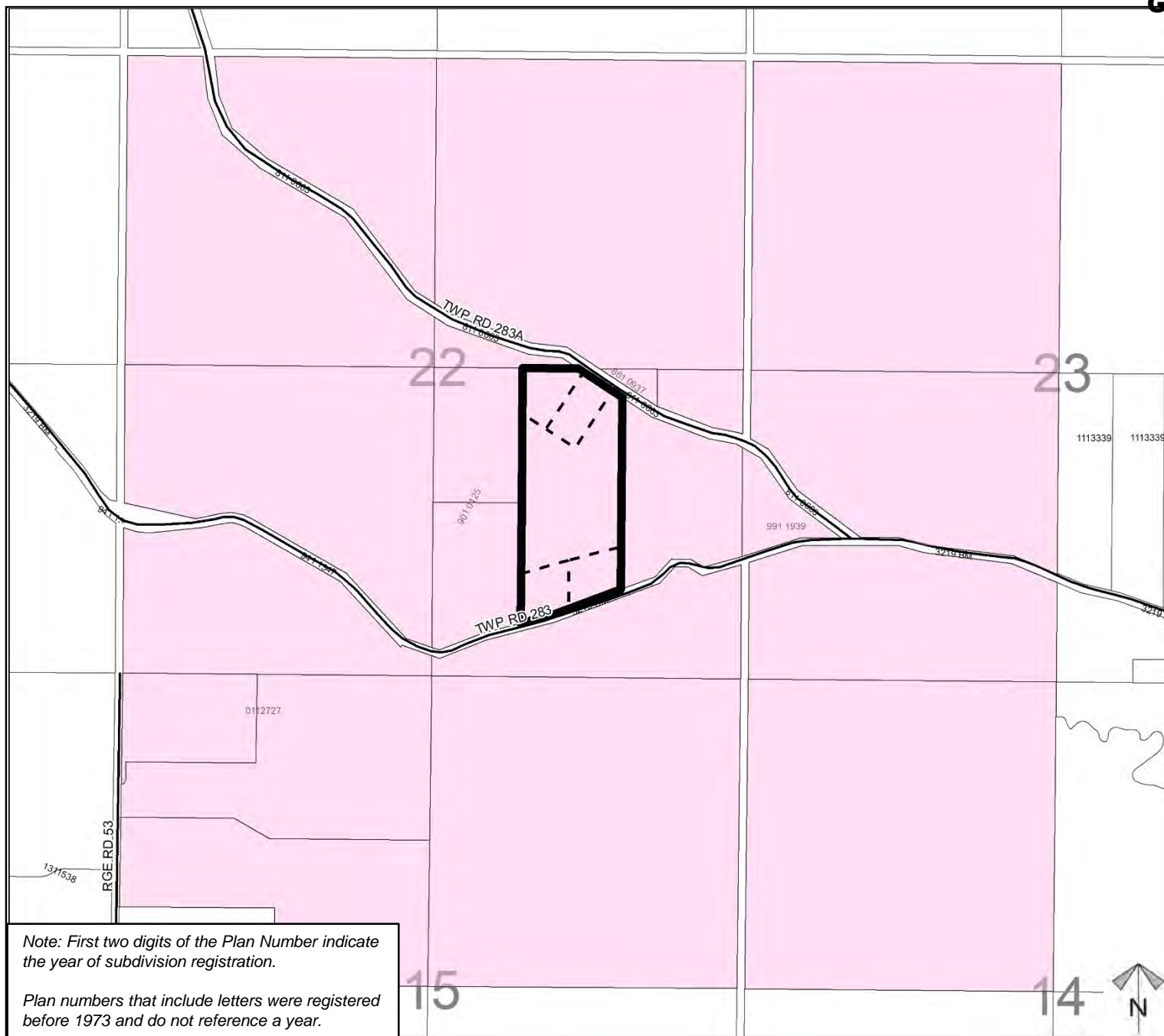


Opposition



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

Page 598 of 631
 Printed: October 5, 2020



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 22, 2020
FILE: 04718006
SUBJECT: First Reading Bylaw – Agricultural and Residential Redesignation

DIVISION: 2
APPLICATION: PL20200107

PURPOSE: The purpose of this application is to redesignate a \pm 4.58 acre portion from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and \pm 50.42 acres to Agricultural, Small Parcel District (A-SML) to facilitate a residential subdivision.

GENERAL LOCATION: Located approximately 12.8 kilometres west of the city of Calgary; located approximately 1.6 km north of Highway 8 and 3.2 km east of Highway 22.

APPLICANT: Entheos Lodge Foundation (Paul Viergutz)

OWNERS: Entheos Lodge Foundation

POLICY DIRECTION: Relevant policies for this application include the Rocky View County/City of Calgary Intermunicipal Development Plan and County Plan.

OPTIONS:

- Option #1: THAT Bylaw C-8093-2020 be given first reading.
- Option #2: THAT consideration of application PL20200107 be tabled until the new Municipal Development Plan is adopted by Council.
- Option #3: THAT application PL20200107 be denied.

APPLICATION REQUIREMENTS:

Standard technical requirements apply under policy.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community and Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ON/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8093-2020 & Schedule A
ATTACHMENT ‘B’: Map Set

Administration Resources

Oksana Newmen, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-8093-2020

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-8093-2020*.

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. Maps 47 and 47-SW of Bylaw C-8000-2020 be amended by redesignating a portion of SW-18-24-03-W5M from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML) and Residential, Rural District (R-RUR) as shown on the attached Schedule 'A'; forming part of this Bylaw.
- 4 THAT SW-18-24-03-W5M is hereby redesignated to Agricultural, Small Parcel District (A-SML) and Residential, Rural District (R-RUR) as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

- 5 Bylaw C-8093-2020 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-8093-2020

Amendment**FROM**

Agricultural,
 General District

TO

Residential, Rural
 District

**FROM**

Agricultural,
 General District

TO

Agricultural,
 Small Parcel District



Lot 2
 ± 20.40 ha (± 50.42 ac)
 A-GEN \rightarrow A-SML

40m wide
 panhandle

Lot 1
 ± 1.85 ha
 (± 4.58 ac)
 A-GEN \rightarrow R-RUR

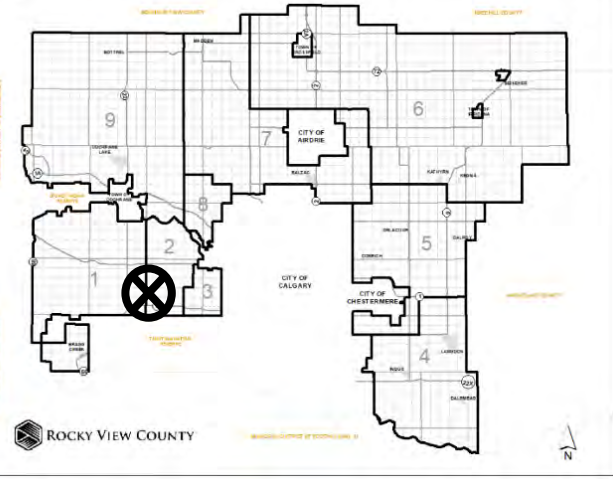
TWP RD 242



Location & Context

Redesignation Proposal

To redesignate a ± 1.85 hectare (± 4.58 acre) portion from Agricultural, General District to Residential, Rural District (R-RUR) and ± 20.40 hectares (± 50.42 acres) to Agricultural, Small Parcel District (A-SML) to facilitate a residential subdivision.



Development Proposal

Redesignation Proposal

To redesignate a ± 1.85 hectare (± 4.58 acre) portion from Agricultural, General District to Residential, Rural District (R-RUR) and ± 20.40 hectares (± 50.42 acres) to Agricultural, Small Parcel District (A-SML) to facilitate a residential subdivision.



Division: 2
 Roll: 04718006
 File: PL20200107
 Printed: October 27, 2020
 Page 604 of 631

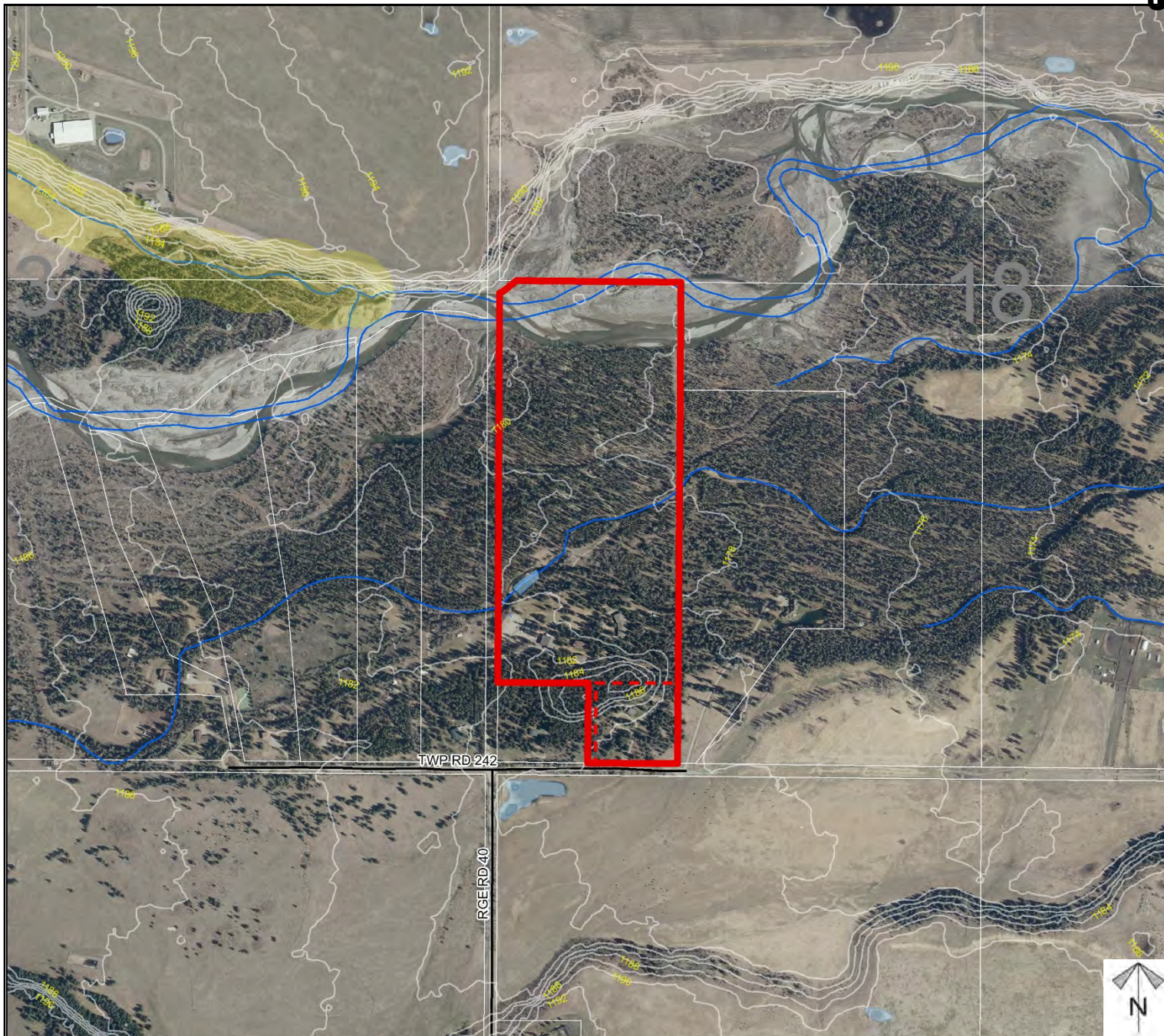
Environmental

Redesignation Proposal

To redesignate a ± 1.85 hectare (± 4.58 acre) portion from Agricultural, General District to Residential, Rural District (R-RUR) and ± 20.40 hectares (± 50.42 acres) to Agricultural, Small Parcel District (A-SML) to facilitate a residential subdivision.

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

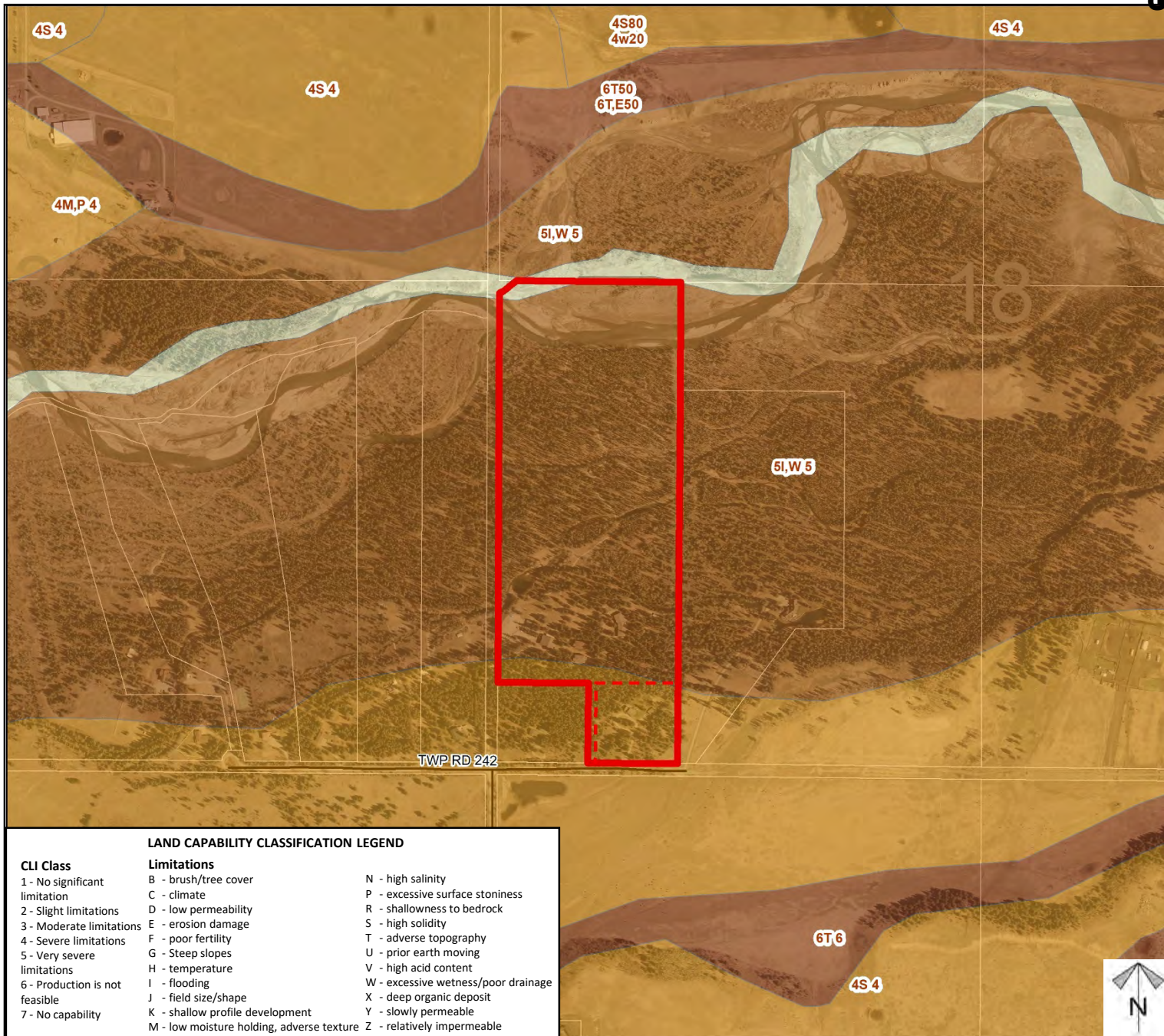
Division: 2
 Roll: 04718006
 File: PL20200107
 Printed: October 27, 2020
 Pages 605 of 631



Soil Classifications

Redesignation Proposal

To redesignate a ± 1.85 hectare (± 4.58 acre) portion from Agricultural, General District to Residential, Rural District (R-RUR) and ± 20.40 hectares (± 50.42 acres) to Agricultural, Small Parcel District (A-SML) to facilitate a residential subdivision.



LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class

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

Limitations

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

Division: 2
 Roll: 04718006
 File: PL20200107
 Printed: October 27, 2020
 Page 606 of 631

Landowner Circulation Area

Redesignation Proposal

To redesignate a ± 1.85 hectare (± 4.58 acre) portion from Agricultural, General District to Residential, Rural District (R-RUR) and ± 20.40 hectares (± 50.42 acres) to Agricultural, Small Parcel District (A-SML) to facilitate a residential subdivision.

Legend

Support



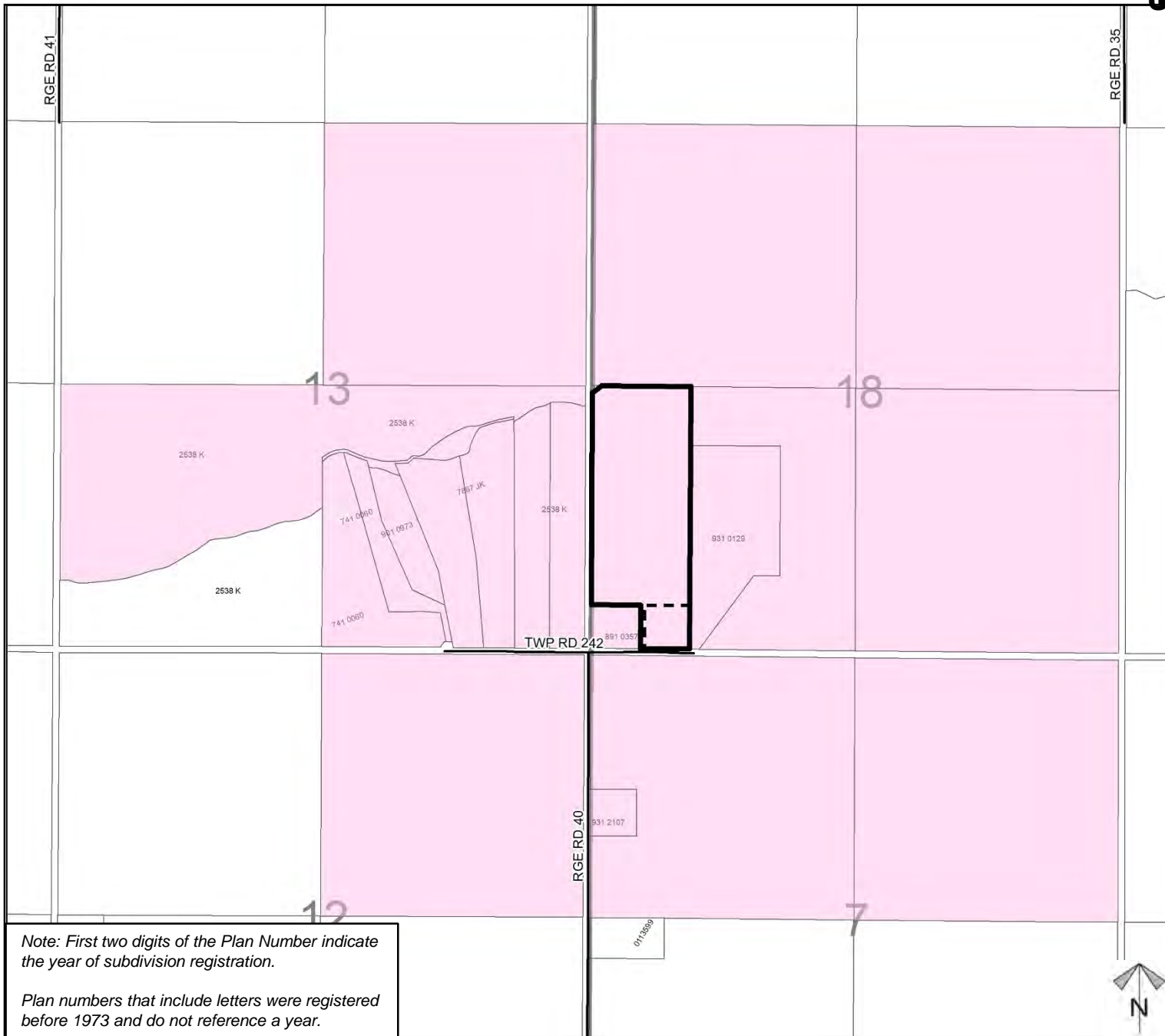
Opposition



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

Division: 2
 Roll: 04718006
 File: PL20200107
 Printed: October 27, 2020
 Page 607 of 631





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 22, 2020 **DIVISION:** 7
FILE: 07308011 **APPLICATION:** PL20200116
SUBJECT: First Reading Bylaw – Residential Redesignation

PURPOSE: To redesignate a portion of the subject lands from Agricultural, Small Parcel (p12.1) District to Residential, Rural District to accommodate the creation of five new lots.
GENERAL LOCATION: Located approximately 0.41 kilometers (1/4 mile) south of Hwy. 567 and on the east side of Range Road 285.
APPLICANT: Carswell Planning (Bart Carswell)
OWNERS: Butler, Edward & Myrtle G.
POLICY DIRECTION: The Interim Growth Plan (IGP), and the Municipal Development Plan (MDP).

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8119-2020 be given first reading.
 Option #2: THAT application PL20200116 be denied.

APPLICATION REQUIREMENTS:

The application submission appears complete; however, additional information may be requested through the assessment of the application.

Respectfully submitted,
 “Theresa Cochran”

Executive Director
 Community Development Services

Concurrence,
 “Al Hoggan”

Chief Administrative Officer

JA/It

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8119-2020 & Schedule A
 ATTACHMENT ‘B’: Map Set

Administration Resources

Jessica Anderson , Planning Policy



ROCKY VIEW COUNTY

BYLAW C-8119-2020

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-8119-2020*.

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 Map No. 73 of Bylaw C-8000-2020 be amended by redesignating Lot 9, Block 1, Plan 0012395 within NW-08-27-28-W04M from Agricultural, Small Parcel (p12.1) District to Residential, Rural District as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT Lot 9, Block 1, Plan 0012395 within NW-08-27-28-W04M is hereby redesignated to Residential, Rural District as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

- 5 Bylaw C-8119-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

PUBLIC HEARING HELD this _____ day of _____, 2020

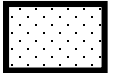
READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

Schedule 'A'
Bylaw
C-8119-2020
Amendment**FROM**
 Agricultural, Small
 Parcel (p12.1) District
TO
 Residential, Rural
 District

 ± 14.97 ha
 $(\pm 36.99$ ac)

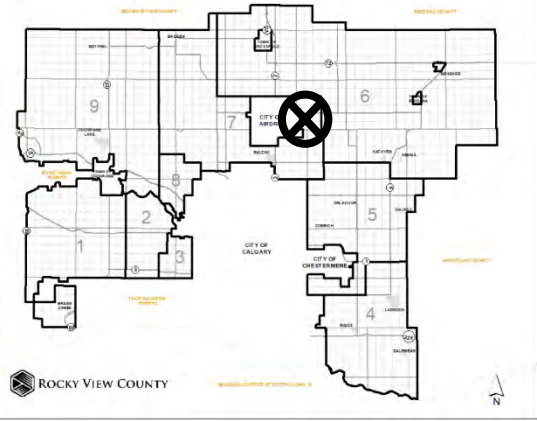
RGE RD 285



Location & Context

Redesignation Proposal

To redesignate a portion of the subject lands from Agricultural, Small Parcel (p12.1) District to Residential, Rural District to accommodate the creation of five new lots.



Development Proposal

Redesignation Proposal

To redesignate a portion of the subject lands from Agricultural, Small Parcel (p12.1) District to Residential, Rural District to accommodate the creation of five new lots.

A-SML → R-RUR
± 14.97 ha
(± 36.99 ac)

RGE RD 285



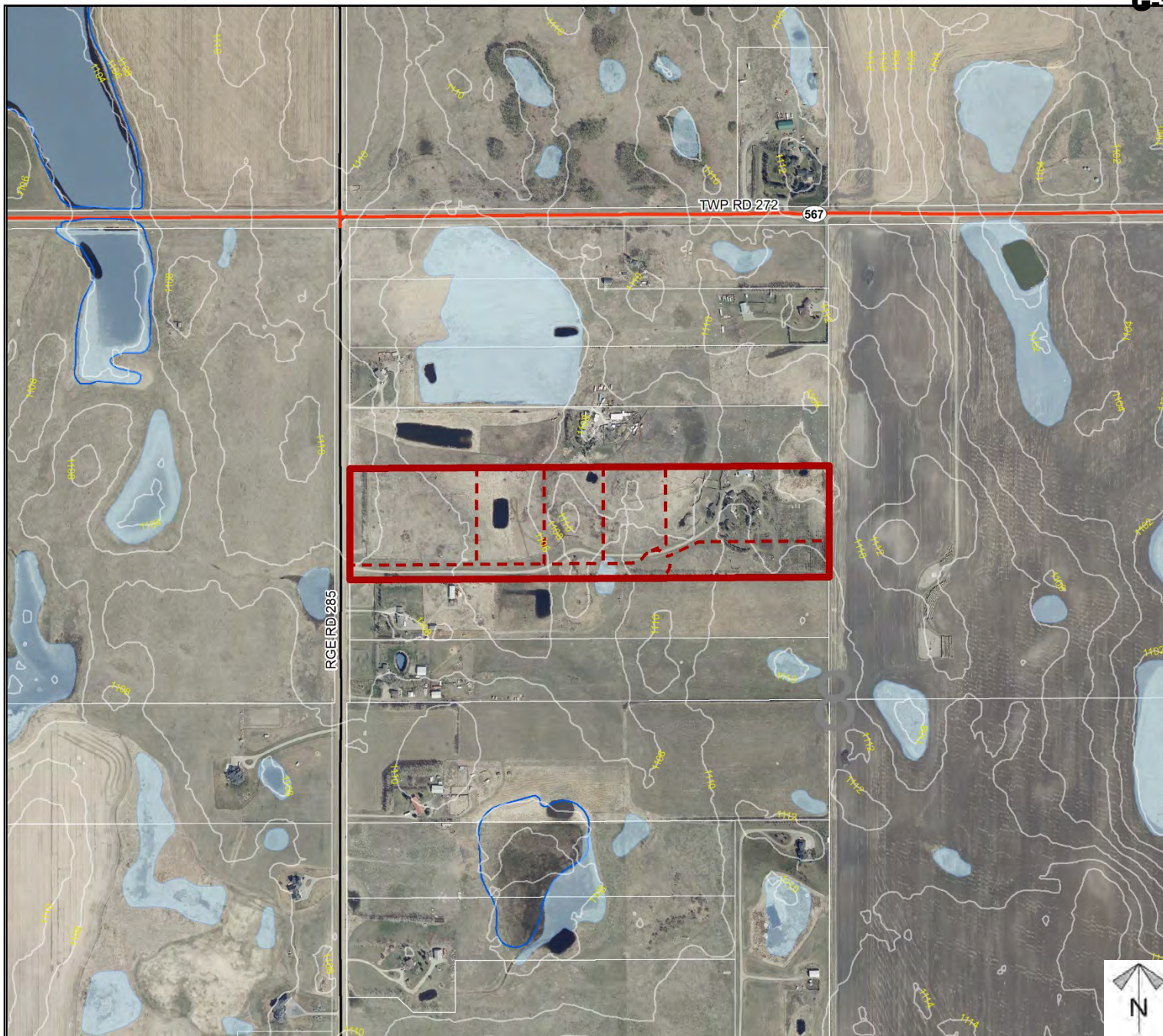
Environmental

Redesignation Proposal

To redesignate a portion of the subject lands from Agricultural, Small Parcel (p12.1) District to Residential, Rural District to accommodate the creation of five new lots.

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

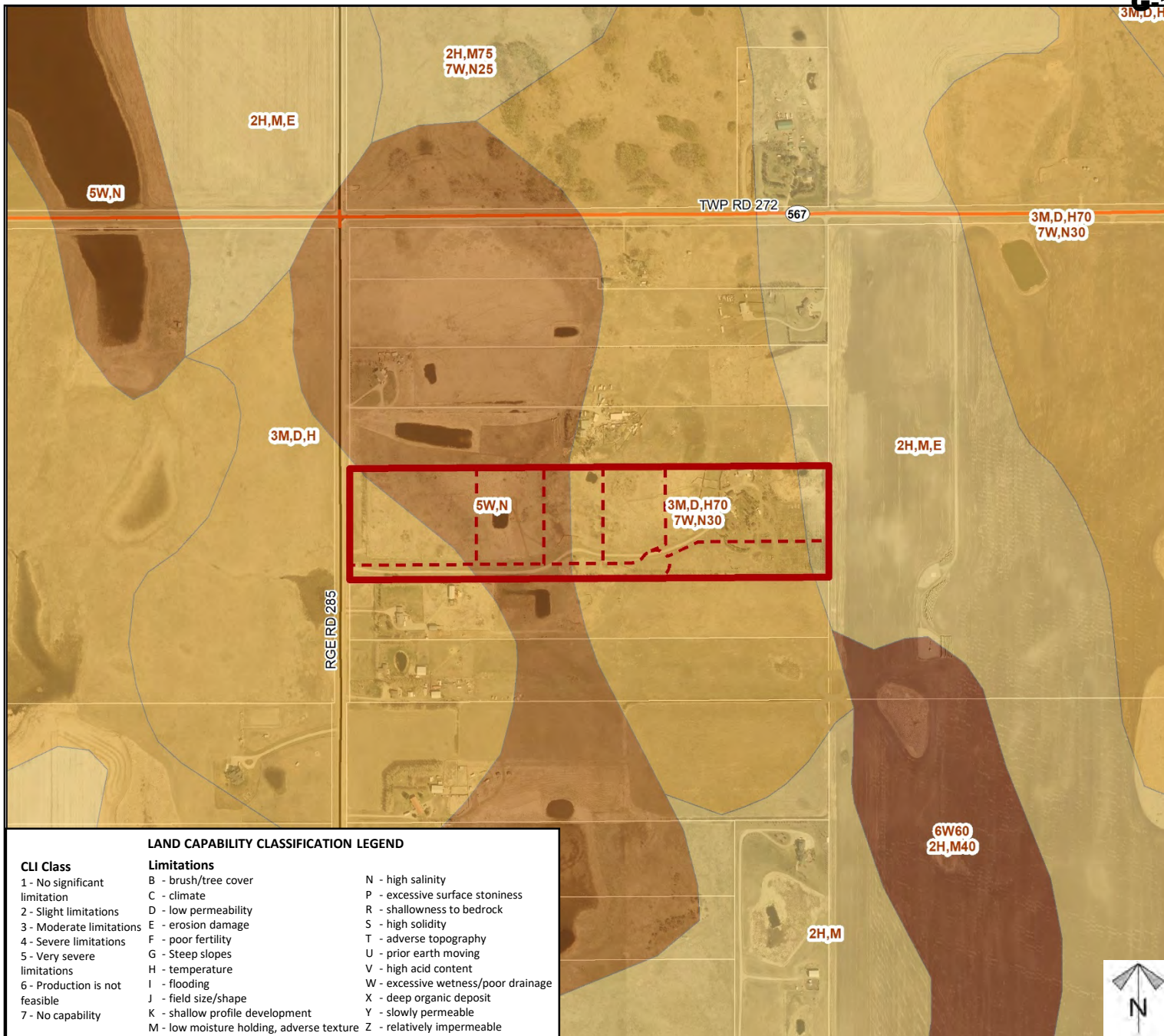
Division: 7
 Roll: 07308011
 File: PL20200116
 Printed: September 10, 2020
 Page 614 of 631
 Plan: 0012395 within
 NW-08-27-28-W04M



Soil Classifications

Redesignation Proposal

To redesignate a portion of the subject lands from Agricultural, Small Parcel (p12.1) District to Residential, Rural District to accommodate the creation of five new lots.



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

Redesignation Proposal

To redesignate a portion of the subject lands from Agricultural, Small Parcel (p12.1) District to Residential, Rural District to accommodate the creation of five new lots.

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: 7
Roll: 07308011
File: PL20200116
Printed: September 10, 2020
Page 616 of 631
Legal Case No.: 2019-0012395 within
Plan: 0012395 within
NW-08-27-28-W04M



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 22, 2020
FILE: 07828003
SUBJECT: First Reading Bylaw – Agriculture Redesignation

DIVISION: 9
APPLICATION: PL20200118

PURPOSE: The purpose of this application is to redesignate the subject lands from Agriculture General District to Agriculture Small Parcel District to facilitate the creation of a 70.0 acre parcel (Lot 1) with a 70.0 acre remainder (Lot 2).

GENERAL LOCATION: Located approximately 1.81 km west of Hwy 22 and on the north side of Twp Rd 274

APPLICANT: Edwards, Brenda Adele

OWNERS: Edwards, Brenda Adele

POLICY DIRECTION: Relevant policies for this application include the County Plan.

OPTIONS:

Option #1: THAT Bylaw C-8107-2020 be given first reading.

Option #2: THAT application PL20200118 be denied.

APPLICATION REQUIREMENTS:

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

AB/ltt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8107-2020 & Schedule A
ATTACHMENT ‘B’: Map Set

Administration Resources
Andrea Bryden, Planning Policy



BYLAW C-8107-2020

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-8107-2020*.

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. 78 of Bylaw C-8000-2020 be amended by redesignating SE-28-27-04-W5M from Agricultural, General District to Agricultural, Small Parcel District as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT SE-28-27-04-W5M is hereby redesignated to Agricultural, Small Parcel District as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

- 5 Bylaw C-8107-2020 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-8107-2020

Amendment**FROM**

Agricultural, General
 District

TO

Agricultural, Small
 Parcel District



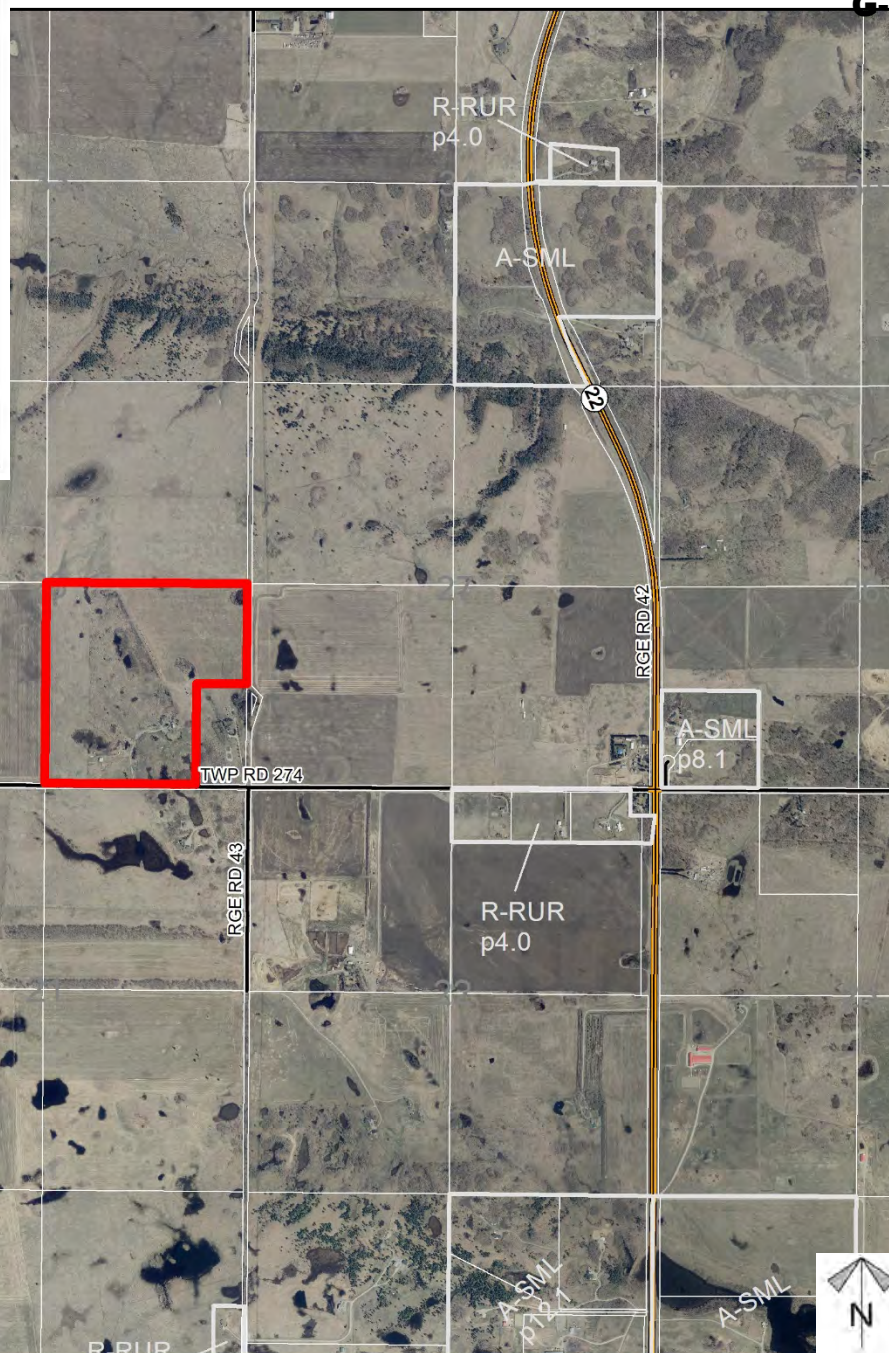
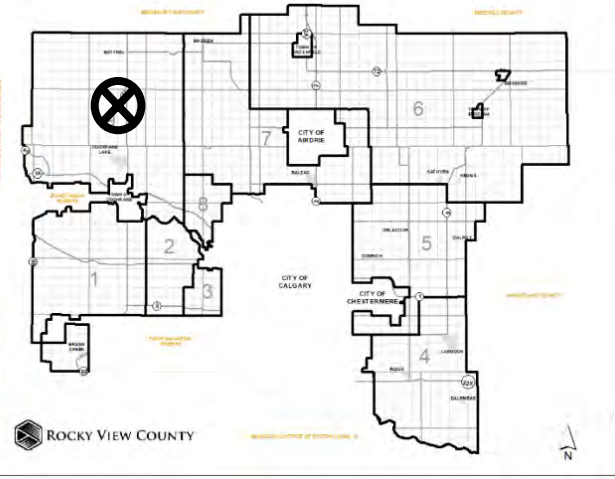
A-GEN → A-SML
± 56.66 ha
(140.0 acres)



Location & Context

Redesignation and Subdivision Proposal

To redesignate the subject lands from A-GEN District to A-SML District to facilitate the creation a \pm 28.33 hectare (70.0 acre) parcel (Lot 1) with a \pm 28.33 hectare (70.0 acre) remainder (Lot 2).



Development Proposal

Redesignation and Subdivision Proposal

To redesignate the subject lands from A-GEN District to A-SML District to facilitate the creation a \pm 28.33 hectare (70.0 acre) parcel (Lot 1) with a \pm 28.33 hectare (70.0 acre) remainder (Lot 2).



TWP RD 274

RGE RD 43



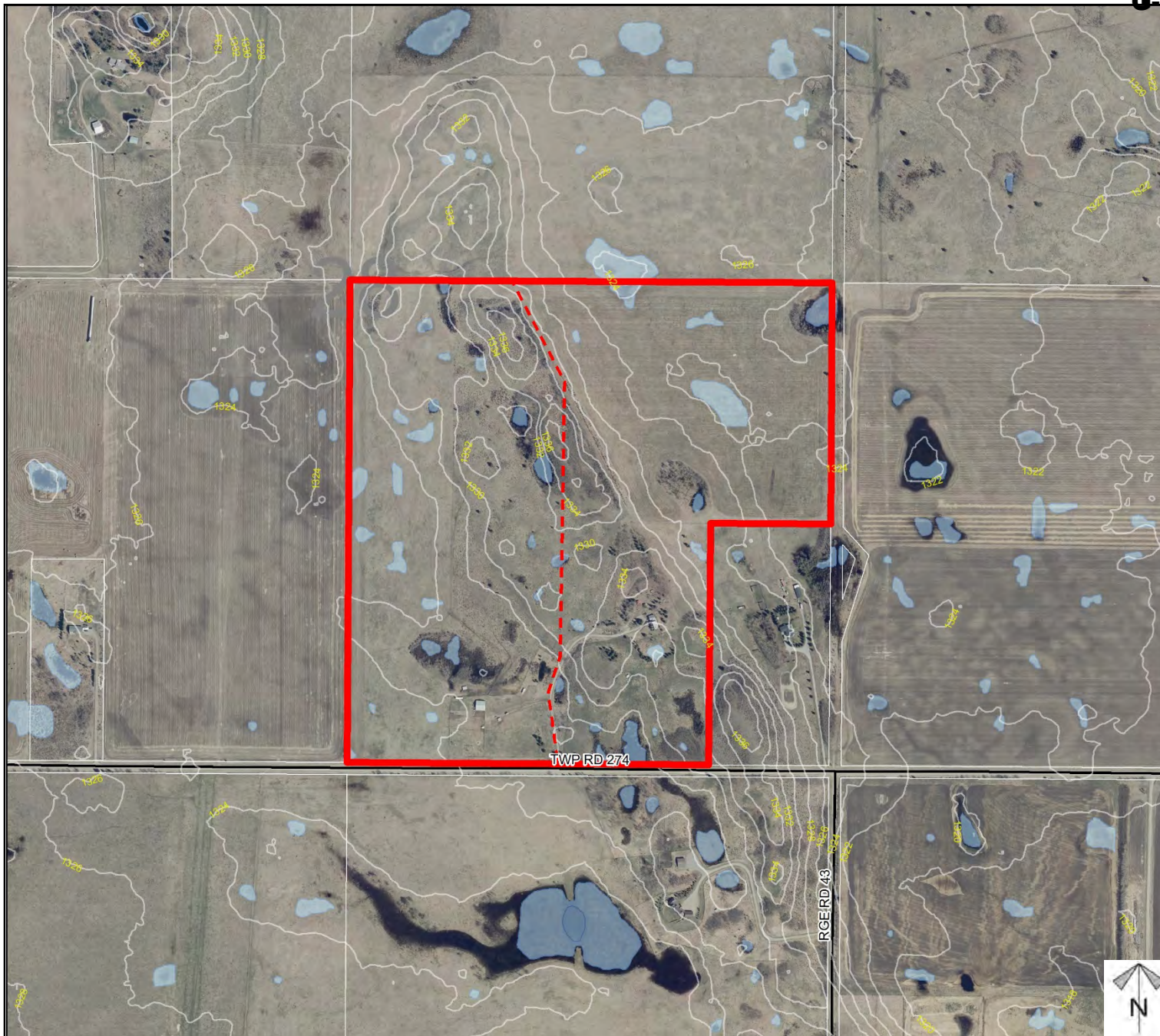
Division: 9
 Roll: 07828003
 File: PL20200118
 Printed: September 23, 2020
 Page 622 of 631
 Page 522 of 631

Environmental

Redesignation and Subdivision Proposal

To redesignate the subject lands from A-GEN District to A-SML District to facilitate the creation a \pm 28.33 hectare (70.0 acre) parcel (Lot 1) with a \pm 28.33 hectare (70.0 acre) remainder (Lot 2).

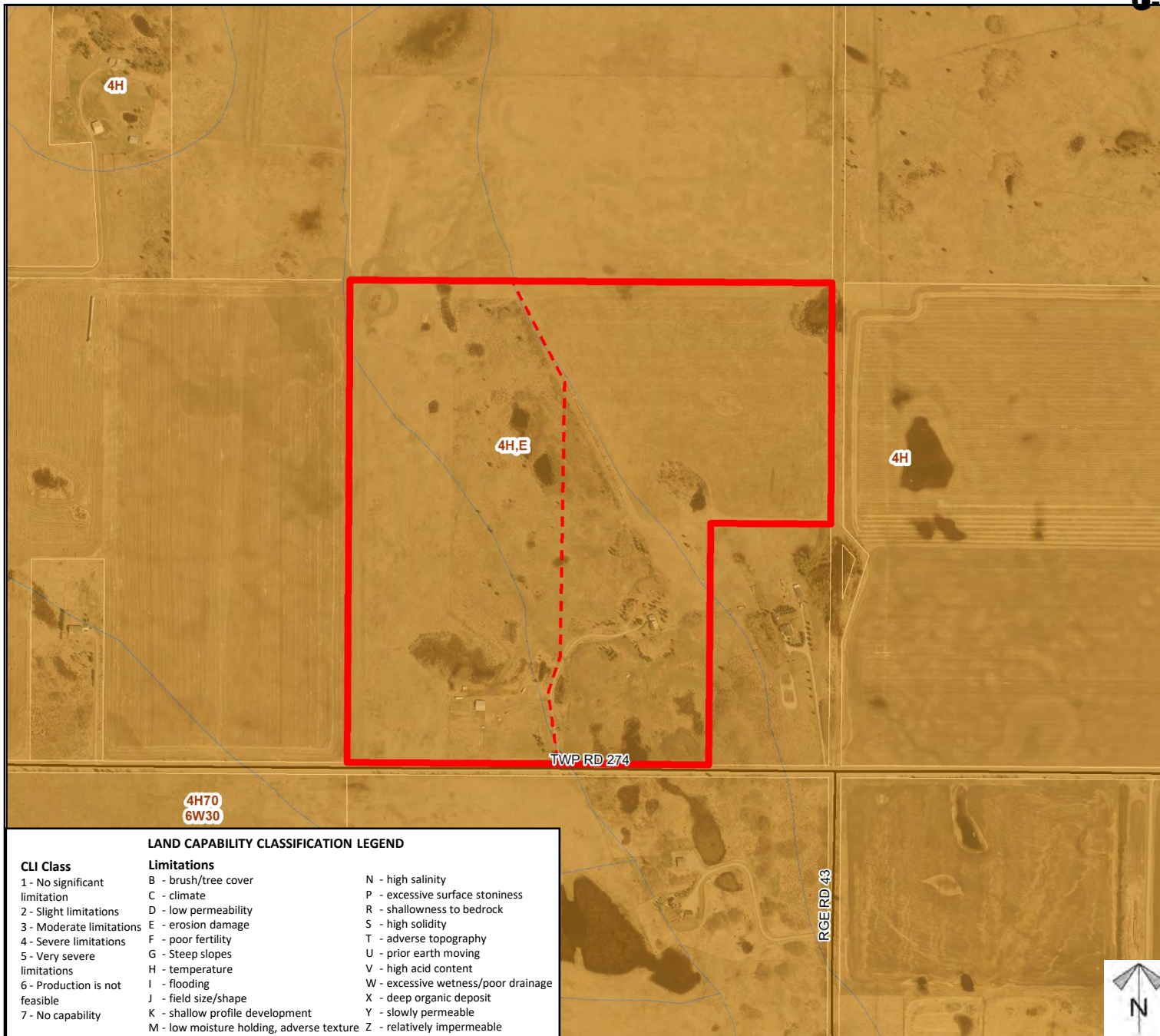
-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water



Soil Classifications

Redesignation and Subdivision Proposal

To redesignate the subject lands from A-GEN District to A-SML District to facilitate the creation a \pm 28.33 hectare (70.0 acre) parcel (Lot 1) with a \pm 28.33 hectare (70.0 acre) remainder (Lot 2).



Landowner Circulation Area

Redesignation and Subdivision Proposal

To redesignate the subject lands from A-GEN District to A-SML District to facilitate the creation a \pm 28.33 hectare (70.0 acre) parcel (Lot 1) with a \pm 28.33 hectare (70.0 acre) remainder (Lot 2).

Legend

Support



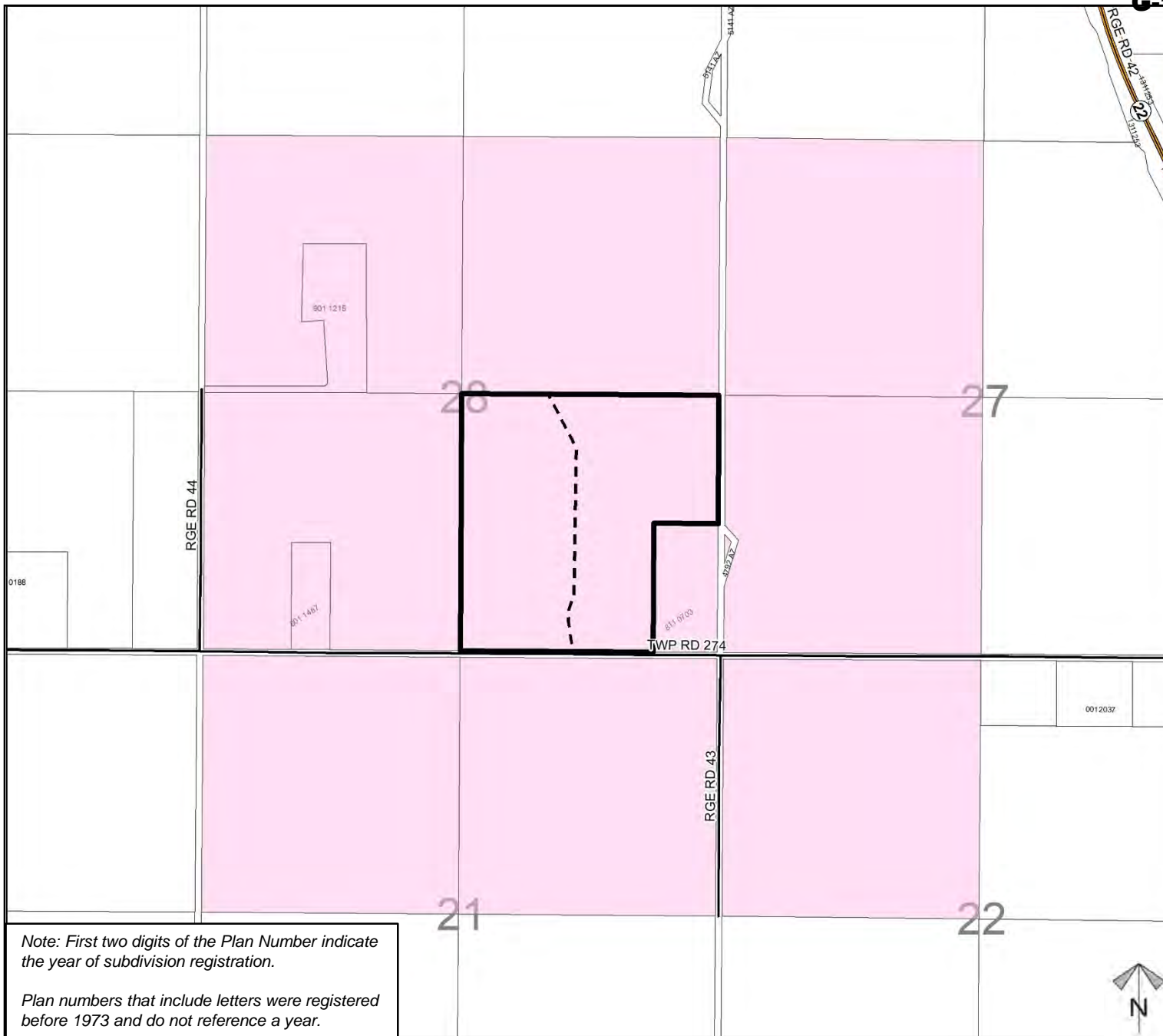
Opposition



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: 9
 Roll: 07828003
 File: PL20200118
 Printed: September 23, 2020
 Page 5 of 5
 Legend: 6/25/2015



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	22-Dec-20	Corporate Services Division
9	Active	Sale of the Cochrane Gravel Pit Lands	<p>Administration was directed at the February 25, 2020 Council meeting to negotiate a purchase and sale agreement for the sale of the Cochrane Gravel Pit lands.</p> <p>At the June 9, 2020 Council meeting, Council declined a letter of intent received.</p>	25-Feb-20	22-Dec-20	Legal and Land Administration
5	Active	Sale of the Chestermere Regional Recreation Center	<p>Administration was directed at the September 24, 2019 Council meeting to explore the sale of the land and remediation of the facility.</p> <p>Administration was further directed at the January 28, 2020 Council meeting to review the letter of intent presented by the City of Chestermere and prepare a report for Council's consideration.</p> <p>At the May 12, 2020 Council meeting, Council declined an offer from the City of Chestermere.</p> <p>Administration was directed at the November 24, 2020 Council meeting to enter into negotiations with the City of Chestermere regarding the Chestermere Regional Recreation Centre.</p>	28-Jan-20	22-Dec-20	Legal and Land Administration
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	22-Jun-21	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	Winter/Spring 2021	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	Spring 2021	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	22-Dec-20	Operations Division

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
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	22-Dec-20	Operations Division
8	Active	Report on Cost-Recover Solutions to Stormwater Management in the Bearspaw Area	Administration was directed at the December 1, 2020 special Council meeting to work with Neighbours Against High Water (NAHW) on potential cost-recovery solutions to stormwater management in the Bearspaw Area, and to report back to Council by the end of March, 2021.	1-Dec-20	Active	Operations Division
All	Active	County Plan Amendments to Accommodate Developer-led ASP	Administration was directed at the February 11, 2020 Council meeting to draft amendments to the County Plan to allow a development proponent to prepare a new ASP or amendment to an ASP subject to a Council-adopted Terms of Reference and that amendments to the County Plan allow a development proponent to prepare a new ASP or amendment to as ASP be included in the current drafting of a new MDP.	11-Feb-20	Fall 2020	Planning and Development Services
All	Active	Area Structure Plan Cost Recovery Policy	Administration was directed at the September 22, 2020 Council meeting to review the existing Conceptual Scheme Cost Recovery Policy, and to return to Council with proposed revisions by December 22, 2020.	22-Sep-20	22-Dec-20	Planning and Development Services

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
1	Active	Bragg Creek Hamlet Expansion Strategy	<p>Council adopted a terms of reference for the Bragg Creek Hamlet Expansion Strategy Project at the January 8, 2019 Council meeting.</p> <p>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.</p>	8-Jan-19	Winter 2020	Planning and Development Services
All	Active	New Municipal Development Plan	<p>Administration was directed at the May 18, 2018 Council meeting to initiate the process of amending the County Plan.</p> <p>Administration was further directed at the March 12, 2019 Council meeting to begin the process of creating a new Municipal Development Plan.</p>	8-May-18	Winter/Spring 2021	Planning and Development 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 Crystal Kissel, Division 9

This notice of motion is read into the Council record on **December 22, 2020**. The motion as read into the record will be debated on **January 12, 2021**.

TITLE: **Voter Identification for Rocky View County Municipal Elections**

WHEREAS The Alberta Government has a provision stating that an elected authority can, by bylaw, require additional verification or a combination of verification to establish a person's specific current address;

AND WHEREAS Vouching is permitted in a municipal election;

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 World events have raised significant controversy around the integrity of elections;

AND WHEREAS The provincial list of acceptable identification is based on the assumption that the voter's name is already on a list of electors;

AND WHEREAS Rocky View County does not have and does not intend to have a County list of electors for the 2021 municipal election;

AND WHEREAS Changing identification requirements does not add costs for either electors or the County;

AND WHEREAS Improving trust in the County's electoral process reinforces Rocky View County's Strategic Plan's core values of integrity and accountability;

THEREFORE BE IT RESOLVED THAT: that Administration be directed to create a bylaw stating that all Rocky View residents who are voting in municipal elections shall:

- a) provide one piece of government issued photo identification clearly showing the voter's name and current address, e.g. driver's license; or
- b) two pieces of identification, both of which must have the voter's name, one of which must be government issued and one of which must have the voter's name and current address. In the case of using two pieces of identification, the names on both pieces must match

Furthermore, a person who chooses to vouch for another elector must be able to prove their identity and address through the above-mentioned means. And lastly, consideration in the Bylaw that an individual can vouch for only one person (except in long-term care institutions).



NOTICE OF MOTION

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

Presented By: Councillor Mark Kamachi, Division 1

Seconded By: Deputy Reeve McKylor, Division 2

This notice of motion is read into the Council record on **December 22, 2020**. The motion as read into the record will be debated on **January 12, 2021**.

TITLE: **To extend the mandatory water/wastewater connection to the Bragg Creek municipal water and waste water utility system date from December 21, 2020 to December 31, 2021**

WHEREAS The Bragg Creek water treatment plant opened in 2014 to serve the water and sewer needs of Bragg Creek residents and businesses. Over the last six years, landowners have been encouraged to voluntarily connect to the system;

AND WHEREAS In November 2018, Rocky View County Council amended the Water/Wastewater Utilities Bylaw (Bylaw C-7662-2017) to require the landowners within the Bragg Creek water and wastewater utility service area to connect, at landowner cost, to the municipal system by December 31, 2020;

AND WHEREAS Given we are in the midst of a pandemic, there are some remaining residents who have yet to connect due to financial hardship caused by the Covid-19 pandemic and are asking for an extension to make the commitment to connecting to the system.

THEREFORE BE IT RESOLVED THAT: That Administration be directed to make the one year date extension to the policy and have it be brought back to Council for a decision.