



COUNCIL MEETING AGENDA

Date: Tuesday, January 26, 2021
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. January 12, 2021 Council Meeting Minutes

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D. FINANCIAL REPORTS

E. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on December 29, 2020 and January 5, 2021 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019*.

MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM

1. Division 5 - Road Closure Bylaw C-8095-2020

9

File: PL20200075 (03330003)

2. Division 5 - Bylaw C-8089-2020 - Redesignation Item – Residential and Agricultural Uses

23

File: PL20200103 (05201008)

3. Division 4 - Bylaw C-8040-2020 - Redesignation Item - Site-Specific Direct Control District Amendment

36

File: PL20200018 (03222114 / 03222115)

AFTERNOON PUBLIC HEARINGS / APPOINTMENTS 1:00 PM

4. Division 2 - Bylaw C-8085-2020 - Direct Control Bylaw Textual Amendments

58

File: PL20200090 (05707001/7240 to 7260/7267 to 7270/8082/8088)

5. Division 4 - Bylaw C-8003-2020 - Conceptual Scheme Item – Shepard Estates Conceptual Scheme

123

File: PL20190192 (03309002/001)

Note: this item should be considered in conjunction with item E-6

6.	Division 4 - Bylaw C-8002-2020 - Redesignation Item – Agricultural, General District to Residential, Rural District and Agricultural, Small Parcel District	208
	File: PL20190191 (03309002/001)	
	Note: this item should be considered in conjunction with item E-5	
7.	All Divisions - Bylaw C-8092-2020 - Rocky View County Land Use Bylaw – Various Amendments and Redesignation of Remaining Properties within SW-23-23-28-W04M to Business, Live-Work District (B-LWK)	245
	File: 1015-565	
F.	GENERAL BUSINESS	
1.	All Divisions - Abrio Health and the Airdrie Blue Zones Project	475
	File: N/A	
2.	All Divisions - Recreation Governance Committee Terms of Reference Amendments	485
	File: N/A	
G.	BYLAWS	
1.	All Divisions - Election Sign Bylaw C-8124-2021	502
	File: N/A	
H.	UNFINISHED BUSINESS	
I.	COUNCILLOR REPORTS	
J.	MANAGEMENT REPORTS	
1.	2021 Council Priorities and Significant Issues List	526
K.	NOTICES OF MOTION	
L.	PUBLIC PRESENTATIONS	
M.	CLOSED SESSION	
1.	RVC2020-43 - Kissel v Rocky View (County), 2020 ABQB 406	
	<p>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 <i>Freedom of Information and Protection of Privacy Act</i>:</p> <p>Section 23 – Local public body confidences Section 24 – Advice from officials Section 27 – Privileged information</p>	

2. RVC2021-03 - Chief Administrative Officer Performance Evaluation

THAT Council move into closed session to consider the confidential item "Chief Administrative Officer Performance Evaluation" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

Section 17 – Disclosure harmful to personal privacy

Section 19 – Confidential evaluations

N. ADJOURN THE MEETING



COUNCIL MEETING MINUTES

Tuesday, January 12, 2021
9:00 AM

Held Electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation,
Alberta Regulation 50/2020

Present: Reeve D. Henn
Deputy Reeve K. McKylor
Councillor M. Kamachi (left the meeting at 9:26 a.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
A. Zaluski, Director, Legislative Services
B. Woods, Manager, Financial Services
D. Kazmierczak, Manager, Planning Policy
K. Jiang, Legislative Officer, Legislative Services
T. Andreasen, Legislative Officer, Legislative Services
B. Manshanden, Intergovernmental Affairs Coordinator, Legislative Services
B. Scott, Executive Coordinator

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 Boehlke that the January 12, 2021 Council meeting agenda be amended as follows:

- Add emergent closed session item M-2 – Cambridge Park Residents Legal Challenge
Carried

MOVED by Councillor Boehlke that the January 12, 2021 Council meeting agenda be approved as amended.

Carried



C-1 December 22, 2020 Council Meeting Minutes

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

Carried

F-5 Division 1 - Consideration of Motion - 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

File: N/A

MOVED by Councillor Kamachi that Administration be directed to continue to work with residents of Bragg Creek to connect to the municipal wastewater and water system based on Bylaw C-7662-2017.

Carried

Councillor Kamachi left the meeting at 9:26 a.m. and did not return to the meeting.

F-4 All Divisions - Consideration of Motion - Councillor Wright and Councillor Kissel - Voter Identification for Rocky View County Municipal Elections

File: N/A

MOVED by Councillor Wright that Administration be directed to create a bylaw stating that all Rocky View residents who are voting in municipal elections shall:

- i) provide one piece of government issued photo identification clearly showing the voter's name and current address, e.g. driver's license; or
- ii) 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).

Carried

Absent: Councillor Kamachi



F-1 All Divisions - 2021 Tax Recovery Sale Properties – Tax Sale Conditions

File: N\A

MOVED by Councillor Hanson that the 2021 Tax Sale conditions be approved as follows:

Terms: Cash or certified cheque.
Deposit: 10% of bid at the time of the sale on April 16, 2021.
Balance: 90% of the bid within 30 days of receipt by Rocky View County; Goods and Services Tax (GST) applicable as per federal statutes.

Carried

Absent: Councillor Kamachi

F-2 All Divisions - Property Tax Cancellation Request – Manito Energy Inc.

File: N/A

MOVED by Deputy Reeve McKylor that the uncollectable taxes in the total amount of \$22,607.29 be cancelled as per Administration's report.

Carried

Absent: Councillor Kamachi

The Chair called for a recess at 9:51 a.m. and called the meeting back to order at 10:07 a.m. with all previously mentioned members present.

F-3 Division 2 - Terms of Reference – West Elbow Valley Area Structure Plan

File: N/A

MOVED by Councillor Hanson that section 3(iii) of the Terms of Reference be amended as follows:

iii) Technical Studies

- (1) Prepare **up to date (and no older than five years)** high level technical reviews to support the land use strategy and identify requirements for subsequent planning phases. Studies will include:
 - (a) Determination of the transportation capacity of Highway 8 to serve the intended land uses;
 - (b) A high-level servicing review to identify possible potable water, wastewater and storm water servicing opportunities for future development.
 - (c) A high-level desktop environmental review to identify major natural features.

Carried

Absent: Councillor Kamachi



MOVED by Deputy Reeve McKylor that the Terms of Reference for a developer-led and wholly developer-funded West Elbow Valley Area Structure Plan be adopted as presented in Attachment 'A' as amended.

Carried
Absent: Councillor Kamachi

J-1 2021 Council Priorities and Significant Issues List

The 2021 Council Priorities and Significant Issues List for January 12, 2021 was provided as information.

M-1 Closed Session Item - Update on the Preparation of the Calgary Metropolitan Regional Board (CMRB) Growth and Servicing Plan
File: RVC2021-01

M-2 Emergent Closed Session Item - Cambridge Park Residents Legal Challenge
File: RVC2021-02

MOVED by Councillor Boehlke that Council move into closed session at 10:55 a.m. to consider the following items under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Update on the Preparation of the Calgary Metropolitan Regional Board (CMRB) Growth and Servicing Plan

- 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 – Cambridge Park Residents Legal Challenge

- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to the economic or other interests of a public body
- Section 27 – Privileged information

Carried
Absent: Councillor Kamachi

Council, with the exception of Councillor Kamachi, held the closed session for confidential item M-1 with the following additional people in attendance:

Rocky View County: A. Hoggan, Chief Administrative Officer
B. Riemann, Executive Director, Operations
K. Robinson, Executive Director, Corporate Services
T. Cochran, Executive Director, Community Development Services
G. Kaiser, Executive Director, Community and Business
A. Zaluski, Director, Legislative Services
D. Kazmierczak, Manager, Planning Policy
B. Manshanden, Intergovernmental Affairs Coordinator, Legislative Services
B. Scott, Executive Coordinator



Council, with the exception of Councillor Kamachi, held the closed session for confidential item M-2 with the following additional people in attendance:

Rocky View County: A. Hoggan, Chief Administrative Officer
B. Riemann, Executive Director, Operations
K. Robinson, Executive Director, Corporate Services
T. Cochran, Executive Director, Community Development Services
G. Kaiser, Executive Director, Community and Business
B. Scott, Executive Coordinator

MOVED by Councillor Boehlke that Council move into open session at 12:49 p.m.

Carried
Absent: Councillor Kamachi

MOVED by Councillor Boehlke that Administration be directed to proceed with Alternative #4 as discussed in confidential report # RVC2021-02.

Carried
Absent: Councillor Kamachi

N Adjourn the Meeting

MOVED by Councillor Boehlke that the January 12, 2021 Council Meeting be adjourned at 12:51 p.m.

Carried
Absent: Councillor Kamachi

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	January 26, 2020	DIVISION: 5
TIME:	Morning Appointment	
FILE:	03330003	APPLICATION: PL20200075
SUBJECT:	Road Closure Bylaw C-8095-2020	

POLICY DIRECTION:

Road Allowance Closure and Disposal Policy C-443.

EXECUTIVE SUMMARY:

The purpose of this application is to close, for consolidation purposes, the segment of the road allowance located to the north of Block: 3 Plan: 1820 AM. The adjacent land owner to the south of the subject road allowance wishes to purchase this strip of land to consolidate onto their property.

The application was reviewed based on the Road Allowance Closure and Disposal Policy C-443 and meets the general requirements of that policy.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	June 26, 2020
DATE DEEMED COMPLETE:	June 26, 2020

PROPOSAL:	Public hearing to consider Bylaw C-8095-2020 to close for consolidation purposes, a segment of the Road Allowance located to the north side of Block: 3 Plan: 1820 AM. The purpose of this application is to integrate the road into the lot directly adjacent on the south.
LEGAL DESCRIPTION:	Block: 3 Plan: 1820 AM
GENERAL LOCATION:	Part of Road on Plan 1820 AM (74th Avenue SE) within SW 1/4 Sec 30, Twp 23 Rge 28 W4M.
APPLICANT:	Rick Balbi Architect Ltd. (April Kojima)
OWNERS:	1599203 Alberta Ltd. (Davinder Sehrai)
EXISTING LAND USE DESIGNATION:	Commercial, Local Rural District (C-LRDs h.18)
GROSS AREA:	± 0.47 acres

PUBLIC & AGENCY SUBMISSIONS:

The application was also circulated to a number of internal and external agencies; those responses are available in Attachment 'A'.

Administration Resources

Althea Panaguiton, Planning and Development Services



BACKGROUND:

The applicant is requesting to close this road allowance to purchase and consolidate the lot into the southern parcel. The landowner on the south has an existing truck trailer service operation with an active development permit application for addition to the site.

The road plan was registered on March 16, 1912. It appears that there are no roads along the east to west portion that can connect to this existing road allowance. The eastern portion of the road plan has been closed under Plan 051 1209. Adjacent parcels to the road allowance have direct access to a developed road.

The subject land has been identified as part of a preferred option for a connection within the larger regional storm water infrastructure to assist with storm water conveyance. Due to the larger water issues in the area, it would be beneficial to include a registration of an easement on title as a condition of sale to protect the County's interest for storm water maintenance.

The application meets the policy requirements under Road Allowance Closure and Disposal Policy C-443.

OPTIONS

- | | | |
|------------|---|---|
| Option #1: | Motion #1 | THAT Bylaw C-8095-2020 be given first reading. |
| | Motion #2 | THAT Bylaw C-8095-2020 be forwarded to the Minister of Transportation for approval. |
| Option #2: | Motion #1 | THAT Bylaw C-8095-2020 be refused. |
| Option #3: | THAT Council provide alternative direction. | |

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Development Services

Chief Administrative Officer

AP/llt

ATTACHMENTS:

- ATTACHMENT 'A': Application Referrals
ATTACHMENT 'B': Bylaw C-8095-2020 and Schedule A
ATTACHMENT 'C': Map Set



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
Planning and Development, Engineering Services	The subject parcel is located within the Co-operative Stormwater Management Initiative (CSMI) boundary and has a history of flooding issues identified within the 84th Street Master Drainage Plan. Engineering recommends that a drainage easement be registered on the northerly boundary of the subject site to maintain the flexibility for the County to adequately address the drainage issue in the future.
Recreation, Parks and Community Support	<p>The Recreation, Parks and Community Support department has reviewed this application and offer the following comments:</p> <ul style="list-style-type: none"> • There are no concerns with this application from a parks, recreation and active transportation perspective. • An undeveloped Municipal Reserve (Grass surfacing, no landscape improvements and no constructed recreational amenities) is located directly north of the subject road allowance.
Transportation Services	Due to the existing drainage issues in this area, Rocky View County may require access to this Right of Way for future flooding response and pumping.

Circulation Period: July 21, 2020 to August 21, 2020.

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



BYLAW C-8095-2020

A Bylaw of Rocky View County, in the Province of Alberta, for the purpose of closing for public travel and creating title to portions of a public highway in accordance with the *Municipal Government Act*.

WHEREAS the lands hereafter described are no longer required for public travel;

AND WHEREAS an application has been made to the Council of Rocky View County to have the highway closed;

AND WHEREAS the Council of Rocky View County deems it expedient to close for public travel certain roads, or portions of roads, situated in Rocky View County and to dispose of the same;

AND WHEREAS notice of this Bylaw was provided in accordance with the *Municipal Government Act* by circulation to landowners and advertisements in the November 10, 2020 and November 17, 2020 Public Notices on the Rocky View County Website;

AND WHEREAS the Council of Rocky View County was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by this Bylaw;

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

Title

- 1 This Bylaw may be cited as *Bylaw C-8095-2020*.

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 The Council of Rocky View County does hereby close to public travel for the purpose of creating title to the following described highway as shown on Schedule 'A' attached to and forming part of this Bylaw, subject to the rights of access granted by other legislation:
 - (1) The original road allowance lying between Block: 3, Plan 1820 AM and Lot: 9MR, Block: 2, Plan: 1013129, containing 0.19 hectares (0.47 acres) more or less excepting thereout all mines and minerals



ROCKY VIEW COUNTY

Transitional

- 4 Bylaw C-8095-2020 is passed and comes into full force and effect when it receives approval from the Minister of Transportation and receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

APPROVED BY ALBERTA TRANSPORTATION:

Approved this _____ day of _____, 20____.

MINISTER OF TRANSPORTATION

Approval valid for _____ months.



ROCKY VIEW COUNTY

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

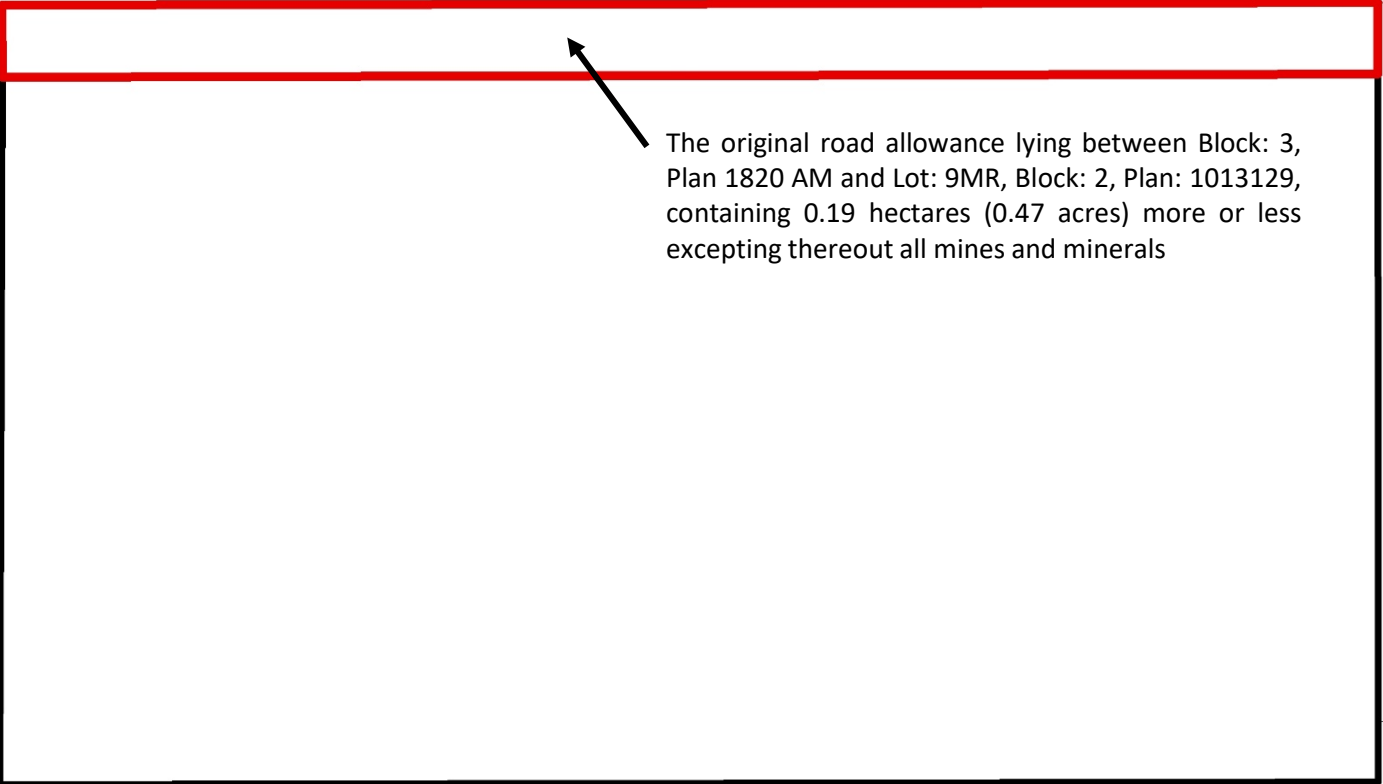
READ A THIRD TIME IN COUNCIL this _____ day of _____, 20____

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



SCHEDULE 'A'

Schedule 'A'

Bylaw
C-8095-2020

The original road allowance lying between Block: 3, Plan 1820 AM and Lot: 9MR, Block: 2, Plan: 1013129, containing 0.19 hectares (0.47 acres) more or less excepting thereout all mines and minerals

Division: 5
File: PL20200075
Printed: November 3, 2020

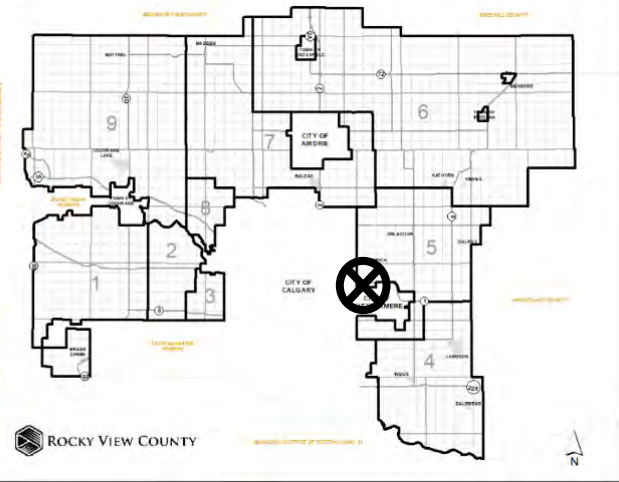


Location & Context

Road Closure Proposal

To close for consolidation purposes, a segment of the Road Allowance located to the north side of Block: 3 Plan: 1820 AM. The purpose of this application is to integrate the road into the lot directly adjacent on the south.

Division: 5
 File: PL20200075
 Printed: November 3, 2020



Development Proposal

Road Closure Proposal

To close for consolidation purposes, a segment of the Road Allowance located to the north side of Block: 3 Plan: 1820 AM. The purpose of this application is to integrate the road into the lot directly adjacent on the south.

Division: 5
File: PL20200075
Printed: November 3, 2020



Environmental

Road Closure Proposal

To close for consolidation purposes, a segment of the Road Allowance located to the north side of Block: 3 Plan: 1820 AM. The purpose of this application is to integrate the road into the lot directly adjacent on the south.



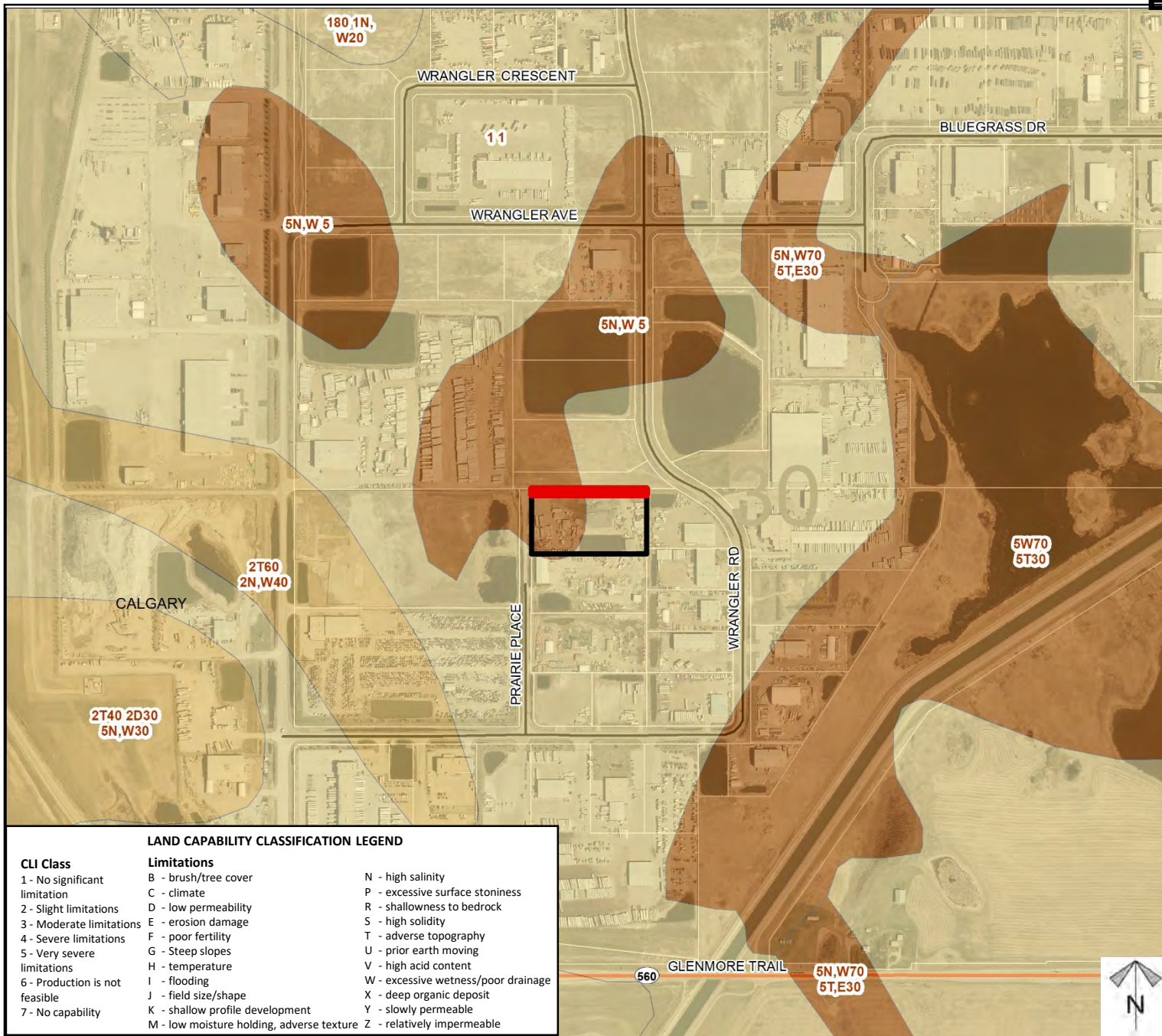
- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

Division: 5
 File: PL20200075
 Printed: November 3, 2020

Soil Classifications

Road Closure Proposal

To close for consolidation purposes, a segment of the Road Allowance located to the north side of Block: 3 Plan: 1820 AM. The purpose of this application is to integrate the road into the lot directly adjacent on the south.



Division: 5
 File: PL20200075
 Printed: November 3, 2020

Landowner Circulation Area

Road Closure Proposal

To close for consolidation purposes, a segment of the Road Allowance located to the north side of Block: 3 Plan: 1820 AM. The purpose of this application is to integrate the road into the lot directly adjacent on the south.

Legend

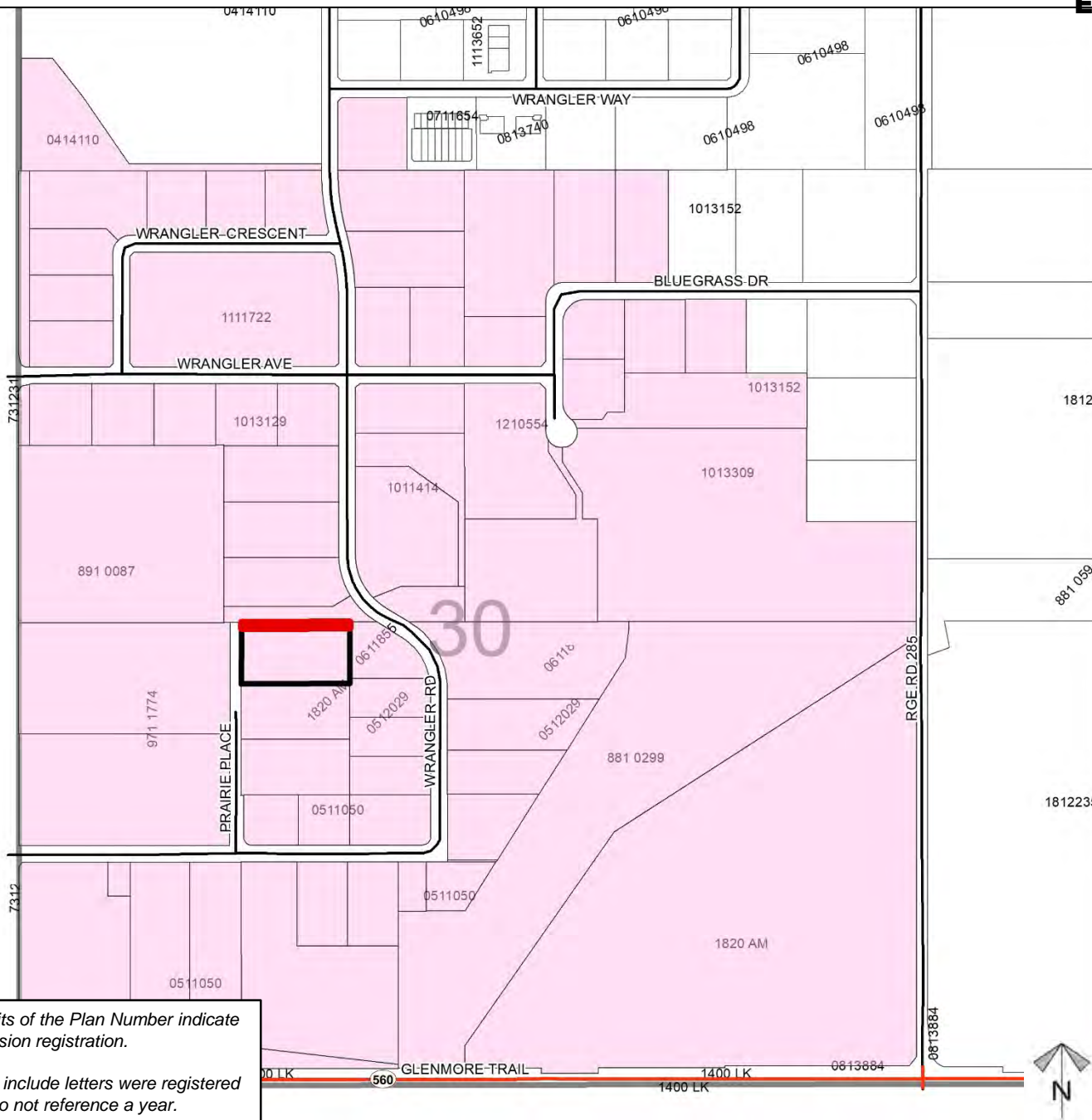
Support



Opposition



Division: 5
 File: PL20200075
 Printed: November 3, 2020



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.

Site Plan

Road Closure Proposal

To close for consolidation purposes, a segment of the Road Allowance located to the north side of Block: 3 Plan: 1820 AM. The purpose of this application is to integrate the road into the lot directly adjacent on the south.

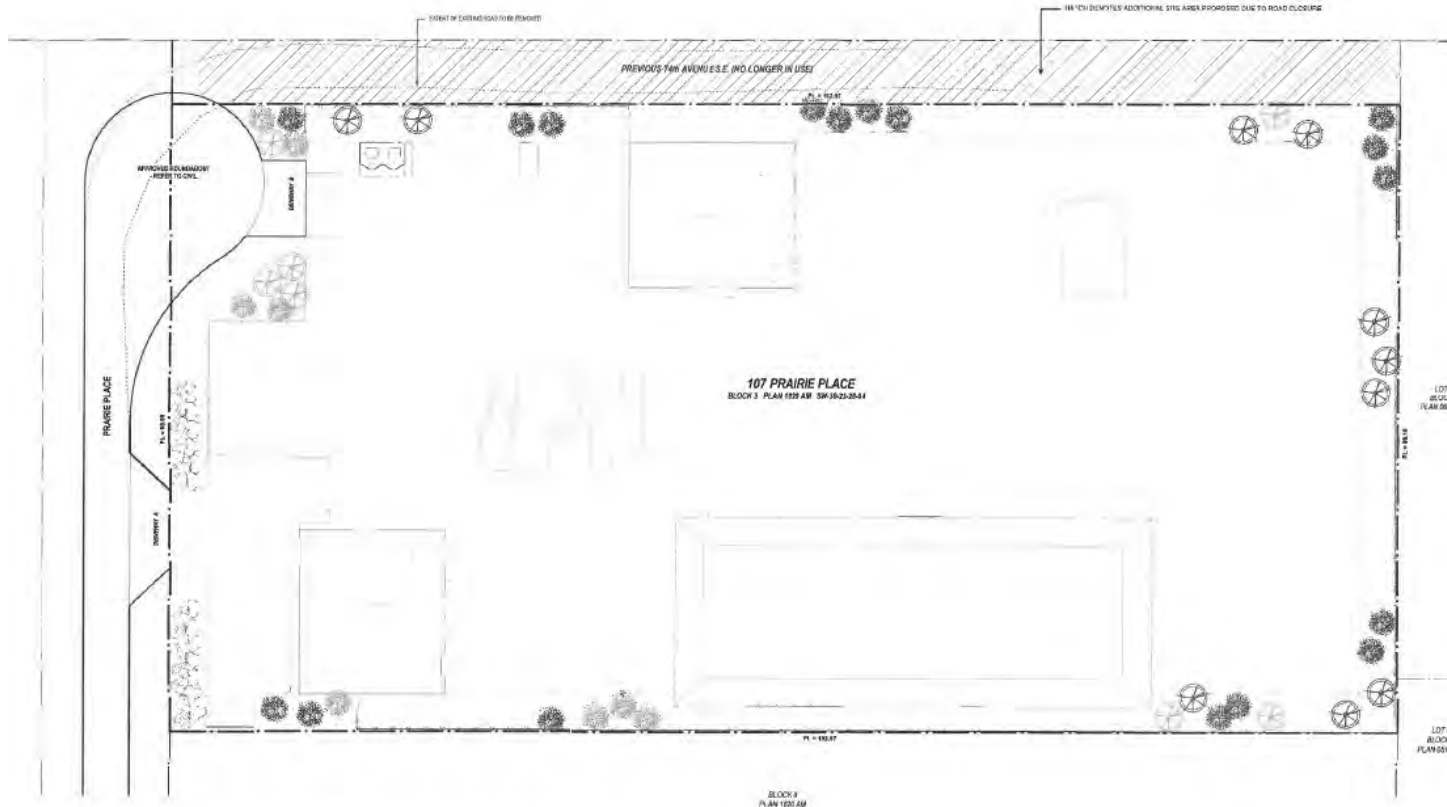
Surveyor's Notes:

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: 5

File: PL20200075

Printed: November 3, 2020



SITE PLAN
SCALE: 1:300

FOR REFERENCE ONLY

SITE INFORMATION	
LEGAL DESCRIPTION:	BLOCK 3 PLAN 1820 AM - 000
ADDRESS:	107 PRAIRIE PLACE, ROCKY MOUNTAIN COUNTY
TOWNSHIP:	D-2 (GRANDVIEW NORTH)
SITE AREA:	0.10156 Acre (1.38)
PROPOSED ROAD AREA:	0.10415 Acre





PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	January 26, 2021	DIVISION: 5
TIME:	Morning Appointment	
FILE:	05201008	APPLICATION: PL20200103
SUBJECT:	Redesignation Item – Residential and Agricultural Uses	

POLICY DIRECTION:

The County Plan and Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate a portion of the land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 4.62 acres new lot with a ± 84.93 acres remainder.

Council gave first reading to Bylaw C-8089-2020 on October 27, 2020.

On July 28, 2020 Council approved a new Land Use Bylaw (C-8000-2020), which came into effect on September 8, 2020. Administration has reviewed the district conversions and confirmed that the proposed Residential Two District (R-2) under the old Land Use Bylaw (C-4841-97) now converts to Residential, Rural District (R-RUR) in the new Land Use Bylaw (C-8000-2020).

The application was circulated to 20 landowners in the area; no letters in response were received. The application was also circulated to a number of internal and external agencies, and responses are available in Attachment 'A'.

The following is a summary of the application assessment:

- The proposal is inconsistent with the first parcel out policy, or fragmented residential area policy of the County Plan.

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

DATE APPLICATION RECEIVED:	August 20, 2020
DATE DEEMED COMPLETE:	August 24, 2020

PROPOSAL:	To redesignate a portion of the land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 4.62 acres new lot with a ± 84.93 acres remainder.
LEGAL DESCRIPTION:	Block 1, Plan 9511830, SW-01-25-27-W04M
GENERAL LOCATION:	Located approximately 2.4 km (1.5 miles) east of Highway 9 and 0.4 km (0.25 miles) north of Township Road 250.

Administration Resources

Xin Deng, Planning and Development Services



APPLICANT: Dale Befus

OWNERS: Dale Befus

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

PROPOSED LAND USE DESIGNATION: Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML)

GROSS AREA: ± 89.55 acres

SOILS (C.L.I. from A.R.C.):

3M, H – Majority of the land contains soil with moderate limitation for crop production due to low moisture holding, adverse texture, and temperature.

2H, M – The northwest corner of the land contains soil with slight limitation for crop production due to temperature, low moisture holding and adverse texture.

HISTORY:

1995 The Western Irrigation District revised the plan and registered a new canal right of way plan (Plan 9411857), which separates one of the remainder lands located at the southeast corner into two small parcels. To ensure that two small parcels have a separate land title, Western Irrigation District submitted a subdivision application (1995-RV-062) on behalf of the landowner. The subdivision was approved by Subdivision Authority on May 30, 1995, and registered in Plan 9511830. The other remainder land located in the north (subject land) remains the same.

1918 The original irrigation canal right of way was created and registered, resulting in three remainder lands.

BACKGROUND:

The irrigation canal right of way was originally created in 1918 and revised in 1995. The subject land is one of the remainder lands after the irrigation right of way plan was registered.

The subject land is primarily used for farming operation (cereal crop production, barley, wheat, etc.) with a residential site on the northwest corner of the land. The dwelling was built in 1999 and is serviced by a water well and a private sewage treatment system.

The property is accessed by the existing approach off Range Road 271. Should this application move to the subdivision stage, the existing approach needs to be upgraded to a mutual approach, in order to provide access to the ± 4.62 acres new lot and the ± 84.93 acre remainder parcel.

Wheatland County is located approximately 1 mile to the east. While there is no Intermunicipal Development Plan with Wheatland County, the application was circulated for comment. Wheatland County has no comments. The application was also circulated to Western Irrigation District, which had no concerns with the application.

POLICY ANALYSIS:

County Plan

Section 8 Agriculture provides policies to evaluate redesignation applications facilitating a first parcel out or the creation of smaller agricultural parcels. Currently there are four agricultural parcels and one irrigation canal within the subject quarter section. The subject quarter section is not qualified as



un-subdivided quarter section, therefore, the proposed new residential lot does not meet the first parcel out Policy 8.17 of the County Plan.

Section 10 Country Residential Development include policies to evaluate redesignation and subdivision applications ranging from new residential communities to a fragmented residential area. The subject quarter section has been subdivided into five parcels, however, it is not fragmented enough to meet the definition of Fragmented Quarter Section.

Fragmented Quarter Section is a quarter section of land within the agriculture area divided into six or more:

- i. residential lots; and/or
- ii. small agricultural parcels, each of which is less than 10 hectares (24.7 acres) in size.

In this case, there are five lots within the quarter section, and two of them are greater than 24.7 acres in size (subject land is 89.55 acres). Therefore, the subject quarter section is not qualified as Fragmented Quarter Section, and therefore the relevant policies do not apply.

Administration also recognizes that the location and size of the proposed residential parcel would not conflict with the surrounding agricultural lands, and would not affect the existing farming operation on the property.

Land Use Bylaw

The proposal meets the minimum parcel size requirement of Residential, Rural District and Agricultural, Small Parcel District of the Land Use Bylaw.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8089-2020 be given second reading.
 Motion #2 THAT Bylaw C-8089-2020 be given third and final reading.
- Option #2: THAT application PL20200103 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Application Referrals
 ATTACHMENT ‘B’: Bylaw C-8089-2020 and Schedule A
 ATTACHMENT ‘C’: Map Set



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
Western Irrigation District	No objections.
Wheatland County	No comments.
Internal Departments	
Agricultural Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the residential land use from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.
Planning and Development Services - Engineering	<p>General</p> <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. <p>Geotechnical:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> The subject lands gain access off Range Road 271, which is a gravel road. The proposed R-RUR parcel and the remainder A-SML parcel gains access via an existing mutual gravel approach. As a condition of future subdivision, the applicant is required to enter into a mutual access easement agreement with associated right of way plan for the use of the shared approach for the newly created R-RUR lot and the remainder A-SML lot. As a condition of future subdivision endorsement, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at time of subdivision and/or development permit approval. The levy shall be deferred on the remainder <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The applicant submitted a Level 1 Variation Assessment for the existing dwelling, which provides information regarding the current operation of the PSTS system on site and demonstration that all required setbacks are met.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> As the proposed remainder parcel is greater than 30 acres in size and in the A-SML district, the applicant is not required to demonstrate servicing in accordance with Policy #411. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The proposed R-RUR parcel is serviced by an existing well on site. As the proposed remainder parcel is greater than 30 acres in size and in the A-SML district, the applicant is not required to demonstrate servicing in accordance with Policy #411. <p>Storm Water Management:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time.
Transportation	Applicant to confirm access to development / subdivided lots.

Circulation date: August 25 – September 16, 2020

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



BYLAW C-8089-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*

The Council of Rocky View County enacts as follows:

Title

1. This Bylaw may be cited as *Bylaw C-8089-2020*.

Definitions

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

Effect

3. THAT Part 5, Land Use Map No.52 of C-8000-2020 be amended by redesignating a portion of Block 1, Plan 9511830 within SW-01-25-27-W04M from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), as shown on the attached Schedule 'A' forming part of this Bylaw.
4. THAT a portion of Block 1, Plan 9511830 within SW-01-25-27-W04M is hereby redesignated to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

5. Bylaw C-8089-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the Municipal Government Act.

READ A FIRST TIME IN COUNCIL this 27th day of October , 2020

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2021

READ A SECOND TIME IN COUNCIL this day of , 2021

READ A THIRD TIME IN COUNCIL this day of , 2021

Reeve

CAO or Designate

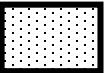
Date Bylaw Signed

Schedule 'A'

Bylaw
C-8089-2020

Amendment**FROM**

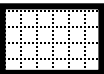
Agricultural,
General District

**TO**

Residential,
Rural District

FROM

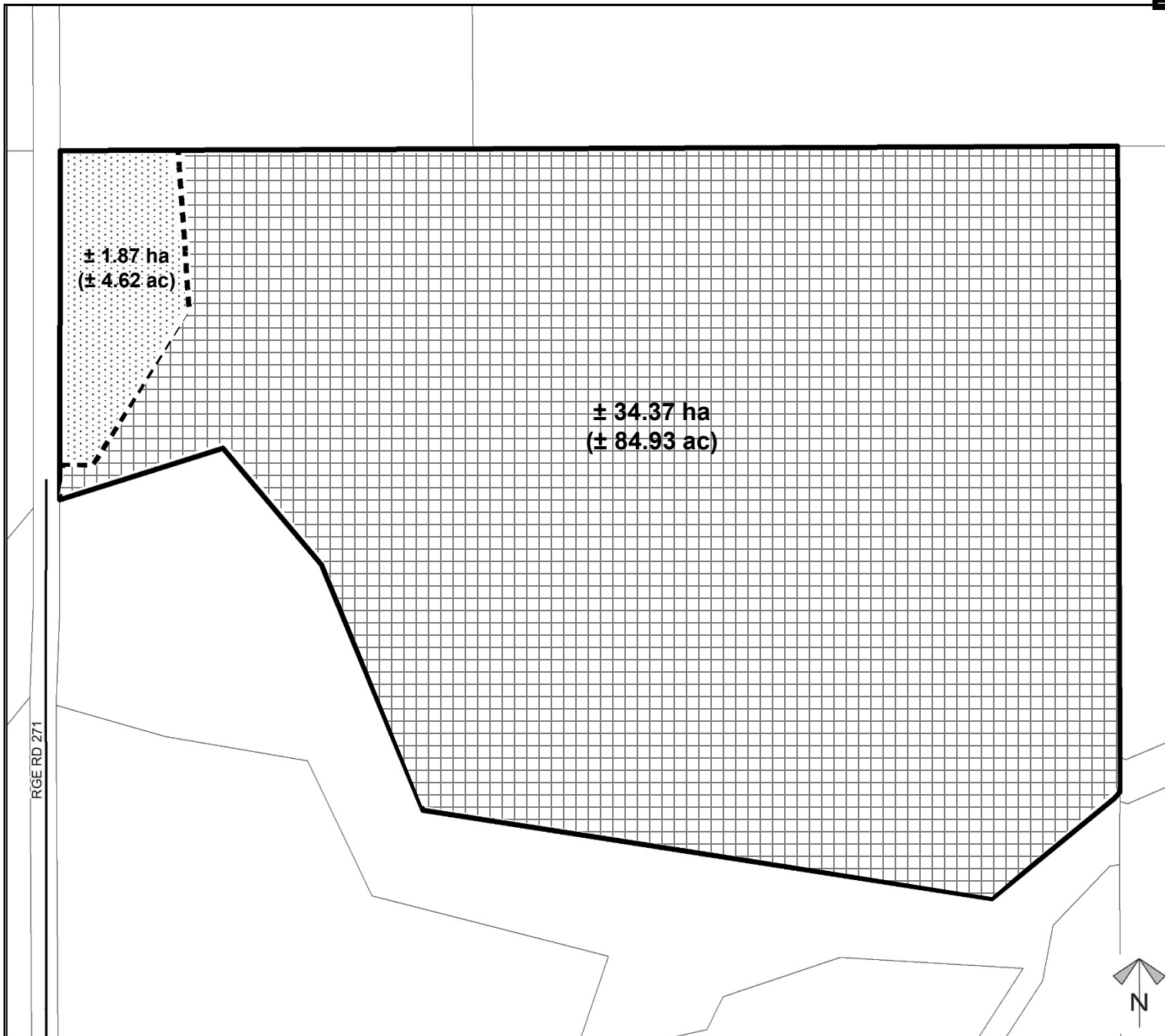
Agricultural,
General District

**TO**

Agricultural,
Small Parcel District

Division: 5
File: PL20200103
Roll: 05201008
Legal: Block 1,
Plan 9511830,
SW-01-25-27-W04M

Printed:
September 17, 2020



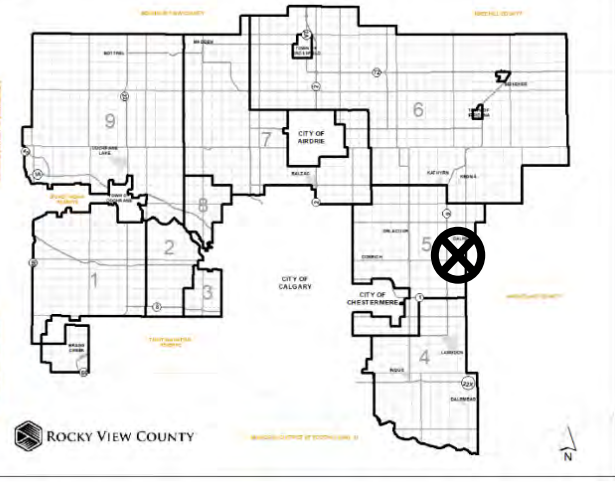
Location & Context

Redesignation Proposal

To redesignate a portion of the land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 4.62 acres new lot with a ± 84.93 acres remainder.

Division: 5
File: PL20200103
Roll: 05201008
Legal: Block 1,
Plan 9511830,
SW-01-25-27-W04M

Printed:
 September 17, 2020
 Page 31 of 528



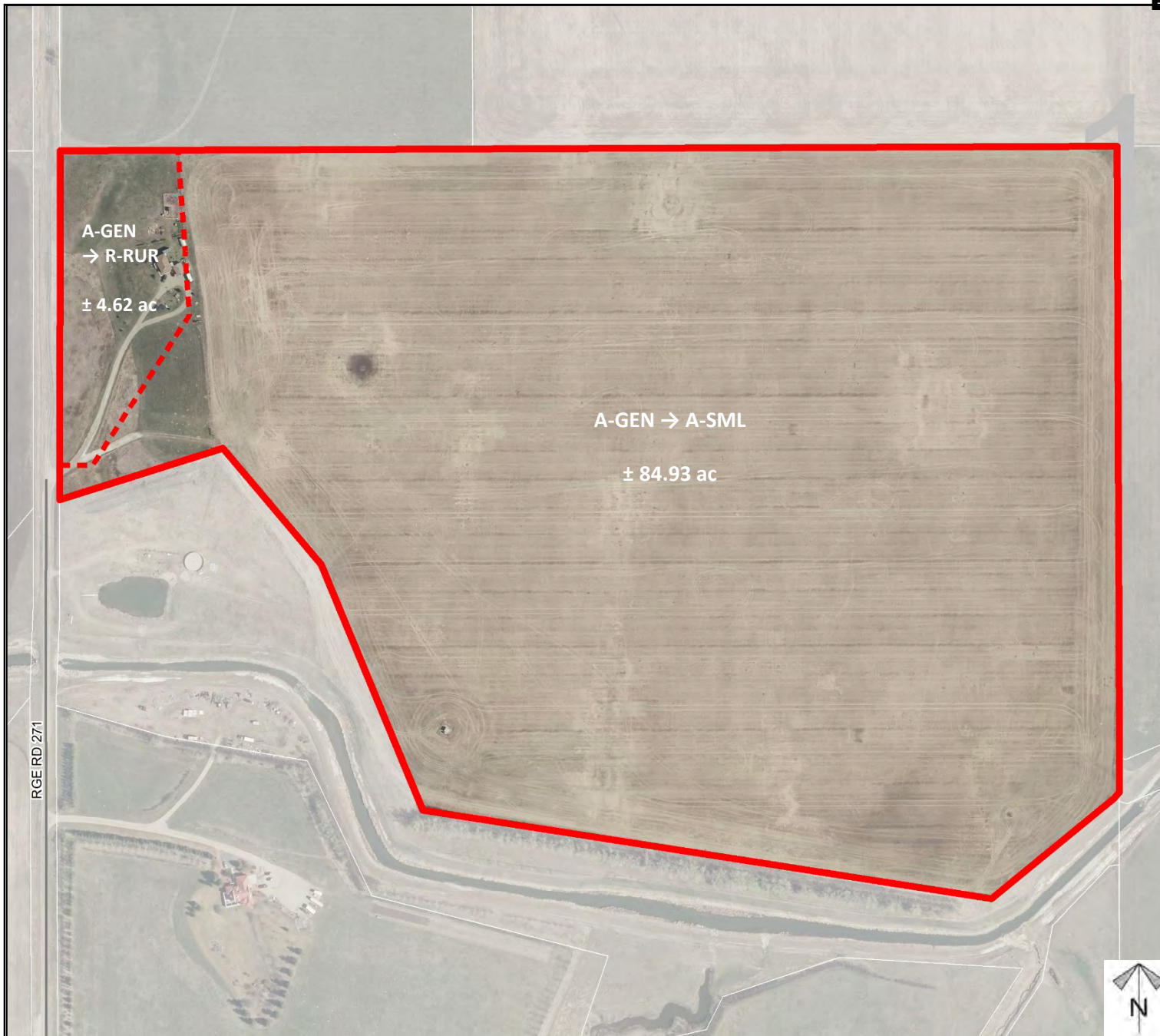
Development Proposal

Redesignation Proposal

To redesignate a portion of the land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 4.62 acres new lot with a ± 84.93 acres remainder.

Division: 5
File: PL20200103
Roll: 05201008
Legal: Block 1,
Plan 9511830,
SW-01-25-27-W04M

Printed:
September 17, 2020
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Environmental

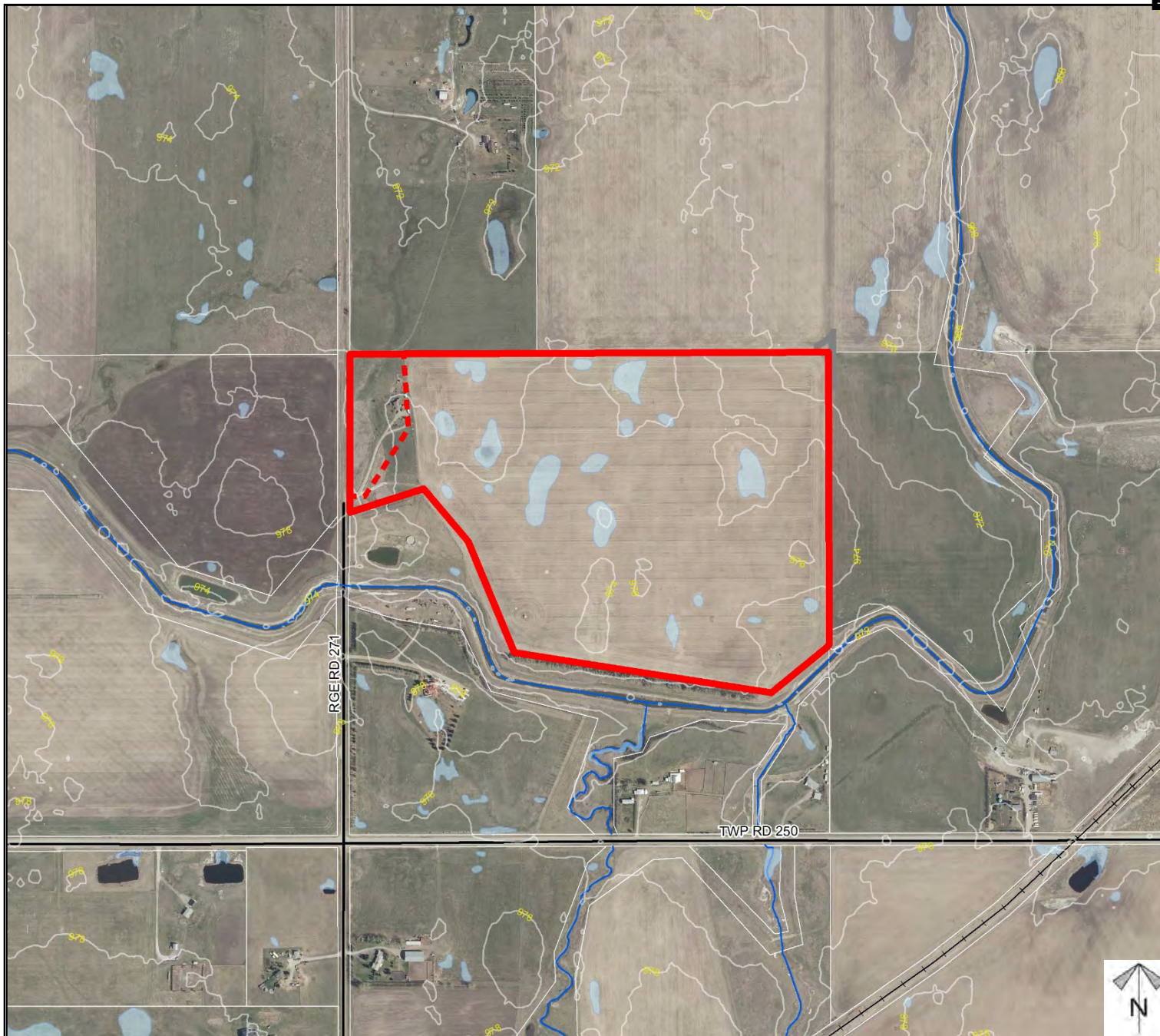
Redesignation Proposal

To redesignate a portion of the land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 4.62 acres new lot with a ± 84.93 acres remainder.

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

Division: 5
File: PL20200103
Roll: 05201008
Legal: Block 1,
Plan 9511830,
SW-01-25-27-W04M

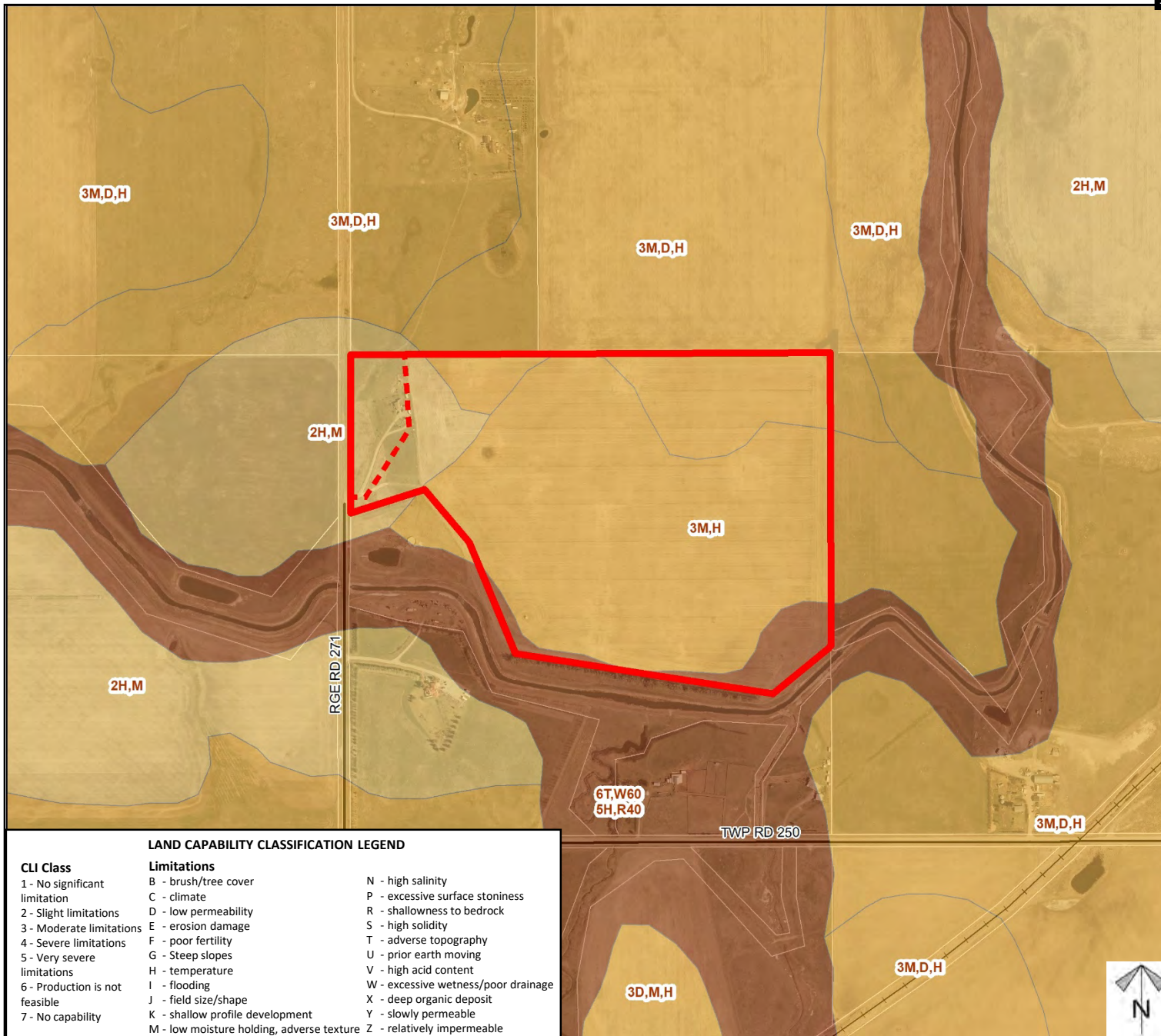
Printed:
 September 17, 2020
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Soil Classifications

Redesignation Proposal

To redesignate a portion of the land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 4.62 acres new lot with a ± 84.93 acres remainder.



Division: 5
 File: PL20200103
 Roll: 05201008
 Legal: Block 1,
 Plan 9511830,
 SW-01-25-27-W04M

Printed:
 September 17, 2020
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Landowner Circulation Area

Redesignation Proposal

To redesignate a portion of the land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 4.62 acres new lot with a ± 84.93 acres remainder.

Legend

Support



Opposition



Division: 5

File: PL20200103

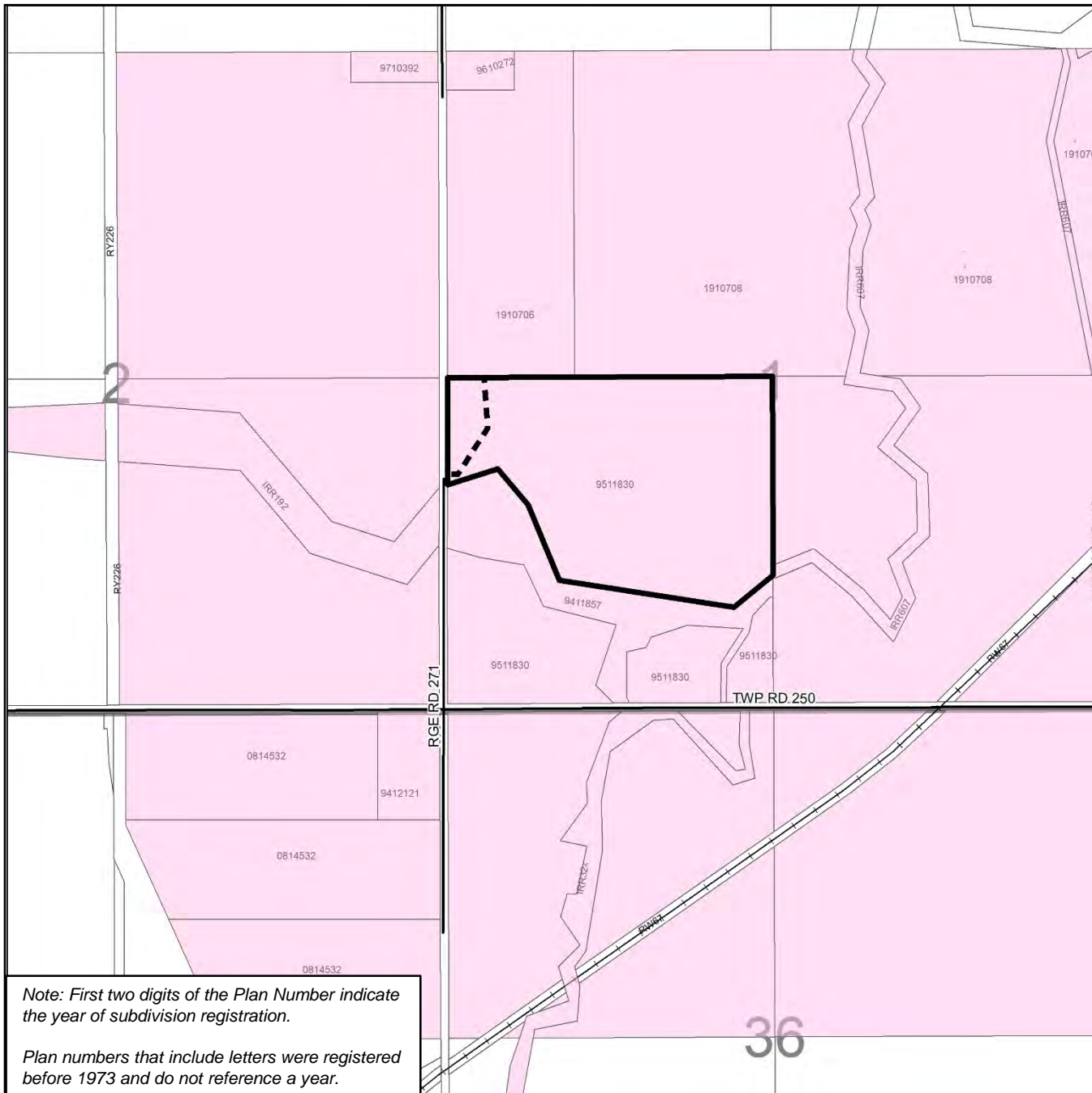
Roll: 05201008

Legal: Block 1,
Plan 9511830,
SW-01-25-27-W04M

Printed:

September 17, 2020

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Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 26, 2021 **DIVISION:** 4
TIME: Morning Appointment
FILE: 03222114 / 03222115 **APPLICATION:** PL20200018
SUBJECT: Redesignation Item - Site-Specific Direct Control District Amendment

POLICY DIRECTION:

The Langdon Area Structure Plan (ASP), and the County Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to amend Direct Control Bylaw 64 (DC-64) to allow for an additional use in Units 5 & 6 to include Animal Health Care Services, Small Animal, along with general amendments to ensure clarity of the Bylaw.

Council gave first reading to Bylaw C-8040-2020 on May 12, 2020.

The following is a summary of the application assessment:

- The application is consistent with the Langdon Area Structure Plan;
- All other technical matters required at this stage of the application process are satisfactory.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option # 1.

DATE APPLICATION RECEIVED: Feb 6, 2020
DATE DEEMED COMPLETE: Feb 6, 2020

PROPOSAL: A site-specific amendment to Direct Control District 64 to provide for Animal Health Care Services, Small Animal within Unit 5 & 6 Plan 0010821.

LEGAL DESCRIPTION: NE-22-23-27-W4M

GENERAL LOCATION: Located in the Hamlet of Langdon, 0.41 kilometers (1/4 mile) north of 3 Avenue NW and on the west side of Centre Street North.

APPLICANT: Miguel Moncayo (Langdon Veterinary Clinic)

OWNERS: Miguel Moncayo & Zulma Poveda-Diaz

EXISTING LAND USE DESIGNATION: Direct Control Bylaw (DC-64)

PROPOSED LAND USE DESIGNATION: Direct Control Bylaw (DC-64), as amended

GROSS AREA: ± 0.072 acres

SOILS (C.L.I. from A.R.C.): 3M, D, H – Moderate Limitations due to low moisture holding or supplying capabilities and low permeability with temperature limiting factors

Administration Resources

Christina Lombardo, Planning and Development Services



PUBLIC & AGENCY SUBMISSIONS:

This application was circulated to 1922 adjacent landowners and we have received no letters of concern and no letters in support. The application was also circulated to a number of internal and external agencies; those responses are available in Attachment 'A'.

HISTORY:

September 14, 1999 Council approved Bylaw C-5086-99 to redesignate a portion of the NE-22-23-27-W4M from Ranch and Farm District to Direct Control District.

BACKGROUND:

The existing commercial strip located along Centre Street currently accommodates commercial uses that are small to medium sized developments within the hamlet core serving Langdon residents and the surrounding area. The proposed amendment is to bring an existing business into compliance, with existing servicing, access, and parking to remain with no changes proposed. A development permit will be required in order to approve the use within the units.

POLICY ANALYSIS:

Langdon Area Structure Plan

The subject area is identified as "Centre Street Commercial" within the Area Structure Plan (ASP) (Map 5) which supports a range of local commercial land uses in order to meet community needs. This plan encourages business activities in order to provide essential goods and services to the community and offer valuable employment opportunities for Langdon residents. Upon review, this application aligns with the intent of this policy.

BYLAW AMENDMENT OVERVIEW:

The use of "Animal Health Care Services, Small Animal" is proposed to be added to Unit 5 & 6, of Plan 0010821, in order to facilitate an existing business in the area. The proposed use appears appropriate for the area and is compatible with existing uses within the District.

- Definition C-4841-97: *ANIMAL HEALTH CARE SERVICES, SMALL ANIMAL* means a development such as a hospital or shelter used for the temporary or overnight accommodation, care, treatment or impoundment of animals considered as domestic pets, but not farm animals. This would include pet clinics, animal veterinary clinics and veterinary offices but not kennels, outdoor pens, runs or enclosures.

As part of the review of the Direct Control District, general amendments are suggested to improve the district for all of the tenants within the district and area. The addition of Part One of the Land Use Bylaw C-4841-97 which refers to definitions utilized throughout the DC. Clarity is provided for Administrative decisions on Permitted and Discretionary Uses. The deletion and addition of uses to align with Land Use Bylaw C-4841-97 along with formatting and re-wording.

OPTIONS

- Option #1:
- | | |
|-----------|--|
| Motion #1 | THAT Bylaw C-8040-2020 be amended in accordance with Attachment B. |
| Motion #2 | THAT Bylaw C-8040-2020 be given second reading, as amended. |
| Motion #3 | THAT Bylaw C-8040-2020 be given third and final reading, as amended. |
- Option #2: THAT application PL20200018 be refused.



ROCKY VIEW COUNTY

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

CL/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Application Referrals

ATTACHMENT ‘B’: Bylaw C-8040-2020 and Schedule A

ATTACHMENT ‘C’: Proposed Amendments to DC-64 (Redlined)

ATTACHMENT ‘D’: Map Set



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
Province of Alberta	
Alberta Transportation	<ul style="list-style-type: none"> In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the <i>Highways Development and Protection Act / Regulation</i>. The proposed development, however, will not cause any concern for ongoing highway operation or future highway expansion. Pursuant to Section 25(3)(c) of the Highways Development and Protection Regulation, Alberta Transportation issues an exemption from the permit requirements to Langdon Veterinary Clinic for the development listed above. Pursuant to Section 25(4) of the Highways Development and Protection Regulation the department has the following conditions on the permit exemption: <ul style="list-style-type: none"> The department does expect that the municipality will mitigate the cumulative impacts of traffic generated by developments approved on the local road connection to the highway system, pursuant to the South Saskatchewan Regional Plan and Section 648(2)(c.2) of the <i>Municipal Government Act</i>.
Internal Departments	
Planning and Development Services - Engineering	<p>General</p> <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. As per the application, the applicant is a site-specific amendment to Direct Control District 64 to provide for Animal Health Care Services, Small Animal within Unit 5& 6 Plan 0010821. The subject lands are located within the Langdon ASP area. <p>Geotechnical:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> The subject parcel is located in a plaza which gains access from Centre Street North in Langdon. The approach is located north of Copeland Ave NW. As the subject lands are within 1.6 km of Highway 560, the application is to be circulated to AT for their review and comment. As a condition of future development permit, the applicant will be required to pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP issuance. The applicant will be required to submit a site plan identifying the development area of the proposal. <ul style="list-style-type: none"> The development area refers to the portion of lands utilized directly for development purposes, and includes: the driveway access; all structures (buildings), the storage and display areas directly



AGENCY	COMMENTS
	<p>associated to the use; and the required parking area (as defined in the Land Use Bylaw).</p> <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none">• Engineering has no requirements at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none">• As no addition of hard surfaces are proposed, Engineering has no requirements at this time.• As a condition of future development permit, the applicant will be required to provide payment of the stormwater levy, in accordance with the applicable bylaw at time of future development approval.

Circulation Period: February 28, 2020 to March 20, 2020.

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



BYLAW C-8040-2020

A Bylaw of Rocky View County to amend Direct Control Bylaw C-5086-99

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8040-2020.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

That Direct Control District (DC-64, Bylaw C-5086-99) is hereby amended as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8040-2020 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 04
File: 03222114 & 03222115 / PL20200018

READ A FIRST TIME IN COUNCIL this 12th day of May, 2020

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2021

READ A SECOND TIME IN COUNCIL this day of , 2021

READ A THIRD TIME IN COUNCIL this day of , 2021

Reeve

CAO or Designate

Date Bylaw Signed



ROCKY VIEW COUNTY

SCHEDULE 'A'
FORMING PART OF BYLAW C-8040-2020

Amendment #1

Delete Section 1.1.0 and replace with the following:

- 1.1.0 The Operative and Interpretive Clauses (Part One), General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw (C-4841-97) shall apply unless otherwise specified in this bylaw.

Amendment #2

Delete Section 1.2.0 and replace with the following:

- 1.2.0 Except where specifically noted that Council approval is required, the Development Authority shall consider and decide on applications for Development Permits for those uses which are listed as "Discretionary Uses" in this bylaw.

Amendment #3

Delete Section 1.5.0 and replace with the following:

- 1.5.0 All permitted uses, which otherwise satisfy the requirements and regulations of this bylaw, do not require a Development Permit.

Amendment #4

Amend Section 2.3.0 "Discretionary Uses", to delete undefined uses:

- 2.3.2 Grocery Store
- 2.3.4 Post Offices
- 2.3.6 Retail Store
- 2.3.12 Loading areas for the principal commercial use
- 2.3.13 Parking areas related to the subordinate *dwelling unit*
- 2.3.14 Attached garages ancillary and subordinate to a dwelling unit

Amendment #5

Delete Section 2.3.11 and replace with the following:

- 2.3.11 Dwelling unit ancillary and subordinate to the principal commercial use.

Amendment #6

Delete Section 2.3.15 and replace with the following:

- 2.3.15 The following additional uses on UNIT 22, Plan 0010821
- (i) Child Care Facility; and
 - (ii) School or College, Commercial.



ROCKY VIEW COUNTY

Amendment #7

Amend Section 2.3.0 “Discretionary Uses”, to include new clause 2.3.16 which reads:

- 2.3.16 The following additional use on UNITS 5 & 6, Plan 0010821
(i) Animal Health Care Services, Small Animal

Amendment #8

Amend Section 2.3.0 “Discretionary Uses” by adding the following:

- 2.3.17 Retail Food Store
2.3.18 Retail Garden Centre
2.3.19 Retail Store, Local

Amendment #9

Delete Section 2.12.1 and replace with the following:

- 2.12.1 Accessory Building

Amendment #10

Delete Section 2.13.0 and replace with the following:

- 2.13.0 Maximum requirements
2.13.1 Number of Accessory Buildings (detached garage) – 3
2.13.2 Number of parking stalls per Accessory Building (detached garage) – 2
2.13.3 Area of Development Cell “C” – 0.83 hectares (2.06 acres)
2.13.4 Height of Accessory Building (detached garage) – 5.50 metres (18.00 feet)
2.13.5 Number of bareland condominium units – 1

Amendment #11

Delete Section 2.14.0 and replace with the following:

- 2.14.0 Minimum Requirements
2.14.1 Front yard setback for Accessory Buildings (detached garage) – 45.00 metres
(147.63 feet)
2.14.2 Rear yard setback for Accessory Buildings (detached garage) – 9.00 metres (29.52 feet)
2.14.3 Side yard setback for Accessory Buildings (detached garage) – 3.00 metres (9.84 feet)

Amendment #12

Delete Section 3.3.1



ROCKY VIEW COUNTY

Amendment #13

Delete Section 3.3.3 and replace with the following:

- 3.3.3 Signage shall be integrated into the site and building architecture and be consistent with the overall development of the lands.

Amendment #14

Delete the following definitions under Section 4.0.0 "Definitions".

- 4.2.0
- 4.3.0
- 4.4.0
- 4.6.0
- 4.8.0

Amendment #15

Delete Section 4.5.0 and replace with the following:

- 4.5.0 Development – means:
- (a) any excavation or stockpile and the creation of either of them;
 - (b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land; or,
 - (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
 - (d) a change in the intensity of use of land, or a building or an act done in relation to land or a building, that results in or is likely to results in or is likely to result in a change in the intensity of use in the land or building.

Amendment #16

Minor spelling, punctuation, renumbering and formatting amendments throughout.

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-5086-99	Original Bylaw	September 14, 1999
C-7644-2017	Add Section 2.5.15 to include Child Care Facility and School or College, Commercial	March 28, 2017
C-8040-2020	Amend Section 1.0.0, 2.3.0, 2.12.1, 2.13.0, 2.14.0, 3.3.0, 4.0.0 and Add Section 2.3.16 for a lot specific amendment	

DIRECT CONTROL BYLAW REGULATIONS

The regulations of the Direct Control District comprise:

- 1.0.0 General Regulations
- 2.0.0 Land Use Regulations
- 3.0.0 Development Regulations
- 4.0.0 Definitions
- 5.0.0 Implementation

1.0.0 GENERAL REGULATIONS

- 1.1.0 The **Operative and Interpretive Clauses (Part One)**, General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw (C-4841-97) shall apply unless otherwise specified in this bylaw.
- 1.2.0 Except where specifically noted that Council approval is required, the Development Authority shall consider and decide on applications for Development Permits for those uses which are listed as ~~“Permitted Uses”~~ and “Discretionary Uses” in this bylaw.
- 1.3.0 For the purposes of the bylaw, the Lands shall be notionally divided into three Development Cells, the boundaries and description of which shall be more or less as shown in Schedule “B” attached to and forming part of this bylaw, except as otherwise approved by Council.
- 1.4.0 In addition to the uses contemplated by Section 2.0.0 of this bylaw, underground *utility* distribution and collection systems necessary to service the *development* of the lands identified in Schedule “A” of this bylaw shall be Discretionary Uses in all Development Cells, subject to the approval by the Development Authority with a Development Permit.
- 1.5.0 All permitted uses, which otherwise satisfy the requirements and regulations of this bylaw, do not require a Development Permit
- ~~1.5.0 For the purposes of this bylaw, the following sections of Land Use Bylaw C-4841-97 shall apply to all Development Cells in addition to any requirement relating to them found elsewhere in this bylaw:~~
 - ~~1.5.1 Section 42 relating to fences;~~
 - ~~1.5.2 Section 35 relating to signs;~~
 - ~~1.5.3 Section 30 relating to parking and loading; and~~
 - ~~1.5.4 Section 26 relating to landscaping and screening.~~

2.0.0 LAND USE REGULATIONS

- 2.1.0 Land Use Regulations for Commercial Land Uses Development Cell ‘A’
 - 2.2.0 Permitted Uses
 - 2.2.1 Fences
 - 2.2.2 Pathways and Landscaping

2.2.3 Driveways

2.3.0 Discretionary Uses

2.3.1 Health Care Services

~~2.3.2 Grocery Store~~

2.3.3 Personal Service Business

~~2.3.4 Post offices~~

2.3.5 Restaurants

~~2.3.6 Retail Store~~

2.3.7 Drinking Establishment

2.3.8 Liquor Sales

2.3.9 Outdoor Café

2.3.10 Signs

2.3.11 *Dwelling unit* ancillary and subordinate to the principal commercial ~~land~~ use~~2.3.12 Loading areas for the principal commercial use~~~~2.3.13 Parking areas related to the subordinate dwelling unit~~~~2.3.14 Attached garages ancillary and subordinate to a dwelling unit~~2.3.15 **The following additional uses on UNIT 22, Plan 0010821 Excepting-out Unit 22 Condominium Plan 0010821, which will include the following institutional uses:**

- (i) Child Care Facility; and
- (ii) School or College, Commercial.

2.3.16 The following additional use on UNITS 5 & 6, Plan 0010821

- (i) Animal Health Care Services, Small Animal**

2.3.17 Retail Food Store**2.3.18 Retail Garden Centre****2.3.19 Retail Store, Local**

2.4.0 Maximum Requirements

2.4.1 Number of Bareland Condominium Units - 17

2.4.2 Number of commercial *buildings* per condominium unit - 12.4.3 Number of *dwelling units* permitted within a condominium unit – 12.4.4 Number of *dwelling units* within Development Cell 'A' – 16

2.4.5 Condominium Unit size – 0.10 hectares (0.25 acres)

2.4.6 *Building* Height – 10.0 metres (32.8 feet)

2.4.7 Area of Development Cell 'A' – 0.57 hectares (1.40 acres)

- 2.4.8 Width of an individual condominium unit – 31.8 metres (104.4 feet)
- 2.4.9 Ground Floor Size of a commercial *building* – 351 square metres (3,779 square feet)
- 2.5.0 Minimum Requirements
 - 2.5.1 Width of a Condominium Unit – 6.3 metres (21 feet)
 - 2.5.2 Habitable floor area per ancillary and subordinate *dwelling unit* – 62 square metres (667.3 square feet)
 - 2.5.3 Size of a commercial *building* – 100 square metres (1076.4 square feet)
- 2.6.0 Special Requirements
 - 2.6.1 A subordinate and ancillary *dwelling unit* shall be part of and contiguous with the *building* that contains the principal commercial land use (ie: on the second floor above the commercial *building*, or attached to the commercial *building*, or a combination thereof, but not a separate detached *building*).
 - 2.6.2 The entrance and parking for a *dwelling unit* shall be located on the west side of each commercial *building*.
- 2.7.0 Land Use Regulations for Access and Landscaping Development Cell 'B'
 - 2.8.0 Permitted Uses
 - 2.8.1 Fences
 - 2.8.2 Pathways, landscaping and open space
 - 2.8.3 Condominium access driveways
 - 2.9.0 Maximum Requirements
 - 2.9.1 Area of Development Cell 'B' – 0.14 hectares (0.36 acres)
 - 2.9.2 Number of bareland condominium units – 1
- 2.10.0 Land Use Regulations for Access, Parking and Landscaping Development Cell 'C'
 - 2.11.0 Permitted Uses
 - 2.11.1 Fences
 - 2.11.2 Pathways, landscaping and open space
 - 2.11.3 Parking and loading areas
 - 2.12.0 Discretionary Uses
 - 2.12.1 **Accessory Building** ~~Parking Garage, detached~~
 - 2.13.0 Maximum requirements
 - 2.13.1 Number of **Accessory Buildings (detached garage)** ~~detached parking garages~~ – 3
 - 2.13.2 Number of parking stalls per **Accessory Building (detached garage)** ~~garage~~ – 2
 - 2.13.3 Area of Development Cell "C" – 0.83 hectares (2.06 acres)
 - 2.13.4 Height of **Accessory Building (detached garage)** ~~parking garage~~ –

5.50 metres (18.00 feet)

2.13.5 Number of bareland condominium units – 1

2.14.0 Minimum Requirements

2.14.1 Front yard setback for **Accessory Buildings (detached garage)**
~~parking garage~~ – 45.00 metres (147.63 feet)

2.14.2 Rear yard setback for **Accessory Buildings (detached garage)**
~~parking garage~~ – 9.00 metres (29.52 feet)

2.14.3 Side yard setback for **Accessory Buildings (detached garage)** ~~parking garage~~ – 3.00 metres (9.84 feet)

3.0.0 DEVELOPMENT REGULATIONS

- 3.1.0 No Development Permit for any use or *development* or *building* permit for any *building* shall be issued by the Development Authority and no *development* shall occur on the lands until:
- 3.1.1 The *applicant* has prepared a storm water management plan, dealing with both on-site and off-site storm water, completed by a qualified professional engineer licensed to practice in the Province of Alberta, that is satisfactory to the Municipality, and which shows that the *development* will not adversely affect the *adjacent land*. Further, the storm water management plan shall ensure that post-*development* storm water flows do not exceed pre-*development* storm water flows;
 - 3.1.2 The *applicant* has prepared an overall site grading plan completed by a qualified professional engineer licensed to practice in the Province of Alberta for the entire *development* (that area identified in Schedule 'A') that is based on the storm water management plan identified in section 3.1.1 and the hydrogeological study in section 3.1.4, and which recommends specific grades for the area identified in Schedule 'A', to the satisfaction of the Municipality;
 - 3.1.3 The *applicant* has prepared a Traffic Impact Analysis for the entire *development* (all condominium units contained within Development Cell 'A') completed by a qualified professional engineer licensed to practice in the Province of Alberta, and it has been approved by the Municipality, and further, that all road improvements identified in the Traffic Impact Analysis be completed or financially secured by *letter of credit* by the *applicant* at his/her sole expense;
 - 3.1.4 The *applicant* has completed a hydrogeological study prepared by a qualified professional engineer licensed to practice in the Province of Alberta, that establishes the level of the existing groundwater table, and which recommends and sets *building* grades and elevations to the satisfaction of the Municipality;
 - 3.1.5 The *applicant* has submitted a Construction Management Plan completed by a qualified professional engineer licensed to practice in the Province of Alberta, which details, amongst other items, erosion, dust and noise control measure, construction traffic access, and hours of construction; and,
 - 3.1.6 The *applicant* has submitted a plan to the Municipality which indicates adequate numbers of fire hydrants and sufficient fire-fighting access so that fire-fighting vehicles and equipment can access the site, as well as sufficient fire flow pressures from the fire hydrants, to the sole and unfettered discretion of the Rocky View Fire Chief.
 - 3.1.7 Pedestrian access to the area identified in Schedule 'A' of this bylaw be provided

across SH #797 (Centre Street) from the NW-22-23-27-W4M via a pedestrian crossing that is marked and signed, at the sole expense of the *applicant*, and to the sold and unfettered satisfaction of the Municipality.

3.2.0 Servicing Standards

- 3.2.1 No Development Permit for any use or *development* or *building* permit for any *building* shall be issued by the Development Authority and no *development* shall occur on the lands until:
- (a) the *applicant* has received all necessary permits and/or approvals from Alberta Environment for a wastewater collection and disposal system and water supply system necessary to service the proposed *development*;
 - (b) all necessary easements and rights-of-way related to the supply and distribution of power, water and gas have been approved by the Municipality.
 - (c) the *applicant* has submitted a report prepared by a qualified professional engineer licensed to practice in the Province of Alberta, stating that there is sufficient capacity in the Hamlet of Langdon sewage treatment system to accommodate all sewage generated by the proposed *development*; and further, that this report and its recommendations shall be reviewed and approved by an independent third party professional engineer licensed to practice in the Province of Alberta at the *applicant's* sole expense, to the sole satisfaction and unfettered discretion of the Municipality;
 - (d) Water to each unit in Development Cell 'A' shall be provided via a piped treated surface water supply system in accordance with the requirements of Alberta Environment and the Municipality; and,
 - (e) Sewage collection and disposal shall be provided by connection to the Hamlet of Langdon sewage treatment system in accordance with the requirements of Alberta Environment and the Municipality.

3.3.0 Performance Standards

- ~~3.3.1 All on-site lighting shall be located, oriented and shielded to prevent any adverse effect on adjacent lands.~~
- 3.3.2 Garbage and waste material at any location within the lands shall be stored in weatherproof and animal-proof containers located within *buildings* or adjacent to the side or rear of *buildings* and shall be screened from view by all adjacent properties and roadways.
- 3.3.3 Signage shall be ~~considered concurrently with a Development Permit application for each building, and shall be~~ integrated into the site and *building* architecture and be consistent with the overall *development* of the lands.
- 3.3.4 Landscaping shall be provided in accordance with a Landscaping Plan to be submitted to the Municipality upon application for a Development Permit. The Landscape Plan shall identify the location, type and extent of all landscaping proposed for the lands, and shall require that a minimum of 10% of the lands be landscaped. Within this landscaped area, there shall be a minimum of one (1) tree for every 50 square metres (538.2 square feet). There shall be a combination of deciduous trees with a minimum caliper of 2.5 inches and/or coniferous trees with a minimum height of 5 feet.
- 3.3.5 Parking and loading facilities, where proposed, shall be provided for in

accordance with the requirements of the Land Use Bylaw, except that parking shall be screened and/or landscaped pursuant to 3.3.4 above.

- 3.3.6 No use within any *building* or structure on the lands shall cause or create air contaminants, visible emissions or particulate emissions beyond the *building* that contains them.
- 3.3.7 No use or operation within a *building* shall cause or create the emission of odourous matter or vapour beyond the *building* that contains the use or operations.
- 3.3.8 No use or operation within a *building* shall cause or create the emission of toxic matter beyond the *building* that contains it. The handling, storage and disposal of any toxic or hazardous materials or waste shall be in accordance with the regulations of any government authority having jurisdiction.

3.4.0 Building Standards

- 3.4.1 The design, character and appearance of any *buildings*, structure or signs proposed to be erected or located on the lands must be acceptable to the Development Authority having due regard to:
 - (a) the general compatibility with the designs of the *buildings* shown on the attached Schedule 'C';
 - (b) the use of traditional and historic *building* materials, such as wood or imitation-wood siding, brick or stone.
 - (c) the *building* massing which should present a profile that reflects the traditional *building* forms associated with a small agricultural community; and,
 - (d) the *building* façade parallel to Centre Street which should avoid long unbroken expanses through the use of architectural detailing and window placement.
- 3.5.0 Notwithstanding section 3.1.0 and 3.2.0 of this bylaw, the Development Authority may issue a Development Permit for stripping and grading without the requirement for advertising as required by the Land Use Bylaw (Bylaw C-4841-97).

4.0.0 DEFINITIONS

- 4.1.0 All words and uses not defined in this section shall be defined as per Section 8 of Bylaw C-4841-97, **as amended**.
- ~~4.2.0 *Adjacent land* means a title of land that is contiguous to the lands and includes land that would be contiguous if not for a public roadway, river, stream or municipal reserve parcel.~~
- ~~4.3.0 *Applicant* means the person(s) or company(ies) that own or have a right to own all of or a portion of the lands.~~
- ~~4.4.0 *Building* includes anything constructed or placed, in over or under land but does not include a highway, public or private roadway or underground utilities.~~
- 4.5.0 *Development* – means:
 - (a) **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;**
 - (b) **a building or an addition to or replacement or repair of a building and the**

~~construction or placing of any of them on, in, over or under land, a change of use of land or a building, or an act done in relation to land or a building, that results in or is likely to result in a change in the use of the land or building; or,~~

- (c) ~~a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or~~
- (d) ~~a change~~ in the intensity of use of land, or a building or an act done in relation to land or a building, that results in or is likely to results **in or is likely to result** in a change in the intensity of use in the land or building.

~~4.6.0 Dwelling unit means a self-contained portion of a building with one common-cooking/eating facility, sleeping and sanitary facilities for domestic use of one or more individuals.~~

4.7.0 *Letter of credit* – means an unconditional, irrevocable, *letter of credit* issued by a Canadian chartered bank at the request of the development naming the Municipality as the sole beneficiary thereof.

~~4.8.0 Utilities means water treatment and distribution and wastewater collection, treatment and disposal facilities, gas, electricity, cable and telephone transmission lines and related facilities and relevant appurtenances necessary to service the development or portions in the area covered by this bylaw.~~

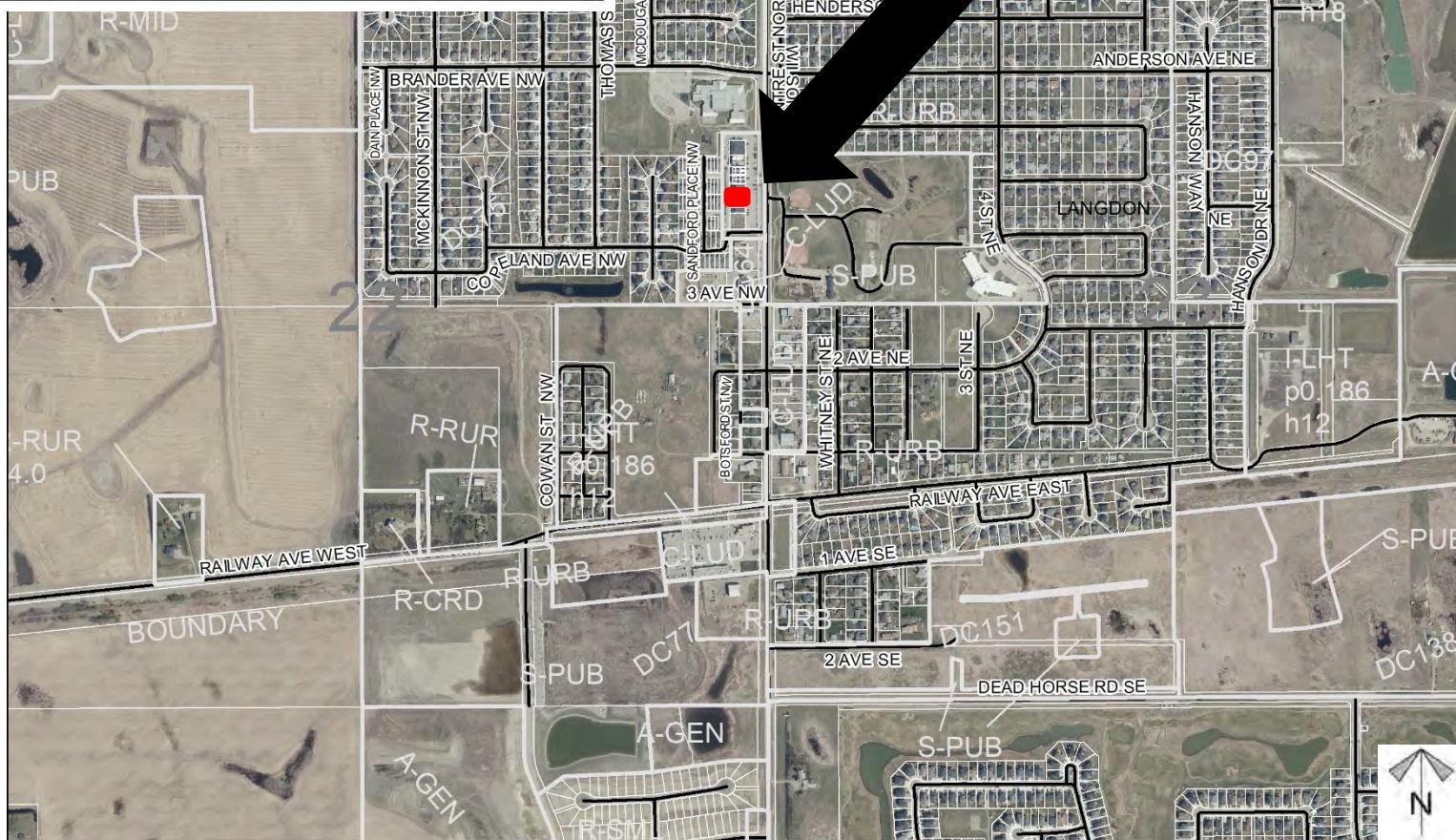
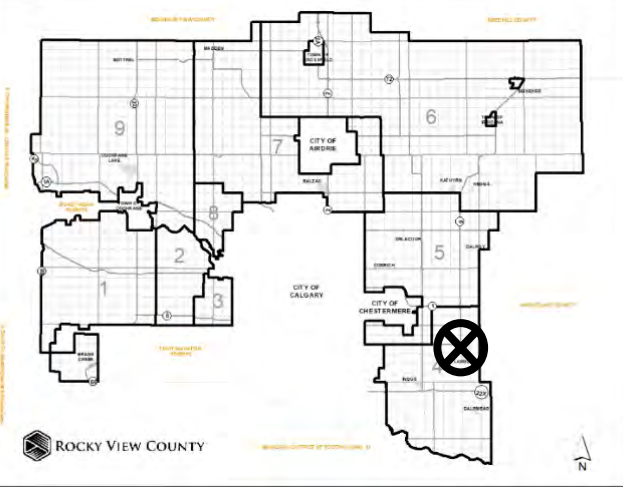
5.0.0 IMPLEMENTATION

5.1.0 The bylaw comes into effect upon the date of its third reading.

Location & Context

Redesignation Proposal

A site-specific amendment to Direct Control District 64 to provide for Animal Health Care Services, Small Animal within Unit 5 & 6 Plan 0010821



Division: 4
 Roll: 03222114
 File: PL20200018
 Printed: November 4, 2020
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Development Proposal

Redesignation Proposal

A site-specific amendment to Direct Control District 64 to provide for Animal Health Care Services, Small Animal within Unit 5 & 6 Plan 0010821



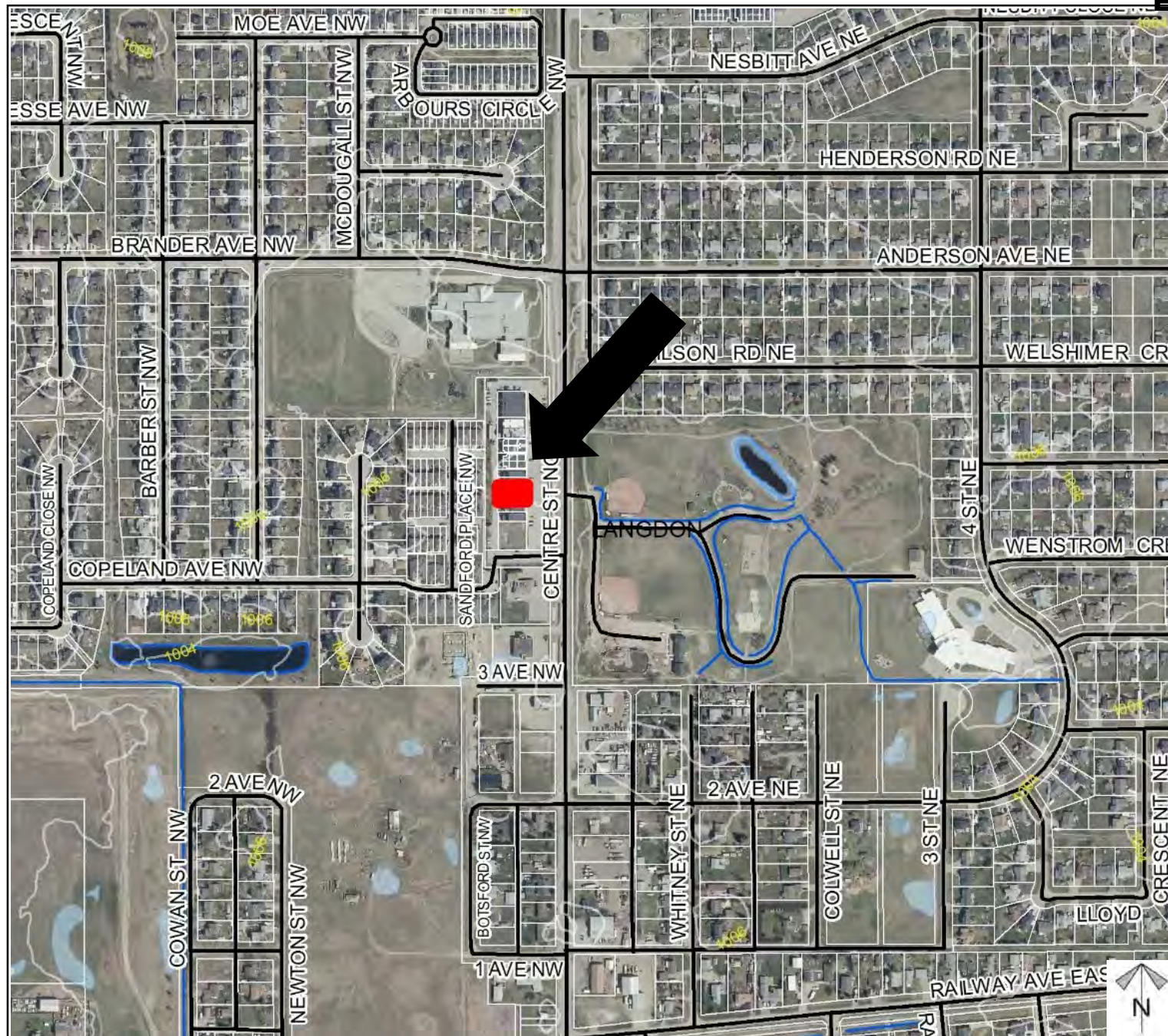
Division: 4
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Environmental

Redesignation Proposal

A site-specific amendment to Direct Control District 64 to provide for Animal Health Care Services, Small Animal within Unit 5 & 6 Plan 0010821



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

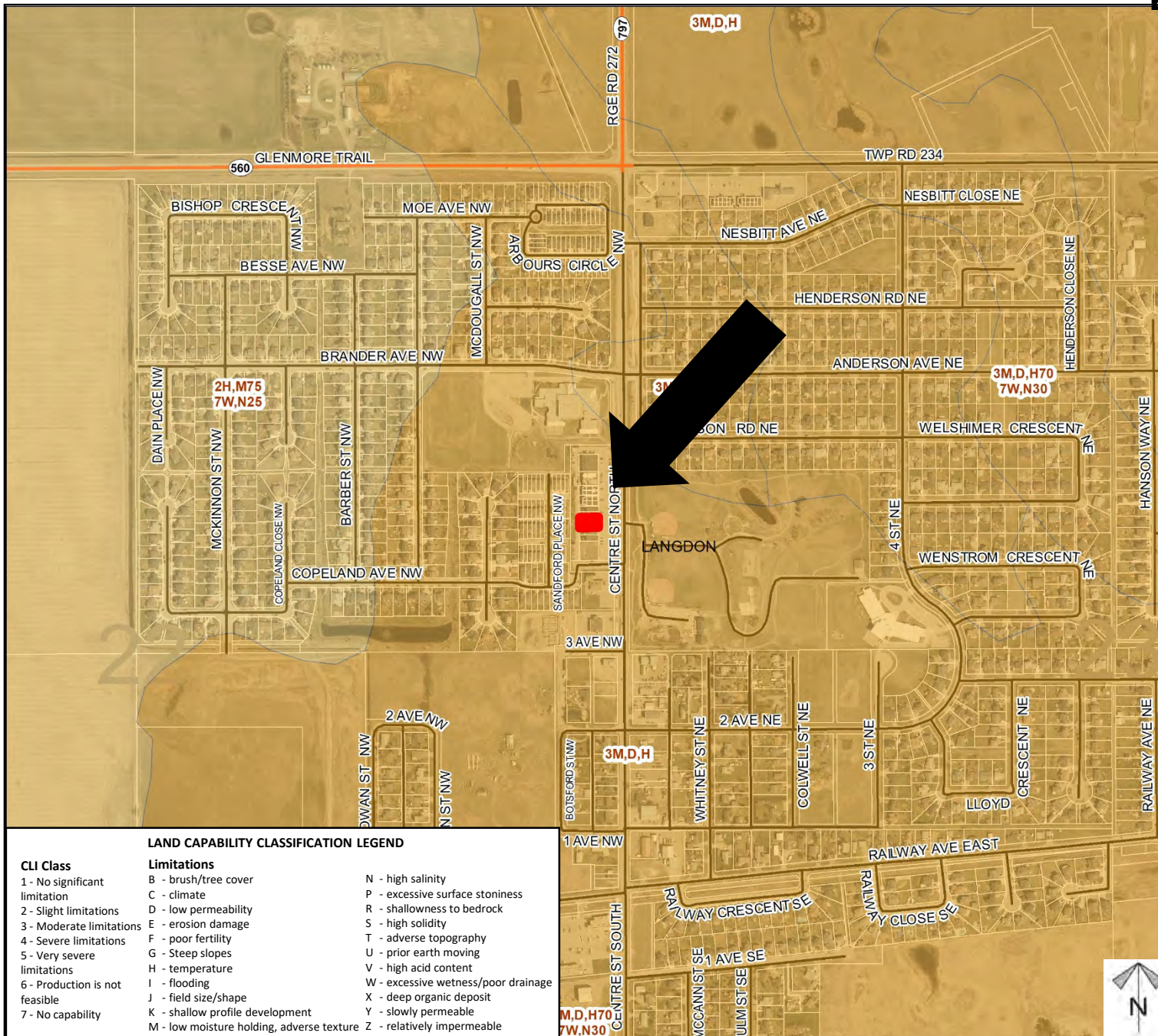
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Soil Classifications

Redesignation Proposal

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Landowner Circulation Area

Redesignation Proposal

A site-specific amendment to Direct Control District 64 to provide for Animal Health Care Services, Small Animal within Unit 5 & 6 Plan 0010821



Legend

Support



Opposition



Division: 4
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PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 26, 2021 **DIVISION:** 2
TIME: Afternoon Appointment
FILE: 05707001/7240 to 7260/7267 to 7270/8082/8088 **APPLICATION:** PL20200090
SUBJECT: Direct Control Bylaw Textual Amendments

POLICY DIRECTION:

The County Plan and the Harmony Conceptual Scheme.

EXECUTIVE SUMMARY:

The purpose of this application is to make textual amendments to the Direct Control Bylaw 129 (DC-129). The main amendments are to allow for 0.00m setbacks within the Village Core (V-C), amend the Live/Work requirements and amend the Village Residential 1 Development Cell (VR-1) & Village Residential 2 Development Cell (VR-2) tables to allow for simplification and clarity of tables.

Council gave first reading to Bylaw C-8085-2020 on October 6, 2020.

The following is a summary of the application assessment:

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

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED: July 24, 2020
DATE DEEMED COMPLETE: July 24, 2020

PROPOSAL: Textual amendments to Direct Control Bylaw (DC-129) to adjust the Development Regulations for Village Residential 1 Development Cell (VR-1, Sections 8.7.0, Table 1), Village Residential 2 Development Cell (VR-2, Sections 9.7.0, Table 2), Village Core 1 Development Cell (VC-1, Sections 5.2.0., 5.3.1, 5.4.0, 5.6.0, 5.8.0, 5.9.0, 5.12.0, 5.13.0), Definition (Section 10), and Schedules A and C.

LEGAL DESCRIPTION: SE-07-25-03-W05M / SW-07-25-03-W05M / NE-07-25-03-W05M / NW-08-25-03-W05M

GENERAL LOCATION: Located in the Hamlet of Harmony

APPLICANT: Stantec Consulting (Nathan Arthur)

OWNERS: Harmony Developments Inc.; Streetside Developments Corp.

EXISTING LAND USE DESIGNATION: Direct Control Bylaw (DC-129)

PROPOSED LAND USE DESIGNATION: Direct Control Bylaw (DC-129), as amended

Administration Resources

Christina Lombardo, Planning and Development Services



ROCKY VIEW COUNTY

GROSS AREA:

± 124.90 acres

SOILS (C.L.I. from A.R.C.):

2C 2 – Slight limitations due to climate.

4S80, 4w20 – Severe limitations due to high sodicity and high acid content.

6W60, 6S, T40 – Production not feasible due to excessive wetness/poor drainage, high sodicity, and adverse topography.

6W 6 – Production not feasible due to excessive wetness/poor drainage.

PUBLIC & AGENCY SUBMISSIONS:

This application was circulated to 280 adjacent landowners and we have received one letter of concern and no letters in support. The application was also circulated to a number of internal and external agencies; those responses are available in Attachment 'A'.

HISTORY:

- | | |
|------------------------|--|
| July 24, 2017 | Subdivision application PL20170126 was conditionally approved for Phases 4 to 9 of Harmony. |
| July 3, 2012 | Subdivision application 2011-RV-165 was conditionally approved for Phases 1 to 9 of Harmony. |
| October 7, 2008 | Council approved Bylaw C-6688-2008 to redesignate the hamlet of Harmony from Ranch and Farm District to Direct Control District. |

BYLAW AMENDMENT OVERVIEW:

Village Core setbacks

- Removal of setbacks specific to High Street-Waterfront Plaza, Core Avenue, Beach Club Area, balance of Village Core and Peninsula to allow for a 0.00m setback to a property line.
- This will allow for greater flexibility of product types offered in the Village Core.

Update to VR-1 & VR-2 tables

- Amend Lot Width/Frontage to ease Builders restrictions for build out and amend conversion errors.
- Simplify Principle Buildings & Accessory Building labels.
- Addition of smaller setbacks for accessory buildings in the rear and side yards.

General Updates

- Addition of Lot Frontage definition to verify calculation throughout the phases.
- Removal of redundant definitions that are referenced in the Land Use Bylaw C-4841-97.
- Formatting and re-wording for clarity.

POLICY ANALYSIS:

County Plan

The County Plan supports the development of the hamlet of Harmony as a full service community providing a range of land uses, housing types, and services to the residents and local area (Policy 5.1).



ROCKY VIEW COUNTY

Harmony Conceptual Scheme

The proposed redesignation will provide a variety of employment options and product types as per the Conceptual Scheme principles (Section 5.3, Principles 1-5), and Stage 1 & 2 Neighborhood Plans.

The proposed redesignation would allow single-detached, semi-detached and townhome products to continue to be developed. This should not affect the overall density in Phases 3 & 4.

OPTIONS

- Option #1: Motion #1 THAT Bylaw C-8085-2020 be amended in accordance with Attachment B.
- Motion #2 THAT Bylaw C-8085-2020 be given second reading, as amended.
- Motion #3 THAT Bylaw C-8085-2020 be given third and final reading, as amended.
- Option #2: THAT application PL20200090 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

CL/llt

ATTACHMENTS

- ATTACHMENT ‘A’: Application Referrals
- ATTACHMENT ‘B’: Bylaw C-8085-2020 and Schedule A
- ATTACHMENT ‘C’: Proposed Amendments to DC-129 (Redline Version)
- ATTACHMENT ‘D’: Map Set
- ATTACHMENT ‘E’: Public Submissions



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
Province of Alberta	
Alberta Culture, Multiculturalism and Status of Women	<p>Alberta Culture, Multiculturalism and Status of Women has no objection to the proposed redesignation, but the applicant should be informed that Historical Resources Act approval must be obtained prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application through Alberta Culture, Multiculturalism and Status of Women's Online Permitting and Clearance (OPaC) system - www.opac.alberta.ca</p> <p>For more information please refer to our website: https://alberta.ca/apply-historical-resources-act-approvaldevelopment-project.aspx</p>
Alberta Health Services	<p>Alberta Health Services (AHS) would like to thank you for inviting our comments concerning the textual amendments to Direct Control Bylaw (DC-129) relating to the developments within the Hamlet of Harmony. AHS has the following comments regarding the proposed changes to DC-129.</p> <p>AHS-EPH Regulated Establishments</p> <p>AHS-EPH would like an opportunity to review and comment on building permit applications to construct the proposed Wellness Retreat on the subject lands, especially for facilities such as food establishments, swimming facilities, child or adult care facilities, and personal service establishments within the building. Forwarding building plans for these facilities to our department for approval before the building permit is granted helps to ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations.</p> <p>All food establishments and swimming facilities will require on site approval inspections from AHS-EPH prior to Permits being granted to such facilities. Operators of personal services establishments must contact AHS-EPH regarding the services they will be providing customers. Child and adult care facilities will require inspections from AHS-EPH in order to obtain Licenses to operate from the Province.</p> <p><u>Water and Wastewater</u></p> <p>The water and wastewater infrastructure serving the community must be capable of handling any increased flows likely to occur as the community expands.</p> <p>If you have any questions or concerns regarding these comments, please call 403-851-6171 or e-mail marc.vanhoutteghem@albertahealthservices.ca.</p>
Internal Departments	
Planning and Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> The applicant shall provide for payment of the engineering services fees per the Master Rates Bylaw C-7992-2020, as amended. Please note that all infrastructure required to accommodate the lots proposed in this redesignation application will be reviewed/provided



AGENCY	COMMENTS
	<p>under future subdivision and development permit applications for the lands this land use change affects.</p> <p>Geotechnical:</p> <ul style="list-style-type: none">• Engineering has no requirements at this time. Future development may/will require additional geotechnical reporting. <p>Transportation:</p> <ul style="list-style-type: none">• Engineering has no requirements at this time. Future development may/will require additional transportation deliverables. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none">• Engineering has no requirements at this time. Future development may/will require additional servicing deliverables. <p>Storm Water Management:</p> <ul style="list-style-type: none">• Engineering has no requirements at this time. Future development may/will require additional stormwater management deliverables.

Circulation Period: August 13, 2020 to September 3, 2020.

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



BYLAW C-8085-2020

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

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8085-2020*.

Definitions

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

Effect

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

Transitional

- 4 Bylaw C-8085-2020 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 6th day of October, 2020*PUBLIC HEARING HELD this _____ day of _____, 2021*

READ A SECOND TIME IN COUNCIL this _____ day of _____, 2021

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2021

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-8085-2020

Amendment #1

Add Section 1.8.0 to 1.0.0 General Regulations as follows:

1.8.0 'If there is a discrepancy between the metric and imperial measurement, metric prevails.'

Amendment #2

Delete Section 5.2.0 and replace with the following:

The lands within VC-1 Cell shall be notationally divided into two areas (Area A and Area B), as per Schedule "C", in order to apply permitted uses. Proposed development within each Area is to be and in accordance with the architectural guidelines at time of development permit.

Amendment #3

Amend Section 5.3.1 Village Core 1 Development Cell (VC-1) Area A by adding the following:

5.3.1.52 *Wellness Resort*

Amendment #4

Delete Section 5.4.0 and replace with the following:

5.4.0 Minimum Setback Requirements:

- a) The minimum building setback to a property line is 0 m (0 ft).

Amendment #5

Delete Section 5.6.0 b) vii) Building Orientation and Design – Residential Area

Amendment #6

Delete Section 5.8.0 a) Live/Work Units and replace with the following:

Amendment #7

Delete Section 5.8.0 e) Live/Work Units

Amendment #8

Delete Section 5.8.0 g) Live/Work Units

**Amendment #9**

Delete Section 5.8.0 h) Live/Work Units and replace with the following:

- h) Except as provided elsewhere in this Bylaw, a portion of the *residential unit* may be located on the same floor as a non-residential use in the Mixed-Use / Commercial Areas.

Amendment #10

Delete Section 5.8.0 j) Live/Work Units:

Amendment #11

Delete Section 5.8.0 k) Live/Work Units

Amendment #12

Delete Section 5.9.0 b) Mixed-Use Development and Commercial Development

Amendment #13

Delete Section 5.9.0 c) Mixed-Use Development and Commercial Development

Amendment #14

Delete Section 5.12.0 b) Retaining Walls and Fences

Amendment #15

Delete Section 5.13.0 Special Regulations

Amendment #16

Delete Section 8.7.1 Village Residential 1 Development Cell Special Regulations and replace with the following:

The front driveway connecting a garage (attached and/or detached) to a public road shall be a minimum of 6.0 m (19.68 ft) in length, measured from:

1. the back of the public sidewalk to the front of the garage; or
2. the road curb where there is no public sidewalk to the front of the garage.

**Amendment #17**

Delete the existing Table 1 (8.5.1) – Village Residential Parcel Regulations and replace with the following:

TABLE 1 (8.5.1) - Village Residential Parcel Regulations

HOUSING TYPE ^g	LOT FRONTAGE ^g		MINIMUM LOT AREA m ² (ft ²)	MINIMUM FRONT YARD SETBACKS		MINIMUM REAR YARD SETBACKS		MINIMUM SIDE YARD SETBACKS ^a		MAXIMUM RATIO OF GARAGE TO TOTAL BUILDING FACE (%)	MAXIMUM LOT COVERAGE (%)
	Minimum	Maximum		Principal Building	Accessory Building	Principal Building	Accessory Building	Principal Building	Accessory Building		
	Metres (Feet)			Metres (Feet)		Metres (Feet)		Metres (Feet)			
REAR ACCESS ^e											
Single Detached	13.41 (44.00)	15.24 (50.00)	526.00 (5,661.82)	6.00 (19.69)		9.00 (29.53)	0.60 (1.97)	4.26 total/2.74 one side (14.00 total/9.00 one side)	0.60 (1.97)		40
	15.25 (50.03)		607.00 (6,533.69)					4.88 total/3.35 one side (16.00 total/11.00 one side)			
Semi- Detached	10.36 (33.99)		324.00 (3,487.51)			7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located	1.82 (6.00)/0 from property line on which a party wall is located		55
Townhomes	9.14 (29.99)		243.00 (2,615.63)			7.50 (24.60)			2.43 (8.00)/0 from property line on which a party wall is located		60
FRONT ACCESS ^e											
Single Detached	18.28 (59.97)	24.39 (80.02)	728.00 (7,836.13)	6.00 (19.69)		9.00 (29.53)	0.60 (1.97)	5.48 total/3.35 one side (18.00 total/11.00 one side) ^c	0.60 (1.97)	60 ^d	35
	24.40 (80.05)	30.48 (100.00)	1012.00 (10,893.08)	9.00 (29.53) ^e	10.50 (34.45)	6.70 total/4.57 one side (22.00 total/15.00 one side) ^c		50 ^d			
	30.49 (100.03)		1,335.00 (14,369.82)	9.00 (29.53) ^e	12.00 (39.37)	9.14 total/6.09 one side (30.00 total/20.00 one side) ^c		45 ^d			
Semi- Detached	13.41 (44.00)		404.00 (4,348.62)	6.00 (19.69)		7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located	1.82 (6.00)/0 from property line on which a party wall is located		50
Townhomes	10.97 (36.00)		319.00 (3,433.69)	6.00 (19.69)		7.50 (24.60)	2.43 (8.00)/0 from property line on which a party wall is located		60 ^d	55	

a. For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion.

b. Where a rear garage is accessed from the front of the lot, the minimum side yard setback shall be 2.44 metres (8.00 feet).

c. If garage front is parallel to street then garage eaveline shall not project greater than 2.43 metres (8.00 feet) from the eaveline of the house front.

d. Minimum front yard reduced to 6.10 metres (20.00 feet) if garage doors do not face the street is oriented perpendicular to street.

e. Where a lot has both front and rear access, the setbacks shall apply based on the garage location indicated on the Building Grade plan. Multiple access can be permitted where they are indicated on the Building Grade plan and approved through the Architectural Control process.

f. Housing Types and lot frontages are identified for each parcel in the Lot Frontage Plan, provided by the developer.

**Amendment #18**

Delete Section 9.7.1 Village Residential 2 Development Cell Special Regulations and replace with the following:

The front driveway connecting a garage (attached and/or detached) to a public road shall be a minimum of 6.0 m (19.68 ft) in length, measured from:

1. the back of the public sidewalk to the front of the garage; or
2. the road curb where there is no public sidewalk to the front of the garage.

**Amendment #19**

Delete the existing Table 2 (9.5.1) – Village Residential 2 Parcel Regulations and replace with the following:

TABLE 2 (9.5.1) – Village Residential 2 Parcel Regulations

HOUSING TYPE ^a	LOT FRONTAGE ^a		MINIMUM LOT AREA m ² (ft ²)	MINIMUM FRONT YARD SETBACKS		MINIMUM REAR YARD SETBACKS		MINIMUM SIDE YARD SETBACKS ^a		MAXIMUM RATIO OF GARAGE TO TOTAL BUILDING FACE (%)	MAXIMUM LOT COVERAGE (%)	
	Minimum	Maximum		Principal Building	Accessory Building	Principal Building	Accessory Building	Principal Building	Accessory Building			
	Metres (Feet)			Metres (Feet)		Metres (Feet)		Metres (Feet)				
REAR ACCESS ^a												
Single Detached	11.58 (37.99)	13.41 (44.00)	380.00 (4,090.27)	4.50 (14.76)		9.00 (29.53)	0.60 (1.97)	3.05 total/1.52 one side (10.00 total/5.00 one side)	0.60 (1.97)		45	
	13.42 (44.03)	15.24 (50.00)	442.00 (4,736.12)	6.00 (19.69)				3.66 total/1.52 one side (12.00 total/5.00 one side)			45	
	15.25 (50.03)		500.00 (5,381.96)	6.00 (19.69)				4.26 total/1.52 one side (14.00 total/5.00 one side)				
Single-Detached (Wide Shallow) ^c	17.07 (56.00)		460.00 (4,951.40)	4.50 (14.76)		7.50 (24.60)		3.66 total/1.52 one side (12.00 total/5.00 one side)		45		
Semi-Detached	10.36 (33.99)		310.00 (3,336.81)	6.00 (19.69)		7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located	1.82 (6.00)/0 from property line on which a party wall is located		55	
Townhomes	6.09 (19.98) two party walls / 9.14 (29.99) one party wall		200.00 (2,152.78)	4.50 (14.76)		7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located	2.43 (8.00)/0 from property line on which a party wall is located		60	
FRONT ACCESS ^a												
Single Detached	12.19 (39.99)	14.02 (46.00)	395.00 (4,251.75)	6.00 (19.69)		8.00 (26.25)	0.60 (1.97)	3.05 total/1.52 one side (10.00 total/5.00 one side) ^c	0.60 (1.97)	75 ^d	45	
	14.03 (46.03)	18.29 (60.01)	460.00 (4,951.40)	6.00 (19.69)				3.66 total/1.52 one side (12.00 total/5.00 one side) ^c		65 ^d	40	
	18.30 (60.04)	24.39 (80.02)	600.00 (6,458.35)	6.00 (19.69)				4.87 total/1.52 one side (16.00 total/5.00 one side) ^c		60 ^d		
	24.40 (80.05)	30.48 (100.00)	800.00 (8,611.13)	9.00 (29.53) ^e				5.48 total/1.52 one side (18.00 total/5.00 one side) ^c		50 ^d	35	
	30.49 (100.03)		1,000.00 (10,763.91)	9.00 (29.53) ^e				6.70 total/2.13 one side (22.00 total/7.00 one side) ^c		45 ^d		
Single Detached (Wide Shallow)	21.95 (72.01)		570.00 (6,135.43)	4.50 (14.76)		9.00 (29.53)		4.26 total/1.52 one side (14.00 total/5.00 one side) ^c		60 ^d	40	
Semi-Detached	11.58 (37.99)	13.41 (44.00)	324.00 (3,487.51)	6.00 (19.69)		7.50 (24.60)			1.52 (5.00)/0 from property line on which a party wall is located	65 ^d	50	
	13.42 (44.03)		402.00 (4,327.09)							60 ^d		
Townhomes	10.97 (35.99)		328.00 (3,530.56)	6.00 (19.69)		7.50 (24.60)			1.52 (5.00)/0 from property line on which a party wall is located	2.43 (8.00)/0 from property line on which a party wall is located	65 ^d	55

- a. For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion.
- b. Where a rear garage is accessed from the front of the lot, the minimum side yard setback shall be 2.44 metres (8.00 feet).
- c. If a garage front is parallel to street, then garage eaveline shall not project greater than 2.43 m (8.00 ft) from the eaveline of the house front.
- d. Minimum front yard reduced to 6.10 m (20.00 feet) if garage is oriented perpendicular to street.



- e. Where a lot has both front and rear access, the setbacks shall apply based on the garage location indicated on the Building Grade plan. Multiple access can be permitted where they are indicated on the Building Grade plan and approved through the Architectural Control Process.
- f. Housing Types and lot frontages are identified for each parcel in the Lot Frontage Plan, provided by the developer.

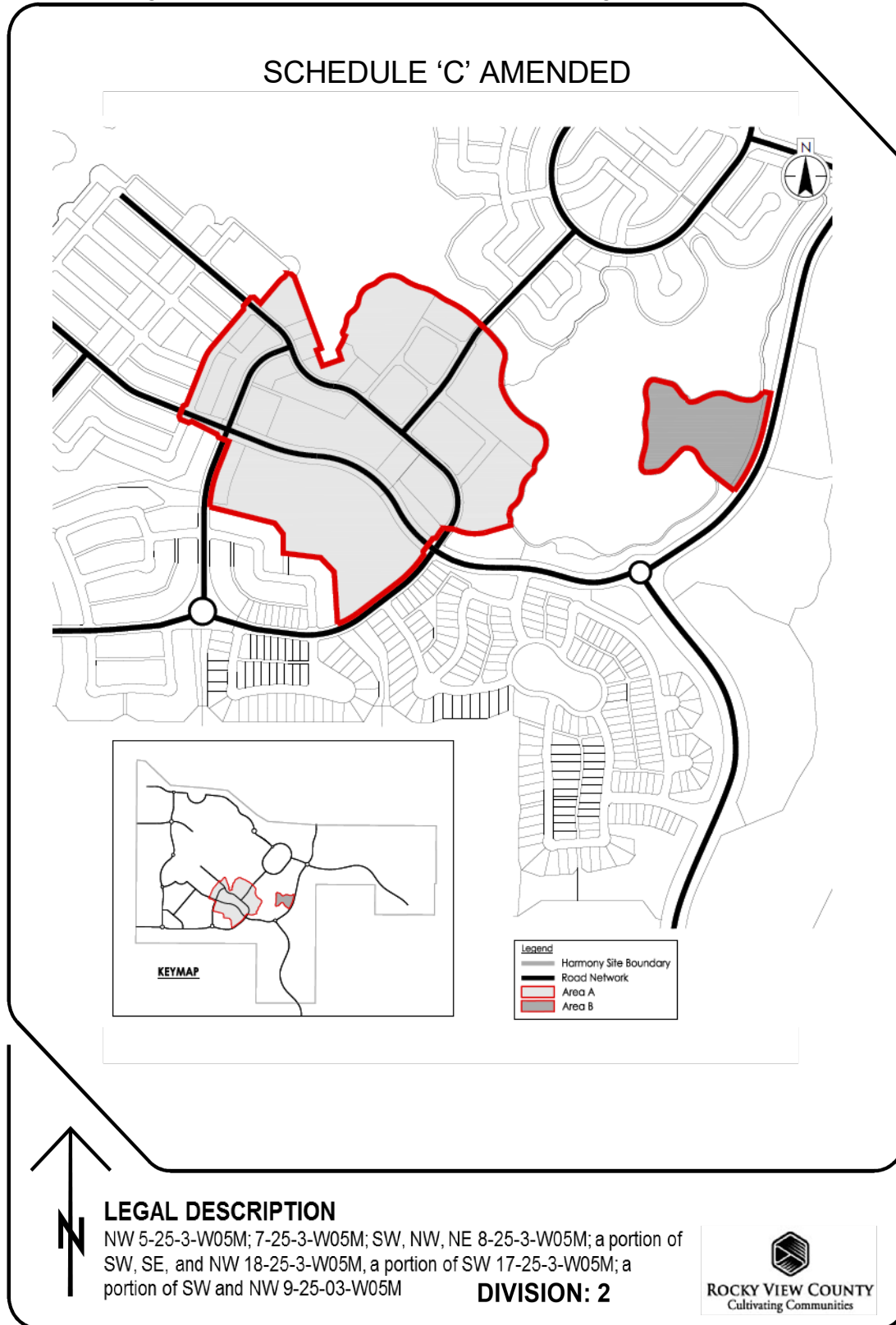
**Amendment #20**

Add the following definition under Section 10.0

Lot Frontage – The distance between the side property lines measured at a point set back 6 m from either the *front property line* or *rear property line* (whichever is shortest) utilizing an angle perpendicular to the average azimuth angles of the two *side property lines*. *Lot Frontages* are calculated at time of subdivision and identified for each parcel in the Lot Frontage Plan, provided by the developer.

**Amendment #21**

Delete the existing Schedule 'C' and replace with the following map:



**Overall Abbreviations, Numbering, Grammar, Spelling and Punctuation**

- Renumbering the Bylaw as required.
- Wherever the renumbering of the Bylaw affects a numbering reference elsewhere in the Bylaw, adjust the affected reference.
- Italicize all definitions within the Bylaw.
- Without changing the meaning or intent of the Bylaw, correct all grammatical, spelling, punctuations and spacing errors.

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OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-6688-2008	Original Bylaw	October 7, 2008
	Amendments to Section 1 – 9 and Schedule 'A'. Addition of Schedule 'D'.	March 14, 2017
C-7641-2017	Amendments to Table of Contents, Section 5.2.0, 5.3.1, 5.3.2, 5.4.0 c), 5.4.0 d), 5.5.0 g), 9.0.0, Schedule 'A', Schedule 'C', and general renumbering.	May 9, 2017
C-7884-2019	Amendments to Section 6.1.0, 6.2.0, Table 1 and Table 2, Section 10.0.0,	June 25, 2019
C-8085-2020	Amendments to Section 5.2.0, 5.3.1, 5.4.0, 5.6.0, 5.8.0, 5.9.0, 5.12.0, 5.13.0, 8.7.0, Definitions, Table 1 and Table 2, Schedule 'C'	

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BYLAW C- 6688- 2008**

A Bylaw of Rocky View County to amend Bylaw C-4841-97 (The Land Use Bylaw).

WHEREAS the Council deems it desirable to amend the said Bylaw; and

WHEREAS the Council of Rocky View County (“the County”) has received an application to amend Section 5, Land Use Map No. 58 of Bylaw C-4841-97 to redesignate NW Section 5-2503-W5M; Section 7-25-03-W5M; SW Section, NW Section and NE Section 8-25-03-W5M; NW Section 9-25-03-W5M, a portion of SW Section 9-25-03-W5M; a portion of each SW Section, SE Section and NW Section of 18-25-03-W5M; and a portion of SW Section 17-25-03-W5M from Ranch and Farm District to Direct Control; and

WHEREAS a notice was published on August 26, 2008 and September 2, 2008 in the Rocky View Weekly, a newspaper circulating in the County, advising of the Public Hearing for October 7, 2008; and

WHEREAS Council held a Public Hearing and has given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

NOW THEREFORE the Council of Rocky View County enacts the following:

1. That Part 5, Land Use Map No. 58 of Bylaw C-4841-97 be amended to redesignate NW Section 5-25-03-W5M; Section 7-25-03-W5M; SW Section, NW Section and NE Section 8-25-03-W5M; NW Section 9-25-03-W5M, a portion of SW Section 9-25-03-W5M; a portion of each SW Section, SE Section and NW Section of 18-25-03-W5M; and a portion of SW Section 17-25-03-W5M from Ranch and Farm District to Direct Control District, as shown on the attached Schedule “A” attached hereto and forming part of the Bylaw; and
2. That a portion of the lands within NW Section 5-25-03-W5M; Section 7-25-03-W5M; SW Section, NW Section and NE Section 8-25-03-W5M; NW Section 9-25-03-W5M, a portion of SW Section 9-25-03-W5M; a portion of each SW Section, SE Section and NW Section of 18-25-03-W5M; and a portion of SW Section 17-25-03-W5M are hereby redesignated to Direct Control District, as shown on Schedule “A” attached to and forming part of this Bylaw; and
3. That the regulations of the Direct Control District comprise:
 - 1.0.0 General Regulations
 - 2.0.0 Subdivision Regulations
 - 3.0.0 Development Regulations
 - 4.0.0 Land Use Regulations - Future Development Cell (FD)
 - 5.0.0 Land Use Regulations - Village Core 1 Development Cell (VC-1)
 - 6.0.0 Land Use Regulations - Employment Campus Development Cell (E-1)
 - 7.0.0 Land Use Regulations - Golf Facilities and Open Space Development Cell (GO)
 - 8.0.0 Land Use Regulations - Village Residential 1 Development Cell (VR-1)
 - 9.0.0 Land Use Regulations – Village Residential 2 Development Cell (VR-2)
 - 10.0.0 Definitions

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1.0.0 General Regulations

- 1.1.0 Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw, and within each Section of Part 3, the regulations under the sub-heading of “Business Development” shall apply to all commercial developments, except where noted otherwise in this Bylaw.
- 1.2.0 For the purposes of this Bylaw, the lands shall be divided into Land Use Districts, the boundaries and description of which shall be more or less as indicated in Schedule “A” attached hereto and forming part herein, except as otherwise approved by Council. The location, maximum size and shape of the Land Use Districts are approximate and will be more precisely determined at the subdivision stage in a form and substance satisfactory to the County.
- 1.3.0 The following infrastructure activities are permitted in all Development Cells:
- a) Roads necessary for access and internal vehicular circulation (including road rights-of-way, bridges and areas for intersection improvements);
 - b) Deep and shallow utility distribution and collection systems and facilities such as sewage, stormwater, potable water or solid waste disposal system or telecommunication, electrical power, water, or gas distribution systems and water treatment facilities;
 - c) Stormwater systems and facilities;
 - d) Raw water supply, storage (i.e. reservoir) and distribution facilities;
 - e) Earthworks necessary for the preparation of land for site construction;
 - f) Public Parks;
 - g) Parking and loading;
 - h) Planting and seeding;
 - i) Pedestrian pathways;
 - j) Temporary sales/information centre; and
 - k) Fences.
- 1.4.0 The Developer will work with the County to arrive at an agreement regarding the operation and ownership of the potable water utilities, stormwater utilities, and wastewater utilities that will ultimately serve the County’s constituents.
- 1.5.0 As per the Harmony Conceptual Scheme, the overall number of *residential units* within the area outlined in Schedule “A” will be tied to the capacity of the infrastructure systems and will be up to a maximum of 3,500 dwelling units (excluding Residential Care Facilities and Secondary Suites).
- 1.6.0 Unless noted elsewhere in this Bylaw, parking and loading regulations will be based on the Land Use Bylaw C-4841-97 Section 30 and Schedule 5.
- 1.7.0 Building heights shall be in accordance with the Land Use Bylaw unless otherwise noted and measured as the vertical distance between the average elevation around the perimeter of the building and in the case of:
- a) A flat roof - the highest point of the roof surface or the parapet, whichever is greater;

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- b) Any other roof type - the highest point or peak of the roof;
- c) Building height to exclude environmental building components such as solar panels and green roof elements;
- d) For the purpose of determining the building height in this Direct Control Bylaw, architectural features (including steeples) that are designed to reduce the perceived mass, to emphasize a landmark building that locates a focal point for a community or village, or to screen roof maintenance equipment (i.e., elevator shafts) shall be excluded from the calculation of the Building Height so long as they represent less than 20% of the roof area.

1.8.0 If there is a discrepancy between the metric and imperial measurement, metric prevails.**1.9.0 Emergency Services**

- 1.9.1 Water for fire-fighting along with all-weather access roads are required for firefighting during all stages of development and designed to meet County requirements and standards.
- 1.9.2 Where a fire pump and hydrant system is proposed for firefighting, a Building Permit shall be obtained for the installation of the fire-suppression system for the development area, prior to entering into a Development Agreement with the County. The fire suppression system shall be designed to provide continuous coverage, with all requirements of the Alberta Building Code met, and engineering drawings shall be stamped by the engineer.
- 1.9.3 Emergency Services shall be operational for occupancy to be granted to any structure in the development area.

2.0.0 Subdivision Regulations**2.1.0 The County may require as part of the application for subdivision:**

- 2.1.1 A Stormwater Management Plan prepared by a qualified professional in a form and substance satisfactory to the County.
- 2.1.2 A Traffic Impact Analysis prepared by a qualified professional in a form and substance satisfactory to Alberta Transportation and the County.
- 2.1.3 A Preliminary Certificate to Divert and Use Water obtained from Alberta Environment.
- 2.1.4 Other technical and engineering studies prepared by a qualified professional in a form and substance satisfactory to the County.

2.2.0 No subdivision shall be endorsed until:

- 2.2.1 A Construction Management Plan has been prepared by a qualified professional, in a form and substance satisfactory to the County.
- 2.2.2 An Emergency Response Plan has been prepared by a qualified professional in a form and substance satisfactory to the County.

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- 2.2.3 All necessary easements and rights-of-way related to the sanitary sewer, water and stormwater systems, and the supply and distribution of power, gas, telephone, and cable television have been confirmed in a form and substance satisfactory to the County.
- 2.2.4 A Conceptual Landscape Plan which includes all County owned public lands (i.e. parks, boulevards, pathways) has been provided to the County in a form and substance satisfactory to the County.
- 2.2.5 All necessary licenses, permits, and approvals have been obtained from Alberta Environment with regards to the piped water supply and distribution system required to service the development and this piped water supply and distribution system has been confirmed in a manner satisfactory to the County.
- 2.2.6 All necessary licenses, permits, and approvals have been obtained from Alberta Environment with regards to the wastewater system and treatment facility required to service the development and this wastewater system and treatment facility has been confirmed in a manner satisfactory to the County.
- 2.2.7 All necessary licenses, permits, and approvals have been obtained from Alberta Environment with respect to:
- a. a potable water supply and distribution system to service the *subject lands* or portions thereof and a License to Divert and Use Water is obtained from Alberta Environment; and
 - b. the design, location and operational protocol of the sewage treatment facilities servicing the *subject lands* or portions thereof.
- 2.2.8 All necessary licenses permits and approvals have been obtained from Alberta Environment with regards to the stormwater system required to service the development and this stormwater system and treatment facility has been confirmed in a manner satisfactory to the County.
- 2.3.0 Notwithstanding 2.2.0, the County may endorse a subdivision where a subdivision is proposed that would not require servicing or would require further subdivision in order to conform to the Harmony Conceptual Scheme.
- 2.4.0 The Applicant and/or Owner shall collaborate with the County or its agent to produce agreements with respect to Harmony. The agreements are to be entered into by the Applicant and/or Owner as well as the County or its agent and shall not supersede any other County policies. The County shall not approve a subdivision on the *subject lands* prior to entering into the following agreements:
- 2.4.1 Stormwater
- The agreement shall provide information and/or direction regarding the following:
- The lake/retention pond

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- How the operation, maintenance and monitoring of the stormwater system meets Provincial standards
- Interest in lands where stormwater system facilities are located
- Ownership of the stormwater system
- Off-site overland drainage and escape routes

2.4.2 Water

The agreement shall provide information and/or direction regarding the following:

- The lake/reservoir
- How the operation, maintenance and monitoring of the potable water system meets Provincial standards
- Interest in lands where potable water system facilities are located
- Raw water systems used for irrigation purposes
- Ownership of the potable water system

2.4.3 Sanitary Sewer

The agreement shall provide information and/or direction regarding the following:

- Spray irrigation lands
- How the operation, maintenance and monitoring of the wastewater system meets Provincial standards
- Interest in lands where wastewater conveyance system and treatment facilities are located
- Ownership of the wastewater system

2.4.4 Solid Waste

The agreement shall provide information and/or direction regarding the following:

- Interest in lands where solid waste management system facilities are located
- Waste collection and transfer facilities
- Implementation of waste reduction and recovery processes and facilities for construction materials
- How the operation and monitoring of the solid waste management system meets Provincial standards
- Ownership of the solid waste management system

- 2.5.0 The County may, through a Development Agreement(s) required by any subdivision and/or development permit affecting these Lands, specify any regulation, criteria or condition necessary to ensure all Subdivision and Development on the Lands conform to the development proposals and representations upon which this Bylaw is based, as determined by and to the satisfaction of the County.

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- 2.6.0 A Harmony Lot Owners' Association in a form acceptable to the County and its successors such as a registered homeowners association or a condominium association will be legally established by the Developer and a restrictive covenant confirming that each owner of an interest in the *subject lands* will be a member of the Lot Owner's Association. The restrictive covenant will be satisfactory to the County and will be registered against the titles prior to any registered financial encumbrances and registered concurrently with the plan of survey.

3.0.0 Development Regulations

- 3.1.0 Except where specifically noted that Council approval is required, the Development Authority shall consider and decide on applications for Development Permits for all uses listed by this Bylaw, provided the provisions of all Sections contained herein are completed in form and substance.
- 3.2.0 Notwithstanding provisions elsewhere in this Bylaw, the following uses are deemed approved without requirement for a Development Permit when all other criteria of this Bylaw are met:
- a. *Dwelling, Single Detached*
 - b. *Dwelling, Semi-Detached*
 - c. *Accessory Building*
- 3.3.0 Where the exterior project boundary setback is greater than the interior parcel line setback, the exterior project boundary setback shall prevail.
- 3.4.0 The construction of the raw water reservoir, water supply and distribution system, and wastewater treatment and collection system will require a Development Permit or shall be constructed under a Development Agreement and permitted by Alberta Environment.
- 3.5.0 No occupancy or final occupancy associated with either a Building or a Development Permit will be issued until connections have been made to the piped potable water and wastewater system. Staged modular units that are capable of functioning as part of a permanent potable and wastewater solution are acceptable until the Harmony project develops to the point where staged full scale treatment facilities can operate efficiently. All water and wastewater treatment solutions will be developed to the satisfaction of the County and Alberta Environment.
- 3.6.0 The use of any portion of the *subject lands* for private storm ponds or raw water reservoir and/or a recreation lake shall only be permitted if their design and construction is in accordance with plans and specifications prepared by a qualified professional to the satisfaction of the County and Alberta Environment where applicable.
- 3.7.0 Private roads (i.e. located within a condominium parcel and/or private lot) shall be constructed in accordance with the design standards submitted by the Developer to the County's satisfaction.
- 3.8.0 All applications for development and building approval within the grading plan area, shall, as a condition of approval, submit "grade verification" to the County. Grade verification shall be prepared by a qualified professional and verify that the elevations at

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the bottom of footing and main floor are in compliance with finished grades identified in the final lot grades.

- 3.9.0 Notwithstanding provisions stated elsewhere in this Bylaw, the Development Authority may issue a Development Permit for stripping and grading, which does not include installation of underground services, gravel or paving, prior to Subdivision Approval or issuance of a Development Agreement, provided a grading plan and a sediment and erosion control plan are approved to the satisfaction of the County and will not contradict the final stormwater management plan.
- 3.10.0 All development shall be in accordance with a Stormwater Management Plan approved by the County.
- 3.11.0 A Traffic Impact Analysis review shall be required once build out assumptions have exceeded those identified within the initial study to the satisfaction of the County.
- 3.12.0 A temporary sales/information centre may be considered by the Development Authority as a use on the *subject lands*.
- 3.13.0 Show homes may be considered by the Development Officer on the lands prior to the endorsement of a plan of subdivision provided that:
- a) conditional approval for subdivision has been granted by Council for that cell, and further, that no occupancy of the said homes shall occur until full municipal services (power, gas, sewer, water, telephone, etc.) are available to and immediately usable by residents of said dwellings and the plan of subdivision has been registered;
 - b) the hours that any show homes may be open to the public shall not be earlier than 9:00 a.m. or later than 8:00 p.m.; and
 - c) prior to show home construction, signed and secured Pre-Endorsement Development Agreement is required.
- 3.14.0 The hours that any show home may be open to the public shall not be earlier than 9:00 a.m. or later than 8:00 p.m.
- 3.15.0 Landscaping
- 3.15.1 Where landscaping is proposed under a Development Permit on a lot, landscaping shall be provided in accordance with a Detailed Landscape Plan to be submitted to the County upon application for a Development Permit. The Detailed Landscape Plan shall identify:
- the location, type, size, and extent of all hard and soft landscaping;
 - the plant material to be used;
 - location, type and extent of irrigation; and
 - a description of the maintenance program to be used to ensure all plant material is kept in a healthy state.
- 3.15.2 The landscaping and open spaces shall enhance the appearance of commercial and public buildings and also provide a connection to other areas of development.

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Landscape buffers along street frontages and within parking areas shall be designed as integrated, continuous elements.

3.15.3 At the sole discretion of the County, the minimum County requirement for 10% of the site to be landscaped may be exempted in the Village Core 1 Development Cell (VC-1) at the discretion of the Development Authority, where 100% site coverage for the building is permissible. If an exemption is granted, a developer may be permitted to provide money in lieu of landscaping to provide landscaping on adjacent public property when:

- a) there are physical impediments (i.e. utility restrictions) to providing 10% landscaping;
- b) there is sound justification (i.e. waterfront and/or boat house dwellings or to enhance building/streetscape interface) as to why the exemption should be made to provide landscaping on-site;
- c) where off-site landscaping would benefit the development; and
- d) Alternate provisions can be made for on-site stormwater management.

3.15.4 Landscape buffers between development areas shall be of an appropriate size and density.

3.16.0 Airport Related No Build Zone

An Airport Related No Build Zone is defined by a 20.0 m setback on either side of the projected runway centreline to a total building setback of 40.0 m located underneath the Airport Runway Approach (See Schedule "A"). The Airport Related No Build Zone only applies to above grade building structures (excluding roadways and associated street furniture, parking facilities, navigational aids, open space, and the *golf course*). The Airport Related No Build Zone is in addition to its corresponding land use and is subject to the regulations stated within this Bylaw.

4.0.0 Land Use Regulations - Future Development Cell (FD)

4.1.0 Purpose and Intent

The purpose of this Cell is intended to:

- Be applied to lands awaiting development within the Harmony community subject to further land use amendments;
- Allow for the continuation of interim land uses of an agricultural operations nature which can be removed to allow for future comprehensive development as per the provisions of the Harmony Conceptual Scheme;
- Allow for the implementation of utility infrastructure uses necessary to support development within the community;
- Provide for community amenity open space; and
- Allow for preparation of the lands for future development.

4.2.0 Uses

- 4.2.1 Accessory Building
- 4.2.2 Public Market
- 4.2.3 Agriculture, General

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- 4.2.4 Public Park
- 4.2.5 Agricultural Support Services
- 4.2.6 Raw Water Reservoir and/or Recreational Lake
- 4.2.7 Commercial Communications (CC) Facilities, (Types A, Type B, and Type C)
- 4.2.8 Sign
- 4.2.9 *Historical and Cultural Interpretations*
- 4.2.10 *Utility, Power Generation* Type A and Type B
- 4.2.11 Horticultural Development

4.3.0 Minimum Requirements

4.3.1 Exterior Project Boundary Setbacks:

Conditions A and B are depicted in Schedule “B” and establish minimum setbacks from the exterior (outside) boundary of the *subject lands*. Condition A is depicted by a solid black line and Condition B is depicted by a dashed black line.

- a) Condition A as per Schedule “B”: 100 m (328 ft).
- b) Condition B as per Schedule “B”: 20 m (66 ft).

4.3.2 Interior Parcel Lines (those lot lines that fall within the external boundary):

- a) Front Yard Setback:
 - i) 60 m (197 ft) from any external Township or Range Road.
 - ii) 15 m (49 ft) from any internal subdivision road.
- b) Side Yard:
 - i) 60 m (197 ft) from any Township or Range Road.
 - ii) 15 m (49 ft) from any internal subdivision road.
 - iii) 6 m (20 ft) from all other parcel boundaries.
- c) Rear Yard:
 - i) 60 m (197 ft) from any Township or Range Road.
 - ii) 30 m (98 ft) from all other parcel boundaries.

4.4.0 Maximum Requirements

4.4.1 Building Height: 12 m (39.37 ft.)

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5.0.0 Land Use Regulations – Village Core 1 Development Cell (VC-1)

5.1.0 Purpose and Intent

The purpose of this Cell is intended to:

- Provide a vibrant focal point for the overall development of the Harmony community through the provision of a mix of land uses within a well-defined area;
- Provide a range of services and amenities for residents, employees and adjacent areas;
- Accommodate a variety of housing forms within a higher density setting;
- Provide small to medium scale commercial, institutional and personal service uses;
- Provide for community amenity space, pedestrian space; and
- Allow for the implementation of utility infrastructure.

5.2.0 Development Limits

The lands within VC-1 Cell shall be notationally divided into two areas (Area A and Area B) and sub-cells, as per Schedule “C”, in order to apply permitted uses. ~~and development regulations. The location, size, and shape of each area are approximate and will be more precisely determined at the subdivision stage in a form and substance satisfactory to the County.~~ Proposed development within each Area is to be and in accordance with the architectural guidelines at time of development permit.

5.3.0 Uses5.3.1 Area A

- 5.3.1.1 Accessory Building
- 5.3.1.2 Amusement and Entertainment Services
- 5.3.1.3 Animal Health Care Services, Small Animal
- 5.3.1.4 *Arts and Crafts*
- 5.3.1.5 Arts and Culture Centre
- 5.3.1.6 Bed and Breakfast Home
- 5.3.1.7 Child Care Facility
- 5.3.1.8 Commercial Business
- 5.3.1.9 Commercial Communications Facilities, Type A
- 5.3.1.10 Conference Centre
- 5.3.1.11 Drinking Establishment
- 5.3.1.12 *Dwelling, Multi-Family*
- 5.3.1.13 Dwelling, Semi-Detached
- 5.3.1.14 Dwelling, Single Detached
- 5.3.1.15 Dwelling, Row
- 5.3.1.16 Government Services
- 5.3.1.17 Grocery Store, Regional
- 5.3.1.18 Grocery Store, Local
- 5.3.1.19 Health Care Services
- 5.3.1.20 Home-Based Business, Types I and II

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- 5.3.1.21 Hotel
- 5.3.1.22 Indoor Participant Recreation Services
- 5.3.1.23 Laboratories
- 5.3.1.24 Liquor Sales
- 5.3.1.25 Live/work Unit
- 5.3.1.26 Lodging Houses and Country Inns
- 5.3.1.27 Medical Treatment Services
- 5.3.1.28 Mixed-Use Developments
- 5.3.1.29 Museum
- 5.3.1.30 Offices
- 5.3.1.31 Outdoor Café
- 5.3.1.32 Patio, Accessory to Principal Building Use
- 5.3.1.33 Personal Service Business
- 5.3.1.34 Private Amenity Space
- 5.3.1.35 Private Clubs and Organizations
- 5.3.1.36 Public Building
- 5.3.1.37 Public Market
- 5.3.1.38 Public Park
- 5.3.1.39 Recycling Collection Point
- 5.3.1.40 Religious Assembly
- 5.3.1.41 Residential Care Facility
- 5.3.1.42 Restaurant
- 5.3.1.43 Retail Food Store
- 5.3.1.44 Retail Garden Centre
- 5.3.1.45 Retail Store, Local
- 5.3.1.46 School, Public or Separate
- 5.3.1.47 School or College, Commercial
- 5.3.1.48 *Secondary Suite*
- 5.3.1.49 Sign
- 5.3.1.50 Specialty Food Store
- 5.3.1.51 *Utility, Power Generation Type A and Type B*
- 5.3.1.52 *Wellness Resort*

5.3.2 Area B (Peninsula)

- 5.3.2.1 Accessory Building
- 5.3.2.2 *Arts and Crafts*
- 5.3.2.3 Arts and Culture Centre
- 5.3.2.4 Child Care Facility
- 5.3.2.5 Commercial Communications (CC) Facility, Type A
- 5.3.2.6 *Dwelling, Multi-Family* (see 5.13.1)
- 5.3.2.7 *Dwelling, Row* (see 5.3.1)
- 5.3.2.8 *Dwelling, Semi-Detached* (see 5.3.1)
- 5.3.2.9 *Dwelling, Single Detached* (see 5.3.1)
- 5.3.2.10 Home-Based Business, Type I & II
- 5.3.2.11 Indoor Participant Recreation Services
- 5.3.2.12 Outdoor Café
- 5.3.2.13 Outdoor Recreation, Neighbourhood Area
- 5.3.2.14 Patio, Accessory to Principal Business Use
- 5.3.2.15 Private Amenity Space
- 5.3.2.16 Private Clubs and Organizations

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- 5.3.2.17 Retail Store, Local (see 5.3.2)
- 5.3.2.18 Restaurant
- 5.3.2.19 Secondary Suite (see 5.3.1)
- 5.3.2.20 Sign
- 5.3.2.21 Utility, Power Generation Type A & Type B

5.4.0 Minimum **Setback** Requirements:

a) The minimum building setback to a property line is 0 m (0 ft).

~~a) Cell A (High Street – Waterfront Plaza):~~

~~i) Front Yard:~~

- ~~.1 Mixed Use Development/Commercial Development: 0 m (0 ft).~~
- ~~.2 All other uses: 3.5 m (11.8 ft).~~

~~ii) Side Yard:~~

- ~~.1 Mixed Use Development/Commercial Development: 0 m (0 ft).~~
- ~~.2 All other uses: 1.2 m (3.9 ft).~~

~~iii) Rear Yard:~~

- ~~.1 Mixed Use Development/Commercial Development: 2 m (6.6 ft).~~
- ~~.2 All other uses: 3.0 m (11.5 ft).~~

~~b) Cell B (Core Avenue):~~

~~i) Front Yard:~~

- ~~.1 Mixed Use Development / Commercial Development/ Dwelling, Multi-Family east of Cell A: 0 m (0 ft).~~
- ~~.2 All other uses: 2.5 m (8.2 ft).~~

~~ii) Side Yard: 1.2 m (3.9 ft).~~

~~iii) Rear Yard: 6.0 m (20 ft).~~

~~c) Cell C (Beach Club Area):~~

~~i) Front Yard: 2.5 m (8.2 ft).~~

~~ii) Side Yard: 3.5 m (11.5 ft).~~

~~iii) Rear Yard: 3.0 m (9.8 ft).~~

~~d) Cell D (Balance of Village Core and Peninsula)~~

~~i) Front Yard: 2.5 m (8.2 ft).~~

~~ii) Side Yard:~~

- ~~.1 Dwelling Multi-Family; Dwelling, Semi-Detached; Dwelling, Single-Detached; Dwelling, Row: 1.2 m (3.9 ft).~~
- ~~.2 All other uses: 3.5 m (11.5 ft).~~

~~iii) Rear Yard: 3.0 m (9.8 ft).~~

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5.5.0 Maximum Limits:

- a) Height:
 - i) Dwelling, Row; Dwelling, Semi-Detached, Dwelling, Single Family: 13 m (42.65 ft).
 - ii) *Dwelling, Multi-Family*: 17 m (55.77 ft).
 - iii) Accessory Buildings: 12 m (39.37 ft)
 - iv) Mixed-Use, Commercial and Residential buildings: 16 m (52.49 ft).
 - v) Hotel: 20 m (65.62 ft)
 - vi) All other uses: 17 m (55.77 ft).
- b) *Residential Units*: 950 dwelling units.
- c) *Residential Care Facility* units: 250 dwelling units.
- d) Hotel: 125 accommodation units.
- e) Lodging Houses and Country Inns: 50 accommodation units.
- f) Retail Food Store: 3,251 m² (35,000 ft²).
- g) Retail Store, Local: 929 m² (10,000 ft²).

5.6.0 Building Orientation and Design:

- a) Mixed-Use Development / Commercial Development:
 - i) Service bays, roof top mechanical units and storage areas shall be screened from adjacent buildings.
- b) Residential Area:
 - i) All ground floor *residential units*, along a view corridor and particularly when fronting onto a public thoroughfare or park shall provide an entrance with direct access to grade unless access is inappropriate due to site conditions.
 - ii) *Private amenity space* for ground floor *residential units* may be located in the front yard, provided the issues of privacy, security, light, and access are addressed to the satisfaction of the County.
 - iii) Buildings shall create a definite street edge. Entries along the street shall be relatively consistent with no large breaks between doors and walkways.
 - iv) Side elevations on a corner lot shall have the compatible application of exterior finishes and architectural detailing as the front elevation.
 - v) Where the rear abuts open space or a public thoroughfare (view corridor) that is clearly visible, it shall have exterior finishes and architectural detailing compatible with the front elevation.

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vi) All parts of the building, from the overall form shall be designed with a sense of proportion to each other.

~~vii) For residential units with front attached garages, driveway lengths need to be a minimum length of 6.0 m (19.69 ft) from back of sidewalk or road curb to the front of the garage.~~

5.7.0 Projections:

c) Commercial Development / Mixed-Use Development:

All projecting awnings and signage will be appropriate to the building and guided by the Harmony Architectural Guidelines.

d) Residential Area:

i) Projections into a front yard shall not be permitted except:

- .1 Eaves may project over or onto a front yard to a maximum of 0.6 m (2 ft);
- .2 Windows may project over or onto a front yard to a maximum of 0.3 m (1 ft); and
- .3 Landings, porches or canopies may project over or onto a front yard to a maximum of 3.5 m (11.48 ft).

ii) No minimum area restrictions shall apply to landings.

e) Waterfront: Portions of buildings located adjacent to the waterfront may project over, into, or onto the water.

f) Roadways: Pedestrian bridges may project over public roadways to provide linkages between buildings.

5.8.0 Live/Work Units:

a) That portion used for work purposes shall be restricted to the ground floor only ~~and shall not exceed 50% of the gross floor area of all floors in the live/work unit.~~

b) A maximum of three non-resident employees may work within the live/work unit unless otherwise allowed by the County.

c) The resident owner or owner's employee, as resident, shall be responsible for the business activity performed.

d) Signage shall be non-illuminated in residential areas and shall be compatible with the architectural guidelines of the residential neighbourhood to the satisfaction of the County.

~~e) The non-residential components of live/work units shall be limited to the uses in this Cell.~~

f) All live/work *residential units* fronting onto a public thoroughfare shall have an entrance with direct access to grade.

~~g) Residential units shall not be located below the second storey of the buildings on the High Street Site or the Waterfront Plaza Street excluding stairwells/entranceways.~~

h) Except as provided elsewhere in this Bylaw, a portion of the *residential unit* may be located on the same floor as a non-residential use in the Mixed-Use /

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Commercial Areas ~~provided it is no more than 30% of the net floor area excluding stair entry.~~

- i) Live/work units shall be limited to those uses which do not create a nuisance by way of electronic interference, dust, noise, odour, smoke, bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside the live-work unit.
- ~~j) Except as provided in this Bylaw, the residential unit shall not be located at street level in the Mixed Use / Commercial areas.~~
- ~~k) Separate entrances shall be provided for the commercial and residential uses. Each entrance shall have direct or indirect (via a common hallway) access to a public street or parking area in the Mixed Use / Commercial areas.~~

5.9.0 Mixed-Use Development and Commercial Development:

- a) A building may be occupied by a combination of one or more of the uses listed and each use shall be considered a separate use, and each use shall obtain a Development Permit. A Development Permit may include a number of uses and/or units within a building.
- ~~b) Residential units and commercial premises shall not be permitted on the same storey of a building.~~
- ~~c) Residential units shall not be located on the ground floor of a building excluding stairwells/entranceways to access such units.~~
- d) The *residential units* shall have at grade access that is separate from the access for commercial premises. Direct access from a *residential unit* to a commercial premise shall not be permitted.
- e) A minimum of 4 m² (43 ft²) of *private amenity space* shall be provided for each *residential unit* in the building.
- f) No use or operation within a building shall cause or create the emission of toxic matter beyond the building that contains it. The handling, storage and disposal or any toxic or hazardous materials or waste shall be in accordance with the regulations of any government authority having jurisdiction.

5.10.0 On-Water Buildings:

- a) Buildings may be located on the water provided there is a minimum separation of 3 m between the buildings including any projections or decks.

5.11.0 Parking and Loading:

- a) Park and loading spaces for residential and live/work uses shall be provided as per the following table:

Land Use	Minimum Parking Requirements
Dwellings, Row; Dwellings, Semi-Detached	1.5 stalls and 0.15 visitor stalls per unit
All Other Residential	1 stall per unit; and 0.15 visitor stalls per unit
Live/Work Units	2 stalls per unit

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- b) Notwithstanding Section 30 - Parking and Loading, and Schedule 5 - Parking, Schedule 6 - Loading, of the Land Use Bylaw (C-4841-97), parking and loading requirements regarding the number of stalls required for mixed use development and commercial development in the VC-1 district shall be based on a parking and loading needs assessment prepared by a Professional Transportation Engineer. The assessment shall be submitted in conjunction with the first development permit application for structures within the VC-1 district.
- c) On-site parking shall not be allowed within 3.0 m (9.84 ft) of a public thoroughfare.
- d) Parking structures shall not project more than 1 m (3 ft) above grade.

5.12.0 Retaining Walls and Fences

- a) For residential uses other than multi-family residential, the height of an exposed retaining wall or other building wall located within a rear yard shall not exceed 1.5 m (4.92 ft) unless otherwise allowed by the County.
- b) ~~The height of a fence above grade measured at any point along the fence line, including the height of any retaining wall, which represents a logical vertical extension of the fence, shall not exceed 1.8 m (5.9 ft) 2.0 m (6.56 ft) unless otherwise allowed by the County.~~

5.13.0 Special Regulations

~~5.13.1 Notwithstanding Section 5.3.2, the following uses are not permitted within Cell C:~~

- ~~a. Dwelling, Multi-Family~~
- ~~b. Dwelling, Row~~
- ~~c. Dwelling, Semi-Detached~~
- ~~d. Dwelling, Single Detached~~
- ~~e. Secondary Suite~~

~~5.13.2 Notwithstanding 5.5.0 g), the maximum size of Retail Store, Local within Cell C is 464.5 m² (5,000 ft²).~~

6.0.0 Land Use Regulations – Employment Campus Development Cell (E-1)**6.1.0 Purpose and Intent**

The purpose of this Cell is intended to:

- Accommodate comprehensively planned employment related land uses that
- contribute to the local and regional economy;
- Provide an attractive work environment;
- Provide recreational and institutional based business opportunities;
- Provide for community amenity space; and
- Allow for the implementation of utility infrastructure.
- Accommodate a mix of commercial uses that support and attract employment

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6.2.0 Uses

- 6.2.1 Accessory Building
- 6.2.2 Agricultural Support Services
- 6.2.3 Amusement and Entertainment Services
- 6.2.4 Animal Health Care Services, Inclusive
- 6.2.5 Arts and Culture Centre
- 6.2.6 Athletic and Recreation Services
- 6.2.7 Auctioneering Services
- 6.2.8 Automotive Services
- 6.2.9 Business Park
- 6.2.10 Child Care Facility
- 6.2.11 Commercial Business
- 6.2.12 Commercial Communications Facilities, Type A, Type B, Type C
- 6.2.13 Commercial Recreation Facilities
- 6.2.14 Conference Centre
- 6.2.15 Dealership/Rental Agency, Automotive
- 6.2.16 Drinking Establishment
- 6.2.17 General Industry Type I
- 6.2.18 Government Services
- 6.2.19 Health Care Services
- 6.2.20 Hotel/Motel
- 6.2.21 Indoor Participant Recreation Services
- 6.2.22 Laboratories
- 6.2.23 Liquor Sales
- 6.2.24 Lodging Houses and Country Inns
- 6.2.25 Market Gardens
- 6.2.26 Medical Treatment Services
- 6.2.27 Mixed-Use Developments
- 6.2.28 Museum
- 6.2.29 Office Parks
- 6.2.30 Outdoor Cafe
- 6.2.31 Outdoor Participant Recreation Services
- 6.2.32 Patio, Accessory to Principal Business Use
- 6.2.33 Personal Service Business
- 6.2.34 *Private Amenity Space*
- 6.2.35 Private Clubs and Organizations
- 6.2.36 Public Market
- 6.2.37 Public Park
- 6.2.38 Raw Water Reservoir and/or Recreational Lake
- 6.2.39 Recycling Collection Point
- 6.2.40 Religious Assembly
- 6.2.41 Research Parks
- 6.2.42 Restaurant
- 6.2.43 Retail Food Store
- 6.2.44 Retail Store, Local
- 6.2.45 School, Public or Separate
- 6.2.46 School or College, Commercial

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- 6.2.47 Sign
- 6.2.48 *Utility, Power Generation Type A & Type B*
- 6.2.49 *Wellness Resort*

6.3.0 Minimum Limits

6.3.1 Exterior Project Boundary Setbacks:

Conditions A and B are depicted in Schedule “B” and establish minimum setbacks from the exterior (outside) boundary of the *subject lands*. Condition A is depicted by a solid black line and Condition B is depicted by a dashed black line.

- a) Condition A as per Schedule “B”: 100 m (328 ft).
- b) Condition B as per Schedule “B”: 20 m (66 ft).

6.3.2 Interior Parcel Line (those lot lines that fall within the external boundary):

a) Front Yard:

- i) 15 m (49 ft) from any Township or Range Road.
- ii) 5.0 m (16.40 ft) from any internal subdivision road.

- b) Side Yard: 6.0 m (19.7 ft) except where a fire resistant wall is provided in accordance with the Alberta Building Code, 0.0 m (0.0 ft).

6.3.3 Rear Yard: 6 m (20 ft).

- a) Where the Minimum Building Setbacks are greater than the Parcel Minimum Setbacks, the Development Cell regulations shall prevail.

6.4.0 Maximum Limits

6.4.1 Height:

- a) Building Height: 18 m (59.0 ft).

6.4.2 Floor Area:

- a) Retail Food Store: 3,251 m² (35,000 ft²).
- b) Retail Store, Local: 1,860 m² (20,000 ft²).

6.4.3 Site Coverage: 45%.

6.4.4 Number of Residential Dwelling Units: 100.

6.5.0 Special Regulations

- 6.5.1 Auctioneering services are to be provided entirely within buildings and does not permit the use of outdoor storage or display.

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- 6.5.2 A building may be occupied by a combination of one or more of the uses listed for this Cell and each use shall be considered as a separate use. A Development Permit may include a number of uses and/or units within a building.
- 6.5.3 *Residential units* and commercial premises shall not be permitted on the same storey of a building except for stairwells/entranceways.
- 6.5.4 *Residential units* shall not be located on the ground floor of a building.
- 6.5.5 The *residential units* shall have at grade access that is separate from the access for commercial premises. Direct access from a *residential unit* to a commercial premise shall not be permitted.
- 6.5.6 A minimum of 4 m² (43 ft²) of *private amenity space* shall be provided for each *residential unit* in the building.
- 6.5.7 No use within any building or structure on the lands shall cause or create air contaminants, visible emissions or particulate emissions beyond the building which contains them.
- 6.5.8 No use or operation within a building shall cause or create the emission of noxious odours or vapour beyond the building that contains the use or operation.
- 6.5.9 No use or operation within a building shall cause or create the emission of toxic matter beyond the building that contains it. The handling, storage and disposal or any toxic or hazardous materials or waste shall be in accordance with the regulations of any government authority having jurisdiction.

6.6.0 Building Orientation and Design

- 6.6.1 Service bays, roof top mechanical units and storage areas shall be appropriately screened to the satisfaction of the County.

7.0.0 Land Use Regulations – Golf Facilities and Open Space Cell (GO)

7.1.0 Purpose and Intent

The purpose of this Cell is intended to:

- Provide for the development, operation and management of a *golf course* and associated recreational facilities;
- Provide uses that complement *golf course* facilities;
- Provide recreational based business opportunities;
- Provide for community amenity space;
- Allow for the implementation of utility infrastructure; and
- Allow for treated wastewater spray irrigation on *golf course* lands.

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The lands within the GO Cell shall be notationally divided into areas, as per Schedule “D”, in order to apply permitted uses. The location, size and shape of each area are approximate and will be more precisely determined at the subdivision stage in a form and substance satisfactory to the County.

7.3.0 Uses**7.3.1 Area A**

7.3.1.1 Accessory Buildings

7.3.1.2 Commercial Communications (CC) Facilities, Type A, Type B, Type C

7.3.1.3 *Golf Course* 7.3.1.4 *Golf Course Driving Range*

7.3.1.5 *Golf Course* Maintenance and Storage Facilities

7.3.1.6 Private Clubs and Organizations

7.3.1.7 *Outdoor Recreation, Neighbourhood Area*

7.3.1.8 Raw Water Reservoir and/or Recreational Lake

7.3.1.9 Sign

7.3.1.10 *Utility, Power Generation* Type A & Type B

7.3.2 Area B

7.3.2.1 Accessory Building

7.3.2.2 Commercial Communications (CC) Facilities, Type A, Type B, Type C

7.3.2.3 *Golf Course* 7.3.2.4 *Golf Course Driving Range*

7.3.2.5 *Golf Course* Clubhouse Facilities *and Conference Centre*

7.3.2.6 *Golf Course* Maintenance and Storage Facilities

7.3.2.7 Indoor Participant Recreation Services

7.3.2.8 *Outdoor Recreation, Neighbourhood Area*

7.3.2.9 Private Clubs and Organizations

7.3.2.10 Sign

7.3.2.11 *Utility, Power Generation* Type A & Type B

7.4.0 Minimum and Maximum Requirements**7.4.1 Minimum Building Setbacks:**

a) Front Yard Setback: 6 m (19.7 ft).

b) Side Yard Setback: 3 m (9.8 ft).

c) Rear Yard Setback: 6 m (19.7 ft).

7.4.2 Airport No Building Zone: A building setback zone as defined by 20 m either side of the projected runway centreline to a total building setback of 40 m located underneath the Airport Runway Approach. This building setback regulation applies to above grade building structures.

7.4.3 Maximum Height:

a) Building Height: 18 m (59.0 ft.)

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7.5.0 Special Regulations

- 7.5.1 The design of the *golf course* shall provide for integration with the natural setting by maximizing retention of natural landforms, unique vegetation and open space including the protection of natural drainage channels.
- 7.5.2 Parking requirements for the *golf course* clubhouse shall be 3 parking stalls per 1 golf hole.
- 7.5.3 A development permit application shall address the potential requirements for limiting the seasons and hours of operation, including maintenance activities. These could include seasonal or other temporary closures.
- 7.5.4 A development permit application shall address the potential requirement for fencing of the development for wildlife and/or human use management purposes.
- 7.5.5 The raw water reservoir is an integral component of the stormwater and wastewater systems; therefore, development within this cell is subject to an engineering review with regards to impacts to the stormwater management plan, potable water, and sanitary sewer infrastructure and operations.

8.0.0 **Land Use Regulations – Village Residential 1 Development Cell (VR-1)**8.1.0 Purpose and Intent

The purpose of this Cell is intended to:

- Accommodate a variety of housing forms within a range of low to medium density housing units;
- To cluster housing to increase open space and servicing efficiency;
- Provide for community amenity space; and
- Allow for the implementation of utility infrastructure.

8.2.0 Uses

- 8.2.1 Accessory Building
- 8.2.2 Child Care Facility
- 8.2.3 Commercial Communications (CC) Facilities, Type A
- 8.2.4 Dwellings, Multi-Family
- 8.2.5 Dwellings, Semi-Detached
- 8.2.6 Dwellings, Single Detached
- 8.2.7 Dwellings, Row
- 8.2.8 Home-Based Business, Type I & Type II
- 8.2.9 Private Amenity Space
- 8.2.10 Public Park
- 8.2.11 *Secondary Suite*
- 8.2.12 Sign
- 8.2.13 *Utility, Power Generation Type A*

DC - 129**8.3.0 Minimum Limits**

Except for 8.3.1 and 8.4.0, all minimum and maximum limits shall be as per Section 8.8.0, Table 1 of this Bylaw.

8.3.1 Exterior Project Boundary: Condition B as per Schedule “B”: 20 m (66 ft).

8.4.0 Maximum Limits**8.4.1 Building Height:**

- a) Dwellings, Row; Dwellings, Semi-Detached, Dwellings, Single Detached: 13 m (42.65 ft).
- b) Dwellings, Multi-Family: 15 m (49.21 ft).
- c) All other uses: 12 m (39.37 ft).

8.4.2 Residential Dwelling Units: 550.

8.5.0 Minimum/Maximum Lot Area Requirements:

8.5.1 Table 1 specifies the minimum lot area, minimum/maximum lot widths, minimum front, rear and side yard setbacks, and maximum lot average, and shall apply to all buildings within the Village Residential Development Cell (VR-1).

8.6.0 Mix of Housing Types

8.6.1 There shall be a mix of housing types within the Village Residential Development Cell (VR-1). A minimum of 5% and a maximum of 20% of the total number of dwelling units within the Village Residential Development Cell (VR-1) shall be Dwellings, Semi-Detached, Dwellings, Row (townhouses), Dwellings, Multi-Family (apartments).

8.7.0 Special Regulations

8.7.1 The **front** driveway connecting a garage (attached and/or detached) to a public road ~~shall~~ must be a minimum ~~length~~ of 6.0 m (19.68 ft) **in length, when** measured from:

1. the back of the public sidewalk to the front of the garage; or
2. the road curb where there is no public sidewalk to the front of the garage.

Note: Replace existing TABLE 1 with version below - all amended areas can be identified with red text

EXISTING

Table 1 (8.5.1) – Village Residential Parcel Regulations

HOUSING TYPE	LOT WIDTH		MINIMU M LOT AREA m ² (ft ²)	MINIMUM FRONT YARD		MINIMUM REAR YARD		MINIMUM SIDE YARD ^a		MAXIMUM RATIO OF GARAGE TO TOTAL BUILDING FACE (%)	MAXIMUM LOT COVERAGE (%)
	Minimum	Maximum		Principal Building	Garage/Accessory Building	Principal Building	Attached or Detached Garage/Accessory Building	Principal Building	Garage/Accessory Building		
	Metres (Feet)			Metres (Feet)		Metres (Feet)		Metres (Feet)			
REAR ACCESS											
Single Detached	13.41 (44.00)	15.23 (49.99)	526.00 (5661.82)	6.00 (19.69)	N.P.	9.00 (29.53) ^b	0.91 (3.00)	4.26 total/2.74 one side (14.00 total/9.00 one side)	1.52 (5.00)/0 if building side is constructed of maintenance-free materials	N.A.	40
	15.24 (50.00)	N.A.	607.00 (6533.69)					4.88 total/3.35 one side (16.00 total/11.00 one side)		N.A.	
Semi-Detached	10.36 (34.00)		324.00 (3487.51)			7.50 (24.60) ^b		1.52 (5.00)/0 from property line on which a party wall is located	1.82 (6.00)/0 from property line on which a party wall is located	N.A.	55
Townhomes	9.14 (30.00)		243.00 (2615.63)					1.52 (5.00)/0 from property line on which a party wall is located	2.43 (8.00)/0 from property line on which a party wall is located	N.A.	60
FRONT ACCESS											
Single Detached	18.29 (60.00)	24.37 (79.99)	728.00 (7836.13)	6.00 (19.69)		9.00 (29.53)		5.48 total/3.35 one side (18.00 total/11.00 one side) ^c		60 ^d	35
	24.38 (80.00)	30.47 (99.99)	1012.00 (10893.08)	9.00 (29.53) ^c		10.50 (34.45)		6.70 total/ 4.57 one side (22.00 total/15.00 one side) ^c		50 ^d	
	30.48 (100.00)	N.A.	1,335.00 (14369.82)			12.00 (39.37)		9.14 total/ 6.09 one side (30.00 total/20.00 one side) ^c		45 ^d	
Semi-Detached	13.41 (44.00)		404.00 (4348.62)	6.00 (19.69)		7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located	1.82 (6.00)/0 from property line on which a party wall is located	N.A. ^d	50
Townhomes	10.97 (36.00)		319.00 (3433.69)					2.43 (8.00)/0 from property line on which a party wall is located	60 ^d	55	

^{a.} For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion.

^{b.} Where a rear garage is attached to the principle building, the minimum rear yard setback shall be 6.00 metres (19.69 feet) or a maximum of 0.91 m (3.00 feet).

^{c.} Where a rear garage is accessed from the front of the lot, the minimum side yard setback shall be 2.44 metres (8.00 feet).

^{d.} If garage front is parallel to street then garage eaveline shall not project greater than 2.43 metres (8.00 feet) from the eaveline of the house front.

^{e.} Minimum front yard reduced to 6.10 metres (20.00 feet) if garage is oriented perpendicular to street.

^{f.} Where a lot has both front and rear access, the setbacks shall apply based on the garage location indicated on the Building Grade plan. Multiple access can be permitted where they are indicated on the Building Grade plan and approved through the Architectural Control process.

* N/A indicates "Not Applicable"

** N.P. indicates "Not Permitted"

PROPOSED**TABLE 1 (8.5.1) - Village Residential Parcel Regulations**

HOUSING TYPE ^a	LOT FRONTAGE ^a		MINIMUM LOT AREA m ² (ft ²)	MINIMUM FRONT YARD SETBACKS		MINIMUM REAR YARD SETBACKS		MINIMUM SIDE YARD SETBACKS ^a		MAXIMUM RATIO OF GARAGE TO TOTAL BUILDING FACE FACE (%)	MAXIMUM LOT COVERAGE (%)
	Minimum	Maximum		Principal Building	Accessory Building	Principal Building	Accessory Building	Principal Building	Accessory Building		
	Metres (Feet)			Metres (Feet)		Metres (Feet)		Metres (Feet)			
REAR ACCESS ^c											
Single Detached	13.41 (44.00)	15.24 (50.00)	526.00 (5,661.82)	6.00 (19.69)		9.00 (29.53)	0.60 (1.97)	4.26 total/2.74 one side (14.00 total/9.00 one side)	0.60 (1.97)		40
	15.25 (50.03)		607.00 (6,533.69)					4.88 total/3.35 one side (16.00 total/11.00 one side)			
Semi-Detached	10.36 (33.99)		324.00 (3,487.51)			7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located	1.82 (6.00)/0 from property line on which a party wall is located		55
Townhomes	9.14 (29.99)		243.00 (2,615.63)			7.50 (24.60)			2.43 (8.00)/0 from property line on which a party wall is located		60
FRONT ACCESS ^c											
Single Detached	18.28 (59.97)	24.39 (80.02)	728.00 (7,836.13)	6.00 (19.69)		9.00 (29.53)	0.60 (1.97)	5.48 total/3.35 one side (18.00 total/11.00 one side) ^c	0.60 (1.97)	60 ^d	35
	24.40 (80.05)	30.48 (100.00)	1012.00 (10,893.08)	9.00 (29.53) ^e		10.50 (34.45)		6.70 total/4.57 one side (22.00 total/15.00 one side) ^c		50 ^d	
	30.49 (100.03)		1,335.00 (14,369.82)	9.00 (29.53) ^e		12.00 (39.37)		9.14 total/6.09 one side (30.00 total/20.00 one side) ^c		45 ^d	
Semi-Detached	13.41 (44.00)		404.00 (4,348.62)	6.00 (19.69)		7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located	1.82 (6.00)/0 from property line on which a party wall is located		50
Townhomes	10.97 (36.00)		319.00 (3,433.69)	6.00 (19.69)		7.50 (24.60)	2.43 (8.00)/0 from property line on which a party wall is located		60 ^d	55	

a. For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion.

b. Where a rear garage is accessed from the front of the lot, the minimum side yard setback shall be 2.44 metres (8.00 feet).

c. If garage front is parallel to street then garage eaveline shall not project greater than 2.43 metres (8.00 feet) from the eaveline of the house front.

d. Minimum front yard reduced to 6.10 metres (20.00 feet) if garage doors do not face the street is oriented perpendicular to street.

e. Where a lot has both front and rear access, the setbacks shall apply based on the garage location indicated on the Building Grade plan. Multiple access can be permitted where they are indicated on the Building Grade plan and approved through the Architectural Control process.

f. Housing Types and lot frontages are identified for each parcel in the Lot Frontage Plan, provided by the developer.

9.0.0 Land Use Regulations – Village Residential 2 Development Cell (VR-2)**9.1.0 Purpose and Intent**

The purpose of this Cell is intended to:

- Accommodate a variety of housing types and densities that sensitively integrate with adjacent uses within and outside Harmony;
- Cluster housing to increase open space and servicing efficiency;
- Provide for community amenity space; and
- Allow for the implementation of utility infrastructure.

9.2.0 Uses

- 9.2.1 Accessory Buildings
- 9.2.2 Child Care Facility
- 9.2.2 Commercial Communications Facility Type A
- 9.2.3 Dwellings, Multi-Family
- 9.2.4 Dwellings, Row
- 9.2.5 Dwellings, Semi-Detached
- 9.2.6 Dwellings, Single Detached
- 9.2.7 Home-Based Business, Types I and II
- 9.2.8 *Private Amenity Space*
- 9.2.9 Public Park
- 9.2.10 *Secondary Suite*
- 9.2.11 Sign
- 9.2.12 *Utility, Power Generation Type A*

9.3.0 Minimum Limits

Except for 9.3.1 and 9.4.0, all minimum and maximum limits shall be as per Section 9.8.0, Table 2 of this Bylaw.

9.3.1 Exterior Project Boundary: Condition A as per Schedule “B”: 20 m (66 ft).

9.4.0 Maximum Limits**9.4.1 Building Height:**

- a) Dwellings, Row; Dwellings, Semi-Detached, Dwellings, Single Detached: 13.00 m (42.65 ft).
- b) Dwellings, Multi-Family: 15.00 m (49.21 ft).
- c) All other uses: 12.00 m (39.37 ft).

9.4.2 Number of Residential Dwelling Units: 1,020.

9.5.0 Minimum/Maximum Lot Area Requirements:

9.5.1 Table 2 specifies the minimum lot area, minimum/maximum lot widths, minimum front, rear and side yard setbacks, and maximum lot coverage, and

shall apply to all buildings within the Village Residential 2 Development Cell (VR-2).

9.6.0 Mix of Housing Types

- 9.6.1 There shall be a mix of housing types within the Village Residential 2 Development Cell (VR-2). A minimum of 5% of the total number of dwelling units within the Village Residential 2 Development Cell (VR-2) shall be Dwellings, Semi-Detached, Dwellings, Row (townhouses), Dwellings, Multi Family (apartments).

9.7.0 Special Regulations

- 9.7.1 The ~~front~~ driveway connecting a garage (attached and/or detached) to a public road ~~shall~~ must be a minimum ~~length~~ of 6.0 m (19.68 ft) ~~in length, when~~ measured from:
1. the back of the public sidewalk to the front of the garage; or
 2. the road curb where there is no public sidewalk to the front of the garage.

Note: Replace existing TABLE 2 with version below - all amended areas can be identified with red text
EXISTING

TABLE 2 (9.5.1) – Village Residential 2 Parcel Regulations

HOUSING TYPE	LOT WIDTH		MINIMUM LOT AREA m ² (ft ²)	MINIMUM FRONT YARD		MINIMUM REAR YARD		MINIMUM SIDE YARD ^a		MAXIMUM RATIO OF GARAGE TO TOTAL BUILDING FACE (%)	MAXIMUM LOT COVERAGE (%)
	Minimum	Maximum		Principal Building	Garage/Accessory Building	Principal Building	Attached or Detached Garage/Accessory Building	Principal Building	Garage/Accessory Building		
	Metres (Feet)			Metres (Feet)		Metres (Feet)		Metres (Feet)			
REAR ACCESS											
Single Detached	11.58 (38.00)	13.40 (43.99)	380.00 (4090.27)	4.50 (14.76)	N.P.	9.00 (29.53) _b	0.91 (3.00)	3.05 total/1.52 one side (10.00 total/5.00 one side)	1.52 (5.00)/0 if building side is constructed of maintenance-free materials	N.A.	45
	13.41 (44.00)	15.23 (49.99)	442.00 (4736.12)	6.00 (19.69)				3.66 total/1.52 one side (12.00 total/5.00 one side)			45
	15.24 (50.00)	N.A.	500.00 (5381.96)	4.26 total / 1.52 one side (14.00 total / 5.00 one side)				45			
Single-Detached (Wide Shallow) ^c	17.07 (56.00)		460.00 (4951.40)	4.50 (14.76)		3.50 (11.48)	3.66 total / 1.52 one side (12.00 total / 5.00 one side)	1.52 (5.00) one side	45		
Semi-Detached	10.36 (34.00)		310.00 (3336.81)	6.00 (19.69)		7.50 (24.60) _b	0.91 (3.00)	1.52 (5.00)/0 from property line on which a party wall is located	1.82 (6.00)/0 from property line on which a party wall is located		55
Townhomes	6.10 (20.00) two party walls / 9.14 (30.00) one party wall		200.00 (2152.78)	4.50 (14.76)				1.52 (5.00)/0 from property line on which a party wall is located	2.43 (8.00)/0 from property line on which a party wall is located		60
FRONT ACCESS											
Single Detached	12.09 (40.00)	14.01 (45.99)	395.00 (4,251.75)	6.00 (19.69)	9.00 (29.53)	3.05 total/1.52 one side (10.00 total/5.00 one side) ^c		756 ^d	45		
	14.02 (46.00)	18.28 (59.99)	460.00 (4951.40)			3.66 total/ 1.52 one side (12.00 total/5.00 one side) ^c	65 ^d	40			
	18.29 (60.00)	24.28 (79.99)	600.00 (6458.35)				4.87 total/ 1.52 one side (16.00 total/5.00 one side) ^c		60 ^d		
	24.29 (80.00)	30.47 (99.99)	800.00 (8611.13)	9.00 (29.53)	10.50 (34.45)	5.48 total / 1.52 one side (18.00 total/5.00 one side) ^c		50 ^d	35		
	30.48 (100.00)	N.A.	1,000.00 (10763.91)		12.00 (39.37)	6.70 total/2.13 one side (22.00 total/7.00 one side) ^c		45 ^d			
Single Detached Wide Shallow		N.A.	570.00 (6135.43)	4.50 (14.76)	9.00 (29.53)	4.26 total/1.52 one side (14.00 total/5.00 one side) ^c		60 ^d	40		
Semi-Detached	13.41 (44.00)	13.40 (43.99)	324.00 (3487.51)	6.00 (19.69)	7.50 (24.60)	N.A.	1.52 (5.00)/0 from property line on which a party wall is located		65 ^d	50	
		N.A.	402.00 (4327.09)						60 ^d		
Townhomes	10.97 (36.00)	N.A	328.00 (3530.56)							1.52 (5.00)/0 from property line on which a party wall is located	2.43 (8.00)/0 from property line on which a party wall is located

- a. For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion.
- b. Where a rear garage is attached to the principal building, the minimum rear yard setback shall be 6.00 metres (19.69 feet) or a maximum of 0.91 m (3.00 feet).
- c. Where a rear garage is accessed from the front of the lot, the minimum side yard setback shall be 2.44 metres (8.00 feet).
- d. If a garage front is parallel to street, then garage eaveline shall not project greater than 2.43 m (8.00 ft) from the eaveline to the house front.
- e. Minimum front yard reduced to 6.10 m (20.00 feet) if garage is oriented perpendicular to street.
- f. Where a lot has both front and rear access, the setbacks shall apply based on the garage location indicated on the Buildign Grade plan. Multiple access can be permitted where they are indicated on the Building Grade plan and approved through the Architectural Control Process.

* N.A. indicates "Not Applicable"; ** N.P. indicates "Not Permitted"

PROPOSED

TABLE 2 (9.5.1) – Village Residential 2 Parcel Regulations

HOUSING TYPE ^e	LOT FRONTAGE ^e		MINIMUM LOT AREA m² (ft²)	MINIMUM FRONT YARD SETBACKS		MINIMUM REAR YARD SETBACKS		MINIMUM SIDE YARD SETBACKS ^a		MAXIMUM RATIO OF GARAGE TO TOTAL BUILDING FACE (%)	MAXIMUM LOT COVERAGE (%)	
	Minimum	Maximum		Principal Building	Accessory Building	Principal Building	Accessory Building	Principal Building	Accessory Building			
	Metres (Feet)			Metres (Feet)		Metres (Feet)		Metres (Feet)				
REAR ACCESS ^e												
Single Detached	11.58 (37.99)	13.41 (44.00)	380.00 (4,090.27)	4.50 (14.76)		9.00 (29.53)	0.60 (1.97)	3.05 total/1.52 one side (10.00 total/5.00 one side)	0.60 (1.97)		45	
	13.42 (44.03)	15.24 (50.00)	442.00 (4,736.12)	6.00 (19.69)				3.66 total/1.52 one side (12.00 total/5.00 one side)			45	
	15.25 (50.03)		500.00 (5,381.96)	6.00 (19.69)				4.26 total/1.52 one side (14.00 total/5.00 one side)				
Single-Detached (Wide Shallow) ^e	17.07 (56.00)		460.00 (4,951.40)	4.50 (14.76)		7.50 (24.60)		3.66 total/1.52 one side (12.00 total/5.00 one side)			45	
Semi-Detached	10.36 (33.99)		310.00 (3,336.81)	6.00 (19.69)		7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located	1.82 (6.00)/0 from property line on which a party wall is located		55	
Townhomes	6.09 (19.98) two party walls / 9.14 (29.99) one party wall		200.00 (2,152.78)	4.50 (14.76)		7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located	2.43 (8.00)/0 from property line on which a party wall is located		60	
FRONT ACCESS ^e												
Single Detached	12.19 (39.99)	14.02 (46.00)	395.00 (4,251.75)	6.00 (19.69)		8.00 (26.25)	0.60 (1.97)	3.05 total/1.52 one side (10.00 total/5.00 one side) ^c	0.60 (1.97)	75 ^d	45	
	14.03 (46.03)	18.29 (60.01)	460.00 (4,951.40)	6.00 (19.69)				3.66 total/1.52 one side (12.00 total/5.00 one side) ^c		65 ^d	40	
	18.30 (60.04)	24.39 (80.02)	600.00 (6,458.35)	6.00 (19.69)				9.00 (29.53)		4.87 total/1.52 one side (16.00 total/5.00 one side) ^c		60 ^d
	24.40 (80.05)	30.48 (100.00)	800.00 (8,611.13)	9.00 (29.53) ^e				10.50 (34.45)		5.48 total/1.52 one side (18.00 total/5.00 one side) ^c	50 ^d	35
	30.49 (100.03)		1,000.00 (10,763.91)	9.00 (29.53) ^e				12.00 (39.37)		6.70 total/2.13 one side (22.00 total/7.00 one side) ^c	45 ^d	
Single Detached (Wide Shallow)	21.95 (72.01)		570.00 (6,135.43)	4.50 (14.76)		9.00 (29.53)		4.26 total/1.52 one side (14.00 total/5.00 one side) ^c		60 ^d	40	
Semi-Detached	11.58 (37.99)	13.41 (44.00)	324.00 (3,487.51)	6.00 (19.69)		7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located		65 ^d	50	
	13.42 (44.03)		402.00 (4,327.09)							60 ^d		
Townhomes	10.97 (35.99)		328.00 (3,530.56)	6.00 (19.69)		7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located	2.43 (8.00)/0 from property line on which a party wall is located	65 ^d	55	

- a. For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion.
- b. Where a rear garage is accessed from the front of the lot, the minimum side yard setback shall be 2.44 metres (8.00 feet).
- c. If a garage front is parallel to street, then garage eavline shall not project greater than 2.43 m (8.00 ft) from the eavline of the house front.
- d. Minimum front yard reduced to 6.10 m (20.00 feet) if garage is oriented perpendicular to street.
- e. Where a lot has both front and rear access, the setbacks shall apply based on the garage location indicated on the Building Grade plan. Multiple access can be permitted where they are indicated on the Building Grade plan and approved through the Architectural Control Process.
- f. Housing Types and lot frontages are identified for each parcel in the Lot Frontage Plan, provided by the developer.

10.0.0 Definitions

Unless indicated in the list of land use terms identified below, all uses are defined in the Land Use Bylaw (C-4841-97). Some definitions require specific scale limitations to be consistent with the proposed Harmony development and these have been included with the permitted uses as described in each development cell.

- 10.1.0 *Arts and Crafts* - A land use for the purpose of design, fabrication, display and sales of arts and crafts such as painting, metal works, jewelry, pottery, glass blown wares.
- 10.2.0 *Attached Garage* – means a portion of a dwelling that is structurally joined to the main building either through an enclosed breezeway or a covered walkway and accommodates the storage or shelter of vehicles.
- 10.3.0 *Common Wall* - A vertical wall separating two dwelling units between the top of the footings to the underside of the roof deck.
- 10.4.0 *Dwelling, Multi-Family* - One or more buildings with two or more *residential units*, and which meets the requirements for a residence as specified within the Alberta Building Code.
- 10.5.0 *Exterior Project Boundaries A & B* - Setbacks for boundary conditions are measured from the outside edge of the lands as indicated on Schedule “B”. These setbacks apply to above ground building structures for the principal use of the site.
- 10.6.0 *Golf Course* - A public or private area operated for the purpose of playing golf and includes tees, greens, fairways, cart paths, open space, public trails and parks.
- 10.7.0 *Golf Course Driving Range* - A public or private area operated for the purpose of developing golfing techniques including miniature *golf courses*.
- 10.8.0 *Golf Course Clubhouse Facilities* - A facility which provides a variety of day-use services such as golf related equipment and merchandise sales and rentals, meals and meeting facilities to golfers and other recreational users of the *golf course*. This facility provides for a variety of special events such as but not limited to golf related tournaments, social gatherings, music festivals, art fairs, public markets, and similar activities which may be small or large in scale and relatively short in duration. The *golf course* and clubhouse facilities may include a restaurant, drinking establishment, convention facilities, and associated parking areas.
- 10.9.0 *Golf Maintenance and Storage Facilities* - A facility for the storage and maintenance of vehicles and equipment, and the storage and handling of goods, fuels, fertilizers and other products required for the operation and maintenance of a *golf course*. A maintenance and storage facility would normally include but is not limited to yard areas, buildings and structures, and infrastructure for maintenance staff such as office space and parking areas.
- 10.10.0 *Historical and Cultural Interpretations* - Common space available for historical and cultural displays and may be located within public and/or open space.
- 10.11.0 *Lot Coverage* – That portion of a lot upon which a covered building is located, as measured from a point at grade directly below the outside surface of the exterior walls of the building at the first storey floor level, including any projections less than 2.4 metres above grade, but projecting not further than one metre from the exterior walls that define the *lot coverage* area.

- 10.12.0 *Lot Frontage* – The distance between the side property lines measured at a point set back from either the *front property line* or *rear property line* (whichever is shortest) utilizing an angle perpendicular to the average azimuth angles of the two *side property lines*. *Lot Frontages* are calculated at time of subdivision and identified for each parcel in the Lot Frontage Plan, provided by the developer.
- 10.13.0 *Outdoor Recreation, Neighbourhood Area* – A development providing facilities for outdoor sports and active recreation that are compatible with neighbourhood uses. Typical facilities would include sports and adventure fields, outdoor athletic fields and courts, naturalized areas, passive recreation infrastructure, and parks.
- 10.14.0 *Private Amenity Space* - Private lands providing indoor or outdoor space for active or passive recreational activities which are designed for the sole use of the associated unit or to be designed as a common facility for multiple users.
- 10.15.0 *Raw Water Reservoir and/or Recreational Lake* – A two-part artificial water body engineered to provide off-stream raw water storage facility, stormwater functions, and recreation opportunities. Part of this utility will store the necessary water volumes to service the proposed development. This water storage is considered raw water as it will not have been fully treated prior to storage in the reservoir, but will be treated to drinking standards, as established by Alberta Environment, prior to public distribution. Part of this water body may be available as a recreational lake amenity for non-motorized use and include elements such as docks, marinas and associated uses.
- 10.16.0 *Residential Care Facility* - As defined in the Land Use Bylaw (C-4841-97). These facilities share common eating facilities and other amenities. The individual residential care living units are not defined as “*Residential Units*” for the purpose of the Bylaw and total maximum *residential units*. *Residential care facility* may also include hospice facilities.
- 10.17.0 *Residential Unit* - A *residential unit* as identified in the Harmony Conceptual Scheme is the same as the definition of “*Dwelling Unit*” in the Land Use Bylaw (C-4841-97) in addition to being the principal use of a parcel.
- 10.18.0 *Secondary Suite* - A residential space provided as an accessory use to a *Residential Unit*. *Secondary suites* are not defined as “*Residential Units*” for the purpose of the Bylaw and total maximum *residential units*. *Secondary suites* may be attached (above grade, at grade, or below grade), detached garage (where the *secondary suite* is located above the first storey of a detached private garage), or detached garden (where the *secondary suite* is detached and located at grade to the rear of the Dwellings, Single Detached). *Secondary Suites* shall have a separate entrance, through a separate exterior side or rear access, or from a common interior landing. The maximum size allowable is 93 m² (1,000 ft²). *Secondary Suites* require a minimum of one motor vehicle stall.
- 10.19.0 *Subject Lands* - Those lands as identified in Schedule “A” attached hereto.
- 10.20.0 *Utility, Power Generation* - Components of a utility system providing on-site and/or communal power generation. These utilities can include renewable power generation from such resources as solar, wind, and bio-waste and their supporting infrastructure. This bylaw defines two types of power generation utilities:

- a) Type A: Individual power generation whereby power is generated solely for one parcel of land. This use may sell excess power onto the communal grid, but this is not the primary purpose (i.e., photovoltaic electricity). No parking stalls are required for this land use.
- b) Type B: Communal power generation whereby power is generated for a number of uses and/or for more than one parcel of land (i.e., power cooperatives and district heating) primarily to serve the *residential units* and businesses within the lands governed by this DC Bylaw. Minimum parking requirements for this land use are 2 stalls for every 100 m² (1,076 ft²) of gross useable area.

10.21.0 *Wellness Resort* – means a building, or group of comprehensively planned buildings, and associated land, facilities and accessory buildings, which provide for health and wellness. This may include but is not limited to *Restaurants, Patios, Drinking Establishments, Hotels*, and indoor and outdoor facilities associated with massage therapies and guest experience.

Division: 2
File: 2008-RV-188

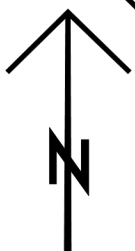
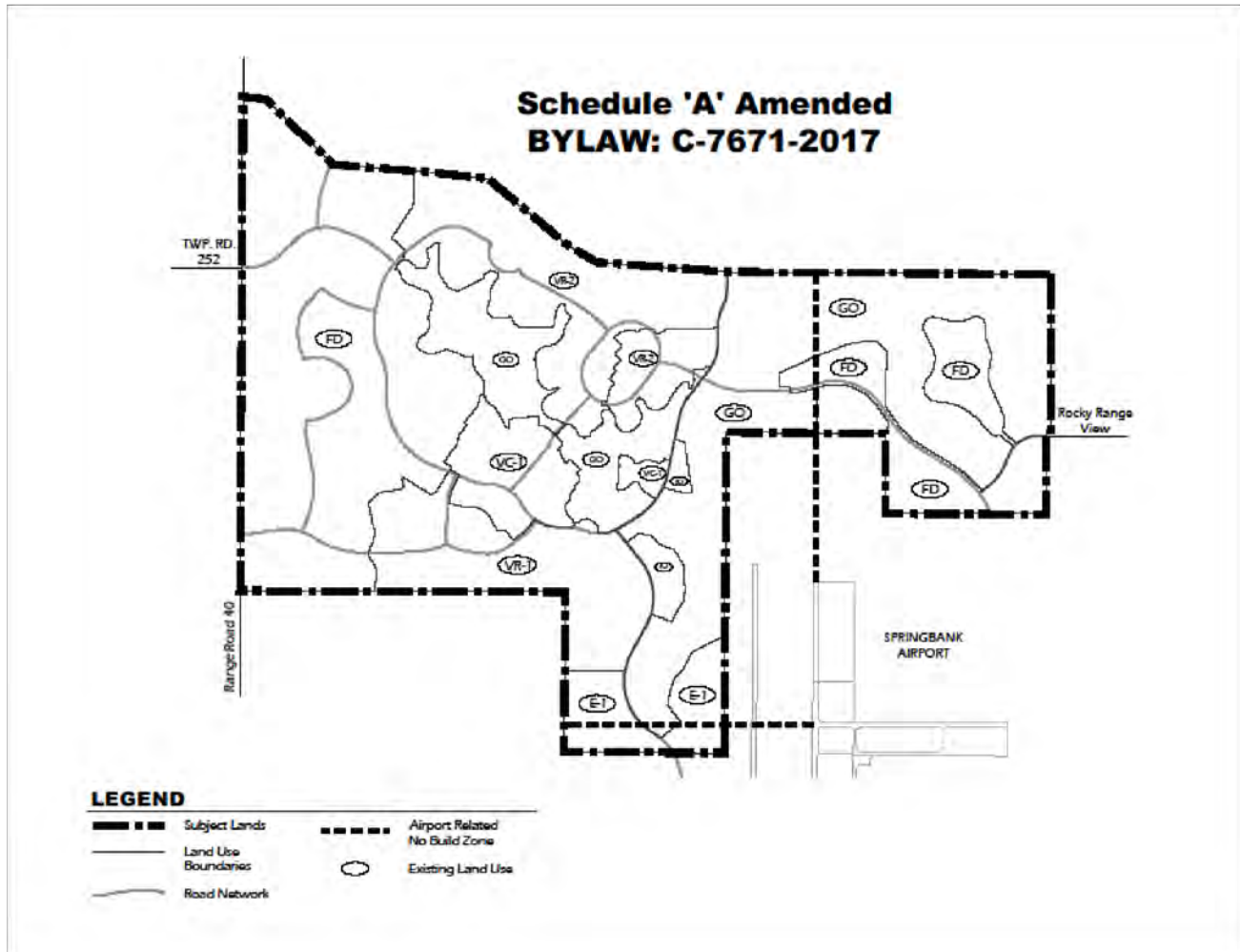
First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, July 29, 2008, on a motion by Councillor Yurchak.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, October 07, 2008, on a motion by Councillor Yurchak.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, October 07, 2008, on a motion by Deputy Reeve Boehlke.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY



LEGAL DESCRIPTION

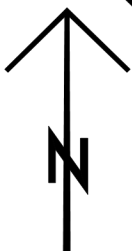
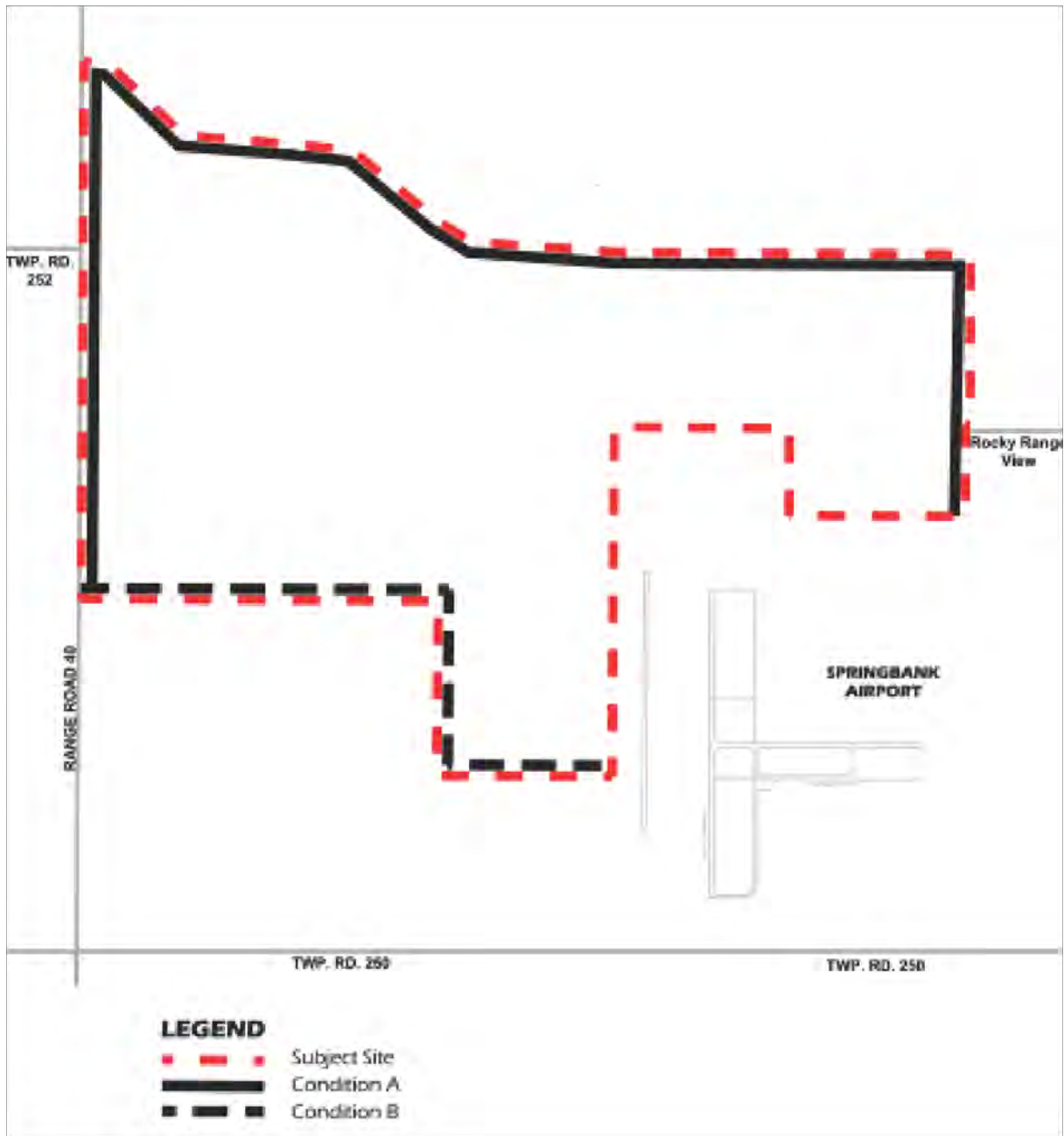
NW 5-25-3-W05M; 7-25-3-W05M; SW, NW, NE 8-25-3-W05M; a portion of SW, SE, and NW 18-25-3-W05M, a portion of SW 17-25-3-W05M; a portion of SW and NW 9-25-03-W05M

DIVISION: 2



SCHEDULE 'B' AMENDED

BYLAW: C-6688-2008



LEGAL DESCRIPTION

A portion of NW, SW & SE ¼ Section 18-25-3-5, Portion of SW ¼ Section 17-25-3-5, All of Section 7-25-3-5, NW, NE, SE, Section 8-25-3-5, NW and Portion of SW Section 9-25-3-5, NW Section 5-25-3-5

FILE: 2008-RV-188

DIVISION: 2



SCHEDULE 'C' AMENDED



LEGAL DESCRIPTION

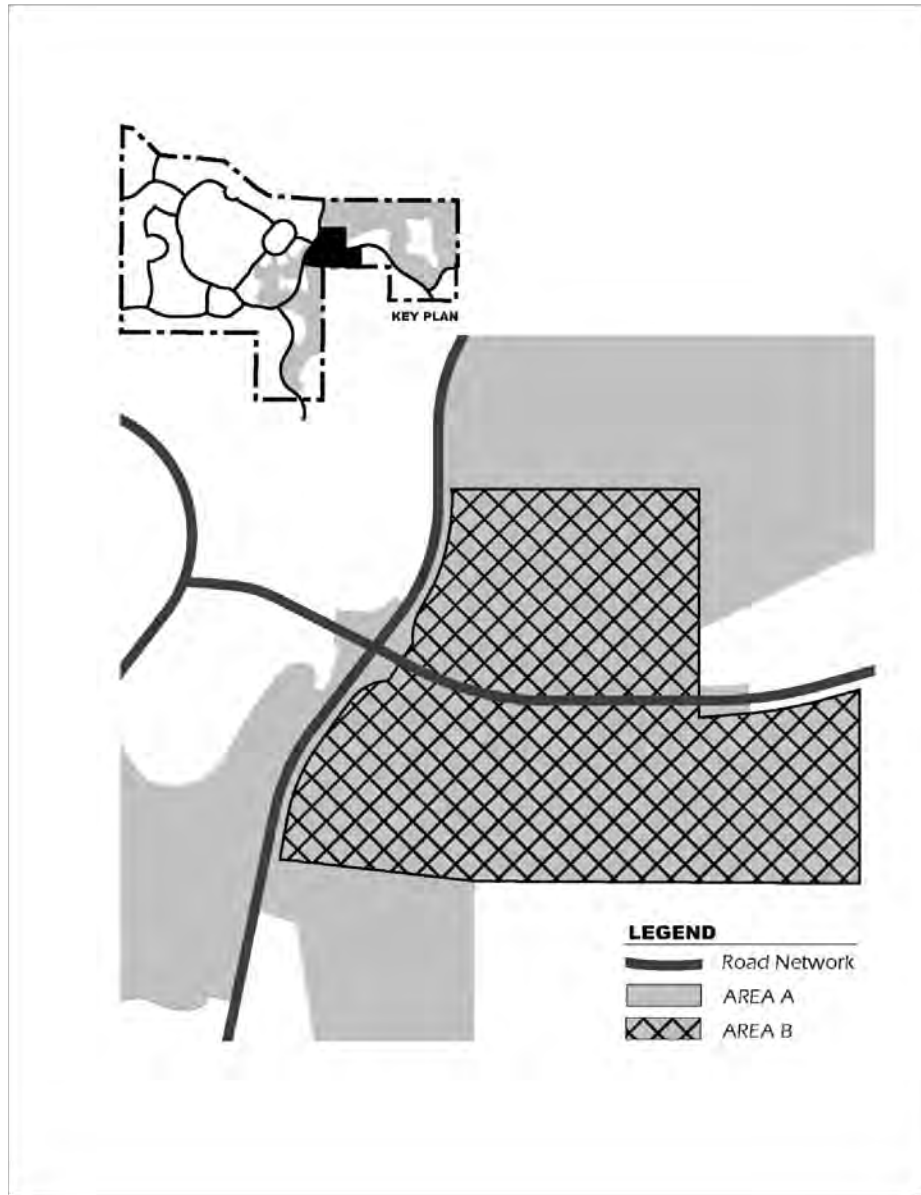
NW 5-25-3-W05M; 7-25-3-W05M; SW, NW, NE 8-25-3-W05M; a portion of SW, SE, and NW 18-25-3-W05M, a portion of SW 17-25-3-W05M; a portion of SW and NW 9-25-03-W05M

DIVISION: 2



SCHEDULE "D"

BYLAW: C-7641-2017



AMENDMENT

FROM Direct Control Bylaw 129 TO Direct Control Bylaw 129 (amended)

Subject Land _____

LEGAL DESCRIPTION: NW 5-25-3-W05M; 7-25-3-W05M; SW, NW, NE 8-25-3-W05M; a portion of SW, SE, and NW 18-25-3-W05M; a portion of SW 17-25-3-W05M; a portion of SW and NW 9-25-03-W05M



ROCKY VIEW COUNTY
Cultivating Communities

FILE: _____

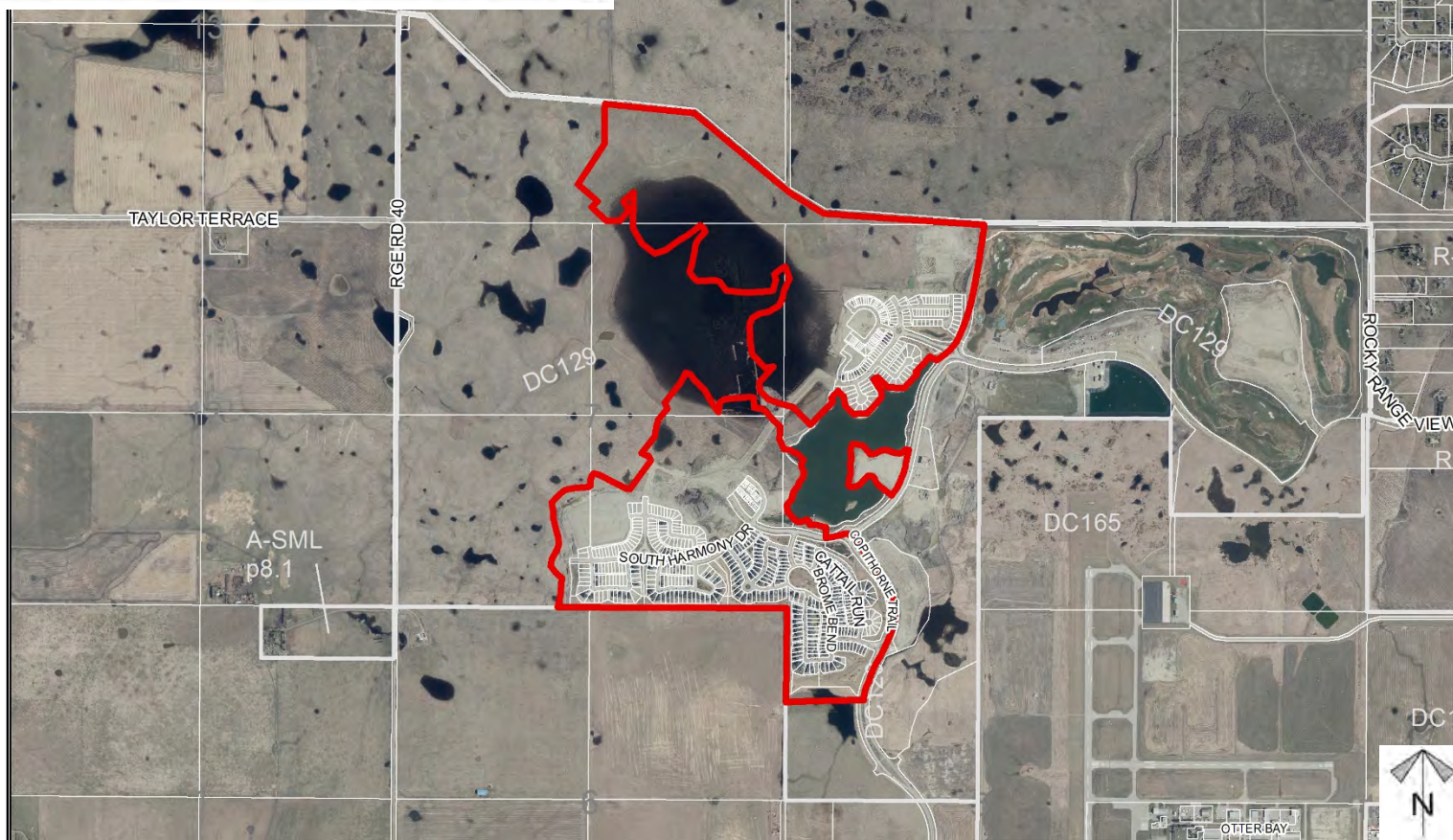
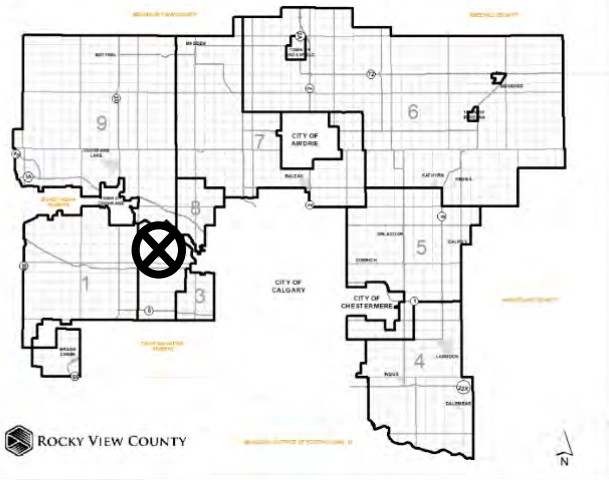
DIVISION: 2

Redesignation Proposal

PL20200090: Textual amendments to Direct Control Bylaw (DC-129) to adjust the Development Regulations for:

- Village Residential 1 Development Cell (VR-1, Sections 8.7.0, Table 1),
- Village Residential 2 Development Cell (VR-2, Sections 9.7.0, Table 2),
- Village Core 1 Development Cell (VC-1, Sections 5.2.0., 5.3.1, 5.4.0, 5.6.0, 5.8.0, 5.9.0, 5.12.0, 5.13.0),
- Definition (Section 10), and Schedule C.

Division: 2
File: PL20200090
Printed: November 6, 2020
VR-1, VR-2 and VC-1 within
Page 113 of 528



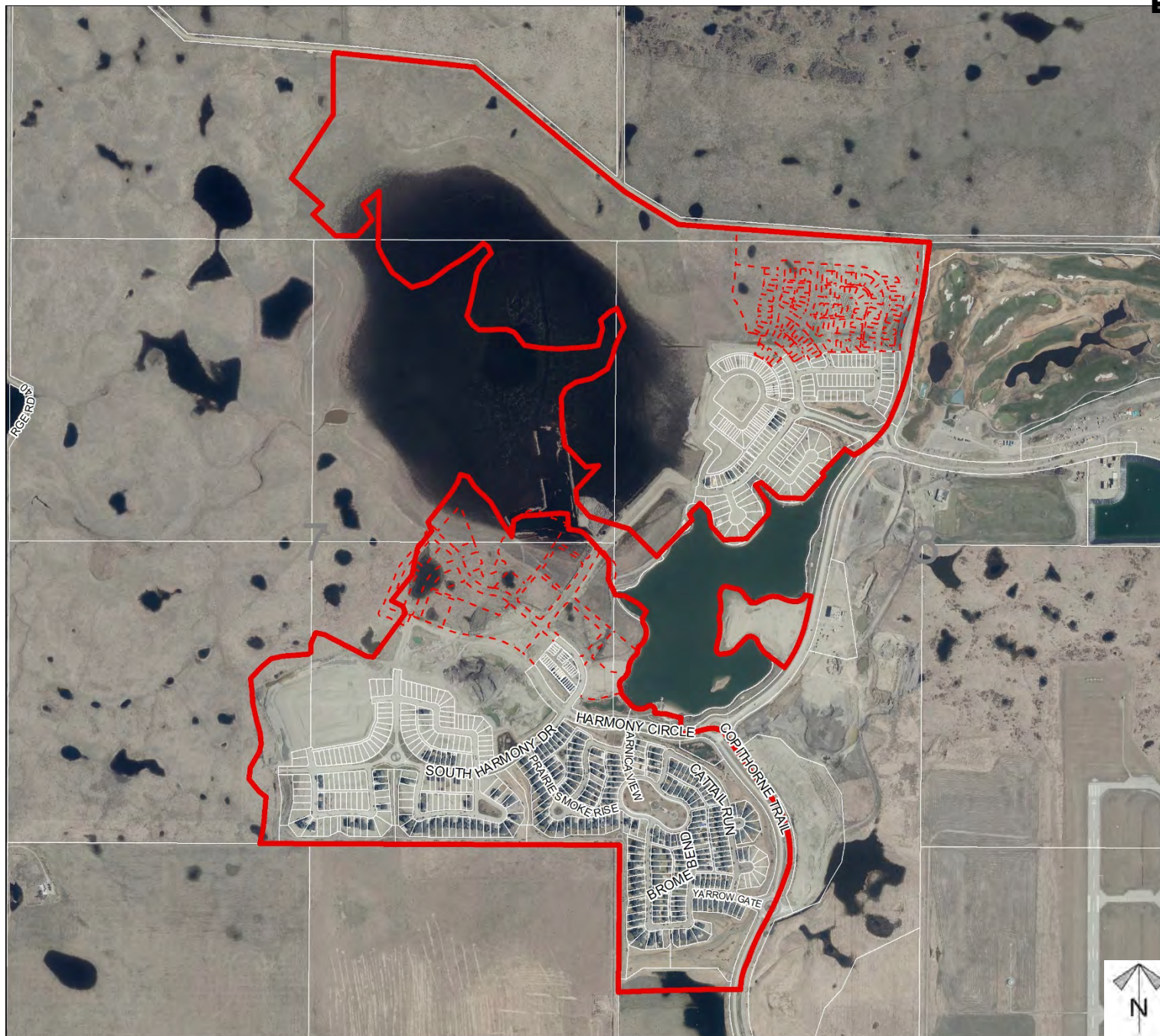


Development Proposal

Redesignation Proposal

PL20200090: Textual amendments to Direct Control Bylaw (DC-129) to adjust the Development Regulations for:

- Village Residential 1 Development Cell (VR-1, Sections 8.7.0, Table 1),
- Village Residential 2 Development Cell (VR-2, Sections 9.7.0, Table 2),
- Village Core 1 Development Cell (VC-1, Sections 5.2.0., 5.3.1, 5.4.0, 5.6.0, 5.8.0, 5.9.0, 5.12.0, 5.13.0),
- Definition (Section 10), and Schedule C.



Division: 2

File: PL20200090

Printed: November 6, 2020

VR-1, VR-2 and VC-1 within

Page 114 of 528



Environmental

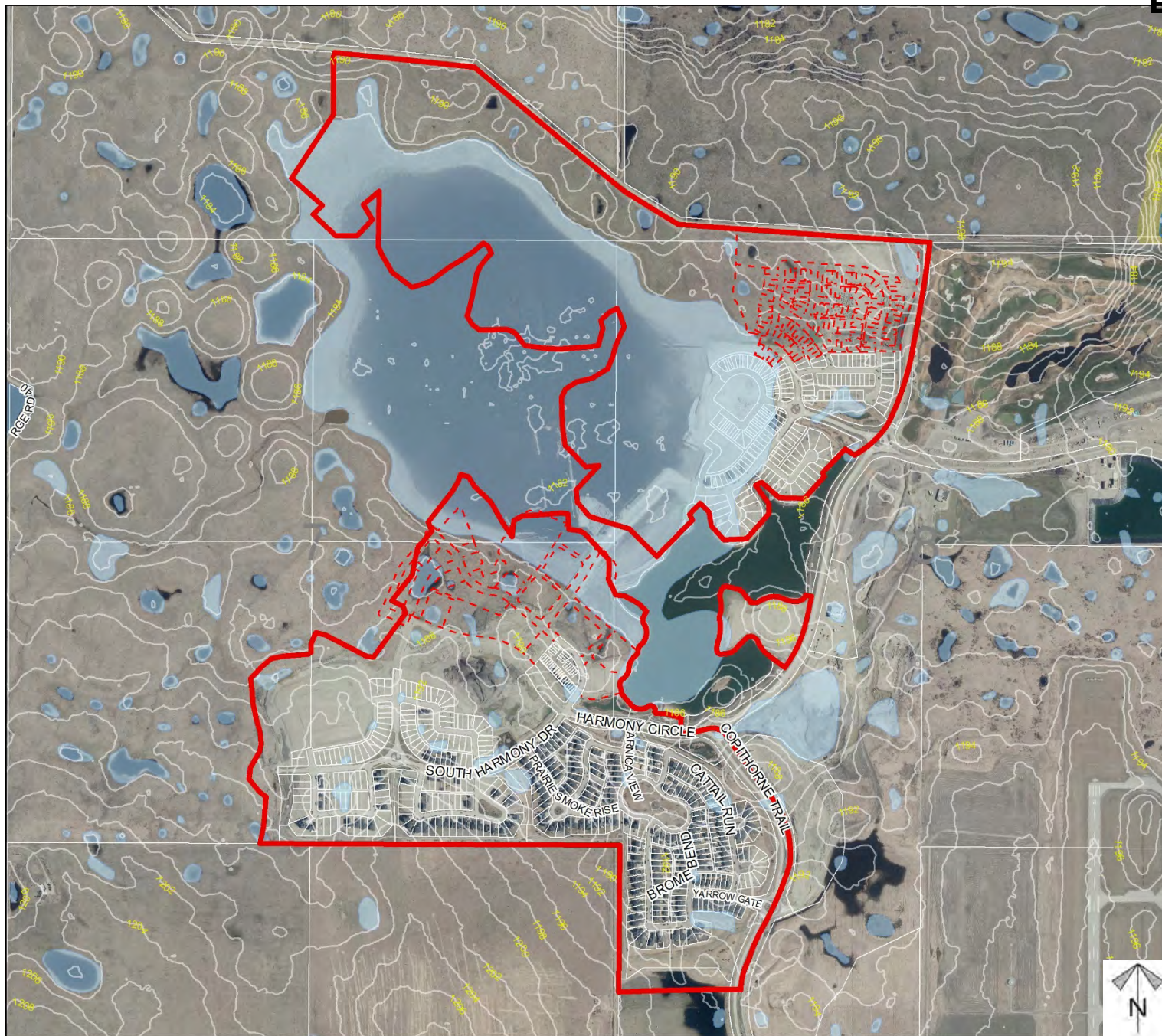
Redesignation Proposal

PL20200090: Textual amendments to Direct Control Bylaw (DC-129) to adjust the Development Regulations for:

- Village Residential 1 Development Cell (VR-1, Sections 8.7.0, Table 1),
- Village Residential 2 Development Cell (VR-2, Sections 9.7.0, Table 2),
- Village Core 1 Development Cell (VC-1, Sections 5.2.0., 5.3.1, 5.4.0, 5.6.0, 5.8.0, 5.9.0, 5.12.0, 5.13.0),
- Definition (Section 10), and Schedule C.

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

Division: 2
File: PL20200090
Printed: November 6, 2020
VR-1, VR-2 and VC-1 within
Page 115 of 528



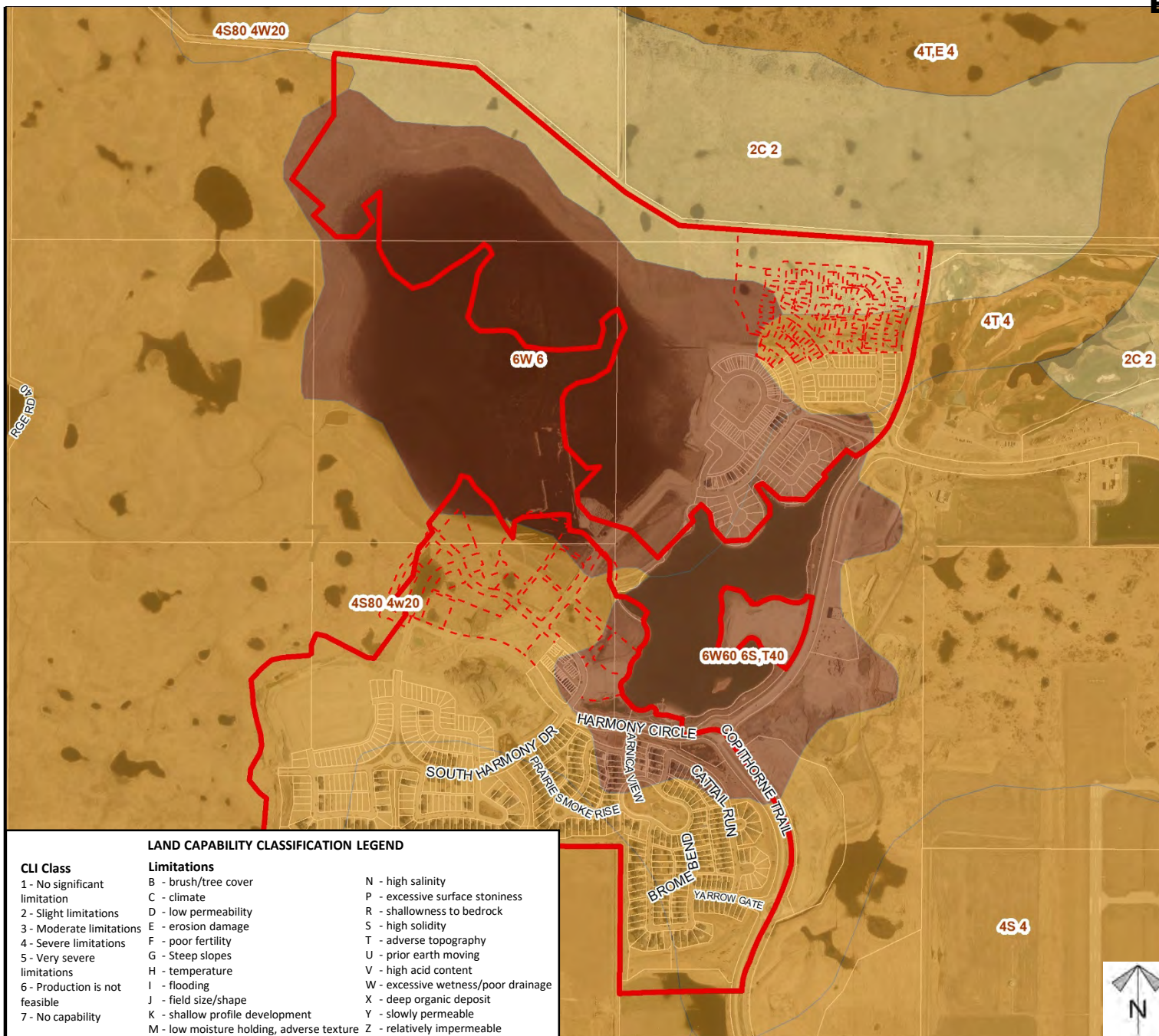


Soil Classifications

Redesignation Proposal

PL20200090: Textual amendments to Direct Control Bylaw (DC-129) to adjust the Development Regulations for:

- Village Residential 1 Development Cell (VR-1, Sections 8.7.0, Table 1),
- Village Residential 2 Development Cell (VR-2, Sections 9.7.0, Table 2),
- Village Core 1 Development Cell (VC-1, Sections 5.2.0., 5.3.1, 5.4.0, 5.6.0, 5.8.0, 5.9.0, 5.12.0, 5.13.0),
- Definition (Section 10), and Schedule C.





Landowner Circulation Area

Redesignation Proposal

PL20200090: Textual amendments to Direct Control Bylaw (DC-129) to adjust the Development Regulations for:

- Village Residential 1 Development Cell (VR-1, Sections 8.7.0, Table 1),
- Village Residential 2 Development Cell (VR-2, Sections 9.7.0, Table 2),
- Village Core 1 Development Cell (VC-1, Sections 5.2.0., 5.3.1, 5.4.0, 5.6.0, 5.8.0, 5.9.0, 5.12.0, 5.13.0),
- Definition (Section 10), and Schedule C.

Legend

Support

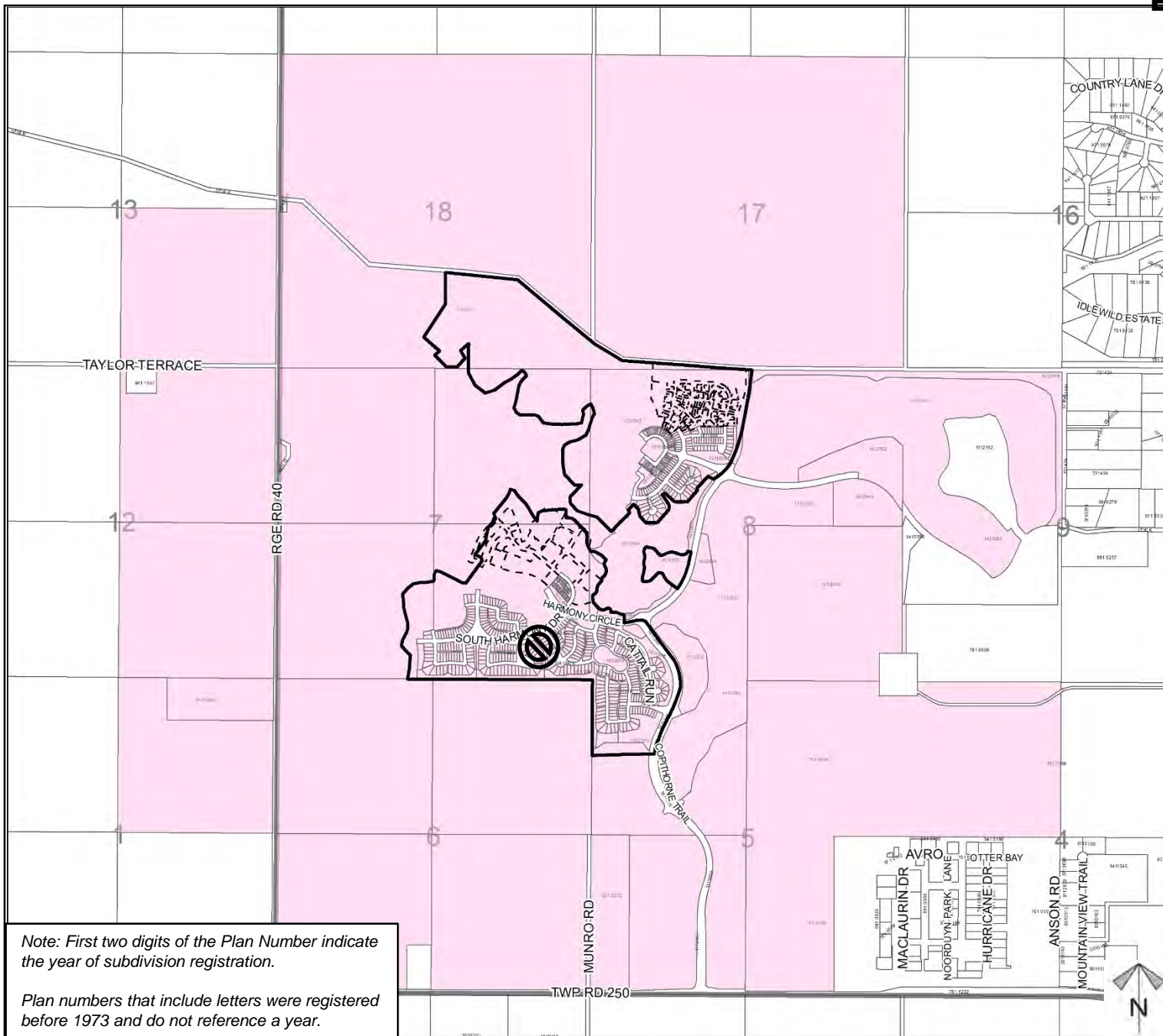


Opposition



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

File: PL20200090

Printed: November 6, 2020

VR-1, VR-2 and VC-1 within

Page 117 of 528

Christina Lombardo

To: Johnson Kwan
Subject: RE: [EXTERNAL] - PL20200090 information

From: AJ Booker [REDACTED]
Sent: October 6, 2020 9:55 AM
To: Johnson Kwan <JKwan@rockyview.ca>
Subject: Re: [EXTERNAL] - PL20200090 information

Mr. Kwan,

Thanks for the clarification.

I believe the letter stated to send comments to you. I am in general accepting of the proposed amendments with the exception of amendments 15 and 17 which in my opinion will negatively impact the feel and continuity of the community. The changes would be better suited through the creation of a new zoning type within the direct control district. Specifically the setback changes seem to be quite odd and many currently constructed residences would fall outside of the proposed changes. Also, the lot frontage changes seem to be quite arbitrary and serve no specific purpose so it is unclear why these would need to change.

Thank you,
AJ Booker
17 Arrowleaf Landing, Rocky View County, T3Z0C5.

On Wed, Sep 23, 2020 at 10:22 AM <JKwan@rockyview.ca> wrote:

Good Day,

The old land use bylaw (C-4841-97) would still be applicable for Harmony, because the Harmony Direct Control Bylaw was adopted under the previous Land Use Bylaw.

Regards,

JOHNSON KWAN, RPP, MCIP , PMP, LEED GREEN ASSOCIATE

Senior Planner | Planning and Development Services

ROCKY VIEW COUNTY

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

Phone: 403-520-3973

Jkwan@rockyview.ca | www.rockyview.ca

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From: AJ Booker [REDACTED]
Sent: September 22, 2020 7:55 PM
To: Johnson Kwan <JKwan@rockyview.ca>
Subject: Re: [EXTERNAL] - PL20200090 information

Mr. Kwan,

Thank you for sending that over!

I'm going through it and will send over some comments on it.

As a general question, the direct control bylaw still references the old land-use bylaw (C4841-97) and not the new one. Does the new one replace the old one, or for the purposes of this direct control bylaw is the old land-use bylaw still in force?

Thanks,

AJ

From: [Michelle Mitton](#)
To: [Christina Lombardo](#)
Subject: FW: [EXTERNAL] - BYLAW C-8085-2020
Date: November 25, 2020 3:55:50 PM

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

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

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From: AJ Booker [REDACTED]
Sent: November 25, 2020 12:47 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - BYLAW C-8085-2020

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

Good afternoon,

Please find the submission below for consideration for the public hearing December 8, 2020 regarding application PL20200090 bylaw C-8085-2020.

Thanks,
AJ

Based on a copy of the proposed bylaw (C-8085-2020) application PL20200090 received in September the following commentary is offered regarding the impact of the bylaw. A more recent copy of the proposed bylaw changes marked up against DC129 was requested and received in late November. Comments below are based on the amendments in the original received in September. These appear to not have changed since the September document received.

I support the following amendments in relation to the Village Core requirements contained in section 5 of the DC-129 bylaw. These will allow for greater flexibility in developing the neighborhood throughout the Village Core area and I am looking forward to the development occurring.

- Amendment 1 – Schedule C changes
- Amendment 2 – Wellness resort added to allowable use
- Amendment 3 – Village Core setback requirements

- Amendment 4 – Driveway lengths in village core
- Amendments 5 to 10 – Village Core live/work units
- Amendments 11 to 14 – Village Core miscellaneous items
- Amendment 19 – Schedule C changes

Regarding the proposed minor amendments to the VR-1 and VR-2 cells the following is offered.

- Amendment 14 – VR-1 driveway length definition change to 8.7.1.
 - Change generally acceptable. It is unclear what functional change occurs.
- Amendment 16 – VR-2 driveway length definition change to 9.7.1.
 - Same as above for amendment 14, change acceptable.
- Amendment 18 – Section 10.0 definition changes. These appear to be clarifying for setback and lot frontage definitions. No objections taken and these should be acceptable and give further clarity.

Amendments 15 and 17 are substantial changes to the VR-1 and VR-2 village residential parcel regulation tables. It is unclear to me as to the reasoning behind a number of these changes. Both amendments 15 and 17 will be discussed below and comments apply to both tables for VR-1 (Table 1 in 8.5.1) and VR-2 (Table 2 in 9.5.1).

- Lot Frontage
 - Changes to the lot frontage appear to be ‘stepping down’ the lot sizes in terms of a minimum lot area required for a specified lot frontage at common lot frontage dimensions for the neighborhood. I do not understand why such a change would be made to reduce the minimum size of lots. Reducing the lot size does not fit in to the feel and built condition of the community. A possible change speculated is an error on the part of the developer for future lots where work has already been completed based on these proposed numbers. I do not agree with these changes and feel that they should be rejected.
- Minimum Rear Yard Setbacks
 - Changes are made to either force owners to have a very short driveway apron or one long enough to comfortably fit a vehicle. This will have the effect of moving detached garages significantly closer to the rear alleyways than common, creating more of an urban canyon feel in the community. A significant number of homes have been constructed to date that have driveway aprons in between these values (0.91m to 6.00m) and it provides a great deal of variety in the look and feel of areas of the alleyways. The variety of home types and styles is a key defining characteristic of this neighborhood and should be maintained. There is a further concern from homeowners such as myself who have rear yard setbacks that are not compliant with these proposed changes as to what impacts could occur in the future. It is unclear what value these limitations will add and should be rejected.
- Minimum Side Yard Setbacks
 - The proposed reduction in side yard setback for detached garages and accessory buildings to 0.6m is not acceptable. The proposal creates significant amount of unusable space and will create the effect of having garages twinned up next to each

other. As mentioned above the additional space and variety of structures in the neighborhood is a key defining characteristic and should be maintained. Reduction from the previous typical requirement of 1.52m was possible with the use a maintenance-free materials. However, to my knowledge this has not occurred in the neighborhood for any detached garage or accessory building. As the ability for an owner to construct a detached garage or accessory building to a zero setback exists a reduction for typical construction should not be considered.

I am very supportive of the proposed changes to DC-129 held within this bylaw proposed to the Village Core (VC-1 section 5). These changes to the Village Core are welcome and should allow for a faster and higher quality development which will positively impact the neighborhood. The changes to the VR-1 and VR-2 parcel regulation tables held in amendments 15 and 17 should be rejected. It is unclear what their purpose is and what benefit the residents will obtain from these changes.

AJ Booker

17 Arrowleaf Landing, Rocky View County T3Z0C5.



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 26, 2021 **DIVISION:** 4
TIME: Afternoon Appointment
FILE: 03309002/001 **APPLICATION:** PL20190192
SUBJECT: Conceptual Scheme Item – Shepard Estates Conceptual Scheme
(Note: This application should be considered in conjunction with item E-6 Redesignation application PL20190191)

POLICY DIRECTION:

The County Plan, Rocky View County/City of Calgary Intermunicipal Development Plan and Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the Shepard Estates Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision for the residential development.

Council gave first reading to Bylaw C-8003-2020 on February 11, 2020.

The Conceptual Scheme proposes to create 12 residential lots in an area with a mixed of agricultural and residential uses. The proposed development would be serviced by individual water well and private sewage treatment system. Each new lot would be accessed through a new internal subdivision road and new approaches from Township Road 231. Stormwater is proposed to be managed by the two existing wetlands and Municipal Reserves owing would be provided by cash-in-lieu payment. The Applicant has hosted a virtual open house to introduce the project to adjacent landowners.

The application was circulated to 54 landowners in the area. 2 letters with concerns were received. The application was also circulated to a number of internal and external agencies. Those responses are available in Attachment 'A'.

The following is a summary of the application assessment:

- Even though a Conceptual Scheme is not required in this area, the Applicant chose to prepare a Conceptual Scheme in order to demonstrate that the site is suitable for the proposed development. The proposed Conceptual Scheme meets the requirements of Conceptual Scheme outlined in the County Plan.
- The proposed multi-lot residential development is located outside of the identified development areas, which does not meet the residential growth policies of the County Plan.
- In addition, the associated redesignation application is inconsistent with Residential policies of the County Plan.

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

Administration Resources

Xin Deng, Planning and Development Services



DATE APPLICATION RECEIVED:	December 12, 2019
DATE DEEMED COMPLETE:	October 21, 2020
PROPOSAL:	To adopt the Shepard Estates Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision for residential development.
LEGAL DESCRIPTION:	A portion of SW & SE-9-23-28-W4M
GENERAL LOCATION:	Located approximately 0.5 miles east of City of Calgary, immediately adjacent to CP railway, east of Range Road 284 and on the north side of Township Road 231.
APPLICANT:	IDEA Group Inc.
OWNERS:	Simpson Ranching Ltd.
EXISTING LAND USE DESIGNATION:	General Agricultural District (A-GEN)
PROPOSED LAND USE DESIGNATION:	To be considered through Redesignation Application
GROSS AREA:	± 217.63 acres
SOILS (C.L.I. from A.R.C.):	<p>5N, W5 – A small portion on the west of the land contains soil with very severe limitations for crop production due to high salinity and excessive wetness/poor drainage.</p> <p>1,1 – The central portion of the land contains soil with no significant limitations for crop production.</p> <p>1 80 1N, W20 – The eastern portion of the land contains soil no limitations for crop production due to high salinity and excessive wetness/poor drainage.</p> <p>2T 2 – The east corner of the land contains soil with slight limitations for crop production due to adverse topography.</p>

HISTORY:

1913 The land is one of remainder lands after Canadian Pacific Railway bisected the property.

BACKGROUND:

The subject lands are divided by Canadian Pacific Railway into large parcels. The proposed residential development will be built on a triangle shape portion bounded by Range Road 284 to the west, Township Road 231 to the south, and railway to the northeast. A portion of the proposed Shepard Industrial ASP is within the same quarter section of the subject lands (north of the rail line).

The land is currently used as a farmland with no development on the site. The site gently slopes from the center to the west and south east corners, where two major wetlands are situated.

The subject land is surrounded by a mixture of agricultural and residential parcels in the area. The land immediately to the south are small acreages with residential designations. The land to the west, north and east are predominately agricultural lands. The City of Calgary is located approximately 0.5 miles to the west. The application was circulated to the City of Calgary and they have no comment.



PROPOSED CONCEPTUAL SCHEME:

Development Concept

The proposed Shepard Estates Conceptual Scheme contemplates to create 12 residential lots on a portion of agricultural land. The proposed development is envisioned as the extension of the existing residential development located immediately to the south. Each parcel will be at least four (4) acres in size.

Transportation

Lots 1, 2, 4-8 will be accessed through a proposed new internal subdivision road, Lot 3 will have direct access to Range Road 284, and Lots 9-12 will have direct access to Township Road 231. The Applicant provided a Traffic Impact Assessment (TIA) memo, which concludes that the amount of traffic generated from the development is relatively low and would have minimal impact on existing traffic operations. Range Road 284 is currently a graveled road that experiences a relatively high volume of traffic between Twp Rd 232 & Twp Rd 230 (400 – 500 vehicles per day). At the future subdivision stage, further assessment will be required, more specifically for Range Road 284, to determine if improvements or adjustments may be necessary such as an increased frequency of maintenance and further dust abatement measures.

Water Supply

There is no piped water system in the area, and thus the proposed development will be serviced by individual water well. The Applicant provided a Phase 1 Groundwater Assessment, which concludes that theoretically there is adequate groundwater for the proposed development. Should this application proceed to the subdivision stage, a Phase 2 Groundwater Assessment will be required to confirm that the water flow rate meets the County Servicing Standards.

Wastewater Treatment

No piped wastewater system is available for the subject land. Wastewater will be treated by a private sewage treatment system on each new lot. A Level 4 PSTS Assessment was received indicating favorable soil conditions to support treatment. Should this application proceed to the subdivision stage, a Packaged Sewage Treatment Systems would be required for each new lot in accordance with the County Servicing Standards.

Stormwater Management

The Applicant provided a Stormwater Management Plan, which proposes to use the existing two major wetland as stormwater ponds, and remove two seasonal small wetlands. The Applicant will be required to obtain an approval from Alberta Environment and Parks at the future subdivision stage to support the concept. The plan further indicated the use of overland drainage conveyance systems as an appropriate method to safely convey drainage to the wetland areas.

The County Servicing Standards states that when residential development creates 10 or more lots, it requires a municipal stormwater pond, and the pond must be located on a public utility lot (PUL). Administration further assessed the proposal and recognized that the creation of a public utility lot would be difficult, given the proposed strategy of utilizing existing wetland areas and the challenges associated with comprehensively grading the lands to facilitate drainage to a central pond. The registration of a utility right of way over these stormwater facilities would allow the future owner to provide maintenance, while allowing the County access in case any further maintenance is required. Administration is satisfied that the intent of this standard is achieved by the proposal.



Biophysical Impact Assessment

As the subject land contains two wetlands, the applicant provided a Biophysical Impact Assessment (BIA) that assessed the significance of onsite soils, vegetation, wildlife, historical resources and wetlands, and provided recommendations for during construction and post construction. The proposed Conceptual Scheme will follow the recommendations of the assessment to protect two major wetlands with a 30 m “no building” setback and 6 m “no disturbance” setback to avoid any disturbance to vegetation and existing habitats. The recommendations would be implemented through the conditions of subdivision should the application move forward.

Sound Attenuation Study

The proposed development is located immediately adjacent to the Canadian Pacific Railway. The Applicant provided a Sound Attenuation Study to identify the potential impact of train operation to the proposed residential development. The study found that the sound coming from the railway naturally emits sound is below the criteria of the Alberta Energy Regulator Directive 038. Therefore, the study recommends that no extra sound attenuation measures (walls, barriers, or berms) are required for the proposed development.

Even though no extra sound attenuation measures are required, the Applicant proposes an optional berm along the north perimeter of the site adjacent to the railway ranging to provide both sound and screen mitigation of the railway.

Municipal Reserve

As the subject land is not located in an area that requires a public pathway or park, land dedication for Municipal Reserve owing is not required. Therefore, the Applicant proposes to pay cash-in-lieu payment for the Municipal Reserve owing at the future subdivision stage.

Public Consultation

The Applicant sent out invitations to all of adjacent landowners within the circulation area to invite them for a virtual Open House held on July 15, 2020. Five people attended the open house. The Applicant and their team introduced the project and answered questions from the attendees. Detailed questions and answers provided at the open house are included in the proposed Shepard Estates Conceptual Scheme.

POLICY ANALYSIS:

County Plan

Even though a Conceptual Scheme is not required in this area, the Applicant chose to prepare a Conceptual Scheme with the intent to demonstrate that the site is suitable for the proposed development. From a technical perspective, the proposed Conceptual Scheme includes all required information that meets the requirement for a Conceptual Scheme outlined within the County Plan. However, from a policy perspective, the proposal does not meet the Residential Growth policies of the County Plan, as the land is not located in the identified future residential development area. The existing residential areas that are governed by Area Structure Plans have not been fully built out, and these ASPs are able to support residential growth for the next 20-30 years. Any new multi-lot residential development should be directed to these identified residential areas, in order to utilize the infrastructure and services that the County has invested and built.

In addition, the associated redesignation application (PL20190191) is inconsistent with the Residential policies of the County Plan, as the subject quarter section is not considered fragmented quarter section. Multi-lot residential development in a large agricultural area does not meet the intent of residential



development within the County Plan.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8003-2020 be given second reading.
 Motion #2 THAT Bylaw C-8003-2020 be given third and final reading.
Option #2: THAT application PL20190192 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS:

- ATTACHMENT ‘A’: Application Referrals
ATTACHMENT ‘B’: Bylaw C-8003-2020 and Schedule A (Proposed Shepard Estates Conceptual Scheme)
ATTACHMENT ‘C’: Map Set
ATTACHMENT ‘D’: Public Submissions



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
Alberta Health Services	The application indicates that potable water will be supplied via individual water wells, and that wastewater services will be addressed by individual septic tanks and fields. AHS-EPH supports connection to existing Alberta Environment and Parks-approved municipal or regional drinking water and wastewater systems wherever possible. We would appreciate being notified if changes are made to this plan during future development stages.
Internal Departments	
Agricultural and Environmental Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the residential parcels from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> The Wetland Impact Model shows that wetlands exist in the subject lands (proposed Lot 3, 2, 1 and 11). As a condition of future subdivision, the applicant shall demonstrate that there is at least one contiguous acre of developable area for each parcel. <p>Geotechnical:</p> <ul style="list-style-type: none"> The applicant provided a Geotechnical Report prepared by Tetra Tech dated September 2019. The investigation assessed the onsite subsurface (soil and groundwater) conditions and determined that the soil and groundwater conditions at the site are considered suitable for the proposed development. As a condition of future subdivision, the applicant will be required to conduct an onsite geotechnical evaluation, conducted by a qualified geotechnical professional, to assess the onsite subsurface (soil and groundwater) conditions to develop appropriate geotechnical recommendations for the design and construction of the proposed development including recommendations for the pond liner thickness. As a condition of future subdivision, the applicant shall submit finished grade plans, and cut and fill plans. <p>Transportation:</p> <ul style="list-style-type: none"> A site transportation impact assessment memo, prepared by ISL Engineering dated March 23, 2020 has been provided. Based on submitted memo, the proposed subdivision is expected to generate relatively low volume of daily traffic. At future subdivision stages, further assessment will be required, more specifically for Range Road 284 to



AGENCY	COMMENTS
	<p>determine if upgrade may be required. Range Road 284 is currently a gravel road that experience relatively high volume of traffic facilitating the north-south movement between Twp Rd 232 & Twp Rd 230. Traffic count completed in 2017 for Range Road 284 identified approximately 252 vehicles per day.</p> <ul style="list-style-type: none"> • At future subdivision stage, the applicant will be responsible for entering into a Development Agreement with the County for the construction of Country Residential Road in accordance with the County Servicing Standards for the construction of a public internal road system to service the proposed development. • As a condition of future subdivision stage, the applicant is required to construct an access from Range Road 284 to the remainder lot. • As a condition of future subdivision, 5 m along the west boundary of the subject lands shall be dedicated as road right of way by plan of survey as per the applicable TOL bylaw since this portion of Range Road 284 is part of the long-range transportation plan Network B which requires 30m of right of way. • At future subdivision stage, the applicant will be required to provide payment of transportation offsite levy for the gross area of lands to be subdivided / developed in accordance with the applicable TOL Bylaw. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As part of subdivision, the applicant provided a Level IV Private Sewage Treatment System Assessment for Subdivision conducted by Solstice Environmental Management. Dated August 4, 2020. The assessment determined that a mound system will be required for lots 1-5 and 10-12 while conventional fields will be suitable for lots 6-9. • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement (Site Improvement Servicing Agreement) for the recommendations included in the Level 4 PSTS report including use of Packaged Sewage Treatment Systems that meets the requirements of the Bureau de Normalisation de Quebec (BNQ) in accordance with County Policy 449. • As the proposed remainder parcel is greater than 30 acres in size and in the Ranch and Farm district, the applicant is not required to demonstrate servicing in accordance with Policy #411. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • The applicant has proposed to utilize water wells to service the proposed lots. • As part of application, the applicant submitted a Phase 1 Aquifer Analysis prepared by Solstice Environmental Management. Dated August 5, 2020. The report concludes that theoretically there is adequate



AGENCY	COMMENTS
	<p>groundwater to supply 12 residential lots with 3.4 m3/day without affecting existing users.</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to drill new wells on Lots 1 to 12, and provide the County with a Phase 2 Aquifer Testing Report, prepared by a qualified professional, in accordance with procedures outlined in the County Servicing Standards. The report shall include a Well Driller's Report confirming a minimum pump rate of 1.0 ig/m for each well. As the proposed remainder parcel is greater than 30 acres in size and in the Ranch and Farm district, the applicant is not required to demonstrate servicing in accordance with Policy #411. <p>Storm Water Management:</p> <ul style="list-style-type: none"> The subject parcel is located within the Shepard Regional Drainage area, however, the lack of define drainage channel and challenging topography create challenges for any stormwater runoff to be discharged offsite without impact to adjacent landowners. The applicant provided the Shepard Estates Conceptual Scheme Stormwater Management Plan Prepared by Idea Group Date April 2020. The SWMP determined that a ditch and culvert stormwater collection system that conveys stormwater to the existing natural stormwater collections areas will be sufficient to convey the 1:100 year storm safely. As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for any stormwater infrastructure required because of the development and outlined in the final approved stormwater management plan. Registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision. As a condition of future subdivision, the applicant will register an encumbrance against each title to each residential lot to notify future owners of specific development obligations relative to ongoing operation and maintenance of the stormwater management facilities. As a condition of future subdivision the County will require a stormwater utility right of way be registered on all overland drainage facilities in the development granting rights to the County of Rocky View for operation and maintenance of the facilities should this be necessary in future. As a condition of future subdivision, the applicant will be required to obtain AEP approval and licensing for the stormwater management infrastructure including registration of the facilities and discharge. As the proposed remainder parcel is greater than 30 acres in size and there is currently no development planned, a stormwater management plan is not warranted.



AGENCY	COMMENTS
Environmental:	<ul style="list-style-type: none"> • The applicant provided a Biophysical Impact Assessment for the development prepared by Tannas Conservation Services Ltd. Dated April 2020. The assessment provided a summary of the potential environmental concerns associated with the proposed development based on published information and a field visit. The assessment took into consideration the significance of the onsite soils, vegetation, wildlife, historical resources, and wetlands and provided several recommendations for during and after construction to mitigate the impact of the development on the environment <ul style="list-style-type: none"> ○ At the subdivision stage, the applicant is responsible to follow all recommendations made in the BIA. • The Biophysical Impact assessment identified two semi-permanent wetlands, two seasonal wetlands, and one ephemeral waterbody. <ul style="list-style-type: none"> ○ The two seasonal wetlands and ephemeral wetland are expected be removed as part of the development while the semi-permanent wetlands will remain with a 30m setback required. • At the subdivision stage, the applicant will be responsible for obtaining the required approvals from AEP for the proposed disturbance to the wetlands identified in the BIA.
Transportation	<p>Transportation Services has the following recommendations/advisories/comments regarding this application:</p> <ul style="list-style-type: none"> • CP to be circulated for the possible upgrade to crossing on RR284.

Circulation date: January 2, 2020 – January 23, 2020

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

**BYLAW C-8003-2020****To adopt a Conceptual Scheme known as the Shepard Estates Conceptual Scheme**

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as *Bylaw C-8003-2020*.

PART 2 - DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

THAT The "Shepard Estates Conceptual Scheme", affecting a portion of SW & SE-09-23-28-W04M, be adopted as defined in Schedule 'A', which is attached to and forms part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-8003-2020 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Division: 4

File: 03309002/03309001 - PL20190192

READ A FIRST TIME IN COUNCIL this 11th day of February , 2020

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2021

READ A SECOND TIME IN COUNCIL this day of , 2021

READ A THIRD TIME IN COUNCIL this day of , 2021

Reeve

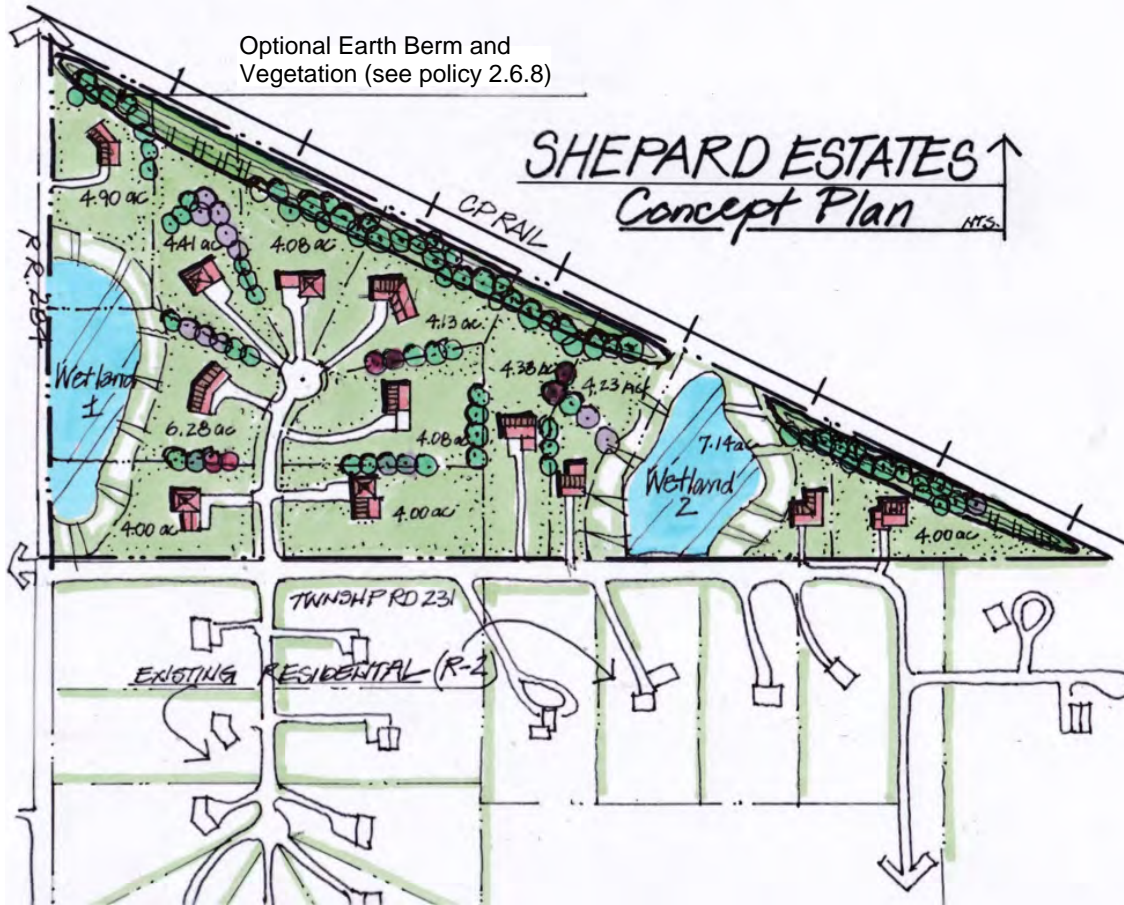
CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'
FORMING PART OF BYLAW C-8003-2020

A Conceptual Scheme affecting a portion of SW & SE-09-23-28-W04M, referred to as “Shepard Estates Conceptual Scheme” is attached to and forms part of this Bylaw.

Shepard Estates Conceptual Scheme



Submitted to: [Rocky View County](#)

On behalf of: [Shepard Development Corporation](#)

Prepared by: [IDEA Group Inc. in association with MVH Planning & Design Inc](#)

Draft date: [October 22, 2020](#)

SHEPARD

IDEA
INNOVATION ENGINEERING
DESIGN BUILD ARCHITECTURE
GROUP

MVH
MVH Urban Planning
& Design Inc.

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1. INTRODUCTION

1.1. Plan Purpose

This Conceptual Scheme provides the basis for the re-designation and subdivision of lands located on a portion of the SE & SW-9-23-28-W4M in Division 4 Land Use Map Area 33 in Rocky View County, Alberta. In preparation of this Conceptual Scheme, careful attention was paid to the policies and objectives set forth in the Rocky View County Plan, Rocky View County/City of Calgary Intermunicipal Development Plan, Rocky View County Land Use Bylaw.

The Shepard Estates Conceptual Scheme has been prepared to demonstrate the planning rationale for the proposed country residential development. This Conceptual Scheme provides guidance, policy framework and support for the re-designation and subdivision of the Plan Area. It describes a rationale and motivation to facilitate a new country residential subdivision within areas of existing established country residential development and ranch land. (Figure 1: Aerial site context adjacent to City of Calgary)

The Shepard Estates Conceptual Scheme describes the owner's philosophy to establish a uniquely developed residential neighbourhood that complements and integrates the existing development pattern, landscape and the surrounding area.

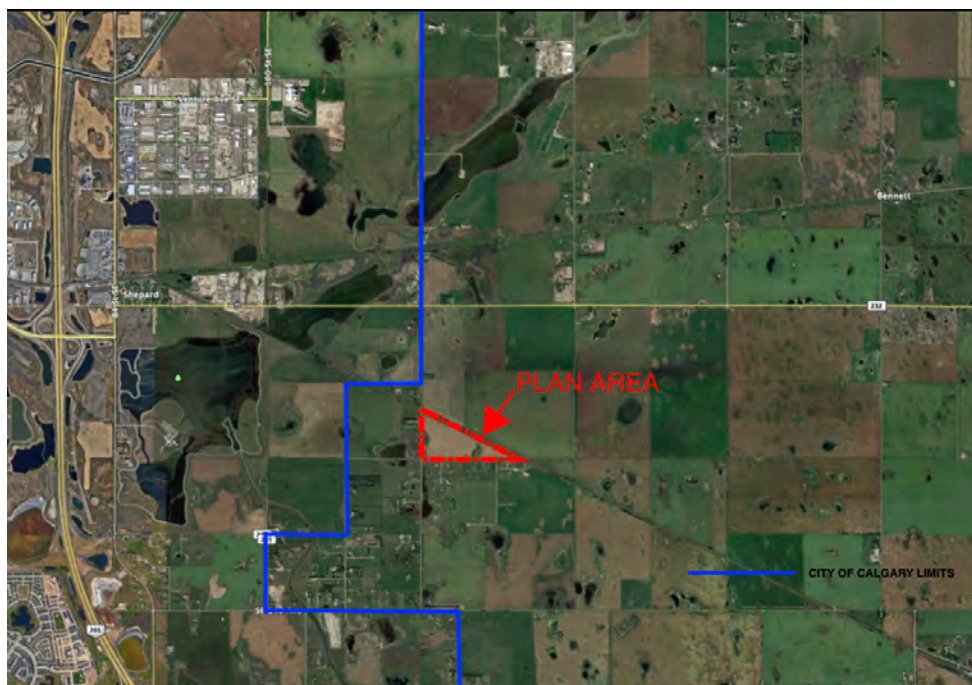


Figure 1: Aerial site context adjacent to City of Calgary

1.2. Plan Vision and Rationale

This Conceptual Scheme describes how 57.59 acres of ranch and farmland will extend the well-planned and vibrant country residential community that already exists in the area. The

proposed development, entitled Shepard Estates will feature twelve (12) country residential lots tying into the existing country residential subdivision to the south. Shepard Estates is an extension to the existing community and will compliment the surrounding development with generous lot sizes in keeping with the character of the existing country residential community. Shepard Estates will provide a quality development consistent with the policies and objectives set forth by the Rocky View County Plan, Rocky View County/City of Calgary Intermunicipal Development Plan, and meets the existing and future needs of the Rocky View County.

The new lots will be accessed by an internal subdivision road off Township Road 231, except for one lot that will be accessed from Range Road 284. The new lots will be of similar nature and exceed the area requirements set for the in the Rocky View Land Use bylaw. The proposed development will not require further upgrades to the County's infrastructure. A proposed earth berm along the existing CP rail line will further enhance the existing country residential development. Existing landscape features and additional hard and soft landscaping will be integrated with the visual aspects of the homes. Each single home will be customized and situated to maximize scenic views, respectfully integrated with the existing landscape features to provide privacy and tranquility. (Figure 2: Concept Plan)

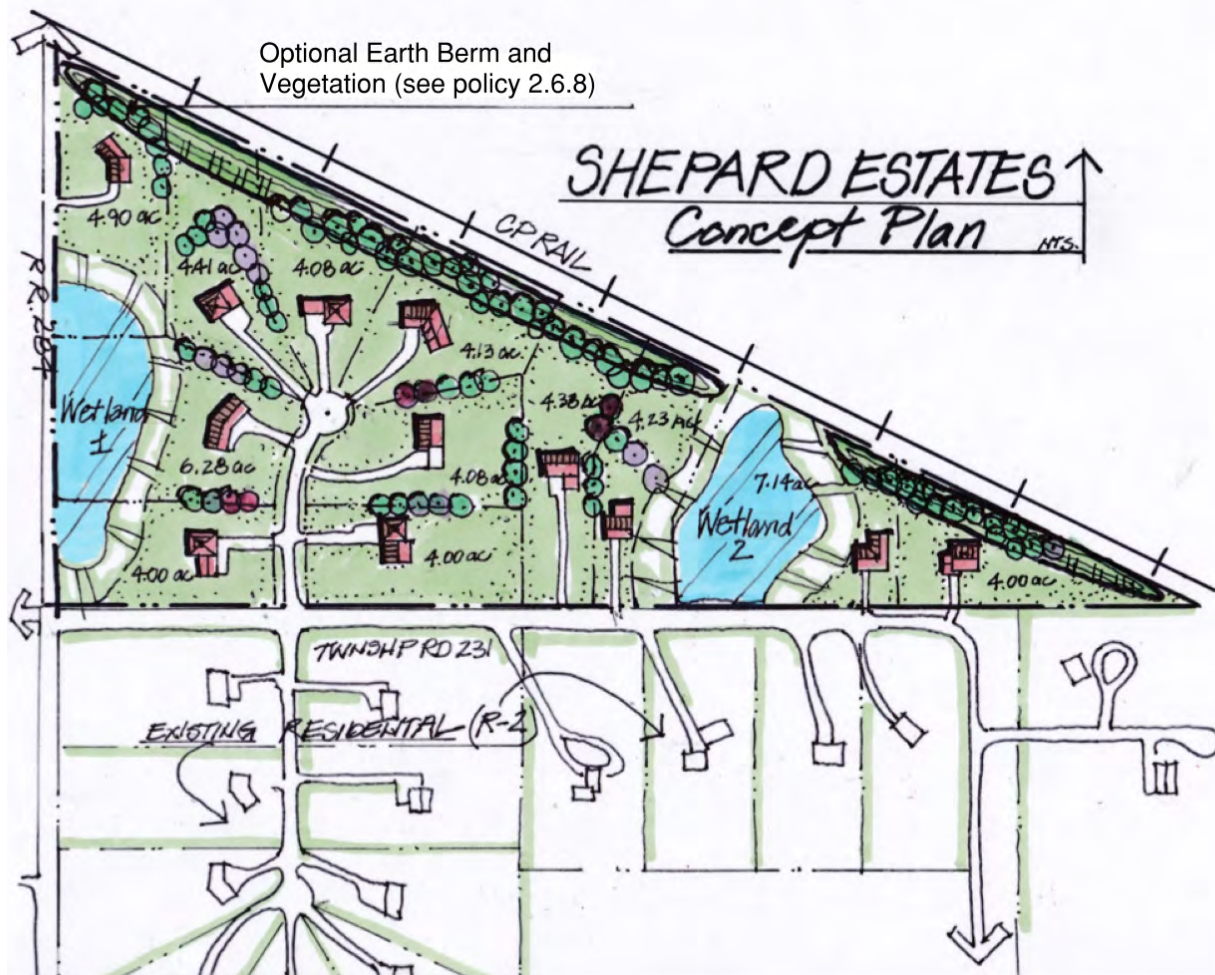


Figure 2: Concept Plan

1.3. Plan Area

The Shepard Estates Conceptual Scheme Plan Area is located within Division 4 Land Use Map area 33 in Rocky View County. The site is located approximately 0.5 miles east of the City of Calgary. **Figure 4: Plan Area Location** illustrates the area location in context to the City of Calgary as well as Rocky View County. The plan area is located within the “Calgary Growth Area” as highlighted in the County Plan and the Rocky View/Calgary Intermunicipal Development Plan (Figure 3: Rocky View County/Calgary Intermunicipal Growth Area Map). The plan area is comprised of 57.59 acres located in a portion of the SE & SW 9-23-28-W4M quarter section and is bordered by Range Road 284 to the west, Township Road 231 to the south and the Canadian Pacific Railroad along its north boundary.

Policy

- 1.3.1. Policies contained within the Shepard Estates Conceptual Scheme shall apply to all lands within the Conceptual Scheme Plan Area as illustrated in **Figure 4: Plan Area Location**



Figure 3: Rocky View/Calgary Intermunicipal Growth Area Map

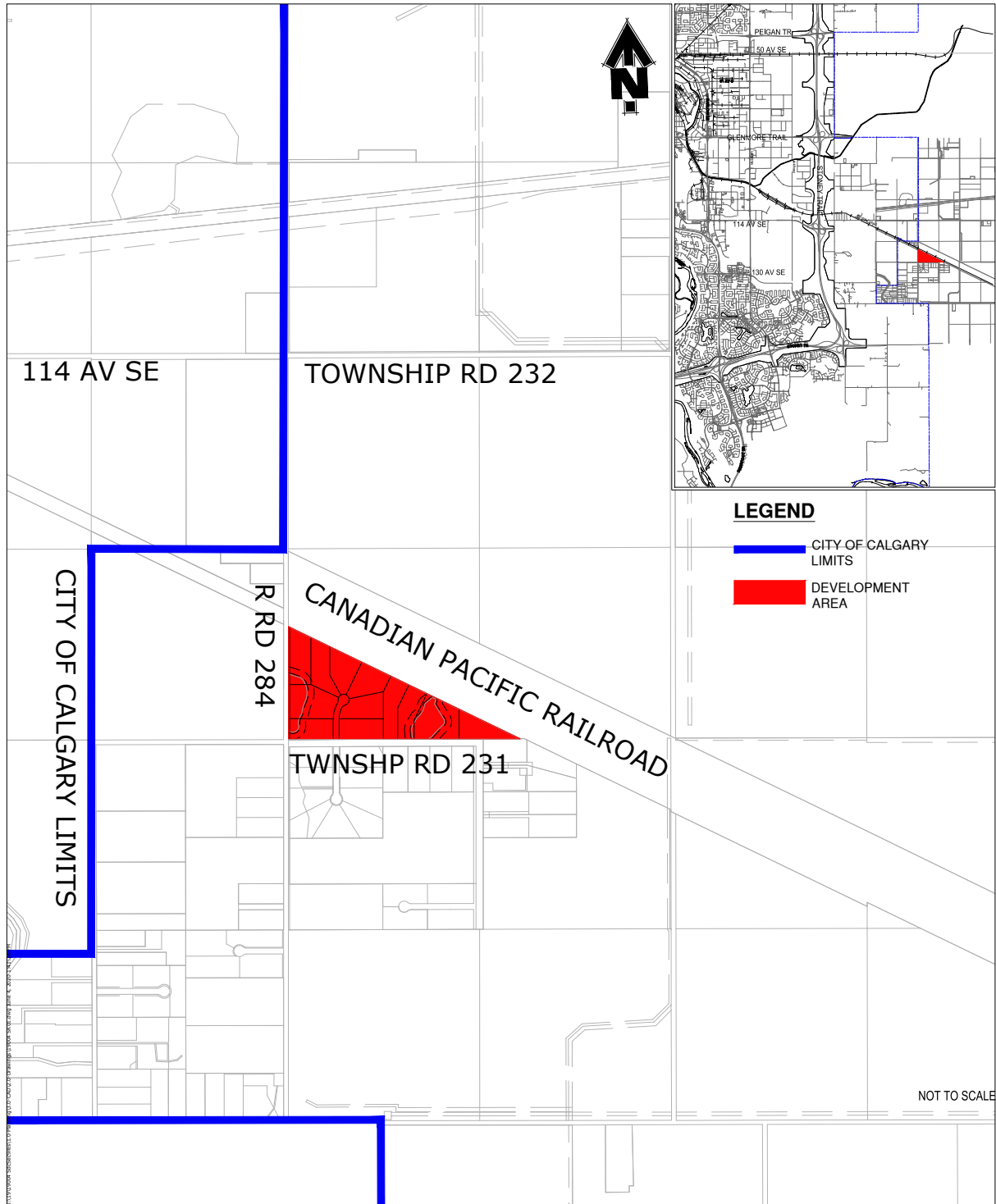


Figure 4: Plan Area Location

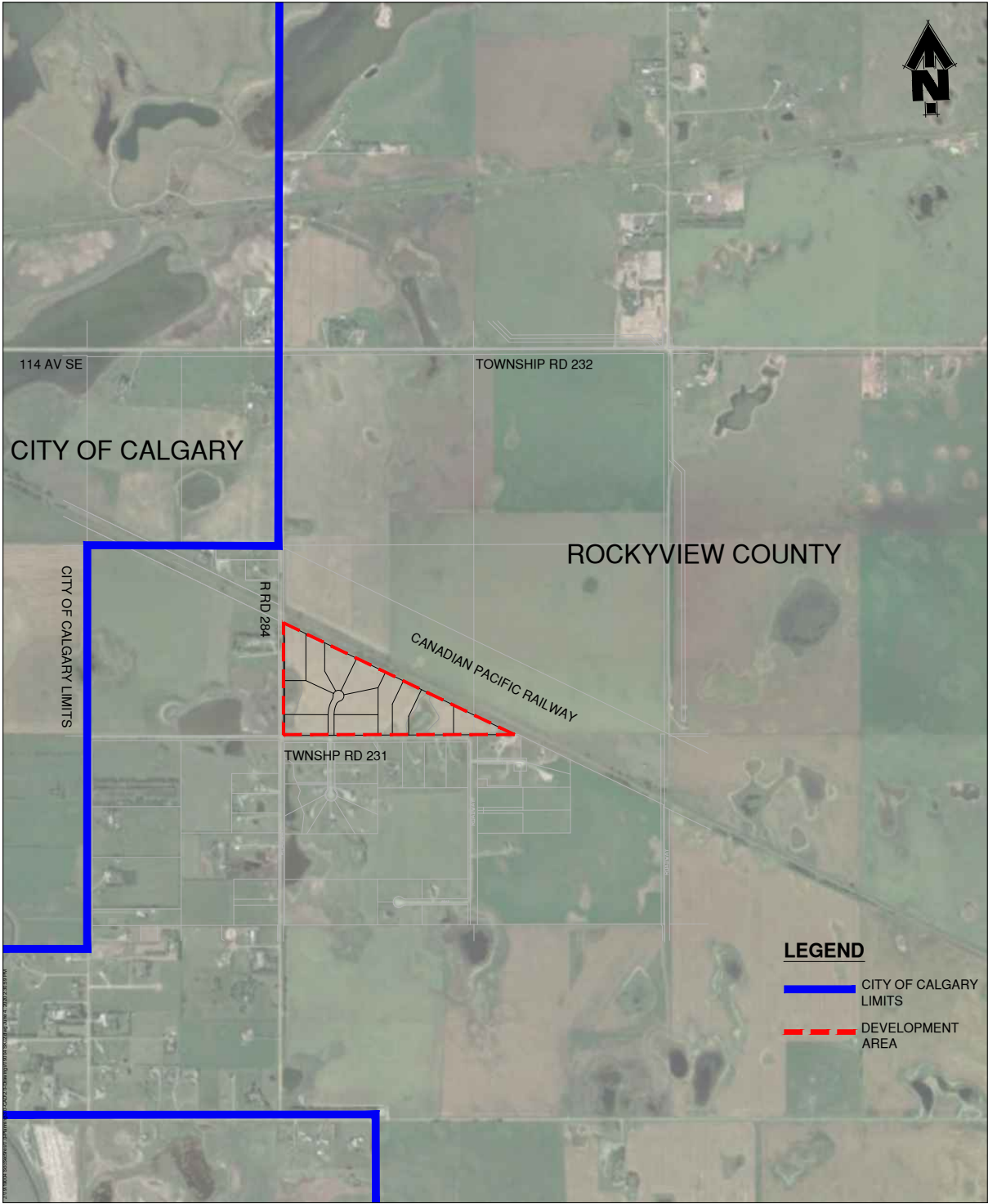


Figure 5: Aerial Plan

2. DEVELOPMENT CONCEPT

2.1. Concept Overview

Shepard Estates is planned to be a country residential development that meets the vision of the City of Calgary/Rocky View County Intermunicipal Development Plan, Rocky View County Land Use bylaw and the development pattern of the immediate area. The proposed development will provide additional tax revenue to the County while making better use of the land to achieve the vision of the various level planning documents.

Conceptual Scheme Objectives

- Establish a Conceptual Scheme that is comprehensive and describes uses, designs and strategies for developing a portion of the SE & SW 9-23-28-W4M quarter section.
- Identify the rationale for the proposed land use re-designation and identify opportunities and constraints within the plan area for subdivision and development.
- Create a residential community that respects the existing built environment and the historical character of the County.
- Facilitate the expanded development of an existing county residential community that serves as an existing neighbourhood that complements the existing and future land uses in the area.
- Meet or exceed the current required minimum residential lot size in the community.
- Address existing development constraints within the context of the Rocky View County Plan and other municipal policies and procedures.
- Identify existing physical infrastructure and to establish policies for the upgrade and expansion of these services that may be required to accommodate or sustain the development within the plan area.
- Identify the various constraints affecting lands contained within the plan area and to discuss what impact these constraints will have on the proposed development.



Facing site looking northwest from south property line

2.2. Development Design and Layout

Topography

The topography of the plan area is characteristic of the flat prairie that defines the ranch land and surrounding area. Expansive farm and ranch land to the north west of the plan area is only broken up by the Canadian Pacific Railroad tracks that run adjacent to the plan area to the north. The site contains two small vegetation areas which are home to various small wild life. The site moderately slopes from the centre away towards the two vegetated areas in the north west and south east corners of the site. The existing topography is shown in **Figure 6: Existing Topography**



Existing East Wetland

Policy

- 2.2.1. No alterations of the existing predevelopment topography shall occur prior to approval of a stormwater management plan and overall site-grading plan, to the satisfaction of Rocky View County and Alberta Environment.
- 2.2.2. At the future subdivision stage, the developer shall submit a geotechnical report prepared by a licensed professional. The report shall evaluate the soil characteristics, existing ground water conditions and provide a recommendation on soil suitability for the proposed use.
- 2.2.3. At the future subdivision stage, the developer shall submit finished grade plans and cut fill plans.



Land Use

Existing Land Use

The plan area is currently designated Agricultural General District District (A-GEN) under the Rocky View County Land Use Bylaw. **Figure 7: Existing Land Use** highlights the land use of the plan area as well as the surrounding areas adjacent to the plan area. It is noted that none of the adjacent designated (A-GEN) parcels appear to be supporting active agricultural operations. The recommendation to re-designate the existing Agricultural General District (A-GEN) to a Residential Rural District (R-RUR) district will allow a seamless integration to the existing Residential Rural (R-RUR) districts that are immediately adjacent to the plan area. The immediate areas surrounding the plan area are of Residential, Rural District (R-RUR) land use to the south and southwest, and Agricultural General district (A-GEN) land use to the northwest and northeast. This integration will allow the entire residential district to grow as well as continue the community spirit in the area. The re-designation also fits within the vision set forth in the various municipal plans and the areas long term vision for residential growth within the plan area. The conceptual scheme proposes twelve (12) approximately four (4) acre parcels as illustrated in **Figure 11: Subdivision Design**.



Existing country residential community to south



Existing country residential community to the south



Existing country residential community to the south

Policy

- 2.2.4. Prior to subdivision the existing Agricultural General District (A-GEN) will require a land use re-designation to Residential Rural District (R-RUR)

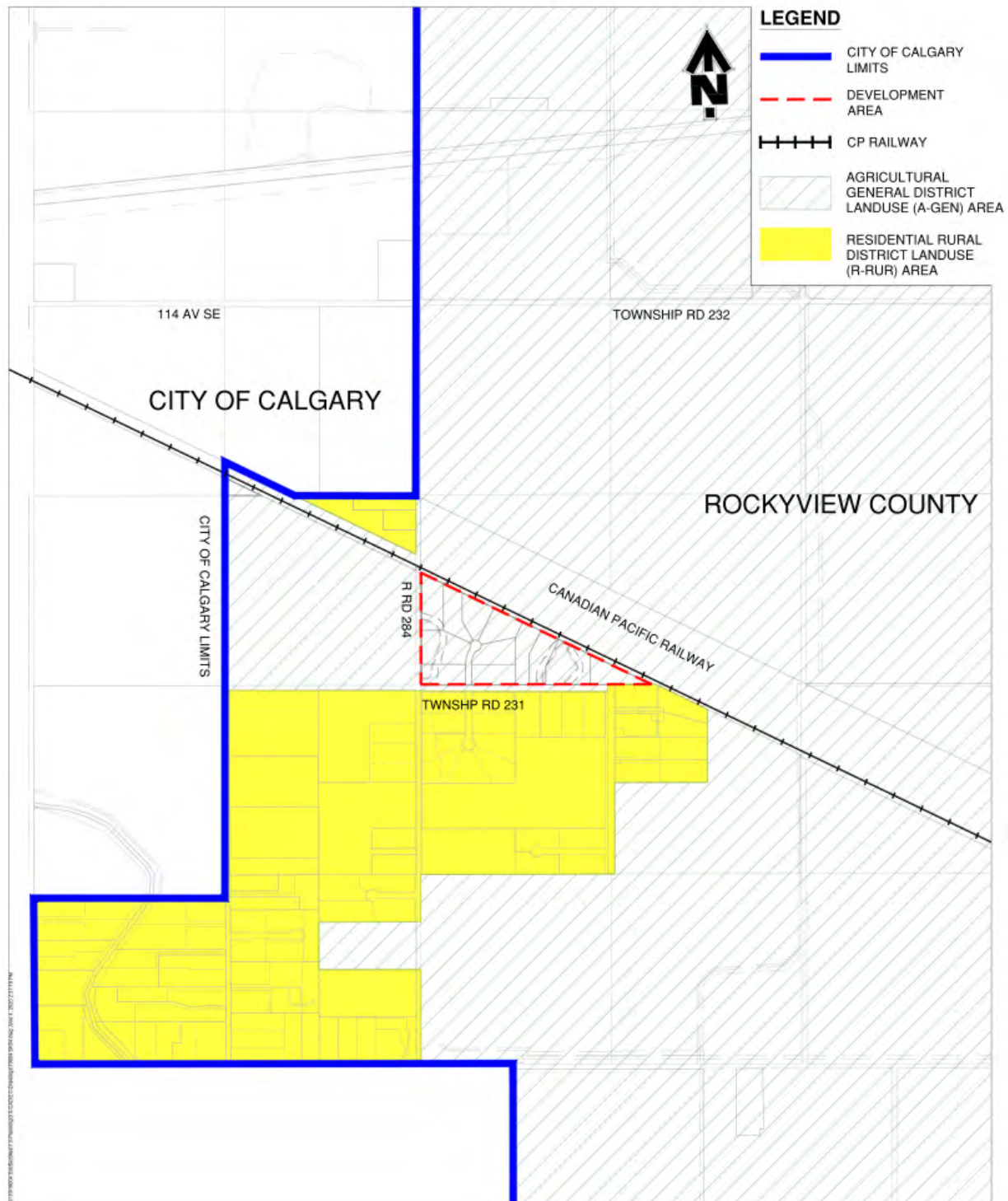


Figure 7: Existing Land Use

Existing Land Ownership

Figure 8: Existing Land Ownership illustrates the property ownership details of the major subdivisions and quarter sections adjacent to the Plan Area.

The surrounding areas is a mix of country residential development, grazing and crop land. The Plan Area is part of the quarter section owned by Shepard Development Corporation. The area directly south of the plan area is a country residential development with multiple land owners which has been previously subdivided. The north edge of the site is bounded by land belonging to the Canadian Pacific Railway.

Future Land Use Concept

Figure 9: Future Land Use Identified within Rocky View county/City of Calgary Intermunicipal Development Plan illustrates the intent of this conceptual plan in re-designating the existing Agricultural General District (A-GEN) as a Residential Rural District (R-RUR) to coincide and compliment the existing R-RUR land use district adjacent to the south. The remainder of the SW-9-23-28-W4M section have been identified for a commercial/industrial development within the Rocky View County/City of Calgary Intermunicipal Development Plan. The Rocky View County/City of Calgary Intermunicipal Development Plan designates the plan area as future residential therefore the proposed conceptual scheme land use is to match the adjacent land use within the area for continuity of the existing community area.

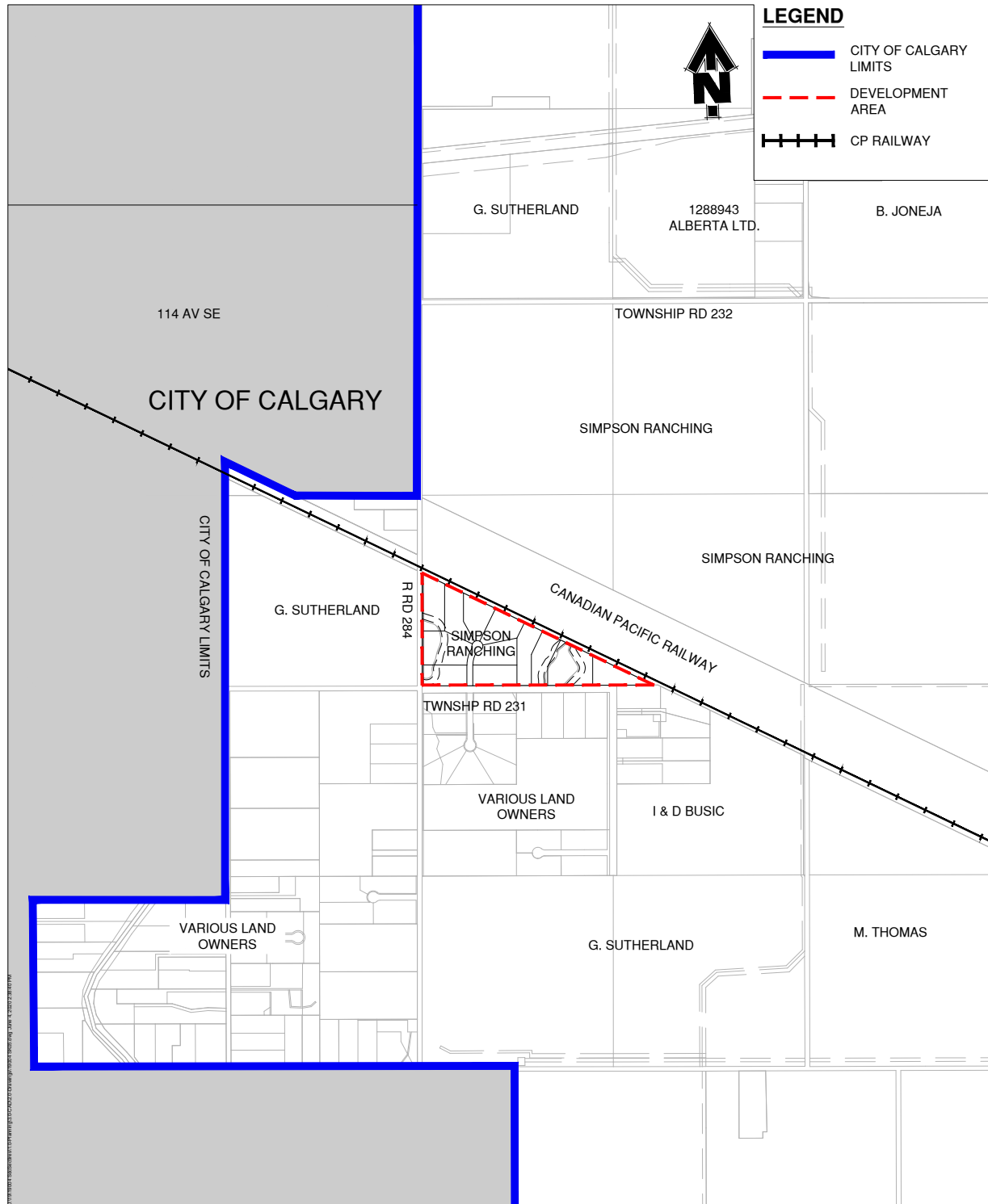


Figure 8: Existing Land Ownership

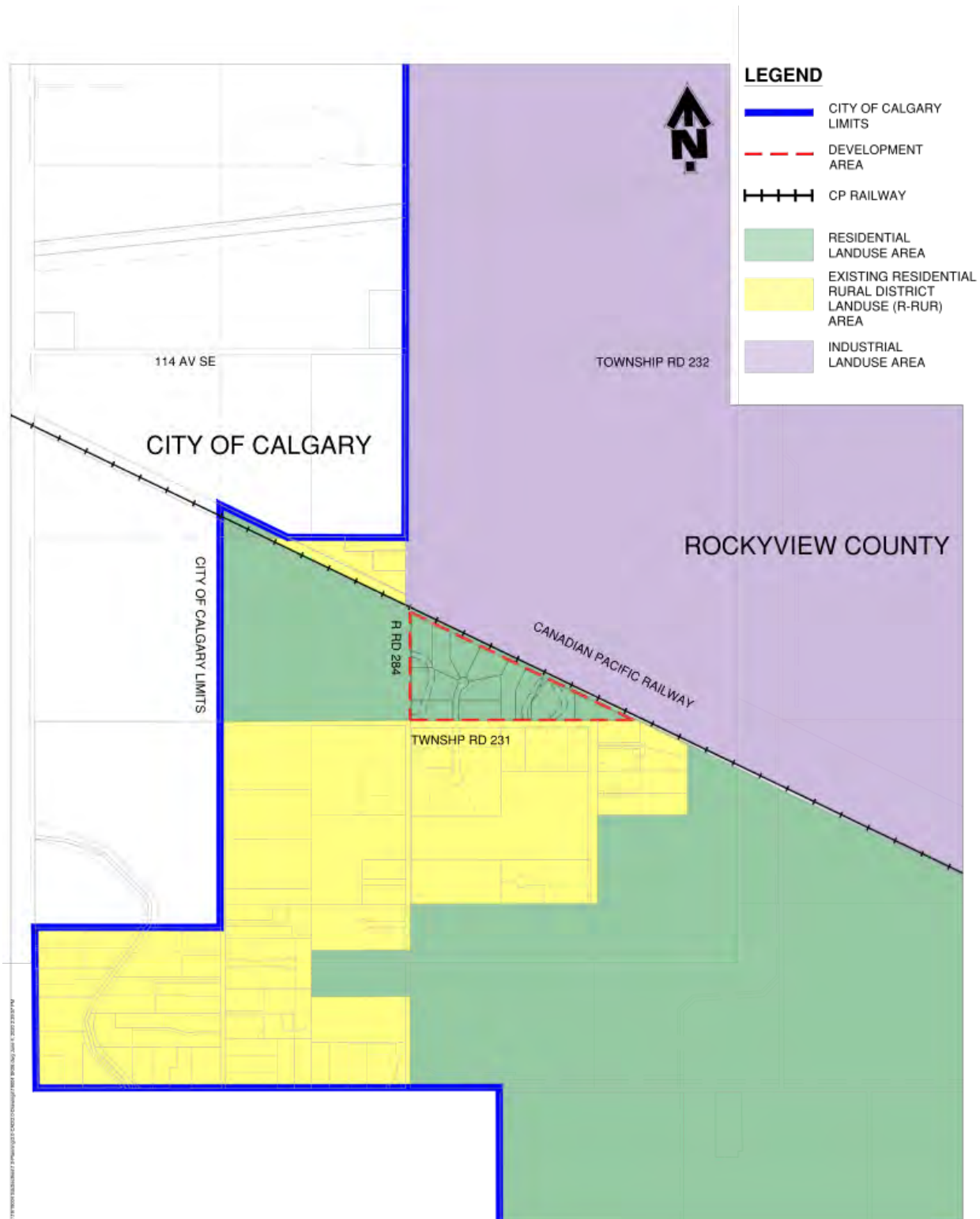


Figure 9: Future Land Use Identified within Rocky View County/City of Calgary Intermunicipal Development Plan

Subdivision Design

This Conceptual Scheme has proposed the creation of 12 new residential lots (Figure 10: Shepard Estates Concept Plan). Shepard Estates has been designed to complement the existing residential developments to the south of the plan area and continually grow the residential community in the area in accordance with the long term vision for the area.

Figure 11: Subdivision Design illustrates the conceptual layout of the new residential lots as well as the existing residential area to the south and how they interface with each other to create a seamless boundary and integration between the two areas.

New Residential Lots	12
Road/Access Area	1.49 Ac
Residential Lot Area **inc wetland area	56.10 Ac
Total Site Area	57.59 Ac

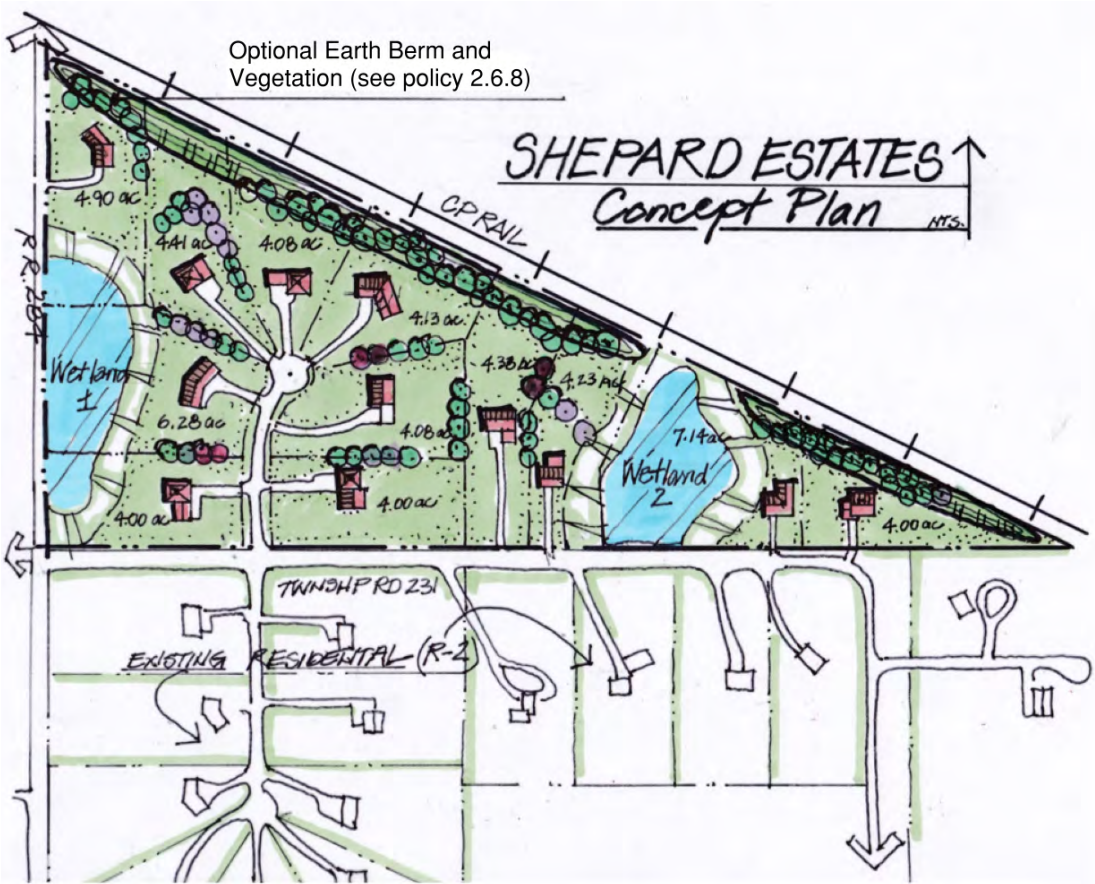


Figure 10: Shepard Estates Concept Plan

Policy

- 2.2.5. Lot layouts as shown in **Figure 11: Subdivision Design** are conceptual only and may not reflect the final design, size of lots that may be proposed in future tentative plans of subdivision will be determined at the detailed engineering stage.
- 2.2.6. A building setback of 30m from the Canadian Pacific Railway principle main line mutual property line to the building face shall be maintained to adhere to the standards outlined in the Canadian Municipalities and Railway Association of Canada (May 2013), Guidelines for New Development in Proximity to Railway Operations, op.cit, Section 3.
- 2.2.7. At the future subdivision stage, the developer shall enter into a Development Agreement with the County for the construction of the required infrastructure and utilities.
- 2.2.8. At the future subdivision stage, the developer shall be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details
- 2.2.9. At the future subdivision stage, the developer shall submit an erosion and sediment control plan to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during construction
- 2.2.10. At the future subdivision stage, the developer shall demonstrate that there is at least one contiguous acre of developable area for each parcel
- 2.2.11. At future subdivision stage, the developer shall provide an Environmental Site Assessment to examine any potential contamination on the land



Figure 11: Subdivision Design

2.3. Transportation

Existing Transportation Network

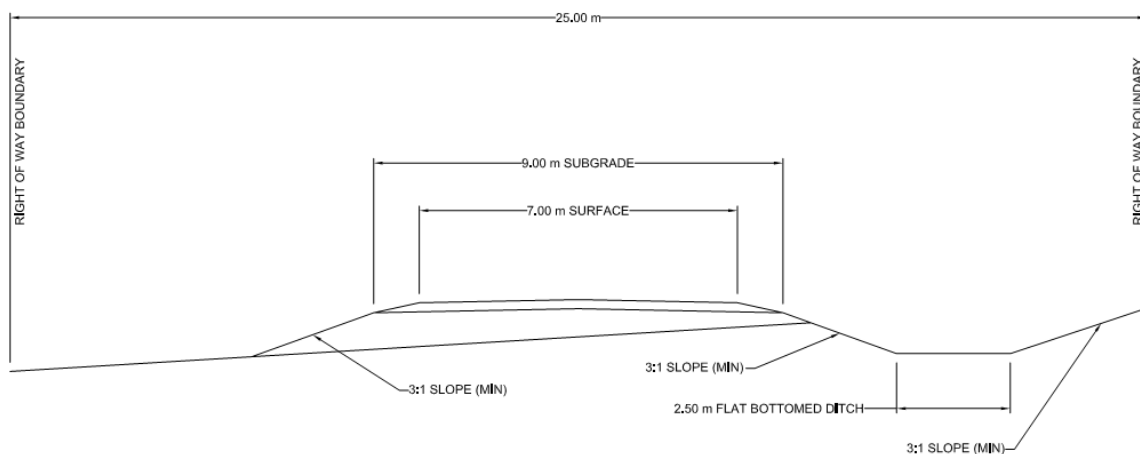
Current access to the Shepard Estates Plan Area is via two (2) access points. One is located along Range Road 284 adjacent to the west and the second, Township Road 231 adjacent to the south. Both of these roads are country gravel roads without illumination.

Policy

- 2.3.1. At the future subdivision stage, the developer shall provide a 5m road widening along the west boundary of the subject lands that shall be dedicated as road right of way by plan of survey as per the applicable TOL bylaw since this portion of Range Road 284 is part of the long range transportation plan Network B which requires a 30m right of way

Proposed Subdivision Road

A Traffic Impact Assessment Memo was prepared by ISL Engineering and Land Services dated March 23, 2020. The memo concluded the development would generated 9 and 12 trips per hour in the AM and PM peaks. The amount of traffic generated will be negligible and will have minimal impact on existing traffic operations. Similar to the existing Township Road 231, a residential cut de sac and driveways are proposed off Township Road 231 for Shepard Estates. Based on the preceding Township Road 231 is a suitable road type for access to Shepard Estates. The development is clear of the Alberta Transportations development control zone thus no Traffic Impact Assessment from Alberta Transportation should be required.



Country Residential Roadway - 400.5 - County Servicing Standards 2013

Policy

- 2.3.2. At the future subdivision stage, the developer shall construct all roads in accordance with Rocky View County Servicing Standards for Residential Subdivisions and Road Construction.
- 2.3.3. At the future subdivision stage, the developer shall be responsible for entering into a Development Agreement with the County for the construction of Country Residential Road in accordance with the County Servicing Standards for the construction of a public internal road system to service the proposed development
- 2.3.4. At the future subdivision stage, the developer shall construct a gravel driveway access road from Range Road 284 to Lot 3.
- 2.3.5. At future subdivision stage, the developer shall be required to provide payment of transportation offsite levy for the gross area of lands to be subdivided/developed in accordance with the applicable TOL Bylaw

2.4. Utility Servicing

Water Supply

A Phase 1 Groundwater Supply Evaluation report was completed by Solstice Environmental Management dated August 4, 2020 in support of the conceptual scheme and the findings of the report were as follows.

There is no public watermain trunks available in the area. The aquifer resources in the area were assessed as they relate to the proposed residential development. In review of the publicly available information it showed minimal current utilization of ground water, including domestic, licensed or traditional groundwater users with the area. It is expected sufficient aquifer supplied water should exist for the proposed subdivision with no causing adverse effects to existing groundwater users. Recharge to aquifers by surface water sources and precipitation in this area is expected to occur with should serve to make aquifer supplies sustainable. The groundwater chemistry taken from existing wells in the area contain moderate concentrations of dissolved solids, therefore treatment of the water may be required to make the water acceptable for human consumption. Alberta Environment and Parks well data shows a total of seventy two (72) wells within a one mile radius off the site area. There are currently no groundwater wells existing within the site. The developer proposes to service the lots via individual groundwater wells. It is expected sufficient aquifer supplied water should exist for the proposed subdivision with not causing adverse effects to existing groundwater users.

Policy

- 2.4.1. At the future subdivision stage, the developer shall drill groundwater wells in accordance with Rocky View County current Servicing Standards for Residential Subdivisions.
- 2.4.2. At the future subdivision stage, the developer shall provide a Phase 2 Groundwater Study to demonstrate that the water flow rate meets the County Servicing Standards.

Sanitary Supply

A Level IV Private Sewage Treatment System Assessment report was prepared by Solstice Environmental Management dated August 4, 2020 was prepared in support of the conceptual scheme. The findings of the report were as follows:

There is no public sanitary sewer trunks available in the area. The site is suitable for soil treatment of septic effluent either with conventional or mounded septic fields, therefore each proposed lot will be serviced by individual sewage tank, conventional septic field and mound system to collect, treat residential sewage. Each lot owner will be responsible for the maintenance of their individual septic system. The proposed lots may have the ability to connect to a regional wastewater utility should it become available, however this is not anticipated in the foreseeable future.

Policy

- 2.4.3. At the future subdivision stage, the developer shall follow the recommendations contained in the Level IV Private Sewage Treatment Assessment in accordance with County Servicing Standards
- 2.4.4. At the future subdivision stage, the developer shall enter into a Development Agreement (Site Improvement Servicing Agreement) for the recommendations included in the Level IV Private Sewage Treatment Assessment including use of Packaged Sewage Treatment Systems that meets requirements of the Bureau de Normalisation de Quebec (BNQ) in accordance with County Policy 449.

2.5. Stormwater Management

A Stormwater Management Report was prepared by IDEA Group Inc. dated April 2020 in support of the conceptual scheme and the findings of the report were as follows:

Using preliminary survey information the drainage of the site has been delineated as shown on **Figure 12: Stormwater Management**.

Runoff sheds from higher areas in the centre outwards to three existing low areas. The west and the southeast areas exist within the subject lands. As minimal grading is anticipated this existing drainage pattern will remain following the proposed development of the site. The existing low areas onsite will be protected with easements and developed around in accordance with the recommendations from the Biophysical Impact Assessment report. The change in land use has a very minimal impact on the overall areas imperviousness and existing low area storage is expected to be largely sufficient.

Alberta Environment Standards and Guidelines for Stormwater Management for the Province of Alberta and Rocky View County's Servicing Standards for Residential Subdivision and Road Construction requires all new developments to be responsible for managing any increase in storm water runoff and deterioration in water quality that may result.

The plan area has moderate slopes that allow for surface water to be primarily absorbed into the existing vegetation and low lying areas. Stormwater will be directed with overland flow to a ditch and culvert system composing of existing ditches along the existing roadways and new

ditches and culverts for the new roadway and driveway accesses. There is no underground storm system available, therefore all the storm water in the area is controlled by overland flow.

Post-development run off will be managed through retention on both individual lots and through the use of central collection areas within the existing low lying areas. The size of the individual parcels are adequate to retain the potential increases in stormwater run off resulting from the residential development on the proposed lots. Additional stormwater from the roadway will be managed through conveyance within roadside ditches and culverts. There will be no increase in post-development stormwater discharge off site above the pre-development conditions.



Drainage swales in the existing country residential community to the south

Policy

- 2.5.1. At the future subdivision stage, the developer shall enter into a Development Agreement for any stormwater infrastructure required because of the development and outlined in the final approved stormwater management plan. Registration of any easements, utility right of ways and/or public utility lots is required as a condition of subdivision
- 2.5.2. At the future subdivision stage, the developer shall register an encumbrance against each title to each residential lot to notify future owners of specific development obligations relative to ongoing operations and maintenance of the stormwater management facilities

-
- 2.5.3. At the future subdivision stage, the developer shall obtain AEP approval and licensing for the stormwater management infrastructure including registration of the facilities and discharge
 - 2.5.4. Any existing areas of surface water ponding may be modified as part of the approved Overall Site Grading Plan and Stormwater Management Plan, predevelopment flows shall be maintained. To be approved as part of the Rocky View County Subdivision Process
 - 2.5.5. Stormwater management within the Conceptual Scheme plan area shall be in accordance with the Servicing Standards for Residential Subdivisions and Road Construction as approved by Rocky View County.
 - 2.5.6. Stormwater runoff shall be overland via existing drainage courses and ditches, in accordance with the approved Stormwater Management Report.



Figure 12: Stormwater Management

2.6. Environment

Vegetation & Wildlife

Vegetation throughout the plan area consists mainly of the non-native grasses consistent with the pasturing of livestock. There are two small wetland areas with a number of plants, shrubs, and small wildlife that will be preserved, where possible, as part of the development process. The plan area contains a nesting habitat for migratory birds, mainly in areas with wetland vegetation.

The plan area contains two large wetlands and two seasonal wetlands. Environmental easements will be provided around the large wetlands to avoid any disturbance to vegetation and existing habitats. The seasonal wetlands will be filled in during development. The existing wetlands are shown on **Figure 13: Existing Wetlands**.

Policy

- 2.6.1. Vegetation removal should be minimized. Complete habitat destruction activities should be completed outside of the breeding window for migratory birds, or nest sweeping prior to construction activities.
- 2.6.2. Vegetation removal shall be restricted to the construction footprint. Disturbed areas outside the permanent infrastructure footprint shall be reseeded.
- 2.6.3. Water Act approval will be required at subdivision time to authorize development within proximity to existing wetlands/water bodies.

Environmental Considerations

A Biophysical Impact Assessment (BIA) was completed by Tannas Conservation Services Ltd. dated April 2020 in support of the conceptual scheme which identifies potential impacts of the proposed development as well as mitigation measures to reduce or eliminate these potential impacts. The findings of the report are as follows.

The project site is currently a cultivated field used for agricultural purposes. The use of this site will shift from agriculture to residential purposes, but the area was already heavily impacted by human activities. Much of the surrounding area consists of other residential and agricultural developments, and more development is expected as the area has been identified as a "City of Calgary Growth Area" by the IDP. Once the region has been developed, it will likely remain as a residential area, and therefore any future cumulative effects should be minimal.

There will be a local negative effect on agricultural land use as more people are in the community. On a regional scale this development is part of a larger regional conversion of land from agricultural production to urban land uses and does not differ in any way from the regional conversion occurring around the City of Calgary limits.

The assessment provided a summary of the potential environmental concerns associated with the proposed development based on published information and a field visit. The assessment took into consideration the significance of onsite soils, vegetation, wildlife, historical resources, and wetlands and provided several recommendations for during construction and post construction.

The BIA identified 2 semi-permanent wetlands, two seasonal wetlands and one ephemeral waterbody. As part of the future residential development the two seasonal and ephemeral wetlands are expected to be removed as part of the development while the semi permanent wetlands will remain with a 30m “no build” setback and a 6m “no disturbance” setback required.



Existing east wetland



Existing west wetland viewed from Township Road 231



Existing west wetland viewed from Range Road 284

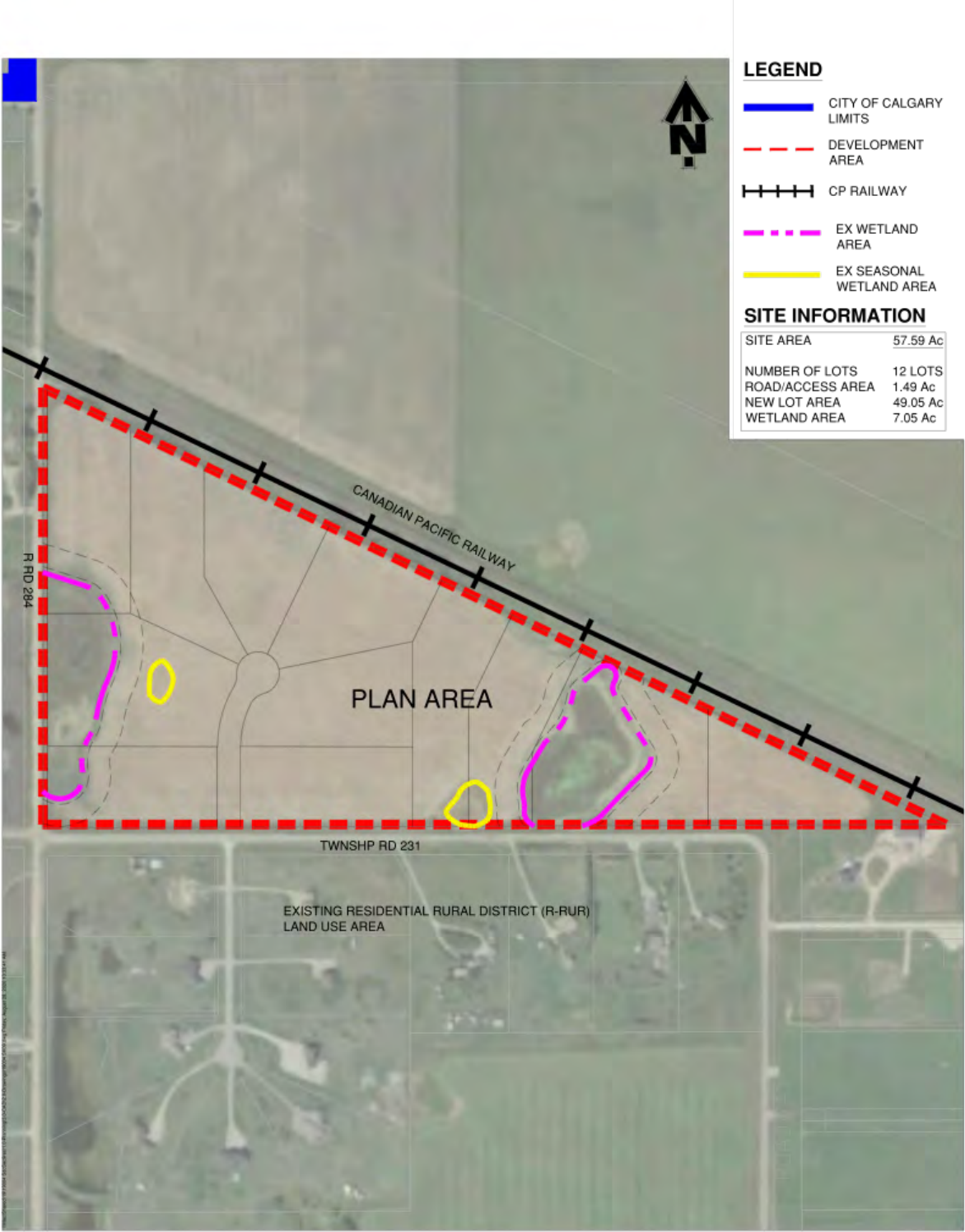


Figure 13: Existing Wetland Locations

Policy

- 2.6.4. At the future subdivision stage, the developer shall be responsible to follow all the recommendations made in the Biophysical Impact Assessment.
- 2.6.5. At the future subdivision stage, the developer shall be responsible for obtaining the required approvals from Alberta Environment and Parks for the proposed disturbance to the wetlands identified in the Biophysical Impact Assessment.
- 2.6.6. At the future subdivision stage, the developer shall provide a 30m “no build” setback and a 6m “no disturbance setback on the two semi permanent wetlands.

Sound Attenuation and Rail Line Screening

In support of the conceptual scheme a Sound Attenuation Study was prepared by IDEA Group Inc. dated May, 2020. In the study the site was modelled using CadnaA software utilizing the parameters contained in the Canadian Transportation Agency ***Rail Noise Measurement and Reporting Methodology*** guide. The study conclusion is the sound levels would be below the post development requirements of 63 dBA daytime and 53 dBA night time requirements for country residential development without any extra sound attenuation measures (walls, barriers, or berms).

The developer is exploring the option of a screening berm along the north property line to screen the rail line and enhance the proposed development and surrounding community. An earth berm was modelled along the north perimeter of the site adjacent the joint railway property line. The earth berm ranged in height from 1.5m to 4.5m high to accommodate screening of the railway. The earth berm is modelled to be 1.5m high on the east side of the site increasing to approximately 4.5m high towards the west side of the site. The earth berm is modelled to have 2:1 side slopes on the railway side and 3:1 side slopes on the residential side of the berm. The optional berm as modelled does provide better sound attenuation in addition to screening of the rail line. The optional earth berm is shown on the Shepard Estates Concept Plan.

Policy

- 2.6.7. At future subdivision stage the developer shall be responsible to follow all the recommendations made in the Sound Attenuation Study.
- 2.6.8. At the future subdivision stage the developer would have an option to provide an earth berm if market conditions deem this to be a desirable amenity for the development.

2.7. Municipal & Environmental Reserve**Municipal Reserve**

Due to the location and context of the proposed development there is no identified need for Municipal Reserve (MR) to support park, recreational use or pathway alignments.

Policy

- 2.7.1. Municipal Reserve has not been provided previously on the subject land, the Developer proposes to pay cash-in-lieu for 5.7ac of Municipal Reserve owing at future subdivision stage.

Environmental Reserve

There will not be a dedication or creation of an Environmental Reserve (ER) parcel as part of the proposed development.

2.8. Shallow Utilities

Shallow utilities (i.e. electricity, telecommunication, natural gas, etc.) will be provided by the appropriate utility company providing services to the Plan Area at the expense of Shepard Development Corporation. ATCO will provide natural gas and Fortis will provide electrical services to the area. Natural gas service is available along Township Road 231. This service is servicing the subdivision to the south and has capacity to supply the proposed subdivision.

Policy

- 2.8.1. Shallow utilities shall be provided adjacent to the right-of-way of internal roads within the appropriate easement as required
- 2.8.2. Shallow utilities shall be installed by the developer at the subdivision stage in consultation with all applicable utility providers

2.9. Emergency Services & Fire Services**Emergency Services**

Emergency Services within the Shepard Estates plan area would utilize the nearest adjacent services of the City of Calgary and the Langdon emergency services departments.

Policy

- 2.9.1. In association with Rocky View County Emergency Services, the RCMP and other emergency service providers, an adequate level of service shall be provided to meet current needs.
- 2.9.2. Policing will be provided by the RCMP as per Provincial Police Service Agreement, until such time as another policing solution is required or sought out.

Fire Services

Fire Services within the Shepard Estates plan area utilize the nearest adjacent fire services of the City of Calgary and the Langdon fire service departments.

- 2.9.3. In association with Rocky View County Fire Services an adequate level of service shall be provided to meet current needs

- 2.9.4. Proposed Shepard Estates Conceptual Scheme have considered safe and efficient access for fire vehicles.

Solid Waste Management

There are limited solid waste and recycling services available in the area. The homeowner will be required to engage a private collection service provider or they would be required to dispose of their waste at a county or City of Calgary landfill and recycling site.

3. POLICY DIRECTION

3.1. Interim Growth Plan/Regional Growth Plan

The Interim Growth Plan provides guidance on land-use, population and employment growth and infrastructure planning with regards to regional matters on an interim basis. The Interim Growth Plan includes policies and guidelines for country residential development. The interim plan discusses the nature of the country residential development type which is rural settlement form that has a residential land use of low density development on lot sizes that are one (1) acre or greater. The country residential areas may include varying lot sizes while maintaining a rural character.

Shepard Estates is proposed as an intensification and infill of an existing country residential community that meets the goals and visions of the Interim Growth Plan.

3.2. City of Calgary/Rocky View County Intermunicipal Development Plan (IDP)

The City of Calgary and Rocky View County share 115 kilometres of border and their respective visions within the border area are inextricably linked and have an effect on the planning of one another. Both municipalities are committed to work together to enhance cooperation and achieve coordination wherever possible to achieve a positive result for the residents of each municipality. The Intermunicipal Development Plan was developed in accordance with the Municipal Government Act and is the preferred means for both municipalities to continue the cooperative working relationship within the Plan Area.

The Intermunicipal Development Plan identifies growth corridors/areas for both municipalities and identifies lands for possible future annexation from Rocky View County to the City of Calgary. The growth corridors/areas are adapted from the 2006 Annexation Agreement and represent areas for potential future development of the municipalities within the Plan Area. The Rocky View County Council and Administration should evaluate applications within identified City of Calgary Growth Areas against the Intermunicipal Development Plan for appropriateness of proposed development. The intermunicipal growth areas identify a longterm vision for compatible land uses within the growth areas that meet the vision of both municipalities. The existing areas adjacent the site are within the Intermunicipal Development Plan growth corridor/areas. The proposed Shepard Estates is an extension to the existing residential development within the area that is in accordance with the Intermunicipal Development Plan.

Shepard Estates falls within the intermunicipal plan area, as shown on Map 4, Growth Corridors/Areas in the Rocky View County/City of Calgary Intermunicipal Development Plan

document and any development within the plan area must address the goals and policies outlined in the Intermunicipal Development Plan. Shepard Estates conforms to the vision, goals and policies of the Intermunicipal Development Plan.

3.3. Municipal Development Plan (County Plan)

Rocky View County is a diverse regional and community landscape which is dominated by an agricultural and rural landscape. Scattered across the landscape are a range of residential opportunities supporting the county population. There are a range of residential typologies and densities and the County Plans formulates the vision and policy direction for the County as a whole. The County Plan provides a framework to guide decision making when implementing goals, policies and actions within areas of the County Plan. The County Plan supports development and relation of well-designed rural communities and encourages country residential communities to retain their rural character and maintain a strong sense of community. Through the County Plan Rocky View County will maintain a strong web of partnerships to help extend the range of services provided to its residents. Through the County Plan the County will develop and strengthen partnerships with adjacent communities, stakeholders and neighbouring municipalities.

Shepard Estates is proposed as an extension to an existing country residential district that has grown organically over time. The Rocky View County Plan outlines several goals and policies that shape the nature and the community visions for the accommodation of country residential development within the municipal district. The vision for Shepard Estates will meet the requirements set forth in the County Plan with regards to the goals and policies of Rocky View County.

3.4. Land Use Bylaw

Shepard Estates proposes a land use of Residential Rural District (R-RUR) land use with no changes to the standard Rocky View County district. The R-RUR land use has a minimum parcel size of 1.60 hectares or 3.95 acres. This land use is consistent with the land use designation of the surrounding existing parcels. Section 371 of the Rocky View County Land Use Bylaw C-8000-2020 states that Residential Rural districts are to provide for residential uses in a rural setting on parcels which can accommodate limited agricultural pursuits.

Shepard Estates meets all the requirements of the Land Use bylaw.

4. PUBLIC CONSULTATION

In order to facilitate public input for the proposed development, all adjacent land owners near the Plan Area were sent an invitation to attend a virtual open house via Microsoft Teams at Calgary on July 15, 2020.

From the fifty four (54) invitations sent out, five (5) people attended or expressed interest in the future development of the lands. Questions included the stormwater management in the proposed community and the preservation of the existing wetlands. The noise attenuation question was addressed through the noise study and proposed 1.5 to 4.5m earth berm along the CP rail tracks. The stormwater management and wetland conservation questions were addressed through the stormwater management study and Alberta Environments ongoing management and wetland setback requirements.

A summary of the minutes from the open house is included in the Appendix A at the end of the conceptual scheme document.

5. APPENDIX A

SHEPARD ESTATES OPEN HOUSE**ONLINE MEETING**

FILE: 19004\1.0-Planning\2.0-Submissions\7.0-Open House 20.07.15\19004-OpenHouse-Minutes-20.07.15.doc

DATE: July 15, 2020

Time: 7:00pm – 8:15pm

Attendance:

Shawn Belecki
Michael von Hausen
Brad O'Keefe
Glenn Makewich
Paul Schneider
Jason Reed
Jim & Sue Berg
Candace Vanin

Company:

Simpson Group of Companies (SG)
MVH Urban Planning & Design (MVH)
IDEA Group Inc (IG)
IDEA Group Inc (IG)
Area Resident
Area Resident
Area Resident
Area Resident/On behalf of Gary
Sutherland

	Discussion
	<ul style="list-style-type: none"> • Open House letter sent to 54 residents adjacent the site • Agenda of the Open House <ul style="list-style-type: none"> • Introductions • Presentation of the Conceptual Scheme • Question and Answer • Summary, Next Steps, Contact Resources • This was conducted as a Microsoft Teams online meeting • Technical issues with the Teams Invite URL, most attendees were via telephone
	Question and Answers
1	<p>Question – Candace Vanin</p> <p>Being the CPR main line coming out of Calgary is immediately to the north do you see any issues with the noise and size of the trains, is there any requirements for consideration to noise in relation to noise mitigation?</p>

	<p>Answer</p> <p>As part of the conceptual scheme a Sound Attenuation Study was completed and circulated to RVC. The findings of the study showed that utilizing a berm along the north side of the property adjacent the CP rail right of way, the berm on the west side of the property is 4.5-5.5m berm, and a 1.5-2m berm along the east side of the property mitigated sound to below the maximum 63dBA day and 53dBA requirements as set out in the Alberta Transportation Noise Attenuation Guidelines.</p>
2	<p>Question</p> <p>What are the runoff implications of the berm?</p>
	<p>Answer</p> <p>As part of the conceptual scheme a Storm Water Management report was prepared, and the berm was modeled in the report. Due to the side slopes of the berm and the ground cover and soil characteristics the runoff would be negligible on the surrounding properties.</p>
	<p>Statement from area resident</p> <p>Since this is built on old slough bottoms and with high water tables it might be useful to reconsider drainage patterns as utilizing the existing wetlands may exceed the capacity based on the natural topography overflow into the ditches now therefore additional flow would need to be mitigated.</p>
3	<p>Question – Paul Schneider</p> <p>Are you aware of the west side of RR284 south of the CP rail tracks the quarter section is proposed to be industrial? Effective November 2014 identified those lands as industrial.</p>
	<p>Answer</p> <p>Simpson Ranching met with a group of the landowners to the west who had industrial concepts in mind and Simpson Ranching is not opposed to this proposal, so yes, we are aware of the proposed industrial possibilities.</p>
4	<p>Question – Sue Berg</p> <p>Comment that the trains run thru the area 22 times in a 24hr period are you aware of that, given this isn't that going to be kind of a hard sell for people buying those lots.</p>
	<p>Answer</p> <p>Based on the Sound Attenuation Report sound levels would be mitigated to below the maximum levels as stipulated by the Alberta Transportation Noise Attenuation Guidelines. There is no intention to mislead potential users, everyone knows that the CP rail line existing and we believe that the berm is the appropriate mitigation measures to make these appropriate and pleasant lots to reside in. All the studies will be part of the public record and any potential buyers would be able to access the reports and do their own assessments as part of the purchase process.</p>
	<p>Statement</p> <p>If we are confident that the mitigation measure is appropriate the farm that Gary has is a mile away from the tracks and the sound is much louder, they would suggest then 60dBA where that property is, the ground likely shakes.</p>

5	<p>Comment – Paul Schneider</p> <p>The railway across from there on RR284 is controlled by lights and gates but CP rail still blows the whistles and I don't know that the 63dBA include the whistles and over 30 trains a day come thru there.</p> <p>Question</p> <p>On the map south of TW231 and west side of RR284 I have a concern that the big slough south of TW231 will flood and cause a water problem and will head south?</p>
	<p>Answer</p> <p>In the storm water management report we looked at the high points and low points adjacent the proposed site and the intersection of RR284 and TW231 is the high point and all the runoff from the proposed site will go to the low lying area north of TW231 rather than south to the area noted in the question. There is a high point along 231 which splits the drainage from the parcel to the 2 existing low-lying areas. The conceptual scheme storm water analysis is high level and more detail storm water analysis will be completed at the detailed design stage during the subdivision process.</p>
6	<p>Question – Sue Berg</p> <p>With all the construction in the area would there be some treatment to keep the dust down as it is a big problem on that road, what measures or compensation would be proposed to protect area residents.</p>
	<p>Answer</p> <p>During the course of construction, the required dust control measures would be utilized in accordance with county procedures and standards to mitigate any dust issues. Simpson Ranching only deals with the best civil contractors who have excellent reputations for this project.</p>
	<p>Comment</p> <p>IDEA Group will be the Civil Engineers of record on the project through construction.</p>
7	<p>Question – Sue Berg</p> <p>If you had to have a fully bermed retention pond in the wetland along RR284v would you have enough land there to do so or is that part of a contingency plan?</p>
	<p>Answer</p> <p>Specifically, where the wetlands exist the lots adjacent have been enlarged to accommodate the wetland area requirements.</p>
8	<p>Question – Sue Berg</p> <p>What is your timeline for construction</p>
	<p>Answer</p> <p>We will go thru the next steps following the open house, the plan is to refine the conceptual scheme and then proceed to a council meeting as soon as possible and council will deliberate the conceptual scheme. Upon a decision by council the subdivision process would commence during the winter of 2020/21 with a spring summer 2021 construction start date</p>
9	<p>Question Paul Schneider</p> <p>On the wetlands on the private lots who controls the regulations on these lots, what is to prevent them from slowly filling in the wetland</p>

	<p>Answer</p> <p>Those wetlands would be protected by Alberta Environment as well as easements on the wetlands. Alberta Environment has strict regulations with regards to the wetlands and they would be protected. There would be a 6m no disturb zone from the defined wetland edge.</p>
10	<p>Question – Sue Berg</p> <p>Would there be any architectural restrictions or controls on the properties.</p>
	<p>Answer</p> <p>That is a good question Shepard Development reviews a number of different portions of their developments Shepard are incentive to have all the properties in good taste in similar to the adjacent properties, but we are mindful that prospective buyers would have their own intention on development of the property. There are no architectural requirements put in place at this time but there would be a general oversight that would ensure that nothing done on any of the lots would disadvantageous or detrimental to the neighboring lots. We would likely not put a formal architectural control guideline on a 12 lot subdivision. Shepard has mechanisms in their purchase and sales agreements that would allow for control of what happens on the lots.</p>
11	<p>Question- Sue Berg</p> <p>Are you going to control or put a deadline on when you have to start building to prevent holiday trailers or junk on the lot?</p>
	<p>Answer</p> <p>In the purchase and sales agreement there is a mandatory build with a right to buy back clause therefore the control rest with Shepard Development Corporation, this is typically 2 years with an option to buy back at the previously agreed to sales price, to prevent someone sitting on the property</p>
12	<p>Question – Sue Berg</p> <p>On the council date will there be an opportunity for the local residents to review or have input on what the conceptual scheme actually ends up looking like prior to going to council?</p>
	<p>Answer</p> <p>Once the final conceptual scheme is submitted to the RVC which is then accompanied by a staff report and is put on the agenda and at that point it becomes public and is accessible to the public. The county planner contact information is Xin Deng contact information is on the open house letter. Also, as part of the re-designation process the application will go thru 3 readings, after the first reading if council is supportive it will go to a public hearing at which point all stakeholders will have the opportunity for comment and input.</p>
13	<p>Question – Sue Berg</p> <p>Will the ground water report be available?</p>
	<p>Answer</p> <p>We would defer this to the county planner for comment. The reports all become part of the public record in administrations report to council in advance of first reading.</p>

	<p><i>Review next steps</i></p> <ul style="list-style-type: none"> • Refine conceptual scheme • Make submission to staff • Staff will prepare a staff report • We are working towards the next available council meeting for second and third reading pending the finalization of the conceptual scheme to be received and accepted by Administration • Then the schedule will follow from there based on council's decision • After the 3 readings with public hearing it will go to the requirements of the subdivision • Target construction start will be spring 2021
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ERRORS and OMISSIONS:

Please report any errors or omissions to the Recorder.

Additional Distribution:

John Simpson – Simpson Group of Companies

Luke Simpson – Simpson Group of Companies

Shawn Belecki - Simpson Group of Companies

Michael von Hausen – MVH Planning and Urban Design

Glenn Makewich – IDEA Group Inc.

Jeff Beaton – IDEA Group Inc.

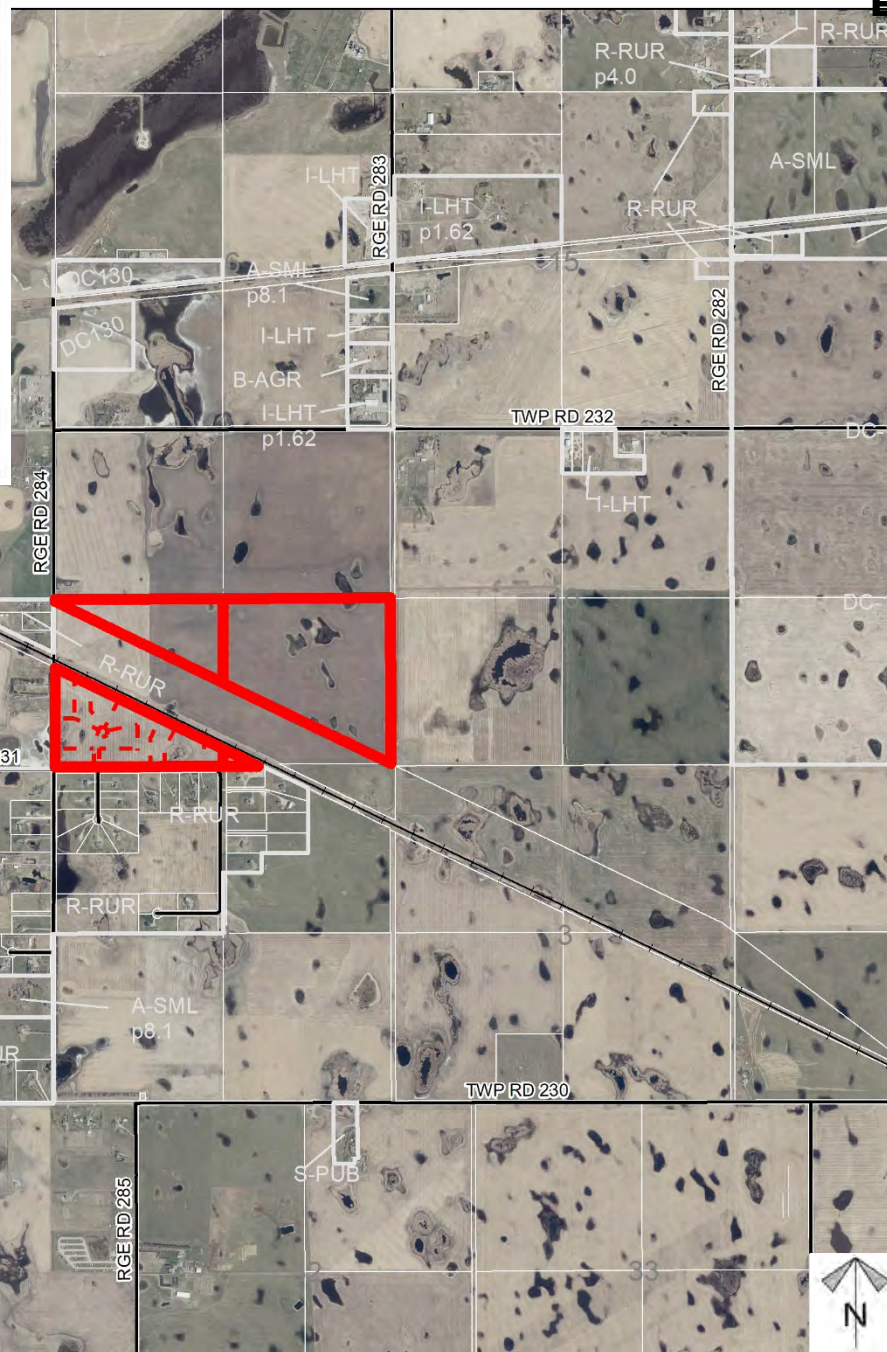
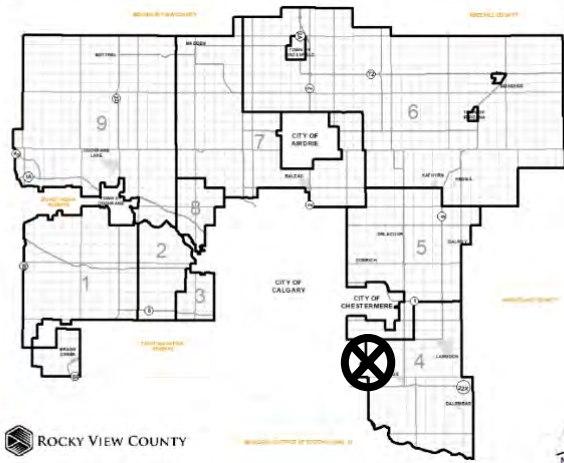
Location & Context

Conceptual Scheme Proposal

To adopt the Shepard Estates Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision for residential development on ± 57.34 acres of land with a ± 160.29 acre remainder.

Division: 4
File: PL20190192
Roll: 03309002/9001
Legal:
SW/SE-09-23-28-W04M

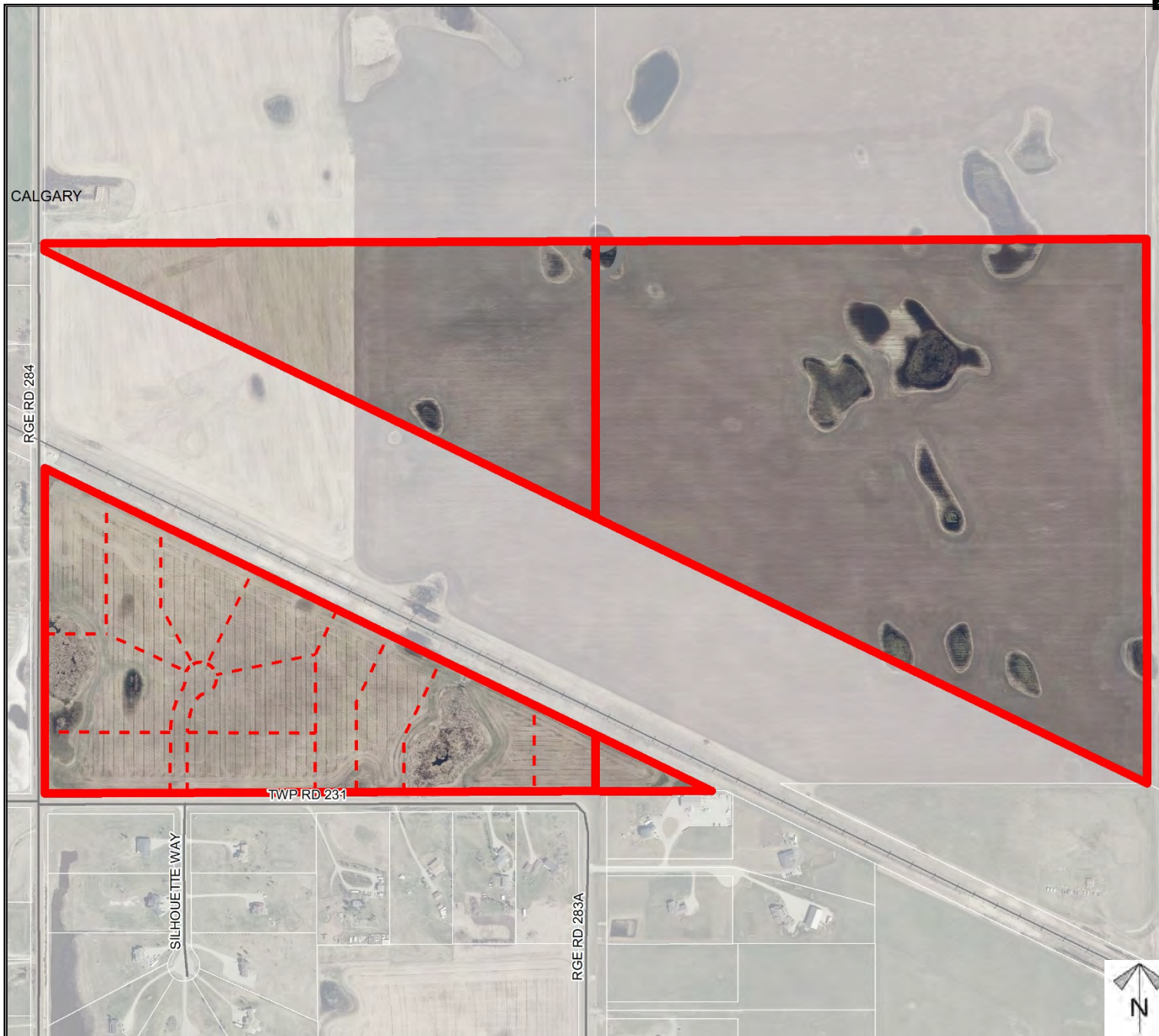
Page 1 of 528
October 5, 2020



Development Proposal

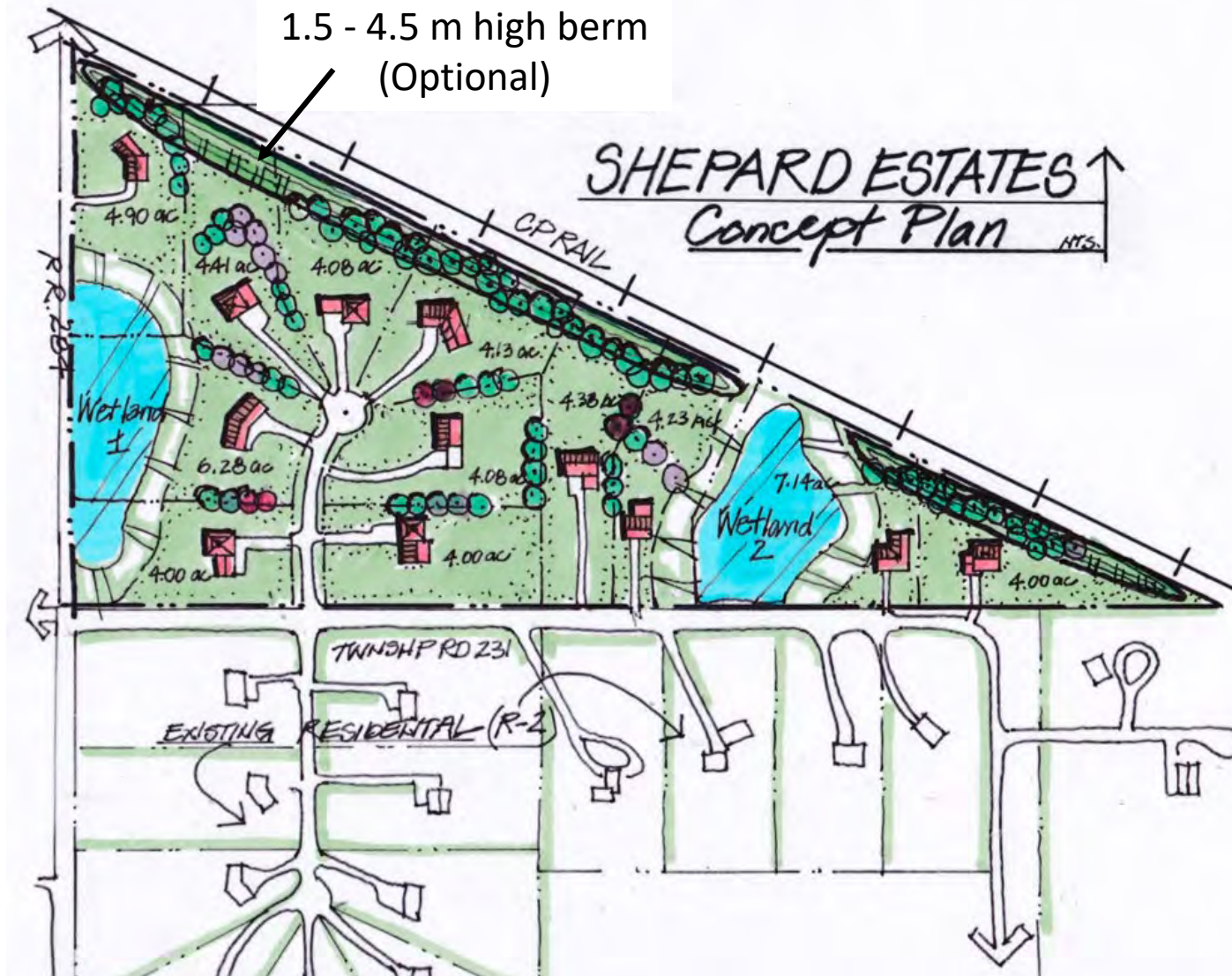
Conceptual Scheme Proposal

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Division: 4
 File: PL20190192
 Roll: 03309002/9001
 Legal:
 SW/SE-09-23-28-W04M

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 Approved: 2020



Conceptual Scheme Proposal

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Development Proposal

Conceptual Scheme Proposal

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Division: 4
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Environmental

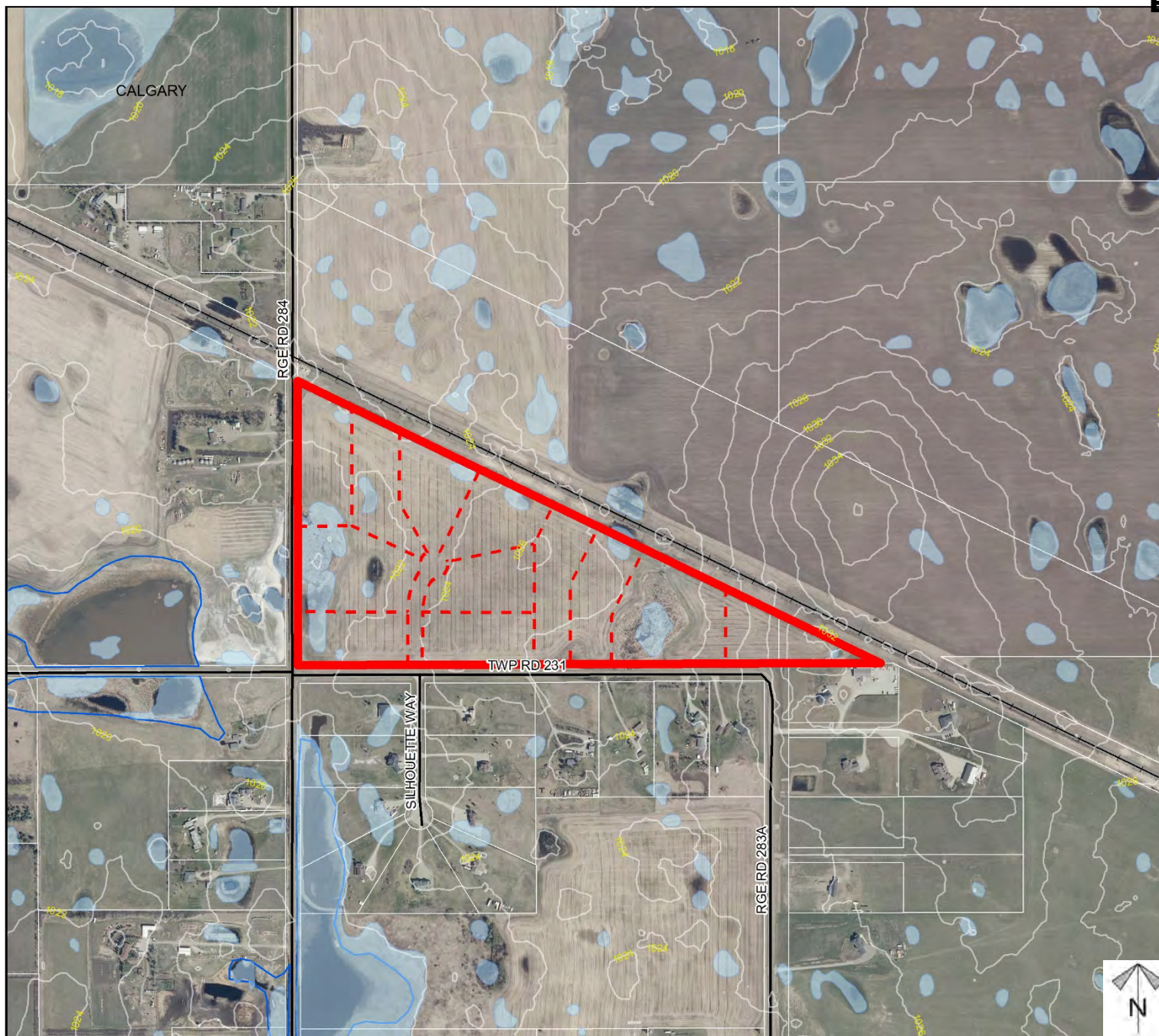
Conceptual Scheme
Proposal

To adopt the Shepard Estates Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision for residential development on ± 57.34 acres of land with a ± 160.29 acre remainder.

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

Division: 4
File: PL20190192
Roll: 03309002/9001
Legal:
SW/SE-09-23-28-W04M

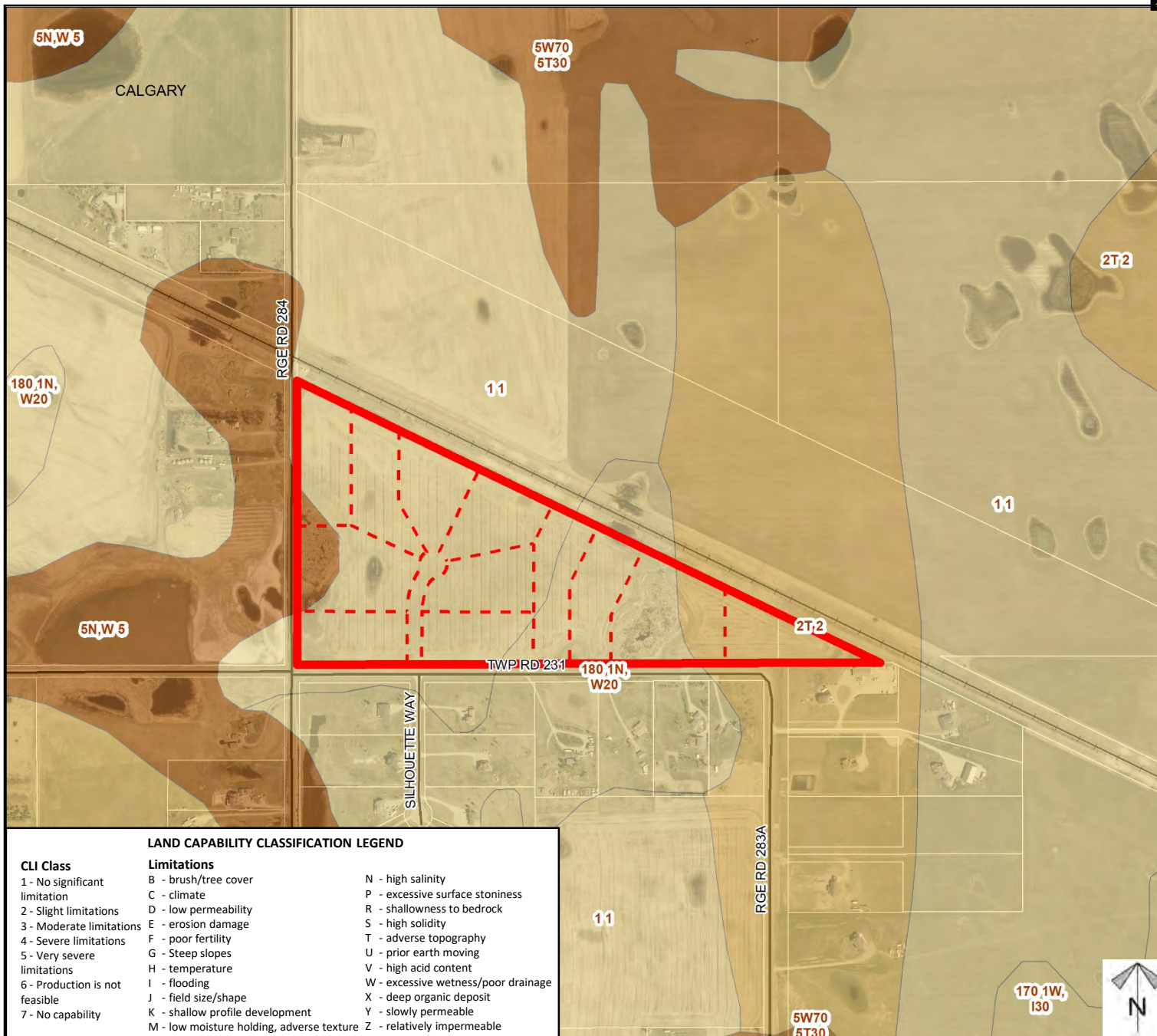
Page 18 of 528
June 18, 2020



Soil Classifications

Conceptual Scheme Proposal

To adopt the Shepard Estates Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision for residential development on ± 57.34 acres of land with a ± 160.29 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 | N - high salinity |
| C - climate | P - excessive surface stoniness |
| D - low permeability | R - shallowness to bedrock |
| E - erosion damage | S - high solidity |
| F - poor fertility | T - adverse topography |
| G - Steep slopes | U - prior earth moving |
| H - temperature | V - high acid content |
| I - flooding | W - excessive wetness/poor drainage |
| J - field size/shape | X - deep organic deposit |
| K - shallow profile development | Y - slowly permeable |
| M - low moisture holding, adverse texture | Z - relatively impermeable |

Division: 4
File: PL20190192
Roll: 03309002/9001
Legal:
SW/SE-09-23-28-W04M

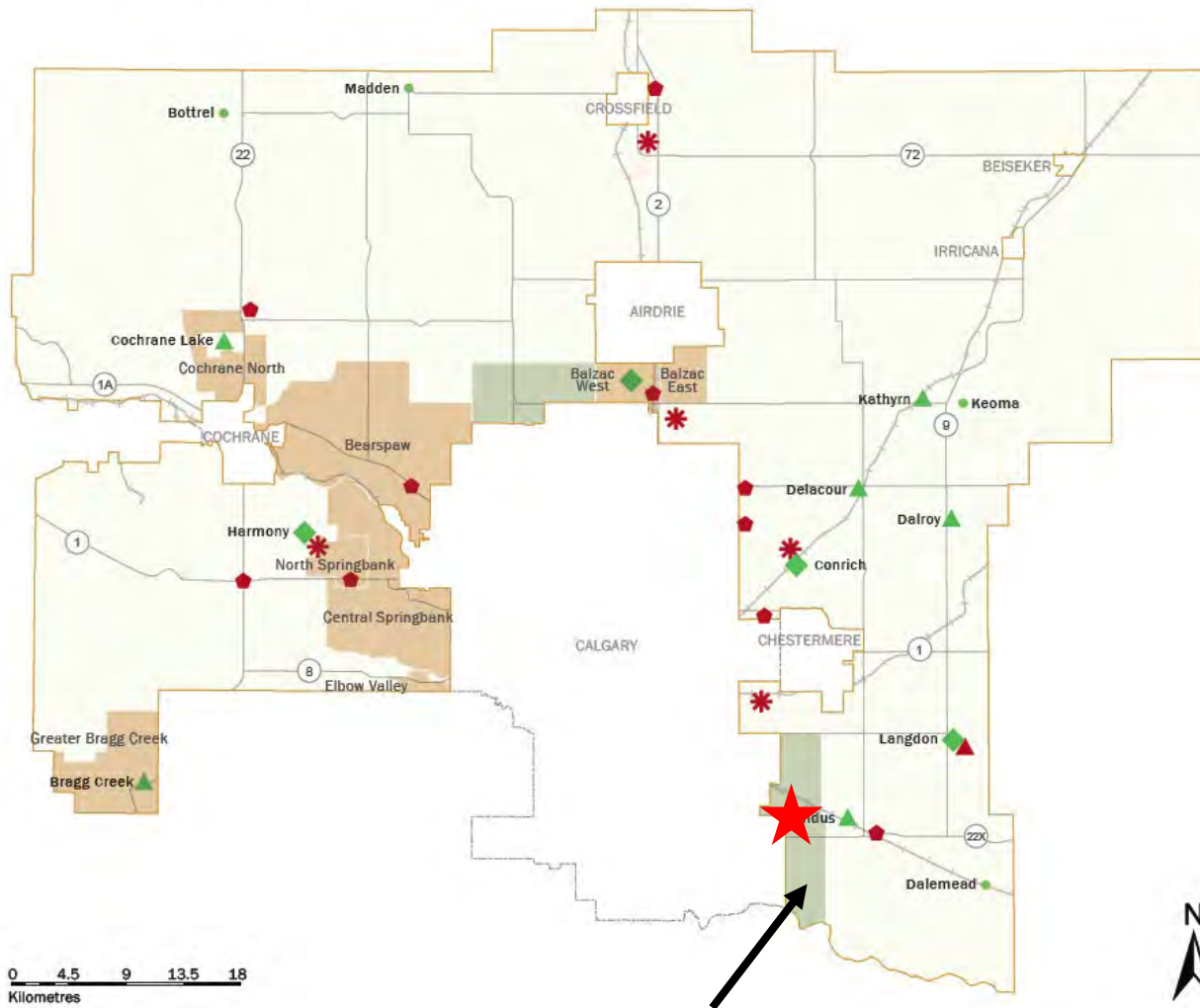
Page: 18 of 528
Project: 18206528, 2020

MAP 1 - MANAGING GROWTH

County Plan

Conceptual Scheme
Proposal

To adopt the Shepard Estates Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision for residential development on ± 57.34 acres of land with a ± 160.29 acre remainder.



Future Growth Areas
(Rocky View County / Calgary IDP)

Division: 4
File: PL20190192
Roll: 03309002/9001
Legal:
SW/SE-09-23-28-W04M



Conceptual Scheme Proposal

To adopt the Shepard Estates Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision for residential development on ± 57.34 acres of land with a ± 160.29 acre remainder.

Division: 4
File: PL20190192
Roll: 03309002/9001
Legal:
SW/SE-09-23-28-W04M

Landowner Circulation Area

Conceptual Scheme Proposal

To adopt the Shepard Estates Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision for residential development on ± 57.34 acres of land with a ± 160.29 acre remainder.

Legend

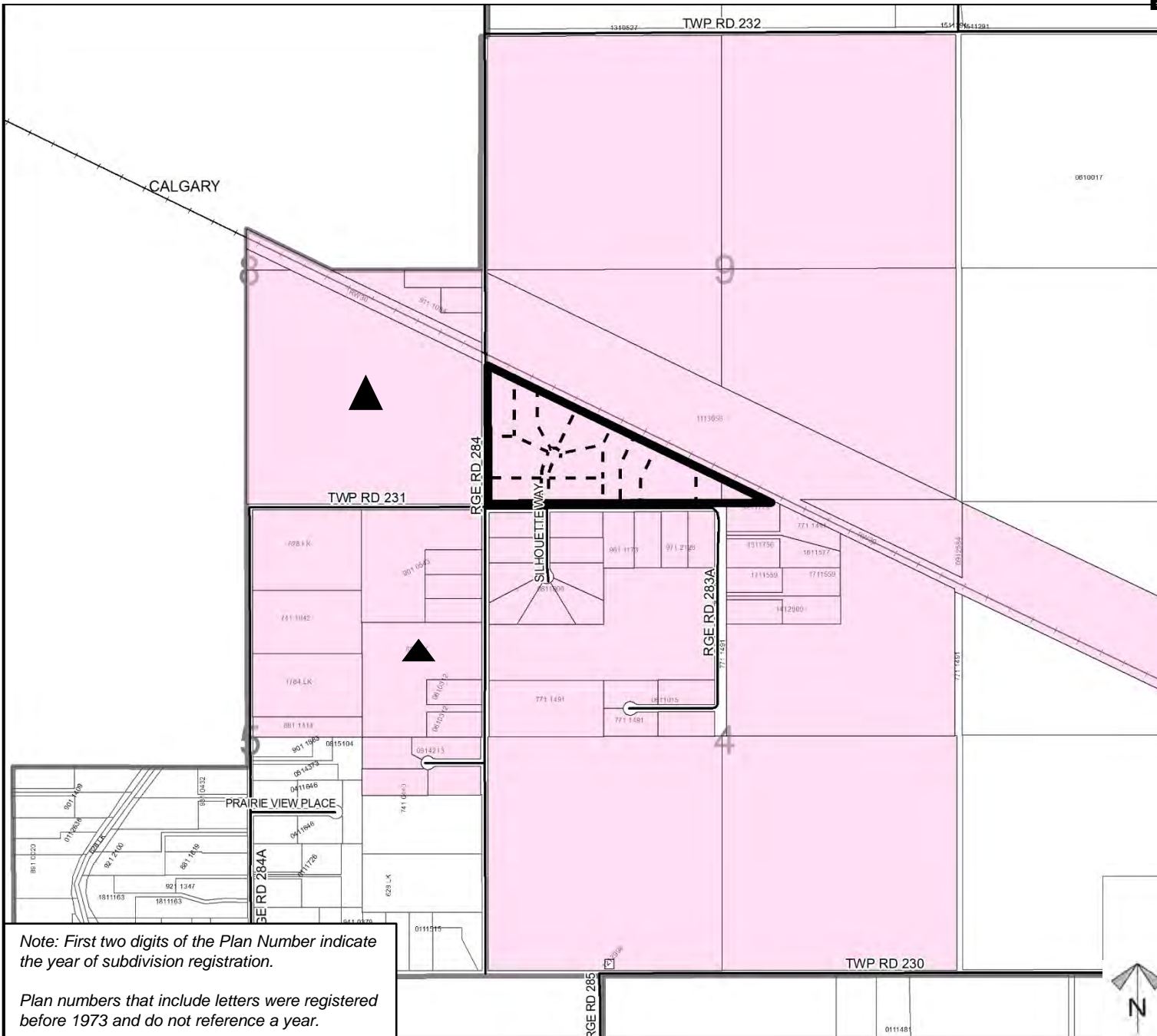
Support



Opposition



Concern (2)



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

Division: 4
File: PL20190192
Roll: 03309002/9001
Legal:
SW/SE-09-23-28-W04M

Page 185 of 528
December 28, 2020

Rocky View County

Attention: XIN DENG

Re: C-8002-2020 and C-8003-2020

We live 1/2 km south of the development property. We have 36 acres in part of w4 r28 t23 ne5. My main concern with this development is future flooding on my land.

I've attached a caveat that is on N.E., S.E., and S.W. in section 5 (the section south west of the development). It is registered on all the titles. The short version of this caveat is IF OUR LANDS ARE FLOODED WE CANNOT SUE THE ROCKY VIEW COUNTY FOR DAMAGES.

The water flows west underneath range road 284 and also flows south underneath township road 231 from this development. Some of the water from both of these water exits from the development flows through ditches, etc. to our property. Because of the height of the surrounding lands our property and the neighbours north and east of us on N.E 5 and N.W.4 will be flooded because our lands are the low lands (sloughs) for this area. So unless there is complete supervised water containment in this development we will have additional water flowing onto our properties and enlarging sloughs on our property.

A number of times over the last 20 years we have had more than 1 inch of rain in less than an hour. This causes serious water problems in our area.

Also the county is talking about widening and paving range road 284 and this will cause an increase of water flow to the low spots

Also at the open house zoom meeting the developers said the berm south of railway was going to be 7 meters high and in the plans submitted to Rocky View it says they will be from 1.5 meters to 4 meters high with a 1 to 3 slope on south side and a 1 to 2 slope on north side. How are they going to maintain 1 to 2 slope on north side?

Thanks for your time

Sheila Buckley

230183 range road 284.



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0031 542 104	628LK;3	061 040 000 +2

LEGAL DESCRIPTION

PLAN 628LK
BLOCK 3
CONTAINING 16.2 HECTARES (39.92 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
SUBDIVISION	0610312	3.24	8.01	

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ATS REFERENCE: 4;28;23;5;NE
ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 981 209 767

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

061 040 000 26/01/2006 SUBDIVISION PLAN

OWNERS

SHEILA BUCKLEY

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
8476LB .	14/01/1972	RESTRICTIVE COVENANT THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44.
751 004 986	20/01/1975	UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

061 040 000 +2

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.

061 040 004 26/01/2006 EASEMENT
OVER AND FOR BENEFIT OF: SEE INSTRUMENT
AS TO PLAN: SEE INSTRUMENT

061 285 684 17/07/2006 MORTGAGE
MORTGAGEE - FIRST CALGARY SAVINGS & CREDIT UNION
LTD.
P.O. BOX 908
CALGARY
ALBERTA T2E1K4
ORIGINAL PRINCIPAL AMOUNT: \$450,000

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 2 DAY OF
DECEMBER, 2020 AT 07:44 P.M.

ORDER NUMBER: 40621780

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

8476LB .**ORDER NUMBER: 40635164****ADVISORY**

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8476 LB.

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ASSCE. FUND	
NEW VALUE	
OLD VALUE	
XEROX	
TOTAL FEES	9
CLERK	DR. Dwyer
CHARGE TO	M.D. Lockyer



In deep
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8476
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246
Mellgren
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- 4 -

the benefit of the Owner and the Municipality and
their respective successors and assigns.

IN WITNESS WHEREOF Metro Realty and Management Ltd.
and the Municipal District of Rocky View No. 44 have hereunto
subscribed their names and corporate seals by their proper officers
as of the day and year first above written.

METRO REALTY AND MANAGEMENT LTD.

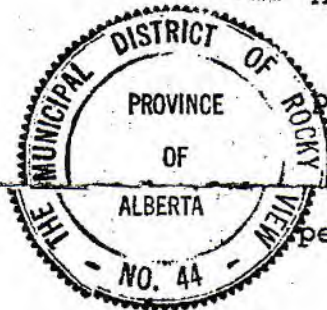
per: *C. J. Stouder*

PRESIDENT

per: *H. R. [illegible]*

SECRETARY

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44

per: *S. [illegible]*

Reeve

per: *[illegible]*

Secretary-Treasurer

CALGARY REGIONAL PLANNING COMMISSION

APPROVED this 15th day of July

A.D. 1971.

A. R. [illegible]

RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT made in quadruplicate this 30th day of June,
A.D. 1971.

B E T W E E N:

METRO REALTY AND MANAGEMENT LTD.,
(hereinafter called the "Owner")

- OF THE FIRST PART

- and -

THE MUNICIPAL DISTRICT OF ROCKY
VIEW NO. 44,
a Municipal Corporation in the
Province of Alberta
(hereinafter called the "Municipality")

- OF THE SECOND PART

WHEREAS the following lands are contained in title and
registered in the Land Titles Office for the South Alberta Land
Registration District in the name of the above Owner and described
as follows:

The North East Quarter of Section Five (5), in
Township Twenty-Three (23), Range Twenty-Eight
(28), West of the Fourth Meridian in the Province
of Alberta, containing one hundred and sixty (160)
acres, more or less;

The South East Quarter of Section Five (5), in
Township Twenty-Three (23), Range Twenty-Eight
(28), West of the Fourth Meridian in the Province
of Alberta, containing one hundred and sixty (160)
acres, more or less;

- 2 -

The South West Quarter of Section Five (5), in Township Twenty-Three (23), Range Twenty-Eight (28), West of the Fourth Meridian in the Province of Alberta, containing one hundred and sixty (160) acres, more or less;

Excepting thereout the Northerly three hundred and thirty feet (330') throughout of the South West Quarter of Section Five (5), in Township Twenty-Three (23), Range Twenty-Eight (28), West of the Fourth Meridian in the Province of Alberta, containing twenty (20) acres, more or less;

Excepting thereout from all the above lands all mines and minerals and the right to work the same;

(hereinafter called the "Lands");

AND WHEREAS the Owner has made application in accordance with the Subdivision and Transfer Regulations and pursuant to The Planning Act, as amended, for the Province of Alberta to the appropriate subdivision Approving Authority being the Calgary Regional Planning Commission (hereinafter called the "Approving Authority"), for approval of a subdivision of the Lands;

AND WHEREAS the Approving Authority did approve the said application of the Owner for approval of the said subdivision subject among other conditions to the Owner entering into a flood-release agreement with the Municipality, the terms and conditions of which are hereinafter set out;

- 3 -

NOW THEREFORE in consideration of the foregoing, the Owner and the Municipality covenant and agree as follows:

1. The Owner indemnifies and holds harmless the Municipality against the cost of any claims or actions, or awards for loss or damage to the Owner arising out of the flooding or inundation of the lands, save and except those arising from the works of the Municipality.
2. The Owner acknowledges that this Covenant Agreement is a covenant running with the land and that such agreement shall be registered against the lands concurrently with the registration in the Land Titles Office of the subdivision Instrument pursuant to Section 52 of Chapter 170 of the Revised Statutes of Alberta, 1955, or any other legislation subsequently enacted in substitution therefor.
3. The Owner and the Municipal District shall not take any action either jointly or individually that would result in the modification of this Agreement or discharge of the Covenant unless the consent of the Approving Authority has first been obtained.
4. This Agreement shall be binding upon and shall enure

- 4 -

to the benefit of the Owner and the Municipality and
their respective successors and assigns.

IN WITNESS WHEREOF Metro Realty and Management Ltd.
and the Municipal District of Rocky View No. 44 have hereunto
subscribed their names and corporate seals by their proper officers
as of the day and year first above written.

METRO REALTY AND MANAGEMENT LTD.

per: 

PRESIDENT

per: 

SECRETARY

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44

per: 


Reeve

per: 

Secretary-Treasurer



CALGARY REGIONAL PLANNING COMMISSION

APPROVED this 15th day of 

A.D. 1971.



8476 L.B.

Photo Copy.

File in place of original.
- E. K. Kelly

Restrictive Parent
Agreement.

RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT made in quadruplicate this 30th day of June,
A.D. 1971.

B E T W E E N:

R.O.
8/11
METRO REALTY AND MANAGEMENT LTD.,
(hereinafter called the "Owner")

- OF THE FIRST PART

- and -

THE MUNICIPAL DISTRICT OF ROCKY
VIEW NO. 44,
a Municipal Corporation in the
Province of Alberta
(hereinafter called the "Municipality")

- OF THE SECOND PART

WHEREAS the following lands are contained in title and
registered in the Land Titles Office for the South Alberta Land
Registration District in the name of the above Owner and described
as follows:

165 M 23
The North East Quarter of Section Five (5), in
Township Twenty-Three (23), Range Twenty-Eight
(28), West of the Fourth Meridian in the Province
of Alberta, containing one hundred and sixty (160)
acres, more or less;

165 M 22
The South East Quarter of Section Five (5), in
Township Twenty-Three (23), Range Twenty-Eight
(28), West of the Fourth Meridian in the Province
of Alberta, containing one hundred and sixty (160)
acres, more or less;

DESCRIPTION APPROVED
DATE JUL 20 1971
SURVEYOR TO THE L.T.O.
PER [Signature]




- 2 -

165 M 20

The South West Quarter of Section Five (5), in Township Twenty-Three (23), Range Twenty-Eight (28), West of the Fourth Meridian in the Province of Alberta, containing one hundred and sixty (160) acres, more or less;

Excepting thereout the Northerly three hundred and thirty feet (330') throughout of the South West Quarter of Section Five (5), in Township Twenty-Three (23), Range Twenty-Eight (28), West of the Fourth Meridian in the Province of Alberta, containing twenty (20) acres, more or less;

 Excepting thereout from all the above lands all mines and minerals and the right to work the same;

(hereinafter called the "Lands");

AND WHEREAS the Owner has made application in accordance with the Subdivision and Transfer Regulations and pursuant to The Planning Act, as amended, for the Province of Alberta to the appropriate subdivision Approving Authority being the Calgary Regional Planning Commission (hereinafter called the "Approving Authority"), for approval of a subdivision of the Lands;

AND WHEREAS the Approving Authority did approve the said application of the Owner for approval of the said subdivision subject among other conditions to the Owner entering into a flood-release agreement with the Municipality, the terms and conditions of which are hereinafter set out;

NOW THEREFORE in consideration of the foregoing, the Owner and the Municipality covenant and agree as follows:

1. The Owner indemnifies and holds harmless the Municipality against the cost of any claims or actions, or awards for loss or damage to the Owner arising out of the flooding or inundation of the lands, save and ~~except those arising from the works of the Municipality.~~
2. The Owner acknowledges that this Covenant Agreement is a covenant running with the land and that such agreement shall be registered against the lands concurrently with the registration in the Land Titles Office of the subdivision Instrument pursuant to Section 52 of Chapter 170 of the Revised Statutes of Alberta, 1955, or any other legislation subsequently enacted in substitution therefor.
3. The Owner and the Municipal District shall not take ~~any action either jointly or individually that would result~~ in the modification of this Agreement or discharge of the Covenant unless the consent of the Approving Authority has first been obtained.
4. This Agreement shall be binding upon and shall enure

Mr. Gary Sutherland
283218 Twp Rd 232
Rocky View, Alberta
T1X 0K7

January 11, 2021

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

Attention: Municipal Clerk's Office

Dear Sir/Madam:

Re: Bylaw C-8002-2020 and C-8003-2020

Upon review of the Shepard Estates Conceptual Scheme document and the proposed concept plan to develop 12 large rural residential estate properties on a 57 acre parcel, I would like to express the following concerns with this proposed land-use designation change and conceptual scheme:

Pg 4, 1.2: Plan Vision and Rationale states that this development will "extend the well-planned and vibrant country residential community that already exists in the area". My response is the existing 'Silhouettes' subdivision that is being referred to was developed where it should have never been built, on slough-bottom, during the very dry years of 2002-03. Since 2005, average to above average precipitation levels have resulted in several of the homes facing high risk of flooding and having to have sump pumps running in their basements on a continual basis. Home-owner turnover has been high in some of the homes in Silhouettes due to issues of water damage and constant struggle with risk of flooding. Some of the homes in Silhouettes have been under construction for multiple years, left either partially constructed &/or vacant for months, beseeched with water and wind damage and an eye-sore to neighbours.

Pg. 5, 1st para: reference to "generous lot sizes". This is contrary to the Rocky View County [RVC] plan [2018], pg 46 10.6.b. which states that any new residential communities will be of compact design, and their planning and design will make best efforts to reduce the development's footprint on the rural landscape.

Pg. 5, 2nd para: reference is made to the "integration of each of the home with the existing landscape features to provide privacy and tranquility". The proposed development is immediately adjacent to the Canadian Pacific Railway [CPR] main line, of which, 22 or more lengthy trains [often in excess of 150 rail cars or over 2km in length] pass daily. The site does not offer 'tranquility' as the train whistles are sounded each time at the major rail crossing on Range Road 284 [which CPR reports are a minimum 96 decibels up to a maximum of 110 decibels], and the noise and vibration of over 150 rail cars per train, carries for a distance of over one kilometer. Marketing of the lots in the proposed conceptual scheme will be extremely challenging due to the proximity to the CPR mainline and the noise associated trains passing each and every hour of the day and night.

Rocky View County
Page 2

Pg. 9, Conceptual Scheme Objectives: The point of “facilitate the expanded development of an existing country residential...that complements the existing and future land uses in the area” is of concern for the following reasons:

- a) The RVC Residential Inventory [2016] assessment concluded that “overall, there is a significant amount of residential capacity available throughout the county” in already approved or suitable build-ready, build-approved and policy-approved parcels, thus expansion of country residential is not warranted.
- b) The City of Calgary and RVC Inter-municipal Development Plan [IDP] states on pg.18 that ‘Interface Planning’ be incorporated in transitional areas between both residential and commercial, and residential and industrial areas, to utilize proportionate and scaled mitigation for use-specific nuisances, thus the focus should be on future commercial and industrial developments not residential.
- c) The RVC Conrich ASP 2017 states in Sec. 9.9-9.11 that transitional areas are required at the interface of residential to industrial development and that residential development in close proximity of a the national railway intermodal facility will be “...impacted by increased truck traffic and facility operations.” And that, “Subdivision of transition areas...shall not be supported.”

Similarly, the Shepard Estates Conceptual scheme’s location is immediately adjacent the proposed CPR Intermodal facility. Residential development is RVC’s least desirable option within a transitional/interface planning area, compared to future commercial &/or industrial development that would be more suited this close to a major intermodal facility.

- d) And lastly, the draft [2020] RVC Municipal Development Plan’s area highlighted as ‘Employment Area’ for commercial and industrial land uses is the same geographic location of the Shepard Estates Conceptual Scheme. Future residential expansion is not highlighted in the ‘employment area’.

Pg. 10, 2.2. Topography: The plan area is described in the Conceptual Scheme as being flat, yet also sloping moderately. Moderate slopes, which according to the Canadian System of Soil Classification and the Soil Landscapes of Canada are 10-15% slope gradient, or the equivalent of 5-8.5 degrees and are not flat. Elevation differences shown in Fig 6 from east [1032m] to west [1020m] on the plan area are over 12m [39.4 ft] in height. Natural drainage patterns resulting from this slope gradient and the local topography is a significant concern for existing landowners in this area and any additional run-off from the proposed plan area’s roadways, driveways and roof tops will negatively impact landowners downstream by increasing the risk of flooding into their basements, properties and roadways. The Conceptual Scheme also describes two ‘vegetated sites’, one in the NW and the other in the SE. As an adjacent landowner and agricultural producer, I have observed that the proposed site has been vegetated [continuously cropped] for 40-50 years. If by vegetated sites, they are referring to the two wetlands, corrections are needed as they are semi-permanent wetlands and are located in the SW and the NE of the plan area as shown in Fig 5. In wetter years, these two wetlands fill and spill into road ditches and cause flooding [via road ditches and culverts and groundwater seepage] to the properties to the south and west of the proposed Shepard Estates Conceptual scheme planning area.

Rocky View County
Page 3

Pg. 13, Existing Land Use: The Conceptual Scheme reports that “none of the adjacent designated (A-GEN) parcels appear to be supporting active agricultural operations”. This statement is not true. I am the owner of the immediately adjacent quarter section to the west of the proposed Shepard Estates plan area, and have actively farmed said quarter since 1990. I also actively farm [but do not own] the land immediately adjacent and SE of the Silhouettes subdivision. Several of the acreages to the SW of the proposed plan area are actively involved in apiculture, and for decades I have custom hayed the majority of the parcels each year.

Pg. 17, Future Land Use Concept: In addition to the IDP, there are two other statutory plans that have been over looked. The map in Fig 9 fails to acknowledge these two important planning documents [see attached map for the location of these ASP's]:

- a) The City of Calgary's South Shepard ASP [2013, amended in 2019] focus is on shaping a more compact urban form with increased residential area densities, mixed-use commercial and country residential re-developments to allow for cost effective delivery of municipal services and infrastructure.
- b) The RVC Shepard ASP [2001, amended in 2014] originally included lands that are now in the Janet ASP, and since the amendment in 2014, lands that remain about the CPR mainline and Range Rd 284. These lands are designated industrial with a transitional interface to residential [to the south] and open space [cemetery to the west]. The RVC Shepard ASP 2014 also highlighted the importance of a regional stormwater management and regional drainage system. In multiple, subsequent statutory plans since 2001, the Shepard Regional Drainage system is referenced as the wetland complex that drains lands from Chestermere Lake south and SW to Shepard Slough within the City of Calgary and on to the Bow River via the South Channel or Shepard Ditch. The area's topography is naturally undulating with very low lying, nearly level areas with high water tables and strong hydraulic connectivity [surface water to ground water interaction]. Both of these ASP's emphasize compact development, transitional/interface planning areas and effective drainage and flood risk mitigation.

Pg. 24, Water Supply: The Shepard Estates Conceptual Scheme suggests that “individual wells and septic systems will be used as there are no public watermain in the area.” A water well density of 12 per 57 acres is very high and without proven groundwater source[s] with good water quality, presents a greater risk to development of the proposed plan area and an even greater risk to human health. The hamlet of Shepard used to have individual households on their own water wells and septic systems until water contamination became a serious health issue and reports of nitrate poisoning became more prevalent as the density of residential developments increased in the late 1990's.

The water well I have on SE-08-23-28-W04 adjacent and west of the proposed Shepard Estates plan area is not potable due to very high phosphates/minerals and it is also corrosive to fixtures, pumps and plumbing. As a result, drinking water has to be bought and hauled. Any future country residential developments facing water supply & quality issues will be a very hard sell.

Pg. 25, Sanitary Supply: As stated above, it is a major concern that all 12 proposed households will have their own septic system. This is not feasible and is a serious environmental concern due to the local area's drainage patterns, high water tables and risk of shallow groundwater contamination.

Rocky View County
Page 4

Pg. 25, 2.5 Stormwater Management: The Shepard Estates Conceptual scheme reports that the “existing or natural drainage pattern will remain following the proposed development of the plan area.” “Post-development run-off will be managed through retention...and collection areas”. This is not feasible.

Run-off from this site occurs already [without development] via the road ditches and culverts and flooding and inundation negatively impacts land owners and their properties to the south and west.

Since the time of subdivision [June 1971], RVC enforced restrictive covenant agreements on all parcels in SW, SE and NE-05-23-28-W-04 which “indemnifies and holds harmless the Municipality against the cost of any claims or actions...arising out of the flooding or inundation of the lands”. Drainage issues have been severe and long standing for property owners as well as negatively impacting the structural integrity of Range Rd 284.

Run-off from spring snow melt while the ground is still frozen does not absorb nor infiltrate into the ground, instead it becomes overland flow. From spring to fall, extreme rainstorms or other precipitation events do occur and despite vegetative cover, run-off is conveyed to the south through the road ditches along Range Road 284 and the drainage swale [shown in the photo on pg. 26] into Silhouettes subdivision; and to the west via Twp Road 231.

A thorough regional drainage and stormwater management plan for the broader area [South Shepard ASP and IDP] needs to be developed with effective drainage or conveyance infrastructure from Rge Rd 284 west via Twp Road 231 to the South Channel [aka Shepard Ditch] that drains the Shepard Slough south to the Bow River. Effective drainage in the IDP/ASP area is necessary to ensure that future land use concepts can effectively mitigate overland flows, conserve necessary wetlands and protect water resources. Without an effective out-flow to the west and into Shepard Slough/Ditch, any development in the IDP area will increase run-off and risk of flooding. Without an effective out-flow to the west and into Shepard Slough/Ditch, the Conceptual scheme must take into account the need to construct retention ponds to hold any surface run-off and prevent flooding of property owners to the south and west.

Pg. 33, Sound Attenuation and Rail Line Screening: The Conceptual scheme reports that the May 2020 study found that sound levels were not above 63 dBA. This is inaccurate as the CPR reports on their website that the minimum sound level for the train whistles is 96 dBA and although there is no maximum sound rating in Canada, they use the maximum allowed in the USA of 110 dBA. I have lived for 60 years one mile north of the proposed plan area [and CPR mainline] and can attest that noise from the train can be very loud, even a mile away. The proposed optional berm to mitigate train noise will be ineffective and only exacerbate the surface run-off and drainage issues due to snow drift accumulations, and additional water volumes. I have evidence of this from farming the land near the Shepard power plant and the spoil piles located there which trap snow or cause more water volume from snow drifts on the leeward side of the berm/pile.

Pg. 35, 3.1 Interim Growth Plan/Regional Growth Plan: The Shepard Estates Conceptual scheme states that “the Shepard Estates is proposed as an intensification and infill”, however at the low density of 12 residences on 57 acres [or 1 household per 4 acres], the proposed Shepard Estates conceptual scheme is

Rocky View County
Page 5

contrary to most of the Rocky View County plan [pg 46] and the City of Calgary's South Shepard ASP Growth Plan. Each of these refers to densification targets and concepts of compact urban design which reduce the development footprint on the rural landscape for new residential communities.

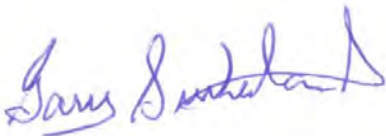
In summary, I do not support a land use change [Bylaw C8002-2020] from A-GEN to R-RUR, the land would be better suited to industrial or commercial interface because of close proximity to the CPR rail line, drainage patterns and as a buffer to the existing residential developments south of the tracks.

I also do not support the Shepard Estates Conceptual Scheme [Bylaw C8003-2020] for all the above reasons. We, as a group of adjacent landowners, brought up many of these same issues during the virtual open house in July 2020, and the conceptual scheme makes no mention of them. Without a comprehensive drainage and stormwater management plan, all future development in the area will constantly be jeopardized by water-related issues, flooding risks, and risk to property and human health.

Thank you for your consideration of the above information and suggested alternatives.

I can be reached at 403-614-7063 [cell] or 403-279-9120 [residence] anytime if you have questions or need additional information. Thank you for your consideration of this written submission and I look forward to discussing this further with RVC administration.

Yours truly,



Gary Sutherland

Cc: Xin Deng, Planner, Rocky View County
Candace Vanin

Attachments

Map of Statutory Plans Impacting Conceptual Scheme

Map of Elevation Contours & Surface Water Impacting Conceptual Scheme

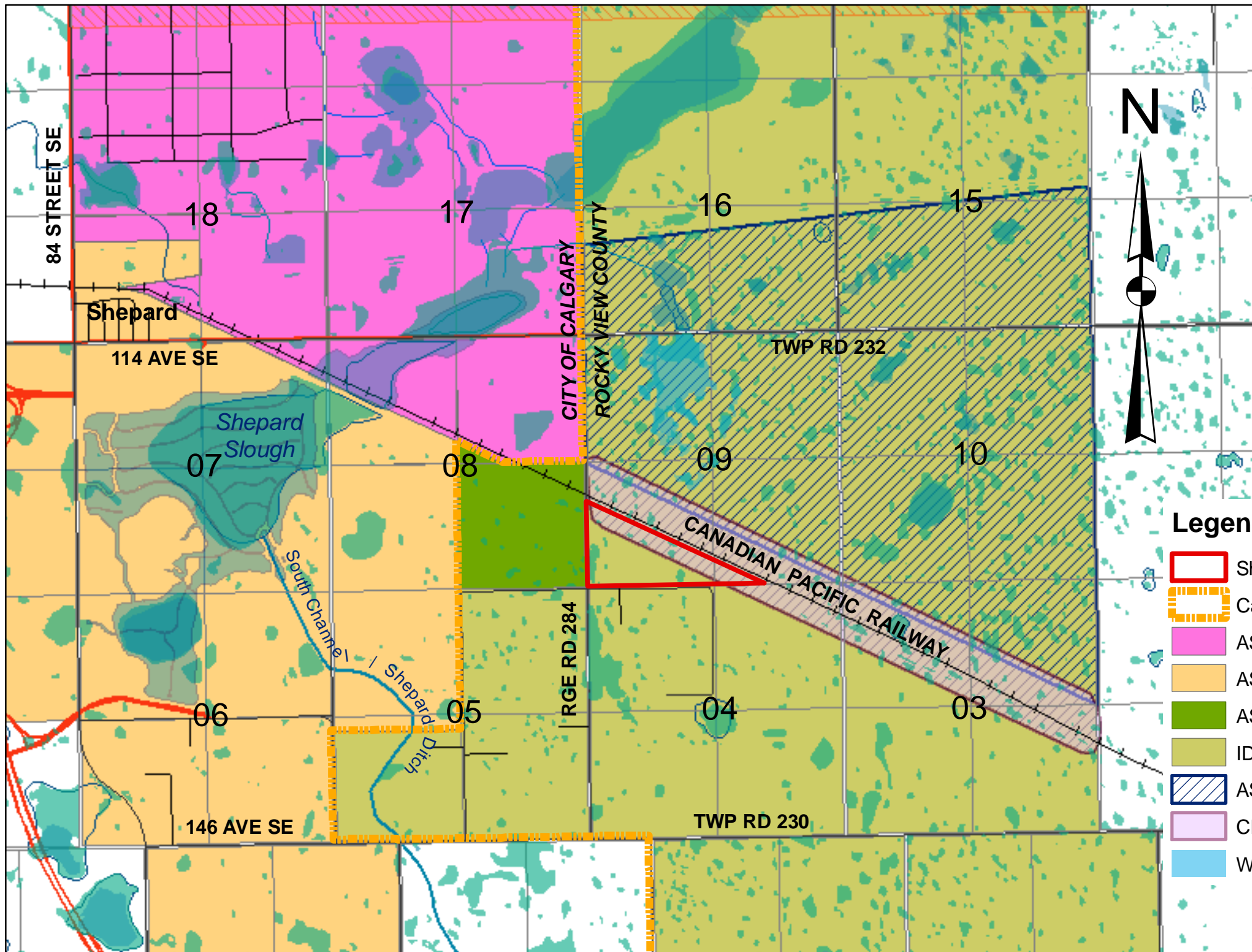
Statutory Plans Impacting the Shepard Estates Conceptual Scheme

N



Legend

-  Shepard Estates Conceptual Scheme
-  Calgary City Limits
-  ASP - Calgary Shepard Industrial 2009
-  ASP - Calgary South Shepard 2013/2019
-  ASP - RVC Shepard Plan 2001/2014
-  IDP - RVC / Calgary 2012
-  ASP - RVC Shepard Industrial [proposed]
-  CP Intermodal Facility [proposed]
-  Water / Wetlands













Elevation Contours and Surface Water Impacting Shepard Estates Conceptual Scheme

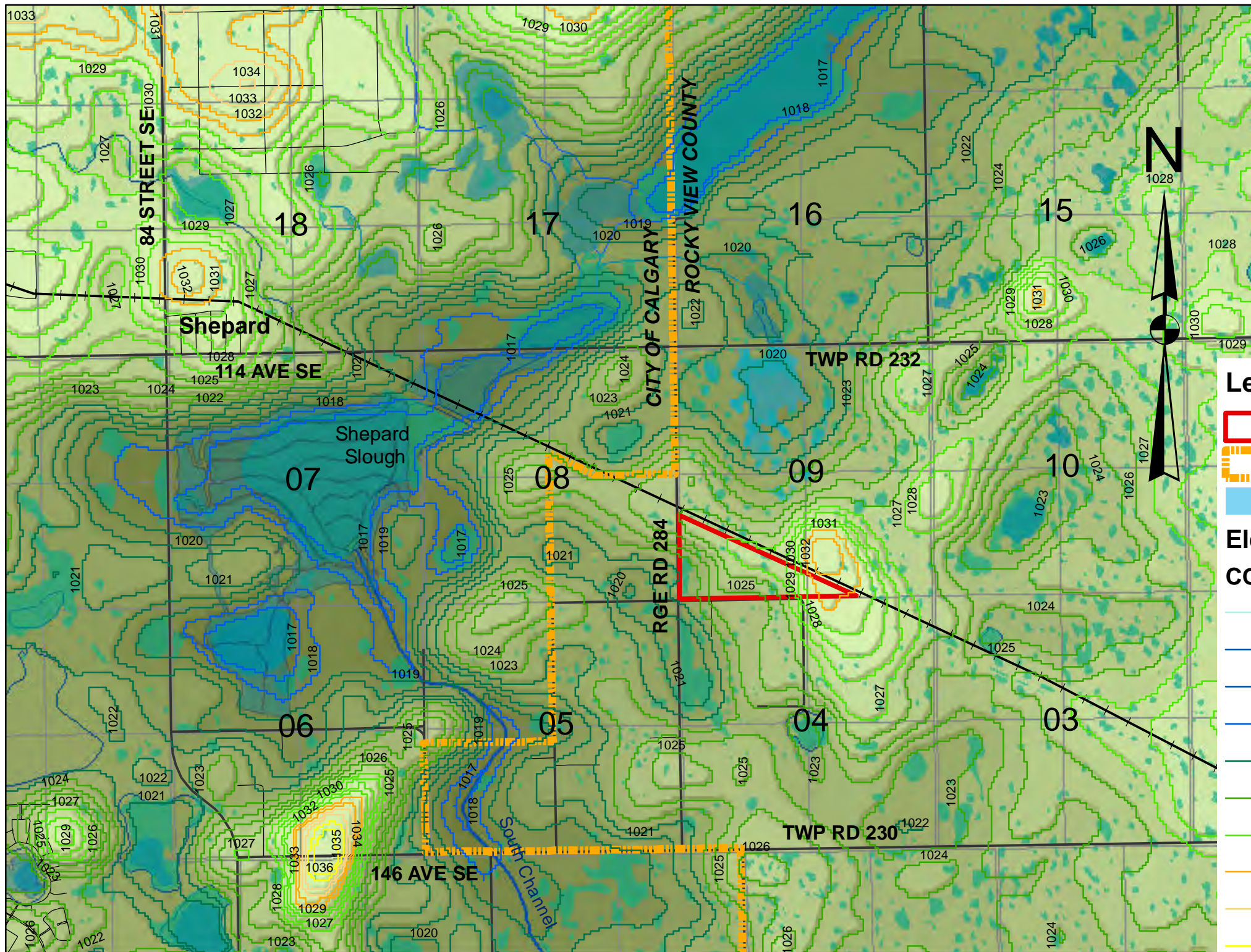
Legend

-  Shepard Estates Conceptual Scheme
-  Calgary City Limits
-  Water / Wetlands

Elevation [m]

CONTOURS

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-  946 - 1014
-  1015 - 1016
-  1017 - 1018
-  1019 - 1022
-  1023 - 1026
-  1027 - 1030
-  1031 - 1032
-  1033 - 1034
-  1035 - 1040





PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	January 26, 2021	DIVISION: 4
TIME:	Afternoon Appointment	APPLICATION: PL20190191
FILE:	03309002/001	
SUBJECT:	Redesignation Item – Agricultural, General District to Residential, Rural District and Agricultural, Small Parcel District (Note: This application should be considered in conjunction with item E-5 Conceptual Scheme application PL20190192)	

POLICY DIRECTION:

The County Plan, Rocky View County/City of Calgary Intermunicipal Development Plan and Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate a portion of the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR), and redesignate the remainder lands to Agricultural, Small Parcel District (A-SML p16.6) and Agricultural, Small Parcel District (A-SML p48.3), to facilitate the creation of 12 residential lots on ± 57.59 acres of land with ± 160.04 acres remainder.

Council gave first reading to Bylaw C-8002-2020 on February 11, 2020.

On July 28, 2020, Council approved a new Land Use Bylaw (C-8000-2020) which came into effect on September 8, 2020. Administration has reviewed the district conversions and confirmed that the existing land use Ranch and Farm District (RF) and the proposed new land use Residential Two District (R-2) under the old Land Use Bylaw (C-4841-97) now converts to Agricultural, General District (A-GEN) and Residential, Rural District (R-RUR) in the new Land Use Bylaw (C-8000-2020).

The application was circulated to 54 landowners in the area; two letters with concerns were received. The application was also circulated to a number of internal and external agencies. Those responses are available in Attachment 'A'.

The following is a summary of the application assessment:

- Even though the land is located in the future residential growth area within the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), IDP states that the area should be governed by the local planning document of the County, which is the County Plan.
- The proposed multi-lot residential development on a large agricultural land is not consistent with the residential policies of the County Plan.
- The proposed development would not be considered an orderly development, as it is not located in an identified residential area, therefore, the proposal does not meet the goal of Residential Development in the County Plan.

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

Administration Resources

Xin Deng, Planning and Development Services



DATE APPLICATION RECEIVED:
DATE DEEMED COMPLETE:

December 12, 2019
 October 21, 2020

PROPOSAL:

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR), and redesignate the remainder lands to Agricultural, Small Parcel District (A-SML p16.6) and Agricultural, Small Parcel District (A-SML p48.3), in order to facilitate the creation of 12 residential lots on ± 57.59 acres of land with ± 160.04 acres remainder.

LEGAL DESCRIPTION:

A portion of SW & SE-9-23-28-W4M.

GENERAL LOCATION:

Located approximately 0.8 km (0.5 miles) east of City of Calgary, immediately adjacent to CP railway, east of Range Road 284 and on the north side of Township Road 231.

APPLICANT:

IDEA Group Inc.

OWNERS:

Simpson Ranching Ltd.

EXISTING LAND USE DESIGNATION:

Agricultural, General District (A-GEN)

PROPOSED LAND USE DESIGNATION:

Residential, Rural District (R-RUR), Agricultural, Small Parcel District (A-SML p16.6), and Agricultural, Small Parcel District (A-SML p48.3)

GROSS AREA:

± 217.63 acres

SOILS (C.L.I. from A.R.C.):

5N, W5 – A small portion on the west of the land contains soil with very severe limitations for crop production due to high salinity and excessive wetness/poor drainage.

1,1 – The central portion of the land contains soil with no significant limitations for crop production.

1 80 1N, W20 – The eastern portion of the land contains soil no limitations for crop production due to high salinity and excessive wetness/poor drainage.

2T 2 – The east corner of the land contains soil with slight limitations for crop production due to adverse topography.

HISTORY:

1913

The land is one of remainder lands after Canadian Pacific Railway bisected the property.

BACKGROUND:

The subject lands are divided by the Canadian Pacific Railway into a few large parcels. The proposed residential development would be built on a triangle shape portion bounded by Range Road 284 to the west, Township Road 231 to the south, and railway to the northeast. A portion of the proposed Shepard Industrial ASP is within the same quarter section of the subject lands (north of the rail line).

The land is currently used as a farmland and there is no development on site. The site gently slopes from the center to the west and south east corners, where two major wetlands are situated.



The subject land is surrounded by a mixture of agricultural and residential parcels in the area. The land immediately to the south are small acreages with residential designations. The land to the west, north and east are predominately agricultural lands. The City of Calgary is located approximately 0.5 miles to the west.

POLICY ANALYSIS:

Rocky View County/City of Calgary Intermunicipal Development Plan

The land is located in the future residential growth area within the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). The IDP states that the land in this area should be governed by the local planning document of the County. As there is limited residential development in the area and it is not identified within a residential growth area in the County Plan, the proposal was evaluated in accordance with the County Plan. The City was circulated and they have no comments.

County Plan

The subject quarter section was divided into two pieces due to construction of the railway. The land is not qualified as a fragmented quarter section, as the land does not contain six or more small parcels. Further fragmentation with multi-lot residential development on a large agricultural parcel is not supported by the County Plan.

The Applicant believes that the proposal can be considered as an extension of existing residential development located in the south. However, this area is not identified as a residential growth area within the County Plan. The proposed multi-lot residential development would cause community sprawl and would not be considered an orderly development. Therefore, the proposal does not meet the intent of residential development within the County Plan.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8002-2020 be given second reading.
 Motion #2 THAT Bylaw C-8002-2020 be given third and final reading.
- Option #2: THAT application PL20190191 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS:

- ATTACHMENT ‘A’: Application Referrals
 ATTACHMENT ‘B’: Bylaw C-8002-2020 and Schedule A
 ATTACHMENT ‘C’: Map Set
 ATTACHMENT ‘D’: Public Submissions



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
Alberta Health Services	The application indicates that potable water will be supplied via individual water wells, and that wastewater services will be addressed by individual septic tanks and fields. AHS-EPH supports connection to existing Alberta Environment and Parks-approved municipal or regional drinking water and wastewater systems wherever possible. We would appreciate being notified if changes are made to this plan during future development stages.
Internal Departments	
Agricultural and Environmental Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the residential parcels from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> The Wetland Impact Model shows that wetlands exist in the subject lands (proposed Lot 3, 2, 1 and 11). As a condition of future subdivision, the applicant shall demonstrate that there is at least one contiguous acre of developable area for each parcel. <p>Geotechnical:</p> <ul style="list-style-type: none"> The applicant provided a Geotechnical Report prepared by Tetra Tech dated September 2019. The investigation assessed the onsite subsurface (soil and groundwater) conditions and determined that the soil and groundwater conditions at the site are considered suitable for the proposed development. As a condition of future subdivision, the applicant will be required to conduct an onsite geotechnical evaluation, conducted by a qualified geotechnical professional, to assess the onsite subsurface (soil and groundwater) conditions to develop appropriate geotechnical recommendations for the design and construction of the proposed development including recommendations for the pond liner thickness. <p>Transportation:</p> <ul style="list-style-type: none"> A site transportation impact assessment memo, prepared by ISL Engineering dated March 23, 2020 has been provided. Based on submitted memo, the proposed subdivision is expected to generate relatively low volume of daily traffic. At future subdivision stages, further assessment will be required, more specifically for Range Road 284 to determine if upgrade may be required. Range Road 284 is currently a



AGENCY	COMMENTS
	<p>gravel road that experience relatively high volume of traffic facilitating the north-south movement between Twp Rd 232 & Twp Rd 230. Traffic count completed in 2017 for Range Road 284 identified approximately 252 vehicles per day.</p> <ul style="list-style-type: none"> At future subdivision stage, the applicant will be responsible for entering into a Development Agreement with the County for the construction of Country Residential Road in accordance with the County Servicing Standards for the construction of a public internal road system to service the proposed development. As a condition of future subdivision stage, the applicant is required to construct an access from Range Road 284 to the remainder lot. As a condition of future subdivision, 5m along the west boundary of the subject lands shall be dedicated as road right of way by plan of survey as per the applicable TOL bylaw since this portion of Range Road 284 is part of the long-range transportation plan Network B which requires 30m of right of way. At future subdivision stage, the applicant will be required to provide payment of transportation offsite levy for the gross area of lands to be subdivided / developed in accordance with the applicable TOL Bylaw. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> As part of subdivision, the applicant provided a Level IV Private Sewage Treatment System Assessment for Subdivision conducted by Solstice Environmental Management. Dated August 4, 2020. The assessment determined that a mound system will be required for lots 1-5 and 10-12 while conventional fields will be suitable for lots 6-9. As a condition of future subdivision, the applicant will be required to enter into a Development Agreement (Site Improvement Servicing Agreement) for the recommendations included in the Level 4 PSTS report including use of Packaged Sewage Treatment Systems that meets the requirements of the Bureau de Normalisation de Quebec (BNQ) in accordance with County Policy 449. As the proposed remainder parcel is greater than 30 acres in size and in the Ranch and Farm district, the applicant is not required to demonstrate servicing in accordance with Policy #411. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The applicant has proposed to utilize water wells to service the proposed lots. As part of application, the applicant submitted a Phase 1 Aquifer Analysis prepared by Solstice Environmental Management. Dated August 5, 2020. The report concludes that theoretically there is adequate groundwater to supply 12 residential lots with 3.4 m3/day without affecting existing users.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to drill new wells on Lots 1 to 12, and provide the County with a Phase 2 Aquifer Testing Report, prepared by a qualified professional, in accordance with procedures outlined in the County Servicing Standards. The report shall include a Well Driller's Report confirming a minimum pump rate of 1.0 ig/m for each well. As the proposed remainder parcel is greater than 30 acres in size and in the Ranch and Farm district, the applicant is not required to demonstrate servicing in accordance with Policy #411. <p>Storm Water Management:</p> <ul style="list-style-type: none"> The subject parcel is located within the Shepard Regional Drainage area, however, the lack of define drainage channel and challenging topography create challenges for any stormwater runoff to be discharged offsite without impact to adjacent landowners. The applicant provided the Shepard Estates Conceptual Scheme Stormwater Management Plan Prepared by Idea Group Date April 2020. The SWMP determined that a ditch and culvert ssystem that conveys stormwater to the existing natural stormwater collections areas will be sufficient to convey the 1:100 year storm safely. All stormwater runoff is anticipated to be retained on-site using two proposed storms ponds to the east and west of the subject site. As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for any stormwater infrastructure required because of the development and outlined in the final approved stormwater management plan. Registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision. As a condition of future subdivision, the applicant will register an encumbrance against each title to each residential lot to notify future owners of specific development obligations relative to ongoing operation and maintenance of the stormwater management facilities. As a condition of future subdivision the County will require a stormwater utility right of way be registered on all overland drainage facilities in the development granting rights to the County of Rocky View for operation and maintenance of the facilities should this be necessary in future. As a condition of future subdivision, the applicant will be required to obtain AEP approval and licensing for the stormwater management infrastructure including registration of the facilities and discharge. As the proposed remainder parcel is greater than 30 acres in size and there is currently no development planned, a stormwater management plan is not warranted.



AGENCY	COMMENTS
	<p>Environmental:</p> <ul style="list-style-type: none"> • The applicant provided a Biophysical Impact Assessment for the development prepared by Tannas Conservation Services Ltd. Dated April 2020. The assessment provided a summary of the potential environmental concerns associated with the proposed development based on published information and a field visit. The assessment took into consideration the significance of the onsite soils, vegetation, wildlife, historical resources, and wetlands and provided several recommendations for during and after construction to mitigate the impact of the development on the environment <ul style="list-style-type: none"> ○ At the subdivision stage, the applicant is responsible to follow all recommendations made in the BIA. • The Biophysical Impact Assessment identified two semi-permanent wetlands, two seasonal wetlands, and one ephemeral waterbody. <ul style="list-style-type: none"> ○ The two seasonal wetlands and ephemeral wetland are expected to be removed as part of the development while the semi-permanent wetlands will remain with a 30m setback required. • At the subdivision stage, the applicant will be responsible for obtaining the required approvals from AEP for the proposed disturbance to the wetlands identified in the BIA.
Transportation	<p>Transportation Services has the following recommendations/advisories/comments regarding this application:</p> <ul style="list-style-type: none"> • CP to be circulated for the possible upgrade to crossing on RR 284.

Circulation date: January 2, 2020 – January 23, 2020

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



ROCKY VIEW COUNTY

BYLAW C-8002-2020**A Bylaw of Rocky View County to amend Land Use Bylaw ~~C-4841-97~~ C-8000-2020**

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-8002-2020.

PART 2 - DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

THAT ~~Part 5 Schedule B~~, Land Use Map No.33 and No. 33 SW of Bylaw ~~C-4841-97~~ C-8000-2020 be amended by redesignating a portion of SW&SE-09-23-28-W04M from ~~Ranch and Farm District~~ **Agricultural, General District (A-GEN)** to ~~Residential Two District (R-2)~~ **Residential, Rural District (R-RUR), Agricultural, Small Parcel District (A-SML p16.6), and Agricultural, Small Parcel District (A-SML p48.3)**, as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of SW&SE-09-23-28-W04M, is hereby redesignated to ~~Residential Two District (R-2)~~ **Residential, Rural District (R-RUR), Agricultural, Small Parcel District (A-SML p16.6), and Agricultural, Small Parcel District (A-SML p48.3)**, as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-8002-2020 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Division: 4

File: 03309002/03309001 - PL20190191

READ A FIRST TIME IN COUNCIL this 11th day of February , 2020

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2021

READ A SECOND TIME IN COUNCIL this day of , 2021

READ A THIRD TIME IN COUNCIL this day of , 2021

 Reeve

 CAO or Designate

 Date Bylaw Signed

Schedule 'A'
Bylaw
C-8002-2020

Amendment

FROM

~~Ranch and Farm District
Agricultural, General District
(A-GEN)~~

**TO**

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

FROM

~~Ranch and Farm District
Agricultural, General District
(A-GEN)~~

**TO**

~~Agricultural, Small Parcel
District (A-SML p16.6)~~

FROM

~~Ranch and Farm District
Agricultural, General District
(A-GEN)~~

**TO**

~~Agricultural, Small Parcel
District (A-SML p48.3)~~

Division: 4

Roll: 03309002/9001

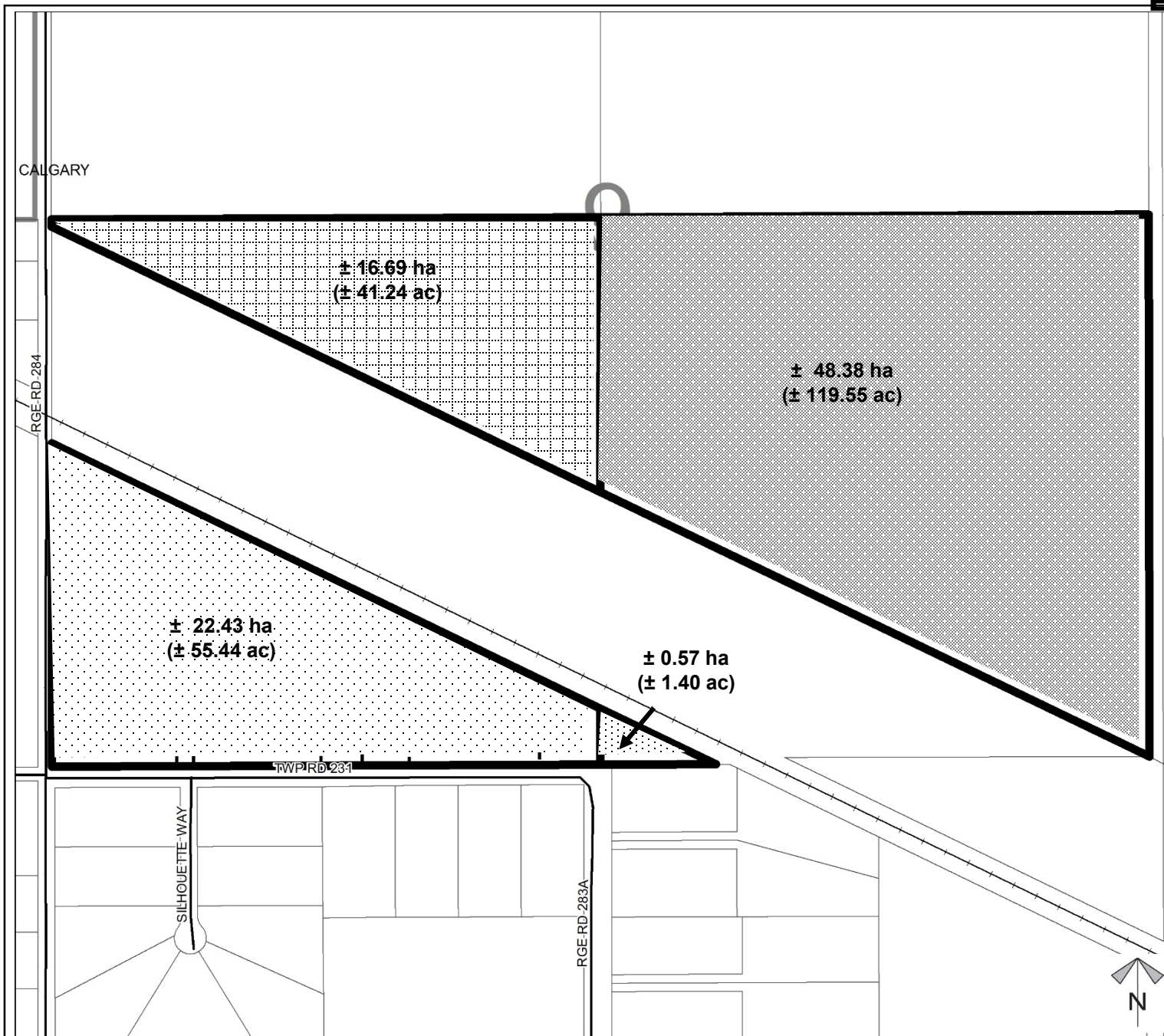
File: PL20190192

Printed: October 20, 2020

Legal:

SW/SE-09-23-28-W04M

Page 216 of 528

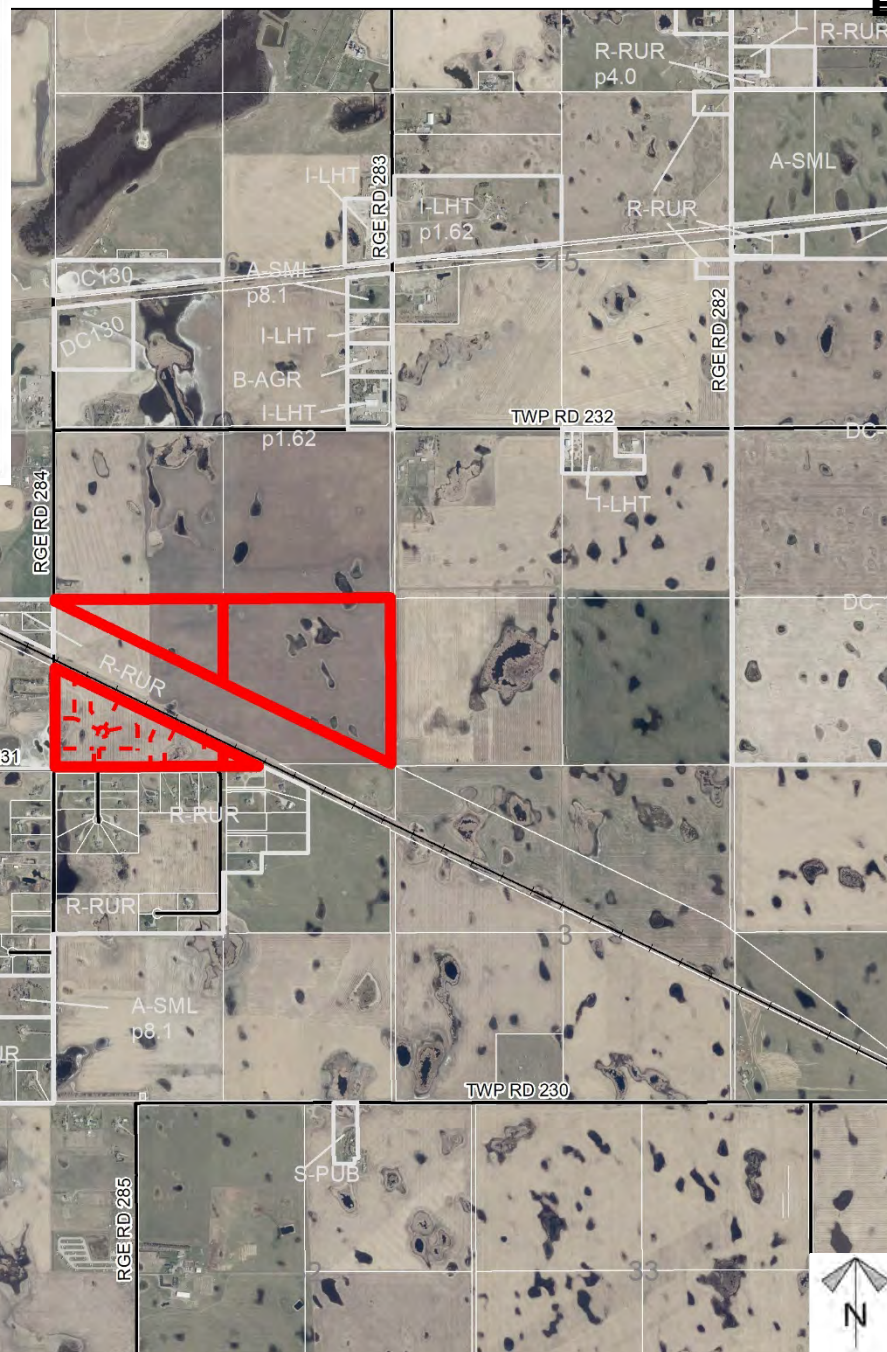
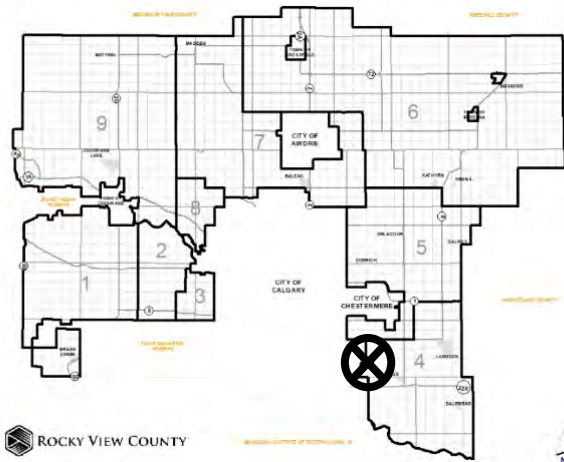


Location & Context

Redesignation Proposal

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR), and redesignate the remainder lands to Agricultural, Small Parcel District (A-SML p16.6) and Agricultural, Small Parcel District (A-SML p48.3), in order to facilitate the creation of 12 residential lots on ± 57.59 acres of land with ± 160.04 acres remainder.

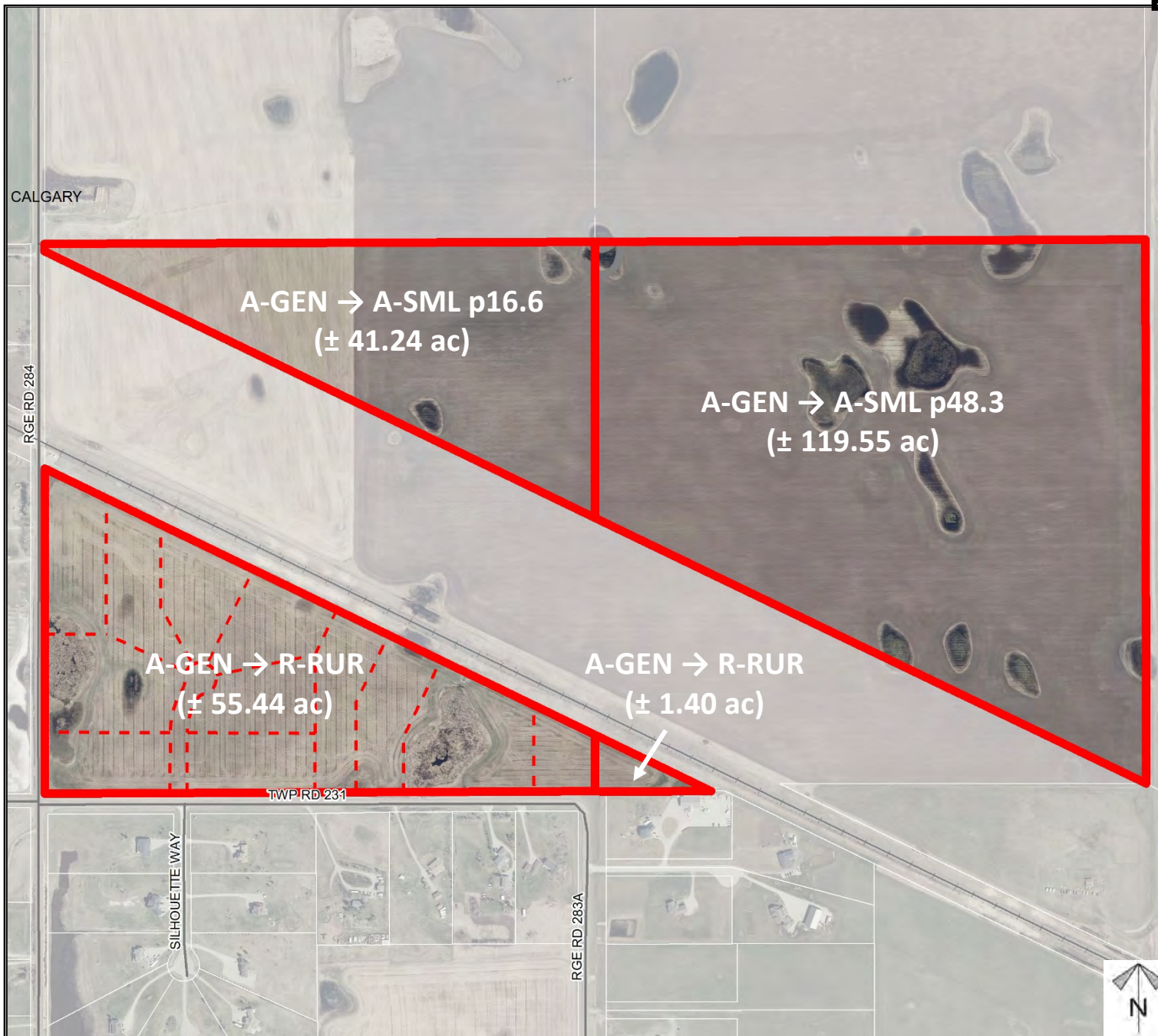
Division: 4
File: PL20190191
Roll: 03309002/9001
Legal:
SW/SE-09-23-28-W04M
Page 2 of 2
2020



Development Proposal

Redesignation Proposal

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR), and redesignate the remainder lands to Agricultural, Small Parcel District (A-SML p16.6) and Agricultural, Small Parcel District (A-SML p48.3), in order to facilitate the creation of 12 residential lots on ± 57.59 acres of land with ± 160.04 acres remainder.

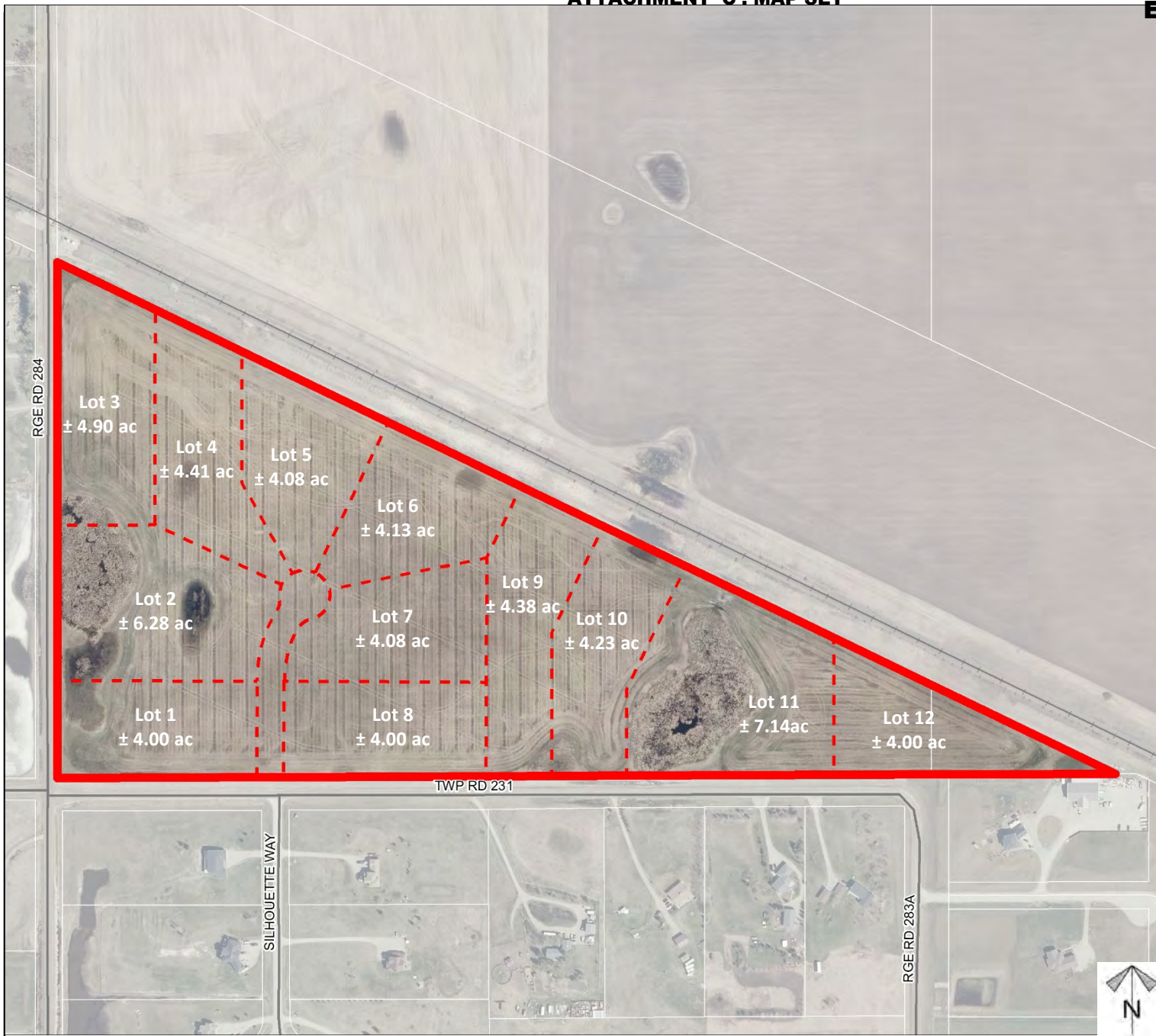


Division: 4
 File: PL20190191
 Roll: 03309002/9001
 Legal:
 SW/SE-09-23-28-W04M
 Page 2 of 528
 Approved: 2020

Development Proposal

Redesignation Proposal

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR), and redesignate the remainder lands to Agricultural, Small Parcel District (A-SML p16.6) and Agricultural, Small Parcel District (A-SML p48.3), in order to facilitate the creation of 12 residential lots on ± 57.59 acres of land with ± 160.04 acres remainder.



Division: 4
 File: PL20190191
 Roll: 03309002/9001
 Legal:
 SW/SE-09-23-28-W04M
 Page 2 of 5
 Date: 10/20/2020

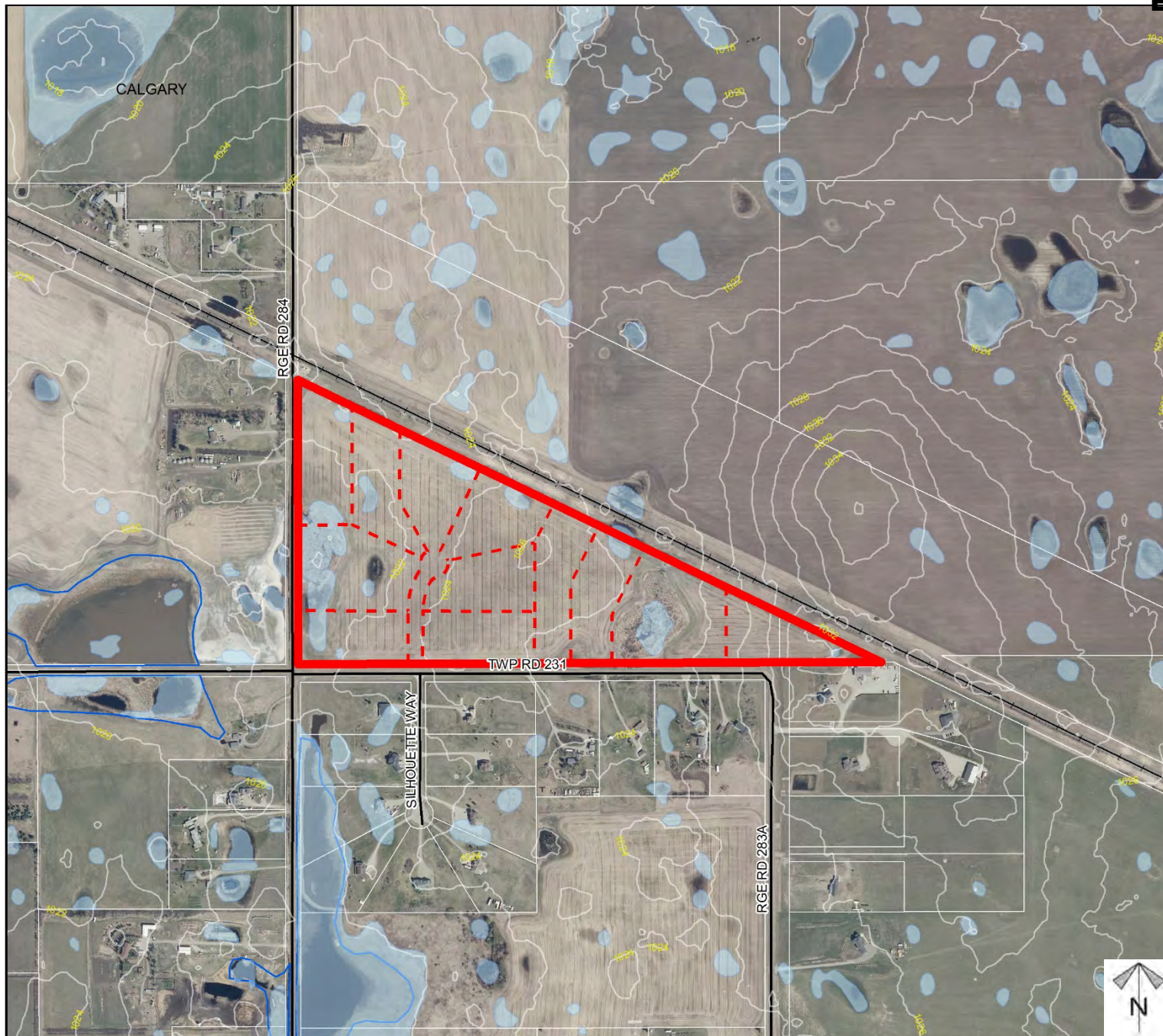
Environmental

Redesignation Proposal

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR), and redesignate the remainder lands to Agricultural, Small Parcel District (A-SML p16.6) and Agricultural, Small Parcel District (A-SML p48.3), in order to facilitate the creation of 12 residential lots on ± 57.59 acres of land.

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

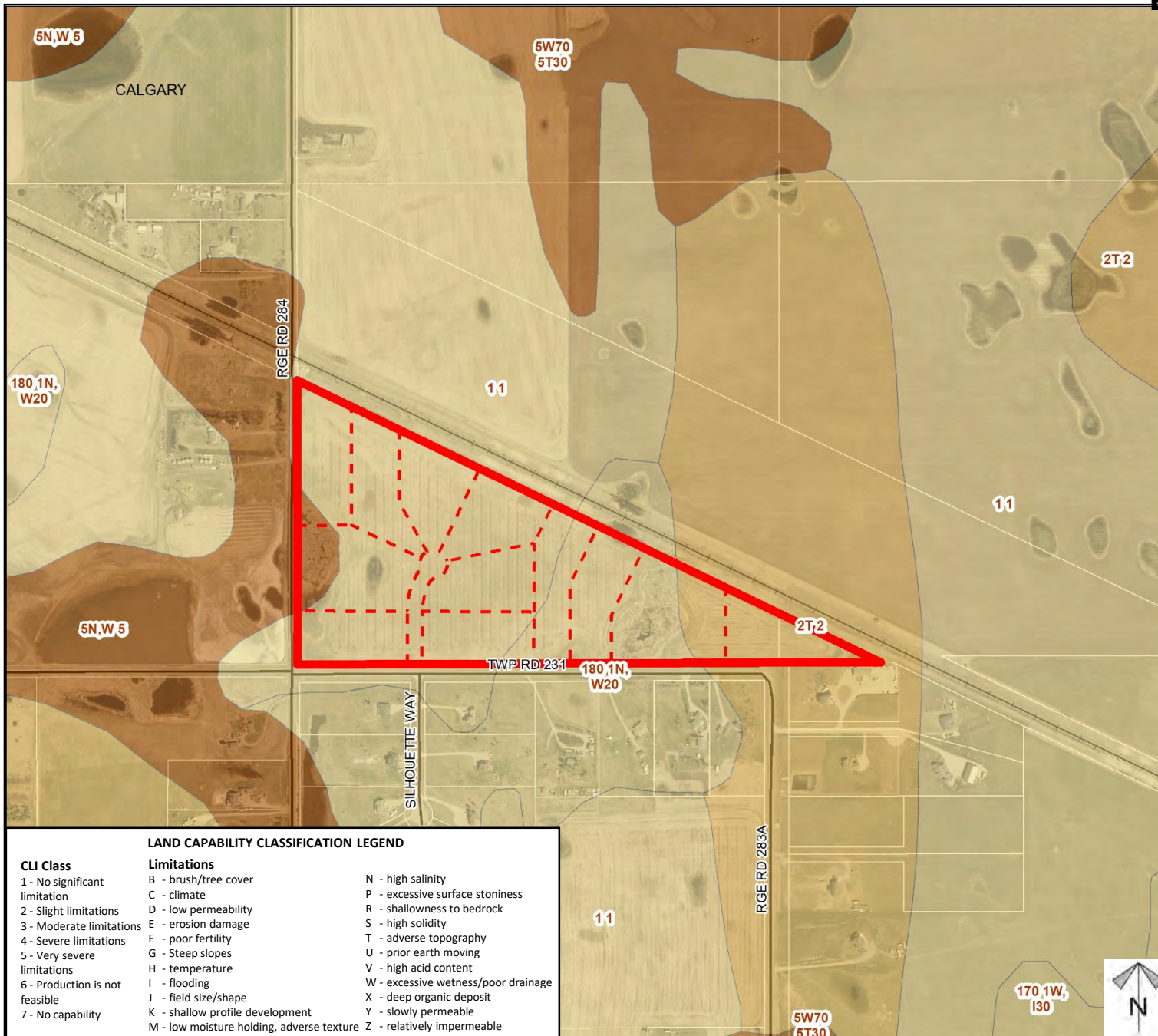
Division: 4
 File: PL20190191
 Roll: 03309002/9001
 Legal:
 SW/SE-09-23-28-W04M
 Page 200 of 528
 Date: 2020



Soil Classifications

Redesignation Proposal

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR), and redesignate the remainder lands to Agricultural, Small Parcel District (A-SML p16.6) and Agricultural, Small Parcel District (A-SML p48.3), in order to facilitate the creation of 12 residential lots on ± 57.59 acres of land with ± 160.04 acres remainder.



LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class

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

Limitations

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




Division: 4
File: PL20190191
Roll: 03309002/9001
Legal:
SW/SE-09-23-28-W04M
Page 2 of 528
October 20, 2020

Landowner Circulation Area

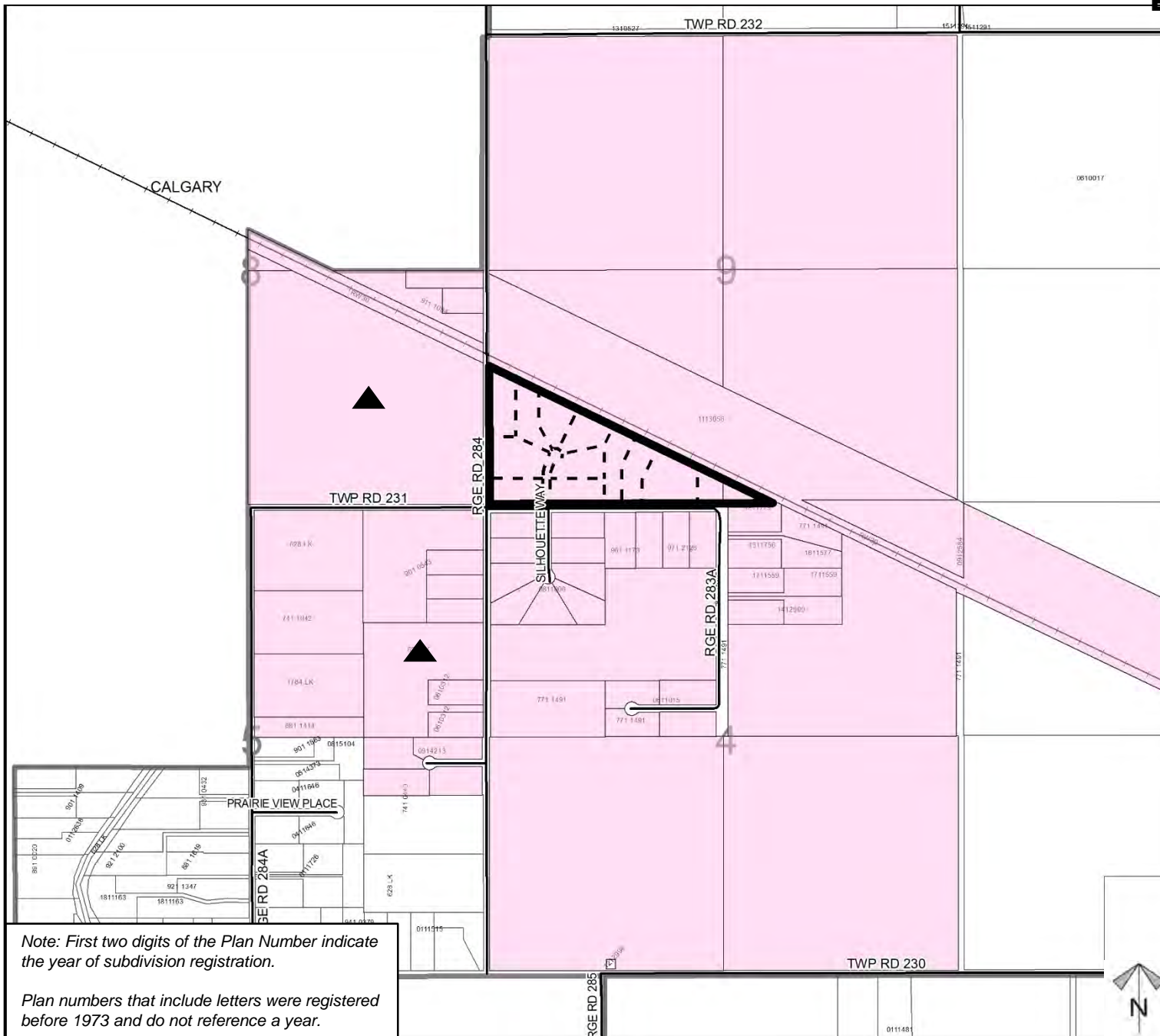
Redesignation Proposal

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR), and redesignate the remainder lands to Agricultural, Small Parcel District (A-SML p16.6) and Agricultural, Small Parcel District (A-SML p48.3), in order to facilitate the creation of 12 residential lots on ± 57.59 acres of land with ± 160.04 acres remainder.

Legend

- Support 
- Opposition 
- Concern (2) 

Division: 4
File: PL20190191
Roll: 03309002/9001
Legal:
SW/SE-09-23-28-W04M
Page 22 of 528
June 28, 2020



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.

Rocky View County

Attention: XIN DENG

Re: C-8002-2020 and C-8003-2020

We live 1/2 km south of the development property. We have 36 acres in part of w4 r28 t23 ne5. My main concern with this development is future flooding on my land.

I've attached a caveat that is on N.E., S.E., and S.W. in section 5 (the section south west of the development). It is registered on all the titles. The short version of this caveat is IF OUR LANDS ARE FLOODED WE CANNOT SUE THE ROCKY VIEW COUNTY FOR DAMAGES.

The water flows west underneath range road 284 and also flows south underneath township road 231 from this development. Some of the water from both of these water exits from the development flows through ditches, etc. to our property. Because of the height of the surrounding lands our property and the neighbours north and east of us on N.E 5 and N.W.4 will be flooded because our lands are the low lands (sloughs) for this area. So unless there is complete supervised water containment in this development we will have additional water flowing onto our properties and enlarging sloughs on our property.

A number of times over the last 20 years we have had more than 1 inch of rain in less than an hour. This causes serious water problems in our area.

Also the county is talking about widening and paving range road 284 and this will cause an increase of water flow to the low spots

Also at the open house zoom meeting the developers said the berm south of railway was going to be 7 meters high and in the plans submitted to Rocky View it says they will be from 1.5 meters to 4 meters high with a 1 to 3 slope on south side and a 1 to 2 slope on north side. How are they going to maintain 1 to 2 slope on north side?

Thanks for your time

Sheila Buckley

230183 range road 284.



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0031 542 104	628LK;3	061 040 000 +2

LEGAL DESCRIPTION

PLAN 628LK
BLOCK 3
CONTAINING 16.2 HECTARES (39.92 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
SUBDIVISION	0610312	3.24	8.01	

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ATS REFERENCE: 4;28;23;5;NE
ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

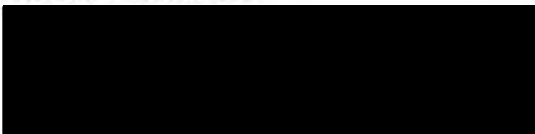
REFERENCE NUMBER: 981 209 767

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

061 040 000 26/01/2006 SUBDIVISION PLAN

OWNERS

SHEILA BUCKLEY



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
8476LB .	14/01/1972	RESTRICTIVE COVENANT THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44.
751 004 986	20/01/1975	UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

061 040 000 +2

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.

061 040 004 26/01/2006 EASEMENT
OVER AND FOR BENEFIT OF: SEE INSTRUMENT
AS TO PLAN: SEE INSTRUMENT

061 285 684 17/07/2006 MORTGAGE
MORTGAGEE - FIRST CALGARY SAVINGS & CREDIT UNION
LTD.
P.O. BOX 908
CALGARY
ALBERTA T2E1K4
ORIGINAL PRINCIPAL AMOUNT: \$450,000

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 2 DAY OF
DECEMBER, 2020 AT 07:44 P.M.

ORDER NUMBER: 40621780

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

ALBERTA GOVERNMENT SERVICES LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

8476LB .

ORDER NUMBER: 40635164

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

- 4 -

the benefit of the Owner and the Municipality and
their respective successors and assigns.

IN WITNESS WHEREOF Metro Realty and Management Ltd.
and the Municipal District of Rocky View No. 44 have hereunto
subscribed their names and corporate seals by their proper officers
as of the day and year first above written.

METRO REALTY AND MANAGEMENT LTD.

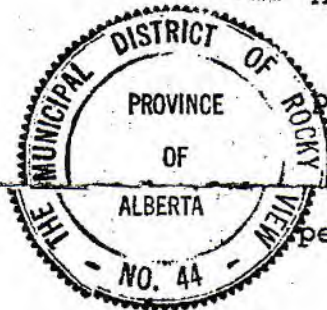
per: *C. J. Stouder*

PRESIDENT

per: *H. R. [illegible]*

SECRETARY

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44

per: *S. [illegible]*

Reeve

per: *[illegible]*

Secretary-Treasurer

CALGARY REGIONAL PLANNING COMMISSION

APPROVED this 15th day of July

A.D. 1971.

A. R. [illegible]

RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT made in quadruplicate this 30th day of June,
A.D. 1971.

B E T W E E N:

METRO REALTY AND MANAGEMENT LTD.,
(hereinafter called the "Owner")

- OF THE FIRST PART

- and -

THE MUNICIPAL DISTRICT OF ROCKY
VIEW NO. 44,
a Municipal Corporation in the
Province of Alberta
(hereinafter called the "Municipality")

- OF THE SECOND PART

WHEREAS the following lands are contained in title and
registered in the Land Titles Office for the South Alberta Land
Registration District in the name of the above Owner and described
as follows:

The North East Quarter of Section Five (5), in
Township Twenty-Three (23), Range Twenty-Eight
(28), West of the Fourth Meridian in the Province
of Alberta, containing one hundred and sixty (160)
acres, more or less;

The South East Quarter of Section Five (5), in
Township Twenty-Three (23), Range Twenty-Eight
(28), West of the Fourth Meridian in the Province
of Alberta, containing one hundred and sixty (160)
acres, more or less;

- 2 -

The South West Quarter of Section Five (5), in Township Twenty-Three (23), Range Twenty-Eight (28), West of the Fourth Meridian in the Province of Alberta, containing one hundred and sixty (160) acres, more or less;

Excepting thereout the Northerly three hundred and thirty feet (330') throughout of the South West Quarter of Section Five (5), in Township Twenty-Three (23), Range Twenty-Eight (28), West of the Fourth Meridian in the Province of Alberta, containing twenty (20) acres, more or less;

Excepting thereout from all the above lands all mines and minerals and the right to work the same;

(hereinafter called the "Lands");

AND WHEREAS the Owner has made application in accordance with the Subdivision and Transfer Regulations and pursuant to The Planning Act, as amended, for the Province of Alberta to the appropriate subdivision Approving Authority being the Calgary Regional Planning Commission (hereinafter called the "Approving Authority"), for approval of a subdivision of the Lands;

AND WHEREAS the Approving Authority did approve the said application of the Owner for approval of the said subdivision subject among other conditions to the Owner entering into a flood-release agreement with the Municipality, the terms and conditions of which are hereinafter set out;

- 3 -

NOW THEREFORE in consideration of the foregoing, the Owner and the Municipality covenant and agree as follows:

1. The Owner indemnifies and holds harmless the Municipality against the cost of any claims or actions, or awards for loss or damage to the Owner arising out of the flooding or inundation of the lands, save and except those arising from the works of the Municipality.
2. The Owner acknowledges that this Covenant Agreement is a covenant running with the land and that such agreement shall be registered against the lands concurrently with the registration in the Land Titles Office of the subdivision Instrument pursuant to Section 52 of Chapter 170 of the Revised Statutes of Alberta, 1955, or any other legislation subsequently enacted in substitution therefor.
3. The Owner and the Municipal District shall not take any action either jointly or individually that would result in the modification of this Agreement or discharge of the Covenant unless the consent of the Approving Authority has first been obtained.
4. This Agreement shall be binding upon and shall enure

- 4 -

to the benefit of the Owner and the Municipality and
their respective successors and assigns.

IN WITNESS WHEREOF Metro Realty and Management Ltd.
and the Municipal District of Rocky View No. 44 have hereunto
subscribed their names and corporate seals by their proper officers
as of the day and year first above written.

METRO REALTY AND MANAGEMENT LTD.

per: 

PRESIDENT

per: 

SECRETARY

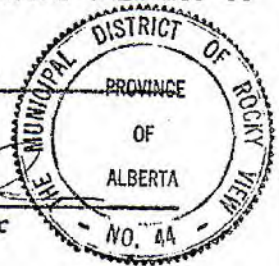
MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44

per: 


Reeve

per: 

Secretary-Treasurer



CALGARY REGIONAL PLANNING COMMISSION

APPROVED this 15th day of 

A.D. 1971.



8476 L.B.

Photo Copy.

File in place of original.
- E. K. Kelly

Restrictive Parent
Agreement.

RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT made in quadruplicate this 30th day of June, A.D. 1971.

B E T W E E N:

R.O.
8/11
METRO REALTY AND MANAGEMENT LTD.,
(hereinafter called the "Owner")

- OF THE FIRST PART

- and -

THE MUNICIPAL DISTRICT OF ROCKY
VIEW NO. 44,
a Municipal Corporation in the
Province of Alberta
(hereinafter called the "Municipality")

- OF THE SECOND PART

WHEREAS the following lands are contained in title and registered in the Land Titles Office for the South Alberta Land Registration District in the name of the above Owner and described as follows:

165 M 23
The North East Quarter of Section Five (5), in Township Twenty-Three (23), Range Twenty-Eight (28), West of the Fourth Meridian in the Province of Alberta, containing one hundred and sixty (160) acres, more or less;

165 M 22
The South East Quarter of Section Five (5), in Township Twenty-Three (23), Range Twenty-Eight (28), West of the Fourth Meridian in the Province of Alberta, containing one hundred and sixty (160) acres, more or less;

DESCRIPTION APPROVED
DATE JUL 20 1971
SURVEYOR TO THE L.T.O.
PER [Signature]




- 2 -

165 M 20

The South West Quarter of Section Five (5), in Township Twenty-Three (23), Range Twenty-Eight (28), West of the Fourth Meridian in the Province of Alberta, containing one hundred and sixty (160) acres, more or less;

Excepting thereout the Northerly three hundred and thirty feet (330') throughout of the South West Quarter of Section Five (5), in Township Twenty-Three (23), Range Twenty-Eight (28), West of the Fourth Meridian in the Province of Alberta, containing twenty (20) acres, more or less;

 Excepting thereout from all the above lands all mines and minerals and the right to work the same;

(hereinafter called the "Lands");

AND WHEREAS the Owner has made application in accordance with the Subdivision and Transfer Regulations and pursuant to The Planning Act, as amended, for the Province of Alberta to the appropriate subdivision Approving Authority being the Calgary Regional Planning Commission (hereinafter called the "Approving Authority"), for approval of a subdivision of the Lands;

AND WHEREAS the Approving Authority did approve the said application of the Owner for approval of the said subdivision subject among other conditions to the Owner entering into a flood-release agreement with the Municipality, the terms and conditions of which are hereinafter set out;

NOW THEREFORE in consideration of the foregoing, the Owner and the Municipality covenant and agree as follows:

1. The Owner indemnifies and holds harmless the Municipality against the cost of any claims or actions, or awards for loss or damage to the Owner arising out of the flooding or inundation of the lands, save and ~~except those arising from the works of the Municipality.~~
2. The Owner acknowledges that this Covenant Agreement is a covenant running with the land and that such agreement shall be registered against the lands concurrently with the registration in the Land Titles Office of the subdivision Instrument pursuant to Section 52 of Chapter 170 of the Revised Statutes of Alberta, 1955, or any other legislation subsequently enacted in substitution therefor.
3. The Owner and the Municipal District shall not take ~~any action either jointly or individually that would result~~ in the modification of this Agreement or discharge of the Covenant unless the consent of the Approving Authority has first been obtained.
4. This Agreement shall be binding upon and shall enure

Mr. Gary Sutherland
283218 Twp Rd 232
Rocky View, Alberta
T1X 0K7

January 11, 2021

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

Attention: Municipal Clerk's Office

Dear Sir/Madam:

Re: Bylaw C-8002-2020 and C-8003-2020

Upon review of the Shepard Estates Conceptual Scheme document and the proposed concept plan to develop 12 large rural residential estate properties on a 57 acre parcel, I would like to express the following concerns with this proposed land-use designation change and conceptual scheme:

Pg 4, 1.2: Plan Vision and Rationale states that this development will "extend the well-planned and vibrant country residential community that already exists in the area". My response is the existing 'Silhouettes' subdivision that is being referred to was developed where it should have never been built, on slough-bottom, during the very dry years of 2002-03. Since 2005, average to above average precipitation levels have resulted in several of the homes facing high risk of flooding and having to have sump pumps running in their basements on a continual basis. Home-owner turnover has been high in some of the homes in Silhouettes due to issues of water damage and constant struggle with risk of flooding. Some of the homes in Silhouettes have been under construction for multiple years, left either partially constructed &/or vacant for months, beseeched with water and wind damage and an eye-sore to neighbours.

Pg. 5, 1st para: reference to "generous lot sizes". This is contrary to the Rocky View County [RVC] plan [2018], pg 46 10.6.b. which states that any new residential communities will be of compact design, and their planning and design will make best efforts to reduce the development's footprint on the rural landscape.

Pg. 5, 2nd para: reference is made to the "integration of each of the home with the existing landscape features to provide privacy and tranquility". The proposed development is immediately adjacent to the Canadian Pacific Railway [CPR] main line, of which, 22 or more lengthy trains [often in excess of 150 rail cars or over 2km in length] pass daily. The site does not offer 'tranquility' as the train whistles are sounded each time at the major rail crossing on Range Road 284 [which CPR reports are a minimum 96 decibels up to a maximum of 110 decibels], and the noise and vibration of over 150 rail cars per train, carries for a distance of over one kilometer. Marketing of the lots in the proposed conceptual scheme will be extremely challenging due to the proximity to the CPR mainline and the noise associated trains passing each and every hour of the day and night.

Rocky View County
Page 2

Pg. 9, Conceptual Scheme Objectives: The point of “facilitate the expanded development of an existing country residential...that complements the existing and future land uses in the area” is of concern for the following reasons:

- a) The RVC Residential Inventory [2016] assessment concluded that “overall, there is a significant amount of residential capacity available throughout the county” in already approved or suitable build-ready, build-approved and policy-approved parcels, thus expansion of country residential is not warranted.
- b) The City of Calgary and RVC Inter-municipal Development Plan [IDP] states on pg.18 that ‘Interface Planning’ be incorporated in transitional areas between both residential and commercial, and residential and industrial areas, to utilize proportionate and scaled mitigation for use-specific nuisances, thus the focus should be on future commercial and industrial developments not residential.
- c) The RVC Conrich ASP 2017 states in Sec. 9.9-9.11 that transitional areas are required at the interface of residential to industrial development and that residential development in close proximity of a the national railway intermodal facility will be “...impacted by increased truck traffic and facility operations.” And that, “Subdivision of transition areas...shall not be supported.”

Similarly, the Shepard Estates Conceptual scheme’s location is immediately adjacent the proposed CPR Intermodal facility. Residential development is RVC’s least desirable option within a transitional/interface planning area, compared to future commercial &/or industrial development that would be more suited this close to a major intermodal facility.

- d) And lastly, the draft [2020] RVC Municipal Development Plan’s area highlighted as ‘Employment Area’ for commercial and industrial land uses is the same geographic location of the Shepard Estates Conceptual Scheme. Future residential expansion is not highlighted in the ‘employment area’.

Pg. 10, 2.2. Topography: The plan area is described in the Conceptual Scheme as being flat, yet also sloping moderately. Moderate slopes, which according to the Canadian System of Soil Classification and the Soil Landscapes of Canada are 10-15% slope gradient, or the equivalent of 5-8.5 degrees and are not flat. Elevation differences shown in Fig 6 from east [1032m] to west [1020m] on the plan area are over 12m [39.4 ft] in height. Natural drainage patterns resulting from this slope gradient and the local topography is a significant concern for existing landowners in this area and any additional run-off from the proposed plan area’s roadways, driveways and roof tops will negatively impact landowners downstream by increasing the risk of flooding into their basements, properties and roadways. The Conceptual Scheme also describes two ‘vegetated sites’, one in the NW and the other in the SE. As an adjacent landowner and agricultural producer, I have observed that the proposed site has been vegetated [continuously cropped] for 40-50 years. If by vegetated sites, they are referring to the two wetlands, corrections are needed as they are semi-permanent wetlands and are located in the SW and the NE of the plan area as shown in Fig 5. In wetter years, these two wetlands fill and spill into road ditches and cause flooding [via road ditches and culverts and groundwater seepage] to the properties to the south and west of the proposed Shepard Estates Conceptual scheme planning area.

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Pg. 13, Existing Land Use: The Conceptual Scheme reports that “none of the adjacent designated (A-GEN) parcels appear to be supporting active agricultural operations”. This statement is not true. I am the owner of the immediately adjacent quarter section to the west of the proposed Shepard Estates plan area, and have actively farmed said quarter since 1990. I also actively farm [but do not own] the land immediately adjacent and SE of the Silhouettes subdivision. Several of the acreages to the SW of the proposed plan area are actively involved in apiculture, and for decades I have custom hayed the majority of the parcels each year.

Pg. 17, Future Land Use Concept: In addition to the IDP, there are two other statutory plans that have been over looked. The map in Fig 9 fails to acknowledge these two important planning documents [see attached map for the location of these ASP's]:

- a) The City of Calgary's South Shepard ASP [2013, amended in 2019] focus is on shaping a more compact urban form with increased residential area densities, mixed-use commercial and country residential re-developments to allow for cost effective delivery of municipal services and infrastructure.
- b) The RVC Shepard ASP [2001, amended in 2014] originally included lands that are now in the Janet ASP, and since the amendment in 2014, lands that remain about the CPR mainline and Range Rd 284. These lands are designated industrial with a transitional interface to residential [to the south] and open space [cemetery to the west]. The RVC Shepard ASP 2014 also highlighted the importance of a regional stormwater management and regional drainage system. In multiple, subsequent statutory plans since 2001, the Shepard Regional Drainage system is referenced as the wetland complex that drains lands from Chestermere Lake south and SW to Shepard Slough within the City of Calgary and on to the Bow River via the South Channel or Shepard Ditch. The area's topography is naturally undulating with very low lying, nearly level areas with high water tables and strong hydraulic connectivity [surface water to ground water interaction]. Both of these ASP's emphasize compact development, transitional/interface planning areas and effective drainage and flood risk mitigation.

Pg. 24, Water Supply: The Shepard Estates Conceptual Scheme suggests that “individual wells and septic systems will be used as there are no public watermains in the area.” A water well density of 12 per 57 acres is very high and without proven groundwater source[s] with good water quality, presents a greater risk to development of the proposed plan area and an even greater risk to human health. The hamlet of Shepard used to have individual households on their own water wells and septic systems until water contamination became a serious health issue and reports of nitrate poisoning became more prevalent as the density of residential developments increased in the late 1990's.

The water well I have on SE-08-23-28-W04 adjacent and west of the proposed Shepard Estates plan area is not potable due to very high phosphates/minerals and it is also corrosive to fixtures, pumps and plumbing. As a result, drinking water has to be bought and hauled. Any future country residential developments facing water supply & quality issues will be a very hard sell.

Pg. 25, Sanitary Supply: As stated above, it is a major concern that all 12 proposed households will have their own septic system. This is not feasible and is a serious environmental concern due to the local area's drainage patterns, high water tables and risk of shallow groundwater contamination.

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Pg. 25, 2.5 Stormwater Management: The Shepard Estates Conceptual scheme reports that the “existing or natural drainage pattern will remain following the proposed development of the plan area.” “Post-development run-off will be managed through retention...and collection areas”. This is not feasible.

Run-off from this site occurs already [without development] via the road ditches and culverts and flooding and inundation negatively impacts land owners and their properties to the south and west.

Since the time of subdivision [June 1971], RVC enforced restrictive covenant agreements on all parcels in SW, SE and NE-05-23-28-W-04 which “indemnifies and holds harmless the Municipality against the cost of any claims or actions...arising out of the flooding or inundation of the lands”. Drainage issues have been severe and long standing for property owners as well as negatively impacting the structural integrity of Range Rd 284.

Run-off from spring snow melt while the ground is still frozen does not absorb nor infiltrate into the ground, instead it becomes overland flow. From spring to fall, extreme rainstorms or other precipitation events do occur and despite vegetative cover, run-off is conveyed to the south through the road ditches along Range Road 284 and the drainage swale [shown in the photo on pg. 26] into Silhouettes subdivision; and to the west via Twp Road 231.

A thorough regional drainage and stormwater management plan for the broader area [South Shepard ASP and IDP] needs to be developed with effective drainage or conveyance infrastructure from Rge Rd 284 west via Twp Road 231 to the South Channel [aka Shepard Ditch] that drains the Shepard Slough south to the Bow River. Effective drainage in the IDP/ASP area is necessary to ensure that future land use concepts can effectively mitigate overland flows, conserve necessary wetlands and protect water resources. Without an effective out-flow to the west and into Shepard Slough/Ditch, any development in the IDP area will increase run-off and risk of flooding. Without an effective out-flow to the west and into Shepard Slough/Ditch, the Conceptual scheme must take into account the need to construct retention ponds to hold any surface run-off and prevent flooding of property owners to the south and west.

Pg. 33, Sound Attenuation and Rail Line Screening: The Conceptual scheme reports that the May 2020 study found that sound levels were not above 63 dBA. This is inaccurate as the CPR reports on their website that the minimum sound level for the train whistles is 96 dBA and although there is no maximum sound rating in Canada, they use the maximum allowed in the USA of 110 dBA. I have lived for 60 years one mile north of the proposed plan area [and CPR mainline] and can attest that noise from the train can be very loud, even a mile away. The proposed optional berm to mitigate train noise will be ineffective and only exacerbate the surface run-off and drainage issues due to snow drift accumulations, and additional water volumes. I have evidence of this from farming the land near the Shepard power plant and the spoil piles located there which trap snow or cause more water volume from snow drifts on the leeward side of the berm/pile.

Pg. 35, 3.1 Interim Growth Plan/Regional Growth Plan: The Shepard Estates Conceptual scheme states that “the Shepard Estates is proposed as an intensification and infill”, however at the low density of 12 residences on 57 acres [or 1 household per 4 acres], the proposed Shepard Estates conceptual scheme is

Rocky View County
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contrary to most of the Rocky View County plan [pg 46] and the City of Calgary's South Shepard ASP Growth Plan. Each of these refers to densification targets and concepts of compact urban design which reduce the development footprint on the rural landscape for new residential communities.

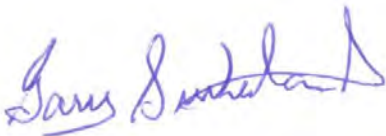
In summary, I do not support a land use change [Bylaw C8002-2020] from A-GEN to R-RUR, the land would be better suited to industrial or commercial interface because of close proximity to the CPR rail line, drainage patterns and as a buffer to the existing residential developments south of the tracks.

I also do not support the Shepard Estates Conceptual Scheme [Bylaw C8003-2020] for all the above reasons. We, as a group of adjacent landowners, brought up many of these same issues during the virtual open house in July 2020, and the conceptual scheme makes no mention of them. Without a comprehensive drainage and stormwater management plan, all future development in the area will constantly be jeopardized by water-related issues, flooding risks, and risk to property and human health.

Thank you for your consideration of the above information and suggested alternatives.

I can be reached at 403-614-7063 [cell] or 403-279-9120 [residence] anytime if you have questions or need additional information. Thank you for your consideration of this written submission and I look forward to discussing this further with RVC administration.

Yours truly,



Gary Sutherland

Cc: Xin Deng, Planner, Rocky View County
Candace Vanin

Attachments

Map of Statutory Plans Impacting Conceptual Scheme
Map of Elevation Contours & Surface Water Impacting Conceptual Scheme

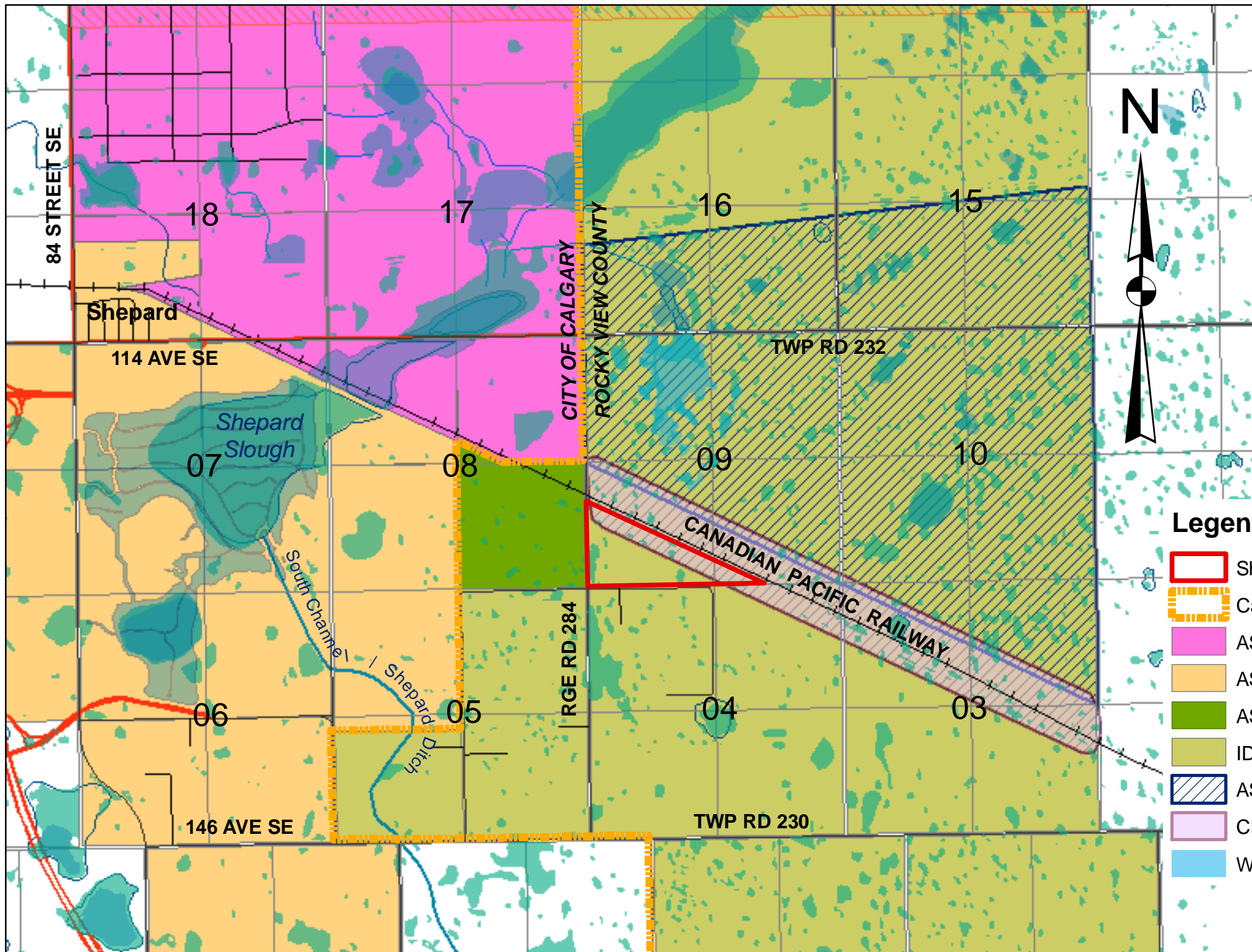
Statutory Plans Impacting the Shepard Estates Conceptual Scheme

N



Legend

-  Shepard Estates Conceptual Scheme
-  Calgary City Limits
-  ASP - Calgary Shepard Industrial 2009
-  ASP - Calgary South Shepard 2013/2019
-  ASP - RVC Shepard Plan 2001/2014
-  IDP - RVC / Calgary 2012
-  ASP - RVC Shepard Industrial [proposed]
-  CP Intermodal Facility [proposed]
-  Water / Wetlands













Elevation Contours and Surface Water Impacting Shepard Estates Conceptual Scheme

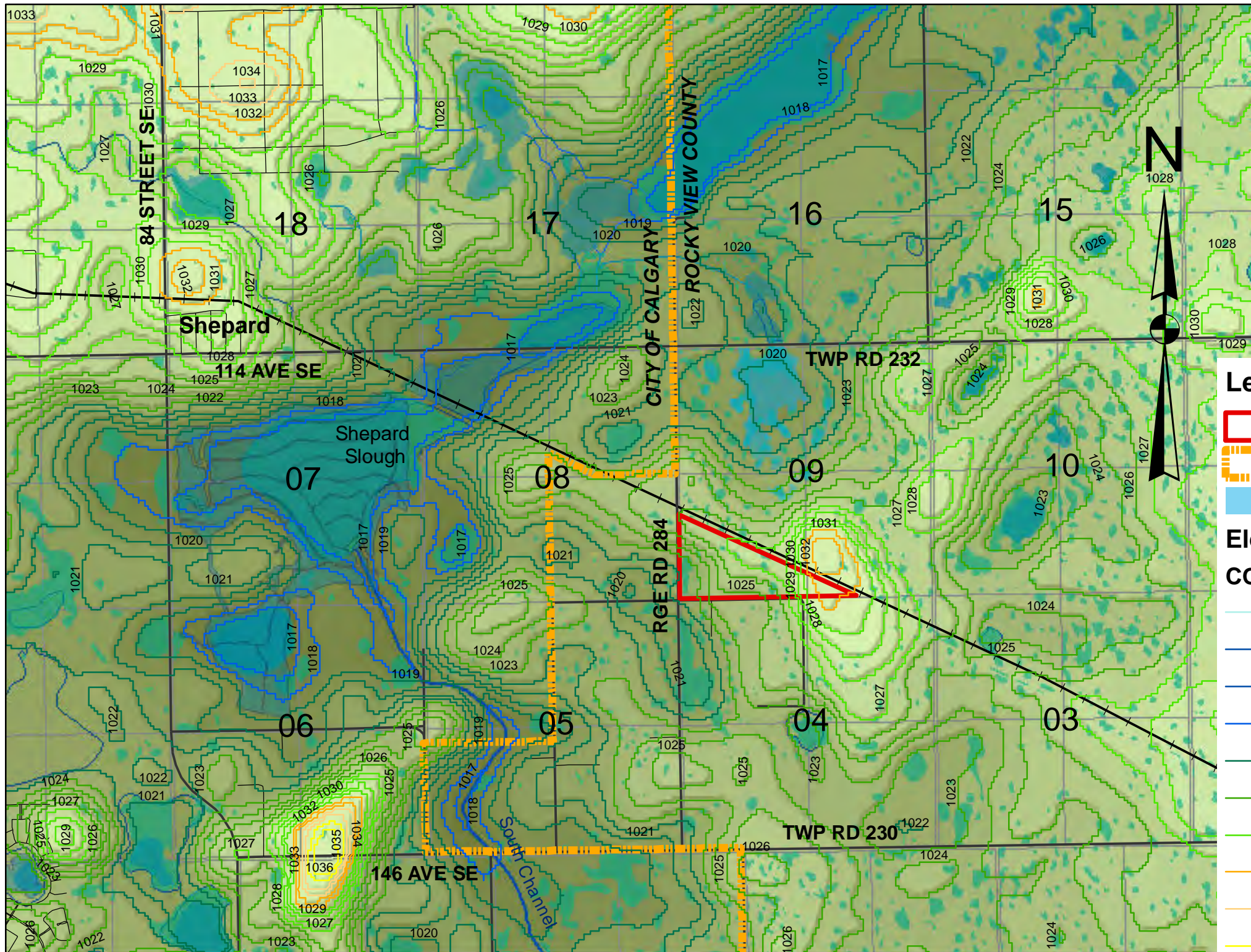
Legend

-  Shepard Estates Conceptual Scheme
-  Calgary City Limits
-  Water / Wetlands

Elevation [m]

CONTOURS

-  945
-  946 - 1014
-  1015 - 1016
-  1017 - 1018
-  1019 - 1022
-  1023 - 1026
-  1027 - 1030
-  1031 - 1032
-  1033 - 1034
-  1035 - 1040





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 26, 2021 **DIVISION:** All
TIME: Afternoon Appointment
FILE: N/A **APPLICATION:** 1015-565
SUBJECT: Rocky View County Land Use Bylaw – Various Amendments and redesignation of remaining properties within SW-23-23-28-W04M to Business, Live-Work District (B-LWK)

APPLICATION: Various amendments to Land Use Bylaw C-8000-2020.

GENERAL LOCATION: N/A

LAND USE DESIGNATION: N/A

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8092-2020 on October 27, 2020.

Amendments to the Land Use Bylaw C-8000-2020 are illustrated through a redline. For clarity, text to be removed is indicated with a ~~strike through~~ and text that has been added is indicated in **red**.

Redline changes to the bylaw relate to providing clarity and to ensure consistent use of terminology as well as various clerical, syntax, administrative, and minor text revisions.

In addition to the redline changes, Section 8 of Bylaw C-8092-2020 includes the redesignation of remaining properties within SW-23-23-28-W04M to Business, Live-Work District (B-LWK) per the following motion arising from July 28, 2020.

MOTION ARISING: MOVED by Deputy Reeve Schule that this section (SW-23-23-28-W04M) be included in the Land Use Bylaw as a Live-Work area.

Since receiving first reading, the Bylaw has been amended to reflect updates to the Election Sign Bylaw. For clarity, text changes that occurred after first reading are identified in **green**.

The application is consistent with the relevant County policies.

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

OPTIONS

- | | | |
|------------|-----------|--|
| Option #1: | Motion #1 | THAT Bylaw C-8092-2020 be amended in accordance with the amendments in Attachment C. |
| | Note: | Should Council wish to remove any amendments to the Bylaw the below motion should be used as a template. |
| | Motion #X | THAT the revisions in Section [insert section here] in Schedule A of Bylaw C-8092-2020 be removed. |
| | Motion #2 | THAT Bylaw C-8092-2020 be given second reading, as amended. |
| | Motion #3 | THAT Bylaw C-8092-2020 be given third and final reading, as amended. |

Administration Resources

Sean MacLean, Planning and Development Services



Option # 2: THAT alternative direction be provided.

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:

- *Municipal Government Act*;
- Subdivision and Development Regulations;
- Municipal Development Plan;
- Land Use Bylaw; and
- County Servicing Standards.

POLICY ANALYSIS:

Interim Growth Plan

The proposed amendments are consistent with the Interim Growth Plan.

Intermunicipal Development Plan

The proposed amendments were circulated to the County's municipal partners for comment as required by the County's various Intermunicipal Development Plans.

County Plan

The proposed amendments are to provide clarity and ensure consistent use of terminology. The amendments include numerous clerical, syntax, administrative, and minor text revisions that are consistent with the County Plan.

Land Use Bylaw

The proposed amendments clarify the regulations of the Land Use Bylaw and are consistent with it.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

SM/sl

ATTACHMENTS

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8092-2020 and Schedule A



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Rocky View County	OWNERS: N/A
DATE APPLICATION RECEIVED: N/A	DATE DEEMED COMPLETE: N/A
GROSS AREA: N/A	LEGAL DESCRIPTION: N/A
SOILS (C.L.I. from A.R.C.): N/A	
HISTORY: October 27, 2020: Bylaw C-8092-2020 to amend Land Use Bylaw C-8000-2020 received first reading. September 8, 2020: Land Use Bylaw C-8000-2020 came into full force and effect. July 26, 2020: Land Use Bylaw C-8000-2020 received 3 rd and final reading at County Council.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments are addressed within 'Additional Considerations' above.	



ROCKY VIEW COUNTY

ATTACHMENT B: APPLICATION REFERRALS

AGENCY	CIRCULATED	RESPONSE RECEIVED
School Authority		
Rocky View Schools	Yes	No
Calgary Catholic School District	Yes	No
Public Francophone Education	Yes	No
Catholic Francophone Education	Yes	No
Federal Agencies		
Department of Fisheries and Oceans	Yes	No
Revenue Canada	Yes	No
CanadaPost	Yes	No
Transport Canada		
Province of Alberta		
Alberta Environment and Parks	Yes	No
Alberta Transportation	Yes	No
Alberta Sustainable Development (Public Lands)	Yes	No
Alberta Culture and Community Spirit (Historical Resources)	Yes	No
Alberta Energy Regulator	Yes	No
Alberta Health Services	Yes	No
Public Utility		
Enmax	Yes	Yes
FortisAlberta	Yes	No
ATCO Gas	Yes	No
ATCO Pipelines	Yes	No
Adjacent Municipality		
The City of Calgary	Yes	No
Town of Cochrane	Yes	Yes
City of Airdrie	Yes	Yes
Town of Irricana	Yes	No

AGENCY	CIRCULATED	RESPONSE RECEIVED
Town of Crossfield	Yes	No
City of Chestermere	Yes	No
Mountain View County	Yes	Yes
Kneehill County	Yes	No
Kananaskis Improvement District #5	Yes	No
MD of Bighorn	Yes	No
Foothills County	Yes	No
Wheatland County	Yes	Yes
Tsuut'ina Nation	Yes	No
Village of Beiseker	Yes	No
Other External Agencies		
TC Energy	Yes	Yes
Ember Resources Inc.	Yes	No
Telus	Yes	No
Shaw Communications Inc.	Yes	Yes
EnCana	Yes	No
Devon Energy	Yes	No
Plains Midstream Canada	Yes	No
AltaLink	Yes	No
Bearspaw Village Water Coop	Yes	No
Bragg Creek Design Review Committee	Yes	No
Calgary Airport Authority	Yes	No
Canadian Pacific Railway	Yes	No
CN Railway	Yes	No
CNOOC Petroleum North America ULC	Yes	No
Cochrane Gas Co-op	Yes	No
Ducks Unlimited	Yes	No
Eastlink	Yes	No
Horse Creek Water Services Ltd.	Yes	No



ROCKY VIEW COUNTY

AGENCY	CIRCULATED	RESPONSE RECEIVED
Inter-Pipelines Cochrane Ext. Plant	Yes	No
Langdon Waterworks	Yes	No
North Springbank Water Co-op	Yes	No
Pirmez Creek Water Supply Co- op	Yes	No
Rocky View Gas Co-op	Yes	No
Rocky View Water Co-op	Yes	No
Summer Village of Ghost Lake	Yes	No
Taqa North Ltd	Yes	No
TransAlta Utilities	Yes	No
Western Irrigation District	Yes	No
Westridge Water Supply	Yes	No
EQUUS	Yes	No
Rocky View County Boards and Committees		
ASB Farm Members	Yes	No
Internal Departments		
Recreation, Parks and Community Support	Yes	No
Development Authority	Yes	No
GIS Services	Yes	No
Building Services	Yes	No
Fire Services & Emergency Management	Yes	Yes
Development Compliance	Yes	No
Planning and Development Services (Engineering)	Yes	No
Transportation Services	Yes	No
Capital Project Management	Yes	No
Utility Services	Yes	No

AGENCY	CIRCULATED	RESPONSE RECEIVED
Agricultural and Environmental Services	Yes	Yes
Business and Economic Development	Yes	No

Circulation Period: November 3, 2020 to
December 3, 2020.

Agencies that were not required for distribution are
not listed.



BYLAW C-8092-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*.

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8092-2020*.

Definitions

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

Effect

- 3 THAT Bylaw C-8000-2020 be amended per the redline as shown in the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT Bylaw C-8000-2020 be amended throughout to include the oxford comma.
- 5 THAT Bylaw C-8000-2020 be amended throughout to ensure all numerical values are expressed to two decimal places.
- 6 THAT Bylaw C-8000-2020 be amended throughout to ensure use tables are listed in alphabetical order.
- 7 THAT the Land Use Map of Bylaw C-8000-2020 be amended to reflect all Council approved redesignations since July 28, 2020.
- 8 THAT the Land Use Map of Bylaw C-8000-2020 be admended by redesignating all properties within SW-23-23-28-W04M to Business, Live-Work District (B-LWK).
- 8.1 THAT Bylaw C-8000-2020 be amended to remove election signage regulations as per the greenline in the Attached Schedule 'A' forming part of this bylaw.

Transitional

- 9 Bylaw C-8092-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this 27 day of October, 2020

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME IN COUNCIL this _____ day of _____, 2021

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2021

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed

Rocky View County Land Use Bylaw



ROCKY VIEW COUNTY



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PART ONE

1

Purpose

This part introduces readers to the Land Use Bylaw, establishes jurisdiction, clarifies enforcement and penalties, and the process in place for amending the Bylaw.

Jurisdiction

TITLE

- 1 This Bylaw is entitled 'Rocky View County Land Use Bylaw C-8000-2020', hereinafter referred to as the "Bylaw."

AUTHORITY

- 2 This bylaw is enacted pursuant to Section 639 of the *Municipal Government Act* (MGA), as amended or replaced from time to time.

PURPOSE

- 3 The purpose of the Bylaw is to regulate land use and development within Rocky View County (the "County") in order to achieve orderly growth, and for that purpose to:
 - a) Organize the County into Land Use Districts,
 - b) Prescribe and regulate the use of land and/or buildings in each District,
 - c) Establish the number of Dwelling Units permitted on a parcel of land,
 - d) Define and establish the roles of the Development Authority,
 - e) Establish a method of making decisions on applications for development, including the issuing of Development Permits and the discretionary power of the Development Authority, and
 - f) Provide for how and to whom notice of the issuance of a Development Permit is to be given.

SEVERABILITY

- 4 Each provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is declared invalid by a decision of a court of competent jurisdiction, all other provisions remain valid and enforceable.

RELATIONSHIP TO OTHER LAWS AND REGULATIONS

- 5 Nothing in this Bylaw shall exempt any person from any obligation to comply with the requirements of any other municipal, regional, provincial, or federal law, bylaw, or regulation. This includes, but is not limited to, compliance with the following:
- a) The Bylaw is consistent with the MGA as amended or replaced from time to time. The MGA takes precedence in a case of dispute on the meanings of all words or clauses,
 - b) The Bylaw is consistent with the *Alberta Land Stewardship Act* (ALSA), as amended or replaced from time to time,
 - c) The Bylaw is consistent with the South Saskatchewan Regional Plan (SSRP), as amended or replaced from time to time,
 - d) The Bylaw is not a statutory plan and is therefore outside of the scope of the Calgary Metropolitan Region Board's purview,
 - e) The Bylaw is consistent with the 'County Plan C-7280-2013,' as amended or replaced from time to time, and
 - f) The Bylaw shall be used in conjunction with policies and procedures as adopted and amended by Council including, but not limited to, Area Structure Plans, Area Redevelopment Plans, and any Infrastructure Master Plans as they pertain to transportation, water, sanitary and/or stormwater management infrastructure.

EFFECTIVE DATE & TRANSITION

- 6 Bylaw C-4841-97, being the Rocky View County Land Use Bylaw and amendments thereto, are rescinded upon this Bylaw passing and commencing into full force and effect.
- 7 Bylaw C-8000-2020 being the Rocky View County Land Use Bylaw, is passed when it receives third reading and is signed pursuant to the MGA.
- 8 Bylaw C-8000-2020 being the Rocky View County Land Use Bylaw, comes into full force and effect on September 8, 2020.
- 9 All amendments to the Bylaw, any Redesignation, or Development Permit applications received on or after the effective date of the Bylaw shall be processed and considered upon the provisions outlined herein.
- 10 All Development Permit applications received in a complete form prior to the effective date of this Bylaw shall be processed based on 'Land Use Bylaw C-4841-97,' unless the Applicant requests in writing that the application be processed based on the regulations of this Bylaw.
- 11 Direct Control Bylaws that were passed pursuant to previous Land Use Bylaws and which are denoted within **Schedule B – Land Use Map** are hereby incorporated into, and form part of, this Bylaw.

FEES AND CHARGES

- 12 All fees and charges under and pursuant to the Bylaw, are established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time.

INTERPRETATION

Language

- 13 Words used in the singular include the plural, and words in the plural include the singular.
- 14 Words used in the present tense include the other tenses and derivative forms.
- 15 The words "shall" and "must" require mandatory compliance except where a variance has been granted pursuant to the MGA or the Bylaw.
- 16 The word "may" is to be construed as permissive.

- 17 Words, phrases and terms not defined in **Part 8 – Definitions** may be given their definition in the MGA or, in the absence of a definition in the MGA, the ‘Alberta Building Code,’ as amended or replaced from time to time. Other words shall be given their usual and customary meaning.
- 18 Where a regulation involves two or more conditions or provisions connected by the conjunction “and” all the connected items shall apply in combination; “or” indicates that the connected items may apply singly; “and/or” indicates the items may apply singly or in combination.
- 19 In the case of any conflict between the text of this Bylaw and any maps or drawings used to illustrate any aspect of this Bylaw, the text shall govern.

Measurement

- 20 For the purposes of this Bylaw, all references to measurement will use the metric measurement system with imperial measurement provided in brackets, e.g. 1.0 ha (2.47 ac.).
- 21 If there is a discrepancy between the metric and imperial measurement, metric prevails.

EXEMPTED DEVELOPMENT

- 22 The following development is exempt for all requirements of the Bylaw:
- a) Development, including but not limited to the construction, maintenance, and aggregate extraction completed by the County, its authorized agents, or Alberta Transportation,
 - b) The installation, maintenance or repair of public works, Government Services facilities and/or utilities carried out by or on behalf of federal, provincial, or other local authorities, ~~and~~
 - c) Confined Feeding Operations. ~~and~~
 - d) Election signs as described in the ‘Election Sign Bylaw’ Bylaw No. C-8124-2021, as amended or replaced from time to time.

LAND USE DISTRICT GROUPS

- 23 For the purposes of this Bylaw, Districts may be referred to collectively:
- a) Agricultural Districts, which include A-GEN and A-SML,
 - b) Residential Districts, which include R-RUR, R-CRD, R-URB, R-SML, R-MID and R-MRU,
 - c) Business/Commercial Districts, which include B-AGR, B-REC, B-REG, B-LOC, B-LWK, C-HWY, C-LRD, C-LUD, C-MIX and C-REG,
 - d) Industrial Districts, which include I-LHT and I-HVY,
 - e) Special Districts, which include S-PUB, S-FUD, S-NAT, S-PRK and S-NOS.

Enforcement

OFFENSE UNDER THE BYLAW

- 24 Any owner, lessee or occupant of land or a building, or the owner of a structure or a sign thereon, who with respect to such land, building, structure or sign, contravenes, causes, or allows a contravention of any provision of the Bylaw commits an offense.
- 25 Any person who commences or continues development for which a Development Permit is required but has not been issued, has expired, has been revoked or suspended, or which is in contravention of a condition of a Development Permit under the Bylaw commits an offense.
- 26 Any person who prevents or obstructs the Development Authority or a Designated Officer from carrying out any official duty under the Bylaw or the MGA commits an offense.

LAND USE BYLAW ENFORCEMENT

- 27 A Designated Authority may enforce the provisions of the Bylaw, or the conditions of a Development Permit pursuant to the MGA and the *Provincial Offences Procedure Act* (POPA), as amended or replaced from time to time.
- 28 Enforcement may be by violation ticket pursuant to POPA, notice of violation or any other authorized action to ensure compliance.
- 29 The enforcement powers granted to the Development Authority under the Bylaw are in addition to any enforcement powers that the County or any of its Designated Officers may have under POPA.
- 30 The Designated Authority may exercise all such powers concurrently.

VACANT BUILDINGS

- 31 Within six (6) months of a building being vacated, owners are responsible for the following, to the satisfaction of the Development Authority:
 - a) Removing any Signs,
 - b) Boarding up any windows and doors, and
 - c) Removing any graffiti, posters and other debris.

SIGN MAINTENANCE AND REMOVAL

- 32 Signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
- 33 The Development Authority may require the removal of any sign which, in their opinion, is or has become unsightly, or is in such a state of disrepair as to constitute a hazard, including:
 - a) When the excess of twenty-five per cent (25%) of the sign face has experienced loss of finish through chipping, fading, or excessive dirt building up,
 - b) If the sign is physically damaged on either face or its supports so it is no longer structurally safe or located correctly, and
 - c) The sign is no longer relevant to the approved use of the Building (i.e. the Building is no longer inhabited by a business and/or is vacant).
- 34 Non-compliance may result in the removal of a sign without notice and any cost associated with its removal shall be charged to the owner of the sign.
- 35 Any sign removed shall be held for thirty (30) days; if not claimed, the sign will be disposed of at the discretion of the County.

STOP ORDER

- 36 Pursuant to Section 645 of the MGA where an offense under the Bylaw occurs, the Development Authority may by written notice, order the owner or the person in possession of the land or buildings, or the person responsible for the contravention to:
 - a) Stop the development or use of the land or buildings in whole or in part as directed by the notice, or
 - b) Demolish, remove or replace the development, or
 - c) Carry out any other actions required by the notice so that the development or use complies with the Bylaw.

ENTRY AND INSPECTION

- 37** Pursuant to Section 542 of the MGA, a Designated Officer may, after giving reasonable notice to the owner or occupier of land or the structure to be entered:
- a) Enter on that land or structure at any reasonable time, and carry out any inspection, enforcement or action required to assess or enforce compliance with this Bylaw,
 - b) Request anything to be produced to assist in the inspection, remedy, enforcement or action, and
 - c) Make copies of anything related to the inspection, remedy, enforcement or action.
- 38** The Development Authority shall be a Designated Officer for the purposes of Section 542 of the MGA.

SPECIFIED PENALTIES

- 39** Pursuant to POPA the following fine amounts are established for use on Notices of Violation and violation tickets if a voluntary payment option is offered:

Table 1 – Minimum Specified Penalties

Offence	First Offence	Second Offence	Third Offence
Failure to obtain a Development Permit	\$1500	\$2000	\$2500
Failure to comply with Development Permit Conditions	\$1500	\$2000	\$2500
Failure to comply with District Regulations	\$1500	\$2000	\$2500
Failure to comply with any other condition of the Bylaw	\$1000	\$1500	\$2000

- 40** Fines for additional offences noted on **Table 1 – Minimum Specified Penalties** are for when the offence has occurred within a twelve (12) month period of the previous offence.

Land Use Bylaw Amendments

AMENDMENT TO THE BYLAW

- 41** Any person may apply to have the Bylaw amended.
- 42** The County may, on its own initiative and in accordance with the MGA, initiate an amendment to the Bylaw affecting a parcel or parcels of land.
- 43** Any amendment to the Bylaw shall be made pursuant to the MGA.

NON-SITE SPECIFIC TEXT AMENDMENT APPLICATION

- 44** An applicant pursuing an amendment to the text within the Bylaw shall use the Application Form provided by the County, and include the following:
- a) A completed Application Form,
 - b) The application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,
 - c) A written rationale from the applicant for the amendment, and
 - d) Any supporting studies, plans or other information deemed necessary by the County.

REDESIGNATION OR SITE-SPECIFIC TEXT AMENDMENT APPLICATION

- 45** An applicant pursuing the Redesignation of a Land Use within the Bylaw shall use the Application Form provided by the County, and include the following:
- a) A completed Application Form,
 - b) An application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,
 - c) A current copy of the Certificate of Title (within 30 days of submission) for the affected lands,
 - d) Current copies of any restrictive covenants or easements (within 30 days of submission),
 - e) 3 to 5 coloured photographs showing the affected lands and adjacent area,
 - f) Where the applicant is not the register owner on Title, a letter from the registered owner consenting to the application,
 - g) A Site Plan, showing:
 - i. North arrow
 - ii. Municipal addresses and adjacent road labels
 - iii. Legal Address (i.e. plan/block/lot)
 - iv. Parcel boundaries
 - v. Access and egress points
 - vi. Location of existing buildings and setbacks (if applicable), and
 - vii. Any other development setbacks, easements or utility rights-of-way;
 - h) A written rationale for the amendment, and
 - i) Any supporting studies, plans or other information deemed necessary by the County.

AMENDMENT DUTIES OF THE DEVELOPMENT AUTHORITY

- 46** Upon receipt of a completed application, the Development Authority shall:
- a) Prepare an Amending Bylaw for First Reading by Council,
 - b) Prepare a background report, including plans and other relevant material, and submit to Council for review prior to First Reading, and
 - c) Provide a minimum of two (2) weeks' notice of any public hearing to all Adjacent Registered Owners.

DECISIONS ON BYLAW AMENDMENTS

- 47** Council may, in reviewing a proposed amendment to the Bylaw:
- a) Approve the proposed Amending Bylaw as it is, or
 - b) Make any changes it considers necessary to the proposed Amending Bylaw and proceed to approve it without further advertisement or hearing, or
 - c) Refer the proposed Amending Bylaw back to administration for more information or further review and changes, then reschedule the application for further consideration, or
 - d) Refuse the proposed Bylaw Amendment.

RECONSIDERATION

- 48 If a proposed Amending Bylaw has been refused by Council, the same or similar application shall not be resubmitted for at least six (6) months after the date of refusal, unless, in the opinion of the Development Authority, the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.

PART TWO

Development Process

2

This part outlines the nature and role of the Development Authority, their procedures and responsibilities.

Authorities and Duties

DEVELOPMENT AUTHORITY

- 49 The Development Authority is a person or persons appointed by resolution of Council pursuant to the MGA.
- 50 The Development Authority may include one or more of the following:
- a) A Development Officer,
 - b) The Manager of Planning & Development Services,
 - c) A Municipal Planning Commission, and/or
 - d) The Chief Administrative Officer.

DUTIES OF THE DEVELOPMENT AUTHORITY

- 51 The Development Authority shall:
- a) Receive, process and make decisions on all Development Permit applications,
 - b) Keep, and maintain for inspection during regular municipal office hours, a copy of the Bylaw as amended or replaced from time to time, and ensure that an online version is made available on the County's website and hard copies are available to the public for a fee, and
 - c) Keep a register of all supporting documentation for each Development Permit for seven (7) years, and a copy of the Development Permit shall be kept permanently.
- 52 The Development Authority may:
- a) Refer a Development Permit application, in whole or in part, to any outside agency or local authority they deem necessary for comment,
 - b) Provide a written Time Extension Agreement, in alignment with the Bylaw,

- c) Allow a variance, in alignment with the Bylaw, and
- d) Refer a decision of a Development Permit to another Development Authority as identified in [Section 50](#).

SUBDIVISION AUTHORITY

- 53 The Subdivision Authority is established pursuant to the 'Subdivision Authority Bylaw C-7546-2015,' as amended or replaced from time to time.
- 54 The Subdivision Authority shall perform such duties as are specified in the 'Subdivision Authority Bylaw C-7546-2015,' as amended or replaced from time to time.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

- 55 The Subdivision and Development Appeal Board (SDAB) is established by Council in accordance with the MGA.
- 56 The SDAB shall perform such duties as specified in this Bylaw and the 'Appeal and Review Panel Bylaw C-7717-2017,' as amended or replaced from time to time.

Development Permit Decisions

RECEIVED APPLICATIONS

- 57 The Development Authority shall not receive a Development Permit application where the proposed use is neither permitted nor discretionary in a given District.

DETERMINATION OF COMPLETENESS

- 58 The Development Authority shall determine the completeness of a received application within twenty (20) days of receipt.
- 59 In reviewing an application for completeness, the Development Authority may:
 - a) Determine that the application is complete and provide an 'Acknowledgment of Completeness' to the applicant, or
 - b) Determine that the application is incomplete; provide a 'Notice of Incompleteness' and request outstanding information from the applicant, along with a time period within which the outstanding information is required.
- 60 An 'Acknowledgement of Completeness' or 'Notice of Incompleteness' shall be provided to the applicant via email.

REVIEW PERIOD

- 61 The Development Authority must make a decision on an application for a Development Permit within forty (40) days.
- 62 The review period commences once the 'Acknowledgement of Completeness' is provided to the applicant.

TIME EXTENSION AGREEMENT

- 63 The Development or Subdivision Authority may request up to a three (3) month extension of the review period of a Development Permit or Subdivision application from the applicant.
- 64 The Development or Subdivision Authority may grant up to a three (3) month extension of the review period of a Development Permit or Subdivision application at the request of the applicant.
- 65 'Time Extension Agreements' shall be agreed to by both parties in writing.
- 66 'Time Extension Agreements' on any Prior to Release conditions related to an approved Development Permit may be granted for a period of twelve (12) months to a maximum of three (3) extensions.
- 67 'Time Extension Agreements' on any conditions related to an approved subdivision may be granted for a period of twelve (12) months to a maximum of three (3) extensions.

- 68 'Time Extension Agreements' for the Commence or Completion of a Development may be granted for a period of twelve (12) months to a maximum of three (3) extensions.

DECISIONS ON DEVELOPMENT PERMIT APPLICATIONS

- 69 The Development Authority, in making a decision on a Development Permit application for:

- a) A Permitted Use that meets all requirements:
 - i. Shall approve the application, with or without conditions, if the proposed development conforms with the Bylaw,
- b) A Permitted Use that does not meet all requirements:
 - i. May approve the application, with or without conditions, if the proposed development conforms with the Bylaw, or
 - ii. May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, subject to the approval of any required variances,
- c) A Discretionary Use:
 - i. May approve the application, with or without conditions, if the proposed development conforms with the Bylaw,
 - ii. May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, subject to the approval of any required variances, or
 - iii. May refuse the application even though it meets the requirements of the Bylaw,
- d) A Discretionary Use in a Direct Control District:
 - i. May consider and approve the application providing it meets the direction set out by Council, where Council has delegated the decision to the Development Authority.

REVIEWING DEVELOPMENT PERMIT APPLICATIONS

- 70 In reviewing a Development Permit application for a Permitted Use with a proposed variance or a Discretionary Use, the Development Authority shall have regard to:
- a) The purpose and intent of the applicable District,
 - b) Any Statutory Plan adopted by the County,
 - c) The purpose and intent of any other plan and pertinent policy adopted by the County, and
 - d) The circumstances and merits of the application.
- 71 Notwithstanding the provisions of the Bylaw, the Development Authority may impose more stringent development regulations or standards on a Development Permit for a Discretionary Use in order to ensure that the Development is compatible with and complementary to surrounding land use and other planning considerations.
- 72 In reviewing a Development Permit application for a parcel not serviced by a piped sewer system, the Development Authority must be satisfied that an adequate sewage disposal system exists and is not a public health hazard.

DEEMED REFUSALS

- 73 An application for a Development Permit shall be deemed to be refused in the following circumstances:
- a) Outstanding information requested as part of the determination of completeness is not submitted by the Applicant,
 - b) The Development Authority does not make a decision on a Development Permit within the review period identified in **Section 61**.
 - c) The Development Authority does not make a decision on a Development Permit within an agreed upon 'Time Extension Agreement'.

NOTICE OF DECISION

Notice to Applicant:

- 74** All decisions on Development Permit applications shall be given in writing to the applicant the same day the decision is made;
- 75** If the Development Permit application is refused, approved without conditions, or conditionally approved, the 'Notice of Decision' shall contain the conditions imposed or the reasons for the refusal or as part of the approval;

Public Notice:

- 76** Notice of approved Development Permit applications shall be advertised per the Public Notification Bylaw (Bylaw C-7860-2019), as amended. The notice shall include:
- a) The location and use of the Parcel,
 - b) The date the Development Permit was issued, and
 - c) Notice that an appeal may be made by a person affected by the decision by serving written notice of the appeal to the SDAB within twenty-one (21) days of the date of the decision on the application or the date of the deemed refusal.

EFFECTIVE DATE

- 77** Barring an appeal to the SDAB, a Development Permit does not come into effect until:
- a) Twenty-one (21) days from the date on which public notice was issued, and
 - b) All Prior to Release conditions have been satisfied.

COMMENCE AND COMPLETE DEVELOPMENT

- 78** A Development Permit shall lapse after one (1) year from the date of issuance unless development has commenced on the site or as otherwise identified in the conditions of approval.
- 79** A Development shall be completed to the satisfaction of the Development Authority within twenty-four (24) months of the Development Permit approval or as otherwise identified in the conditions of approval.

CANCELLED OR SUSPENDED DEVELOPMENT PERMITS

- 80** The Development Authority may cancel, suspend, or modify a Development Permit by written notice to the holder of the permit when, after a Development Permit has been issued, the Development Authority becomes aware of one the following circumstances:
- a) The application contained a misrepresentation, or
 - b) Facts concerning the application or the development were not disclosed which should have been disclosed at the time the application was considered, or
 - c) Any condition under which the development permit was issued has been contravened, or
 - d) The Development Permit was issued in error, or
 - e) The applicant has requested cancellation of the permit in writing.
- 81** A Development Permit shall be null and void if the approved use or development is discontinued or abandoned for two or more consecutive years.
- 82** An applicant whose Development Permit is cancelled, suspended, or modified may appeal to the SDAB.

RE-APPLICATION INTERVAL

- 83** Where an application for a Development Permit is refused, the submission of a second application for the same or similar development on the same parcel, may not be made for a period of six (6) months from the date of issue of the refusal, except where waived by Council.
- 84** If a second application is refused, a third application may not be made within one (1) year of the date of the second refusal, except where waived by Council.
- 85** The determination of what constitutes the same or similar development shall be made by the Development Authority.

Development Permit Appeals

APPEALING A DECISION

- 86** Pursuant to the 'Appeal and Review Panel Bylaw C-7717-2017,' any person affected by an order, decision or Development Permit made or issued by a Development Authority, including the applicant, may appeal the decision to the SDAB;
- 87** The Process followed by the SDAB is articulated within the 'Appeal and Review Panel Bylaw C-7717-2017, as amended or replaced from time to time.

SDAB DECISIONS

- 88** The Development Authority issues or revokes Development Permits in accordance with SDAB decisions.
- 89** A Development Permit shall be null and void if the Development Authority's decision to approve a Development Permit application is overturned by the SDAB.

PART THREE

Permits and Conditions

3

This part outlines the administrative requirements for development within the County.

Development Permits

DEVELOPMENT PERMITS REQUIRED

- 90** Except as provided in **Section 92**, no person shall commence any development unless a Development Permit has been issued.
- 91** All development shall proceed in accordance with the terms and conditions of the Development Permit.

DEVELOPMENT PERMITS NOT REQUIRED

- 92** A Development Permit is not required for the following development, provided it complies with all applicable provisions of the Bylaw, and does not require a variance:

Table 2 – Development Not Requiring a Development Permit

Development	Description
a) Agriculture (General)	<ul style="list-style-type: none"> Where Agriculture (General) is listed as a permitted use
b) Accessory Buildings	<ul style="list-style-type: none"> The placement or construction of an accessory building in an Agricultural District, or Residential District, S-PRK, or S-NOS where it complies with the District's parameters for a Permitted Use
c) Accessory Dwelling Unit	<ul style="list-style-type: none"> Where Accessory Dwelling Unit is listed as a permitted use
d) Accessory Structure	<ul style="list-style-type: none"> The placement or construction of an accessory structure in all Districts
e) Beekeeping	<ul style="list-style-type: none"> In all Agricultural Districts For the keeping of 3 or less hives in a Residential District where it is listed as a permitted use
f) Construction Camps	<ul style="list-style-type: none"> The placing of construction camps associated with a construction project under contract to the County or Alberta Transportation, providing no office,

	storage or construction trailer is within 100.00 m (328.08 ft.) of a residential dwelling on an adjacent parcel
g) Deck, Balcony or Patio	<ul style="list-style-type: none"> An unenclosed or uncovered deck, balcony or patio (including landings and wheelchair ramps) that is less than or equal to 0.61 m (2.00 ft.) in height
h) Dogs	<ul style="list-style-type: none"> The keeping of dogs for personal use.
i) Driveways	<ul style="list-style-type: none"> So long as it does not impact existing site grades
j) Dwelling Unit	<ul style="list-style-type: none"> The construction of a Dwelling Unit where it is listed as a permitted use, except Dwelling, Multiple Unit
k) Fences and Enclosures	<ul style="list-style-type: none"> Less than 2 metres (6.56 ft.) in height
l) Food Trucks	<ul style="list-style-type: none"> Large vehicles equipped with facilities for cooking and selling food when compliant with provincial regulation
m) Home-Based Business (Type I)	<ul style="list-style-type: none"> Home-Based Business (Type I) in all districts
n) Livestock	<ul style="list-style-type: none"> The keeping of livestock in all Agricultural and Residential Districts and where Agricultural (General) is a permitted use
o) Maintenance or Repair	<ul style="list-style-type: none"> To any building or structure or parking lot, including interior and exterior repairs provided that such work: <ul style="list-style-type: none"> Does not include additions to buildings and/or impact the existing building footprint and/or encroach on property line setbacks, or Does not constitute a change in the use or the intensity of the use of a building or lands, or Does not impact existing site grades
p) Grain Bins and Stock Shelters	<ul style="list-style-type: none"> Placement of metal grain bins and three-sided stock shelters less than 27.87 m² (300.00 ft²) on an Agricultural District parcel. However, no bins or stock shelters shall be placed within 30.00 m (98.42 ft.) of a corner of the site that is formed by the intersection of two roads.
q) Decorations	<ul style="list-style-type: none"> Seasonal or Holiday decorations
r) Parks and Utilities	<ul style="list-style-type: none"> In all districts where listed as a permitted use
s) Second Dwelling Unit	<ul style="list-style-type: none"> The construction of a second Dwelling Unit on a lot that has an area of 32.40 ha (80.06 ac) or greater, which complies with the provisions of the Bylaw
t) Signs	<ul style="list-style-type: none"> Signs displayed by or on behalf of the federal, provincial, or local government Banners and pennant flags that are not permanently installed and which are displayed for a period not exceeding thirty (30) days Election Signs, subject to the standards outlined in Section 215 Real Estate Signs, subject to the standards outlined in Section 221 Sandwich Boards, subject to the standards outlined in Section 223 Temporary Signs, subject to the standards outlined in Section 224 The alteration of a sign which only includes routine maintenance, painting or change in face, copy or lettering

	<ul style="list-style-type: none"> • Municipal address numbers or letters displayed on premises to which they refer, and the names of the residents of a property • A temporary, non-illuminated sign or advertisement relating to the sale or leasing of land, the sale of goods or livestock, the carrying out of the construction of a building or similar work, the announcement of any local event provided that the advertisement is removed within 14 days of the completion of the event or works advertised
u) Special Events	<ul style="list-style-type: none"> • Any event or activity with an issued Special Event Permit
v) Stripping, Grading, Excavation and Fill	<ul style="list-style-type: none"> • Development as part of a signed Development Agreement; independent of, or prior to, other development on the same parcel or site • Ponds under 0.60 m (1.97 ft.) in depth • Dugouts or ponds on parcels of land exceeding 16.19 ha (40.00 ac), where there is continued use of the land for agriculture • The placing of up to 1.00 m (3.28 ft.) of fill and topsoil adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades • The excavation up to 2.00 m (6.56 ft.) adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades
w) Voting Stations	<ul style="list-style-type: none"> • The use of a building or part thereof as a temporary polling station, Returning Officer's headquarters, candidates campaign office, and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census
x) Vehicle (Commercial)	<ul style="list-style-type: none"> • The outside parking of a maximum of one (1) vehicle (commercial) on a Residential District parcel equal to or greater than 1.60 ha (3.95 ac), or an Agricultural District parcel that contains a dwelling
y) Vehicle (Recreation)	<ul style="list-style-type: none"> • In an Agricultural or Residential District or S-FUD, the maximum outdoor parking of: <ul style="list-style-type: none"> ○ 3 vehicles (recreation) on parcels ≤ 8.1 ha (20.01 ac) ○ 4 vehicles (recreation) on parcels > 8.1 ha (20.01 ac) and < 16.1 ha (39.78 ac) ○ 5 vehicles on parcels ≥ 16.1 ha (39.78 ac)

LEGALLY NON-CONFORMING USES AND NON-CONFORMING BUILDINGS

- 93** Development rendered legally non-conforming as a result of the passage of this Bylaw shall be permitted to remain in accordance with the MGA.
- 94** Legally non-conforming buildings and uses shall be administered as outlined in the MGA. The Development Authority may issue a variance permitting a non-conforming building to be enlarged, added-to or rebuilt where:
- a) The proposed development is consistent with the purpose and intent of the applicable District,
 - b) The proposed development will not result in any additional non-compliance with the requirements of the Bylaw,
 - c) There is, in the opinion of the Development Authority, no significant change to the land use or an increase in the intensity of use, and

- d) The Development Authority may consider a variance in any District if the non-conforming use complies with the uses authorized in the applicable District and it complies with the variance criteria for a permitted or discretionary use as set out in the Bylaw.

DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

- 95** An applicant applying for a Development Permit in accordance with the Bylaw shall use the Application Form provided by the County, and include the following:
- a) A completed application form,
 - b) An application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,
 - c) A current copy of the Certificate of Title (within 30 days of submission) for the affected lands,
 - d) Current copies of any restrictive covenants or easements (within 30 days of submission),
 - e) Where the applicant is not the register owner on Title, a letter from the registered owner consenting to the application,
 - f) A copy of the Site Plan showing:
 - i. legal description of the site with north arrow and scale,
 - ii. site area and dimensions of the land to be developed including the front, rear and side yards if any,
 - iii. site drainage including any watercourses, finished lot grades, road grades and slopes greater than 15%,
 - iv. locations and distances of on-site existing or proposed water and sewer connections, septic tanks, disposal fields, water wells, culverts and crossings,
 - v. existing and proposed access and egress to and from the site,
 - vi. where applicable, the identification of trees to be cut down or removed,
 - vii. the height, dimensions and setbacks of all existing and proposed buildings and structures including parking and loading areas, retaining walls, trees, landscaping and other physical features, and
 - viii. any rights-of-way and setbacks,
 - g) When a building or structure is proposed:
 - i. building floor plans, elevation drawings and a description of exterior finishing materials,
 - ii. a table indicating: the total area of the parcel, parcel coverage, number of units, number of parking and loading spaces, building height, number of storey's and landscaping calculations, and
 - iii. building floor plans, elevation and exterior finishing materials,
 - h) Any supporting studies, plans or other information deemed necessary by the County, and
 - i) Any other additional information required for a Specific Use or Activity, as outlined in **Part 4 – Specific Uses and Activities**.

TEMPORARY DEVELOPMENT PERMIT

- 96** Where a proposed development is for a discretionary use, the Development Authority may issue a temporary Development Permit for that development if:
- a) The proposed development is of a temporary nature, or
 - b) The Development Authority wishes to ensure that the development authorized by the permit will cease by a specified date.

- 97** The Development Authority may create limits on the operational duration of any development or use for a period of time not to exceed ten (10) years.
- 98** When a development is approved on a temporary basis the Development Authority:
- a) Shall require the cessation of use and removal of a temporary development at the expiration of the time period stated in the development permit,
 - b) Shall impose a condition that removes the County from any liability regarding costs related to cessation of the development,
 - c) Shall impose a condition that requires the site to be restored to a condition acceptable to the Development Authority, and
 - d) May require the applicant to post a security.
- 99** When a Temporary Development Permit expires the permit is void and a new application shall be required.

Development Permit Conditions

CONDITIONS OF APPROVAL

- 100** The Development Authority, in imposing conditions on a Development Permit may:
- a) For a Permitted Use, impose conditions only to ensure compliance with this Bylaw, or
 - b) For a Discretionary Use, impose conditions as deemed appropriate, so long as they serve a legitimate planning objective and do not sub-delegate the Development Authority's discretionary powers.

VARIANCES

- 101** Unless a specific provision of the Bylaw provides otherwise, the Development Authority may allow a variance under one or more of the following circumstances:
- a) The proposed development, with variance, would not unduly interfere with neighbouring parcels, or
 - b) The variance is specific to the parcel, building or sign to which it applies, not shared by a significant number of other properties in the surrounding area, or
 - c) The variance is a result of an error in the siting of a building or structure, and the rectifying of the error would create unnecessary hardship to the registered owner.
- 102** The Development Authority shall require a supporting rationale from the applicant in support of a variance.
- 103** The amount of an individual variance is at the sole discretion of the Development Authority.
- 104** Variances shall not be considered by the Development Authority in the following situations:
- a) Height within an Airport Vicinity Protection Overlay, and
 - b) Setbacks to a riparian area.
- 105** In the event that a variance is granted, the Development Authority shall specify that a variance has been granted in the public notification.

ENCROACHMENT AGREEMENTS

- 106** If an applicant applies for a Development Permit for a building or structure that encroaches on property owned by the County, the Development Authority may as a condition of approval require the applicant to enter into an Encroachment Agreement with the County.

DEVELOPMENT AGREEMENTS

- 107** As a condition of approval, the Development Authority may require the applicant to enter into a 'Development Agreement' with the County, in accordance with the MGA, and may require the applicant to:

- a) Construct, install or pay for any improvements and utilities that are needed to serve the development or access to it, and/or
- b) Pay a Security or Levy, and/or
- c) Repair or reinstate to original or improved condition any street furniture, curbing, sidewalk, boulevard landscaping or trees, which may be damaged, destroyed or otherwise harmed by development or building operations upon the site, and
- d) Attend to all other matters the Development Authority considers appropriate.

CAVEATS

108 To ensure compliance with a Development Agreement, the County may register a caveat against a property being developed which shall be discharged upon the terms of the Development Agreement being met. This requirement does not apply to development under Federal, Provincial or Municipal authority.

LANDSCAPE PLAN REQUIREMENTS

109 At the discretion of the Development Authority, a landscape plan may be required as part of the submission for a Development Permit and the plan must be prepared by a certified landscape architect or an arborist.

110 The landscape plan shall include information for the proposed site as well as all adjacent boulevards and existing property, drawn at a scale of 1:500 or larger, which clearly indicates and accurately identifies the following:

- a) Name, address, e-mail and phone number of the Applicant,
- b) Legal description of the subject property,
- c) Name and/or endorsement stamp of the Landscape Architect or the County approved landscape professional,
- d) Site area in ha (ac) proposed to be landscaped, as well as the percentage of the Parcel area,
- e) North arrow, the property Lines, dimensions of the subject site and identification of adjacent land uses,
- f) Detailed grading plan showing side slope grades, drainage swale grades, existing grades on adjacent lands and all proposed site elevations,
- g) Location of all existing and proposed utilities and easements, including storm sewers, catch basins for site drainage and overhead utilities,
- h) Location of all existing and proposed buildings, parking areas, driveways and entrances,
- i) Location of all existing plant materials to be retained on the subject site,
- j) Location of all new plant materials being proposed for the subject site,
- k) Proposed trees, shrubs, flower beds and ground covers labeled with a key to a cross referenced plant list identifying the common and botanical names, quantity, size and method of planting, grass mix for sod and/or seed,
- l) Vegetation planting details for installation,
- m) Location of all proposed landscape furniture and/or landscape amenities for the subject site including height of fencing and screen walls,
- n) Details of the irrigation system when applicable,
- o) All other physical features, existing or proposed, including berms, walls, fences, outdoor furniture, lighting and decorative paving, and the
- p) Location and type of all outdoor lighting.

111 Any changes to an approved landscape plan requires a new approval of the Development Authority prior to the landscaping being installed.

Securities

DEVELOPMENT SECURITIES

- 112** The County may require a security, in the form of an Irrevocable Letter of Credit or Refundable Security, in association with:
- a) Conditions of a Development Permit,
 - b) A Development Agreement, and/or
 - c) Any other case where the Development Authority deems a security is required to ensure that work is carried out in a timely manner and to the satisfaction of the Development Authority.
- 113** The amount required as development security shall be as required by Council Policy C-407, as amended or replaced from time to time.
- 114** Where a security is required, a cost estimate, subject to review and verification by the Development Authority, shall be provided by the applicant.
- 115** Where a security is required, it shall be provided by the applicant prior to release of the development permit.

LANDSCAPING SECURITIES

- 116** The County may require a security, in the form of an irrevocable letter of credit, in association with the landscaping of a parcel(s).
- 117** The amount required as a landscaping security shall be as required by Council Policy C-407, as amended or replaced from time to time.
- 118** The projected cost of the landscaping shall be calculated by the developer/owner and shall be based on information provided in an approved landscape plan.
- 119** If in the opinion of the Development Authority, these projected costs are inadequate, the Development Authority may establish a higher landscaping cost to determine the value of the landscaping security.
- 120** Where development has been approved in phases, the Development Authority may allow that a landscaping security be provided only on that portion of the site approved in each phase plus the amount required to minimally landscape the balance of the site should future development not proceed in a timely fashion.
- 121** In the event that the developer/owner does not complete the required landscaping or fails to maintain the landscaping in a healthy condition, and the proceeds from the letter of credit are insufficient for the County to complete the required work, then the developer/owner shall pay such deficiency to the County immediately upon being invoiced. The County shall provide an accounting to the developer/owner indicating how the proceeds of the letter of credit were applied, within sixty (60) days of completing or maintaining the landscaping.

PART FOUR

Specific Uses and Activities

4

This part outlines specific regulations that apply to particular types of Development within the County.

ACCESSORY DWELLING UNIT

122 Accessory Dwelling Unit General Requirements:

- a) Where an Accessory Dwelling Unit is not located within another Dwelling Unit, it shall be considered part of the total building area of an accessory building,
- b) Accessory Dwelling Units shall:
 - i. Be constructed on a permanent foundation,
 - ii. Comply with the regulations in the applicable District,
 - iii. Not exceed a gross floor area of 150 m² (1614.59 ft²),
 - iv. Include sleeping, sanitary, and cooking facilities,
 - v. Provide a minimum of one dedicated on-site parking stall, and
 - vi. Have a distinct County address to facilitate accurate emergency response.

123 Accessory Dwelling Unit Site Requirements:

- a) A parcel shall be limited to one Accessory Dwelling Unit, unless otherwise stated in a given District.

124 Accessory Dwelling Unit Development Permit Requirements:

- a) A Development Permit application will respond to **Section 122** and **123** and further set out:
 - i. The architectural character of the Accessory Dwelling Unit,
 - ii. The location and setbacks of the Accessory Dwelling Unit,
 - iii. Amenity space for the Accessory Dwelling Unit, and
 - iv. Any landscaping or screening.

BED AND BREAKFAST

125 Bed and Breakfast General Requirements:

- a) Bed and Breakfasts are an accessory use of a principal dwelling,
- b) Bed and Breakfasts shall not be permitted in a principal dwelling which has an existing Home-Based Business (Type I) or Home-Based Business (Type II), and



- c) Bed and Breakfasts shall be limited to no more than three (3) guest rooms.

126 Bed and Breakfast Site Requirements:

- a) One (1) Fascia Sign or Freestanding Sign is permitted, at the discretion of the Development Authority.

127 Bed and Breakfast Development Permit Requirements:

- a) A Development Permit application will respond to **Section 125** and **126**, and
- b) The maximum term of a Development Permit issued is five (5) years.

CAMPGROUND

128 Campground General Requirements:

- a) There shall be no more than twenty (20) campsites per hectare (eight (8) campsites per acre),
- b) At least ten percent (10%) of a campground's gross area shall be set aside as a common outdoor space, and
- c) Campgrounds shall not be used for year-round vehicle (recreation) storage.

129 Campground Site Requirements:

- a) No campground will be approved within 250.0 m (820.21 ft.) of a Residential District as measured from property boundary to property boundary.

130 Campground Development Permit Requirements:

- a) A Development Permit application will respond to **Section 128** and **129** and further set out:
 - i. What onsite facilities will be provided,
 - ii. If roads are to be open year-round, provision for snow removal and snow storage, and
 - iii. The screening, storage, collection and disposal of septic and solid waste,
- b) An applicant is required to submit a Water and Wastewater Servicing Plan in support of a Development Permit, and
- c) The maximum term of a Development Permit issued is five (5) years.

CANNABIS CULTIVATION AND CANNABIS PROCESSING

131 Cannabis Cultivation and Cannabis Processing General Requirements:

- a) Cannabis Cultivation and/or Cannabis Processing shall not occur in a building where a residential use is located, and
- b) A residential development constructed or created on a parcel after the approval of a Cannabis Cultivation or Cannabis Processing use shall not be considered a residential use for the purposes of the Bylaw.

132 Cannabis Cultivation and Cannabis Processing Site Requirements:

- a) In all Districts, Cannabis Cultivation and/or Cannabis Processing must have a minimum separation distance of:
 - i. At least 150.0 m (492.13 ft.) from a parcel with a Care Facility (Clinic),
 - ii. At least 150.0 m (492.13 ft.) from a parcel with a School,
 - iii. At least 150.0 m (492.13 ft.) from a parcel that is designated as Municipal School Reserve on title,
 - iv. At least 150.0 m (492.13 ft.) from a Residential District parcel, and
 - v. At least 150.0 m (492.13 ft.) from a Dwelling Unit.
- b) Notwithstanding a), in B-AGR, C-LRD and I-HVY Districts the minimum separation distance of Cannabis Cultivation and/or Cannabis Processing may be reduced to:
 - i. 75.0 m (246.06 ft.) from a Residential District parcel, and/or
 - ii. 75.0 m (246.06 ft.) from a Dwelling Unit,

- c) The minimum separation distance shall be measured from the closest point of the Cannabis Cultivation and/or Cannabis Processing building.

133 Cannabis Cultivation and Cannabis Processing Development Permit Requirements:

- a) A Development Permit application will respond to **Section 131** and **132**, and
- b) The maximum term of a Development Permit issued is ten (10) years.

CANNABIS RETAIL STORE

134 Cannabis Retail Store Site Requirements:

- a) Cannabis Retail Stores must have a minimum separation distance of:
 - i. At least 300.0 m (984.25 ft.) from another Cannabis Retail Store,
 - ii. At least 150.0 m (492.13 ft.) from a parcel with a Care Facility (Clinic),
 - iii. At least 150.0 m (492.13 ft.) from a parcel with a School, and
 - iv. At least 100.0 m (328.08 ft.) from a parcel that is designated as a Municipal School Reserve on title,
- b) The minimum separation distance shall be measured from the closest portion of the Cannabis Retail Store building.

135 Cannabis Retail Store Development Permit Requirements:

- a) A Development Permit application will respond to **Section 134**, and
- b) The maximum term of a Development Permit issued is ten (10) years.

EQUESTRIAN CENTRE

136 Equestrian Centre General Requirements:

- a) The maximum number of spectators for an event shall not exceed one hundred (100) persons, or as set out in the Development Permit conditions,
- b) Overnight camping may be allowed for a maximum of five (5) consecutive nights, or as set out in the Development Permit conditions, and
- c) The number of persons camping shall not exceed twenty (20) at any time, or as set out in the Development Permit conditions.

137 Equestrian Centre Site Requirements:

- a) A maximum of fifty (50) animals are allowed onsite at any time, or as set out in the Development Permit conditions.

138 Equestrian Centre Development Permit Requirements:

- a) A Development Permit application will respond to **Section 136** and **137**, and further set out:
 - i. Maximum number of horses and/or cattle that may be kept on the site at any one time,
 - ii. Maximum number of animals allowed to participate in an event, which shall be in addition to the animals kept on the site,
 - iii. Whether overnight camping of event participants may be allowed,
 - iv. Garbage and manure control, and
 - v. On-site stock trailer parking and participant/spectator parking,
- b) If the maximum number of spectators is anticipated to exceed one hundred (100) persons an applicant is required to submit the following in support of a Development Permit:
 - i. A Water and Wastewater Servicing Plan, and
 - ii. A Traffic Impact Analysis.

FILM PRODUCTION**139** Film Production General Requirements:

- a) Setback and height requirements do not apply to set structures.

140 Film Production Site Requirements:

- a) The maximum area of a Film Production in an Agricultural District or S-FUD shall be 16.19 ha (40.00 ac) or 25% of the parcel, whichever is less.

141 Film Production Development Permit Requirements:

- a) A Lighting Plan,
- b) A Traffic and Access Plan, and
- c) A Solid Waste Management Plan.

HOME-BASED BUSINESS (TYPE I)**142** Home-Based Business (Type I) General Requirements:

- a) Home-Based Business (Type I) are an accessory use of a principal dwelling,
- b) Home-Based Business (Type I) shall have no employees that are not permanent residents of the dwelling,
- c) Home-Based Business (Type I) may generate up to four (4) business-related visits per day, defined as four (4) vehicles visiting the business per day,
- d) Home-Based Business (Type I) shall not operate between the hours of 18:00 and 8:00 if the business generates noise,
- e) Typical businesses include private tutoring, web-based businesses or a private consultant's office, and
- f) Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type I).

143 Home-Based Business (Type I) Site Requirements:

- a) Home-Based Business (Type I) shall not:
 - i. Change the residential character and external appearance of the land and buildings,
 - ii. Have any outside storage of equipment, goods, materials, commodities, or finished products,
 - iii. Have any vehicle (commercial) parked onsite, unless the parcel is 1.6 ha (3.95 ac) or greater in which case it may have a maximum of one (1) vehicle (commercial) parked onsite, and
 - iv. Have any signs that describe or advertise the Home-Based Business (Type I).

144 Home-Based Business (Type I) Development Permit Requirements:

- a) A Development Permit application is not required for Home-Based Business (Type I), so long as it is a Permitted Use in a given District and adheres to [Section 142](#) and [143](#).

HOME-BASED BUSINESS (TYPE II)**145** Home-Based Business (Type II) General Requirements:

- a) Home-Based Business (Type II) is an accessory use of a principal dwelling and may utilize its accessory buildings and outside storage,
- b) Home-Based Business (Type II) may generate up to eight (8) business-related visits per day in an Agricultural District and up to four (4) business-related visits per day in all other Districts,
- c) Home-Based Business (Type II) shall not operate between the hours of 18:00 and 8:00 if the business generates noise,
- d) The number of non-resident employees shall not exceed two (2) at any time,

- e) Typical businesses include landscaping contractors, hairdressers, music teachers and day homes, and
- f) Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).

146 Home-Based Business (Type II) Site Requirements:

- a) Outside storage may be permitted at the discretion of the Development Authority provided it complies with the following requirements, which may form conditions for approval:
 - i. Be screened from view of adjacent lands and roads,
 - ii. Meet the minimum setback requirements for buildings, and
 - iii. Not exceed 400.0 m² (4305.56 ft²) or 1% pf the parcel area, whichever is less,
- b) One (1) Fascia Sign or Freestanding Sign is permitted, at the discretion of the Development Authority.

147 Home-Based Business (Type II) Development Permit Requirements:

- a) A Development Permit application will respond to **Section 145** and **146**,
- b) The maximum term of a Development Permit issued for a Home-Based Business (Type II) is one (1) year,
- c) If a subsequent application is applied for before the one (1) year Development Permit has expired, the new Development Permit can be issued for up to five (5) years if:
 - i. The application is for the same Home-Based Business (Type II),
 - ii. The Home-Based Business has not violated the conditions of its Development Permit, and
 - iii. There are no active Bylaw enforcement orders related to the Home-Based Business (Type II).

LIVESTOCK**148 Livestock General Requirements:**

- a) Livestock is permitted in R-RUR, R-CRD and any parcel where Agricultural (General) is a listed use.
- b) Where livestock is kept, pastures shall be maintained to ensure that there is no overgrazing, and
- c) Where livestock is kept, manure shall be managed to ensure there is no runoff onto adjacent lands, riparian areas, or watercourses, in a manner that mitigates odour.

149 Livestock Site Requirements:

- a) The maximum number of animals permitted on a parcel of land are as follows:

Table 3 – Animal Units by Parcel Size

Parcel Size	Max. Animal Units
<1.4 ha (<3.46 ac)	0
≥1.4 to ≤2.0 ha (≥3.46 to ≤4.94 ac)	2
>2.0 to ≤3.0 ha (>4.94 to ≤7.41 ac)	3
>3.0 to ≤4.0 ha (>7.41 to ≤9.88 ac)	4
>4.0 to ≤5.0 ha (>9.88 to ≤12.36 ac)	5
>5.0 to ≤6.0 ha (>12.36 to ≤14.83 ac)	6
>6.0 to ≤7.0 ha (>14.83 to ≤17.29 ac)	7
>7.0 to ≤8.0 ha (>17.29 to ≤19.77 ac)	8
>8.0 to ≤9.0 ha (>19.77 to ≤22.24 ac)	9
>9.0 to ≤10.0 ha (>22.24 to ≤24.71 ac)	10
>10.0 to ≤12.1 ha (>24.71 to ≤29.90 ac)	15
>12.1 to ≤16.1 ha (>29.90 to ≤39.78 ac)	20
>16.1 ha (>39.78 ac)	No Maximum

- b) Notwithstanding a), up to ten (10) chickens (hens, no roosters) are allowed on a Residential District parcel that is smaller than 1.4 ha (3.46 ac),
- c) The number of animals that constitute an animal unit are as follows:

Table 4 – Animal Unit Table

Animal Type	# of Animals = 1 Animal Unit
Cattle	1
Pigs	2
Horses/Ponies	1
Donkeys/Mules	1
Poultry (including Pheasants)	20
Sheep	5
Rabbit/Mink	20
Goats	5
Elk	1
Emu	4
Ostrich	2
Bison	0.5
Deer	4
Alpaca/Llama	5

- d) Notwithstanding c), calves, foals, lambs, gilts, kids at mothers' side (not weaned) are not considered to be Animal Units and wild boars are not permitted in the County.

150 Livestock Development Permit Requirements:

- a) A Development Permit is not required for Livestock so long as **Section 148** and **149** are adhered to,
- b) On parcels smaller than 16.1 ha (39.78 ac), livestock owners, wishing to increase the number of animals on a parcel, shall submit the following information as part of a Development Permit application:

- i. A Pasture Management Plan, and
- ii. A Manure Management Plan,
- c) A Development Permit for increasing the number of animals on a Non-Agricultural parcel shall not exceed five (5) years.

SIGNAGE

151 Signage General Requirements:

- a) Signs shall be compatible with the general character of the prescribed District, to the satisfaction of the Development Authority,
- b) No sign or any part of a sign is allowed in a road allowances or County rights-of-way, ~~and~~
- c) No sign or any part of a sign shall be within 3.0 m (9.84 ft) of overhead power and service lines, ~~and~~
- d) **No sign shall be attached to a stationary vehicle, truck trailer, or a shipping container.**

152 Signage Site Requirements:

- a) A sign shall be located entirely within the site unless prior written approval granting permission for the sign to overhang another property is submitted by the affected owner, and
- b) The Development Authority may require an easement if a sign overhangs another property.

153 Signage Development Permit Requirements:

- a) A Development Permit is required for all signs, excluding those listed in **Section 92**,
- b) A Development Permit application will respond to **Section 151** and **152**, and detail the following:
 - i. All dimensions of the sign, including height of the sign and the sign Structure,
 - ii. Area of copy face(s),
 - iii. Design of copy face(s),
 - iv. Type of construction and finishing to be utilized,
 - v. Method of support,
 - vi. Material specifications,
 - vii. Details of sign illumination,
 - viii. Distance from roadway(s), and
 - ix. Such other considerations as the Development Authority may deem to be relevant,
- c) An applicant may be required to submit the following in support of a Development Permit:
 - i. A Site Plan showing sign location in relation to property boundaries and Buildings, and
 - ii. Photographs of the proposed site showing adjacent properties and signs within approximately 30.0 m (98.43 ft.) of the proposed sign location.

SPECIAL FUNCTION BUSINESS

154 Special Function Business General Requirements:

- a) May only be located on a parcel for 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures.

155 Special Function Business Site Requirements:

- a) The maximum area of a Special Function Business shall not exceed 400.0 m² (4305.56 ft²) or 1% ~~p~~ of the parcel area, whichever is less.

156 Special Function Business Development Permit Requirements:

- a) A Development Permit application will respond to **Section 154** and **155**, and

- b) A Development Permit for a special function business shall not exceed three (3) years.

STRIPPING, GRADING, EXCAVATION AND/OR FILL

157 Site stripping, grading, excavation, or fill is a discretionary use in all land use districts.

158 Site stripping, grading, excavation, or fill Development Permit Requirements:

- a) A Development Permit is required for all Stripping, Grading, Excavation and/or Fill,
- b) A Development Permit application will detail the following:
 - i. Location and area of the site on which the development is proposed,
 - ii. Existing land use,
 - iii. Type of excavation, stripping, or grading proposed, showing dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns,
 - iv. Pre-development grading plan and post-development grading plan,
 - v. A soil-handling plan depicting movement of fill on the site and confirmation that soil will be transported when it is in a favourable condition,
 - vi. Location of wetlands and watercourses and any ecologically sensitive features,
 - vii. Timing of works, which shall not coincide with bird nesting seasons, as determined,
 - viii. Location where the excavation, stripping, or grading is to be taking place,
 - ix. Proposed access, haul routes and haul activities,
 - x. Methods to prevent dust and erosion,
 - xi. A traffic control plan,
 - xii. A Weed management plan,
 - xiii. Costs to reclaim the site, and
 - xiv. The condition in which the excavation, stripping, or grading is to be left when the operation is complete (including submission of site grading or re-contouring plans if required by the Development Authority), or the use of the area from which the topsoil is removed,
- c) The Development Authority may require a:
 - i. Stormwater Management Plan,
 - ii. Fill Management Plan,
 - iii. Soil Quality Report, and/or
 - iv. Letter of credit for performance of approval conditions based on the cost of remediation.

TEMPORARY RESIDENCE

159 Temporary Residence General Requirements:

- a) Temporary Residence is a discretionary use in all land use districts.
- b) A Development Permit for a Temporary Residence may be issued for a vehicle (recreation), providing that a Building Permit has been issued for the construction of a Principal Dwelling on the same parcel.

160 Temporary Residence Site Requirements:

- a) A Temporary Residence is restricted to Districts in which a dwelling is a permitted use, and
- b) A Temporary Residence shall be removed within 30 days of the occupancy of the principal dwelling.

161 Temporary Residence Development Permit Requirements:

- a) A Development Permit application will respond to **Section 159** and **160**,

- b) The maximum term of a Development Permit issued for a Temporary Residence is one (1) year, and
- c) A Security shall be posted for a Temporary Residence.

TEMPORARY SALES CENTRE AND SHOW HOME

162 Temporary Sales Centre and Show Home General Requirements:

- a) Temporary Sales Centre and Show Home are discretionary uses in all Residential Districts and C-MIX,
- b) A temporary sales centre and/or a show home shall not be occupied as a residence,
- c) Public viewing hours shall not be earlier than 8:00 am and not later than 8:00 pm, and
- d) Conditions of the permit do not limit the private showing by appointment of the show home at any time.

163 Temporary Sales Centre and Show Home Site Requirements:

- a) A temporary sales centre and/or a show home shall be located close to the entrance of a new development, to the satisfaction of the Development Authority.

164 Temporary Sales Centre and Show Home Development Permit Requirements:

- a) A Development Permit application will respond to **Section 162** and **163** and further set out:
 - i. The removal of all advertising signs and features when the use ceases, and
 - ii. Signs posted at any adjacent occupied residences by the show home builder indicating that these homes are private and not for viewing,
- b) A Development Permit may be issued prior to the registration of a phase of a development, providing that the phase has received approval by the Subdivision Authority, and there is a Development Agreement in place,
- c) The maximum term of a Development Permit for a temporary sales centre and/or a show home is five (5) years, and
- d) A security shall be posted for a temporary sales centre and/or a show home.

PART FIVE

General Regulations

5

This part outlines general regulations that apply to development within the County.

Buildings and Structures

ADDRESSING

165 All Principal Buildings shall have the civic address clearly displayed and easily visible from the street.

SERVICING

166 All buildings shall have sanitary and sewer servicing to the satisfaction of the Development Authority.

BUILDING DESIGN

167 A building's character and appearance may be considered in the review of proposed developments with respect to:

- a) Consistency with the prescribed District,
- b) Compatibility with nearby buildings, and
- c) Compliance to the provisions of any Statutory Plan, which sets out specific guidelines as to the design, character, appearance, or building materials used in a development.

MECHANICAL HOUSING

168 In all Non-Agriculture Districts, a building's mechanical housing shall be screened, to the satisfaction of the Development Authority.

BUILDING HEIGHT

169 The height of a building is determined by the average height of all elevations.

170 The average height of an elevation shall be determined based on the finished grade to the highest point of the building.

171 The highest point of a building shall not include the following: elevator housing, mechanical housing or its screening, roof stairway entrance, ventilation fans, a skylight, a steeple, a smokestack, a parapet wall, a flagpole, or similar device not structurally essential to the building.

172 The finished grade shall be determined by the average of the highest and lowest grade adjacent to the façade of the building.

ACCESSORY BUILDINGS

173 An Accessory Building on a parcel in a Residential District shall be similar to, and complement, the Principal Building in exterior material, colour and appearance.

174 Where the Accessory Building is a Shipping Container it:

- a) Shall not be attached, in any way, to a principal building;
- b) Shall not be stacked in any Non-Industrial District; and
- c) Shall be visually screened from public roads and adjacent properties in a manner which satisfies the Development Authority.

ACCESSORY STRUCTURES

175 Accessory structures are not required to comply with applicable yard setbacks.

BEEKEEPING

176 Where Beekeeping is a permitted use in a Residential District, a maximum of three (3) Beehives are allowed.

177 Beehives shall follow the same setbacks for Accessory Buildings in a given District.

MIXED-USE BUILDINGS

178 A building may be occupied by a combination of one or more of the uses listed for this District and each use shall be considered as a separate use, and each use shall obtain a Development Permit.

179 In a Mixed-Use Building:

- a) Dwelling Units shall have at grade access that is separate from the access for commercial premises,
- b) Direct access from a residential Dwelling Unit to a commercial premise shall not be permitted, and
- c) The minimum amenity area shall be of 4.00 m² (43.06 ft²) per Dwelling Unit.

180 No use within any building or structure on the lands shall cause or create air contaminants, visible emissions, or particulate emissions beyond the building which contains them.

Parcels and Setbacks

HISTORICAL SETBACKS

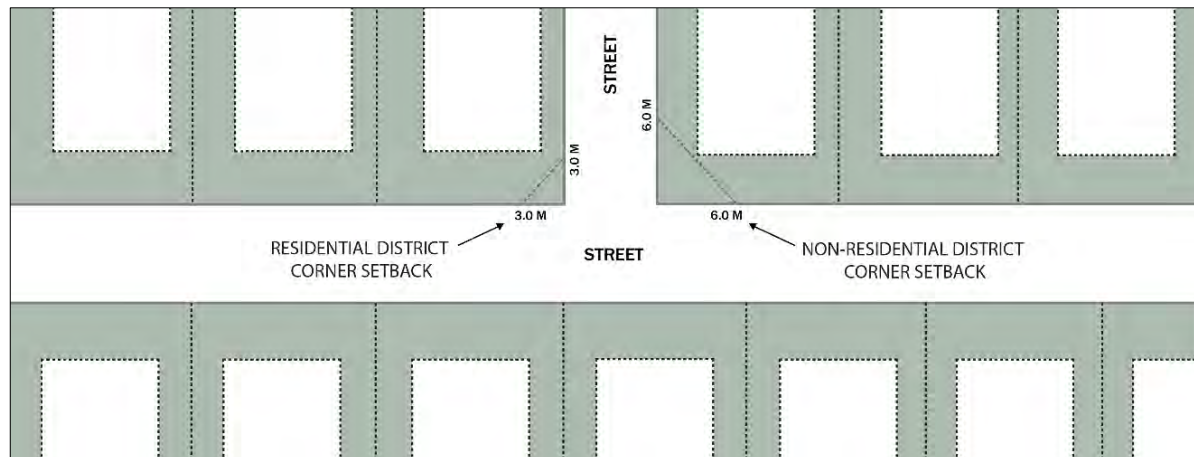
181 The setbacks for all buildings constructed prior to March 12, 1985 are deemed to comply with this Bylaw.

CORNER VISIBILITY

182 In a Residential District, private buildings, structures, fences and landscaping shall be setback at least 3.0 m (9.84 ft.) from the intersection of two roads to maintain corner visibility, as illustrated in **Figure 1 – Corner Visibility Triangle**.

183 In a Non-Residential Districts, private buildings, structures, fences and landscaping shall be setback at least 6.0 m (19.69 ft.) from the intersection of two roads to maintain corner visibility, as illustrated in **Figure 1 – Corner Visibility Triangle**.

184 Corner setbacks may be varied to align with Alberta Transportation requirements at the discretion of the Development Authority.

Figure 1 – Corner Visibility Triangle**DRIVEWAYS**

185 In a Residential District, the driveway to a public road shall be a minimum length of 6.0 m (19.69 ft.), measured from the back of sidewalk, or back of curb where there is no sidewalk.

EXTENSIONS INTO YARDS

186 The following items are permitted to extend into any rear or side yard:

- a) Cantilever extensions up to 0.6 m (1.97 ft.) in length, and
- b) Decks and patios, including landings and wheelchair ramps, that are greater than 0.61 m (2.00 ft.) in height shall not extend further than 2.00 m (6.56 ft.) and the resulting required minimum rear or side yard shall not be less than 1.20 m (3.94 ft.).

EMERGENCY ACCESS

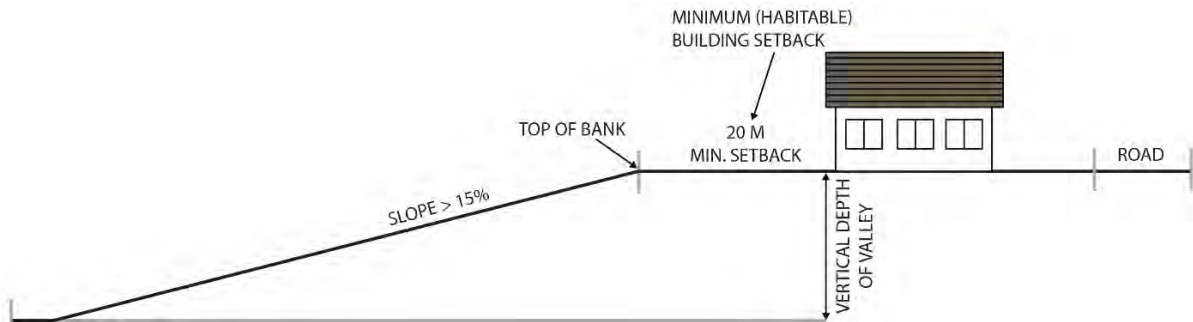
187 Comprehensively planned areas shall be so designed that streets and access routes for firefighting vehicles and equipment are provided in accordance with the requirements of the *Safety Codes Act*, as amended or replaced from time to time.

188 Setbacks in any District may be increased at the discretion of the Development Authority in order to provide adequate emergency access.

SETBACKS FROM SLOPES AND BANKS

189 Buildings shall be located at least 20.0 m (65.62 ft.) back from the top-of-bank of an escarpment where the grade exceeds fifteen per cent (15%), as illustrated in **Figure 2 – Setback Requirements**.

190 The Development Authority may, at their discretion, reduce the setback requirements if the applicant provides a Geotechnical Study, prepared by a qualified engineer, that provides satisfactory proof of bank stability.

Figure 2 – Setback Requirements**PARCELS WITHOUT ACCESS**

191 For the purposes of this Bylaw, a parcel is a parcel without access if:

- a) the parcel does not abut a public or private roadway,
- b) the only public roadway that the parcel abuts is an undeveloped road allowance, semi-private road, or low maintenance road, or
- c) the parcel abuts a public or private roadway developed to County Standards, to which the road is subject to an active Cost Recovery Agreement.

192 A parcel is not a parcel without access when it abuts a road approved in a condominium plan of subdivision or a plan of and such roadway directly accesses a County road.

193 Notwithstanding a) above, the Development Authority may, at its discretion, determine that a parcel without access is, for the purposes of this Bylaw, a parcel having access, provided the road which provides access to the parcel is not subject to an active Cost Recovery Agreement.

194 Notwithstanding the parameters of the District in which a parcel without access is located, Agriculture (General), Accessory Buildings, and Utilities shall be permitted uses; all other development is discretionary.

FLOOD HAZARD AREAS**General Restrictions to Development:**

195 All development in a Flood Hazard Area is considered to be discretionary, notwithstanding any other section of the Bylaw.

196 No development shall be permitted within a Floodway, except for the:

- a) Repair or maintenance of existing buildings, or
- b) Replacement of existing buildings, provided flood-proofing design measures are undertaken, which do not involve construction below the Floodway.

197 No building or structure shall be developed where the location of the building or structure is on a site where the undisturbed ground elevation:

- a) Is less than 6.0 m (19.69 ft.) above the normal summer low water level and is less than 1,200.0 m (3937.01 ft.) from the edge of the normal summer water channel of a watercourse, major, or
- b) Is less than 3.0 m (9.84 ft.) above the normal summer low water level and is less than 300.0 m (984.25 ft.) from the edge of the normal summer water channel of a watercourse, minor, or
- c) Unless the ground elevation adjacent to and within 5.0 m (16.40 ft.) of the building or structure is 1.0 m (3.28 ft.) above the 1:100 year flood elevation as determined by Alberta Environment and Parks.

198 The placing of fill within the 1:100 year Flood Hazard Area shall not be permitted unless and until Alberta Environment and Parks has determined that the placing of the fill will not have a detrimental effect on the flow of water, either in the watercourse or on adjacent lands.

Bragg Creek Flood Development Restrictions:

199 In addition to **Sections 195 to 198**, the following provision applies to properties in the Hamlet of Bragg Creek:

- a) The minimum area of a site, when a lot or portion of a lot is within the Floodway, is the lot area as defined in the Title to the lands registered in the Alberta Land Titles Office as of January 1, 1995.

Elbow River Development Restrictions:

200 In addition to **Sections 195 to 198**, the following provisions apply to properties along the Elbow River:

- a) No development shall take place in the floodway, except for:
 - i. Roads and bridges,
 - ii. Flood or erosion protection measures or devices,
 - iii. Pathways that are constructed level with the existing natural grades, and
 - iv. Recreation facilities (Outdoor), provided there are no buildings, structures, or other obstructions to flow in the floodway,
- b) All development shall be such that during construction and upon completion there shall not be a negative impact on lands in terms of 1:100 flood levels of water flow velocity upstream and downstream of the site. The Development Authority may require an applicant to provide a Flood Modelling Study to demonstrate this requirement.

FLOOD FRINGE AREAS

201 In a flood fringe area, mechanical and electrical equipment within a building shall be located at or above the designated flood level. The minimum ground floor elevation ~~should~~ **shall** be above the designated flood level ~~when possible~~.

202 If development is approved within the flood fringe, the first floor of all buildings shall be located at or above the 1:100 year flood level plus 0.5 m (1.64 ft.) freeboard. The Development Authority may allow for variances on the freeboard requirement depending on site specific conditions.

203 When a Development Permit is made for any building on an existing lot which is or may be affected by a Floodway or Flood Fringe area, the Development Authority shall require the applicant to submit a geotechnical report or a flood plain/flood hazard mapping study or both, prepared by a qualified professional in accordance with County requirements. These studies shall confirm that there is a minimum contiguous developable area suitable for the building and related land on the subject lot and specify any flood mitigation measures to reduce potential damage from a flood event.

RIPARIAN PROTECTION AREAS

Determination of the Riparian Protection Area:

204 The extent of the Riparian Protection Area, as measured from the top of bank or furthest extent of a wetted area, shall be:

- a) Minimum of 30.0 m (98.43 ft.) if the underlying soil type is glacial till,
- b) Minimum of 60.0 m (196.85 ft.) if the underlying soil type is alluvial sediment, or
- c) As otherwise established by a geotechnical assessment and environmental assessment prepared by licensed professionals that is acceptable to the Development Authority.

- 205** Notwithstanding **Section 204**, the Riparian Protection Area for the Bow River and Elbow River shall be measured from the river's legal bank, as determined by a qualified professional surveyor in accordance with the *Surveys Act*, R.S.A. 2000 Chapter S-26, as amended or replaced from time to time.
- 206** No tree clearing shall occur within any part of the riparian setback, and no vegetation shall be disturbed within a minimum of 10.0 m (32.81 ft.) from the top of bank or furthest extent of a wetted area.
- 207** If a development setback is required under other section(s) of the Bylaw that results in setback greater than the Riparian Protection Area, that greater setback shall prevail.

Bragg Creek Flood Area Structure Plan Lands:

- 208** Notwithstanding **Sections 204 to 207**, the following applies for lands within the Greater Bragg Creek Area Structure Plan:
- a) Outside the Hamlet of Bragg Creek, a 50.0 m (164.04 ft.) Riparian Protection Area extends outside of the active floodplain of the Elbow River,
 - b) Outside the Hamlet of Bragg Creek, a 30.0 m (98.43 ft.) Riparian Protection Area extends from the edge of a stream or wetted area as measured from the high-water mark,
 - c) Within the Hamlet of Bragg Creek, a 50.0 m (164.04 ft.) Riparian Protection Area extends from the active floodway of the Elbow River, and
 - d) Within the Hamlet of Bragg Creek, a 30.0 m (98.43 ft.) Riparian Protection Area extends from the edge of a stream or wetted area as measured from the high-water mark.

Uses Restricted in the Riparian Protection Area:

- 209** For any development within the Riparian Protection Area the Development Authority shall require a Development Permit to be issued subject to conditions the Development Authority deems necessary for the purpose of minimizing the impact of the development on the Riparian Protection Area. The Development Permit conditions may include but are not limited to:
- a) Preservation of natural vegetation,
 - b) Sediment and erosion control during construction,
 - c) Siting of construction equipment away from a watercourse, and
 - d) Siting of proposed development away from a watercourse.
- 210** Where no buildable area on a lot exists due to the Riparian Protection Area regulations, the following development may be approved by the Development Authority within the Riparian Protection Area:
- a) Buildings,
 - b) Accessory Structures,
 - c) Private Sewage Treatment System and Decentralized Wastewater Systems,
 - d) Communications Facilities,
 - e) Parking lots,
 - f) Stormwater ponds, swimming pools, artificial water bodies, and dugouts, and
 - g) Stripping, fill, excavation, grading, and/or re-contouring.

Riparian Protection Areas Compliance:

- 211** Notwithstanding **Sections 204 to 210**, any development which either has a Development Permit or was exempt from requiring a Development Permit pursuant to the Land Use Bylaw in place at the time of construction may be deemed to be in compliance with the provisions of this Section and shall not be considered as a non-conforming use or building.

Signage

DIGITAL DISPLAYS

212 Digital Display General Requirements

- a) Where a sign contains a digital display, it shall be a discretionary use.
- b) Copy shown on a digital display must be static and remain in place for a minimum of 6.0 seconds before switching to the next copy.
- c) The maximum transition time between each digital copy must not exceed 0.25 seconds.
- d) Copy on a digital display shall not use full motion video or otherwise give the appearance of animation or movement.
- e) The transition between each digital copy shall not be displayed using any visible effects, including but not limited to action, motion, fading in and out, dissolving, blinking, intermittent or flashing light, or the illusion of such effects.
- f) Copy shall not be shown in a manner that requires the copy to be viewed or read over a series of sequential copy messages on a single digital display, or sequenced on multiple digital displays.
- g) All digital displays must be equipped with an ambient light sensor.
- h) A digital display shall not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level.
- i) The light output of a digital display shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:
 - i. From sunrise to sunset, 7500 Nits in all districts; and
 - ii. From sunset to sunrise:
 - iii. 500 Nits in Industrial Districts;
 - iv. 350 Nits in Business and Commercial Districts; and
 - v. 300 Nits in all other districts.
- j) If any component on the sign fails or malfunctions in any way, or fails to operate as indicated on the approved development permit plans, the sign must be turned off until all components are fixed and operating as required.
- k) The backs of all digital displays and all cutouts shall be enclosed.
- l) The space between the faces of a double-faced digital display shall be enclosed.

212.1 Digital Display Site Requirements:

- a) Where a digital display is visible from and located within 125.0 m (410.11 ft.) of a building containing a Dwelling Unit, the sign must not operate, or must only display a black screen between 10 p.m. and 7 a.m.
- b) The electrical power supply to a digital Message Sign must be provided underground.
- c) A digital display must be located at least 300.0 m (984.25 ft.) from another digital display.
- d) Trees required under an approved development permit must not be removed or altered in any way to accommodate the placement or visibility of a digital display.
- e) The lighting or orientation of a digital display shall not adversely affect any neighbouring residential areas.

Section 212.2 Digital Display Development Permit Requirements

- a) A Development Permit application will respond to **Section 212Q** and **Section 212Q.1**, and further set out:
 - i. The name and telephone contact information of a person(s) having access to the technology controls for the sign, who can be contacted 24 hours a day in the event that the sign malfunctions.

- ii. A detailed specification sheet or operating standards from the manufacturers must be included that identifies both the NITS and that there is a dimming option for night time hours.
- b) The maximum term of a Development Permit issued is three (3) years except where copy only displays the date, time, temperature, motor vehicle fuel price, or Drive-Through menu board.
- c) Any other requirements of a Development Permit set out in **Sections 211** through **222** based on the sign type.

AWNING/CANOPY SIGNS

213 Means a sign which either forms part of, or is attached to, a retractable or permanently affixed canopy, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Permitted
	Residential	Prohibited
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions		N/A
Standards		<ul style="list-style-type: none"> • Shall be constructed of durable, waterproof, colourfast material • Shall be attached to the Structure to which it refers • Shall at the minimum project 0.6 m (1.97 ft.) from the Building • Shall have a minimum clearance of 3.0 m (9.84 ft.) above grade

BILLBOARD SIGNS

214 Means a sign which stands independently of a Building for the purposes of third-party advertising of a product or service, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Discretionary
	Residential	Discretionary
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		<ul style="list-style-type: none"> • 35.0 m² (376.74 ft²) sign area • 12.0 m (39.37 ft.) sign height
Standards		<ul style="list-style-type: none"> • Shall be a minimum 90.0 m (295.28 ft.) apart from any other Billboard • May be illuminated by a constant source of light • Shall be setback at a minimum of 5.0 m (16.40 ft.) from any Parcel line • Shall have no part of the sign face less than 2.4 m (7.87 ft.) above grade • Shall be setback a minimum of 300.0 m (984.25 ft.) from another Billboard Sign • Shall be setback a minimum of 300.0 m (984.25 ft.) from a highway • Shall not be attached to a vehicle

ELECTION SIGNS

215 Means a sign displayed during an election period, referendum or plebiscite, adhering to the following requirements:

Permit Required		No , provided it meets the following standards and adheres to the 'Election Sign Bylaw' Bylaw No. C-7504-2015, as amended or replaced from time to time.
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		<ul style="list-style-type: none"> • 2.0 m² (21.53 ft²) sign area • 1.5 m (4.92 ft.) sign height
Standards		<ul style="list-style-type: none"> • Shall be erected no more than sixty (60) days prior to an election and shall be removed within twenty four (24) hours after the election to which they refer • Shall not be placed on any centre median or in any location that affects traffic safety or visibility • Shall not be illuminated

FASCIA SIGNS

216 Means a flat sign that is attached flush to a Building face or is painted on, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Permitted
	Residential	Discretionary
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions		<ul style="list-style-type: none"> • Special Districts, sign area ≤ 20% of the Building face • Non-Special Districts, sign area ≤ 40% of the Building face
Standards		<ul style="list-style-type: none"> • Shall be projected a maximum of 0.3 m (0.98 ft.) • Shall have no exposed wiring or bulbs • May be illuminated and may include changeable copy • For attached fascia signs, shall be safely and securely attached to the Building by means of metal anchors, bolts or expansion screws • Shall not exceed 0.5 m² (5.38 ft²) in area for a Bed and Breakfast or Home-Based Business (Type II) • Shall not exceed 1.5 m (4.92 ft.) in height for a Bed and Breakfast or Home-Based Business (Type II)

FREESTANDING SIGNS

217 Means a sign, other than a billboard, that is self-supporting in a fixed location and not attached to a Building, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Discretionary
	Residential	Discretionary
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		<ul style="list-style-type: none"> Residential District, 1.5 m² (16.15 ft²) sign area Residential District, 1.5 m (4.92 ft.) sign height Non-Residential District, 7.0 m² (75.35 ft²) sign area Non-Residential District, 12.0 m (39.37 ft.) sign height
Standards		<ul style="list-style-type: none"> May be illuminated and may include changeable copy, unless deemed to distract highway users. Shall be wholly located on the site of the Building or land use to which the sign refers, except where the sign is approved to contain third-party advertising Shall not project over any property line Shall not exceed 0.5 m² (5.38 ft²) in area or 1.5 m (4.92 ft.) in height for a Bed and Breakfast or Home-Based Business – Type II In Agricultural Districts, shall be setback a minimum of 300.0 m (984.25 ft.) from another Freestanding Sign In Non-Agricultural Districts, only one (1) sign shall be permitted per parcel, except where sites have 60.0 m (196.85 ft.) or more of street frontage and signs are placed no closer than 30.0 m (98.43 ft.) apart The area around Freestanding Signs shall be kept clean and free of overgrown vegetation and free from refuse material; For the purpose of marketing or guiding traffic to a new development: <ul style="list-style-type: none"> i. Shall be located a minimum of 25.0 m (82.02 ft.) from a roadway intersection and 10.0 m (32.81 ft.) from another such sign for the same development ii. Shall be placed no further than the nearest arterial road to the new subdivision or development

INFLATABLE SIGNS

218 Means a sign that is inflated, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Discretionary
	Residential	Discretionary
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		N/A
Standards		<ul style="list-style-type: none"> • Shall be affixed securely • Shall be a minimum of 10.0 m (32.81 ft.) from power and service lines and road rights-of-way

PORTABLE SIGNS

219 Means a sign mounted on a frame, stand or similar Structure that is easily transported, but does not include a sandwich board, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Discretionary
	Residential	Prohibited
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		<ul style="list-style-type: none"> • 5.0 m² (53.82 ft²) sign area • 3.0 m (9.84 ft.) sign height
Standards		<ul style="list-style-type: none"> • Not more than one (1) Portable Sign is allowed for any one Parcel • Shall only be placed on the ground but shall not be permanently fastened to the ground • May be issued for a maximum of ninety (90) days, or longer at the discretion of the Development Authority

PROJECTING SIGNS

220 Means a sign that is attached to a wall of a Building and horizontally extends more than 0.3 m (0.98 ft.) from the face of that wall, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Permitted
	Residential	Prohibited
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions		<ul style="list-style-type: none"> Industrial Districts, 9.0 m² (96.88 ft²) sign area Non-Industrial Districts, 5.0 m² (53.82 ft²) sign area
Standards		<ul style="list-style-type: none"> Shall not project more than 2.0 m (6.56 ft.) from the Building face Shall not be placed at a height less than 2.4 m (7.87 ft.) from grade to the bottom of the sign Shall not project above the roof or parapet of a Building Shall not be located within 0.6 m (1.97 ft.) from the back of the curb of a public road Shall be fixed in place Only one (1) projecting sign shall be permitted per parcel Businesses located in the same building may combine their allowable sign areas to form a single projecting sign

REAL ESTATE SIGNS

221 Means any temporary, non-illuminated sign that is displayed on a property for the purpose of advertising the sale, lease or rent of that property, adhering to the following requirements:

Permit Required		No, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		<ul style="list-style-type: none"> • R-RUR and R-CRD, 1.0 m² (10.76 ft²) sign area • All other Residential Districts, 0.5 m² (5.38 ft²) sign area • All other Districts, 3.0 m² (32.29 ft²) sign area • 3.0 m (9.84 ft.) sign height
Standards		<ul style="list-style-type: none"> • Shall only be located on the property that is for sale • Shall be removed within seven (7) days after the closing date of the sale of the property • Shall be restricted to a maximum of four (4) signs per development, or Dwelling Unit in multi-unit dwellings

ROOF SIGNS

222 Means any sign erected upon, against, or directly above a building, adhering to the following requirements:

Permit Required		Yes
District	Agriculture	Permitted
	Residential	Prohibited
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Prohibited
Maximum Sign Dimensions		<ul style="list-style-type: none"> • <20% of the area formed by the building face • 1.0 m (3.28 ft.) sign height
Standards		<ul style="list-style-type: none"> • Shall be erected so that the supporting structure is not visible • Shall not rotate or employ any flashing or intermittent lights, devices or means to create the impression of flashing lights • Shall have a minimum building clearance of 1.2 m (3.94 ft.)

SANDWICH BOARDS

223 Means an “A” shaped form of freestanding sign, sometimes referred to as an A-frame, which is set on but not attached to the ground and has no external supporting Structure for commercial or point-of-sale use, adhering to the following requirements:

Permit Required		No, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		<ul style="list-style-type: none"> • 0.8 m² (8.61 ft.2) sign area • 1.0 m (3.28 ft.) sign height
Standards		<ul style="list-style-type: none"> • Shall be located in proximity to the business advertised and permitted only during hours of operation • Shall not include any illumination or electronic message display • Shall be constructed of a rigid material such that a stable frame is created • Shall not obstruct pedestrian or vehicular traffic • Shall maintain a separation distance of 10.0 m (32.81 ft.) from another Sandwich Board Sign

TEMPORARY SIGNS

224 Means a sign which is not permanently installed and is limited to advertising a yard sale, garage sale or other Special Event, adhering to the following requirements:

Permit Required		No, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		<ul style="list-style-type: none"> • 0.5 m² (5.38 ft.²) sign area
Standards		<ul style="list-style-type: none"> • Shall not be erected for more than a forty-eight (48) hour period, unless the appropriate Special Event permit has been issued • Signs may be removed by the County after forty-eight (48) hours without notice • If proposed within County road allowances, signs are governed by the 'Temporary and/or Election Sign Bylaw (No. C-7504-2015)' as amended or replaced from time to time.

Lighting

OUTDOOR LIGHTING – GENERAL PROVISIONS

- 225** All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, **that may** interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
- 226** Full cut-off (shielded) outdoor fixtures shall be installed for all exterior lighting.
- 227** The maximum mounting height for an outdoor light fixture shall be 6.0 m (19.69 ft.) in any Residential District or any parcel that abuts a Residential District.

OUTDOOR LIGHTING – BUSINESS/COMMERCIAL AND INDUSTRIAL

- 228** Business/Commercial and Industrial District lighting shall minimize light pollution, glare, and light trespass into adjacent properties to a degree that maintains on-site visibility of product displays during evening hours of operation.
- 229** The maximum mounting height for an outdoor light fixture shall be 12.0 m (39.37 ft.).
- 230** The County may require an applicant to provide a plan, completed by a qualified professional, indicating the location of all exterior lights, a description of any measures taken to shield direct glare onto adjacent properties, and the projected light patterns in relation to adjacent properties, roadways, and developments.
- 231** No flashing, strobe, or revolving lights shall be installed on any structure, which may impact the safety of motorists using adjacent public roadways.

Onsite Parking and Loading

GENERAL PROVISIONS

- 232** Where any development is proposed, parking shall be provided and maintained by the owner in accordance with the requirements of the Bylaw.
- 233** Barrier-free parking stalls are intended for use by mobility-reduced persons and shall be included in the calculation of the applicable minimum parking requirement.
- 234** Parking areas shall be freely accessible at all times during which the facility is in operation.
- 235** Parking stalls shall have a minimum vertical clearance of 1.99 m (6.53 ft.).

NUMBER OF STALLS

- 236** The minimum number of parking stalls required is as follows:

Table 5 – Parking Minimums

Use	Required Parking Stalls
Accessory Dwelling Unit	1 additional stall
Agricultural (General)	N/A
Agricultural (Intensive)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Agricultural (Regulated)	Determined by Direct Control District
Agricultural (Processing)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Alcohol Production	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Animal Health (Inclusive)	1 per 100.0 m ² (1076.39 ft ²) gross floor area

Animal Health (Small Animal)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Auctioneering	7.5 per 100.0 m ² (1076.39 ft ²) gross floor area
Automotive Services (Minor)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Automotive Services (Major)	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Bed and Breakfast	1 per Guest Room
Campground	1 visitor parking stall per 5 campsites
Cannabis Cultivation	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Cannabis Processing	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Cannabis Retail Store	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Car Wash	2 per 100.0 m ² (1076.39 ft ²) gross floor area (minimum of 2)
Care Facility (Child)	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Care Facility (Clinic)	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Care Facility (Group)	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Care Facility (Seniors)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Care Facility (Medical)	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Cemetery and Funeral Services	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Conference Centre	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Dwelling or Dwelling Unit	2 per unit
Dwelling, Multiple Unit	1 per unit
Dwelling, Duplex/Semi	2 per unit
Dwelling, Single Detached	2 per unit
Equestrian Centre	1 per spectator (as determined within the Development Permit)
Establishment (Eating)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Establishment (Drinking)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Establishment (Entertainment)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Establishment (Restricted)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Farm Gate Sales	N/A
Farmers Market	7.5 per 100.0 m ² (1076.39 ft ²) gross floor area
Film Production	Applicant shall submit a parking assessment for consideration by the Development Authority
Home Based Business (Type I)	1 additional stall
Home Based Business (Type II)	2 additional stalls
Hotel/Motel	3 plus 1 per guest room
Industrial (Light)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Industrial (Medium)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Industrial (Heavy)	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Industrial (Logistics)	1 per 100.0 m ² (1076.39 ft ²) gross floor area for the first 40000m ² (430057.0 ft ²), 0.2 per each additional 100m ² (1076.36 ft ²)
Kennel	1 per 100.0 m ² (1076.39 ft ²) gross floor area
Manure Storage Facility	Determined by Direct Control District
Natural Gas Plant	Determined by Direct Control District
Natural Resource Extraction/Processing	Determined by Direct Control District
Office	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Outdoor Storage	0.5 per 100.0 m ² (1076.39 ft ²) gross floor area (minimum of 4)
Park	N/A
Post-Secondary	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Recreation (Culture & Tourism)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Recreation (Private)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Recreation (Public)	5 per 100.0 m ² (1076.39 ft ²) gross floor area
Recycling/Compost Facility	N/A



Religious Assembly	7.5 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Small) < 1000 m ²	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (General) 1000-4000 m ²	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Large) > 4000 m ²	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Groceries)	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Restricted)	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Garden Centre)	3 per 100.0 m ² (1076.39 ft ²) gross floor area
Retail (Shopping Centre)	2 per 100.0 m ² (1076.39 ft ²) gross floor area
Riding Arena	N/A
School	Elementary School (K-6): 2.5 per classroom Middle School (7-9): 2.25 per classroom High School (10-12): 4.5 per classroom
Show Home	Same as Dwelling Type
Station (Gas/Electric)	2 per 100.0 m ² (1076.39 ft ²) gross floor area (minimum of 2)
Station (Bulk Fuel)	2 per 100.0 m ² (1076.39 ft ²) gross floor area (minimum of 2)
Temporary Sales Centre	Same as Dwelling Type
Utilities	N/A
Vacation Rental	Same as Dwelling Type
Waste Management Facility	Determined by Direct Control District

237 Where a use is not listed, the number of spaces shall be determined by the Development Authority, having regard for similar uses and the estimated parking demand of the proposed use.

238 Where a calculation does not yield a whole number, the required number of spaces shall be rounded down to the next whole number.

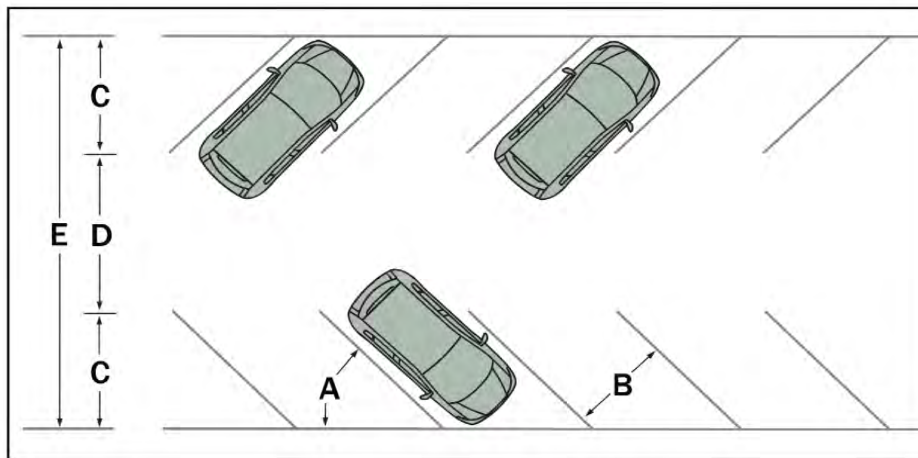
SIZE OF PARKING STALLS

239 Minimum parking stall dimensions, illustrated **Figure 3 – Parking Stall Dimensions**, are as follows:

Table 6 – Parking Minimums

A	B	C	D	E
ANGLE OF STALL PERPENDICULAR TO AISLE	STALL WIDTH	STALL DEPTH PERPENDICULAR TO AISLE	AISLE WIDTH	OVERALL DEPTH
30°	2.6 m (8.53 ft.)	5.0 m (16.40 ft.)	3.6 m (11.81 ft.)	13.6 m (44.62 ft.)
45°	2.6 m (8.53 ft.)	6.5 m (21.33 ft.)	3.6 m (11.81 ft.)	16.6 m (54.46 ft.)
60°	2.6 m (8.53 ft.)	6.5 m (21.33 ft.)	5.5 m (18.04 ft.)	18.5 m (60.70 ft.)
90°	2.6 m (8.53 ft.)	6.0 m (19.69 ft.)	7.0 m (22.97 ft.)	19.0 m (62.34 ft.)

240 Where parking stalls are located with access directly off a lane, the required width of the aisle may be reduced by the width of the lane, at the discretion of the Development Authority.

Figure 3 – Parking Stall Dimensions**SMALL CAR PARKING**

241 For parking stalls other than parallel stalls, up to twenty per cent (20%) of the required parking stalls may be of a depth shorter than that required above, to a minimum of 4.6 m (15.09 ft.). These stalls shall be clearly marked 'SMALL CAR'.

VISITOR PARKING

242 For Residential uses:

- a) Off-street parking shall be located on the site of the development served by the parking, and
- b) All visitor parking should be easily accessible to the building it addresses.

243 Where a development consists of a mix of uses, the total off-street parking requirement shall be the sum of the off-street parking requirements for each use, unless it is demonstrated through a Parking Assessment, prepared by a qualified engineer, that there will be complementary demand for parking that warrants a reduction in the total requirement.

ONSITE LOADING SPACES

244 Off-street loading spaces shall be provided and maintained by the Owner in accordance with the requirements of the Bylaw.

245 Off-street loading space shall be provided entirely within the property of the development being served.

246 The number of off-street loading spaces shall be determined at the Development Permit stage by the Development Authority, having regard for the development's needs.

247 Off-Street Loading Spaces Shall:

- a) Have minimum dimensions of 4.0 m (13.12 ft.) in width and 8.0 m (26.25 ft.) in length,
- b) Have overhead clearance of at least 5.0 m (16.40 ft.) above grade,
- c) Have vehicular access from a street or lane either directly or by a clearly defined traffic aisle, and
- d) Be surfaced to the satisfaction of the Development Authority.

PARKING LOT PLANS

248 For parking areas larger than thirty (30) stalls in Business/Commercial or Industrial Districts, a Parking Lot Plan that addresses parking requirements and landscaping design shall be completed as part of the Development Permit application to the satisfaction of the Development Authority.

DEFICIENT PARKING OR LOADING SPACES

249 In deciding on a proposed development that is deficient in parking or loading spaces, the Development Authority may at their discretion vary the number of parking stalls required (as supported by a parking study prepared by a qualified engineer).

250 When a building is enlarged, or its use is changed or intensified, resulting in deficient parking or loading spaces the increased parking shall be limited to the requirements for the intensification.

GARBAGE STORAGE AND COLLECTION

251 Garbage storage or collection areas should not be located in a front yard or visible from the street.

252 Any garbage storage or collection area co-existing with any parking or loading area shall be:

- a) Clearly delineated as separate from the parking and loading stalls,
- b) Located to optimize collection vehicles access, and
- c) Screened by a fence or landscaped screen.

Landscaping

GENERAL LANDSCAPING REGULATIONS

253 The Development Authority shall require that landscaping be provided in conjunction with, and addressed as part of, any Development Permit in Business/Commercial and Industrial Districts, except for an Agricultural operation.

254 Notwithstanding **Section 253**, the Development Authority may require landscaping for Agricultural (Intensive), Agricultural (Processing), and Agricultural (Regulated).

255 As a condition of the Development Permit, the Development Authority shall require all landscaping to be completed within one (1) year of the issuance of the Development Completion Certificate, unless otherwise stated.

256 The owner, developer and/or successor or assignees, shall be solely responsible for the necessary landscaping and proper maintenance of the development Parcel.

257 The provision of site landscaping is a permanent obligation of a development permit and shall be installed and maintained in accordance with accepted horticultural practices and consistent with an approved landscape plan.

258 Landscaping, including location, design, extent of plantings and other landscaping treatments provided, shall be subject to approval of the Development Authority.

259 All tree/shrub planting required shall be suitable to Zone 3b plant hardiness as is typical in the Calgary Region.

LANDSCAPING REQUIREMENTS

260 All development within Business/Commercial and Industrial Districts is subject to the following landscape standards:

Table 7 – Landscaping Standards

	Minimum Landscaping Area	Landscaping of Parking Lots	Trees	Shrubs	Minimum Tree Size
Business/Commercial	A minimum of 10%, or as otherwise required by the Development Authority	For a parking and loading requiring 30 or more parking spaces, a minimum landscaped area of 1.0 m ² (10.76 ft ²) per on-site parking space shall be provided for visual relief.	One tree for every 40.0 m ² (430.56 ft ²) of the required landscaped area, to a minimum of four trees.	One shrub for every 60.0 m ² (645.83 ft ²) of landscaped area shall be provided, to a minimum of six shrubs.	Deciduous trees shall be a minimum 63.0 mm (2.48 inches) caliper measured 450.0 mm (17.72 inches) from ground level.
Industrial	A minimum 6.0 m (19.69 ft.) wide landscaped yard shall be required adjacent to any public roadway.			One shrub for every 80.0 m ² (861.11 ft ²) of landscaped area shall be provided, to a minimum of six shrubs.	Coniferous trees shall be 2.5 m (8.20 ft.) in height.

261 Where the calculation of the required number of trees and shrubs results in a fraction, the values shall be rounded down to the next whole number.

LANDSCAPING INSPECTIONS

262 Upon receipt of a written request from the applicant, an inspection of the finished landscaping may be scheduled by the Development Authority. Landscaping inspections shall comply with the following:

- Conducted only during the normal growing season, approximately May 15th through October 15th,
- Development Authority shall perform the landscaping inspection within thirty (30) days of receipt of the inspection request subject to a) above, and
- Upon approval of the landscaping by the Development Authority, the security shall be released.

Fencing**GENERAL FENCING REGULATIONS**

263 Fences shall complement the character and quality of the principal building.

264 The Development Authority may require an alternate siting of the fence in order to provide unimpeded traffic sight lines.

265 The Development Authority may require a site to be fenced and secured if the Development Authority is of the opinion the development poses a potential safety hazard.

FENCE HEIGHT

266 Fence height shall be measured from grade to the highest part of the fence;

267 Notwithstanding **Section 266**, the height measurement for a fence constructed on top of a deck, berm, or retaining wall shall include the height of the deck, berm, or the retaining wall;

268 Fencing in a Residential District or Agricultural District shall be:

- a) No higher than 2.00 m (6.56 ft.) in side, rear and front yards on lands 0.4 ha (0.99 ac) or more, and
- b) No higher than 1.00 m (3.28 ft.) in front yards on lands less than 0.4 ha (0.99 ac).

269 Fencing in a Business District, Commercial District, ~~or~~ Industrial District, **or Special District** shall be at the discretion of the Development Authority if over 2.00 m (6.56 ft.) in height.

270 Notwithstanding c) above, fencing for Recreation (Outdoor) shall be no higher than 4.0 m (13.12 ft.).

SHELTER BELTS

271 All trees, hedges, shrubs, or wooden fences forming a shelter belt shall be located not closer than:

- a) 15.00 m (49.21 ft.) from the right-of-way of a road,
- b) 35.00 m (114.83 ft.) from the nearest limit of a County road rights-of-way, and
- c) 40.00 m (131.23 ft.) from the nearest limit of a highway.

272 Notwithstanding **Section 271**, single tree planting and screening, either by berm or fence, may be located either on the property line for screening or within 2.00 m (6.56 ft.) for single tree planting.

Stripping, Grading, Excavation and Fill

GENERAL STRIPPING, GRADING, EXCAVATION AND FILL REGULATIONS

273 Site stripping, filling, excavation, grading, and/or re-contouring (including construction of an artificial waterbody, but not a dugout) requires a Development Permit.

274 Where, in the process of development, areas require levelling, filling, or grading, the topsoil shall be removed before work commences, stockpiled, and replaced following the completion of the work.

275 Where the proposed development incorporates excavation and filling/grading, details regarding potential impacts on drainage (subject lands and adjacent) and water bodies as identified in a stormwater management plan shall be required.

STRIPPING AND GRADING

276 Stripping and grading may include stockpiling of site materials, road construction up to but not the final layer of asphalt, and underground utilities.

277 Repairing or resurfacing of existing approved private gravel access roads and driveways in accordance with County Standards does not require a Development Permit when approved grades are unchanged.

278 Unless specifically approved in a Development Permit, topsoil shall not be removed from any site.

279 Stripping, grading, and stockpiling for the purpose of construction site preparation incidental to an approved development does not require a Development Permit provided the following conditions are met:

- a) A Grading Plan is approved, and
- b) Construction site preparation does not include the digging of a building foundation or the installation of pilings.

EXCAVATION (BORROW AREA)

280 The excavation of borrow areas may be allowed providing:

- a) A Development Permit has been issued for that use, including a Reclamation Plan,
- b) The maximum area of excavation does not exceed 8.0 ha (19.77 ac), the maximum material to be removed from the site is 40,000 m³ (52,318.02 yd³) and the excavated material does not contain sand or gravel,
- c) There is no negative impact on water flows to or from adjacent lands, as determined in a stormwater management plan,
- d) A Reclamation Plan satisfactory to the County has been prepared for the site, with the reclamation financially secured in favour of the County, and
- e) The time from commencement of excavation to completion of reclamation does not exceed one hundred and twenty (120) days.

FILLING

281 No Person shall place or dump fill or topsoil or cause or permit fill or topsoil to be placed or dumped anywhere in the County unless:

- a) The placing of fill will not result in offsite drainage impacts to adjacent properties from changes in drainage patterns as determined in a stormwater management plan, and
- b) A Fill Management Plan shall be submitted to the satisfaction of the Development Authority as part of an approved Development Permit application.

282 Notwithstanding **Section 281**, the Development Authority may require:

- a) A Development Permit for reoccurring applications of fill on any site, and
- b) A Road Use Agreement or a written confirmation from the County that a Road Use Agreement is not required.

STOCKPILING

283 Despite any other regulation in this Bylaw, the placing or the storage of topsoil or fill shall not be allowed in any circumstance where:

- a) The topsoil or fill is contaminated, including all hydrovac materials,
- b) Negatively impacting water flows to and from adjacent lands, or
- c) Placed in natural wetlands or drainage courses.

284 Notwithstanding **Section 283**, no fill and topsoil shall be placed and stored in a Flood Hazard Area, wetlands, Riparian Protection Area, and/or drainage courses, unless otherwise approved by the Development Authority.

PART SIX

Land Use Districts

6

This part outlines specific regulation that applies to the County's Land Use Districts.

LAND USE DISTRICT MAP

285 Districts are described in the short form on the **Land Use Map** in **Schedule B**.

286 District boundaries are delineated on the **Land Use Map**. Where the precise location of the boundary is uncertain, the following rules apply:

- a) Where a boundary follows a street, lane, stream or canal it shall follow the centreline thereof,
- b) Where a boundary generally follows a Parcel line, it shall follow the Parcel line,
- c) Where specific dimensions are noted on the **Land Use Map**, those dimensions shall be followed, and
- d) Where there is doubt or dispute concerning the exact location of the boundary of a District, Council shall determine the location of the boundary according to the direction of the Bylaw.

287 District boundaries shall not be altered except by an amendment to the Bylaw.

288 Council shall maintain a list of amendments to the boundaries on the **Land Use Map**.

GENERAL PROVISIONS FOR ALL LAND USE DISTRICTS

Development Regulations

289 All applicants shall refer to **Part 5 – General Regulations** for specific regulations that apply to most types of development within the County;

290 All applicants shall refer to **Part 4 – Specific Uses and Activities** for specific regulations that apply to particular types of development within the County.

Infill Development

291 Infill development shall be in keeping with the scale and character of the surrounding area, having regard to siting, Building heights, site access, roof lines and architectural detailing, to the satisfaction of the Development Authority.

Building Requirements

292 A building may be occupied by a combination of one or more uses listed in a District. A Development Permit may include a number of uses and/or units within a building.

Applications Received

293 All applications received in a complete form prior to the effective date of this Bylaw shall be processed based on the previous regulations in place, unless the Applicant requests that the application be processed based on the regulations of this Bylaw.

PERMITTED USES FOR ALL LAND USE DISTRICTS

294 Unless otherwise stated in the District the following uses shall be permitted in all Districts:

- a) Home-Based Business (Type I),
- b) Park, and
- c) Utilities

LAND USE DISTRICT CONVERSION

295 The table below illustrates how Districts in the former Land Use Bylaw (No. C-4841-97) were transitioned into the Districts within this Bylaw. Attention was paid to the intent of the former Districts, and while some have been removed, in most cases specific policies were shifted over or merged into the new Districts.

Table 8 – Land Use District Conversion Chart

LAND USE BYLAW C-4841-97		LAND USE BYLAW C-8000-2020	
RF	Ranch and Farm District	A-GEN	Agricultural, General District
RF-2	Ranch and Farm District	A-SML	Agricultural, Small Parcel District
RF-3	Ranch and Farm District	A-SML	Agricultural, Small Parcel District
AH	Agricultural Holdings District	A-SML	Agricultural, Small Parcel District
F	Farmstead District	A-GEN	Agricultural, General District
R-1	Residential One District	R-CRD	Residential, Country Residential District
R-S	Silverhorn Residential District	R-CRD	Residential, Country Residential District
R-2	Residential Two District	R-RUR	Residential, Rural District
R-3	Residential Three District	R-RUR	Residential, Rural District
B-1	Highway Business District	C-HWY	Commercial, Highway District
B-2	General Business District	C-LRD	Commercial, Local Rural District
B-3	Limited Business District	I-HVY	Industrial, Heavy District
B-4	Recreation Business District	B-REC	Business, Recreation District
B-5	Agricultural Business District	B-AGR	Business, Agriculture District
B-6	Local Business District	C-LRD	Commercial, Local Rural District
NRI	Natural Resource Industrial District	S-NAT	Special, Natural Resources
HR-1	Hamlet Residential Single Family District	R-URB	Residential, Urban District
HR-2	Hamlet Residential (2) District	R-URB	Residential, Urban District
HR-3	Hamlet Residential (3) District	R-SML	Residential, Small Lot Urban District
HR-4	Hamlet Residential (4) District	R-MID	Residential, Mid-Density Urban District
HC	Hamlet Commercial District	C-LUD	Commercial, Local Urban District
HI	Hamlet Industrial District	I-LHT	Industrial, Light District
PS	Public Services District	S-PUB	Special, Public Service District
AP	Airport District	---	Direct Control
DC	Direct Control District	---	Direct Control
C-VC	Commercial, Village Centre District	C-MIX	Commercial, Mixed Urban District
C-PT	Commercial, Point Commercial District	C-LRD	Commercial, Local Rural District
C-LC	Commercial, Local Commercial District	C-REG	Commercial, Regional District
C-RC	Commercial, Regional Commercial District	C-REG	Commercial, Regional District
B-HF	Business, Highway Frontage District	C-HWY	Commercial, Highway District

B-BC	Business, Business Campus District	B-LOC	Business, Local Campus District
B-IC	Business, Industrial Campus District	I-LHT	Industrial, Light District
I-IA	Industrial, Industrial Activity District	I-HVY	Industrial, Heavy District
I-IS	Industrial, Industrial Storage District	I-HVY I-LHT	Industrial, Heavy Light District
B-LR	Business, Leisure and Recreation District	B-REC	Business, Recreation District
B-RD	Business, Recreation Destination District	B-REC	Business, Recreation District
B-AS	Business, Agricultural Services District	B-AGR	Business, Agriculture District
C-SC	Commercial, Springbank Court District	B-REG	Business, Regional Campus District
n/a	NEW District	R-MRU	Residential, Multi-Residential Urban District
L-W	Live-Work District	B-LWK	Business, Live Work District
n/a	NEW District	S-FUD	Special, Future Urban Development District
n/a	NEW District	S-PRK	Special, Parks and Recreation District
n/a	NEW District	S-NOS	Special, Natural Open Space District

DIRECT CONTROL DISTRICTS

296 The purpose of a Direct Control district is to provide for development with unique characteristics, unusual site conditions or innovative design that require specific regulations unavailable in other Districts.

297 Direct Control Districts must only be used for the purpose of providing for development that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other Districts.

298 Direct Control Districts must not be used:

- a) In substitution of any other land use district in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw, or
- b) To regulate matters that are regulated by subdivision or Development Permit approval conditions.

299 The following uses must only be listed as a use on a parcel that has been designated Direct Control:

- a) Agriculture (Regulated),
- b) Airport,
- c) Firing Range,
- d) Manure Storage Facility,
- e) Natural Gas Plant (all new redesignations),
- f) Natural Resource Extraction/Processing (all new redesignations),
- g) Solar Farm,
- h) Wind Farm,
- i) Waste Management Facility, and
- j) Waste Transfer Site.

300 Council shall consider the application and designation of a Direct Control District to those specific parcels or areas of the County where:

- a) Development regulation and control by means of the other Districts provided for in this Bylaw may be inappropriate or inadequate having regard to existing or future developments and to the interests of the applicant, the County and the public generally, or
- b) An approved statutory plan for the area could be more effectively implemented through the application of a Direct Control District, or
- c) A proposed development is of a unique form or nature not contemplated or reasonably regulated by another District provided for in the Bylaw.

301 Where a parcel is designated Direct Control, the guidelines approved by Council at the time of such designation shall continue to apply, notwithstanding any requirement of this Bylaw to the contrary.

DIRECT CONTROL DISTRICT APPLICATIONS

302 Application requirements for the submission of a Direct Control District include:

- a) All information required by this Bylaw for an Amendment application,
- b) A written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results cannot be achieved through the use of a District in the Bylaw,
- c) A list of permitted and discretionary uses proposed for the site,
- d) Plans and elevations or other documentation, that would help to substantiate the need for the Direct Control District, and
- e) Any other information as may be required by the Development Authority and Council.

A-GEN Agricultural, General District

303 PURPOSE: To provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.

304 PERMITTED USES:

Accessory Building ≤ 930 m² (10010.40 ft²)
Accessory Dwelling Unit
Agriculture (General)
Beekeeping
Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building > 930 m² (10010.40 ft²)
Agriculture (Intensive)
Agriculture (Processing)
Animal Health (Inclusive)
Bed and Breakfast
Cannabis Cultivation
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Group)
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Dwelling, Manufactured
Dwelling, Tiny
Dwelling Unit, accessory to principal use
Equestrian Centre
Farm Gate Sales
Farmers Market
Film Production
Home-Based Business (Type II)
Kennel
Recreation (Culture & Tourism)
Riding Arena
Special Function Business
Vacation Rental

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

305 MINIMUM PARCEL SIZE:

- a) An un-subdivided Quarter Section
- b) The portion created and the portion remaining after registration of a First Parcel Out subdivision
- c) **The portion of a parcel remaining after approval of a redesignation and subdivision provided the remainder is a minimum of 20.23 ha (50.00 ac)**

306 MAXIMUM DENSITY:

- a) On parcels less than 32.4 ha (80.0 ac), a maximum of **two**2 Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit **where the other Dwelling Unit is not a Dwelling, Single Detached**
- b) On parcels greater than or equal to 32.4 ha (80.0 ac), a maximum of **four**4 Dwelling Units – two Dwelling, Single Detached and two other Dwelling Units **where the other Dwelling Unit is not a Dwelling, Single Detached**

307 MAXIMUM BUILDING HEIGHT:

- a) Dwelling Units: 12.0 m (39.37 ft.)

- b) All others: None

308 MINIMUM SETBACKS:

Front Yard

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from service roads

Side Yard

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from service roads
6.0 m (19.69 ft.) from other parcels

Rear Yard

30.0 m (98.43 ft.) from any road
15.0 m (49.21 ft.) from other parcels

309 EXCEPTIONS:

- a) Parcels designated by the letter "o" on the **Land Use Map** shall provide for one (1) additional First Parcel Out subdivision after September 29, 1998, ~~and~~
- b) On parcels less than 4.0 ha (9.88 ac), the uses within the R-RUR District shall apply, **and**
- c) **A Dwelling, Manufactured or Dwelling, Tiny may be an Accessory Dwelling Unit where development conforms with Sections 122 to 124.**

A-SML Agricultural, Small Parcel District

310 PURPOSE: To provide for a range of mid-sized parcels for agricultural uses. To accommodate traditional and emerging trends in agriculture which may successfully be developed on smaller parcels.

311 PERMITTED USES:

Accessory Building ≤ 930 m² (10010.40ft²)
 Accessory Dwelling Unit
 Agriculture (General)
 Beekeeping
 Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building > 930 m² (10010.40ft²)
 Agriculture (Intensive)
 Agriculture (Processing)
 Animal Health (Inclusive)
 Bed and Breakfast
 Cannabis Cultivation
 Care Facility (Child)
 Care Facility (Clinic)
 Care Facility (Group)
 Communications Facility (Type A)
 Communications Facility (Type B)
 Communications Facility (Type C)
 Dwelling, Manufactured
 Dwelling, Tiny
 Dwelling Unit, accessory to principal use
 Equestrian Centre
 Film Production
 Farm Gate Sales
 Farmers Market
 Film Production
 Home-Based Business (Type II)
 Kennel
 Recreation (Culture & Tourism)
 Riding Arena
 Special Function Business
 Vacation Rental

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

312 MINIMUM PARCEL SIZE:

- a) 20.2 ha (49.92 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**
- c) Notwithstanding b) above, the number following the “p” shall not be less than 8.1 ha (20.01 ac)

313 MAXIMUM DENSITY:

- a) **A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached** ~~2 Dwelling Units per parcel (1 Dwelling, Single Detached and 1 other Dwelling Unit)~~

314 MAXIMUM BUILDING HEIGHT:

- a) Dwelling Units: 12.0 m (39.37 ft.)
- b) All others: None

315 MINIMUM SETBACKS:**Front Yard**

45.0 m (147.64 ft.) from County roads
 60.0 m (196.85 ft.) from Highways
 15.0 m (49.21 ft.) from service roads

Side Yard

45.0 m (147.64 ft.) from County roads
 60.0 m (196.85 ft.) from Highways
 15.0 m (49.21 ft.) from service roads
 6.0 m (19.69 ft.) from other parcels

Rear Yard

30.0 m (98.43 ft.) from any road
 15.0 m (49.21 ft.) from other parcels

316 EXCEPTIONS:

- a) On parcels less than 4.0 ha (9.88 ac), the uses within the R-RUR District shall apply, and
- b) A Dwelling, Manufactured or Dwelling, Tiny may be an Accessory Dwelling Unit where development conforms with Sections 122 to 124.



R-RUR Residential, Rural District

317 PURPOSE: To provide for residential uses in a rural setting on parcels which can accommodate limited agricultural pursuits.

318 PERMITTED USES:

Accessory Building $\leq 190 \text{ m}^2$ (2045.14 ft²)
Dwelling, Single Detached
Beekeeping

DISCRETIONARY USES:

Accessory Building $> 190 \text{ m}^2$ (2045.14 ft²)
Accessory Dwelling Unit
Agriculture (Intensive)
Animal Health (Inclusive)
Bed and Breakfast
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Group)
Communications Facility (Type A)
Dwelling, Manufactured
Dwelling, Tiny
Equestrian Centre
Home-Based Business (Type II)
Kennel
Riding Arena
Special Function Business
Vacation Rental

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

319 MINIMUM PARCEL SIZE:

- a) 1.6 ha (3.95 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**
- c) Notwithstanding b), the number following the “p” shall not be less than 1.6 ha (3.95 ac)

320 MAXIMUM DENSITY:

- a) ~~A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached~~ 2 Dwelling Units per parcel (1 Dwelling, Single Detached and 1 other Dwelling Unit)

321 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 7.0 m (22.97 ft.)
- b) All others: 12.0 m (39.37 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

322 MAXIMUM ACCESSORY BUILDING PARCEL COVERAGE:

- a) Parcels over 4.0 ha (9.88 ac): 380 m² (4090.29 ft²).
- b) All others: 285 m² (3067.71 ft²).

323 MINIMUM SETBACKS:**Front Yard**

45.0 m (147.64 ft.) from County roads
 60.0 m (196.85 ft.) from Highways
 15.0 m (49.21 ft.) from other roads

Side Yard

45.0 m (147.64 ft.) from County roads
 60.0 m (196.85 ft.) from Highways
 15.0 m (49.21 ft.) from other ~~uses for~~ **parcels**
~~on parcels over or equal to 4.0~~
 ha (9.88 ac)
 15.0 m (49.21 ft.) from other roads
 3.0 m (9.84 ft.) from other ~~uses~~ **parcels**
~~on parcels under 4.0 ha (9.88 ac)~~

Rear Yard

30.0 m (98.43 ft.) from any road
 7.0 m (22.97 ft.) from all other
 30.0 m (98.43 ft.) from all other on
 parcels over 4.0 ha (9.88 ac)

323.1 ADDITIONAL REQUIREMENTS:

- a) Commercial development shall be accessory to a primary residential use on the parcel.

R-CRD Residential, Country Residential District

324 PURPOSE: To provide for residential uses in a rural setting on small parcels which cannot accommodate agricultural pursuits.

325 PERMITTED USES:

Accessory Building ≤ 890 m² (968.75861-11 ft²)
Beekeeping
Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building > 890 m² (968.75861-11 ft²)
Accessory Dwelling Unit
Bed and Breakfast
Care Facility (Child)
Care Facility (Clinic)
Dwelling, Manufactured
Dwelling, Tiny
Special Function Business
Vacation Rental

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

326 MINIMUM PARCEL SIZE:

- a) 0.8 ha (1.98 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**
- c) Notwithstanding b), the number following the “p” shall not be less than 0.4 ha (0.98 ac).

327 MAXIMUM DENSITY:

- a) ~~A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached~~ 2 Dwelling Units per parcel (1 Dwelling, Single Detached and 1 other Dwelling Unit)

328 MAXIMUM PARCEL COVERAGE:

- a) The total Accessory Building footprint shall not exceed 120.0 m² (1291.67 ft²)

329 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 7.0 m (22.97 ft)
- b) All others: 12.0 m (39.37 ft)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

330 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
45.0 m (147.64 ft.) from County roads	45.0 m (147.64 ft.) from County roads	30.0 m (98.43 ft.) from County roads
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from Highways
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	30.0 m (98.43 ft.) from other roads
	3.0 m (9.84 ft.) from all other	6.0 m (19.69 ft.) from all other

330.1 ADDITIONAL REQUIREMENTS:

- a) Commercial development shall be accessory to a primary residential use on the parcel.

R-URB Residential, Urban District

331 PURPOSE: To provide for single and semi-detached residential dwellings in Hamlets and comprehensively planned neighbourhoods **area**.

332 PERMITTED USES:

Accessory Building $\leq 65 \text{ m}^2$ (699.65 ft²)
Dwelling, Single Detached
Dwelling, Duplex/Semi
Beekeeping

DISCRETIONARY USES:

Accessory Building $> 65 \text{ m}^2$ (699.65 ft²)
Accessory Dwelling Unit
Bed and Breakfast
Care Facility (Child)
Care Facility (Group)
Dwelling, Manufactured
Dwelling, Tiny
Home-Based Business (Type II)
Special Function Business
Vacation Rental

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

333 MINIMUM PARCEL SIZE:

- a) Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)
- b) All others: 0.09 ha (0.22 ac)
- c) Notwithstanding b), the minimum size for parcels designated with the letter “p” is the number indicated on the **Land Use Map**

334 MINIMUM PARCEL WIDTH:

- a) Lots not serviced by a piped sewer system: 30.5 m (100.07 ft.)
- b) All others: 13.5 m (44.29 ft.)
- c) Notwithstanding b), the minimum width for parcels designated with the letter “w” is the number indicated on the **Land Use Map**

335 MAXIMUM DENSITY:

- a) **A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached** ~~2 Dwelling Units per parcel (1 Dwelling, Single Detached and 1 other Dwelling Unit or 1 semi-detached building)~~

336 MAXIMUM PARCEL COVERAGE:

- a) 25% for principal building and 10% for total of Accessory Building

337 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 5.5 m (18.04 ft.)
- b) All others: 12.0 m (39.37 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

338 MINIMUM SETBACKS (Principal Building):

Front Yard
6.0 m (19.69 ft.)

Side Yard
2.4 m (7.87 ft.) **for parcels with lane access**

Rear Yard
8.0 m (26.25 ft.)

3.0 m (9.84 ft.) one side ~~for~~ **for parcels** without
lane
3.0 m (9.84 ft.) street side ~~of~~ **for a** corner
parcel

339 MINIMUM SETBACKS (Accessory Building):

Front Yard	Side Yard	Rear Yard
Not permitted in front yard	0.6 m (1.97 ft.) 3.0 m (9.84 ft.) street side of corner parcel	1.0 m (3.28 ft.)

339.1 ADDITIONAL REQUIREMENTS:

- a) Commercial development shall be accessory to a primary residential use on the parcel.

340 EXCEPTIONS:

- a) Parcels designated with the letter “s” on the **Land Use Map** shall have a minimum 5.5 m (18.04 ft.) setback, street side of a corner parcel
- b) In the Hamlet of Bragg Creek, Dwellings and Accessory Buildings shall be Discretionary Uses

R-SML Residential, Small Lot District

341 PURPOSE: To provide for single and semi-detached residential dwellings on small parcels in Hamlets and comprehensively planned neighbourhoods area.

342 PERMITTED USES:

Accessory Building ≤ 65 m² (699.65 ft²)
Beekeeping
Dwelling, Duplex/Semi
Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building > 65 m² (699.65 ft²)
Accessory Dwelling Unit
Bed and Breakfast
Care Facility (Child)
Care Facility (Group)
Dwelling, Manufactured
Dwelling, Tiny
Special Function Business
Vacation Rental

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

343 MINIMUM PARCEL SIZE:

- a) 0.06 ha (0.15 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

344 MINIMUM PARCEL WIDTH:

- a) 13.5 m (44.29 ft.).
- b) The minimum width of parcels designated with the letter “w” is the number indicated on the **Land Use Map**

345 MAXIMUM DENSITY:

- a) **A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached** 2 Dwelling Units per parcel (1 Dwelling, Single Detached and 1 other Dwelling Unit, or 1 semi-detached building)

346 MAXIMUM PARCEL COVERAGE:

- a) 50% for principal building and 15% for total of Accessory Buildings

347 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 5.5 m (18.04 ft.)
- b) All others: 12.0 m (39.37 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

348 MINIMUM SETBACKS (Principal Building):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.)	1.5 m (4.92 ft.) with lane	6.0 m (19.69 ft.)
	3.0 m (9.84 ft.) one side without lane	
	3.0 m (9.84 ft.) street side of corner parcel	

349 MINIMUM SETBACKS (Accessory Building):

Front Yard	Side Yard	Rear Yard
Not permitted in front yard	0.6 m (1.97 ft.)	1.0 m (3.28 ft.)
	3.0 m (9.84 ft.) street side of corner parcel	

349.1 ADDITIONAL REQUIREMENTS:

- a) Commercial development shall be accessory to a primary residential use on the parcel.

R-MID Residential, Mid-Density Urban District

350 PURPOSE: To accommodate a diverse range of low to medium density fee simple residential housing types in an urban setting, such as Hamlets and comprehensively planned area.

351 PERMITTED USES:

Accessory Building ≤ 75 m² (807.29 ft²)
Dwelling, Single Detached
Dwelling, Duplex/Semi
Dwelling, Rowhouse
Beekeeping

DISCRETIONARY USES:

Accessory Building > 75 m² (807.29 ft²)
Accessory Dwelling Unit
Bed and Breakfast
Care Facility (Child)
Care Facility (Group)
Communications Facility (Type A)
Dwelling, Manufactured
Dwelling, Tiny
Special Function Business
Vacation Rental

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

352 MINIMUM PARCEL SIZE (per unit):

- | | |
|--|--|
| a) Dwelling, Single Detached
0.03 ha (0.07 ac) | b) Notwithstanding a), the minimum parcel size on parcels designated with the letter “sp” is the number indicated on the Land Use Map |
| c) Dwelling, Duplex/Semi
0.025 ha (0.06 ac) | d) Notwithstanding c), the minimum parcel size on parcels designated with the letter “ip” is the number indicated on the Land Use Map |
| e) Dwelling Rowhouse
0.02 ha (0.05 ac) | f) Notwithstanding e), the minimum parcel size on parcels designated with the letter “rp” is the number indicated on the Land Use Map |
| g) All Other
0.09 ha (0.22 ac) | h) Notwithstanding g), the minimum parcel size on parcels designated with the letter “op” is the number indicated on the Land Use Map |

353 MINIMUM PARCEL WIDTH (per unit):

- | | |
|---|--|
| a) Dwelling, Single Detached
9.14 m (29.99 ft.) | b) Notwithstanding a), the minimum parcel width for parcels designated by the letter “sw” is the number indicated on the Land Use Map |
| c) Dwelling, Duplex/Semi
7.92 m (25.98 ft.) | d) Notwithstanding c), the minimum parcel width for parcels designated by the letter “iw” is the number indicated on the Land Use Map |
| e) Dwelling, Rowhouse
6.09 m (19.98 ft.) | f) Notwithstanding e), the minimum parcel width for parcels designated by the letter “rw” is the number indicated on the Land Use Map |
| g) All Other
None | h) Notwithstanding g), the minimum parcel width for parcels designated by the letter “ow” is the number indicated on the Land Use Map |

354 MAXIMUM DENSITY:

- a) **A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached** ~~2 Dwelling Units per parcel (1 Dwelling, Single Detached and 1 other Dwelling Unit)~~

355 MAXIMUM PARCEL COVERAGE:

Dwelling, Single Detached	Dwelling, Duplex/Semi	Dwelling, Rowhouse	Accessory Building
50%	50%	65%	15% per building *

* The total area of all Accessory Buildings shall not exceed the principal building coverage or 90.0 m² (968.75 ft²), whichever is less.

356 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 5.5 m (18.04 ft.)
- b) All others: 12.0 m (39.37 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

357 MINIMUM SETBACKS (Principal Building): **

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.)	1.5 m (4.92 ft.)	6.0 m (19.69 ft.)
4.0 m (13.12 ft.) with lane	3.0 m (9.84 ft.) street side of corner parcel	
	3.0 m (9.84 ft.) on one side without lane	

** There is no requirement for setbacks where a party wall separates two dwelling units

358 MINIMUM SETBACKS (Accessory Building):

Front Yard	Side Yard	Rear Yard
Not permitted in front yard	0.6 m (1.97 ft.)	0.6 m (1.97 ft.)
	3.0 m (9.84 ft.) street side of corner parcel	

359 ADDITIONAL REQUIREMENTS:

- a) Developments shall be located within a Hamlet or Comprehensively Planned Area.
- b) Commercial development shall be accessory to a primary residential use on the parcel.

360 EXCEPTIONS:

- a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses.

R-MRU Residential, Multi-Residential Urban District

361 PURPOSE: To accommodate a diverse range of medium density multi-dwelling condominium residential housing types in an urban setting, such as Hamlets and comprehensively planned area.

362 PERMITTED USES:

Accessory Building ≤ 75 m²(807.29 ft²)
Dwelling, Multiple Unit
Beekeeping

DISCRETIONARY USES:

Accessory Building > 75 m²(807.29 ft²)
Bed and Breakfast
Care Facility (Child)
Care Facility (Group)
Care Facility (Senior)
Communications Facility (Type A)
Special Function Business
Vacation Rental

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

363 MINIMUM PARCEL SIZE:

- a) Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)
- b) All others: 0.09 ha (0.22 ac)
- c) Notwithstanding b), the minimum size for parcels designated with the letter “p” is the number indicated on the **Land Use Map**

364 MAXIMUM DENSITY:

- a) 50 units per ha
- b) The maximum density on parcels designated with the letter “d” is the number indicated on the **Land Use Map**

365 MAXIMUM PARCEL COVERAGE:

- a) 65%

366 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 5.5 m (18.04 ft.)
- b) All others: 14.0 m (45.93 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

367 MINIMUM SETBACKS: *

Front Yard
6.0 m (19.69 ft.)

Side Yard
6.0 m (19.69 ft.)

Rear Yard
6.0 m (19.69 ft.)

* There is no requirement for setbacks where a party wall separates two dwelling units

368 ADDITIONAL REQUIREMENTS:

- a) Developments shall be located within a Hamlet or Comprehensively Planned Area
- b) Commercial development shall be accessory to a primary residential use on the parcel.

369 EXCEPTIONS:

- a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses

B-AGR Business, Agricultural District

370 PURPOSE: To accommodate agricultural related business activity including the processing and retailing of agricultural products.

371 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m ² (5381.96 ft ²)	Farmers Market	Accessory Building > 500 m ² (5381.96 ft ²)
Accessory Building	Retail (Garden Centre)	Agricultural (Intensive)
Agricultural (General)	Establishment (Eating)	Agricultural (Processing)
Animal Health (Inclusive)	Retail (Small)	Alcohol Production
Beekeeping	Recreation (Private)	Auctioneering
Communications Facility (Type A)		Automotive Services (Major)
Communications Facility (Type B)		Automotive Services (Minor)
		Cannabis Cultivation
		Cannabis Processing
		Cannabis Retail Store
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Equestrian Centre
		Farm Gate Sales
		Kennel
		Outdoor Storage
		Recreation (Culture & Tourism)
		Recreation (Outdoor)
		Special Function Business
		Station (Gas/Electric)
		Station (Bulk Fuel)

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

372 MINIMUM PARCEL SIZE:

- a) 2.0 ha (4.94 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

373 MAXIMUM BUILDING HEIGHT:

- a) 15.0 m (49.21 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

374 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	
	6.0 m (19.69 ft.) from other parcels	

375 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways
10.0 m (32.81 ft.) from County roads	10.0 m (32.81 ft.) from County roads	8.0 m (26.25 ft.) from County roads
8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads

6.0 m (19.69 ft.) from other parcels

6.0 m (19.69 ft.) from other parcels

376 ADDITIONAL REQUIREMENTS:

- a) A greater setback may be required if, in the opinion of the Development Authority, the proposed development may interfere with the amenity of adjacent parcels
- b) An Environmental Impact Assessment may be required where there may be significant risk associated with the proposed development

B-REC Business, Recreation District

377 PURPOSE: To provide local and regional recreational services, tourism opportunities, and entertainment services.

378 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m ² (5381.96 ft ²)	Establishment (Eating)	Accessory Building > 500 m ² (5381.96 ft ²)
Recreation (Culture & Tourism)	Establishment (Drinking)	Agriculture (General)
Communications Facility (Type A)	Care Facility (Child)	Alcohol Production
Communications Facility (Type B)		Bed and Breakfast
		Campground
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Establishment (Entertainment)
		Establishment (Restricted)
		Film Production
		Hotel/Motel
		Office
		Retail (Small)
		Recreation (Outdoor)
		Recreation (Private)
		Recreation (Public)
		Special Function Business

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

379 MINIMUM PARCEL SIZE:

- a) 2.0 ha (4.94 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

380 MAXIMUM BUILDING HEIGHT:

- a) 12.0 m (39.37 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

381 MINIMUM BUILDING SETBACKS:**Front Yard**

60.0 m (196.85 ft.) from Highways
30.0 m (98.43 ft.) from County roads
15.0 m (49.21 ft.) from other roads

Side Yard

60.0 m (196.85 ft.) from Highways
30.0 m (98.43 ft.) from County roads
15.0 m (49.21 ft.) from other roads
6.0 m (19.69 ft.) from other parcels

Rear Yard

30.0 m (98.43 ft.) from any road
15.0 m (49.21 ft.) from other parcels

B-REG Business, Regional Campus District

382 PURPOSE: To accommodate a variety of business and consumer needs in a visually appealing campus setting on a highly visible, regional, vehicular access-oriented site. Development is intended to serve regional clientele, including the traveling public, tourists and local communities.

383 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building $\leq 190 \text{ m}^2$ (2045.14 ft ²)	Establishment (Eating)	Accessory Building $> 190 \text{ m}^2$ (2045.14 ft ²)
Agricultural (Intensive)	Retail (Small)	Agricultural (Processing)
Animal Health (Small Animal)	Retail (Garden Centre)	Alcohol Production
Care Facility (Child)	Retail (General)	Animal Health (Inclusive)
Care Facility (Clinic)	Retail (Grocery)	Automotive Services (Minor)
Recreation (Culture & Tourism)	Office	Automotive Services (Major)
Recreation (Private)	Industrial (Light)	Cannabis Retail Store
Recreation (Public)		Car Wash
Communications Facility (Type A)		Cemetery and Funeral Services
Communications Facility (Type B)		Conference Centre
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Establishment (Entertainment)
		Farmers Market
		Film Production
		Hotel/Motel
		Industrial (Medium)
		Kennel
		Outdoor Storage
		Recreation (Outdoor)
		Recycling/Compost Facility
		Religious Assembly
		Retail (Restricted)
		Retail (Shopping Centre)
		Special Function Business
		Station (Gas/Electric)

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

384 MINIMUM PARCEL SIZE:

- 0.8 ha (1.98 ac)
- The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

385 MAXIMUM BUILDING HEIGHT:

- 12.0 m (39.37 ft.)
- The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

386 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.) from internal roads	6.0 m (19.69 ft.)	6.0 m (19.69 ft.)
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	60.0 m (196.85 ft.) m from Highways

387 ADDITIONAL REQUIREMENTS:

- a) Outdoor storage and display areas shall be integrated with site landscaping provisions to mitigate the visual impact from adjacent roads
- b) A minimum of 10% of lands shall be landscaped
- c) A high-quality visual appearance shall be achieved through building design, landscaping, or screening
- d) Public entrances shall be visually enhanced
- e) Uses which create off-site impacts or nuisances related to noise, odour, visual appearance, safety or emissions are prohibited

B-LOC Business, Local Campus District

388 PURPOSE: To accommodate a mix of office and light industrial uses within a comprehensively designed campus setting. Development is intended to serve local clientele and must be compatible with adjacent uses, including a high quality of visual design.

389 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m ² (2045.14 ft ²)	Establishment (Eating)	Accessory Building > 190 m ² (2045.14 ft ²)
Animal Health (Small Animal)	Office	Alcohol Production
School, Commercial	Recreation (Private)	Car Wash
Communications Facility (Type A)	Retail (Small)	Care Facility (Child)
Communications Facility (Type B)		Care Facility (Clinic)
		Communications Facility (Type C)
		Establishment (Drinking)
		Establishment (Entertainment)
		Film Production
		Industrial (Light)
		Post-Secondary
		Recycling/Compost Facility
		Religious Assembly
		Special Function Business

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

390 MINIMUM PARCEL SIZE:

- a) 4.0 ha (9.88 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

391 MAXIMUM BUILDING HEIGHT:

- a) 15.0 m (49.21 ft)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

392 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	6.0 m (19.69 ft)	6.0 m (19.69 ft)

393 ADDITIONAL REQUIREMENTS:

- a) The Development Authority may require greater setbacks for an industrial development which may interfere with the amenity of adjacent sites.
- b) A maximum of 50% of the landscaped areas shall be hard landscaping.
- c) A minimum of 25% of lands shall be landscaped.

B-LWK Business, Live-Work District

394 PURPOSE: The purpose and intent of this district is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use. The parcel shall be located in the Central East Rocky View Region in locations where adjacent development activity is industrial or commercial in nature.

395 PERMITTED USES:

Accessory Building ≤ 150.00 m² (≤ 1614.59 ft²)
 Agricultural (General)
 Beekeeping
 Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building > 150.00 m² (1614.59 ft²)
 Accessory Dwelling Unit
 Agriculture (Intensive)
 Automotive Services (Minor)
 Automotive Services (Major)
 Animal Health (Inclusive)
 Bed and Breakfast
 Care Facility (Child)
 Care Facility (Clinic)
 Care Facility (Group)
 Home-Based Business (Type II)
 Industrial (Light)
 Industrial (Medium)
 Kennel
 Outdoor Storage
 Retail (Small)
 Riding Arena
 Special Function Business

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

396 MINIMUM PARCEL SIZE:

- a) 1.0 ha (2.47 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

397 MAXIMUM PARCEL SIZE:

- a) 10.0 ha (24.71 ac)

398 MAXIMUM PARCEL COVERAGE:

- a) 50% for industrial and commercial uses

399 MAXIMUM BUILDING HEIGHT:

- a) 10 m (32.81 ft)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

400 MINIMUM SETBACKS:**Front Yard**

45.0 m (147.64 ft) from County roads
 60.0 m (196.85 ft) from Highways
 15.0 m (49.21 ft) from service roads

Side Yard

45.0 m (147.64 ft) from County roads
 60.0 m (196.85 ft) from Highways
 15.0 m (49.21 ft) from service roads
 6.0 m (19.69 ft) from other parcels

Rear Yard

30.0 m (98.43 ft) from any road
 15.0 m (49.21 ft) from other parcels

401 USE REQUIREMENTS:

- a) Prior to the approval of any commercial or industrial use, a dwelling unit must be established on the parcel
- b) Commercial and industrial uses shall be located to the rear of the dwelling unit
- c) Commercial and industrial uses shall directly involve one or more residents of the parcel involved in the business or operation
- d) Hours of operation of commercial and industrial uses occurring outside of an enclosed building shall be limited to between 8:00 a.m. and 7:00 p.m.
- e) Any outside storage shall be completely screened from adjacent lands to the satisfaction of the Development Authority
- f) Any outside storage shall meet the minimum setback requirements for buildings
 - i. Any outside storage associated with a commercial or industrial use shall meet the building setback requirements for commercial and industrial buildings
- g) Commercial and industrial uses shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority. At all times, the privacy of the adjacent residential dwellings shall be preserved and the business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents
- h) Agriculture (Intensive) shall only be permitted on parcels greater than 6.0 ha (14.83 ac) with a surface supply of water
- i) Kennel shall only be permitted on parcels greater than 5.0 ha (12.36 ac)
- j) Riding Arena shall only be permitted on parcels greater than 1.6 ha (3.95 ac)

402 COMMERCIAL/INDUSTRIAL USE REQUIREMENTS:

- a) Commercial and Industrial buildings/structures shall have the following minimum setbacks:
 - i. 100.0 m (328.08 ft.) from any dwelling on adjacent parcels, or
 - ii. 50.0 m (164.04 ft.) from a parcel designated as residential land use
- b) The design, character, and appearance of all buildings shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project
- c) Building façade widths that exceed 30.0 m (98.43 ft.) shall incorporate wall plane projections or recesses of at least 3% of the width of the façade that extend at least 20% of the width
- d) Parking and outside storage related to commercial and industrial uses shall not be permitted in a minimum setback area

403 MINIMUM LANDSCAPE BUFFER:

- a) A 10 m (32.81 ft.) landscape buffer is required when adjacent to a Residential District, or an Agricultural District with a parcel is less than 10 ha (24.71 ac)
- b) The landscape buffer shall be located on private land to mitigate potential off-site negative visual impacts associated with non-residential land uses to nearby residential developments
- c) Development within a landscape buffer is restricted to:
 - i. Landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks, and
 - ii. Surface parking where it is screened from view from public rights-of-way by berms and/or landscaping

404 ADDITIONAL REQUIREMENTS:

- a) Commercial and industrial development shall be required to comply with the Business Development requirements.

C-HWY Commercial, Highway District

405 PURPOSE: To provide for development along primary and secondary highways and major transportation links including services to the traveling public and tourists, requiring high standard of visual quality and ease of access.

406 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m ² (2045.14 ft ²)	Office	Accessory Building > 190 m ² (2045.14 ft ²)
Automotive Services (Minor)	Recreation (Private)	Alcohol Production
Recreation (Culture & Tourism)	Retail (Small)	Campground
Station (Gas/Electric)	Retail (Garden Centre)	Cannabis Retail Store
Communications Facility (Type A)	Retail (General)	Care Facility (Clinic)
Communications Facility (Type B)		Car Wash
Establishment (Eating)		Conference Centre
		Dwelling Unit, accessory to principal use
		Hotel/Motel
		Automotive Services (Major)
		Animal Health (Inclusive)
		Establishment (Drinking)
		Establishment (Entertainment)
		Establishment (Restricted)
		Film Production
		Retail (Grocery)
		Retail (Restricted)
		Special Function Business

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

407 MINIMUM PARCEL SIZE:

- a) 1.0 ha (2.47 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

408 MAXIMUM BUILDING HEIGHT:

- a) 15.0 m (49.21 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

409 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	
	6.0 m (19.69 ft.) from other parcels	

410 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways
10.0 m (32.81 ft.) from County roads	10.0 m (32.81 ft.) from County roads	8.0 m (26.25 ft.) from County roads
8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads
	6.0 m (19.69 ft.) from other parcels	6.0 m (19.69 ft.) from other parcels

C-LRD Commercial, Local Rural District

411 PURPOSE: To accommodate isolated businesses that provide for the needs of the local community and/or provide a specialty service to the region. These uses are typically located outside of Hamlets, Conceptual Schemes or Area Structure Plans and are required to be compatible with surrounding land uses.

412 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m ² (2045.14 ft ²)	Establishment (Eating)	Accessory Building > 190 m ² (2045.14 ft ²)
Animal Health (Small Animal)	Retail (Small)	Agriculture (General)
Care Facility (Child)	Retail (General)	Agriculture (Intensive)
Care Facility (Clinic)	Retail (Grocery)	Alcohol Production
Communications Facility (Type A)	Office	Animal Health (Inclusive)
	Recreation (Private)	Auctioneering
	Retail (Garden Centre)	Automotive Services (Minor)
		Cannabis Cultivation
		Cannabis Processing
		Cannabis Retail Store
		Cemetery and Funeral Services
		Communications Facility (Type B)
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Farmers Market
		Film Production
		Home-Based Business (Type II)
		Hotel/Motel
		Industrial (Light)
		Industrial (Medium)
		Kennel
		Outdoor Storage
		Recycling/Compost Facility
		Retail (Restricted)
		School, Commercial
		Special Function Business
		Station (Gas/Electric)

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

413 MINIMUM PARCEL SIZE:

- 0.5 ha (1.24 ac)
- The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

414 MAXIMUM BUILDING HEIGHT:

- 10.0 m (32.81 ft.)
- The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

415 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
60 m (196.85 ft.) from Highways	6.0 m (19.69 ft.)	15.0 m (49.21 ft.)
15 m (49.21 ft.) from County roads		

10 m (32.81 ft.) from other roads

416 EXCEPTIONS:

- a) Parcels designated with the letter “s” on the **Land Use Map** shall have a minimum setback from all property lines of 6.0 m (19.69 ft)

C-LUD Commercial, Local Urban District

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

418 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m ² (2045.14 ft ²)	Animal Health (Small Animal)	Accessory Building > 190 m ² (2045.14 ft ²)
Care Facility (Child)	Retail (Small)	Agriculture (Intensive)
Care Facility (Clinic)	Retail (Grocery)	Animal Health (Inclusive)
Establishment (Eating)	Office	Alcohol Production
	Retail (Garden Centre)	Auctioneering
		Automotive Services (Minor)
		Care Facility (Group)
		Cannabis Retail Store
		Communications Facility (Type A)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Establishment (Entertainment)
		Outdoor Storage
		Recreation (Culture & Tourism)
		Recreation (Private)
		Recycling/Compost Facility
		Recreation (Outdoor)
		Religious Assembly
		Retail (General)
		Retail (Restricted)
		School, Commercial
		Special Function Business

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

419 MINIMUM PARCEL SIZE:

- Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)
- All others: 0.09 ha (0.22 ac)
- Notwithstanding b) above, the minimum size for parcels designated with the letter “p” is the number indicated on the **Land Use Map**

420 MINIMUM PARCEL WIDTH:

- 15.0 m (49.21 ft)
- The minimum width of parcels designated with the letter “w” is the number indicated on the **Land Use Map**

421 MAXIMUM BUILDING HEIGHT:

- 10.0 m (32.81 ft)
- The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

422 MINIMUM SETBACKS (for buildings):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	None required but if provided, as least 1.2 m (3.94 ft)	6.0 m (19.69 ft)

423 ADDITIONAL REQUIREMENTS:

- a) A minimum of 10% of the site area shall be landscaped

424 EXCEPTIONS:

- a) Parcels designated by the letter “s” on the **Land Use Map** shall have the following regulations:

Front Yard	Side Yard	Rear Yard
8.6 m (28.22 ft)	None required but if provided, as least 1.2 m (3.94 ft)	6.0 m (19.69 ft)

- b) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses

C-MIX Commercial, Mixed Urban District

425 PURPOSE: To provide for small scale business needs in support of comprehensive communities, where mixed use buildings may accommodate a variety of business types and scale. Development is intended to serve small to moderate sized residential communities and provide opportunities for local employment. The district includes high quality urban design standards. Vehicle oriented uses should be located so as to preserve and enhance the integrity of a pedestrian network.

426 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 75 m ² (807.29 ft ²)	Establishment (Eating)	Accessory Building > 75 m ² (807.29 ft ²)
Animal Health (Small Animal)	Farmers Market	Alcohol Production
Care Facility (Child)	Office	Cannabis Retail Store
Care Facility (Clinic)	Retail (Small)	Car Wash
Communications Facility (Type A)	Retail (Garden Centre)	Care Facility (Group)
	Retail (General)	Care Facility (Seniors)
	Retail (Grocery)	Conference Centre
	Recreation (Culture & Tourism)	Dwelling Unit accessory to principle use
	Recreation (Public)	Dwelling, Multiple Unit
	Recreation (Private)	Establishment (Drinking)
		Hotel/Motel
		Post-Secondary
		Retail (Restricted)
		School, Commercial
		Station (Gas/Electric)
		Special Function Business
		Vacation Rental

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

427 MINIMUM PARCEL SIZE:

- Lots not serviced by a piped sewer system: 1858.0 m² (19999.35 ft²)
- All others: 929.0 m² (9999.67 ft²)
- Notwithstanding b), the minimum size for parcels designated with the letter “p” is the number indicated on the **Land Use Map**

428 MINIMUM PARCEL WIDTH:

- 15.0 m (49.21 ft)
- The minimum width of parcels designated with the letter “w” is the number indicated on the **Land Use Map**

429 MAXIMUM BUILDING HEIGHT:

- 14.0 m (45.93 ft)
- The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

430 MINIMUM SETBACKS:

Front Yard
6.0 m (19.69 ft)

Side Yard
6.0 m (19.69 ft)

Rear Yard
6.0 m (19.69 ft)

431 ADDITIONAL REQUIREMENTS:

- a) Pedestrian movement throughout the development area shall be facilitated through a well-developed network of sidewalks, pathways, and public gathering areas with at least one connection to the main building entrance
- b) A minimum of 10% of lands shall be landscaped
- c) The minimum amenity space shall be 4.0 m² (43.06 ft²) per Dwelling Unit with no minimum dimension less than 2.0 m (21.53 ft.)
- d) A Site Development Plan shall be required to guide decisions on Development Permit applications, including building locations and uses, parking areas, vehicular access and egress, internal circulation routes, landscaping, at-grade amenity areas, pedestrian connections and other matters deemed necessary by the Development Authority

432 EXCEPTIONS:

- a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses

C-REG Commercial, Regional District

433 PURPOSE: To accommodate large scale development including a combination of shops, services, offices, entertainment, accommodation and institutional uses within comprehensively designed areas serving the needs of a regional clientele.

434 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m ² (2045.14 ft ²)	Animal Health (Small Animal)	Accessory Building > 190 m ² (2045.14 ft ²)
Care Facility (Child)	Farmers Market	Alcohol Production
Care Facility (Clinic)	Office	Automotive Services (Minor)
Establishment (Eating)	Retail (Garden Centre)	Automotive Services (Major)
Retail (Small)	Retail (General)	Cannabis Retail Store
Communications Facility (Type A)	Retail (Grocery)	Car Wash
Communications Facility (Type B)	School, Commercial	Conference Centre
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Establishment (Entertainment)
		Establishment (Restricted)
		Industrial (Light)
		Recreation (Culture & Tourism)
		Recreation (Private)
		Recycling/Compost Facility
		Religious Assembly
		Retail (Large)
		Retail (Restricted)
		Retail (Shopping Centre)
		Post-Secondary
		Station (Gas/Electric)
		Special Function Business

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

435 MINIMUM PARCEL SIZE:

- a) 12.0 ha (29.65 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

436 MAXIMUM BUILDING HEIGHT:

- a) 15.0 m (49.21 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

437 MINIMUM SETBACKS:

Front Yard
6.0 m (19.69 ft)

Side Yard
6.0 m (19.69 ft)

Rear Yard
6.0 m (19.69 ft)



I-LHT Industrial, Light District

438 PURPOSE: To accommodate a combination of office and industrial activity, including storage and support businesses, where nuisance factors are confined to the site area. Development shall address issues of compatibility and transition with respect to adjacent uses.

439 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m ² (5381.96 ft ²)	Establishment (Eating)	Accessory Building > 500 m ² (5381.96 ft ²)
Animal Health (Inclusive)	Office	Alcohol Production
Auctioneering	School, Commercial	Cannabis Retail Store
Automotive Services (Minor)	Retail (Small)	Cemetery and Funeral Services
Care Facility (Clinic)	Recreation (Private)	Dwelling Unit, accessory to principal use
Communications Facility (Type A)		Establishment (Drinking)
Communications Facility (Type B)		Film Production
Communications Facility (Type C)		Industrial (Heavy)
Industrial (Light)		Industrial (Medium)
		Kennel
		Outdoor Storage
		Post-Secondary
		Recreation (Outdoor)
		Recycling/Compost Facility
		Retail (Groceries)
		Retail (Restricted)
		Special Function Business

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

440 MINIMUM PARCEL SIZE:

- a) 1.0 ha (2.47 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

441 MAXIMUM BUILDING HEIGHT:

- a) 20.0 m (65.62 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

442 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	6.0 m (19.69 ft)	6.0 m (19.69 ft)
	2.4 m (7.87 ft) in Hamlets	No setback abutting a railway
	No setback abutting a railway	

443 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft) from Highway/County road	15.0 m (49.21 ft) from Highway/County road	15.0 m (49.21 ft) from any road
8.0 m (26.25 ft) from service roads	8.0 m (26.25 ft) from service roads	No setback from same/similar use
	No setback from same/similar use	6.0 m (19.69 ft) from other parcels
	6.0 m (19.69 ft) from other parcels	

444 ADDITIONAL REQUIREMENTS:

- a) A minimum of 10% of the lands shall be landscape

- b) The quality and extent of landscaping shall be maintained for the life of the development
- c) Storage shall be located to the rear and side of the principal building

I-HVY Industrial, Heavy District

445 PURPOSE: To provide for a range of industrial activity that may have off-site nuisance impacts, including support services and storage.

446 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m ² (5381.96 ft ²)	Office	Accessory Building > 500 m ² (5381.96 ft ²)
Communications Facility (Type A)	Industrial (Light)	Alcohol Production
Communications Facility (Type B)		Auctioneering
Communications Facility (Type C)		Cannabis Cultivation
Industrial (Logistics)		Cannabis Processing
Industrial (Medium)		Cannabis Retail Store
		Dwelling Unit, accessory to principal use
		Film Production
		Industrial (Heavy)
		Outdoor Storage
		Recycling/Compost Facility
		Special Function Business
		Station (Bulk Fuel)

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

447 MINIMUM PARCEL SIZE:

- a) 1.0 ha (2.47 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

448 MAXIMUM BUILDING HEIGHT:

- a) 20.0 m (65.61 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

449 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.)	15.0 m (49.21 ft.) 6.0 m (19.69 ft.) from an Industrial District	15.0 m (49.21 ft.) 6.0 m (19.69 ft.) from an Industrial District

450 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highway/County road 8.0 m (26.25 ft.) from service roads	15.0 m (49.21 ft.) from Highway/County road 8.0 m (26.25 ft.) from service roads No setback from an Industrial District	15.0 m (49.21 ft.) from any road No setback from an Industrial District 6.0 m (19.69 ft.) from other parcels

451 ADDITIONAL REQUIREMENTS:

- a) A minimum of 10% of the lands shall be landscaped
- b) Storage shall be screened from public ROWs and adjacent parcels

S-PUB Special, Public Service District

452 PURPOSE: To provide for the development of Institutional, Educational and Recreational uses.

453 PERMITTED USES:

Accessory Building ≤ 90 m² (968.75 ft²)
Recreation (Culture & Tourism)
Recreation (Outdoor)
Recreation (Public)

DISCRETIONARY USES:

Accessory Building > 90 m² (968.75 ft²)
Campground
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Medical)
Care Facility (Senior)
Cemetery and Funeral Services
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Dwelling Unit, accessory to the principal use
Farmers Market
Post-Secondary
Recreation (Private)
Religious Assembly
School
Special Function Business

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

454 MINIMUM PARCEL SIZE:

- a) 0.5 ha (1.24 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

455 MAXIMUM BUILDING HEIGHT (Principal Building):

- a) 14.0 m (45.93 ft)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

456 MAXIMUM BUILDING HEIGHT (Accessory Building):

- a) 7.0 m (22.97 ft)

457 MINIMUM SETBACKS (within a Hamlet):

Front Yard
6.0 m (19.69 ft)

Side Yard
3.0 m (9.84 ft)

Rear Yard
8.0 m (26.25 ft)

458 MINIMUM SETBACKS (outside a Hamlet):

Front Yard
60.0 m (196.85 ft) from Highways
30.0 m (98.43 ft) from County roads
15.0 m (49.21 ft) from other roads

Side Yard
60.0 m (196.85 ft) from Highways
30.0 m (98.43 ft) from County roads
15.0 m (49.21 ft) from other roads
6.0 m (19.69 ft) from other parcels

Rear Yard
30.0 m (98.43 ft) from any road
15.0 m (49.21 ft) from other parcels

459 ADDITIONAL REQUIREMENTS:

- a) A minimum of 10% of the parcel area shall be landscaped

S-FUD Special, Future Urban Development District

460 PURPOSE: To provide a limited range of temporary uses that can easily be removed when land is developed to an urban standard while protecting lands for future urban development by restricting premature subdivision and development, while accommodating agricultural uses.

461 PERMITTED USES:

Accessory Building ≤ 500 m² (5381.96 ft²)
Agriculture (General)
Beekeeping
Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building ≥ 500 m² (5381.96 ft²)
Accessory Dwelling Unit
Agriculture (Intensive)
Animal Health (Inclusive)
Bed and Breakfast
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Establishment (Entertainment)
Equestrian Centre
Farm Gate Sales
Film Production
Home-Based Business (Type II)
Outdoor Storage
Recreation (Outdoor)
Riding Arena
Special Function Business
Vacation Rental

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

462 MINIMUM PARCEL SIZE:

- a) An un-subdivided Quarter Section.
- b) The portion created and the portion remaining after registration of a First Parcel Out subdivision.
- c) If a parcel is not an un-subdivided Quarter Section or First Parcel Out at the time it has been re designated S-FUD, the minimum area of a parcel is the area of that parcel at the time of such designation.

463 DENSITY:

- a) 2 Dwelling Units per parcel

464 MAXIMUM BUILDING HEIGHT:

- a) Dwelling Units: 12.0 m (39.37 ft.)
- b) All others: None

465 MINIMUM SETBACKS:

Front Yard

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from service roads

Side Yard

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from service roads
6.0 m (19.69 ft.) from other parcels

Rear Yard

30.0 m (98.43 ft.) from any road
15.0 m (49.21 ft.) from other parcels

465.1 ADDITIONAL REQUIREMENTS:

- a) Establishment (Entertainment) shall be restricted to outdoors only.

S-NAT Special, Natural Resources

466 PURPOSE: to provide for the development of industrial uses related to non-renewable natural resource extraction and processing. **This District shall not be applied to new parcels upon Bylaw C-8000-2020 coming in to full force and effect.**

467 PERMITTED USES:

Accessory Building ≤ 250 m² (2,690.98 ft²)
 Agriculture (General)
 Beekeeping

DISCRETIONARY USES:

Accessory Building > 250 m² (2,690.98 ft²)
~~Agriculture (General)~~
 Communications Facility (Type A)
 Communications Facility (Type B)
 Communications Facility (Type C)
 Dwelling, accessory for a principal use
 Natural Gas Plant
 Natural Resource Extraction/Processing

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

468 MINIMUM SETBACKS:**Front Yard**

60.0 m (196.85 ft.) from Highways
 30.0 m (98.43 ft.) from County roads
 15.0 m (49.21 ft.) from other roads

Side Yard

60.0 m (196.85 ft.) from Highways
 30.0 m (98.43 ft.) from County roads
 15.0 m (49.21 ft.) from all others

Rear Yard

30.0 m (98.43 ft.) from any road
 15.0 m (49.21 ft.) from other parcels

469 EXCEPTIONS:

- a) A dwelling shall not be located in close proximity to the active operation on the land that may have an adverse impact on the residential use (i.e. air quality, noise, noxious odours, etc.). Measures to mitigate any adverse impacts shall be assessed by the Development Authority when issuing a permit for a dwelling.

S-PRK Special, Parks and Recreation District

470 PURPOSE: To provide for the development of active and passive recreational areas at the local, neighbourhood and regional levels.

471 PERMITTED USES:

Accessory Building $\leq 90 \text{ m}^2$ (968.75 ft²)
School

DISCRETIONARY USES:

Accessory Building $> 90 \text{ m}^2$ (968.75 ft²)
Campground
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Establishment (Eating)
Recreation (Public)
Recreation (Outdoor)
Recreation (Culture & Tourism)
Special Function Business

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

472 ADDITIONAL REQUIREMENTS:

- a) All parcel and development regulations shall be at the discretion of the Development Authority

S-NOS Special, Natural Open Space District

473 PURPOSE: To create conservation areas or protect environmentally sensitive areas by restricting development and providing access to the public in a manner that programs and preserves the land.

474 PERMITTED USES:

Accessory Building $\leq 90 \text{ m}^2$ (968.75 ft²)

DISCRETIONARY USES:

Accessory Building $> 90 \text{ m}^2$ (968.75 ft²)

Communications Facility (Type A)

Communications Facility (Type B)

Communications Facility (Type C)

Recreation (Outdoor)

Recreation (Culture & Tourism)

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

475 ADDITIONAL REQUIREMENTS:

- a) All parcel and development regulations shall be at the discretion of the Development Authority and shall proceed in a manner to minimize impacts on the natural environment.

PART SEVEN

Land Use Overlays

7

This part outlines specific regulation that applies to the County's Land Use Overlay's.

Live-Work Overlay

476 The purpose of this Overlay is to create an opportunity for more commercial uses of greater size and intensity than is generally permitted within the District. The live-work overlay boundaries are indicated in **Schedule A**.

477 The following uses are additional uses, discretionary on the parcels identified in **Schedule A – Live-Work Overlay**:

- a) Accessory buildings greater than 150.00 m² (1614.59 ft²) building area and less than 500.00 m² (5,381.96 ft²) building area,
- b) Animal Health (Inclusive),
- c) Care Facility (Clinic),
- d) Care Facility (Group),
- e) Care Facility (Medical),
- f) Care Facility (Seniors),
- g) Retail (Small),
- h) Industrial (Light), and
- i) Office.

GENERAL REGULATIONS

478 The General Regulations apply as contained in **Part 5 – Land Use Districts** of this Bylaw, the underlying District, as well as the following provisions. Any new discretionary uses within the area shown in **Schedule A – Live-Work Overlay** shall be subject to the requirements of the underlying District and this overlay.

BUILDING REGULATIONS

479 Maximum height:

- a) Principal building - 10.00 m (32.81 ft.), and
- b) Buildings for business activities – 10.00 m (32.81 ft.) for all uses, discretionary pertaining to this overlay; uses, permitted and discretionary, in the underlying district shall adhere to the maximum accessory building height for the underlying District.

480 The total building area for all buildings associated with the uses identified within the Live-work Overlay shall not exceed 500.00 m² (5381.96 ft²).

481 Exterior of buildings should match or complement the residence.

OPERATIONAL REGULATIONS

482 The maximum number of non-resident employees is six.

483 For those activities occurring outside of an enclosed building, hours of operation are limited to between 8:00 a.m. and 7:00 p.m.

ADDITIONAL REGULATIONS

484 Outside storage, if allowed in a condition of a Development Permit, shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed 1% of the parcel or 400.00 m² (4305.56 ft²), whichever is the lesser.

485 Uses identified in the Live-Work Overlay shall directly involve one or more residents of the parcel involved in the business or operation.

486 A landscape buffer of 10 m (32.81 ft.) is required.

487 The landscape buffer will be located on private land to mitigate potential on-site negative visual impacts associated with non-residential land uses to nearby residential developments.

488 Development within a landscape buffer identified in a local plan is restricted to:

- a) Landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks, and
- b) Surface parking where it is screened from view from public rights-of-way by berms and/or landscaping.

PART EIGHT

Definitions

8

This part provides definitions for terms used within the Land Use Bylaw.

Please note, definitions pertaining to specific uses are **HIGHLIGHTED** below:

“Abutting” means to have a common boundary, to border on.

“Accessory Building” means a detached building, with or without a permanent foundation, which is subordinate or incidental to the Principal Use or Principal Building located on the same site. Typical accessory buildings include, but are not limited to, fabric covered buildings, garages, sheds, chicken coop etc. Accessory Building does not include Accessory Structure.

“Accessory Structure” means a detached unenclosed structure which is subordinate or incidental to the Principal Use or Principal Building located on the same site. Typical accessory structures include, but are not limited to, flagpoles, grain bins, three sided stock shelters less than 27.87 m² (300.00 ft²), personal swimming pools, personal hot tubs, satellite dishes, personal play structures, utility covers, personal ground mounted solar collectors, etc.

“Accessory Dwelling Unit” means a subordinate Dwelling Unit that may be located within a principal building or an accessory building. An Accessory Dwelling Unit that is external to the principal building shall be on a permanent foundation and has a minimum gross floor area (GFA) of 37.1 m² (399.34 ft²).

“Accessory Use” means a use customarily incidental and subordinate to the principal use or building and is located on the same parcel as such principal use or building.

“Adjacent” means contiguous or would be contiguous if not for an easement, right-of-way, road (excluding a highway), or natural feature.

“Agriculture (General)” means the raising of crops or the rearing of livestock, either separately or in conjunction with one another and includes buildings and other structures limited to the regulations of the District. This use does not include Cannabis Cultivation or Cannabis Processing.

“Agriculture (Intensive)” means a use where plants or animals are intensively grown and processed for food or non-food use. Typical uses include greenhouses, nurseries, tree farms, market gardens, mushroom farming, vermiculture and aquaculture. This use does not include Cannabis Cultivation or Cannabis Processing.

“Agriculture (Regulated)” means a use where the intensity of agriculture operations has significant land or water demands and may include off-site impacts that are licensed under provincial or federal regulations. Typical uses include abattoirs, and fertilizer plants. This use does not include Cannabis Cultivation or Cannabis Processing.

“Agricultural (Processing)” means a use for storage and upgrading of agricultural products for distribution or sale through value added processes such as mixing, drying, canning, fermenting; applying temperature, chemical, biological or other treatments to plant matter, the cutting, smoking, aging, wrapping and freezing of meat, or similar production methods. This use does not include Agriculture (Intensive or Regulated), Cannabis Cultivation or Cannabis Processing.

“Alcohol Production” means a use where beer, spirits and other alcoholic beverages are manufactured that may have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption as a Special Event and are sold to the general public for consumption on the premises and that may include the retail sale of products. Typical uses include breweries, distilleries, wineries, and meaderies.

“Animal Health (Inclusive)” means a use for the care, treatment, or impoundment of animals both considered as domestic pets or farm animals. This would include pet clinics, animal veterinary clinics and veterinary offices with or without outdoor pens, runs and enclosures.

“Animal Health (Small Animal)” means a development such as a hospital or shelter used for the temporary or overnight accommodation, care, treatment or impoundment of animals considered as domestic pets, but not farm animals. Typical uses include pet clinics, animal veterinary clinics and veterinary offices without outdoor pens, runs or enclosures.

“Applicant” means a person who is lawfully entitled to make, and makes, an application for any document, approval, permit or other thing that may be issued, made or done under the authority of the Bylaw.

“Application Form” means a form provided to an Applicant pursuant to the Bylaw, including Text Amendment Application Forms, Land Use Redesignation Application Forms and Development Permit Application Forms etc.

“Auctioneering” means a use where goods, motor vehicles or livestock are auctioned, including the temporary storage of such goods.

“Automotive Services (Minor)” means a use where the servicing and repair of vehicles occurs, excluding the sale of gasoline and related fuels. Typical uses include standalone mechanics shops, transmission and muffler shops, and auto body paint and repair facilities.

“Automotive Services (Major)” means a use where the sale, servicing and repair of vehicles occurs that may include the sale of gasoline and related fuels. Typical uses include automotive dealerships and truck stops and may include ancillary uses such as Establishment (Eating).

“Bed and Breakfast” means a use where temporary sleeping accommodation is provided for up to three guest rooms.

“Beehive” means a dome shaped or boxlike structure in which bees are kept.

“Beekeeping” means the activity of housing bees for the production of honey and/or pollination of agricultural crops, in accordance with the *Bee Act*, as amended or replaced from time to time.

“Building” means any structure used or intended for supporting or sheltering any use or occupancy.

“Building – Common Terms”

- a) **“Awning”** means a cloth like or lightweight shelter projecting from a building.
- b) **“Balcony”** means a projecting elevated platform on a building, which is enclosed by a railing or parapet and is greater than 0.6 m above grade and width. Access is from the building only.

- c) **"Basement"** means that portion of a building or structure which is wholly or partially below grade and has no more than 1.8 m. of its clear height above grade and lies below the finished level of the floor directly above. A basement does not constitute a storey for the purpose of the Bylaw.
- d) **"Bay"** means a self-contained unit of part of a building or of the whole building which can be sold or leased for individual occupancy.
- e) **"Canopy"** means a non-retractable solid projection extending from the wall of the building intended to be used as a protection against weather, other than normal architectural features such as lintels, sills, moldings, architraves and pediments, but includes the structure known as the theatre marquee.
- f) **"Cantilever"** means a long projecting beam or girder fixed at only one end.
- g) **"Deck"** means an above grade open-sided roofless platform that is detached or adjoining a building.
- h) **"Foundation"** means the lower portion of a building, usually concrete or masonry, and includes the footings, which transfers the weight of and loads on a building to the ground.
- i) **"Parapet"** means a low wall or railing to protect the edge of a roof.
- j) **"Patio"** means an uncovered open platform or area situated directly on the ground.
- k) **"Porch"** means a roofed structure having direct access to and projecting from the principal building with walls that are unenclosed and open to the extent of at least 50% and may be glazed or screened.

"Business" means:

- a) a commercial, merchandising or industrial activity or undertaking, or
- b) a profession, trade, occupation, calling or employment, or
- c) an activity providing goods and services, whether or not for profit and however organized or formed, including a co-operative or association of persons.

"Building Permit" means a permit issued in writing by a designated Safety Codes Officer authorizing the commencement of a use, occupancy, relocation, construction, or demolition of any building.

"Bylaw" means the County Land Use Bylaw.

"Campground" means a use where holiday trailers, motor homes, tents, campers, and similar vehicles, are used for recreation, and is not normally used as year-round storage, or accommodation for residential uses.

"Cannabis Cultivation" means the growing and harvesting of cannabis as licensed by Health Canada.

"Cannabis Processing" means a development, as licensed by Health Canada, where cannabis is grown, harvested, processed, tested, destroyed and/or stored on site, but does not include Cannabis Retail Store.

"Cannabis Retail Store" means a building or a portion thereof that is licensed by the Province of Alberta for the sale of cannabis and cannabis accessories for consumption off the premises.

"Car Wash" means a facility for the washing of motor vehicles on a commercial basis.

"Cemetery and Funeral Services" means a use where the development for the preparation of the deceased for interment, the provision of funeral or memorial services for the public, the sale of funeral supplies, or the entombment of the deceased occurs and may include such facilities as funeral home, crematories, ~~cineraria~~, columbaria, mausoleums, memorial parks, burial grounds, cemeteries, and gardens of remembrance.

"Care Facility (Child)" means the use of a *building* or portion thereof for the provision of care, instruction, *maintenance* or supervision of seven or more children under the age of 13 years, by persons other than one related

by blood or marriage, for periods not exceeding 24 consecutive hours. Typical uses include all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs.

“Care Facility (Clinic)” means a use where the principal use is to provide medical and health care services on an outpatient basis only. Typical uses include medical and dental offices, health care clinics, pre-natal clinics and counseling services.

“Care Facility (Group)” means a use where individuals who are either disabled or in need of supervision reside on a temporary or long-term basis, in accordance with their individual needs. Typical uses include foster or boarding homes for children, group homes, family homes and long-term care facilities.

“Care Facility (Seniors)” means a use where accommodation with moderate care provisions for residents in a congregate setting. Residents do not require continuous access to professional services or on-site professional services. Room and board services, light housekeeping services, twenty-four (24) hour availability of assistance and oversight with personal care and social and recreation support may be provided. Typical uses include lodges and senior homes.

“Care Facility (Medical)” means a development providing room, board, and surgical or other medical treatment for the sick, injured, or infirm including out-patient services and accessory staff residences. Typical facilities would include hospitals, sanitariums, convalescent homes, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

“Communications Facility (Type A)” means a commercial communications facility with an antennae that is incorporated within or are mounted on existing structures, no more than 4.00 meters (13.12 feet) above the highest point of the structure.

“Communications Facility (Type B)” means a commercial communications facility with either a tower or pole structures between 4.00 and 20.00 meters (13.12 to 65.62 feet) in height, to which antennae are mounted for the purpose of telecommunications broadcast or signal transmission.

“Communications Facility (Type C)” means a commercial communications facility with either a tower or pole structures greater than 20.00 meters (65.62 feet) in height, to which antennae are mounted for the purpose of telecommunications broadcast or signal transmission.

“Compatible” means the characteristics of different uses or activities or designs which allow them to be located near or Adjacent to each other in harmony. Compatibility does not mean “same as”. Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing developments.

“Comprehensively Planned Area” means areas of the County that are guided by a comprehensive plan such as an Area Structure Plan, Area Redevelopment Plan, Conceptual Scheme, Hamlet Plan, and/or Master Site Development Plan. These plans recognize the physical, economic, social, political, aesthetic, and related factors of the community involved.

“Conceptual Scheme” means a non-statutory plan that provides detailed land use direction, subdivision design, and development guidance. A Conceptual Scheme is subordinate to an area structure plan, and may be adopted by bylaw or resolution.

“Conference Centre” means an establishment used for the holding of meetings, conventions, seminars, workshops, product and trade shows, or similar activities, and may include dining and lodging facilities for the use of participants, as well as compatible accessory facilities.

“Construct” means to build, rebuild, or relocate and without limiting the generality of the word, also includes: any preliminary operation such as excavation, filling or draining; altering an existing building or structure by addition, enlargement, extension, or other structural change; and any work which requires a Building Permit.

“Council” means the Council for the County.

“County” means Rocky View County.

“County Road” means a road owned and maintained by Rocky View County, including Township and Range Roads.

"Density" means the number of Dwelling Units on a site expressed in units per hectare (uph).

"Designated Officer(S)" means those persons designated by bylaw under the MGA and for purposes of the Bylaw, are the Development Officer, Bylaw Enforcement Officer, and CAO of the County or their Designate.

"Development" means:

- a) An excavation or stockpile and the creation of either of them, or
- b) A building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land, or
- c) A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
- d) A change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

"Development Agreement" means an agreement which is a contract between a developer and the County regarding the sharing of costs arising from the construction or servicing of a development.

"Development Authority" means a Development Authority established pursuant to the MGA to exercise development powers and duties on behalf of the County.

"Development Commencement" means the moment construction is started on site (i.e. excavation) or the land use has begun for the purposes of the Development Permit application.

"Development Completion" means the moment the required Building/Development Permit conditions and requirements have been met for the purposes of the Development Permit application and/or the final inspection reports have been received.

"Development Completion Certificate" means a certificate issued by a Development Authority confirming that the requirements of a development permit have been satisfactorily completed.

"Development Permit" means a document or permit, which may include attachments, issued pursuant to this Bylaw authorizing a development.

"Digital Display" means a device intended to display copy using electronic screens, projection, television, computer video monitors, liquid crystal displays (LCD), light emitting diode (LED) displays, or any other similar electronic, computer generated or digital technology.

"Direct Control District" means a district in the Land Use Bylaw which details guidelines established by Council for control over the use and development of an area pursuant to the provisions of the MGA.

"District" means a Land Use District.

"Dwelling" or "Dwelling Unit" a building or portion of a building consisting of one or more rooms operated or intended to be operated as a permanent residence for a household, containing cooking, sleeping and sanitary facilities only for that unit. All Dwellings or Dwelling Units, **except Dwelling, Tiny**, shall have a permanent foundation.

"Dwelling, Manufactured" means a detached Dwelling Unit consisting of a transportable dwelling that is designed and built to CAN/CSA Standard, to be moved, from one point to another as a single unit, and which is upon its arrival at the site where it is to be located, ready for occupancy except for incidental building operations such as connection to utilities. A Dwelling, Manufactured shall have a minimum GFA of 37.1 m² (399.34 ft²).

"Dwelling, Multiple Unit" means a dwelling with three (3) or more Dwelling Units. This use includes condominium style housing types such as Townhouses, Stacked-Townhouses and Four-plexes or Apartments. Accessory Dwelling Units are not permitted in Multiple Unit Dwellings.

“Dwelling, Duplex/Semi” means a dwelling containing two (2) Dwelling Units having the dwelling area of one located above the dwelling area of the other each with a private entry or a dwelling containing not more than two (2) Dwelling Units sharing a common wall, which may be subdivided along the common wall.

“Dwelling, Rowhouse” means a dwelling containing three (3) or more Dwelling Units located side by side, have direct access to grade, and are separated by a common party wall extending from the foundation to the roof; which may be subdivided along the common wall.

“Dwelling, Single Detached” means a dwelling which is supported on a permanent foundation or basement and has a minimum GFA of 37.1 m² (399.34 ft²).

“Dwelling, Tiny” means a detached Dwelling Unit less than 37.1 m² (399.34 ft²) in GFA.

“Dwelling Unit, Accessory to a Principal Use” means a dwelling that is accessory to a non-residential principal use of the parcel.

“Easement” means a right to use land generally for access to other property or as a right-of-way for a public utility.

“Natural Gas Plant” means a use where electrical power is produced and distributed from, including on-site transformers and electrical transmission lines.

“Equestrian Centre” means public facilities (buildings, shelters or other structures) at which horses are exercised or trained, training in equestrian skills or equestrian competitions or shows rodeos or other similar events are held, where a fee has been paid to participate, attend or use the facilities.

“Establishment (Eating)” means an establishment where food is prepared and served on the premises for sale to the public. Ancillary activities may include entertainment and the serving of alcoholic beverages when licensed by the Alberta Gaming and Liquor Commission. Typical uses include restaurants, cafes, delicatessens, tea rooms, lunchrooms, refreshment stands, take-out restaurants and catering services.

“Establishment (Drinking)” means an establishment, licensed by the Alberta Gaming and Liquor Commission, in which alcoholic beverages are served for a fee for consumption on the premises, and any preparation or serving of food is accessory thereto, and includes a licensed lounge that is ancillary to a Restaurant. Typical uses include pubs, bars, lounges, nightclubs, theatre restaurants and banquet facilities.

“Establishment (Entertainment)” means a use where live performances or motion pictures are shown. Typical uses include auditoria, cinemas and theatres, but does not include Establishment (Restricted).

“Establishment (Restricted)” means a use where potentially controversial goods and services are offered to the public. Typical uses include gambling venues such as casino's and bingo halls.

“Excavation” means any breaking of ground, except common household gardening and ground care.

“Farm” means an agricultural operation.

“Farm Building” means a building exclusively used for the housing of livestock, the storage of farm machinery, the storage of farm produce or the storage of feed for livestock.

“Farm Gate Sales” means a use where the sale of farm products which are produced in the same farming operation takes place.

“Farmers Market” means a market which has a primary use of selling goods produced in farming operations, and operates on a regular but temporary occurrence, and can include use of a building, structure or lot for the purpose of selling any or all produce and crafts and may include retail stores and restaurants.

“Fence” means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or provide sound abatement and may include confinement of livestock and protection of livestock from wind.

“Filling” means the import and placement of natural uncontaminated earth or aggregate materials (e.g. clay, silt, sand, gravel) on a parcel for the purposes of altering/modifying grades, drainage, or building up a site for a proposed

building or development, but does not include the import and placement of dry-waste, hydro vac material or land fill waste materials, and does not include the placing of topsoil.

“Film Production” means a premises, set structures, props, or installations used in the production of any form of motion picture, television program, live broadcast, special effects, recording, or visual or audio arts projects and may include (but is not limited to) lighting, outdoor storage, parking, temporary trailers, food service (for staff), signage and any other activities reasonably associated with film production.

“Firing Range” means a specialized practice range for target practice, located within an enclosed building or outside area, including targets for rifles or handguns practice.

“First Parcel Out” means a single residential or agricultural parcel created from a previously un-subdivided Quarter Section.

“Flood Fringe” means the portion of the flood hazard area outside of the floodway, as determined by the Province of Alberta. Water in the flood fringe is generally shallower and flows slower than in the floodway.

“Flood Hazard Area” means the area of land bordering a water course or water body that would be affected by a design flood and includes the flood fringe, floodway, and may include areas of overland flow, as determined by the Province of Alberta.

“Floodway” means the portion of the flood hazard area where flows are deepest, fastest, and most destructive, as determined by the Province of Alberta. The floodway typically includes the main channel of a watercourse and a portion of the adjacent overbank area.

~~**“Floor Area”** means the total floor area of a building within the exterior walls. This does not include basement areas parking areas below grade, and areas devoted exclusively to mechanical or electrical equipment servicing the development.~~

“Government Services” means a use where municipal, provincial or federal government services directly to the public or the community at large, and includes development required for the public protection of persons or property. Typical facilities would include police stations, fire stations, courthouses, post offices, municipal offices, social service offices, employment offices and airport terminals.

“Ground Cover” means vegetation, other than grass, commonly used for landscaping purposes and includes herbaceous perennials and flowers.

“Grade, Building” means the ground elevation established for the purpose of regulating the number of stories and the height of a building. The grade, building shall be the level adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for the four elevations.

“Grade, Drainage” means the ground elevation established in a lot drainage plan attached to an approved Development Permit for the purpose of controlling the flow of surface water on the lot.

~~**“Gross Floor Area (GFA)”** means the total floor area of a building within the exterior walls. This does not include basement areas parking areas below grade, and areas devoted exclusively to mechanical or electrical equipment servicing the development.~~

“Hamlet” means unincorporated area as defined by the MGA or as declared by a bylaw and Public Hearing process.

“Highway” means a provincial highway pursuant to the *Highways Development and Protection Act*, S.A. 2004 Chapter H-8.5, as amended or replaced from time to time.

“Home-Based Business (Type I)” means a use where business is conducted in a Principal Building with limited weekly visits and employees that reside in the Principal Building. Uses are secondary to the residential use of the parcel and do not change the residential appearance of the land and buildings.

“Home-Based Business (Type II)” means a use where business is conducted in a Principal Building or Accessory Building with moderate weekly visits and **which may have with one employees** who does not live on the property. Uses are secondary to the residential use of the parcel and do not change the residential appearance of the land and buildings.

“Hotel/Motel” means a building used primarily for sleeping accommodations and ancillary services provided in rooms or suites of rooms, which may contain bar/kitchen facilities; the building may also contain commercial or other uses and may or may not offer such additional services as party facilities, restaurant or dining room services, or public convention facilities.

“Industrial (Light)” means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of a Development Authority, there is significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered Industrial (Light). Typical uses include laboratories, general contractors and landscaping services, construction firms, self storage facilities and warehouse sales of furniture, floor coverings etc.

“Industrial (Medium)” means those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered Industrial (Heavy). Typical uses include manufacturing and processing plants that do not pose a Nuisance.

“Industrial (Heavy)” means those developments that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods, but does not include Cannabis Cultivation or Cannabis Processing. Typical uses include wreckage and salvage yards, and manufacturing and processing facilities that create a Nuisance.

“Industrial (Logistics)” means a use accommodating the storage and inter-modal (rail, highway) distribution of goods resulting in larger traffic volume. Typical uses include shipping/receiving facilities, transshipment and distribution centres.

“Infill Development” is the process of developing vacant or under-used parcels within existing areas that are already largely developed.

“Internal Subdivision Road” means a public roadway providing access to lots within a registered multi-parcel subdivision and which is not designated as a Township or Range Road.

“Kennel” means a facility for the keeping, breeding, boarding, caring, or training of dogs and/or other domestic pets over three months of age, excluding livestock.

“Landscaping” means to change or modify the natural features of a site so as to make it more attractive by adding lawns, trees, shrubs, ornamental plantings, fencing, walks, drives, or other structures and materials.

“Lane” means a public thoroughfare which provides a secondary means of access to a parcel. Commonly referred to as a ‘Back Alley’.

“Livestock” means horses, cattle, sheep, swine, live poultry, fur-bearing animals raised in captivity, game-production animals within the meaning of the *Livestock Industry Diversification Act*, as amended or replaced from time to time.

“Loading Space” means a space for parking a vehicle (commercial) while being loaded or unloaded.

“Maintenance” means the upkeep of a building or property that does not involve structural change, the change of use, or the change of intensity of use.

“Manure Storage Facility” means a structure, reservoir, catch basin, lagoon, cistern, gutter, tank, or bermed area for containing livestock wastes prior to the waste being used or disposed. It does not include a vehicle, motor or any mobile equipment used for transportation or disposal of livestock wastes.

“Master Site Development Plan” means a non-statutory plan that is adopted by Council resolution. A master site development plan provides design guidance for the development of a large area of land with little or no anticipated subdivision.

“Mixed-Use Building” means a building used partly for residential use and partly for commercial use.

“Mixed-Use Development” means a parcel of land or a building or structures developed for two or more different uses that may include uses such as residential, office, manufacturing, retail, public, or entertainment.

“Natural Resource Extraction/Processing” means a use where raw materials are removed, extracted or processed. Typical resources and raw materials would include oil and gas, peat, sand, silt and gravel, shale, clay, marl, limestone, gypsum or other minerals, timber and coal. Typical facilities or uses would include gravel pits (and associated crushing operations), asphalt processing, sand pits, clay or marl pits, peat extraction, stripping of topsoil, timber removal, sawmills and related timber/wood processing and oil and gas processing plants or refineries.

“NIT” A nit is a unit of measurement of luminance, or the intensity of visible light.

“Non-Conforming Building” means a building:

- a) That is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or the land on which the building is situated becomes effective, and
- b) That on the date the land use bylaw becomes effective does not, or when constructed will not, comply with the land use bylaw.

“Non-Conforming Use” means a lawful specific use:

- a) Being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective, and
- b) That on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw.

“Nuisance” means anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.

“Occupancy” means the utilization of a building or land for the use for which it was approved.

“Occupancy Permit” means a permit issued under the *Alberta Safety Codes Act*, as amended or replaced from time to time, for the right to occupy or use the bay, building or structure for the use intended.

“Office” means a Building that provides space for professional, management, administrative, consulting and similar office and business support services.

“Outdoor Storage” means an outdoor area that may contain a building or structure used for the accessory keeping of goods, inventory, materials, machinery, equipment, unregistered vehicles, or Vehicles (Recreation), outside in association with the primary use on the parcel.

“Overland Flow” means special areas of the flood fringe, as determined by the Province of Alberta.

“Parcel” means the aggregate of the one or more areas of land described in a Certificate of Title or described in a Certificate of Title by reference to a plan filed or registered in a Land Titles Office. May also be referred to as a site.

“Parcel Area” means the total area of a parcel.

"Parcel Coverage" means the combined area of all buildings or structures upon the parcel, measured at the approved grades, including all porches and verandas, enclosed terraces, steps, cornices, eaves, and similar projections; such area shall include air wells, and all other space within an enclosed building.

"Parcel Frontage" means the length of a street boundary measured along the front line of a parcel.

"Parcel, Corner" means a parcel that abuts two (2) intersecting streets.

"Parcel, Double Fronting" means a parcel which abuts two (2) non-intersecting streets (excluding lanes).

"Parcel, Interior" means a parcel which is bounded by only one (1) street.

"Park" means a use where land is designated for active or passive recreational use by the public which does not require dedicated facilities beyond supporting accessory buildings or structures and landscaping. Typical uses include playspaces, walkways, trails, nature interpretation areas, picnic areas, athletic fields and similar uses.

"Parking Lot" means a portion of land or of a building set aside for the short-term parking of motor vehicles.

"Portable Grain Bins" means a manufactured cylindrical steel bin that is less than 5.60 m in diameter and less than 6,000 bushels in capacity and is placed on skids.

"Post-Secondary" means a building or facility of a post-secondary institution such as a technical college, college or university.

"Principal Building" means a building, which in the opinion of the Development Authority occupies the major or the central portion of a site, or is the chief or the main one among the buildings on the site, or constitutes by reason of its use the primary purpose for which the site is used.

"Principal Use" means the use of a site or of a building which in the opinion of the Development Authority constitutes the primary purpose for which the site is used.

"Property Line" means any boundary of a lot or parcel, and includes the rear, front and side property lines of a lot.

"Quarter Section" means a titled area of: 64.7 ha (160 ac) more or less; or a gore strip greater than 32.38 ha (80 ac) in size, that has not been subdivided, excluding subdivisions for boundary adjustments, road widening, and public uses such as a school site, community hall, and rights of way of roads, railroads, and canals.

"Recreation (Culture & Tourism)" means a use where public or private cultural or tourism recreation occurs. Typical uses include tourist information centres, libraries, museums, or other cultural facilities, but does not include Recreation (Public) facilities.

"Recreation (Outdoor)" means a use where outdoor recreation occurs. Typical uses include outdoor skating rinks, lawn bowling greens, tennis courts, swimming and wading pools, water spray parks, rodeo grounds, go-cart tracks, miniature golf, theme parks and golf courses.

"Recreation (Private)" means a use where sports or recreation, that is privately owned, occurs within an enclosed Building. Typical uses include private clubs or lodges, health or fitness clubs, or private recreation facilities such as bowling alleys, arcades or racquet courts.

"Recreation (Public)" means a use where sports or recreation, that is open to the public, occurs within an enclosed building. Typical uses include recreation centres, community halls, public swimming pools, curling rinks and arenas, but does not include Government Services.

"Recycling/Compost Facility" means the use of premises for the collection and sorting of garbage or compost, and the packaging of paper, newspapers, clothing, cans, or bottles and similar domestic or commercial garbage. This use does not include a manure storage facility as defined in the *Agricultural Operation Practices Act*, as amended or replaced from time to time.

"Redesignation" means the conversion of land from one land use to another.

“Reserve, Municipal (MR)” means the land designated as Municipal Reserve per the MGA.

“Reserve, Environmental (ER)” means the land designated as Environmental Reserve per the MGA.

“Religious Assembly” means a development owned by a religious organization used for worship and related religious, philanthropic, or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories, and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries.

“Retail (Small)” means a use where the sale of goods and services occur in a building with a Gross Floor Area less than 1,000.0 m². Typical uses include a convenience store or sandwich shop or personal services such as hairdressers/salons, massage clinics, laundromats, or tailors but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

“Retail (General)” means a use where the sale of goods and services occur in a building with a Gross Floor Area between 1,000.0 - 4,000.0 m². Typical uses include a clothing store, pharmacy, or bank but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

“Retail (Large)” means a where the sale of goods and services occur in a building with a Gross Floor Area larger than 4,000.0 m². Typical uses include ‘big box’ retailer but does not but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

“Retail (Groceries)” means use where the retail of raw or prepared foods (with a Gross Floor Area less than 4,500.0 m²) that may include ancillary uses such as a pharmacy, optometrist or postal services but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

“Retail (Restricted)” means a use where potentially controversial goods and services are offered to the public for sale for use or consumption off-site. Typical uses include liquor stores, ~~and~~ adult goods stores, ~~and~~ firearm sales but does not include Cannabis Retail Store.

“Retail (Garden Centre)” means a development providing for the sale of bedding, household and ornamental plants, and associated merchandise, and may include display gardens but does not include Cannabis Retail Store.

“Retail (Shopping Centre)” means a use where commercial establishments are grouped on a site planned, developed, and managed as a single unit with on-site parking provided.

“Retaining Wall” means a wall for holding in place, a mass of earth or the like, as at the edge of a terrace or excavation.

“Riding Arena” means a private facility for the training, exercising, and boarding of horses. The arena shall not be used for horse shows, rodeos, teaching sessions or similar events to which there is a fee to participate in or to use the facilities.

“Riparian Protection Area” means the lands adjacent to naturally occurring watercourses, which the County has deemed necessary to protect by limiting certain forms of development within this area. The purpose and intent of the riparian protection area is to conserve and manage riparian lands. The riparian protection area is based on the Province of Alberta’s “Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta’s Settled Region” as amended or replaced from time to time.

“School, Commercial” means a service commercial establishment which provides instruction in any subject for profit or gain, typical uses include a trade school, ~~a secretarial college or school~~, a dance school or studio, a school of music, a modeling school, ~~a charm school~~, a ceramics school, or studio but does not include a public school, separate school, or private school.

“School” means a place of instruction operated with public funds pursuant to the *School Act*, as amended or replaced from time to time, which may be located on reserve land pursuant to the MGA. This use does not include a School, Commercial.

“Screening” means a fence, earth berm, row of trees, hedge, or established shelterbelt used to visually and/or physically separate areas or functions.

“Servicing Standards” means the County’s technical requirements that govern infrastructure design, construction, testing, inspection, maintenance, and transfer of public works.

“Setback” means the perpendicular distance as measured between that part of a building nearest to the front, side or rear property lines of a parcel. In the case of a setback involving a yard, front, it means the distance measured perpendicularly from the front property line of the parcel, to the nearest point of the building.

“Set Structures” means any structure associated with film production facility activities. Set structures may undergo aesthetic or structural modifications as part of a project or between different projects. These are primarily shell structures and shall not be used for residential, commercial, or industrial occupancy.

“Shelterbelt” means a planting made up of one or more rows of trees or shrubs planted in such a manner as to provide shelter from the wind and to protect soil from erosion.

“Shipping Container” means a painted steel container (also known as a “Sea Can”), 2.6 m in height, that was once used to transport goods and is typically used for storage.

“Show Home” means the use of an unoccupied residential building as a sales office and/or as a facility to demonstrate a builder’s housing product.

“Sidewalk” means a pathway or right-of-way for pedestrian traffic.

“Sign” means an object or device intended to advertise or call attention to a person, matter, event or location.

“Sign – Common Terms”

- a) **“Copy”** means the letters, graphics or characters that make up the message on the sign face.
- b) **“Changeable Copy”** means that portion of the copy that can be readily changed either manually or electronically.
- c) **“Building Face”** means any exterior wall of a Building.
- d) **“Third Party Advertising”** means advertising which directs attention to a business, commodity, service or event that is conducted, sold or offered elsewhere than on the premises on which the sign is located.

“Solar Farm” means an installation or area of land in which a large number of solar panels are set up in order to generate electricity.

“Special Event” means an event regulated by Bylaw C-7990-2020 as amended.

“Special Function Business” means a use where events are held on a semi-regular basis that may or may not include the erection of structures. Typical uses include wedding venues, concerts, galas, and tradeshow.

“Station (Gas/Electric)” means a use where fuel for vehicles, such as gasoline and/or electric vehicle charging stations are sold, typically including a Small Retail component. This use does not include a Bulk Fuel Facility.

“Station (Bulk Fuel)” means a use where gas and petroleum products are stored for distribution to customers.

“Statutory Plan” means an inter-municipal development plan, a municipal development plan, an area structure plan or an area redevelopment plan adopted by a municipality under the MGA, as amended or replaced from time to time.

“Stockpile” means an accumulation of goods, materials or raw materials, including snow dumps, stored outdoors in a pile-like formation.

“Street” means a public thoroughfare, often paved and referred to interchangeably as a road.

“Subdivision” the process of dividing land into smaller Parcels, overseen by the Subdivision Authority.

“Temporary” means a use which is limited in its permanence.

“Temporary Sales Centre” means a building less than 150 m² located on a parcel of land used as a sales office and/or as a facility to demonstrate a builder’s housing product.

“Top-Of-Bank” means the line where the surrounding tableland is broken by a valley slope and forms the escarpment as determined by a Geotechnical Engineer.

“Topsoil” means the uncontaminated uppermost layer of soil.

“Underlying Soil” means the layer of soil underneath the Topsoil. The typology of which is determined by the Alberta Geological Survey or by a qualified professional.

“Use” means the utilization of a parcel of land for a particular development activity.

“Use, Discretionary” means the use of land or a building provided for in this Bylaw for which a decision on a Development Permit may be issued upon a Development Permit application having been made and subject to the enabling conditions for each proposed development being satisfied.

“Use, Permitted” means the use of land or a building provided for in this Bylaw for which a Development Permit shall be approved and issued by the Development Authority when the proposed development conforms to all applicable requirements and rules of this Bylaw, with or without conditions, upon application having been made to the Development Authority.

“Use, Intensity Of” means the degree or scale of operation of use or activity in relation to the amount of land and buildings associated with the use, vehicular traffic generation resulting thereof, amount of parking facilities required for the particular land use activity, etc.

“Use, Similar” means a use of a site or building in a District which, in the opinion of the Development Authority, is so similar to a Permitted Use or Discretionary Use in that District that it meets the intent of Council for the development of that District as set out in the purpose and intent statement, but does not include a use that is specifically defined as a Permitted or Discretionary Use in any other District.

“Utilities” means a system or works used to provide services such as potable water, sewage disposal, waste management or storm systems, as well as the Buildings that house the public utility, and any offices or equipment.

“Vacation Rental” means a Dwelling Unit that is rented online via a hospitality service brokerage company that arranges lodging such as Airbnb, Vrbo, TurnKey, HomeAway etc.

“Variance” means a variation, relaxation or waiver of a development regulation or other requirement of the Bylaw.

“Vehicle (Agriculture)” means a vehicle, motor, implements of husbandry and trailers that are commonly used in an agricultural, general operation including but not limited to combines, tractors, cattle liners, grain trucks and carts, and horse/stock trailers.

“Vehicle (Commercial)” means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500kg or 7.0m in length, such as gravel trucks, gravel trailers, highway truck tractors, highway truck trailers, crane trucks, welding trucks, and vacuum trucks, and any vehicle not meeting the definition of a “private passenger vehicle” in the *Traffic Safety Act*, as amended or replaced from time to time.

“Vehicle (Recreation)” means a vehicle designed to be transported on its own wheels or by other means (including units mounted permanently or otherwise on trucks), which will permit its use for sleeping or living purposes for one or more persons on a short-term basis. Vehicle (Recreation) may include but not limited to motorized watercraft, 5th wheels, and recreational vehicles (RVs). Vehicle (Recreation) shall not be used as a Dwelling Unit.

“Walkway” means a public right-of-way for pedestrian use on which no motor vehicles are allowed

“Waste Management Facility” means a facility or landfill for the collection, storage, treatment or disposal of waste as defined in the County’s Waste Control Regulation.

“Waste Transfer Site” means the use of land or a facility for the collection of waste, recyclables, household hazardous waste, and compost into bulk containers for sorting and preparation for further transport to a waste management facility or recycling/compost facility.

“Water Body” means any location where water flows, is standing or is present, whether or not the flow or the presence of water is continuous, intermittent, or occurs only during a flood, and includes but is not limited to wetlands and aquifers, but does not include part of irrigation works if the irrigation works are subject to a license and the irrigation works are owned by the licensee, except in the circumstances prescribed in the *Water Act*, as amended or replaced from time to time.

“Watercourse” means a naturally occurring flowing body of water including but not limited to a river, creek, or stream, whether it conveys water continuously or intermittently, as identified by the County's Surface Water Data, Geomorphic Data, and Ortho-imagery Data, but excludes any human-made water features including but not limited to irrigation canals, ditches, reservoir, and drainage swales.

“Wind Farm” means an area of land with a commercial-scale group of energy-producing windmills or wind turbines. Ancillary structures may include equipment shelters.

“Yard” means a part of a parcel unoccupied by any portion of a Building or Accessory Building.

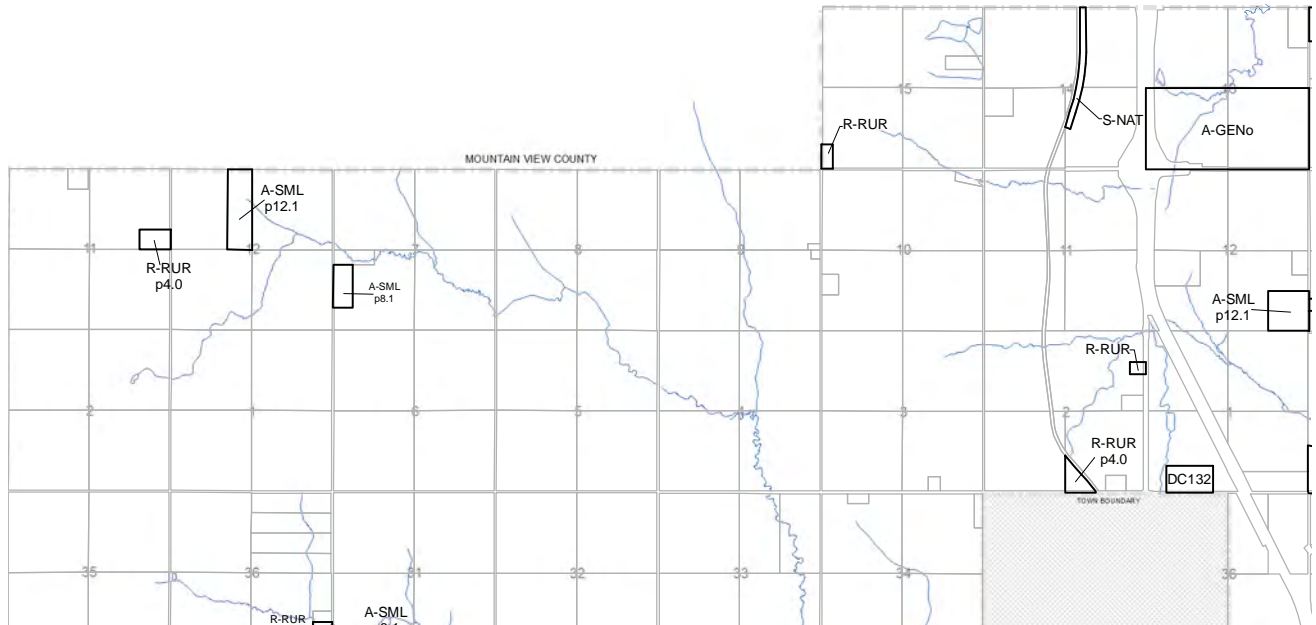
Schedule Live-Work Overlay

A



Schedule **Land Use Map**

B

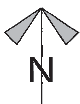


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

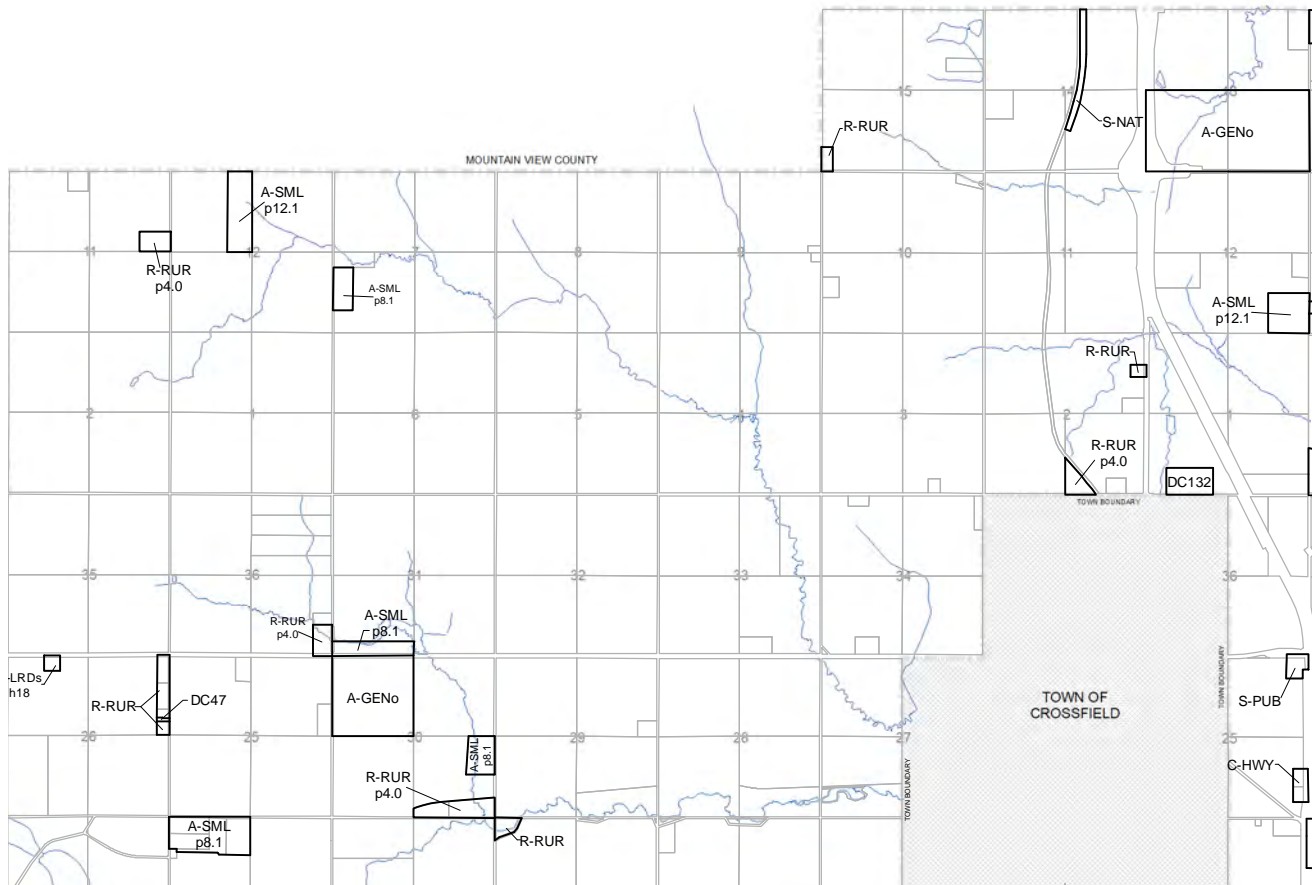


ROCKY VIEW COUNTY

TWP. 29-1-W5M & TWP. 29-2-W5M

LAND USE MAP NO. 95-96

Date: Aug 04, 2020 Page 366 of 528



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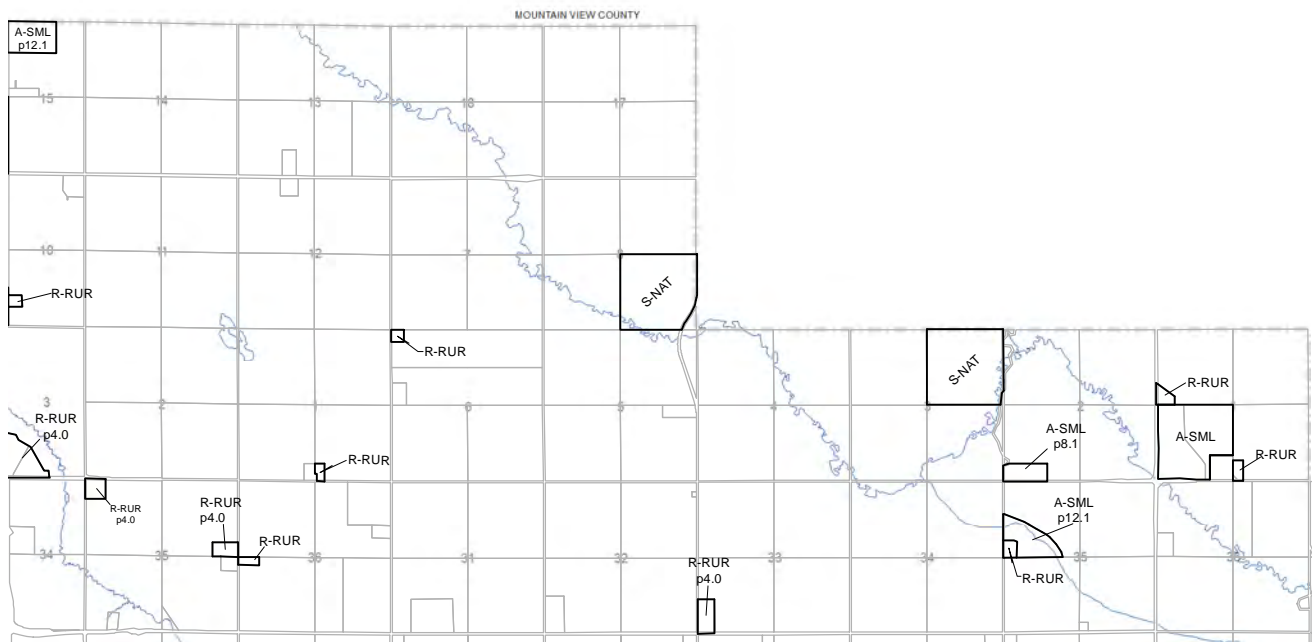
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ROCKY VIEW COUNTY
TWP. 29-1-W5M

LAND USE MAP NO. 95

Date: Aug 04, 2020 Page 367 of 528



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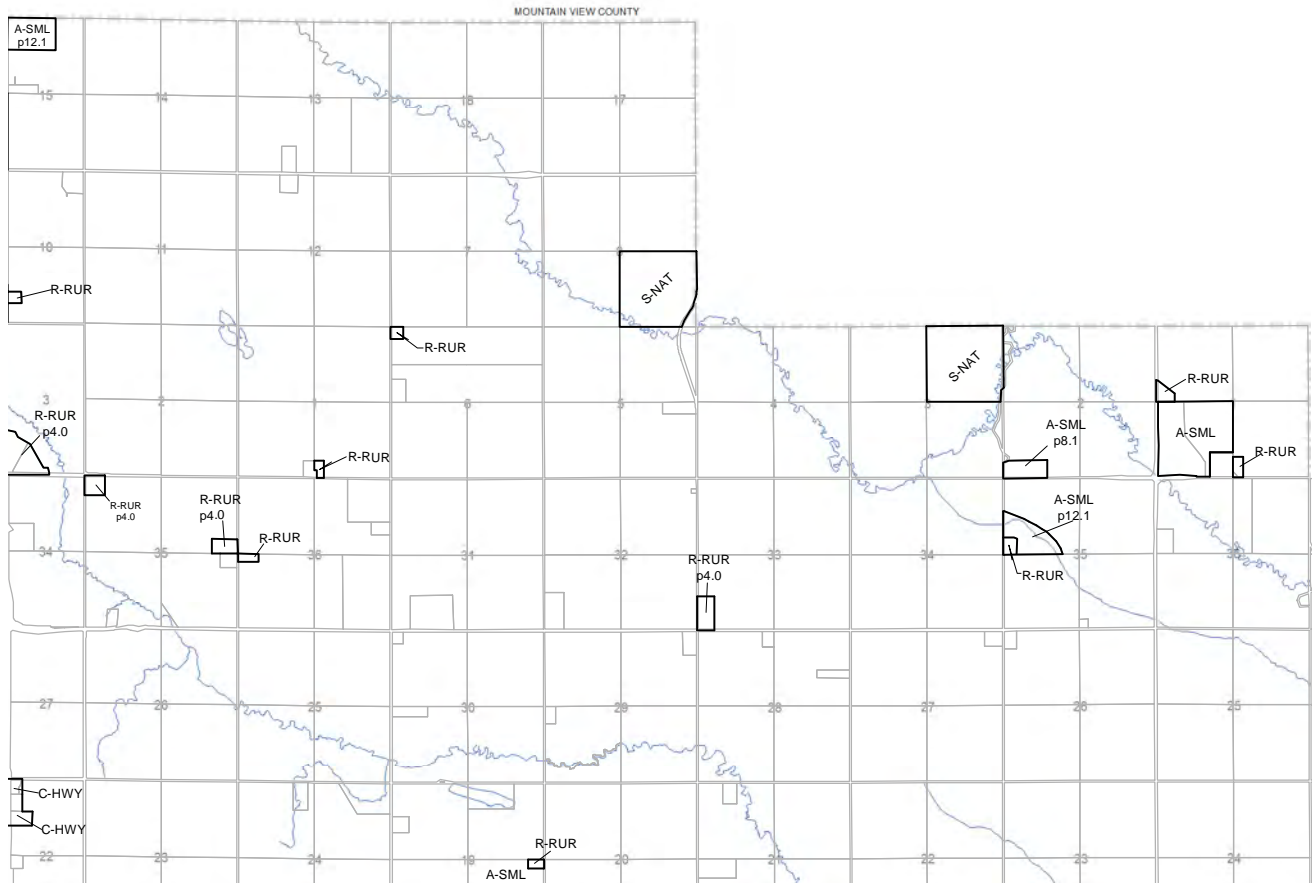


ROCKY VIEW COUNTY

TWP. 29-28-W4M & TWP. 29-29-W4M

LAND USE MAP NO. 93-94

Date: Aug 04, 2020 Page 368 of 528

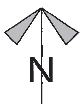


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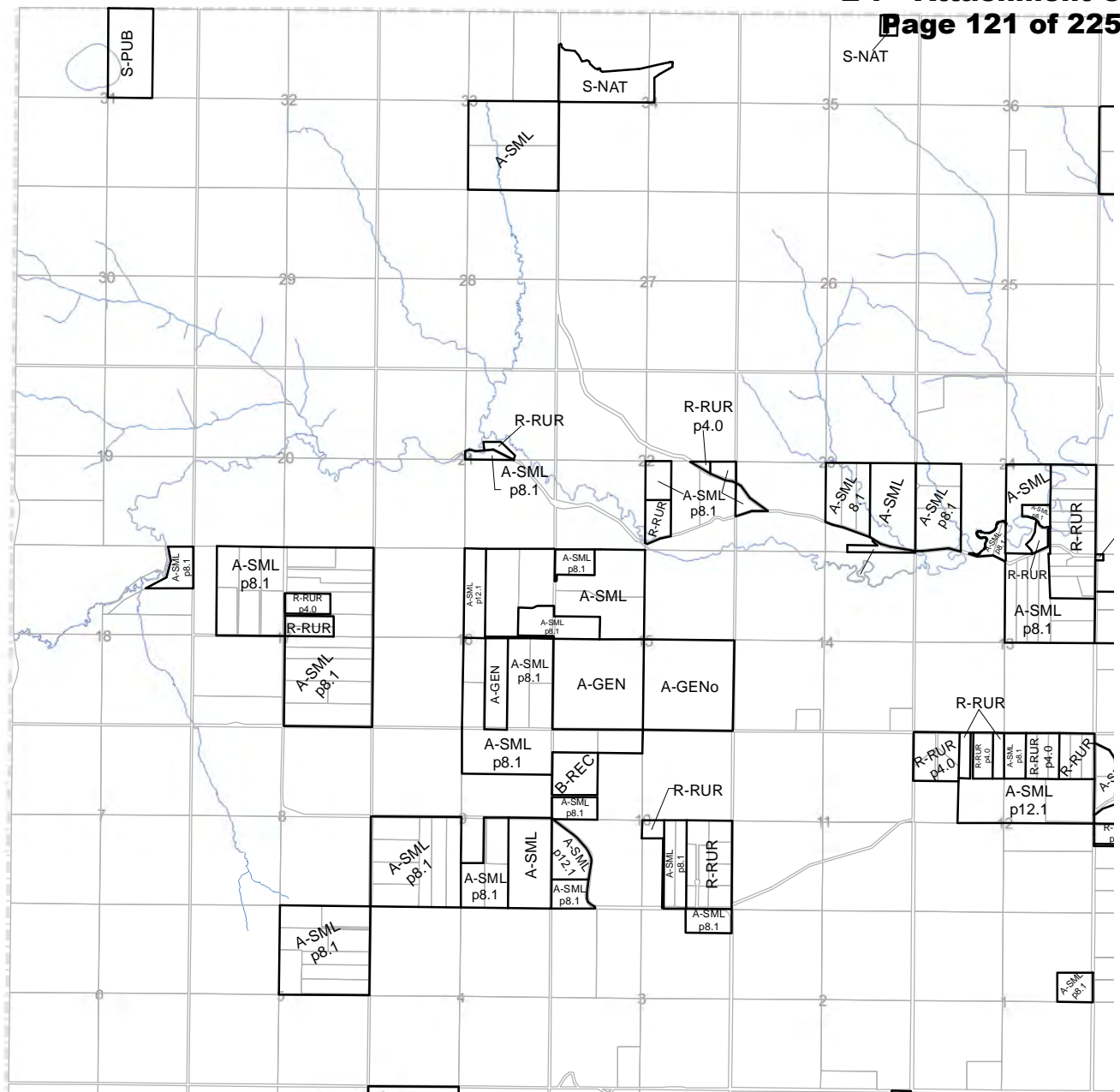
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S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 29-28-W4M

LAND USE MAP NO. 93

Date: Aug 04, 2020 Page 369 of 528



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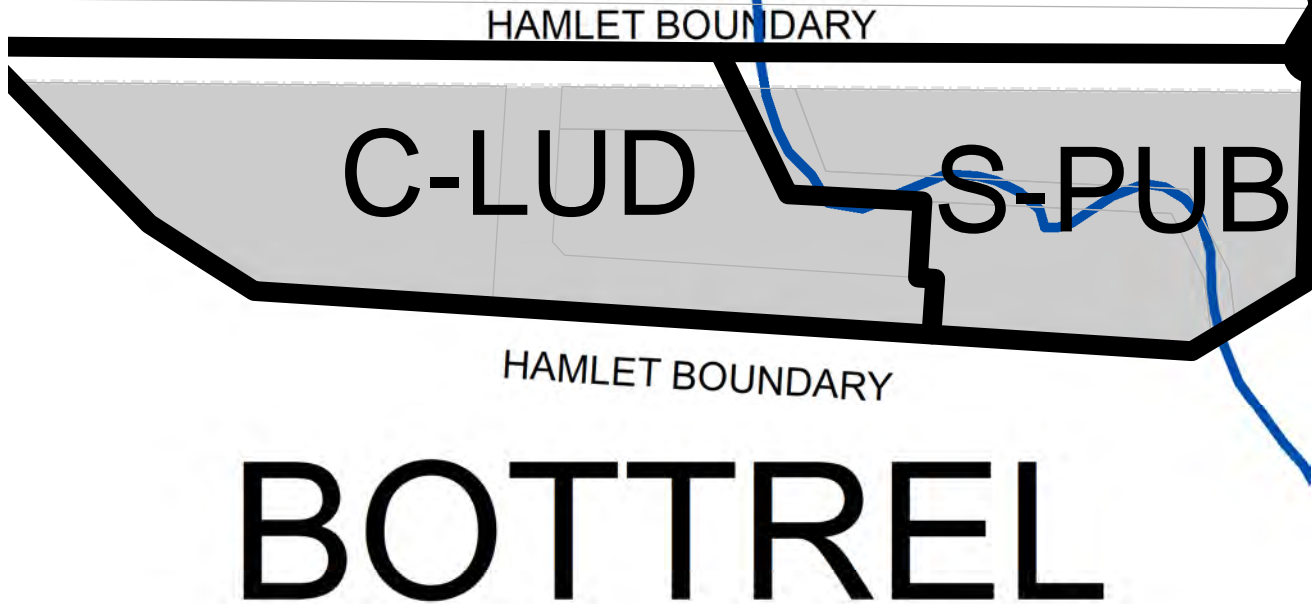
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S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 28-5-W5M

LAND USE MAP NO. 89

Date: Aug 04, 2020 Page 370 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

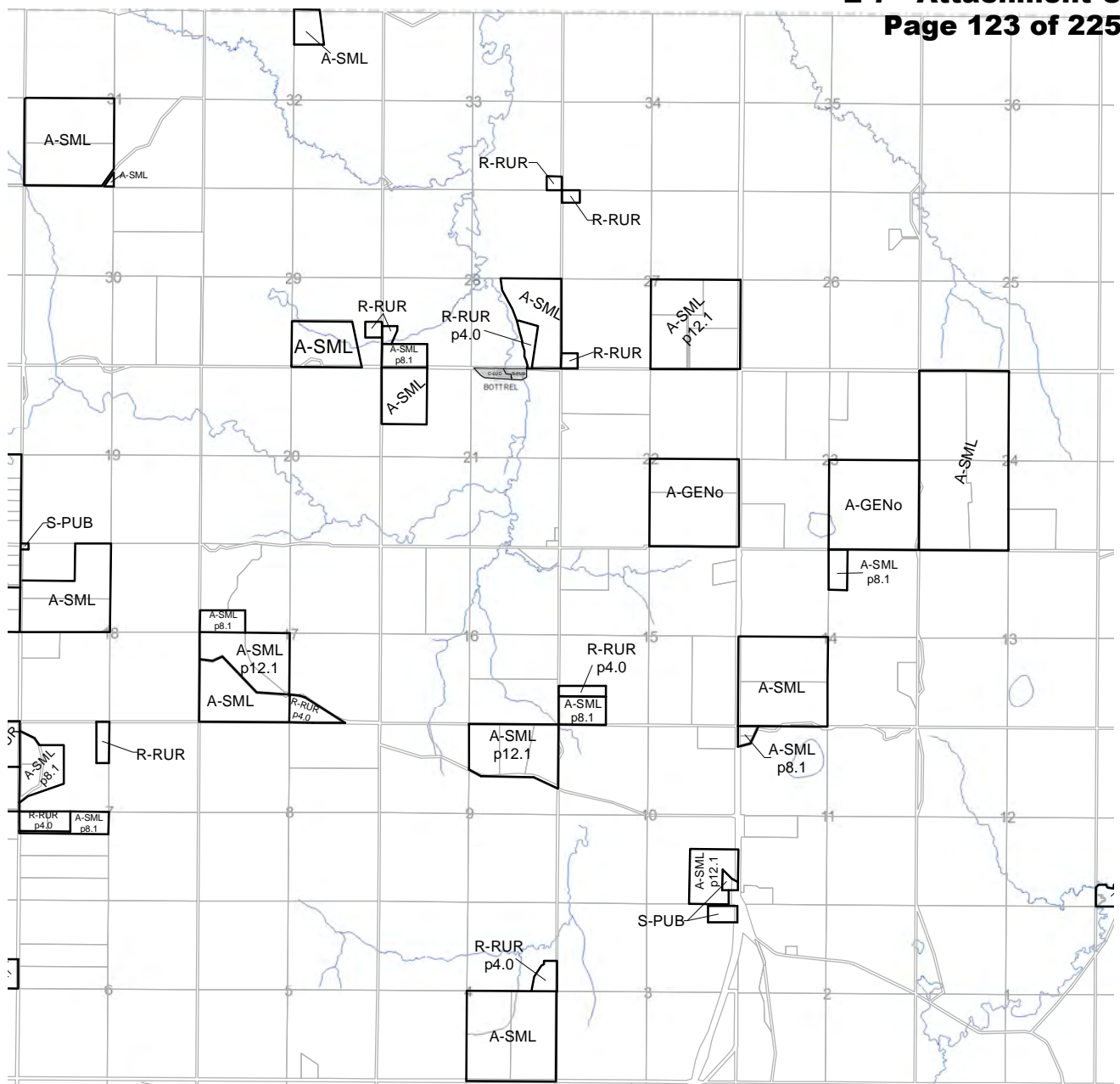
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
HAMLET OF BOTTREL

LAND USE MAP NO. 88-1

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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County Planning
Department for
Official Confirmation

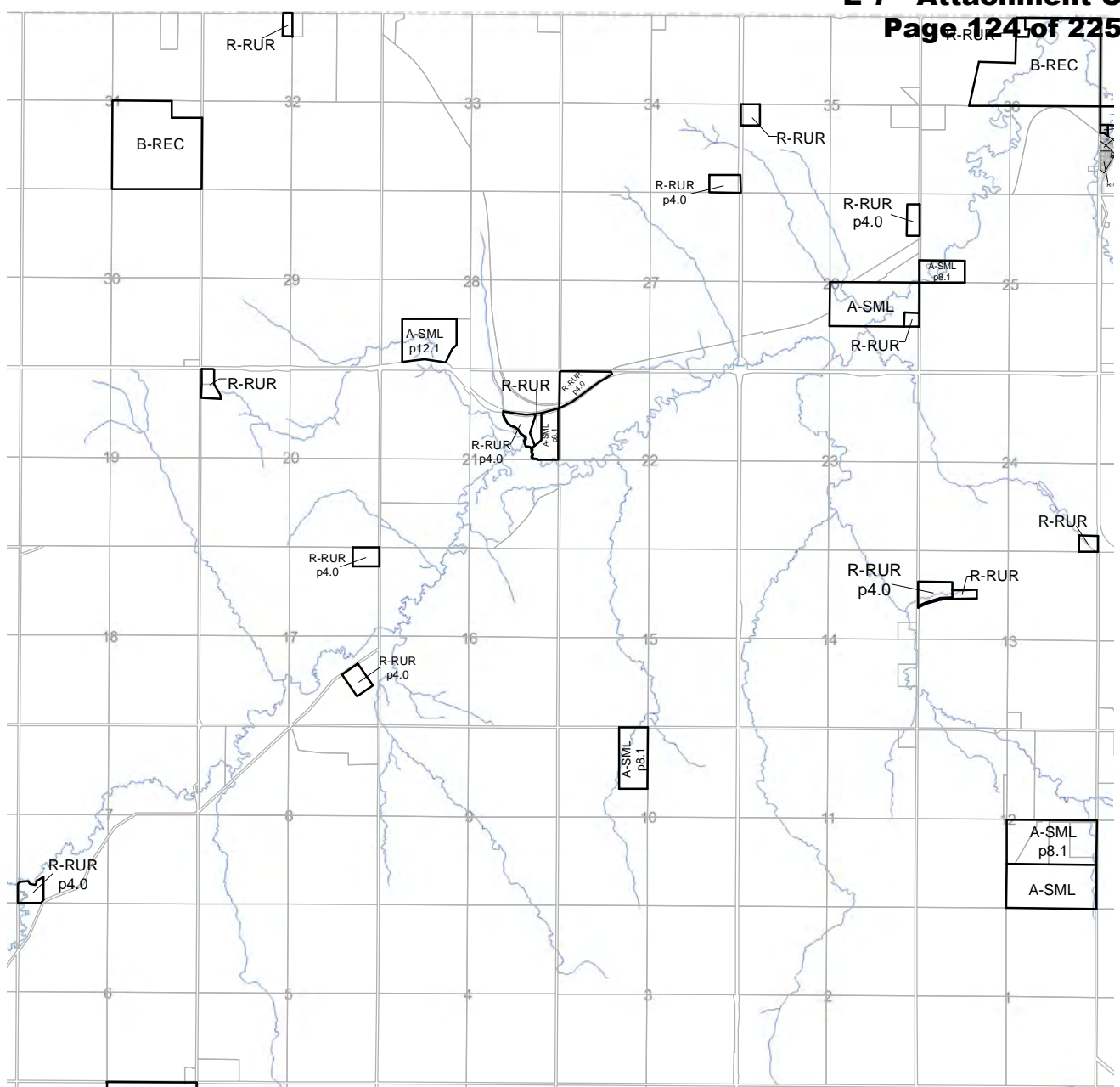
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
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S-FUD	Special, Future Urban Development District
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S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 28-4-W5M

LAND USE MAP NO. 88

Date: Aug 04, 2020 Page 372 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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County Planning
Department for
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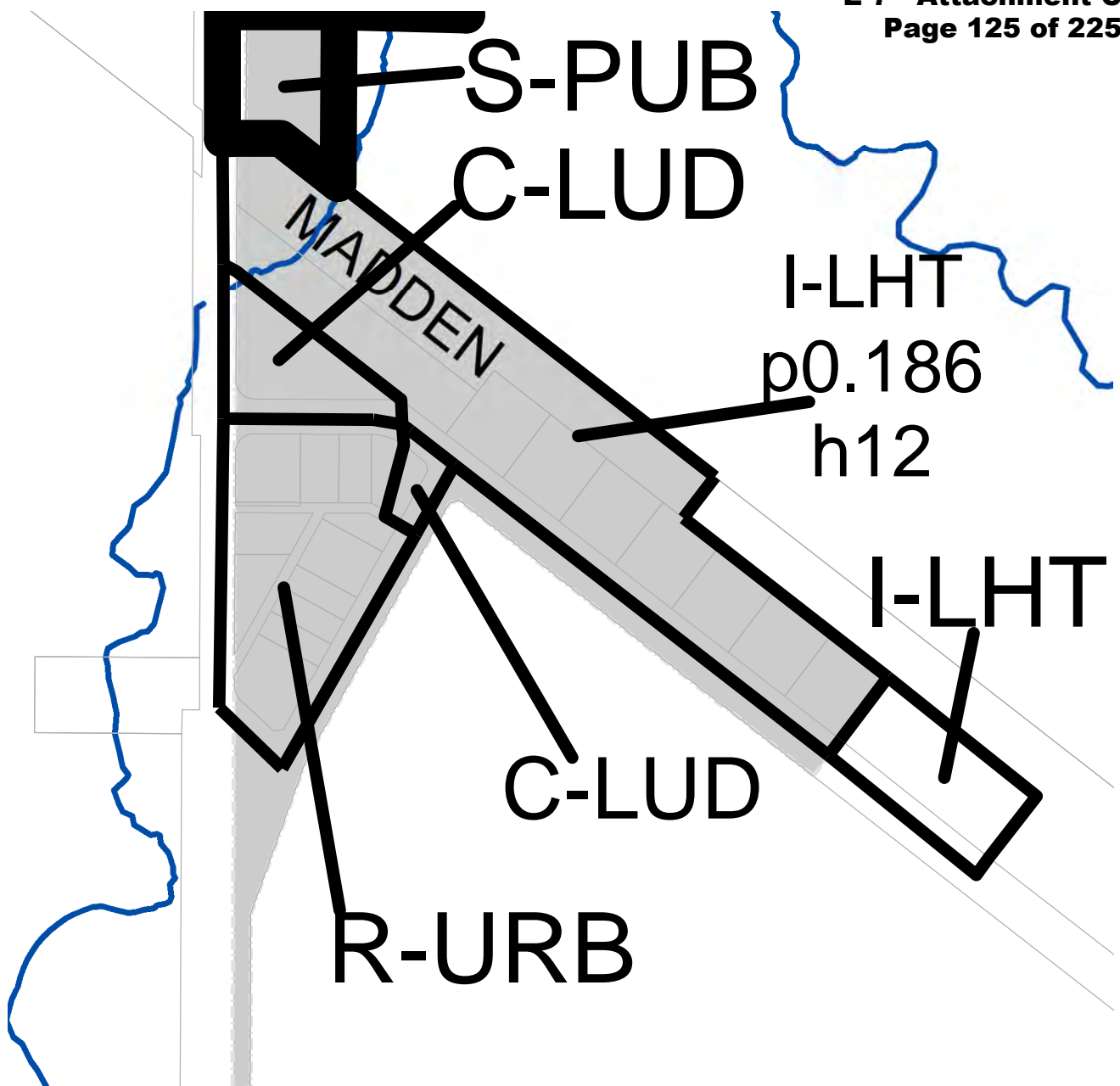
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
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I-HVY	Industrial, Heavy District
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S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 28-3-W5M

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
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R-CRD	Residential, Country Residential District
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County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
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S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
HAMLET OF MADDEN

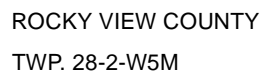
LAND USE MAP NO. 86-1

Date: Aug 04, 2020 Page 374 of 528

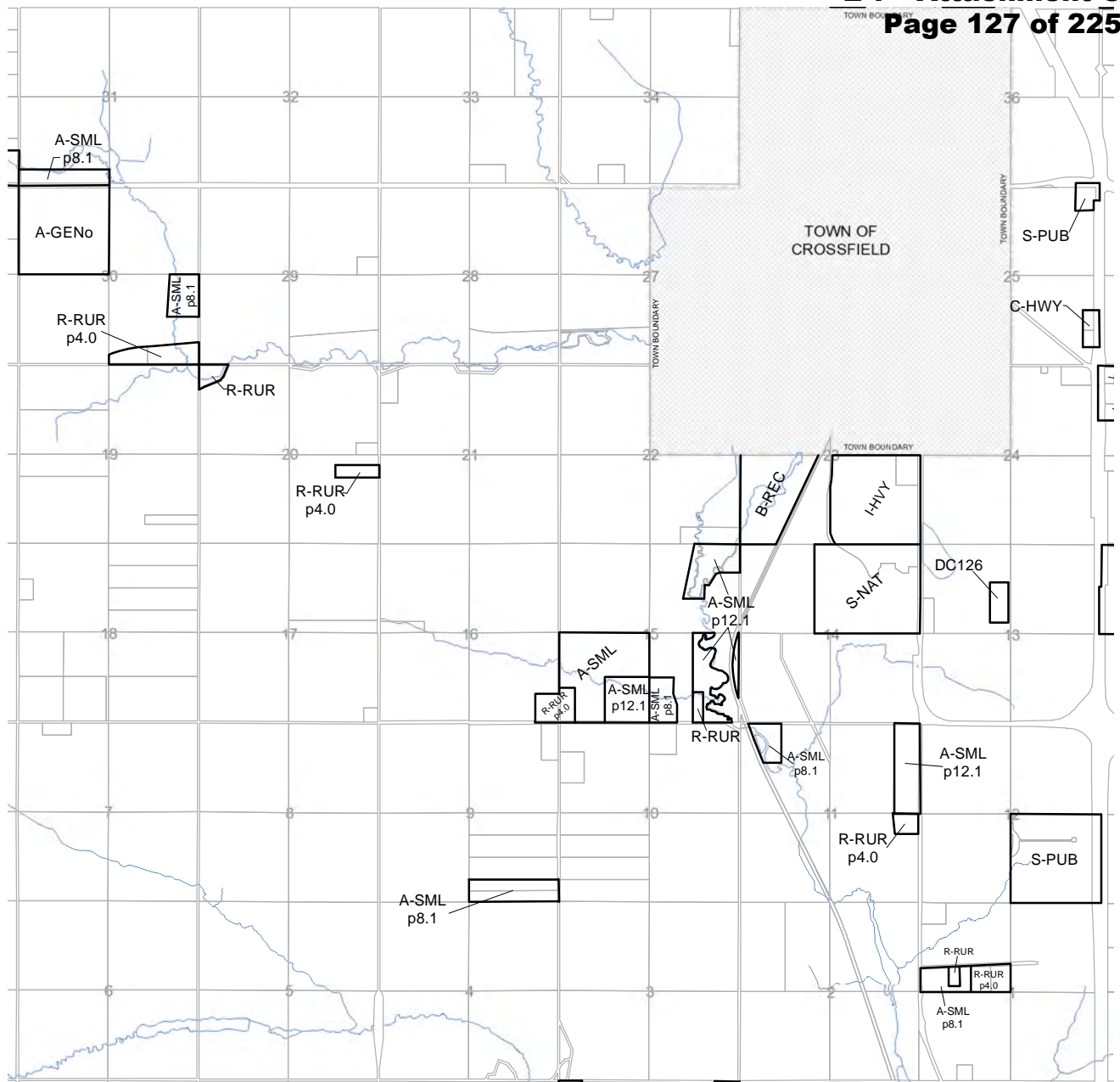


Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
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S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



Date: Aug 04, 2020 Page 375 of 528

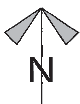


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
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Department for
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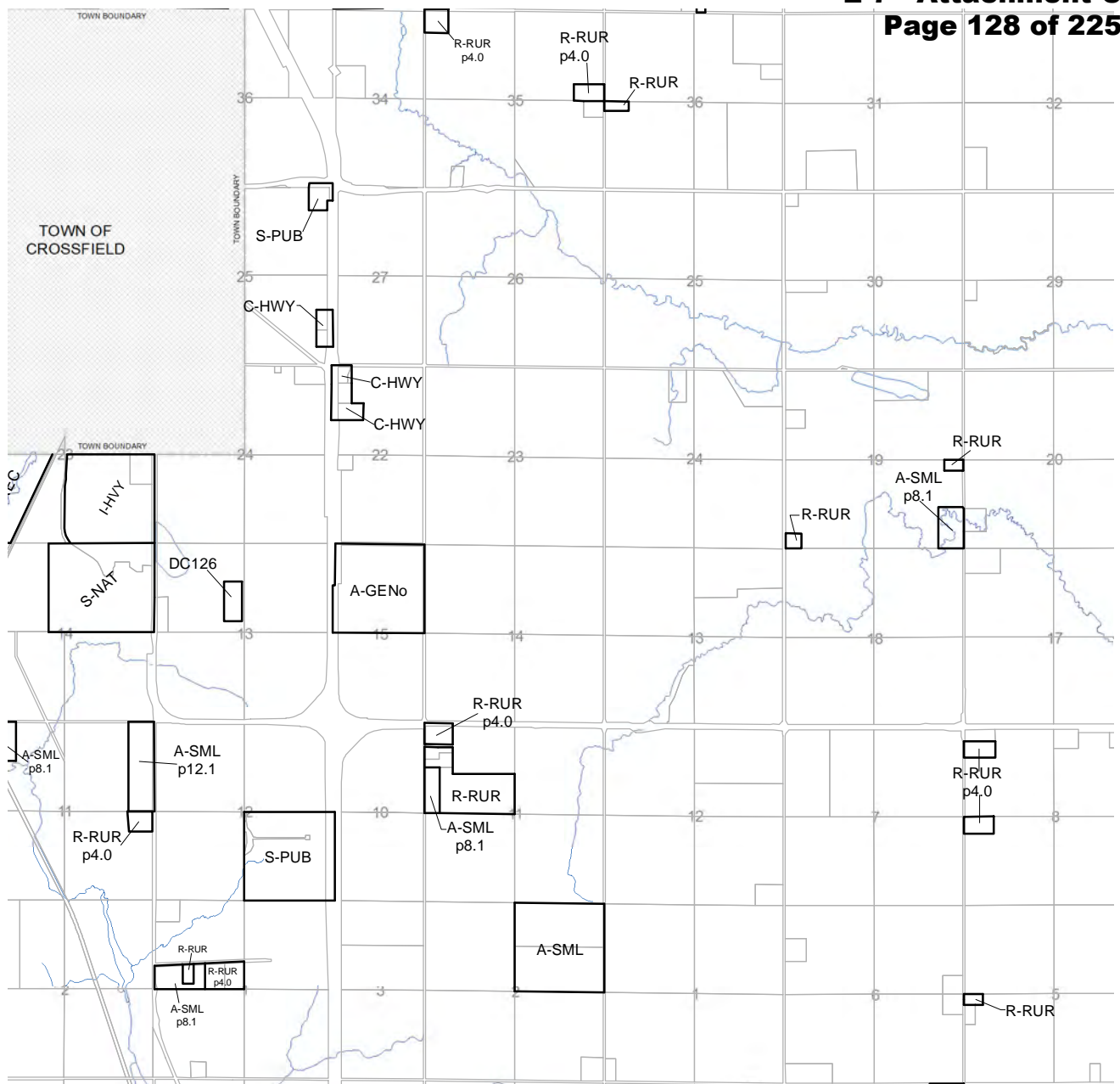
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
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S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 28-1-W5M

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Date: Aug 04, 2020 Page 376 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-AGR	Business, Agricultural District
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B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
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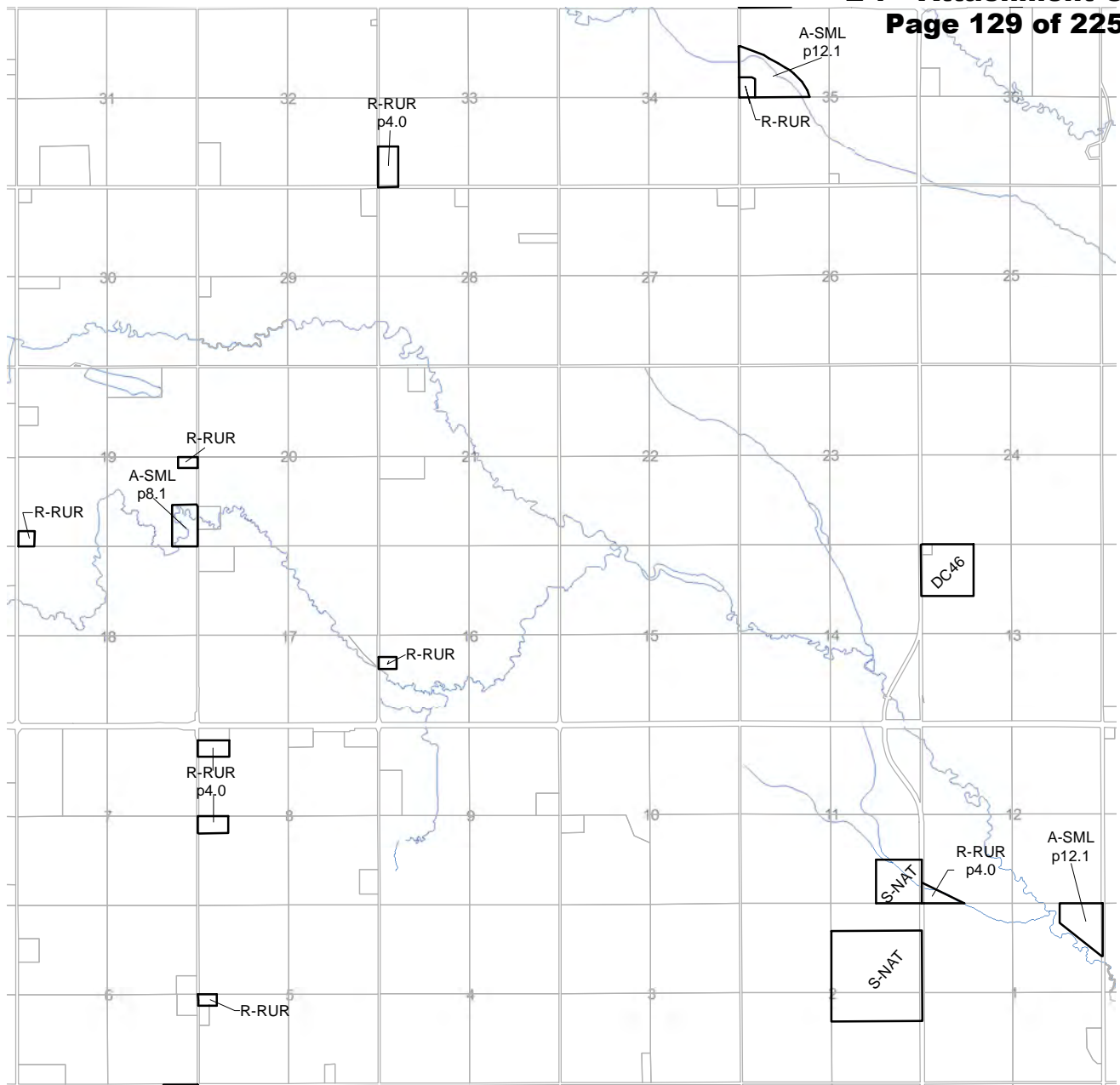
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 28-29-W4M

LAND USE MAP NO. 84

Date: Aug 04, 2020 Page 377 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
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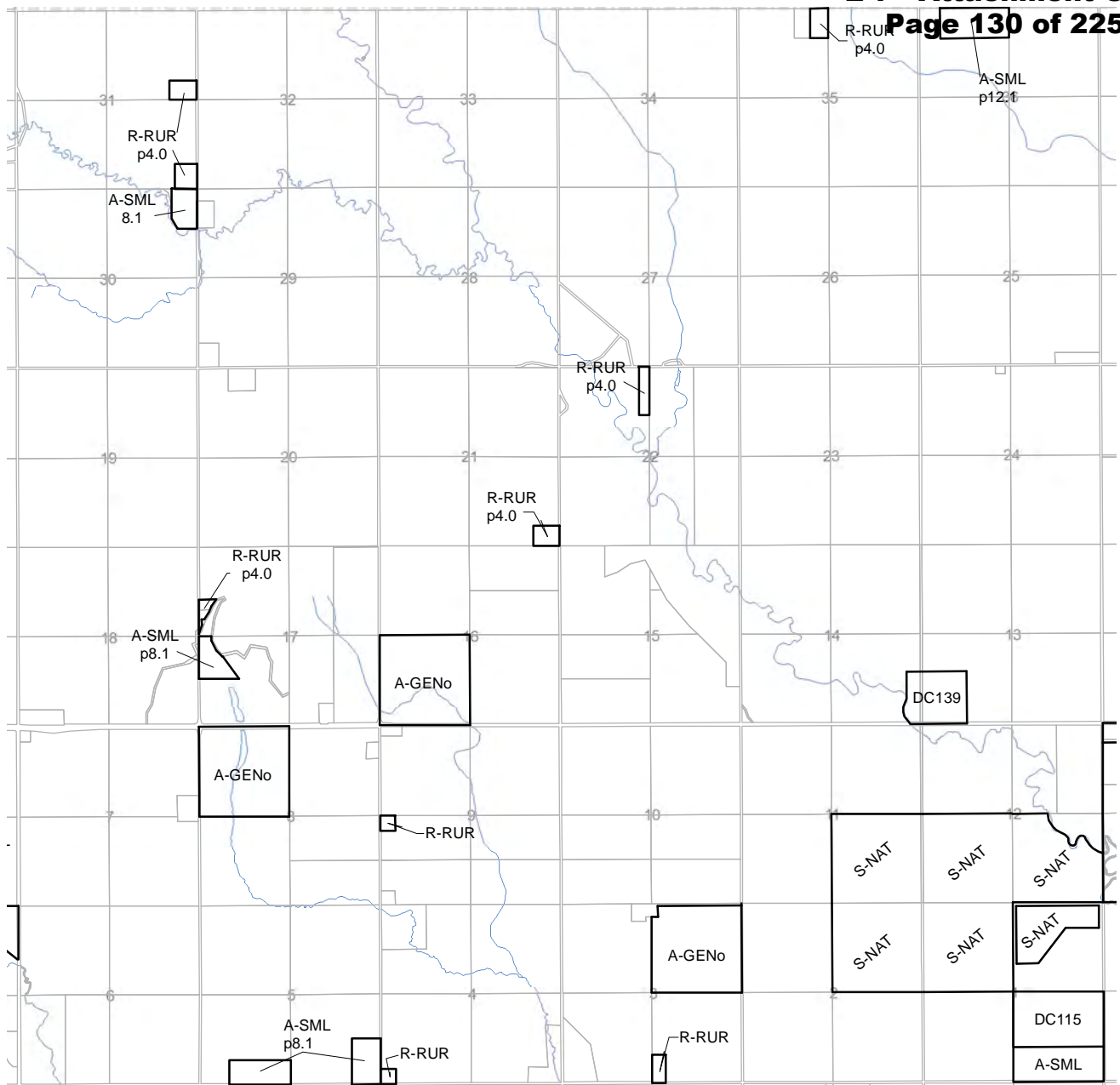
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 28-28-W4M

LAND USE MAP NO. 83

Date: Aug 04, 2020 Page 378 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
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B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
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Contact the
County Planning
Department for
Official Confirmation

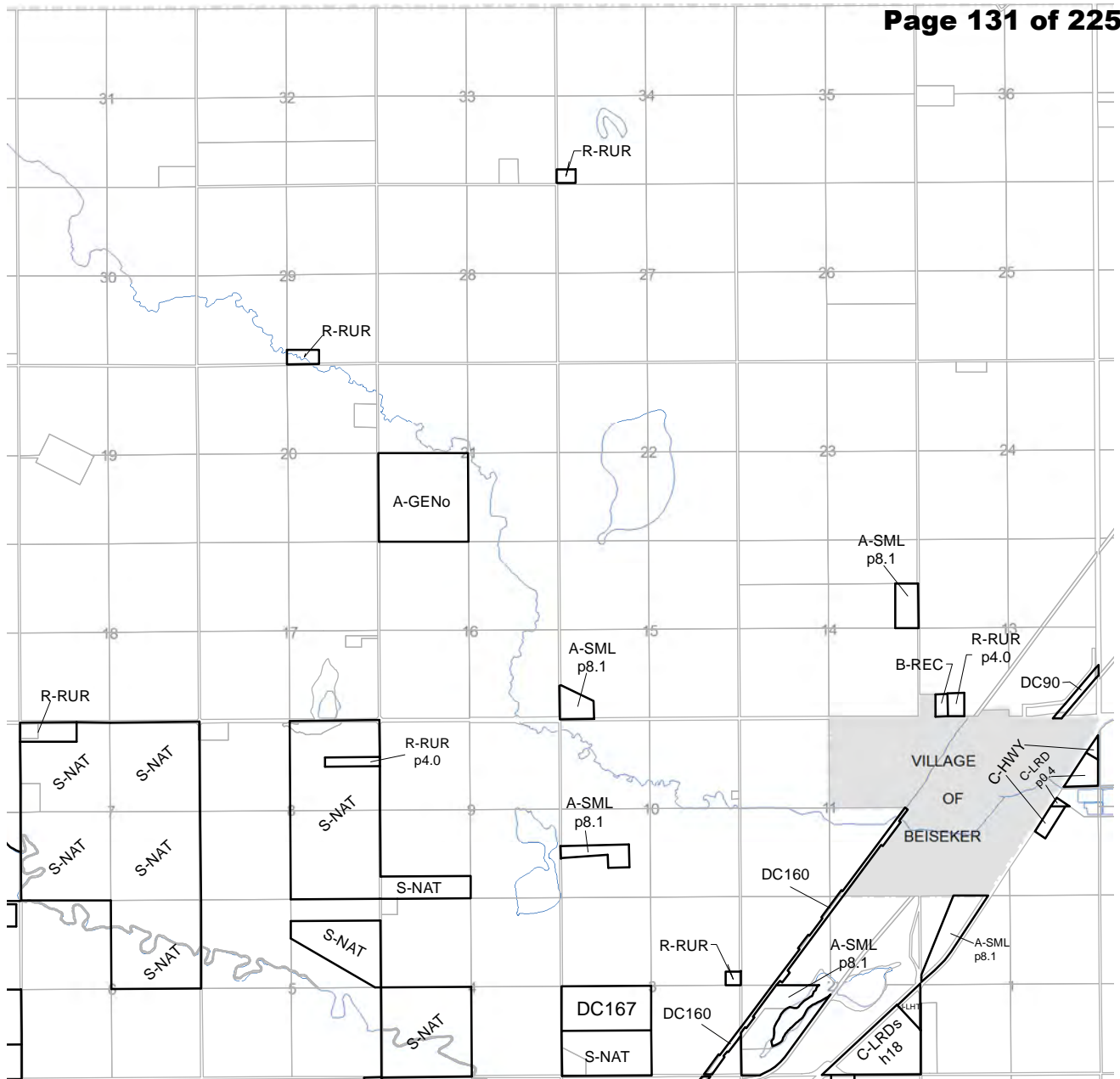
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 28-27-W4M

LAND USE MAP NO. 82

Date: Aug 04, 2020 Page 379 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
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R-MRU	Residential, Multi-Residential Urban District
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B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
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S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

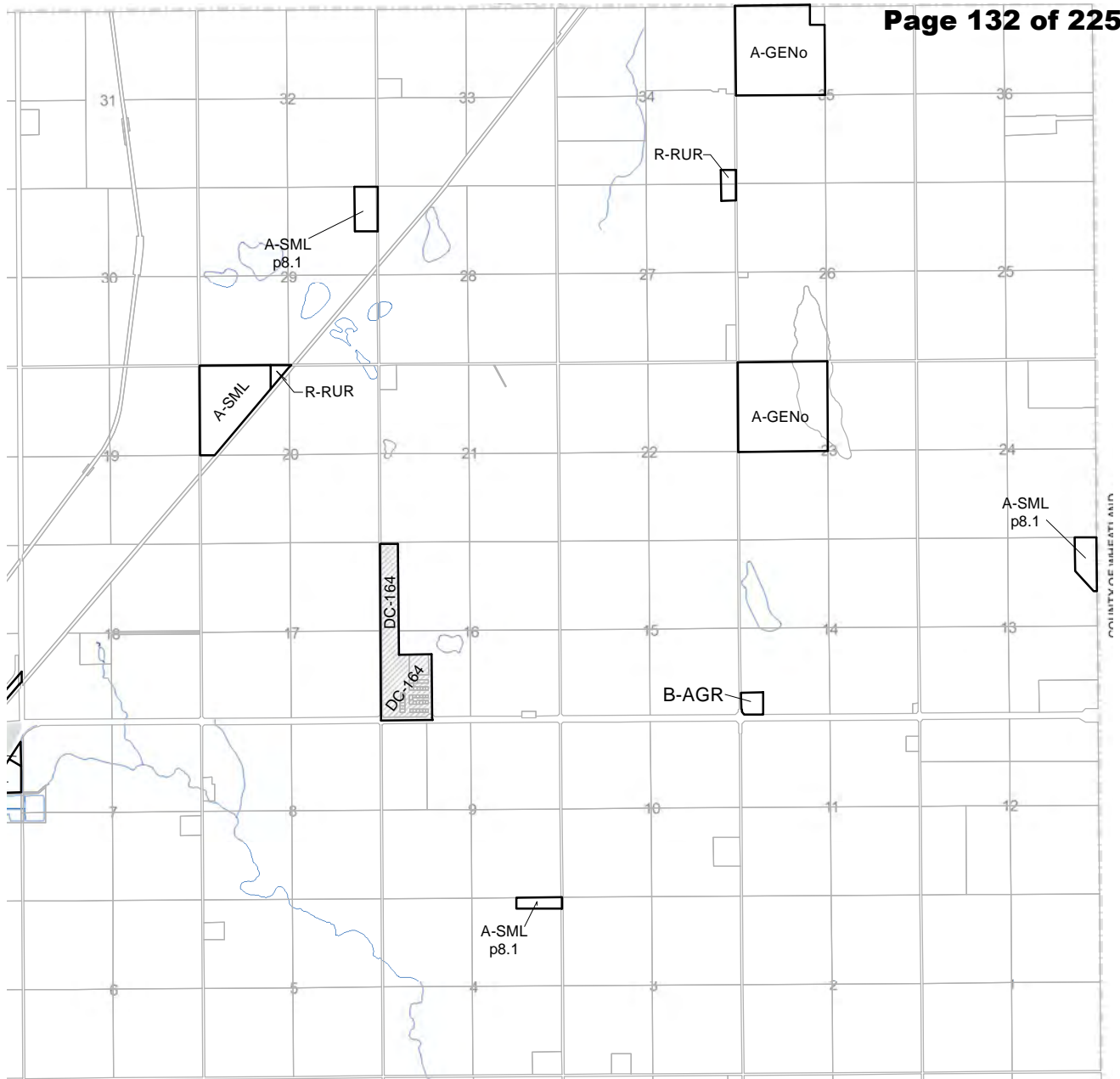


ROCKY VIEW COUNTY

TWP. 28-26-W4M

LAND USE MAP NO. 81

Date: Aug 04, 2020 Page 380 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
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S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

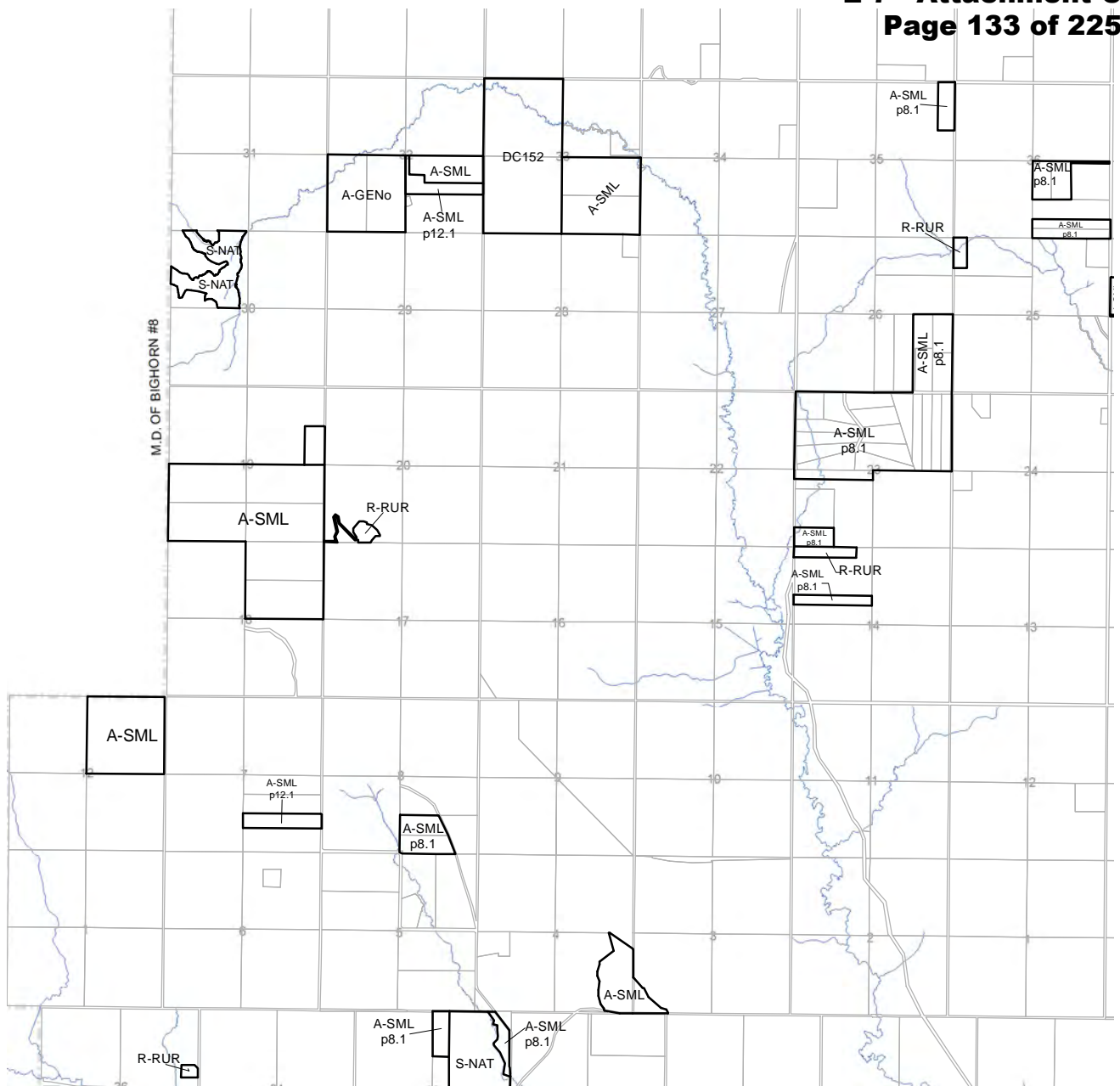


ROCKY VIEW COUNTY

TWP. 28-25-W4M

LAND USE MAP NO. 80

Date: Aug 04, 2020 Page 381 of 528

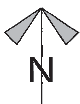


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
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County Planning
Department for
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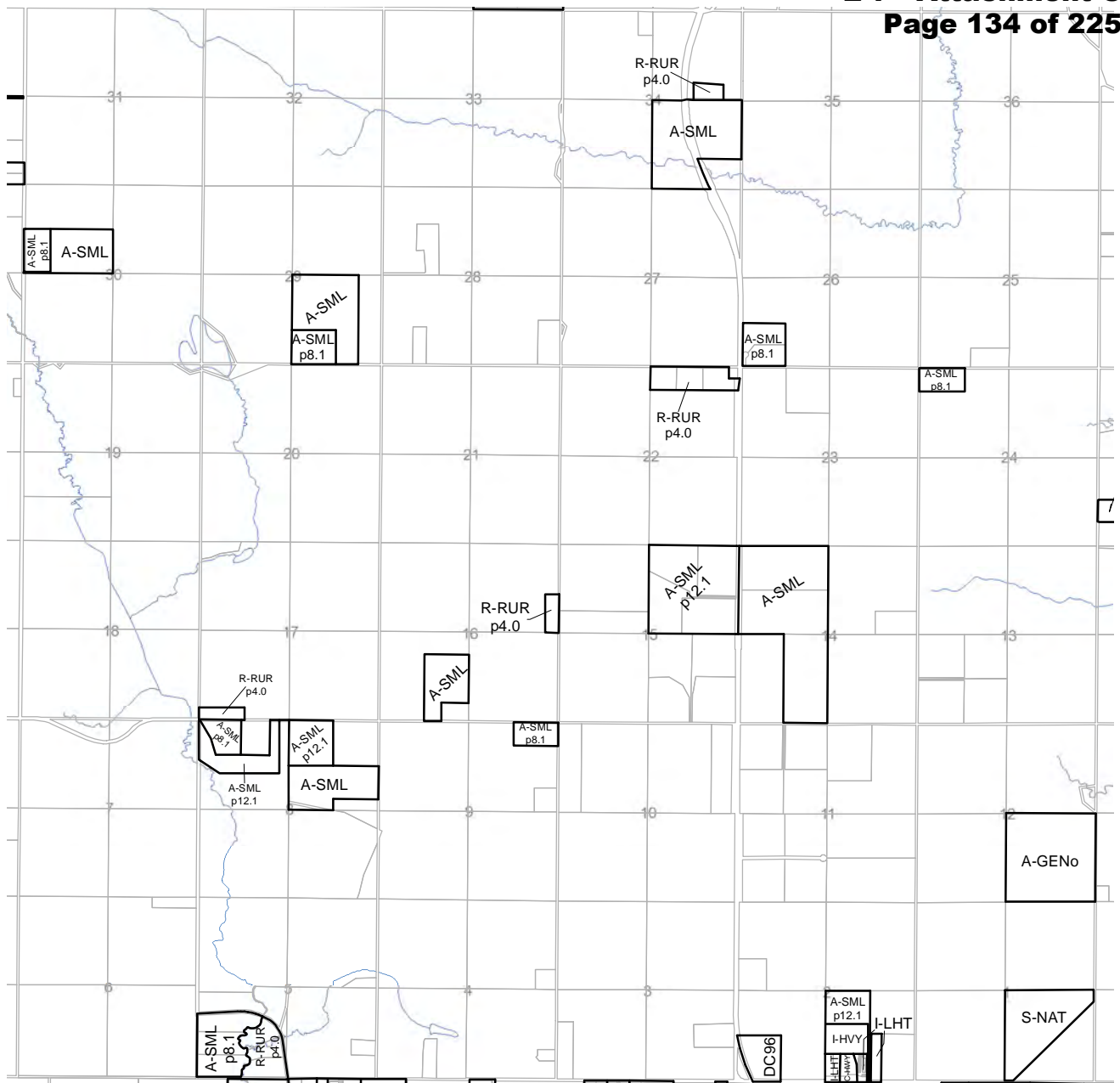
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
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I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
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ROCKY VIEW COUNTY
TWP. 27-5-W5M

LAND USE MAP NO. 79

Date: Aug 04, 2020 Page 382 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
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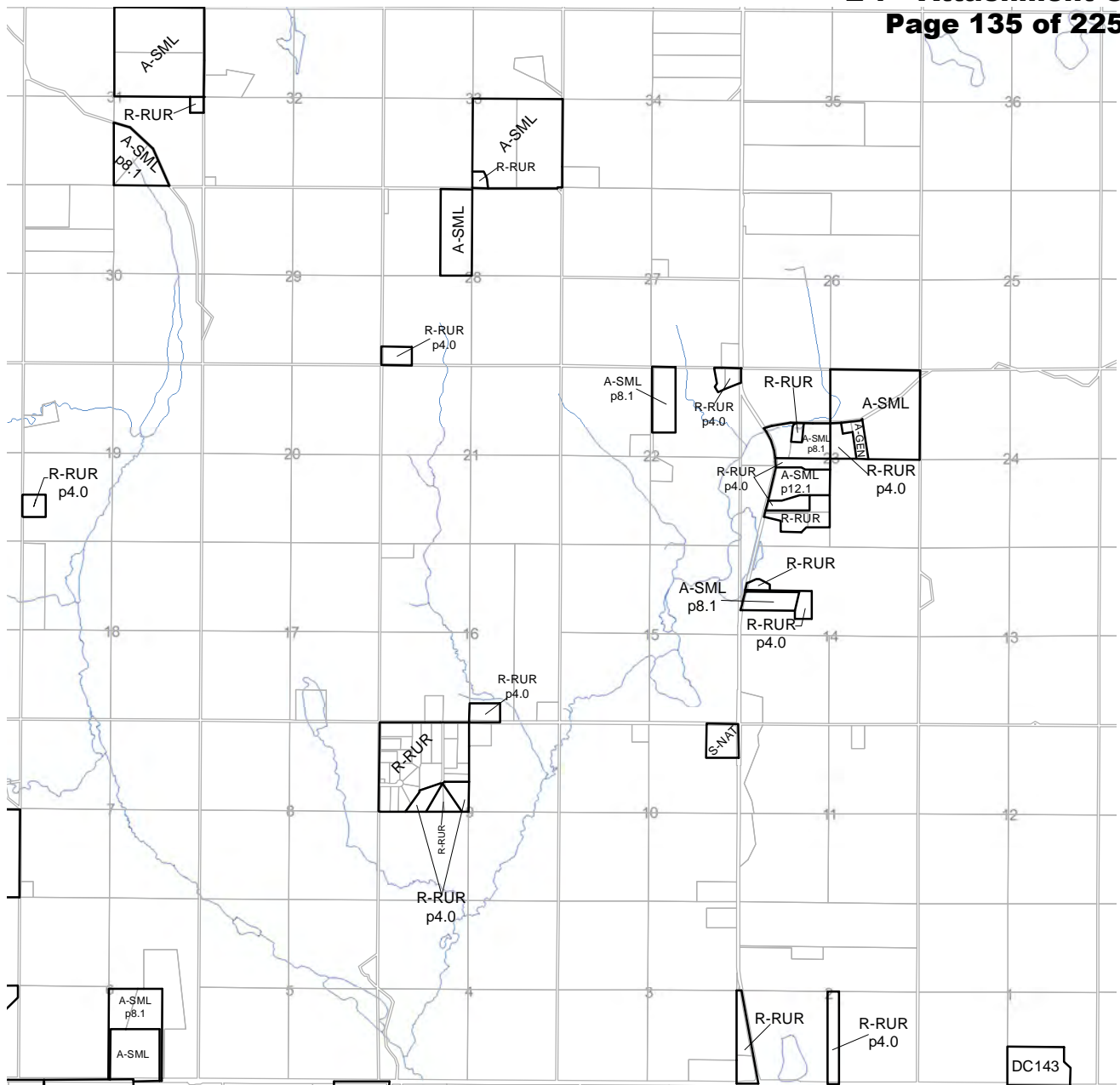
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
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S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 27-4-W5M

LAND USE MAP NO. 78

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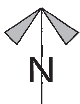


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Department for
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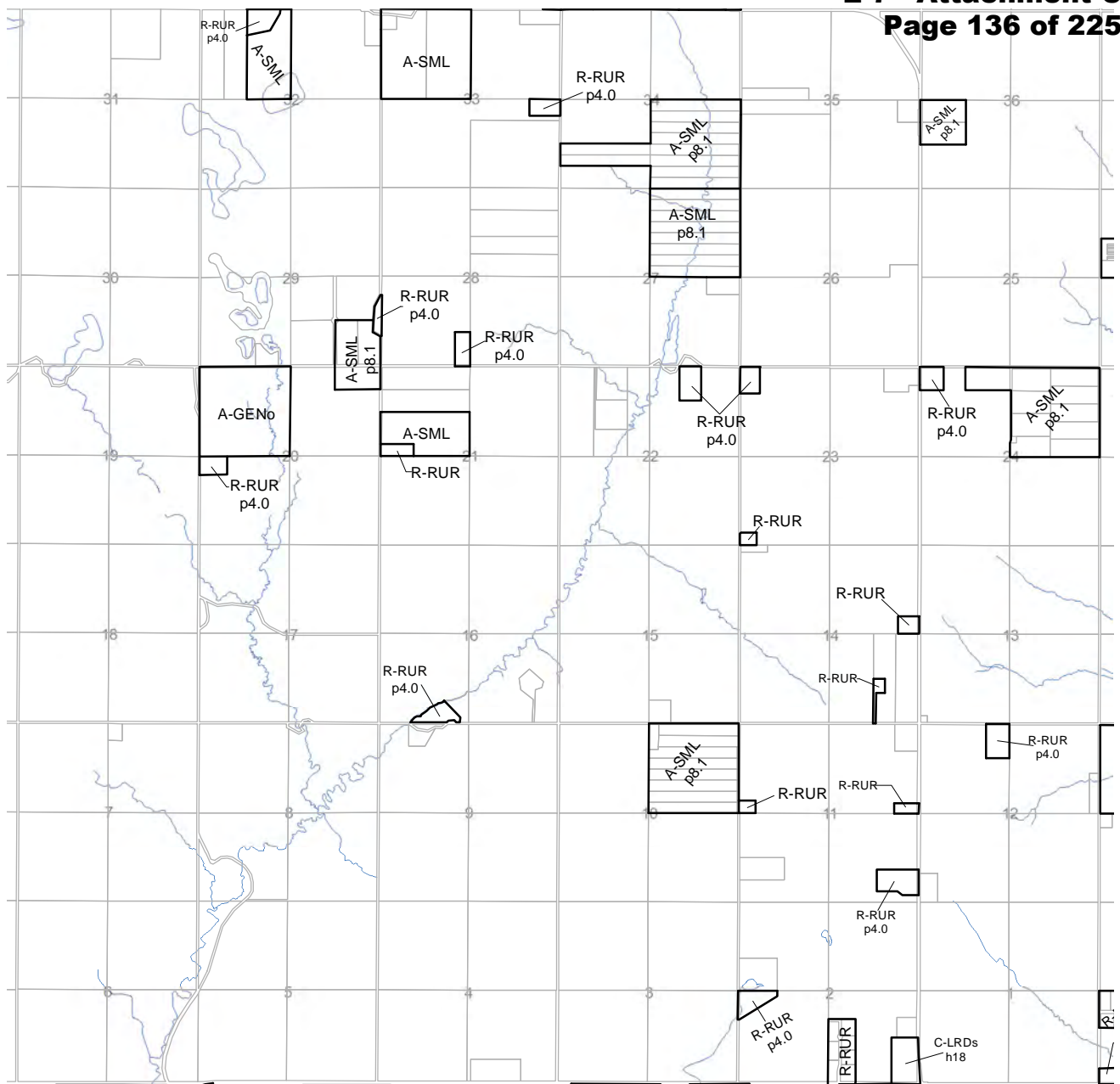
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
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C-REG	Commercial, Regional District
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ROCKY VIEW COUNTY
TWP. 27-3-W5M

LAND USE MAP NO. 77

Date: Aug 04, 2020 Page 384 of 528

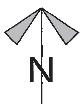


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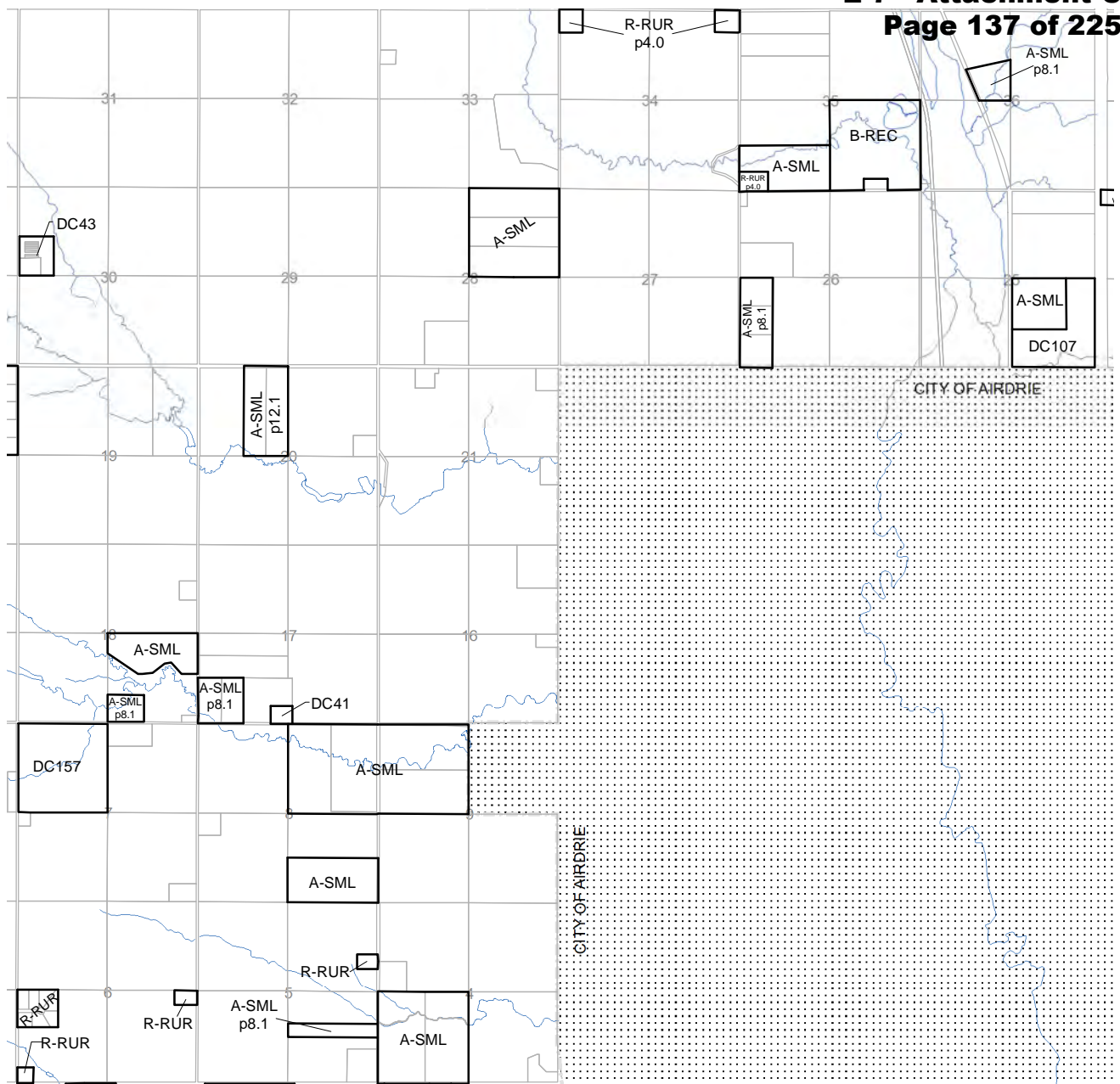
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ROCKY VIEW COUNTY
TWP. 27-2-W5M

LAND USE MAP NO. 76

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
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Department for
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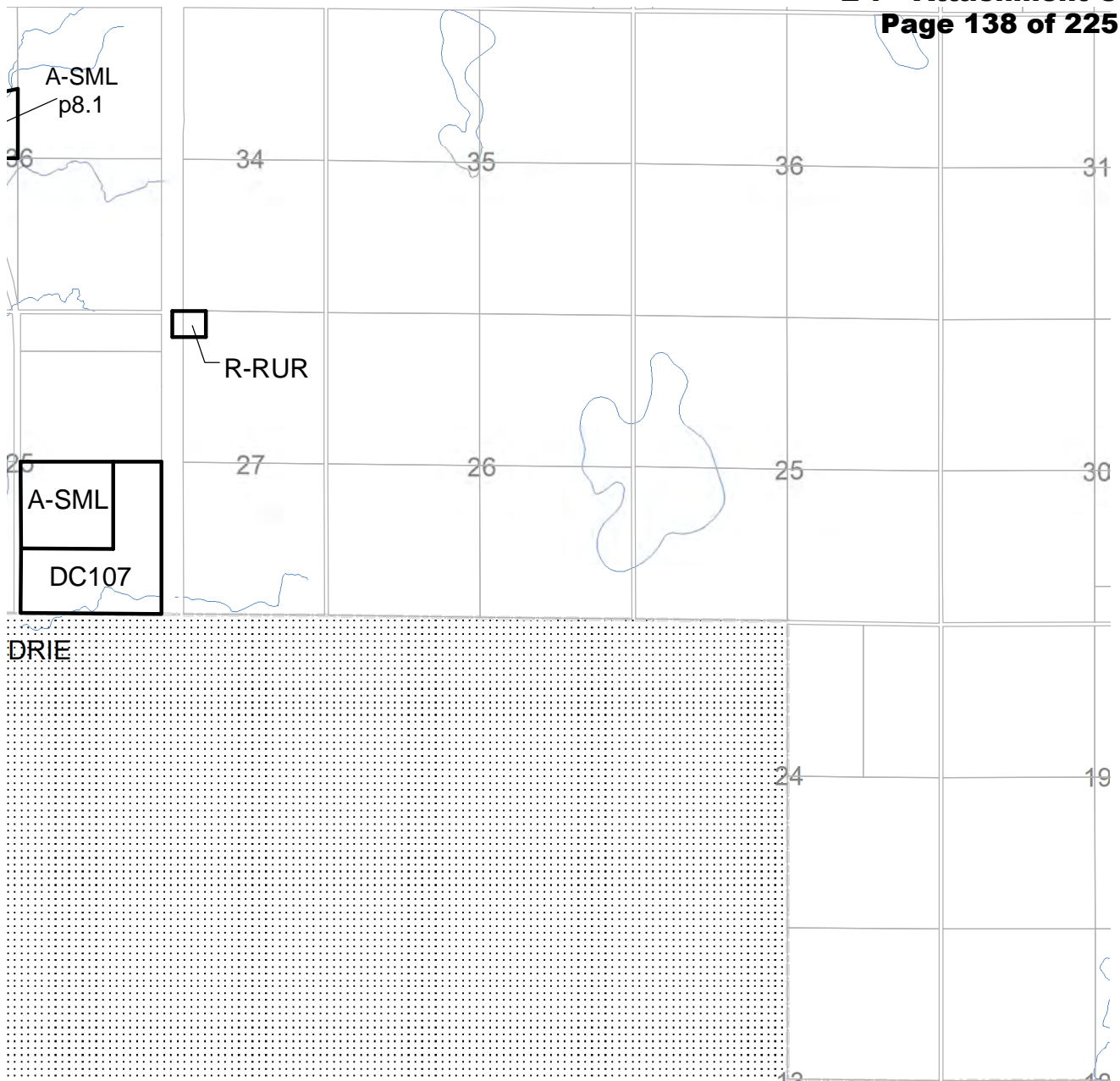
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C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
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S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 27-1-W5M

LAND USE MAP NO. 75

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
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B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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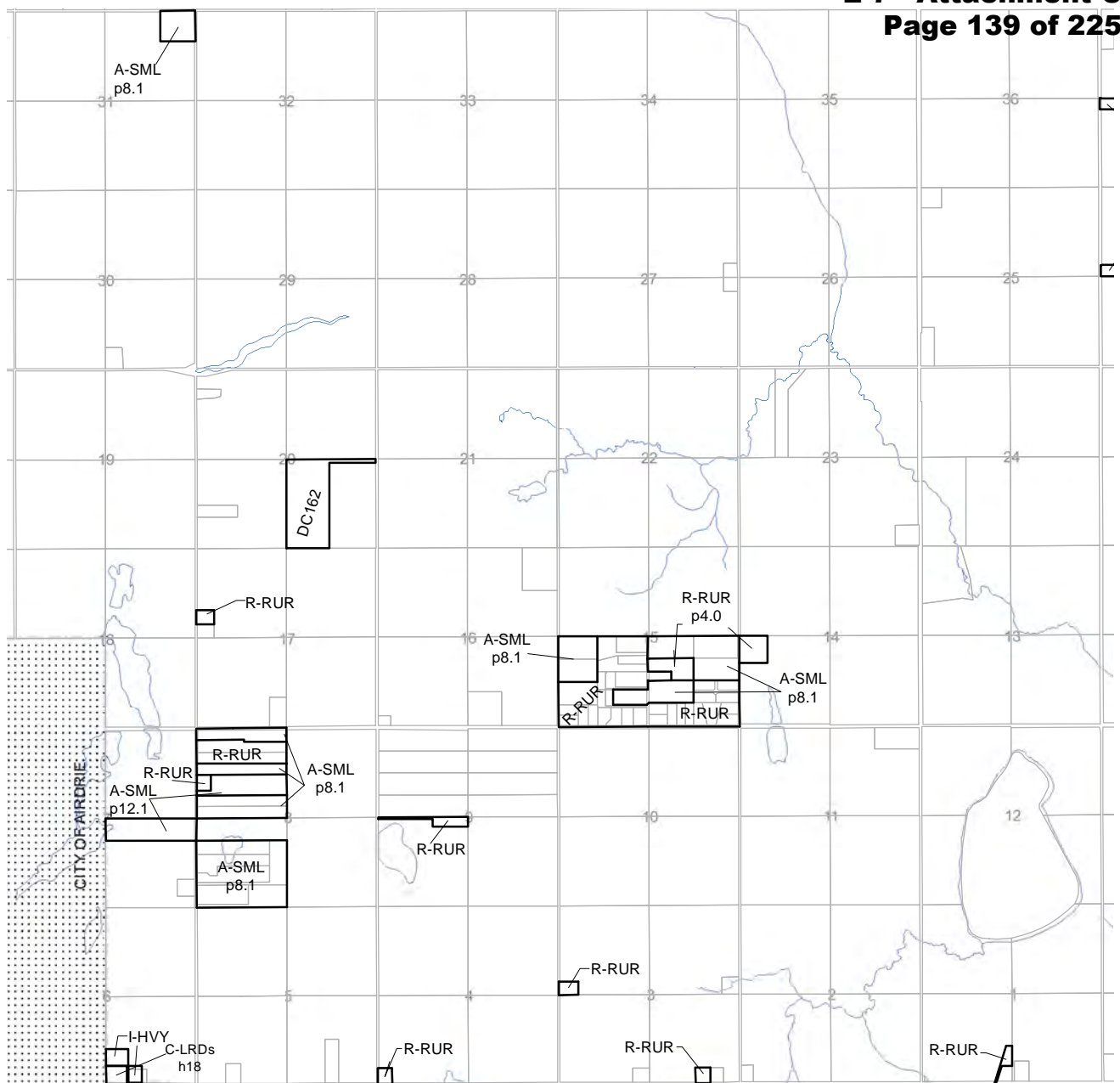
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
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ROCKY VIEW COUNTY
TWP. 27-29-W4M

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

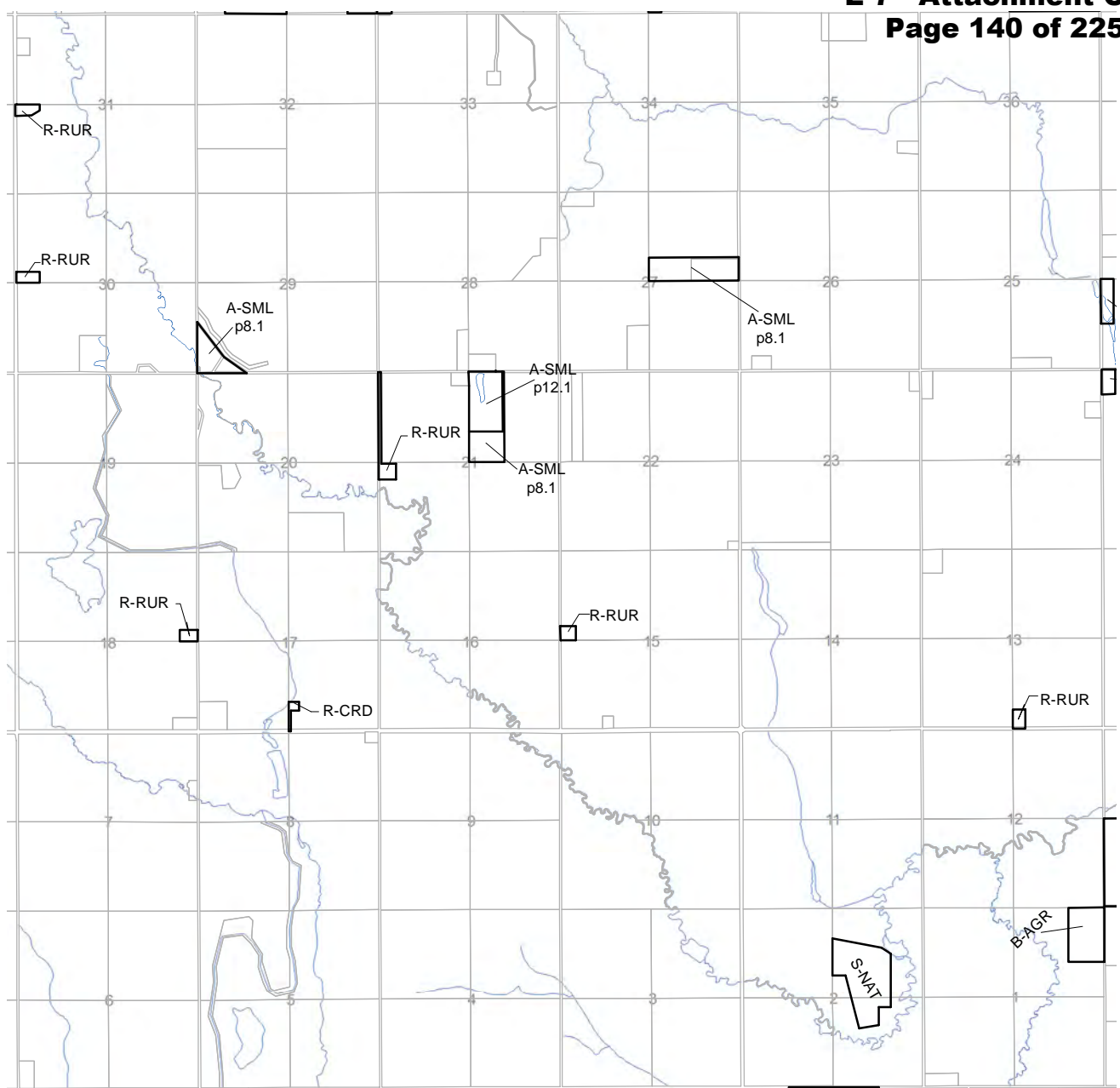
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 27-28-W4M

LAND USE MAP NO. 73

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

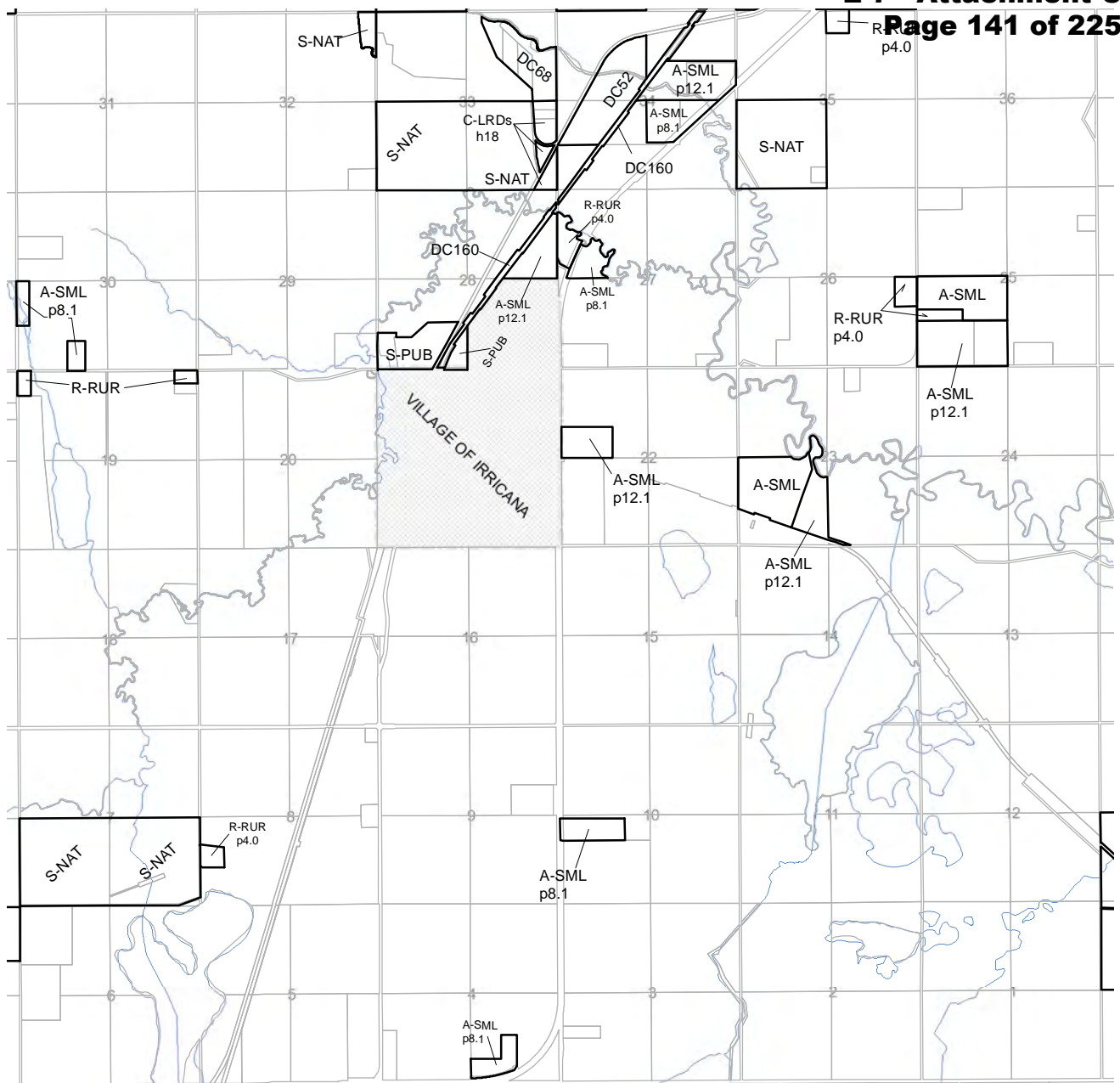
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 27-27-W4M

LAND USE MAP NO. 72

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

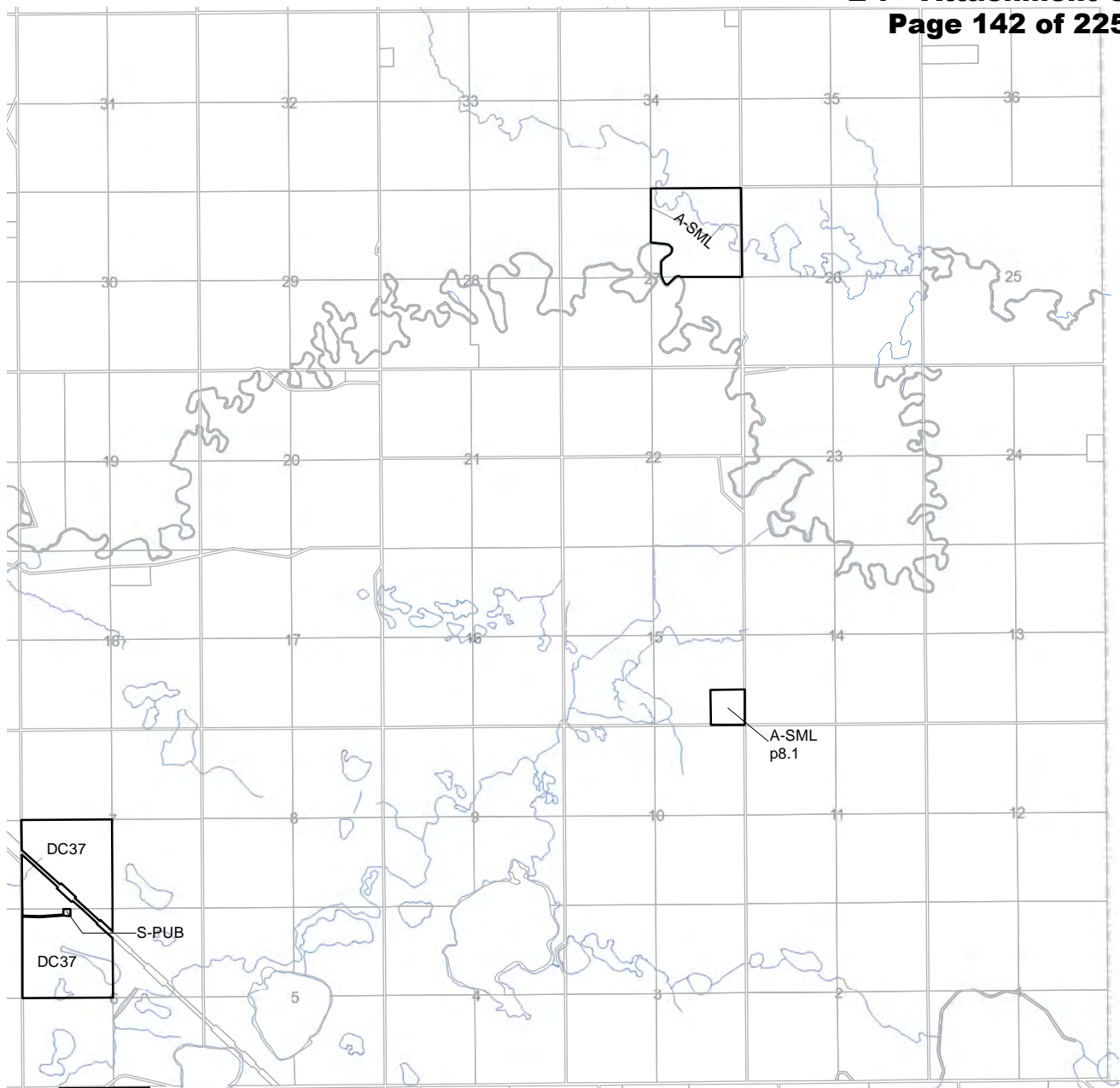
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 27-26-W4M

LAND USE MAP NO. 71

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

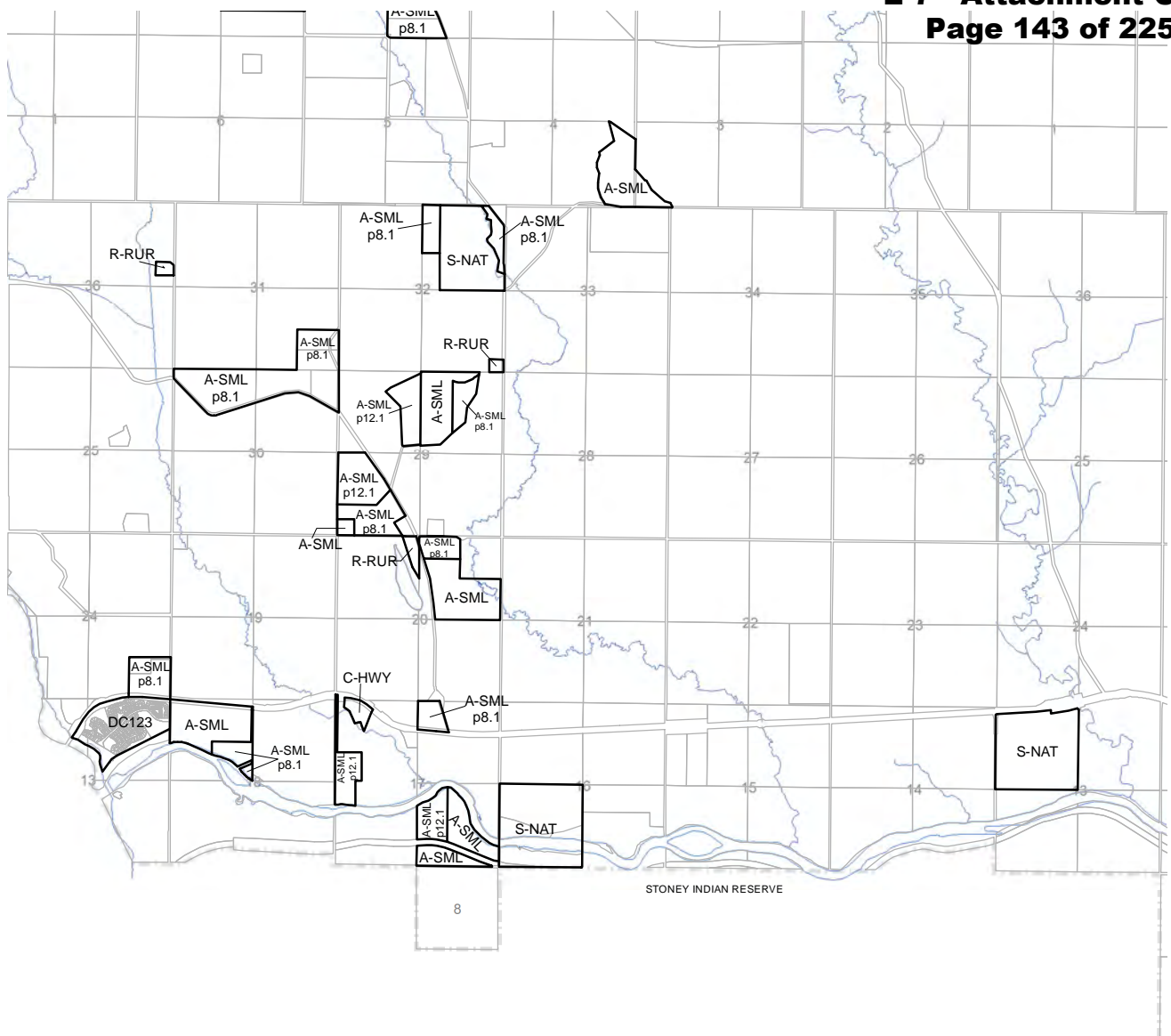
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 27-25-W4M

LAND USE MAP NO. 70

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

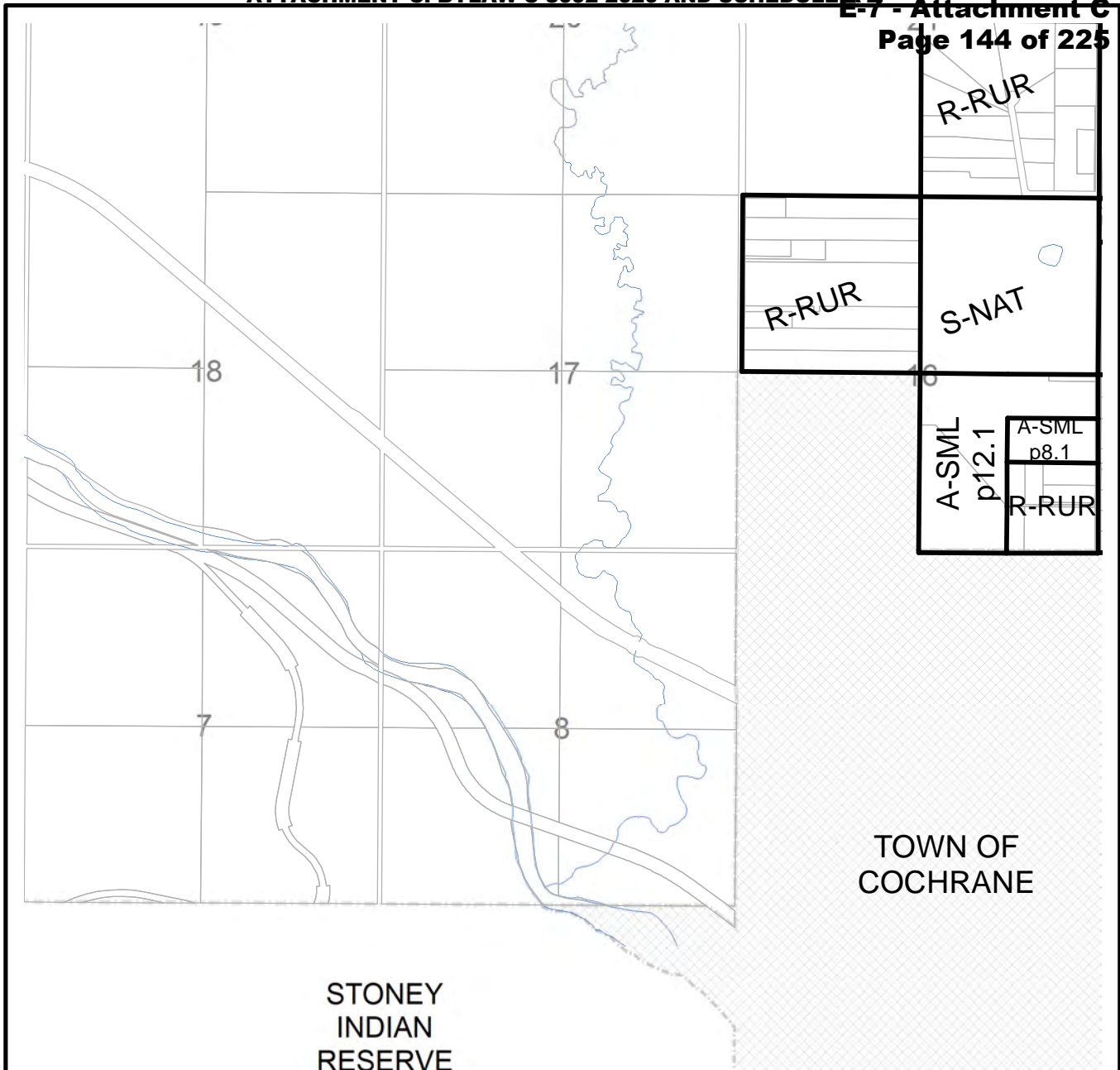
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



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TWP. 26-5-W5M

LAND USE MAP NO. 69

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STONEY INDIAN RESERVE

ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

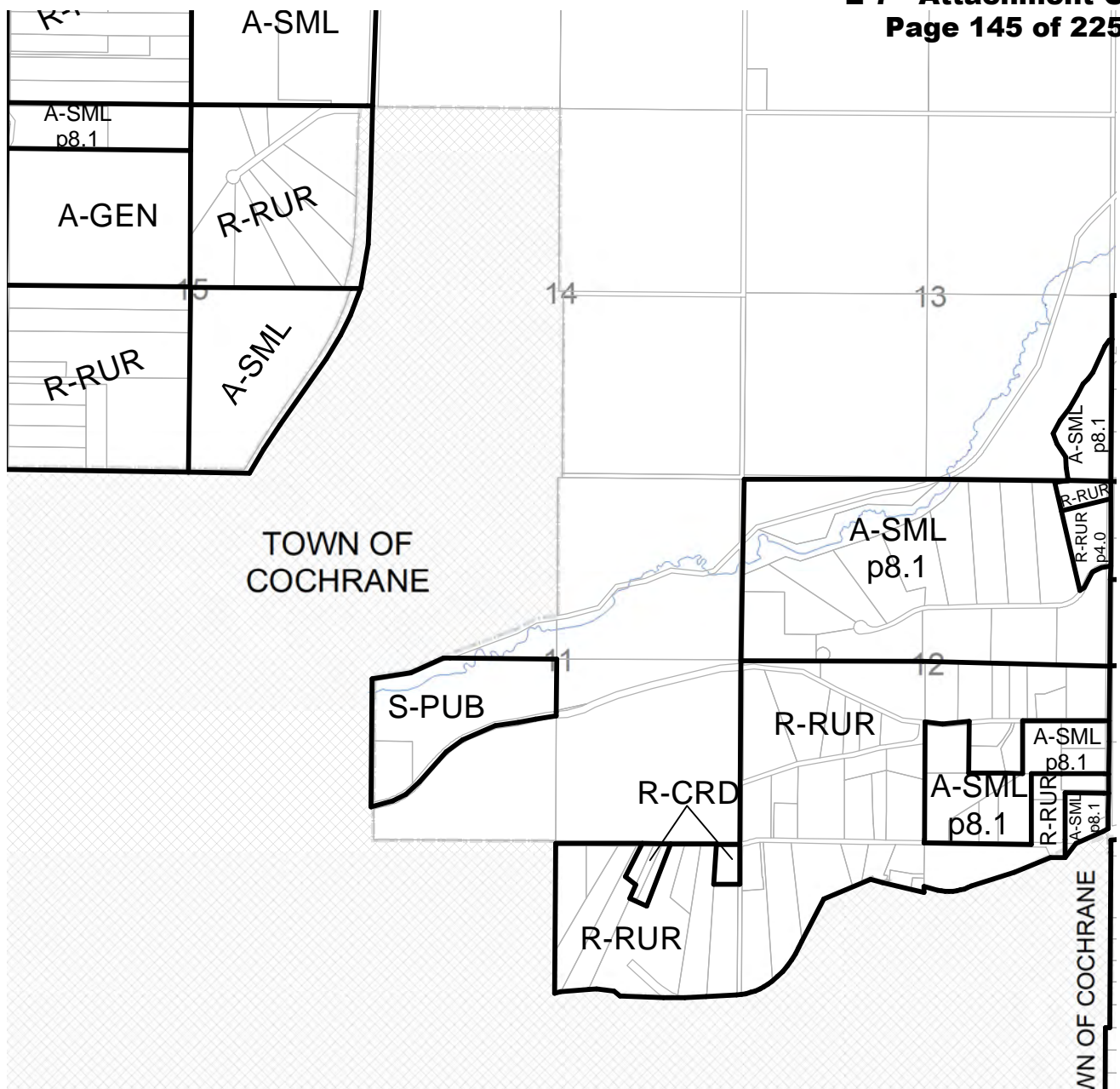
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-4-W5M

LAND USE MAP NO. 68-SW

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

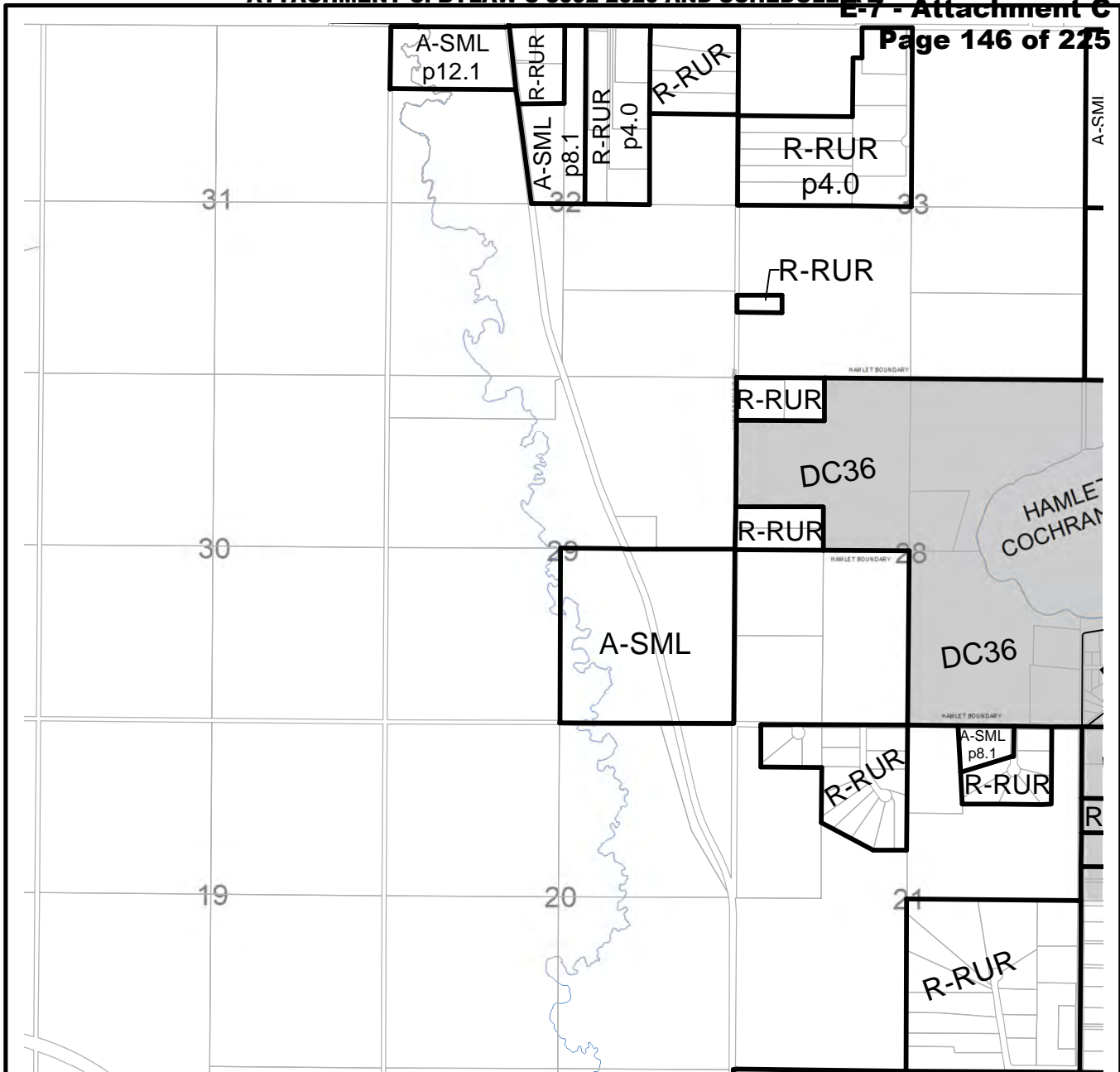
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-4-W5M

LAND USE MAP NO. 68-SE

Date: Aug 04, 2020 Page 394 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-4-W5M

LAND USE MAP NO. 68-NW

Date: Aug 04, 2020 Page 395 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

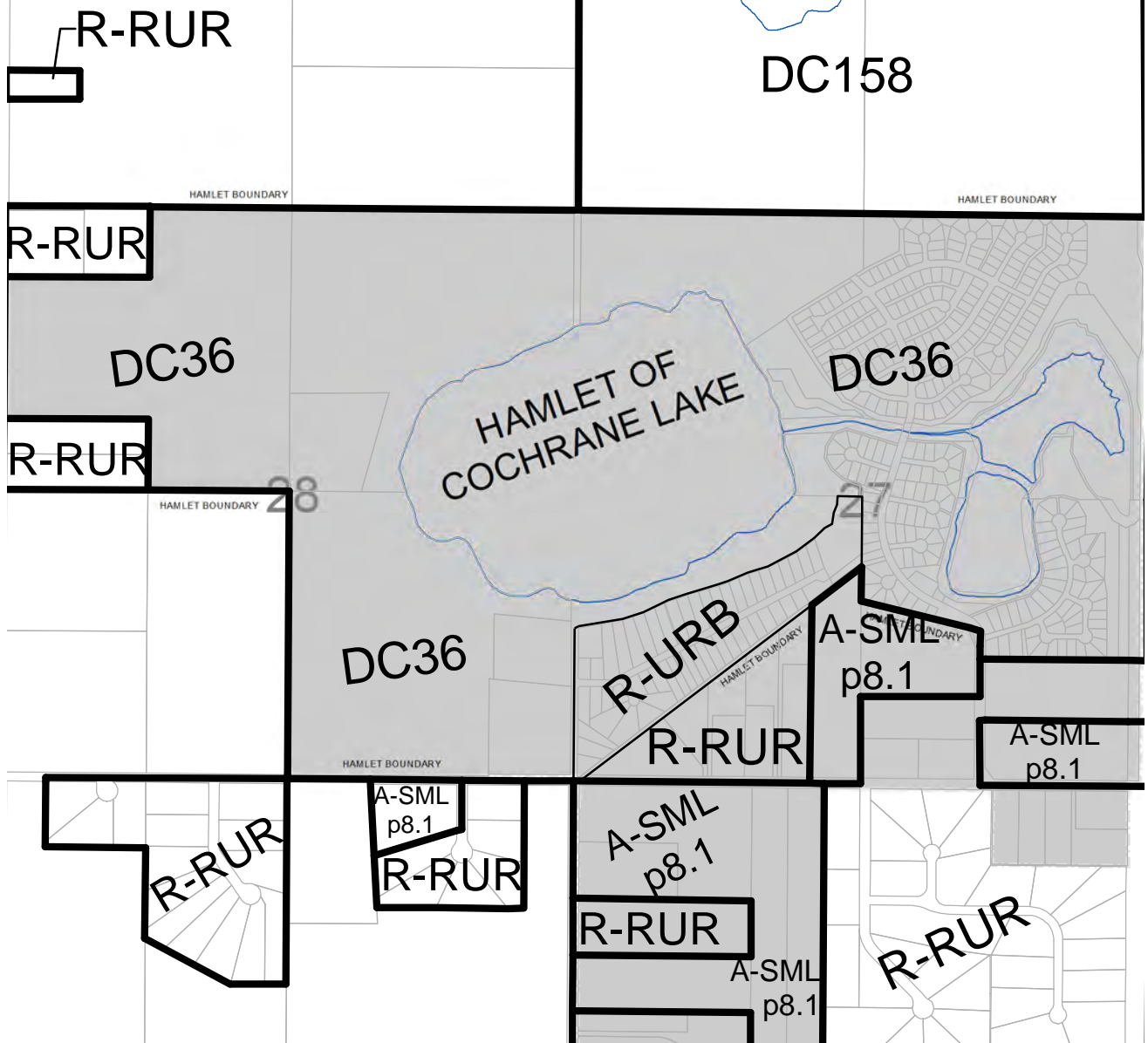
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-4-W5M

LAND USE MAP NO. 68-NE

Date: Aug 04, 2020 Page 396 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

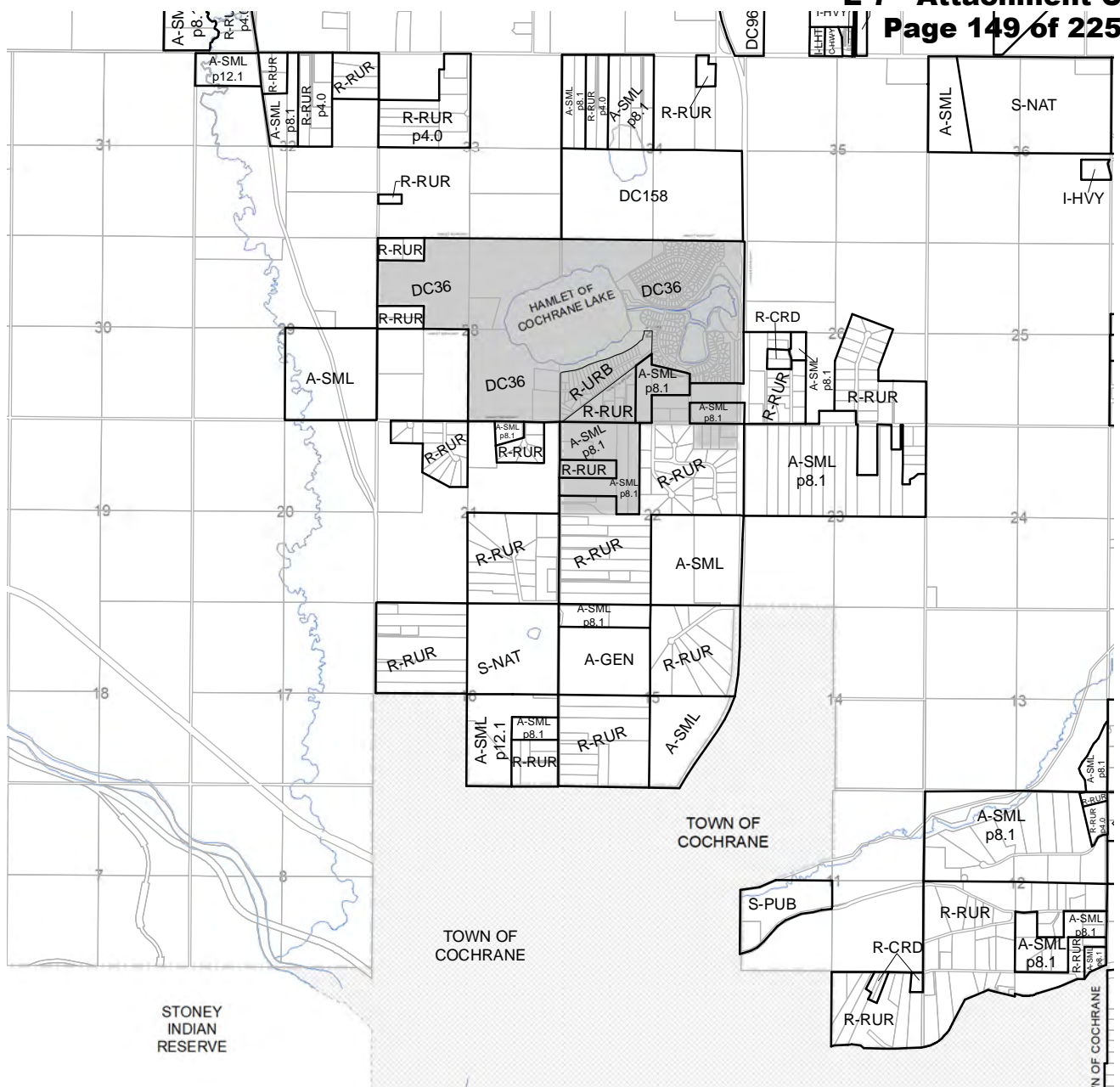
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
HAMLET OF COCHRANE LAKE

LAND USE MAP NO. 68-1

Date: Aug 04, 2020 Page 397 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

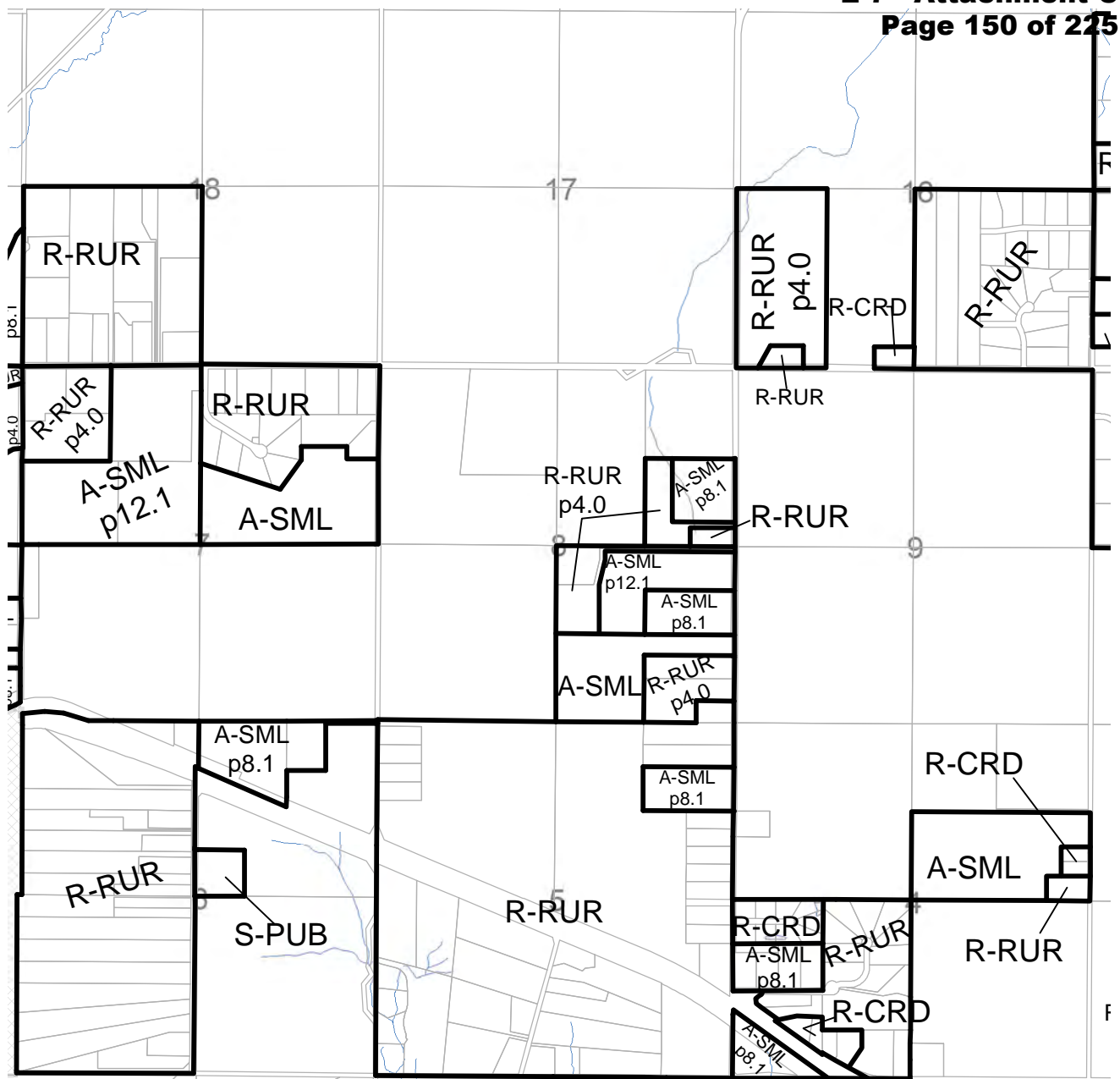
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-4-W5M

LAND USE MAP NO. 68

Date: Aug 04, 2020 Page 398 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

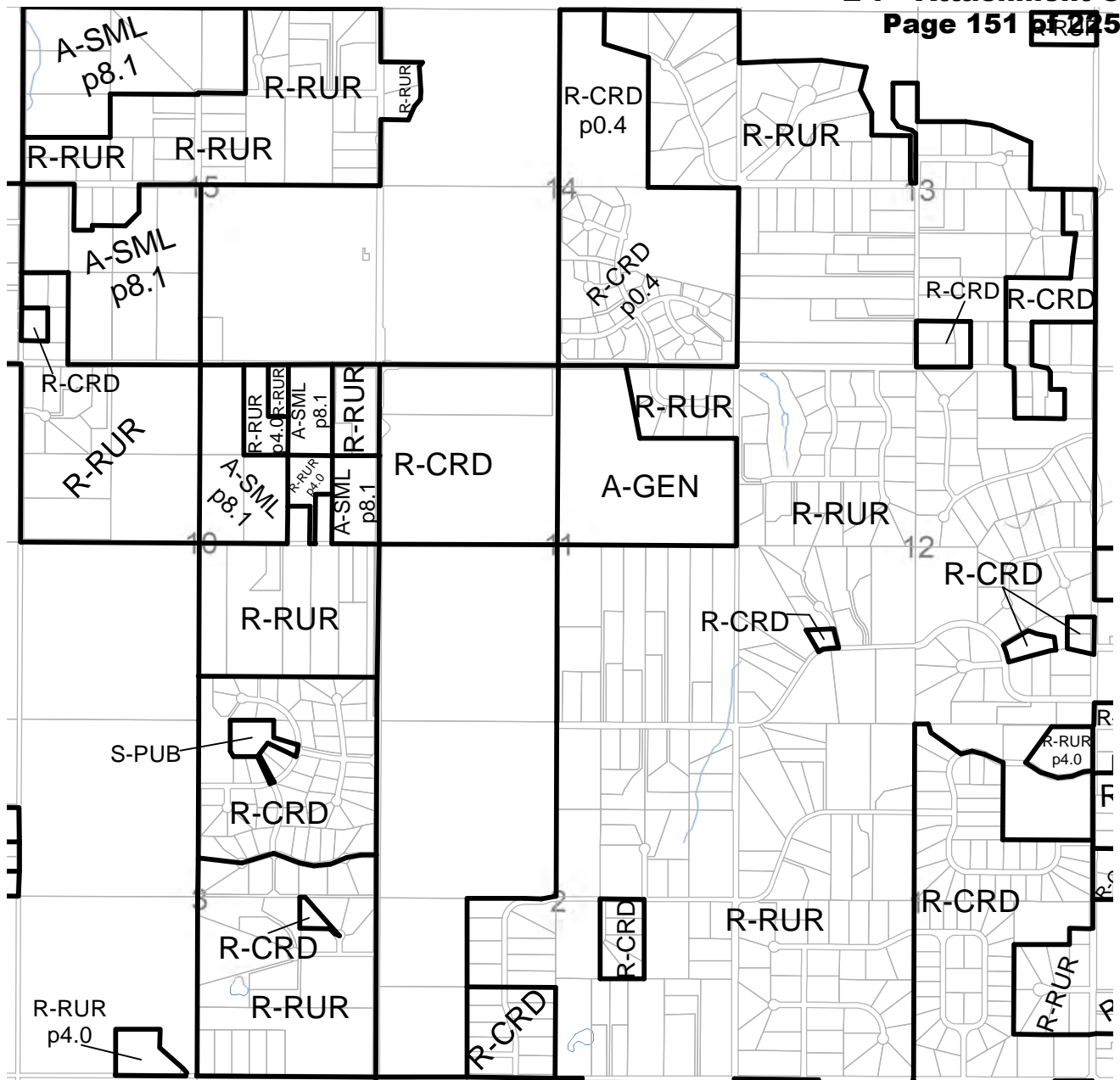
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-3-W5M

LAND USE MAP NO. 67-SW

Date: Aug 04, 2020 Page 399 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

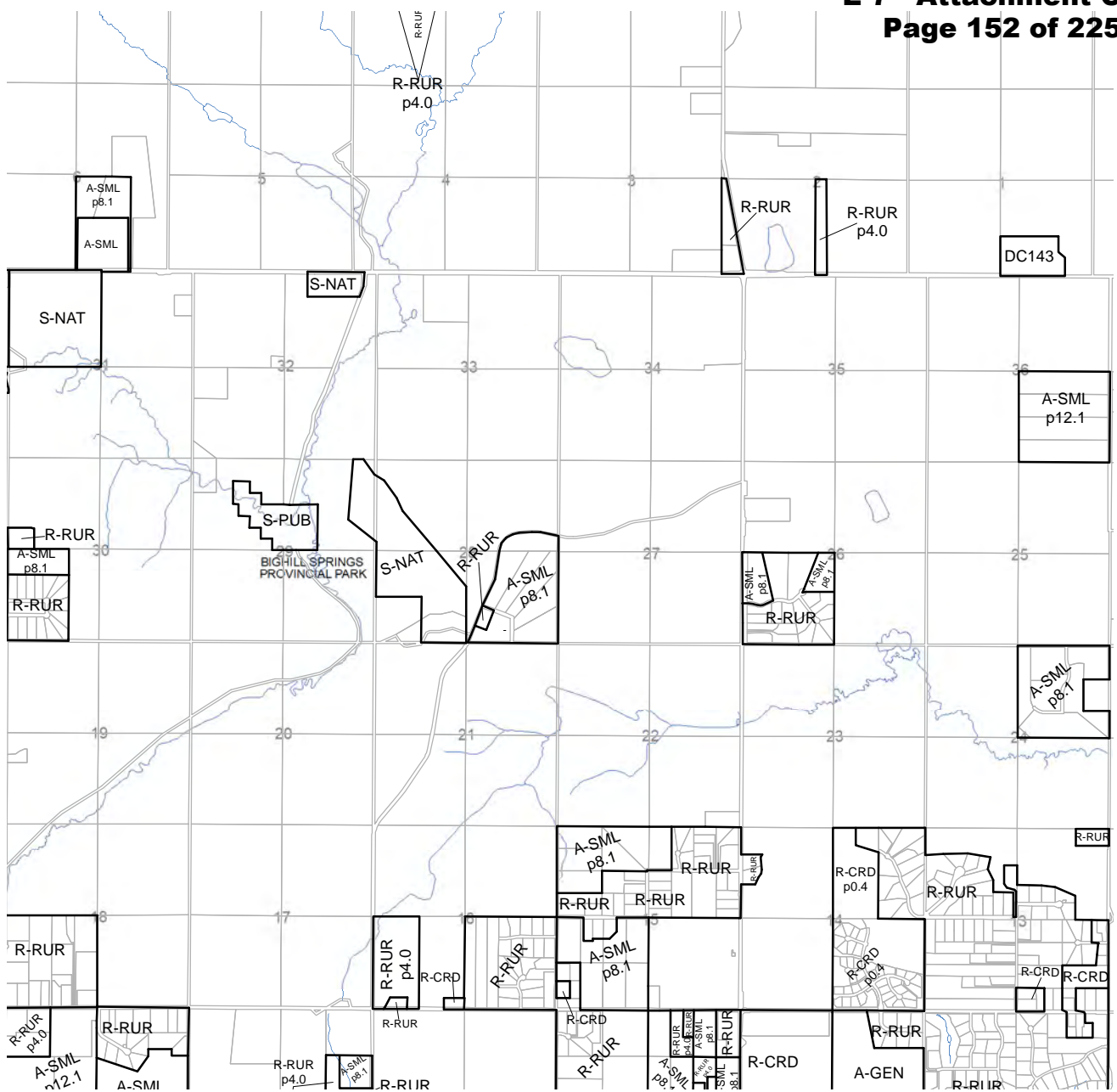
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-3-W5M

LAND USE MAP NO. 67-SE

Date: Aug 04, 2020 Page 400 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

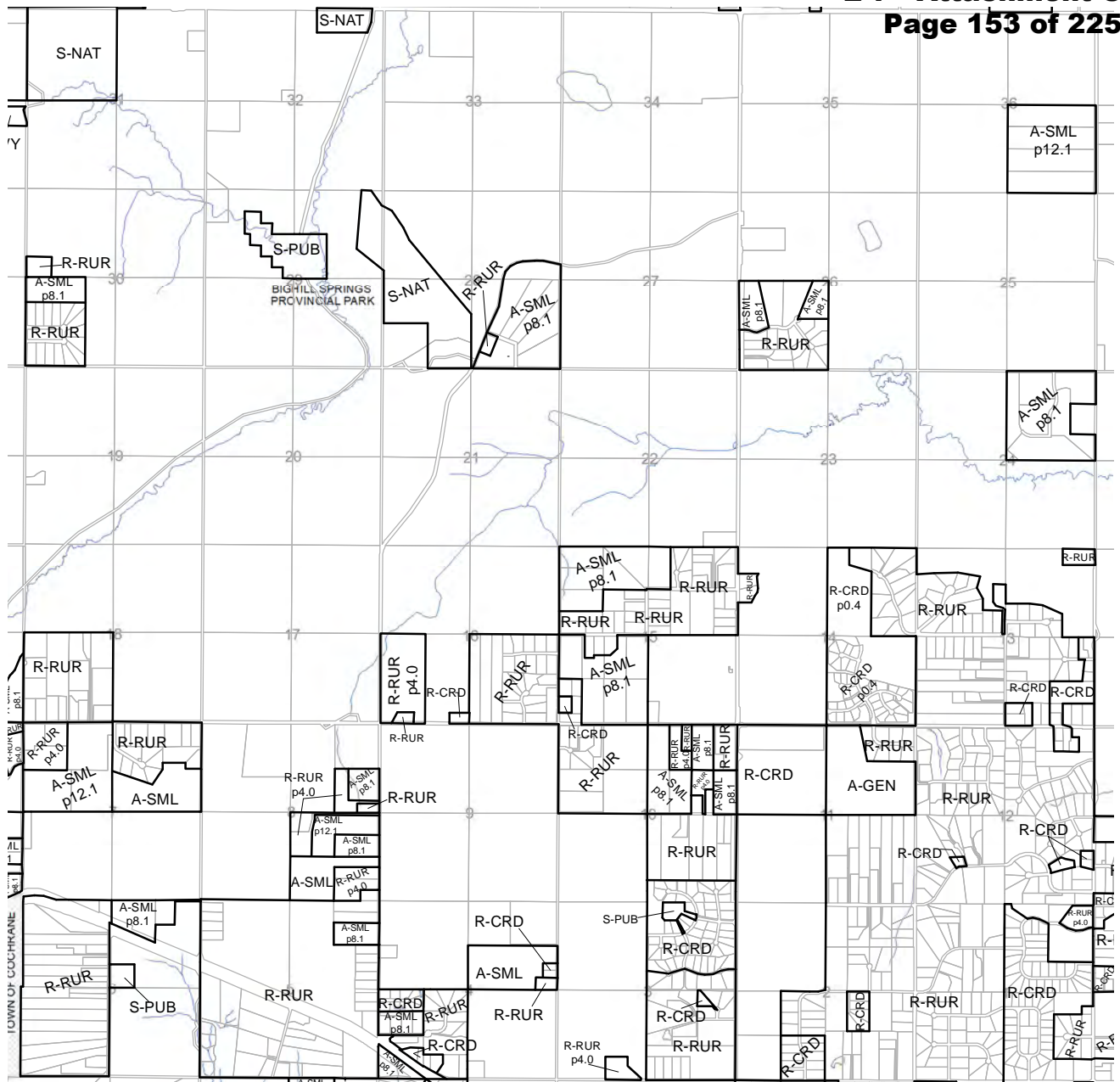
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-3-W5M

LAND USE MAP NO. 67-NORTH

Date: Aug 04, 2020 Page 401 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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County Planning
Department for
Official Confirmation

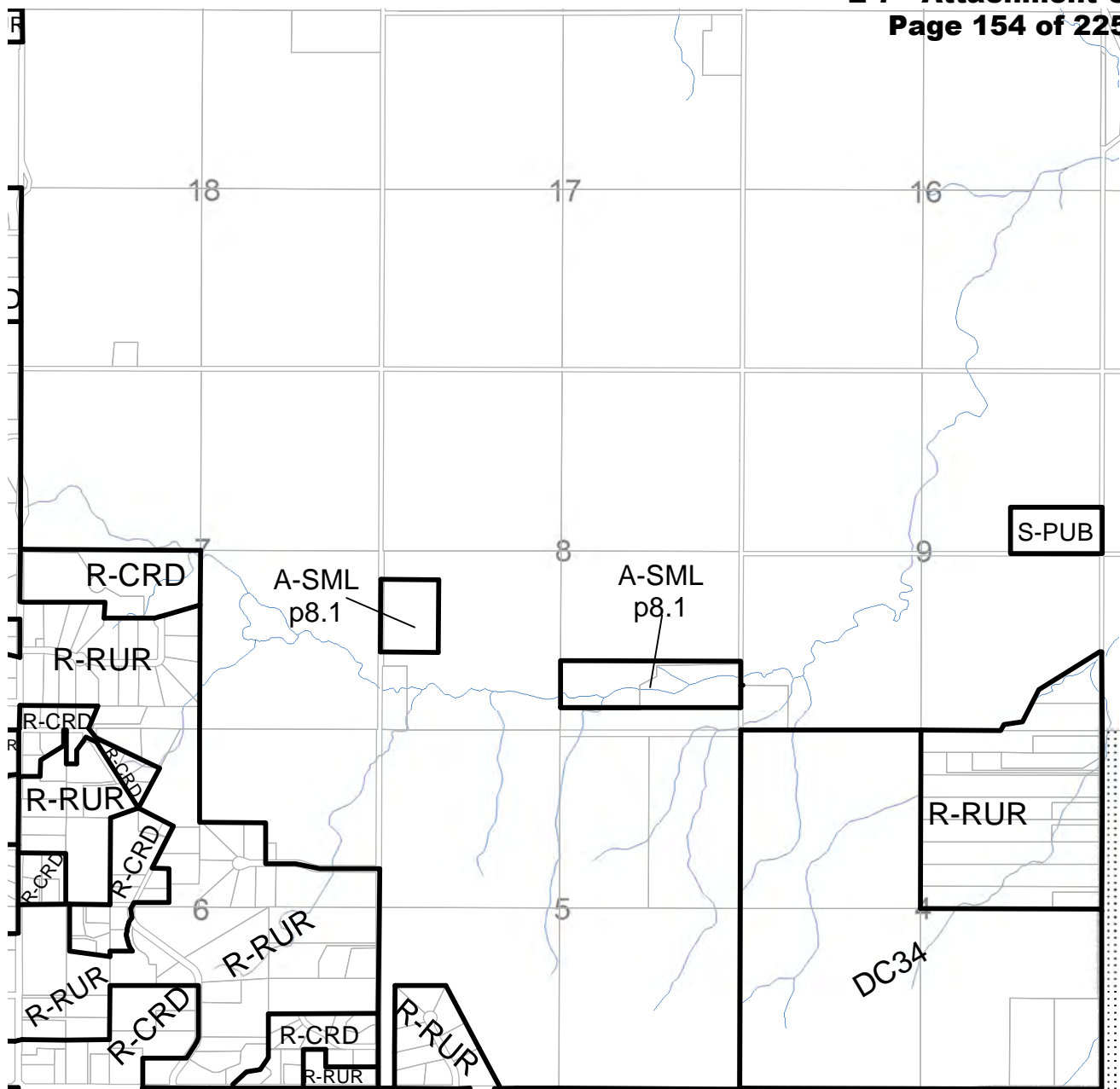
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-3-W5M

LAND USE MAP NO. 67

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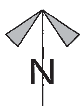


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

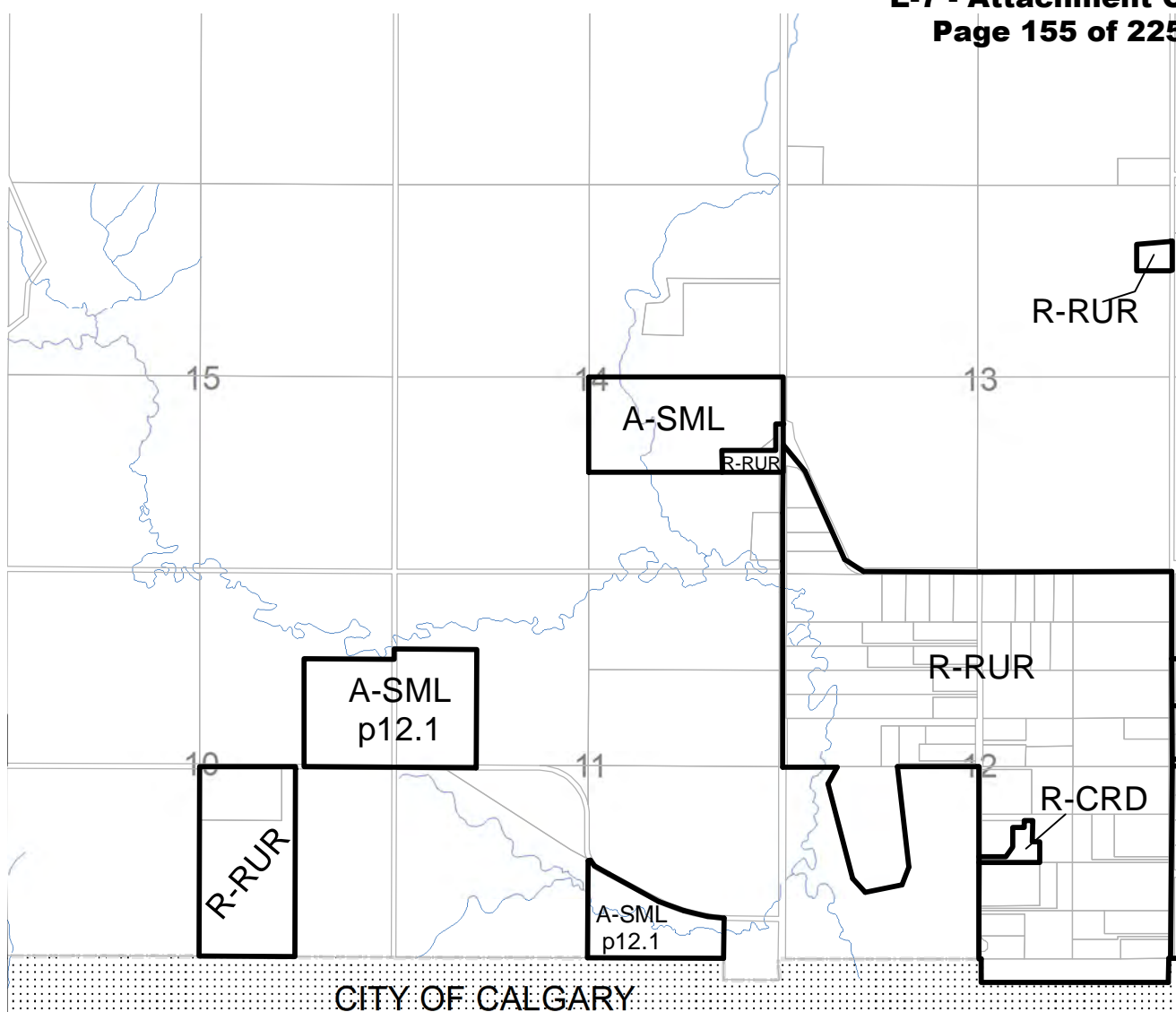
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-2-W5M

LAND USE MAP NO. 66-SW

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

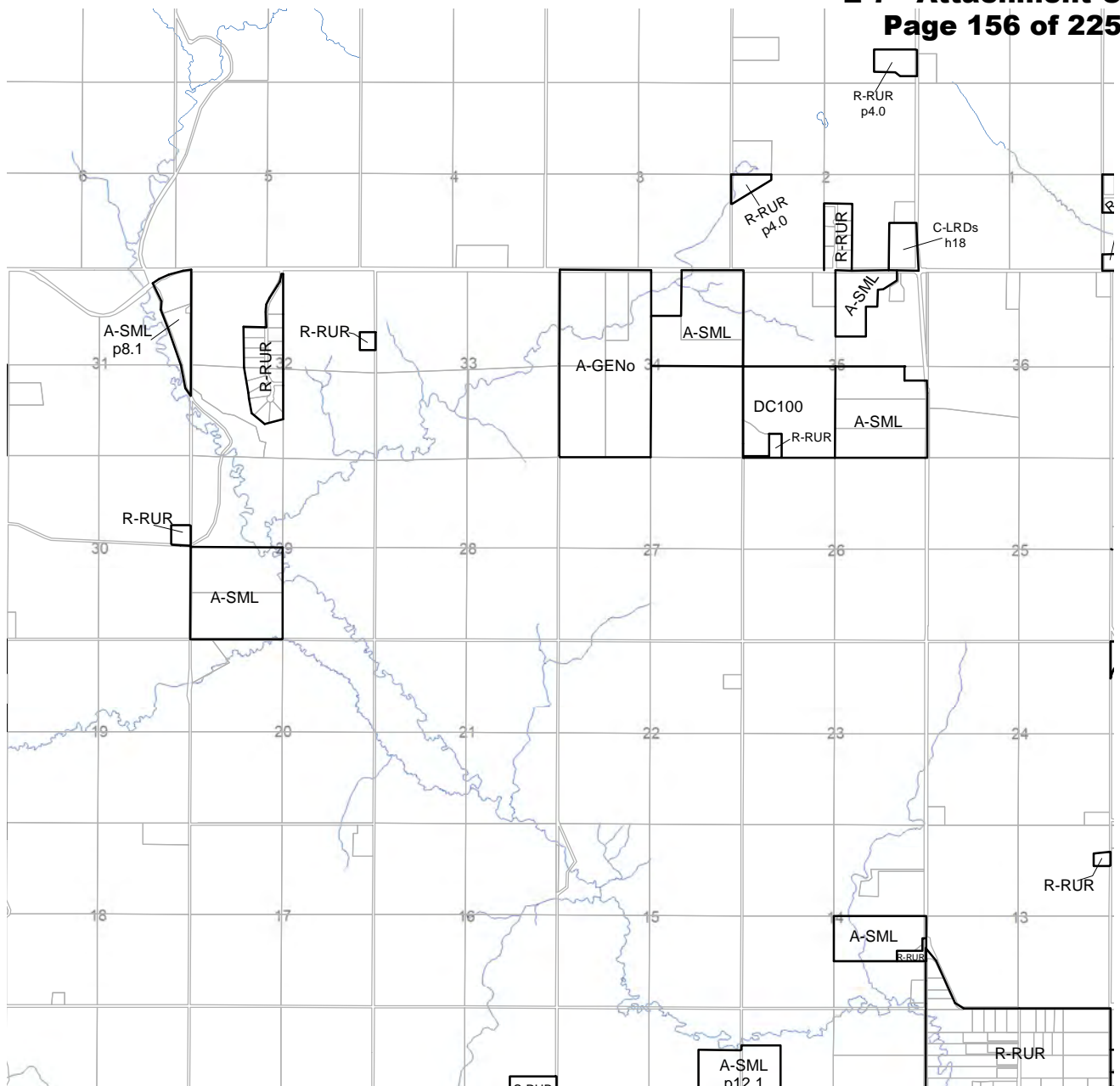


ROCKY VIEW COUNTY

TWP. 26-2-W5M

LAND USE MAP NO. 66-SE

Date: Aug 04, 2020 Page 404 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-2-W5M

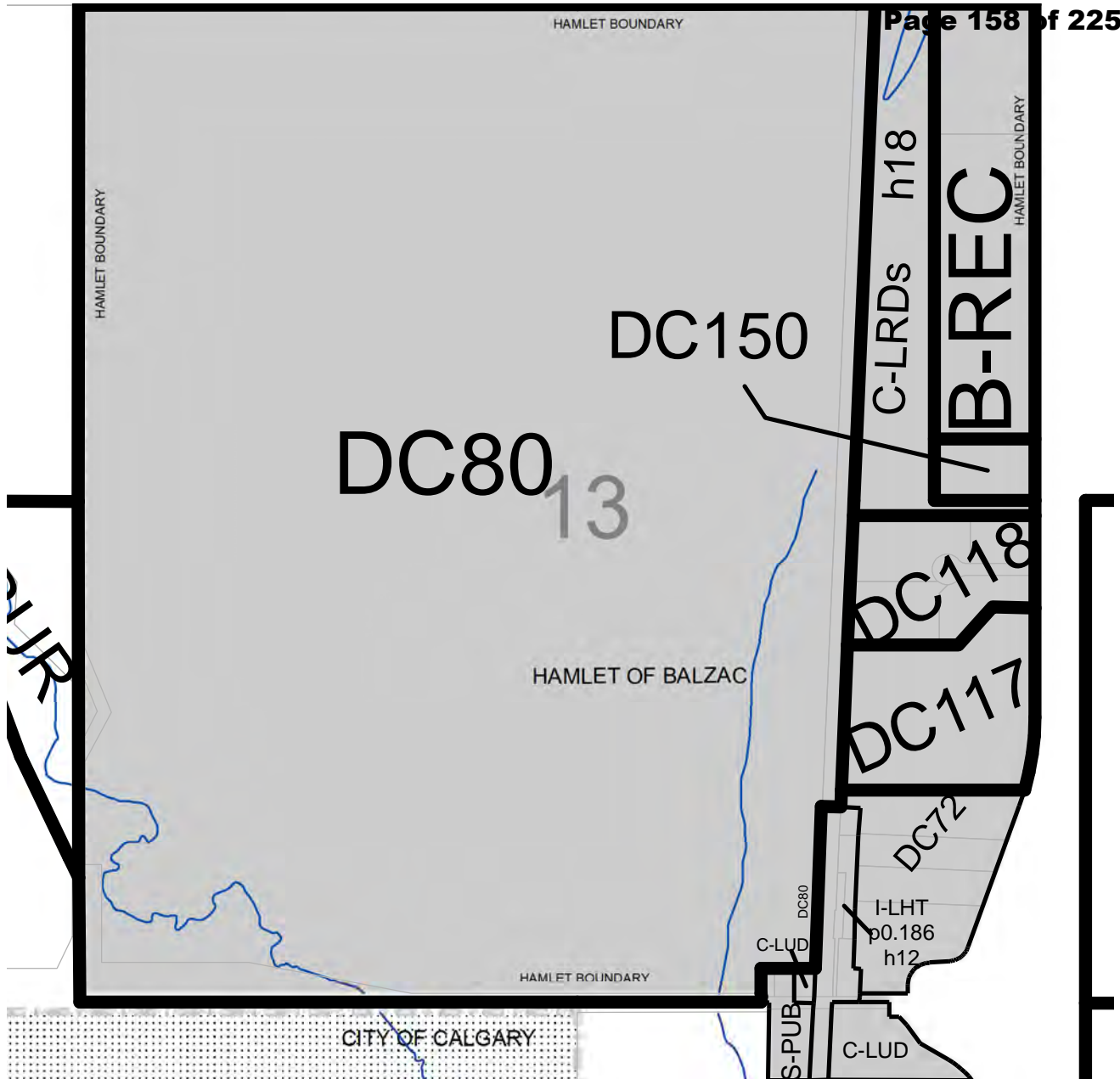
LAND USE MAP NO. 66-NORTH

Date: Aug 04, 2020 Page 405 of 528



C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District





ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

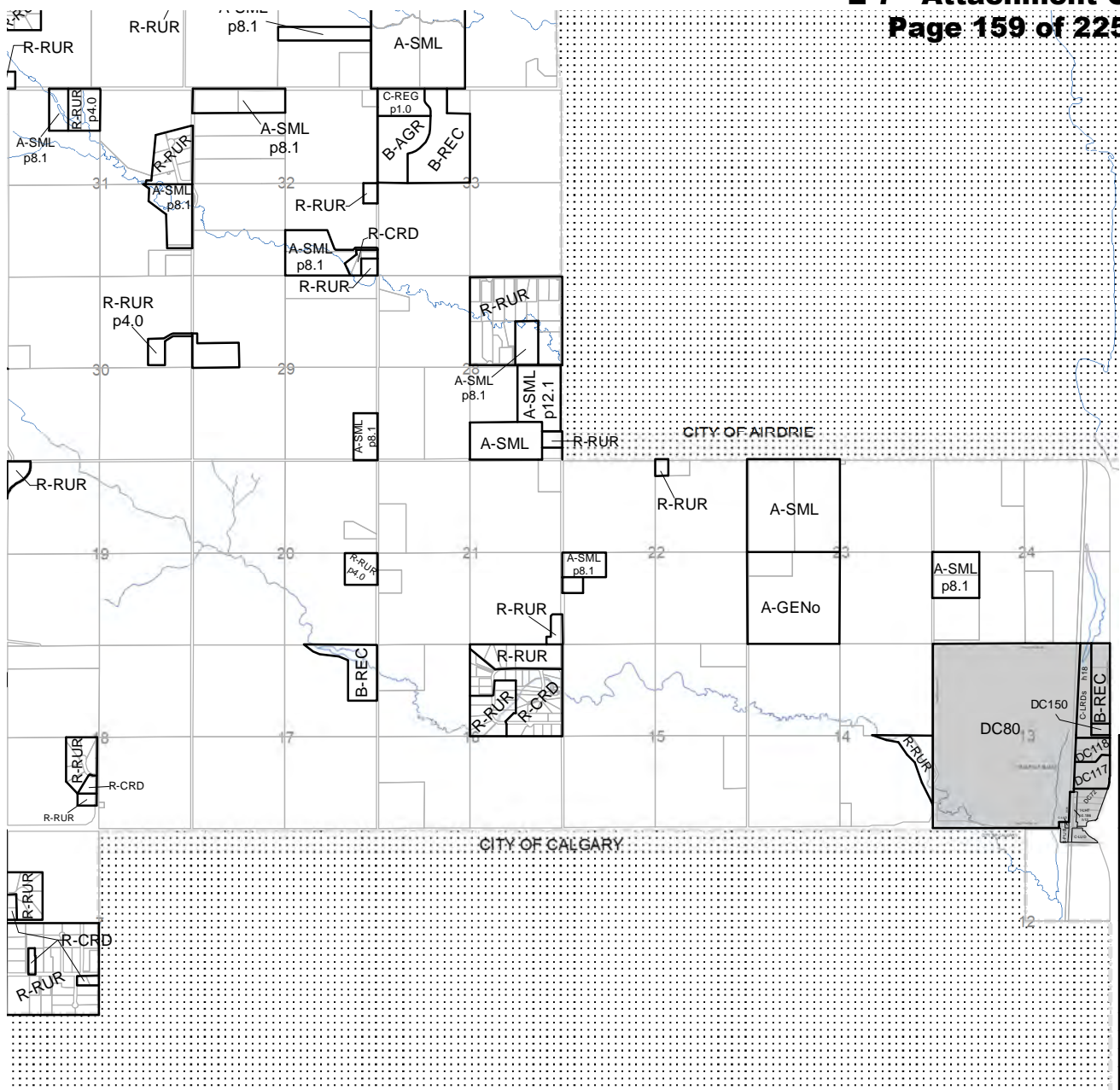
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
HAMLET OF BALZAC

LAND USE MAP NO. 65-1

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

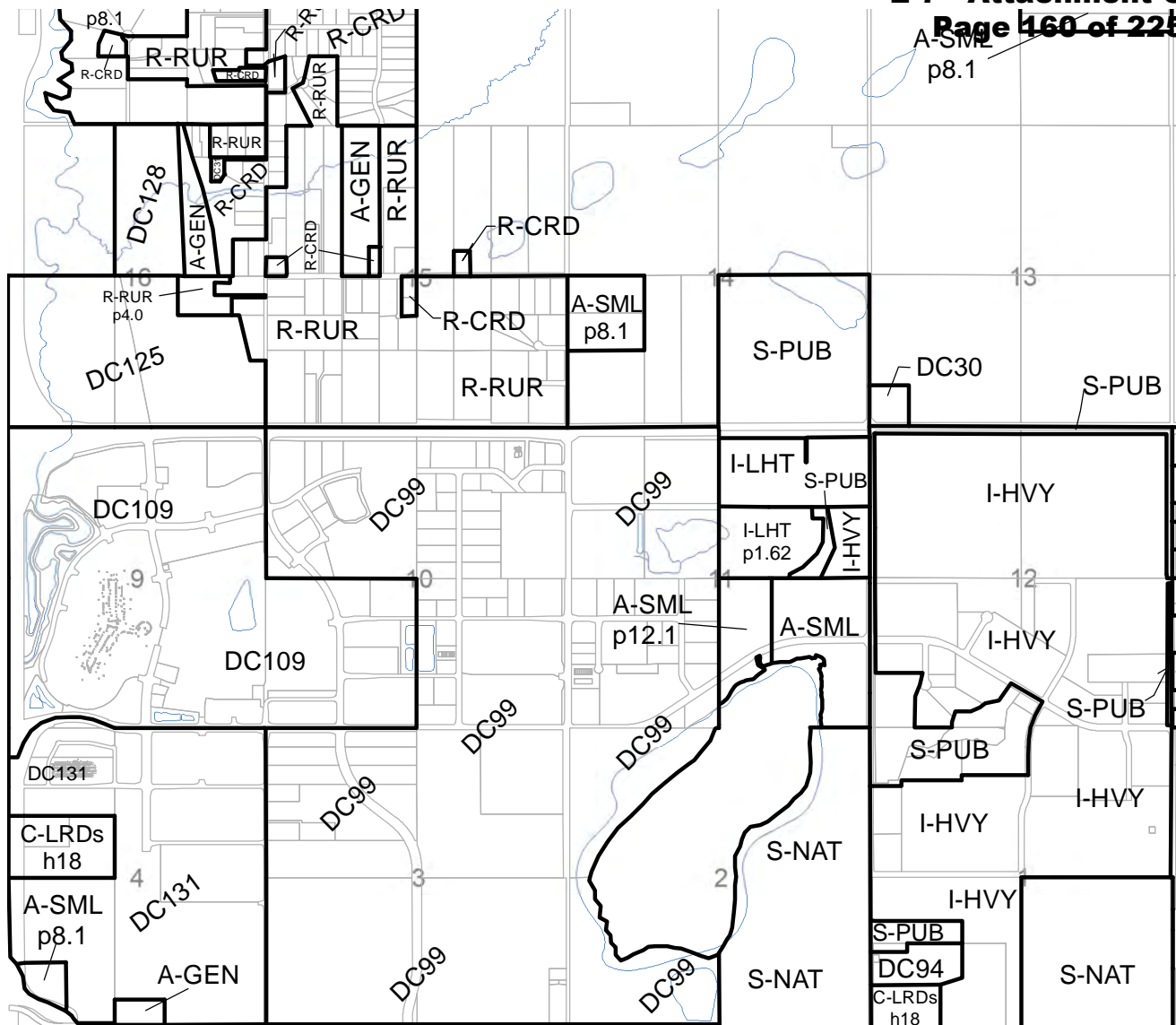
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-1-W5M

LAND USE MAP NO. 65

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CITY OF CALGARY

ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

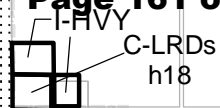
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-29-W4M

LAND USE MAP NO. 64-SOUTH

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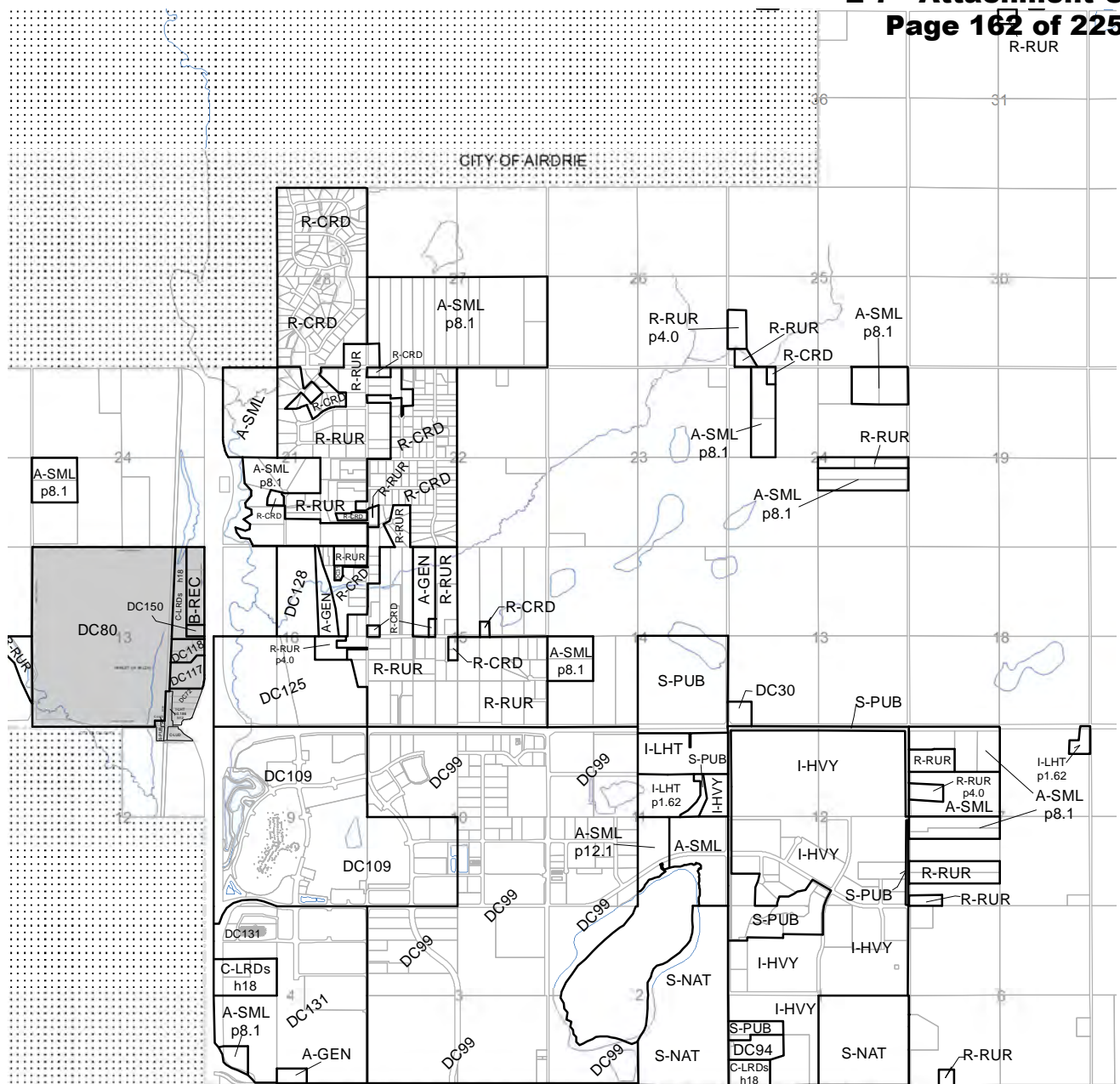


A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
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S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



R-RUR



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
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I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



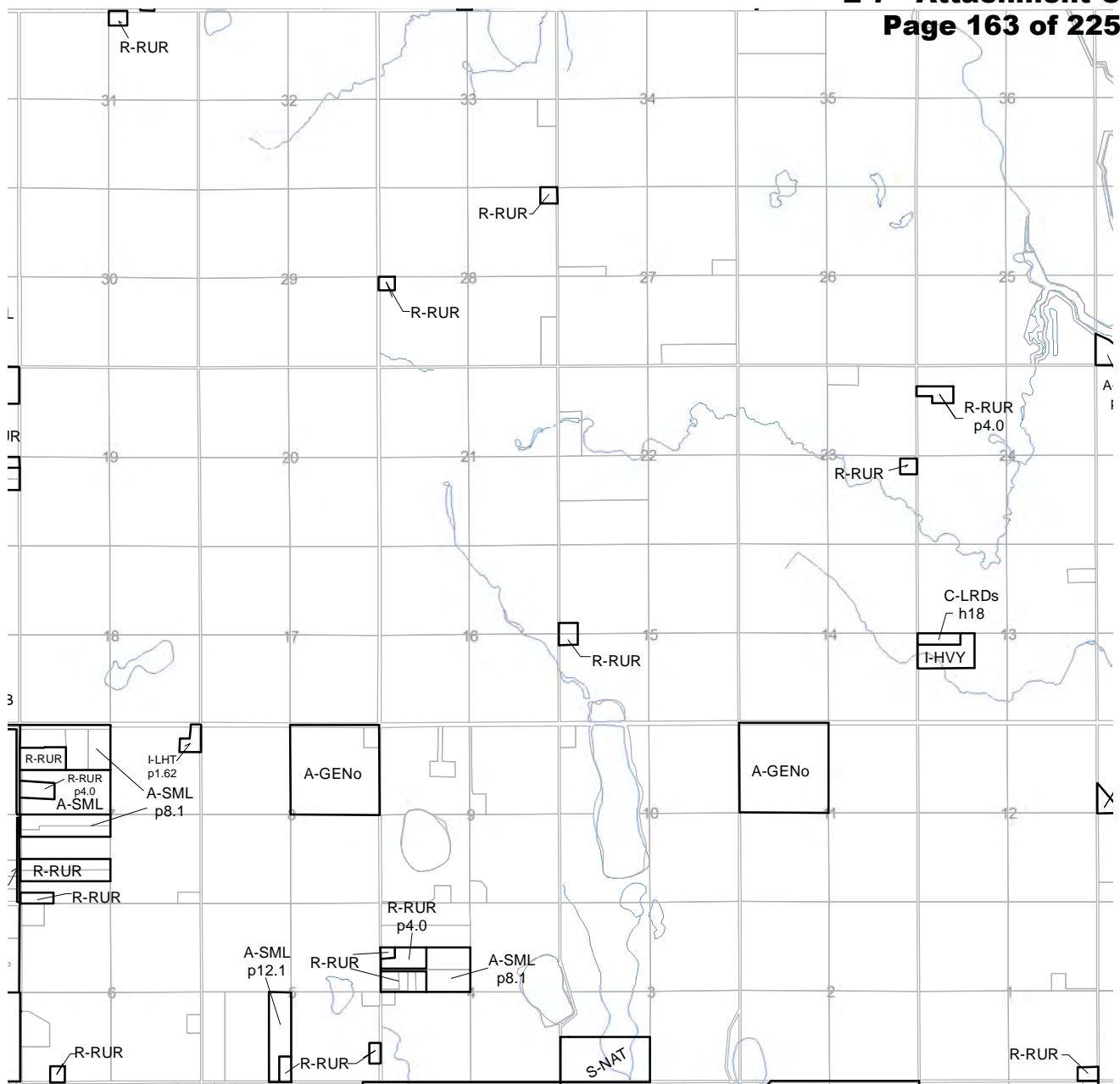
ROCKY VIEW COUNTY

TWP. 26-29-W4M

LAND USE MAP NO. 64

Date: Aug 04, 2020

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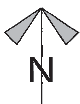


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

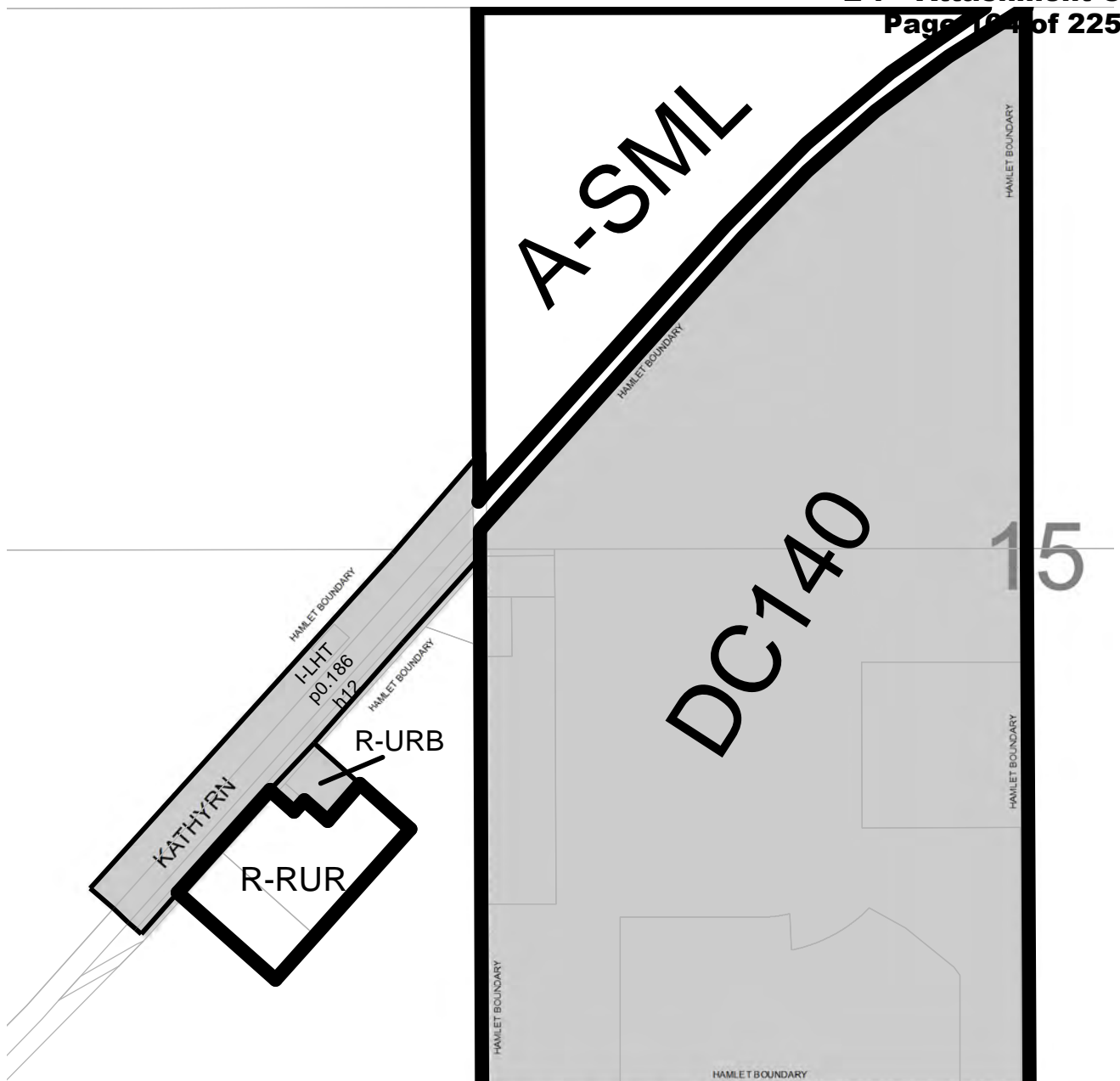
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-28-W4M

LAND USE MAP NO. 63

Date: Aug 04, 2020 Page 412 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

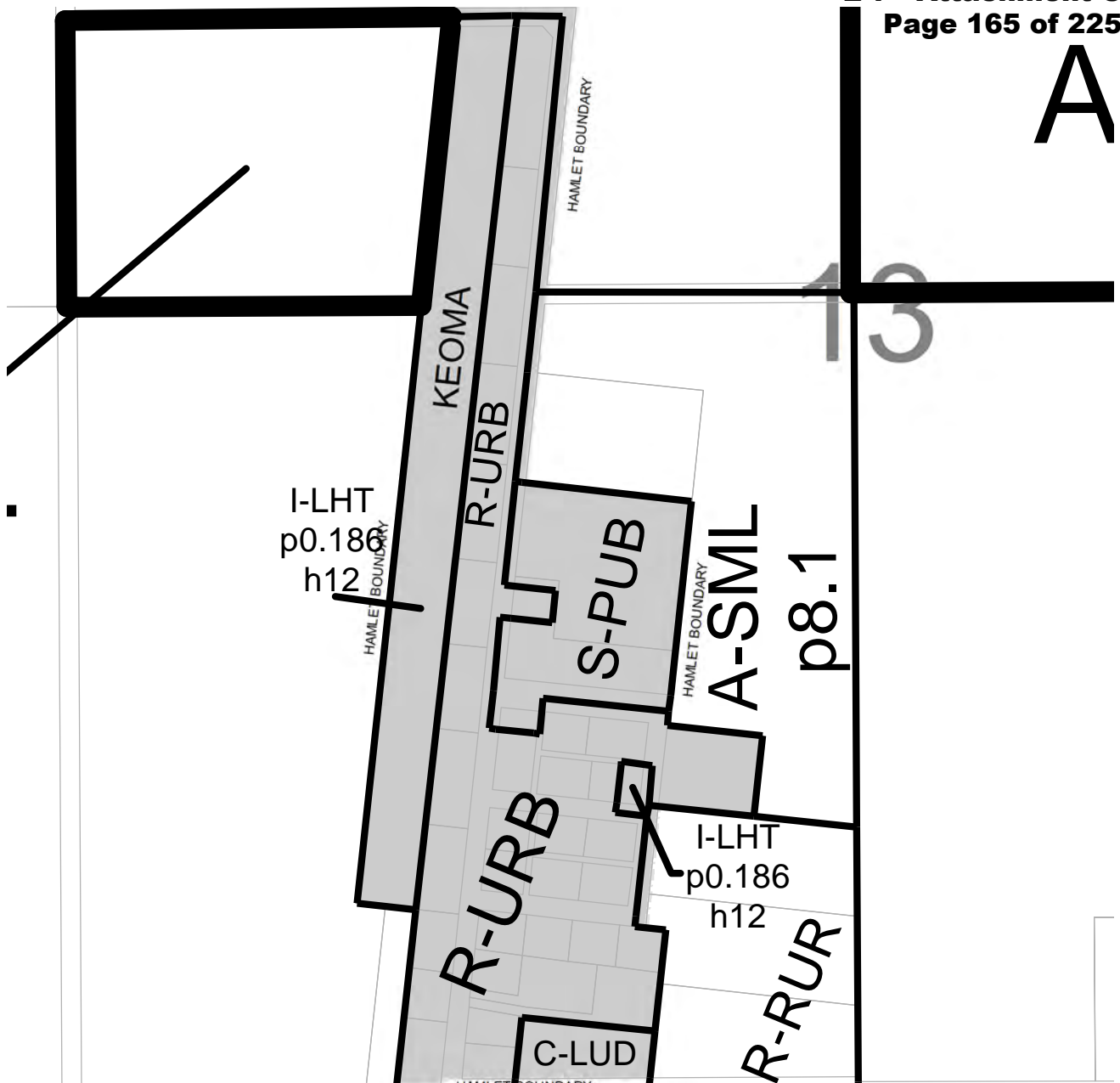


ROCKY VIEW COUNTY
HAMLET OF KATHYRN

LAND USE MAP NO. 62-2

Date: Aug 04, 2020 Page 413 of 528

A



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

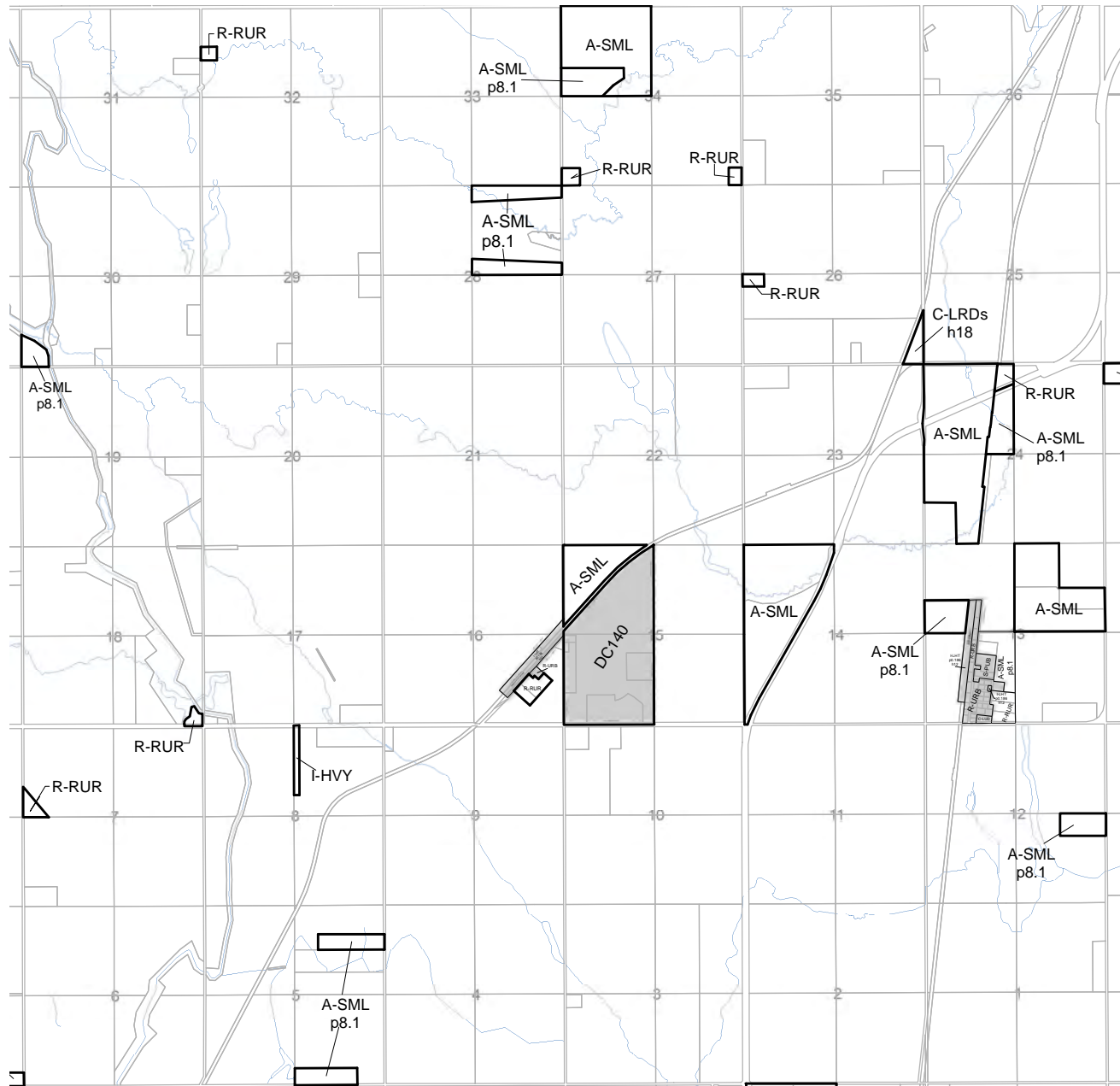
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
HAMLET OF KEOMA

LAND USE MAP NO. 62-1

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

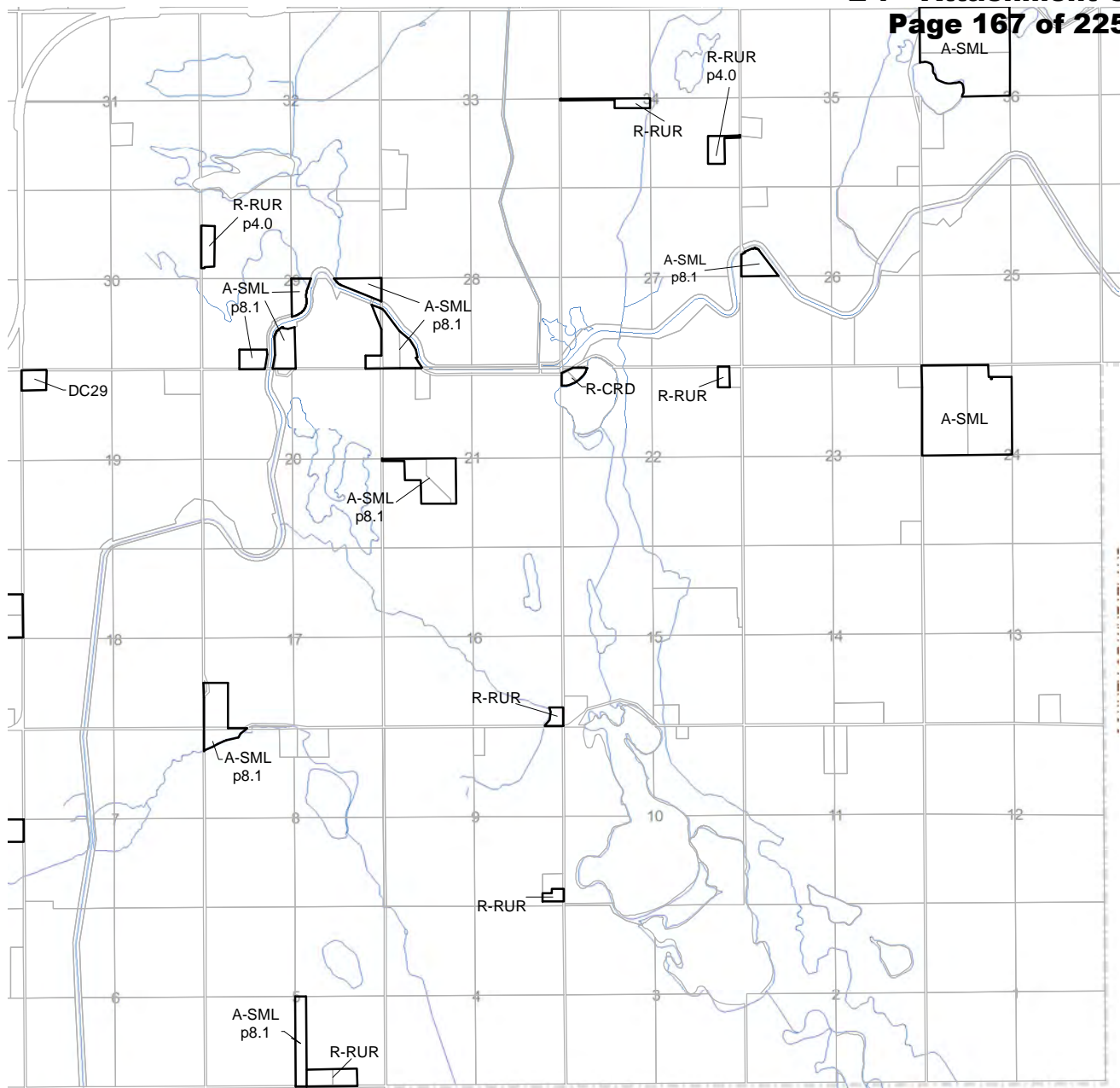
C-HVY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-27-W4M

LAND USE MAP NO. 62

Date: Aug 07 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

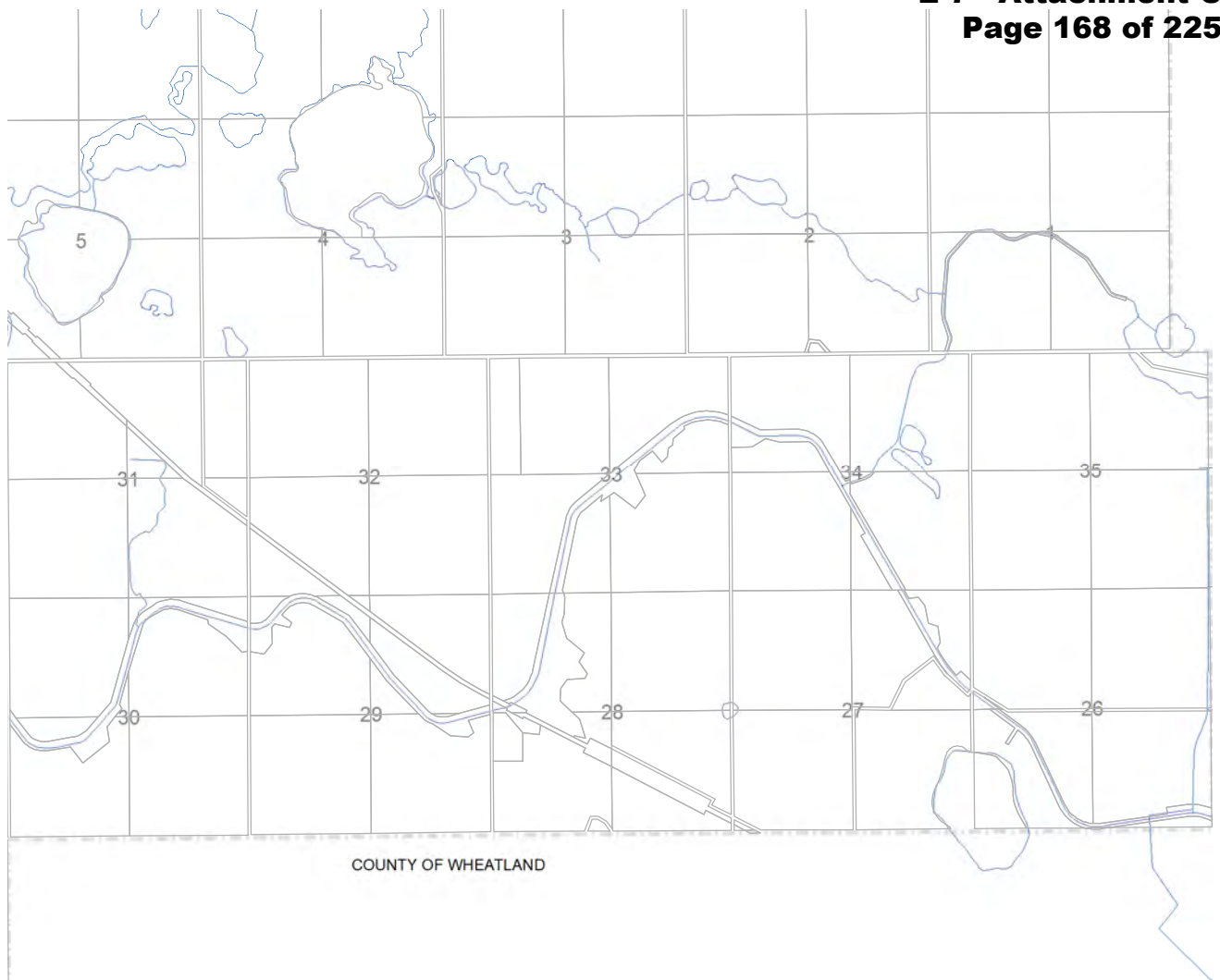
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 26-26-W4M

LAND USE MAP NO. 61

Date: Aug 04, 2020 Page 416 of 528



COUNTY OF WHEATLAND

WHEATLAND

ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
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I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

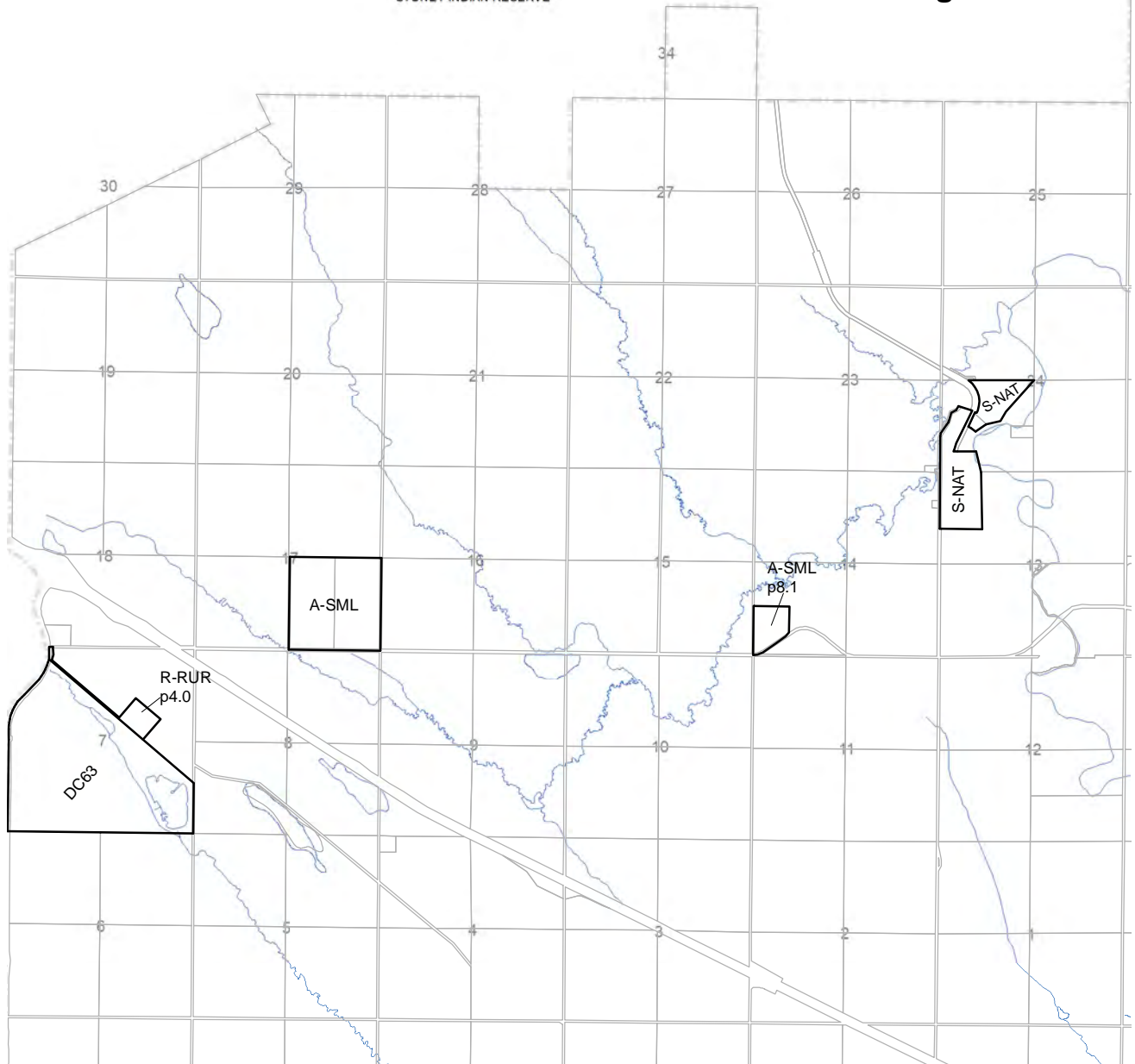


ROCKY VIEW COUNTY
TWP. 26-25-W4M

LAND USE MAP NO. 60

Date: Aug 04, 2020 Page 417 of 528

STONEY INDIAN RESERVE

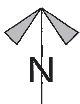


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

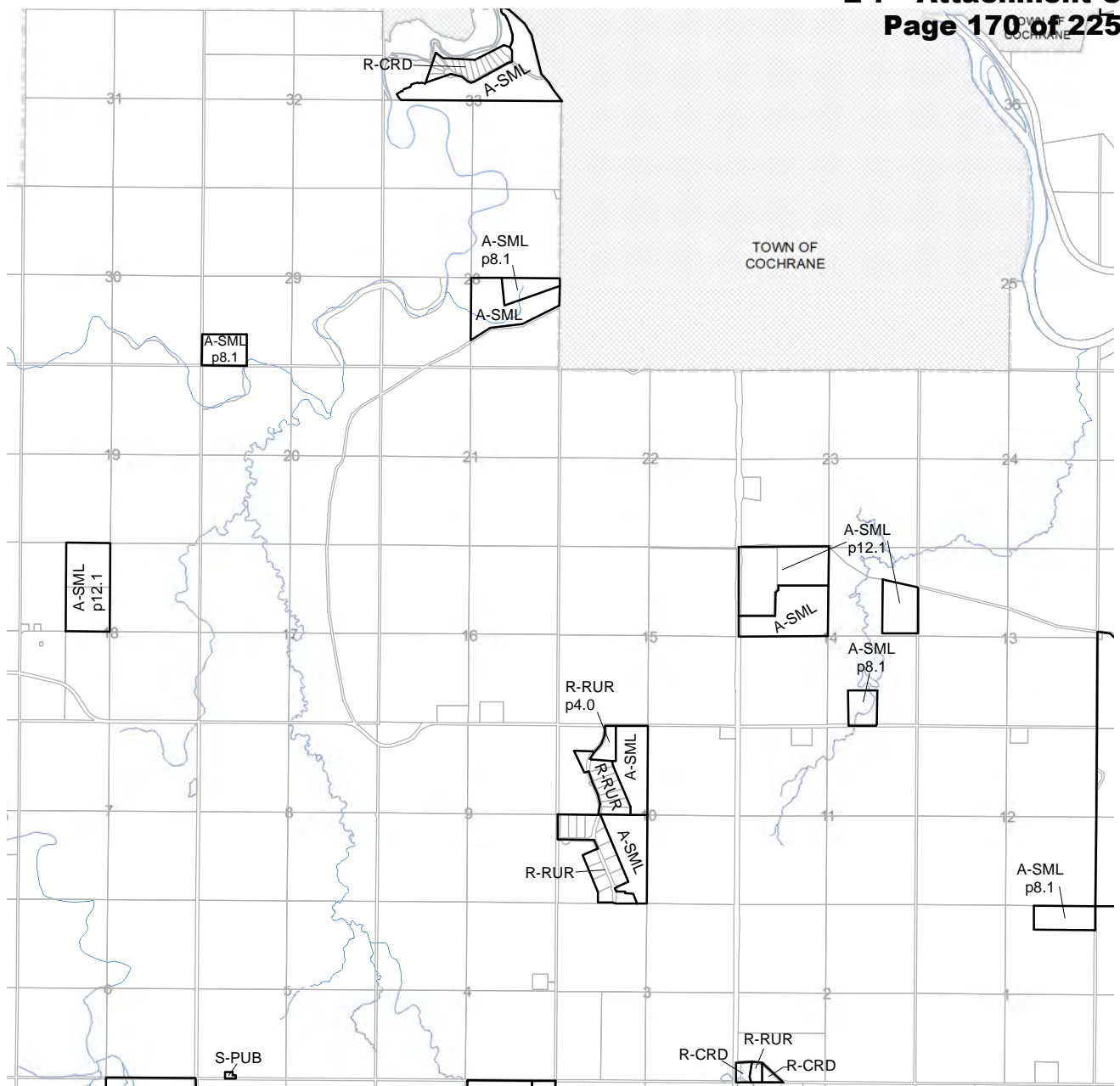
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-5-W5M

LAND USE MAP NO. 59

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

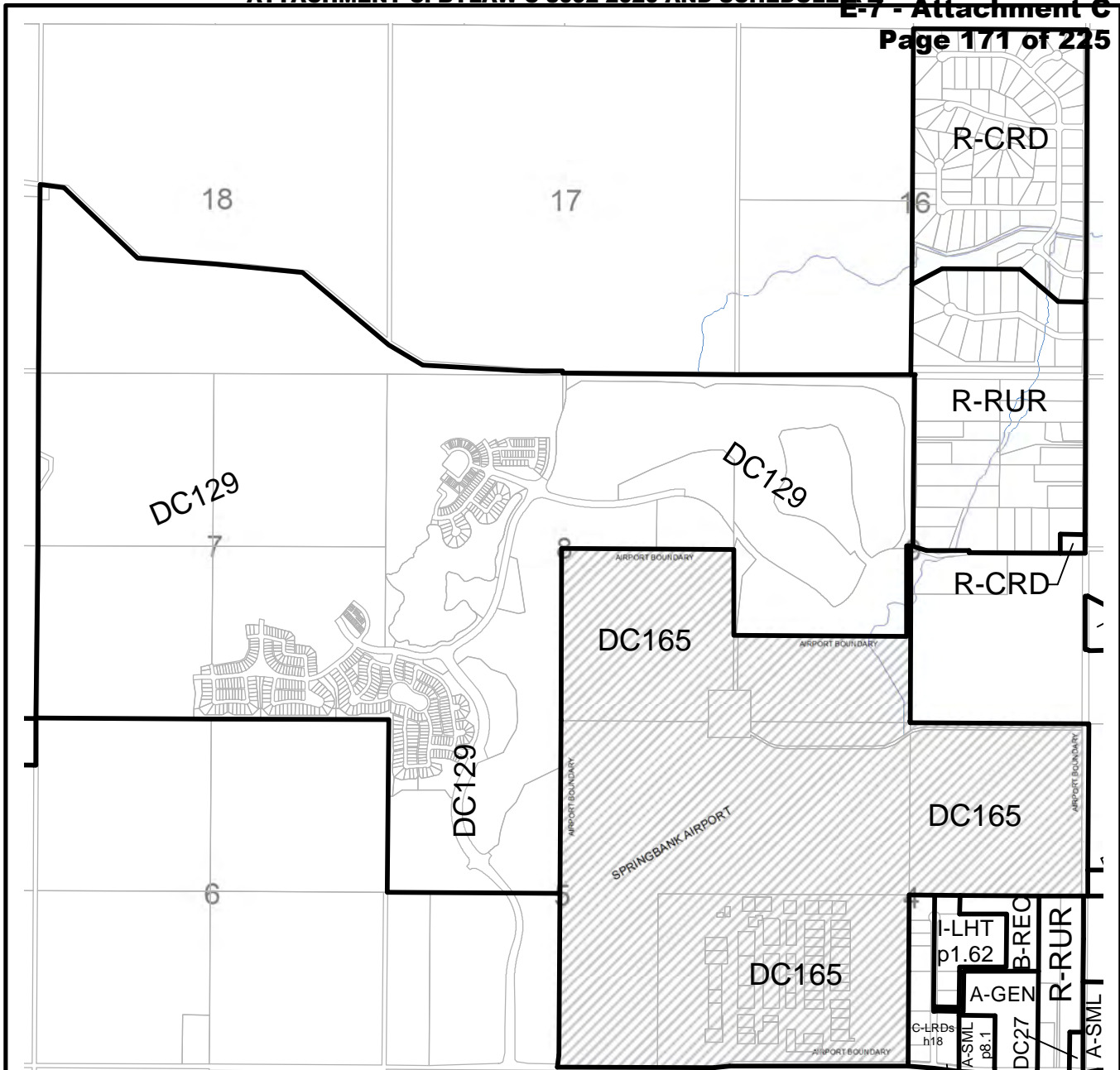
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-4-W5M

LAND USE MAP NO. 58

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

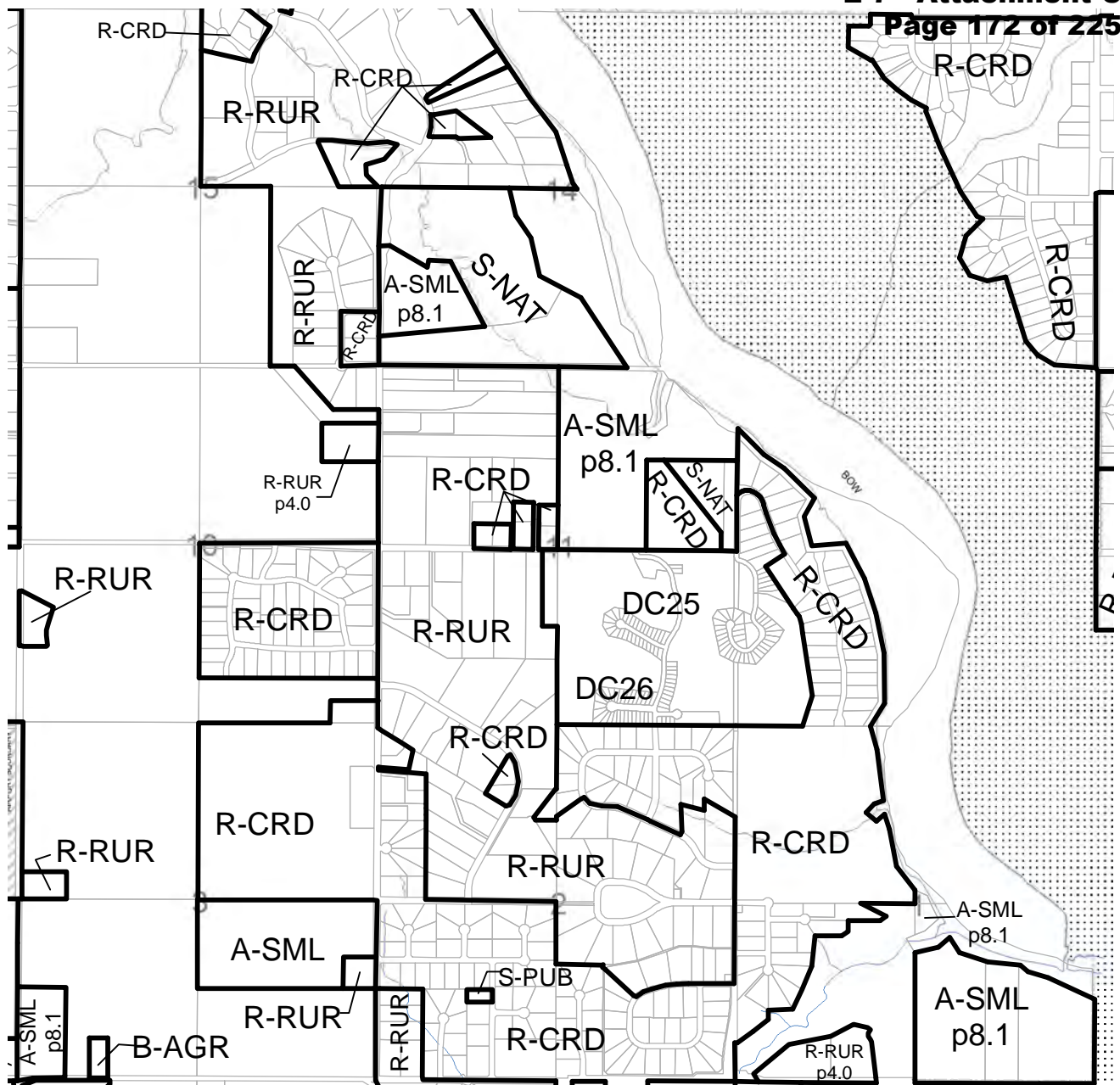
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-3-W5M

LAND USE MAP NO. 57-SW

Date: Aug 04, 2020 Page 420 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
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B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-3-W5M

LAND USE MAP NO. 57-SE

Date: Aug 04, 2020 Page 421 of 528

A-SML
p8.1A-SML
p8.1A-SML
p8.1

R-RUR

31

32

33

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20

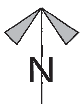
21

ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

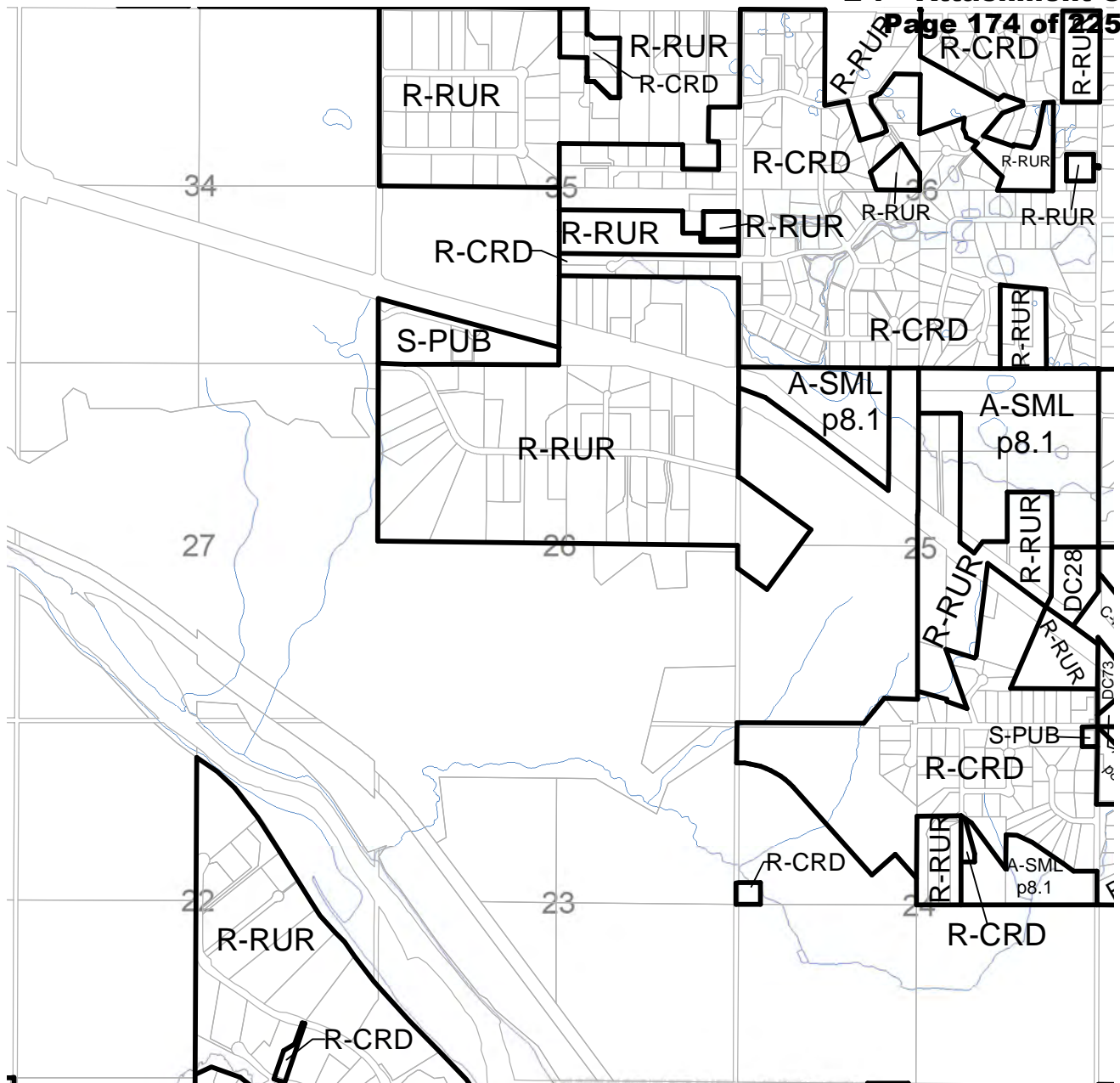
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-3-W5M

LAND USE MAP NO. 57-NW

Date: Aug 04, 2020 Page 422 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

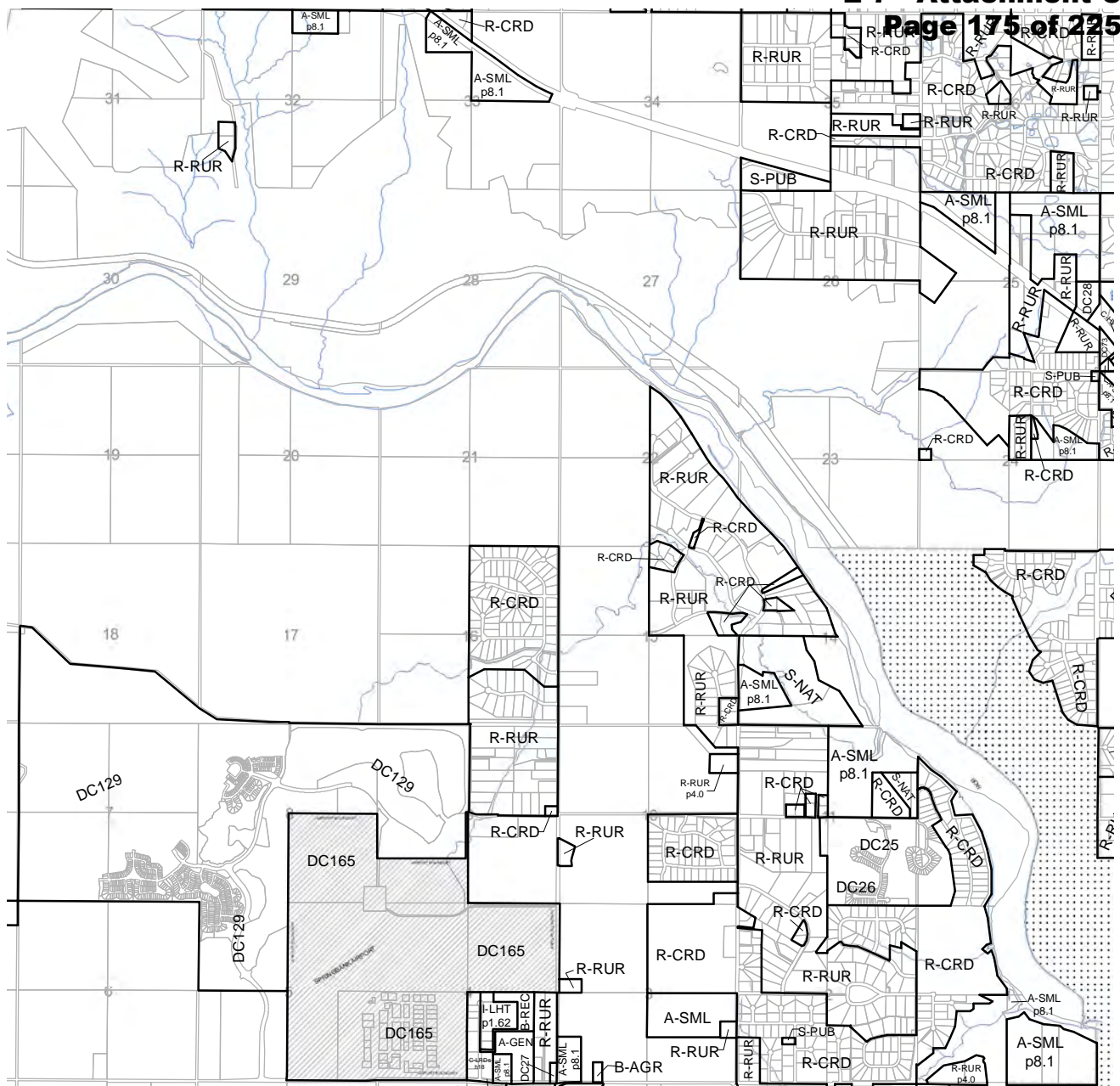
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-3-W5M

LAND USE MAP NO. 57-NE

Date: Aug 04, 2020 Page 423 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

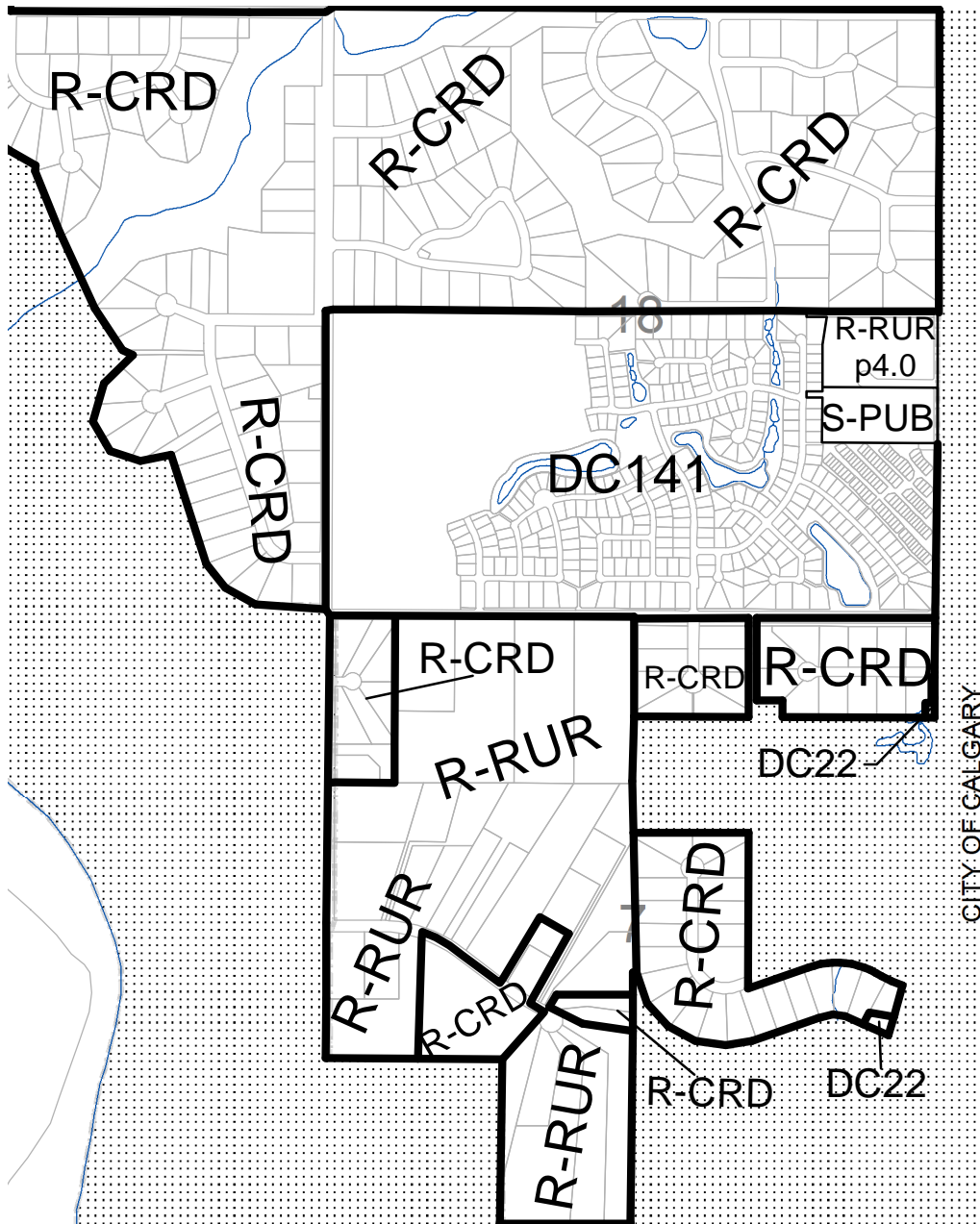
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-3-W5M

LAND USE MAP NO. 57

Date: Aug 04, 2020 Page 424 of 528

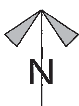


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

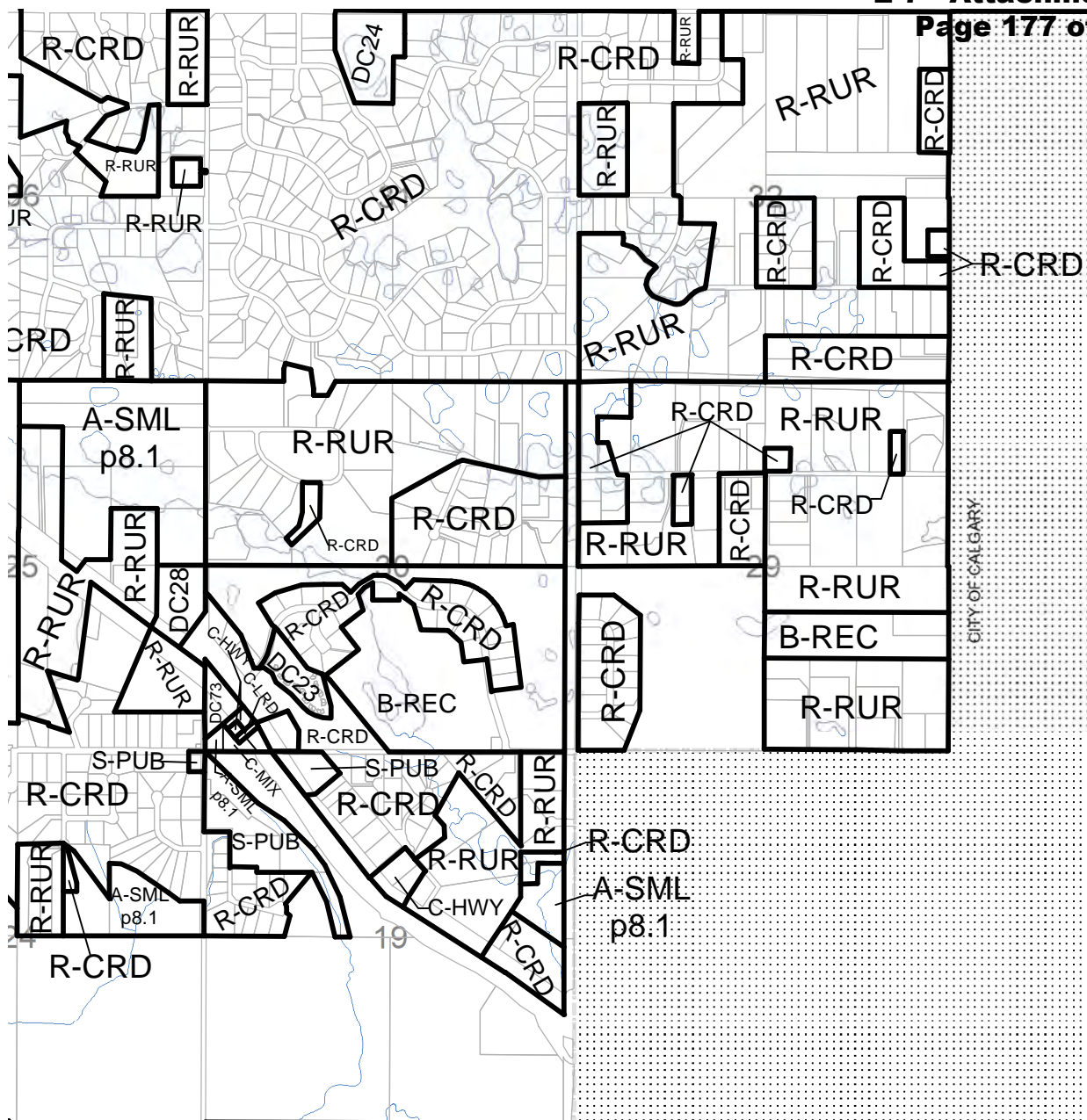
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-2-W5M

LAND USE MAP NO. 56-SOUTH

Date: Aug 04, 2020 Page 425 of 528

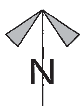


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

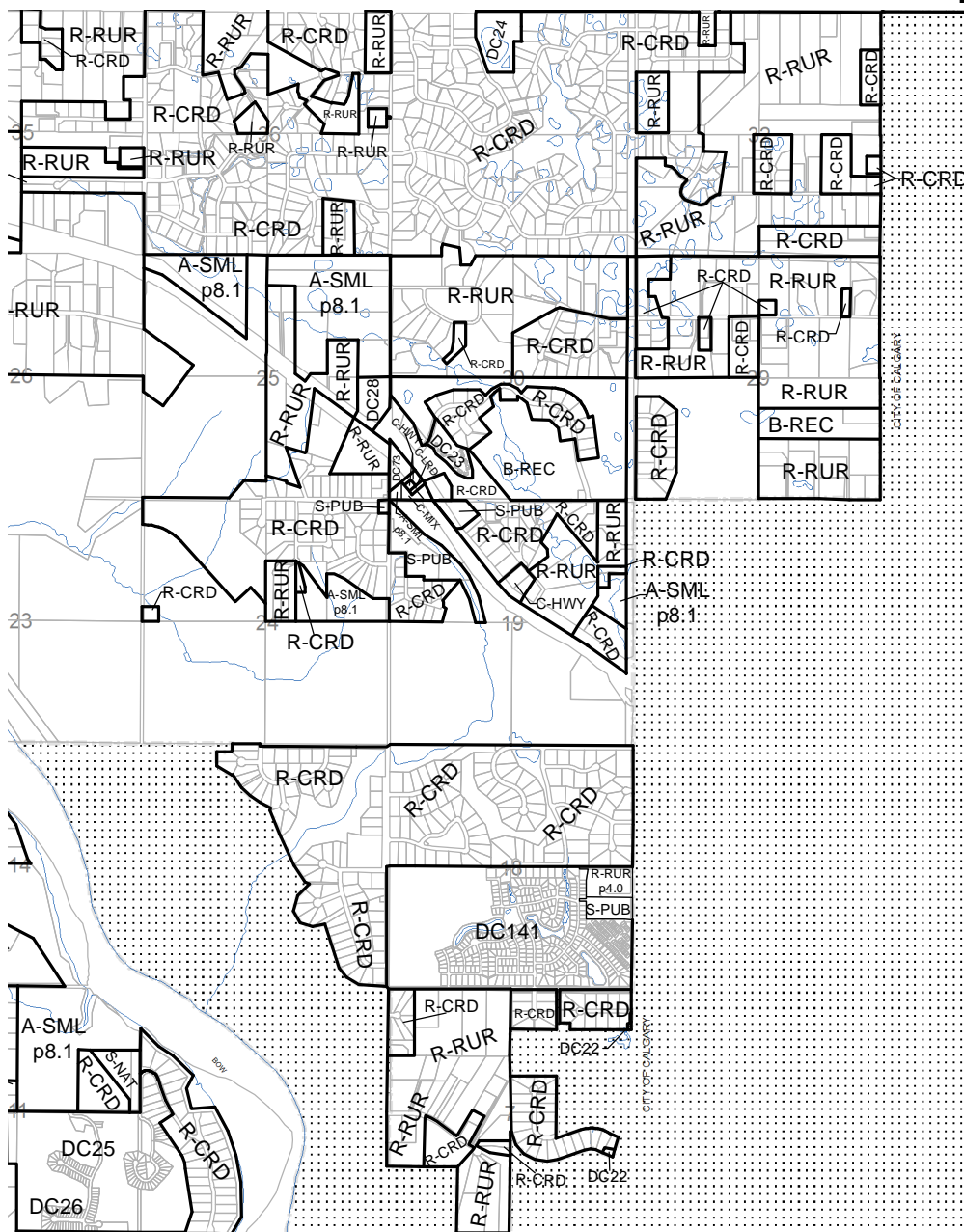
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-2-W5M

LAND USE MAP NO. 56-NORTH

Date: Aug 04, 2020 Page 426 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

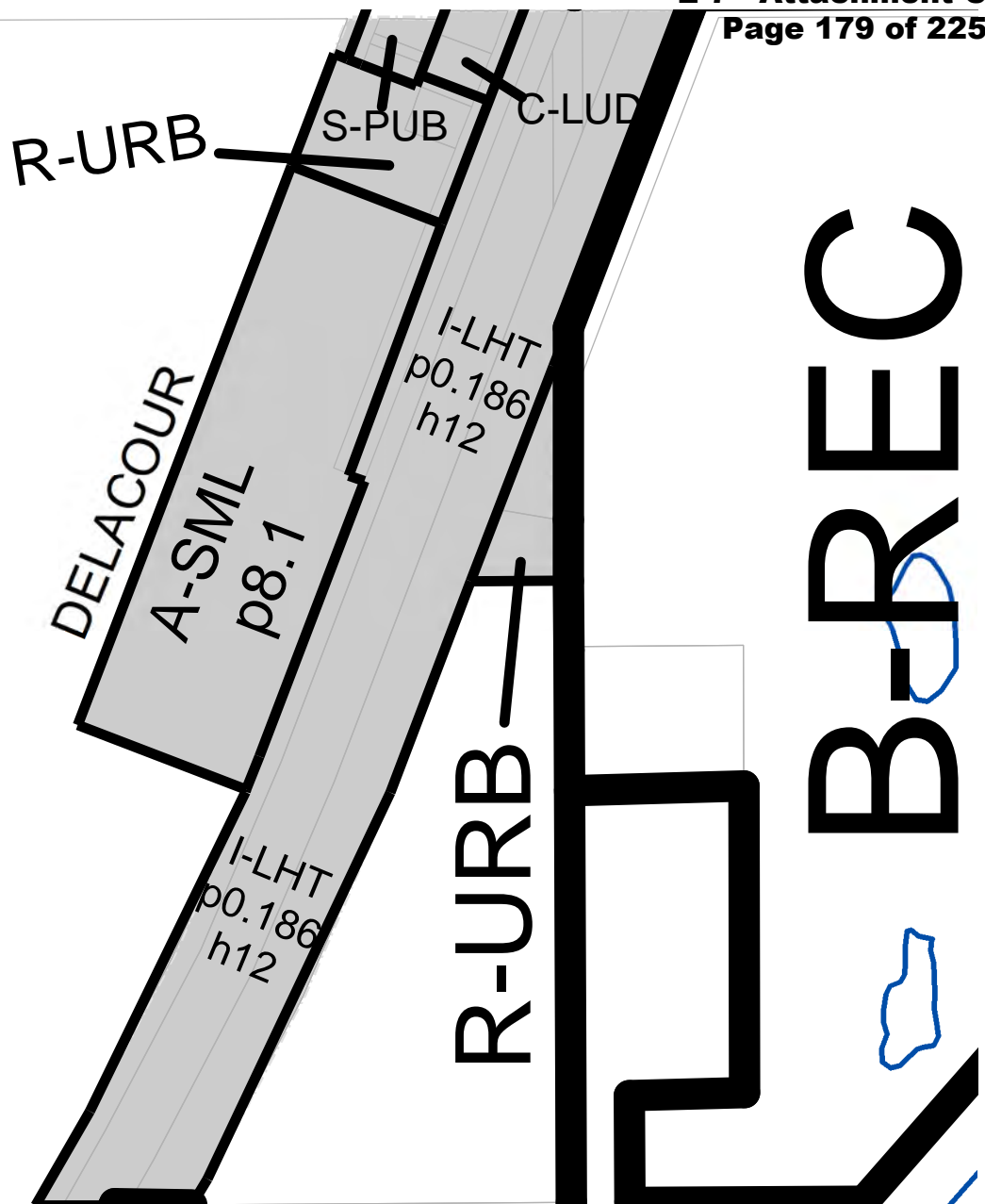


ROCKY VIEW COUNTY

TWP. 25-2-W5M

LAND USE MAP NO. 56

Date: Aug 04, 2020 Page 427 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

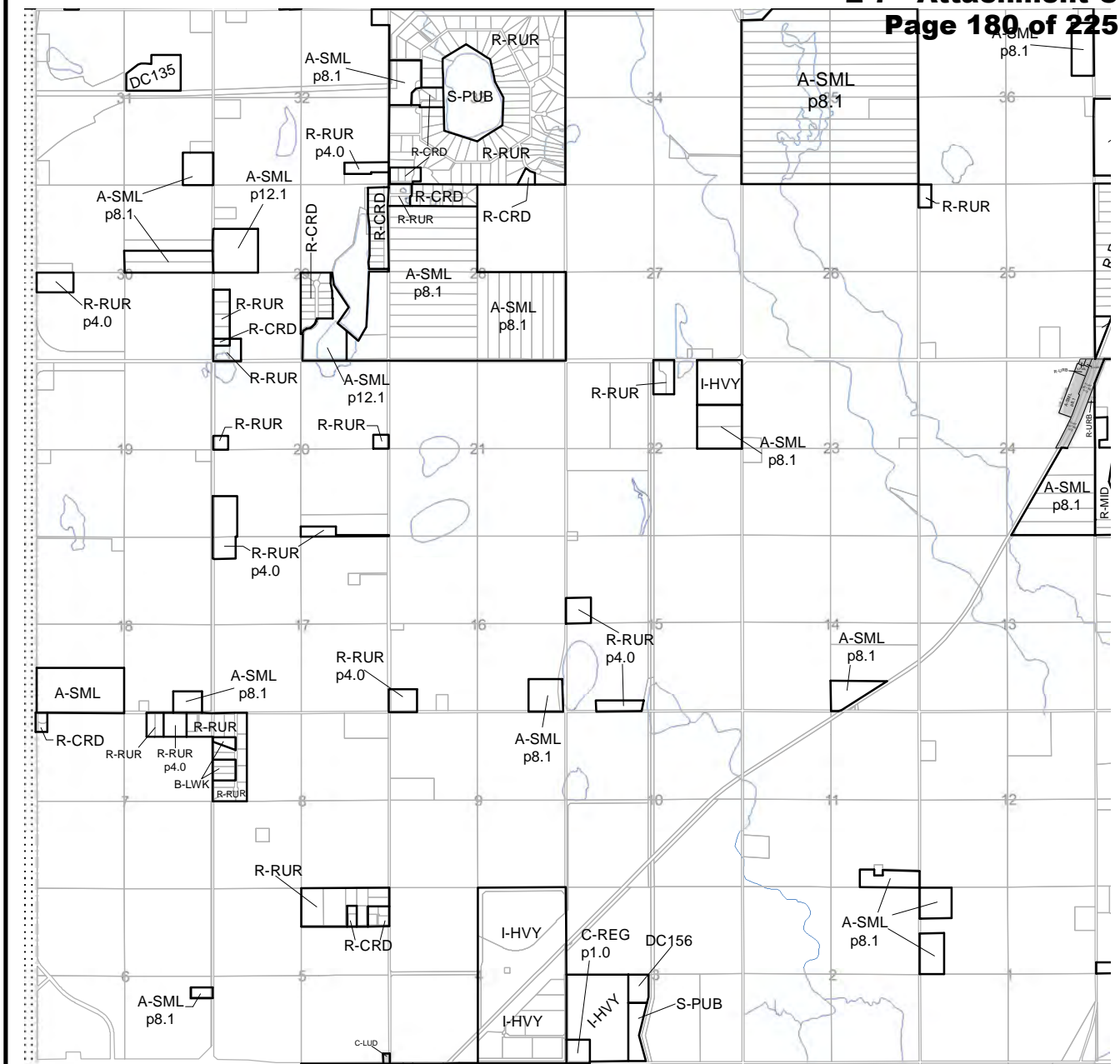
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
HAMLET OF DELACOUR

LAND USE MAP NO. 53-1

Date: Aug 04, 2020 Page 428 of 528

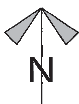


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

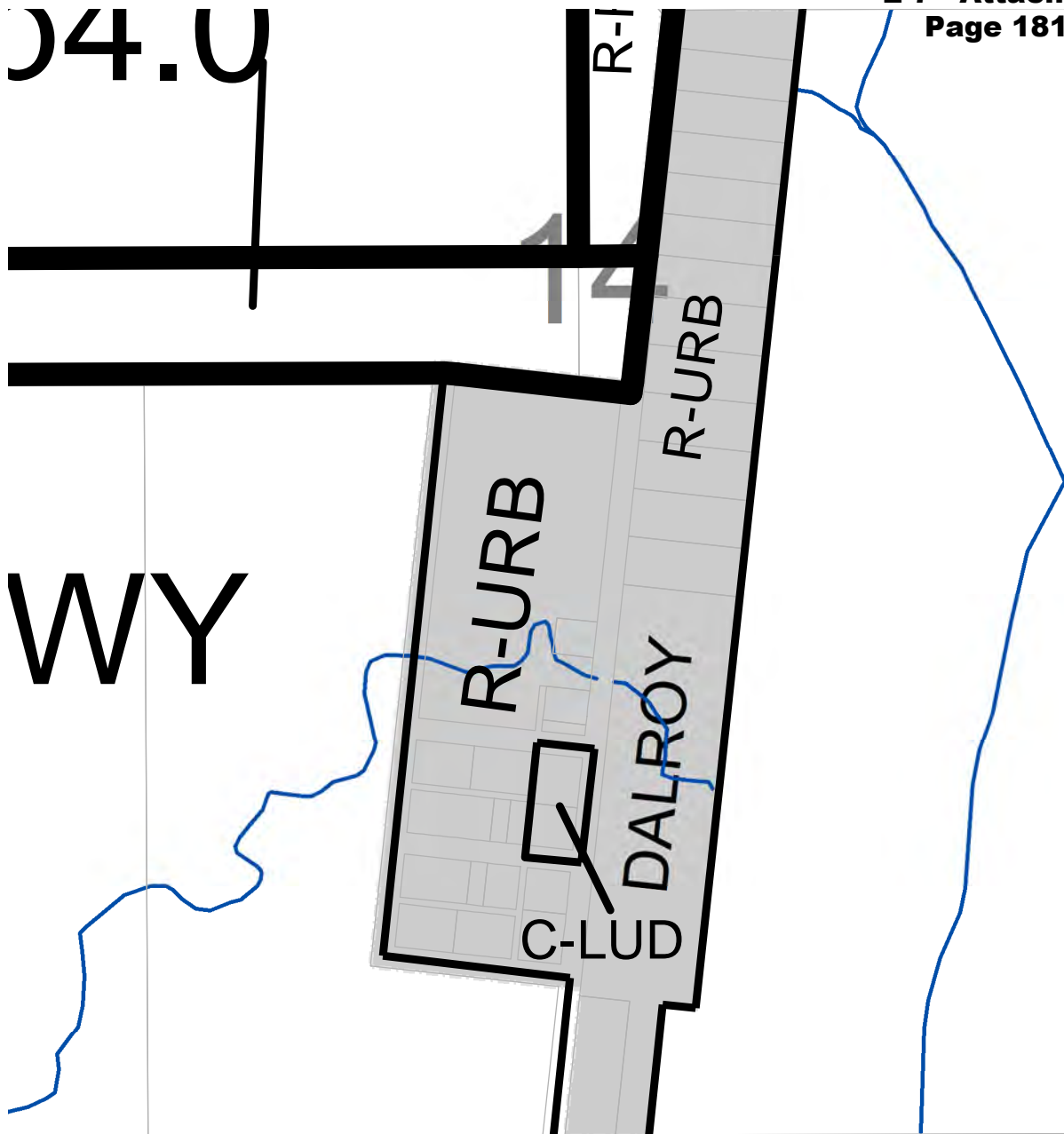
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-28-W4M

LAND USE MAP NO. 53

Date: Aug 04, 2020 Page 429 of 528

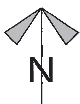


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

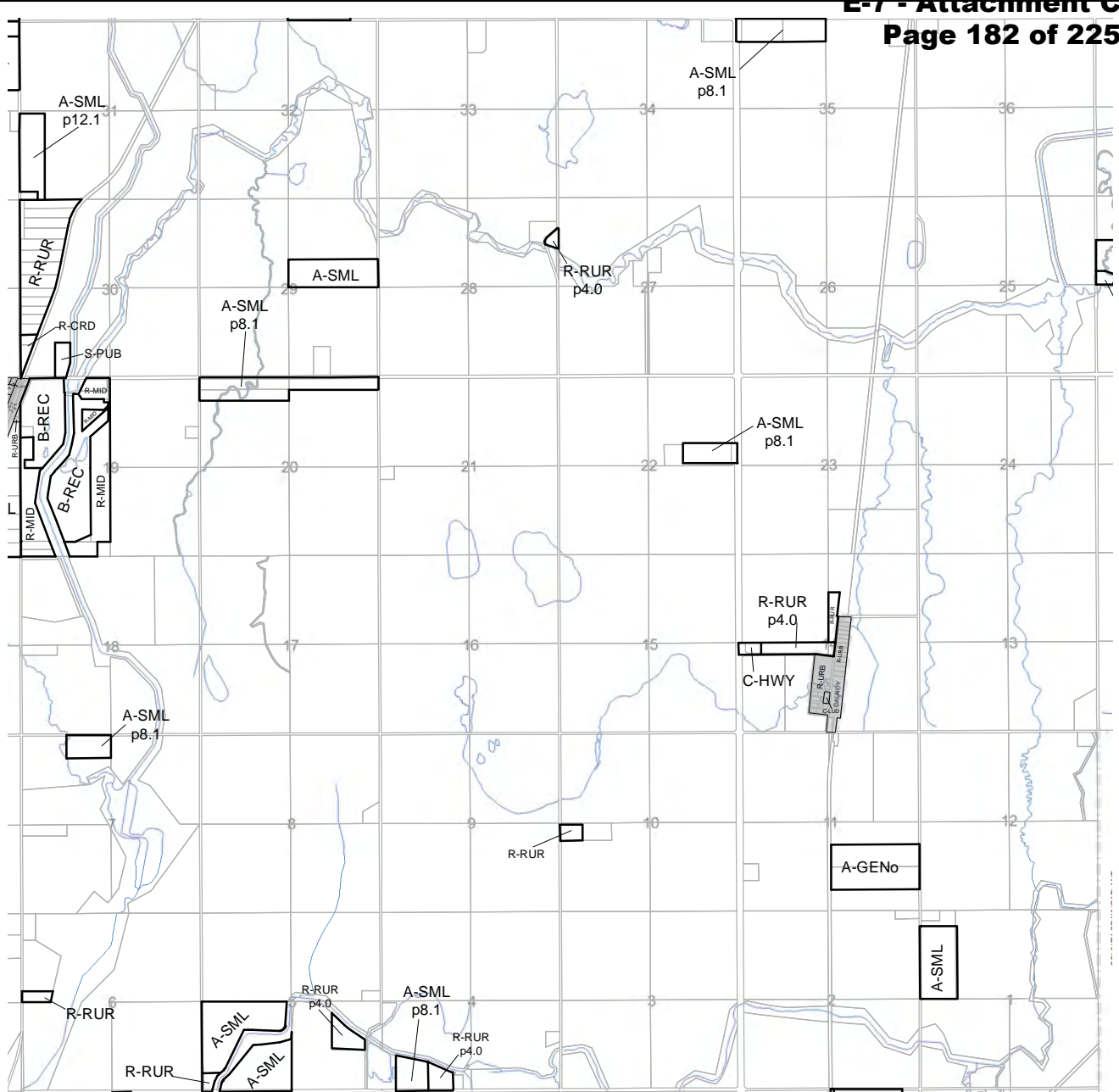
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
HAMLET OF DALROY

LAND USE MAP NO. 52-1

Date: Aug 04, 2020 Page 430 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

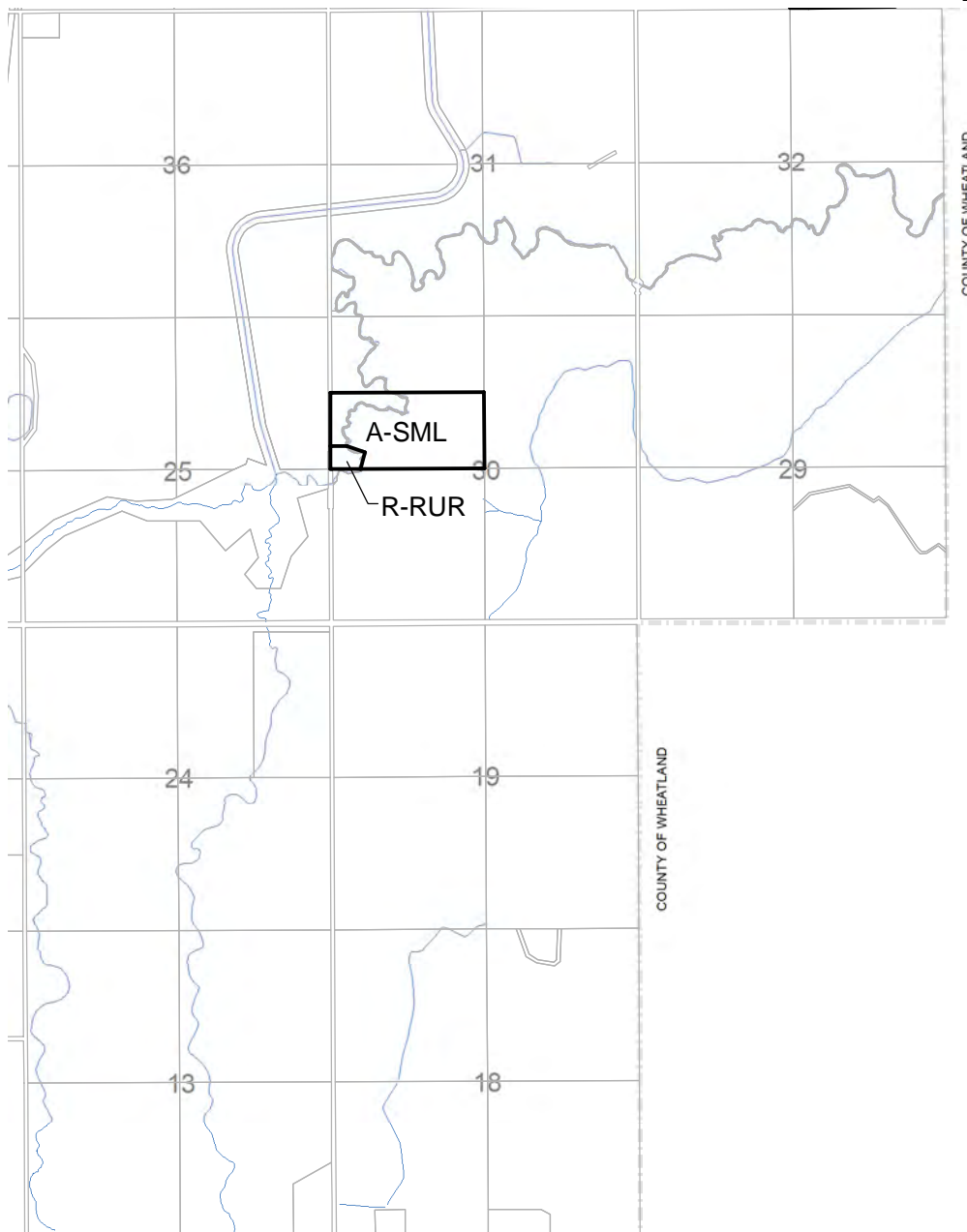
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 25-27-W4M

LAND USE MAP NO. 52

Date: Aug 04, 2020 Page 431 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

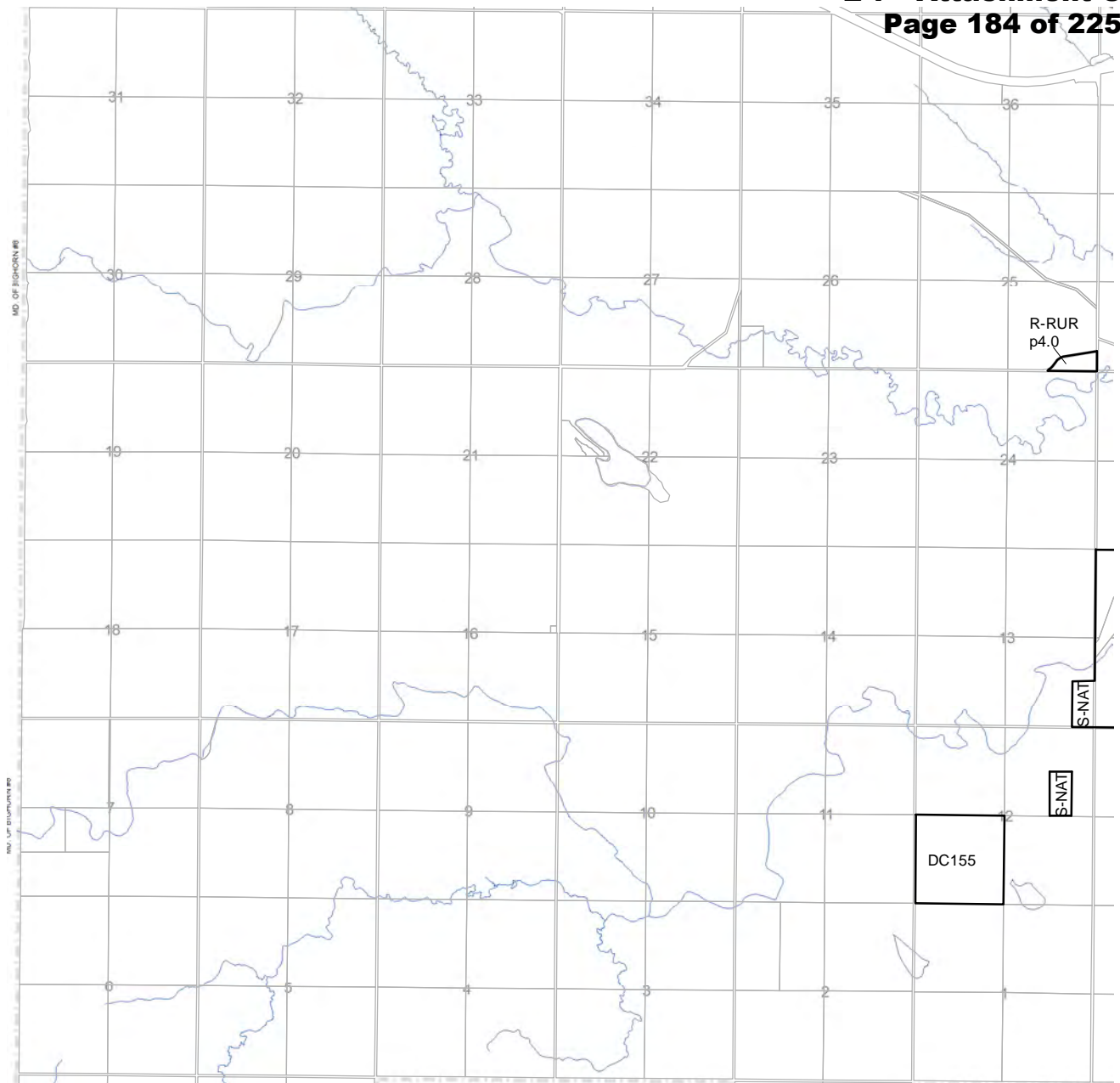


ROCKY VIEW COUNTY

TWP. 25-26-W4M

LAND USE MAP NO. 51

Date: Aug 04, 2020 Page 432 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

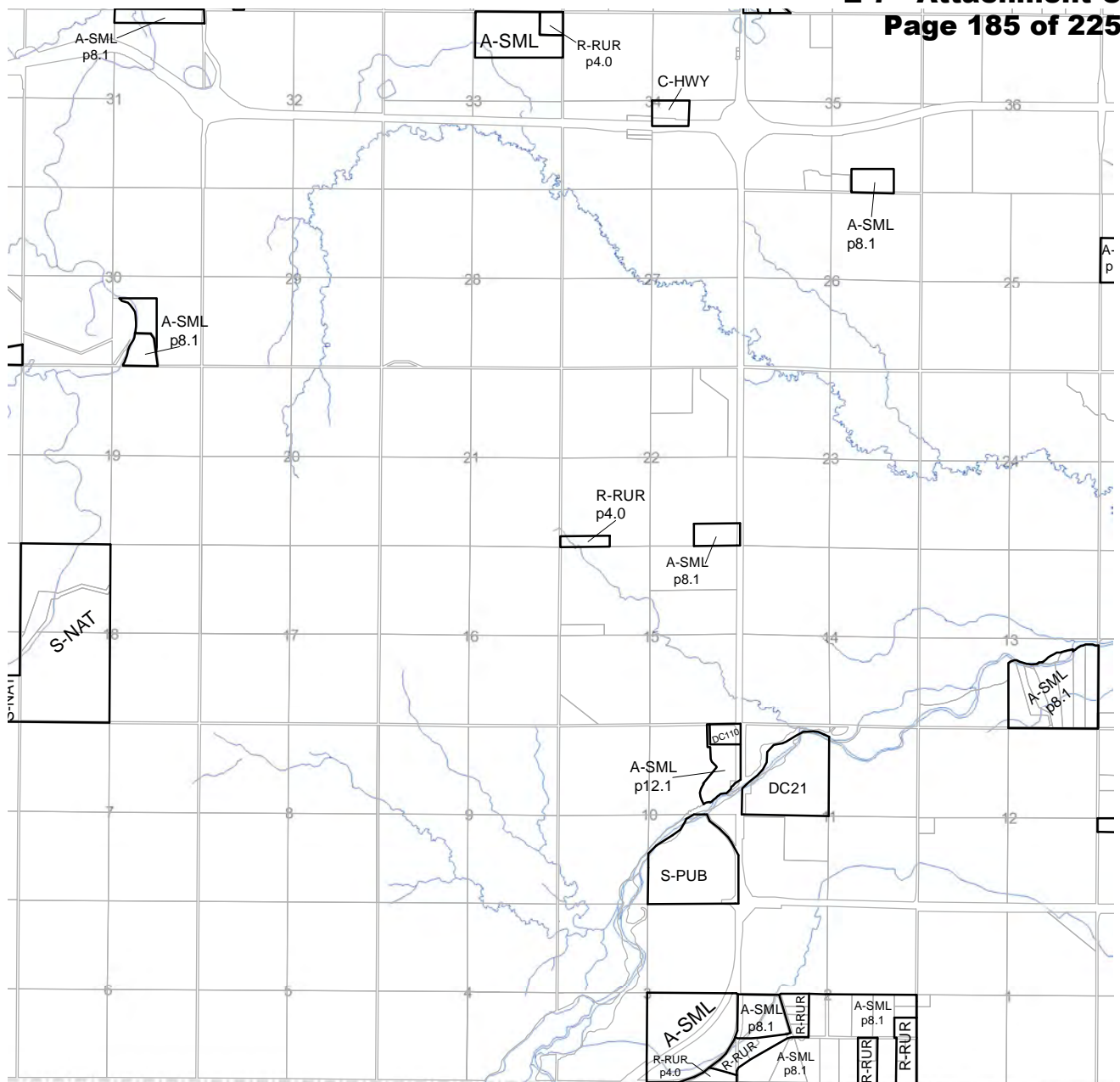
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-5-W5M

LAND USE MAP NO. 49

Date: Aug 04, 2020 Page 433 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

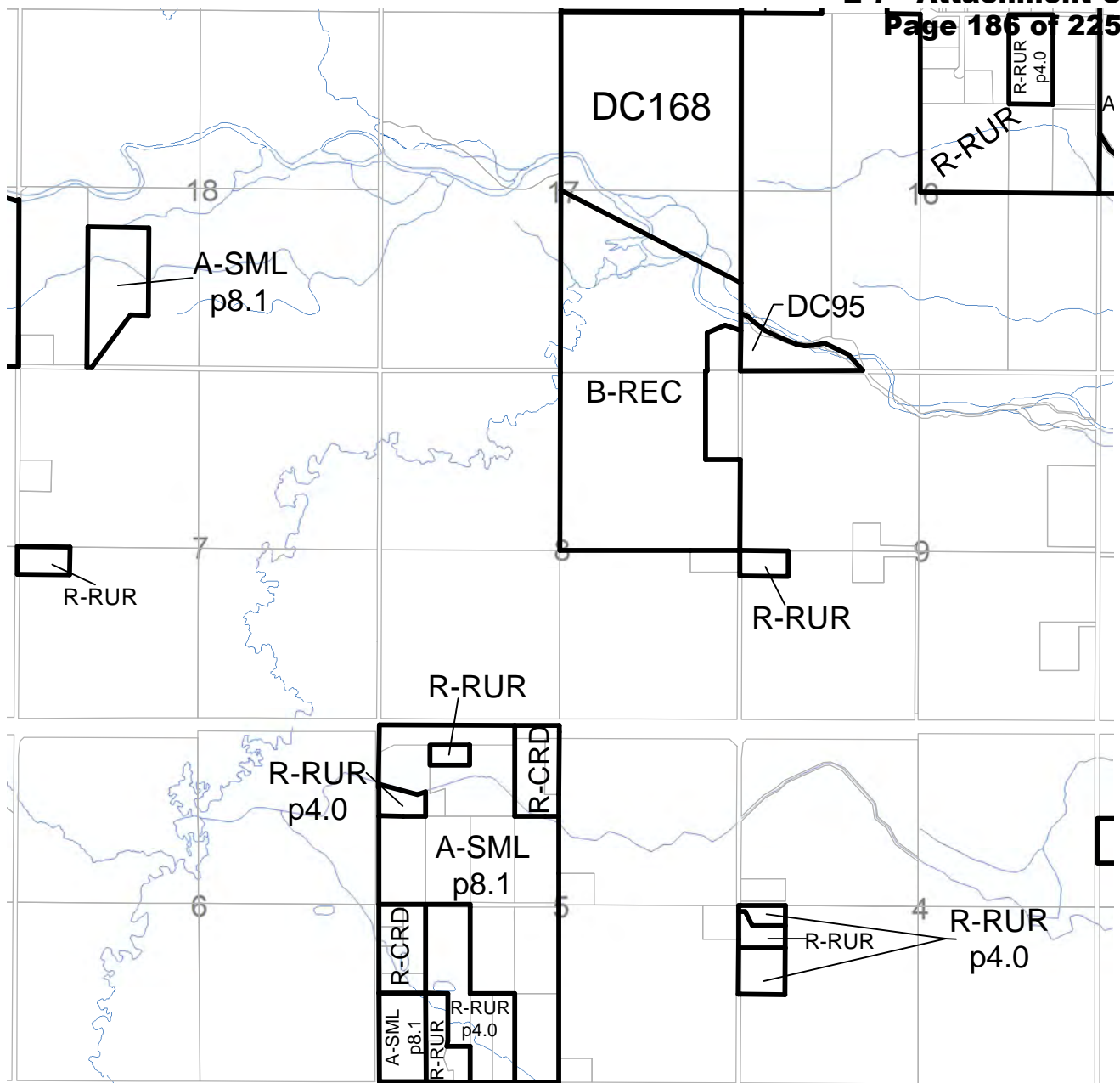
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-4-W5M

LAND USE MAP NO. 48

Date: Aug 04, 2020 Page 434 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

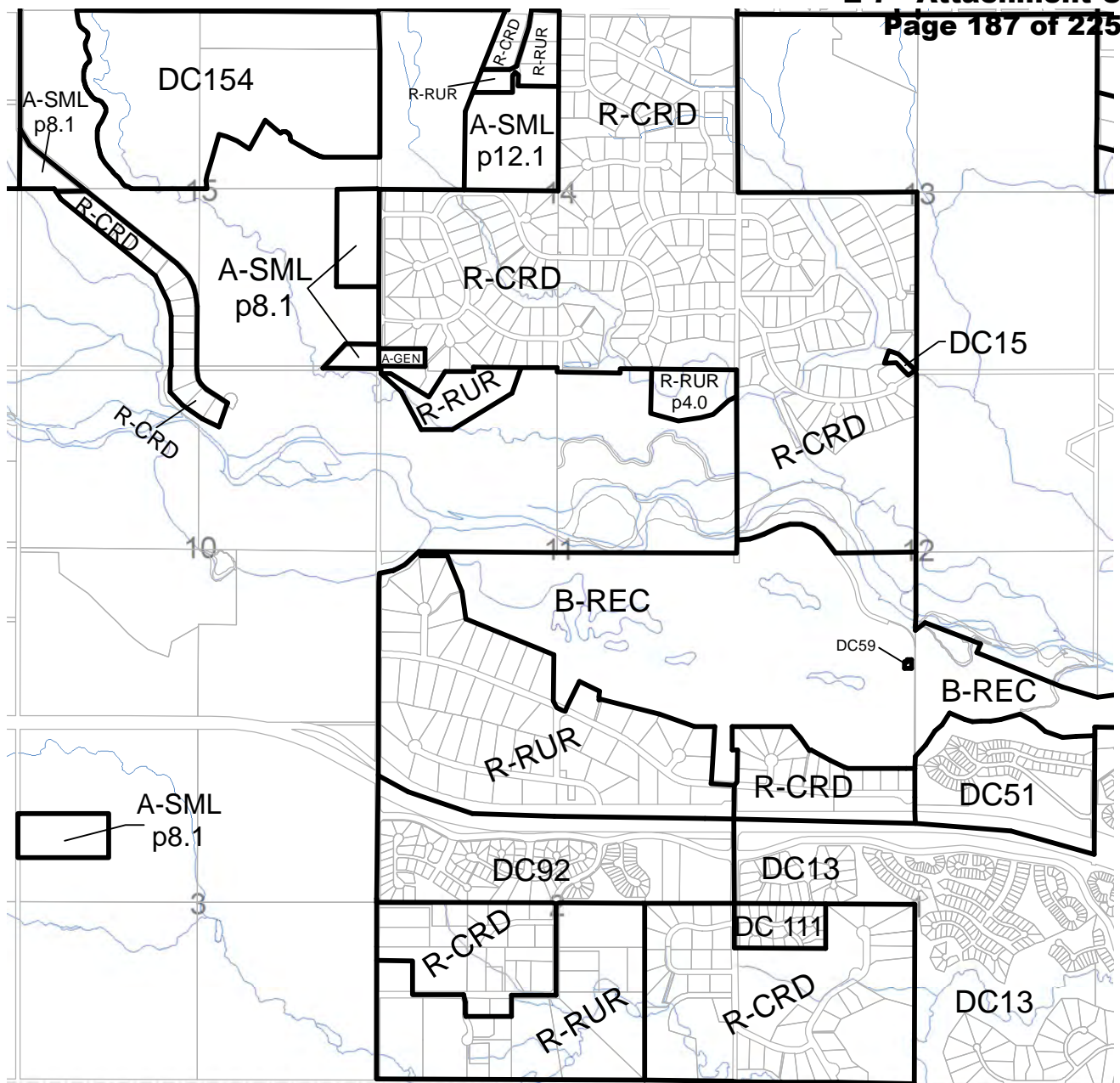
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-3-W5M

LAND USE MAP NO. 47-SW

Date: Aug 04, 2020 Page 435 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

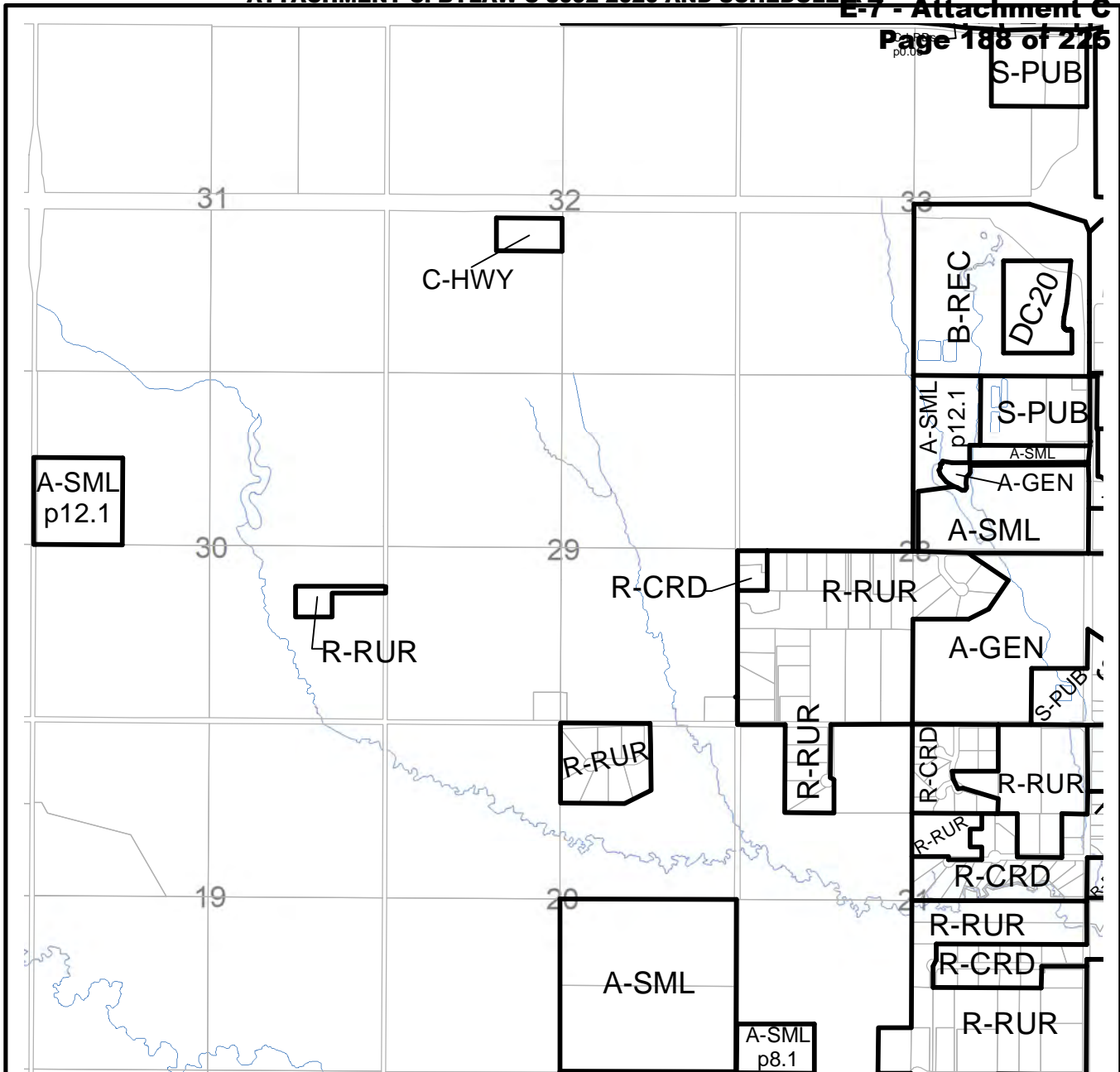
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-3-W5M

LAND USE MAP NO. 47-SE

Date: Aug 04, 2020 Page 436 of 528

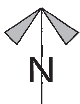


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-3-W5M

LAND USE MAP NO. 47-NW

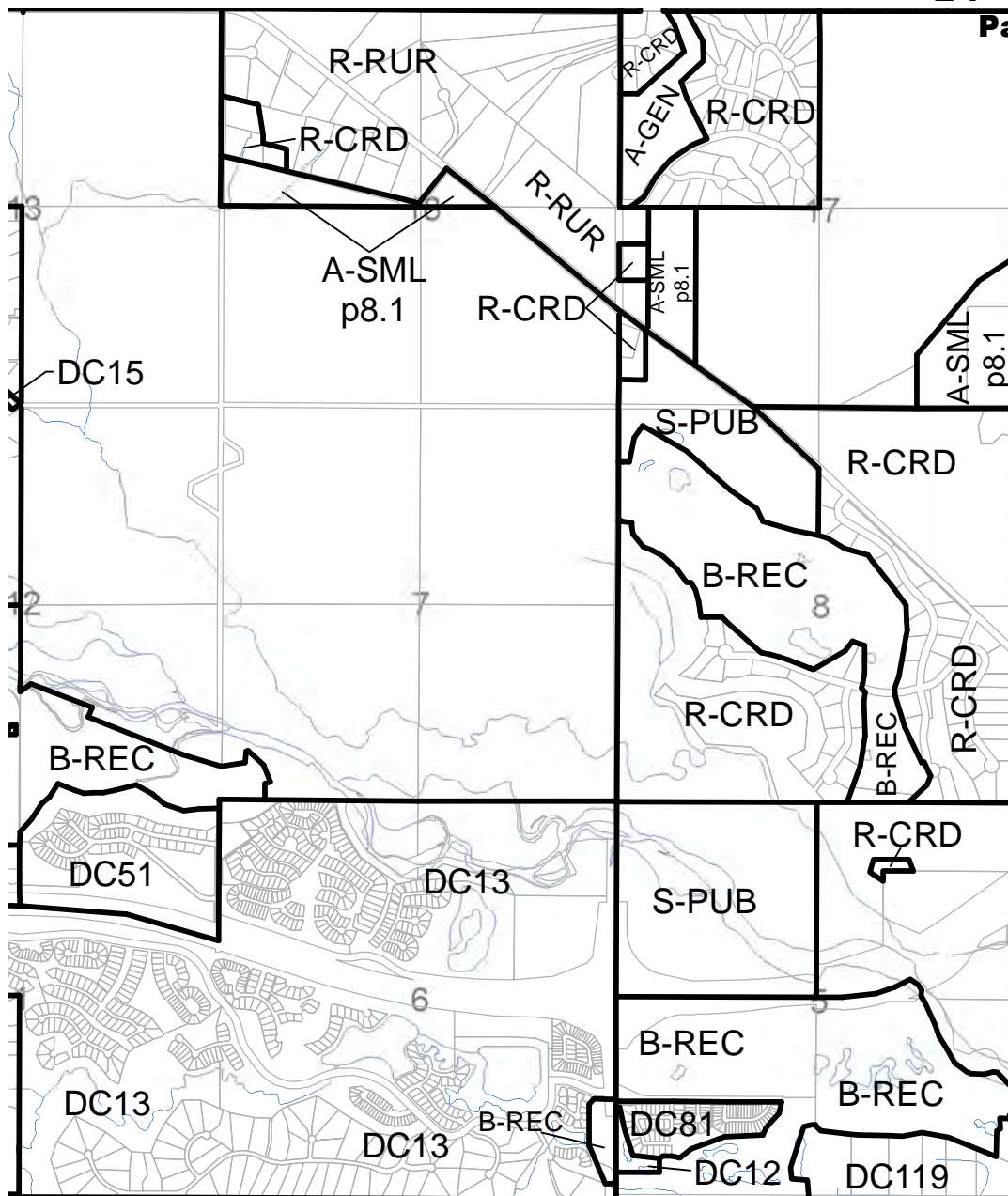
Date: Aug 04, 2020 Page 437 of 528



Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District





CITY OF CALGARY

ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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County Planning
Department for
Official Confirmation

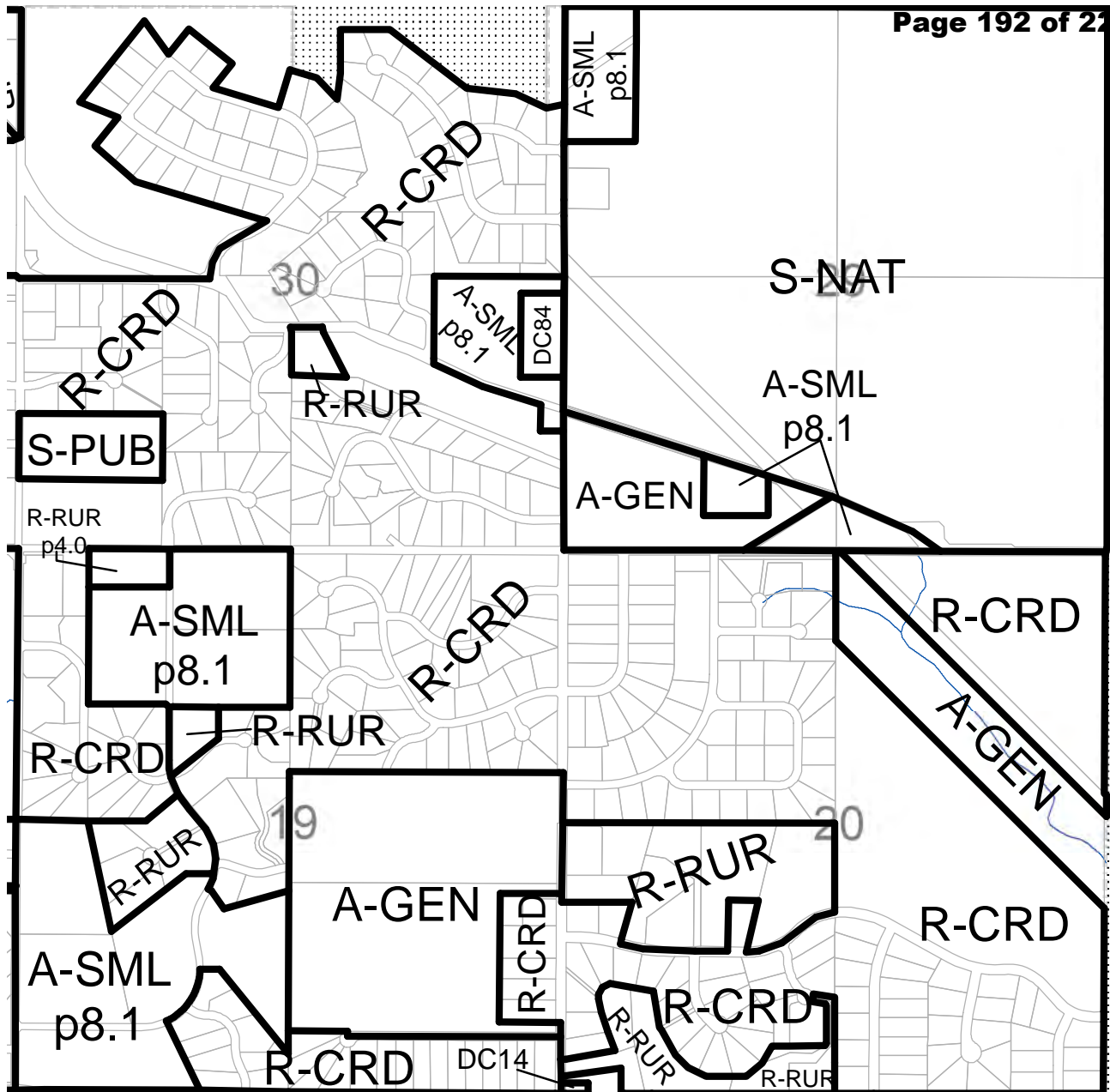
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-2-W5M

LAND USE MAP NO. 46-SOUTH

Date: Aug 04, 2020 Page 440 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

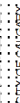
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-2-W5M

LAND USE MAP NO. 46-NORTH

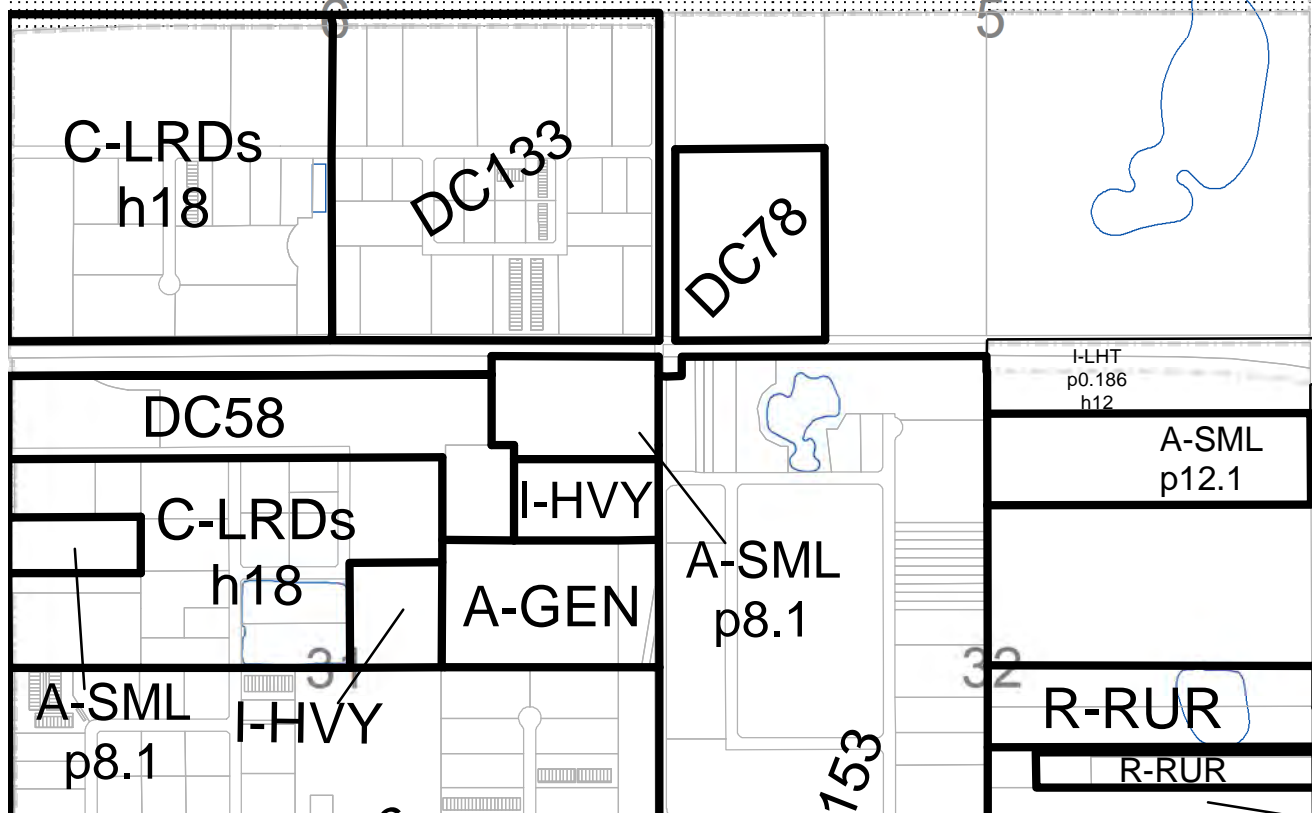
Date: Aug 04, 2020 Page 441 of 528



C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



CITY OF CALGARY

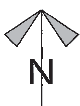


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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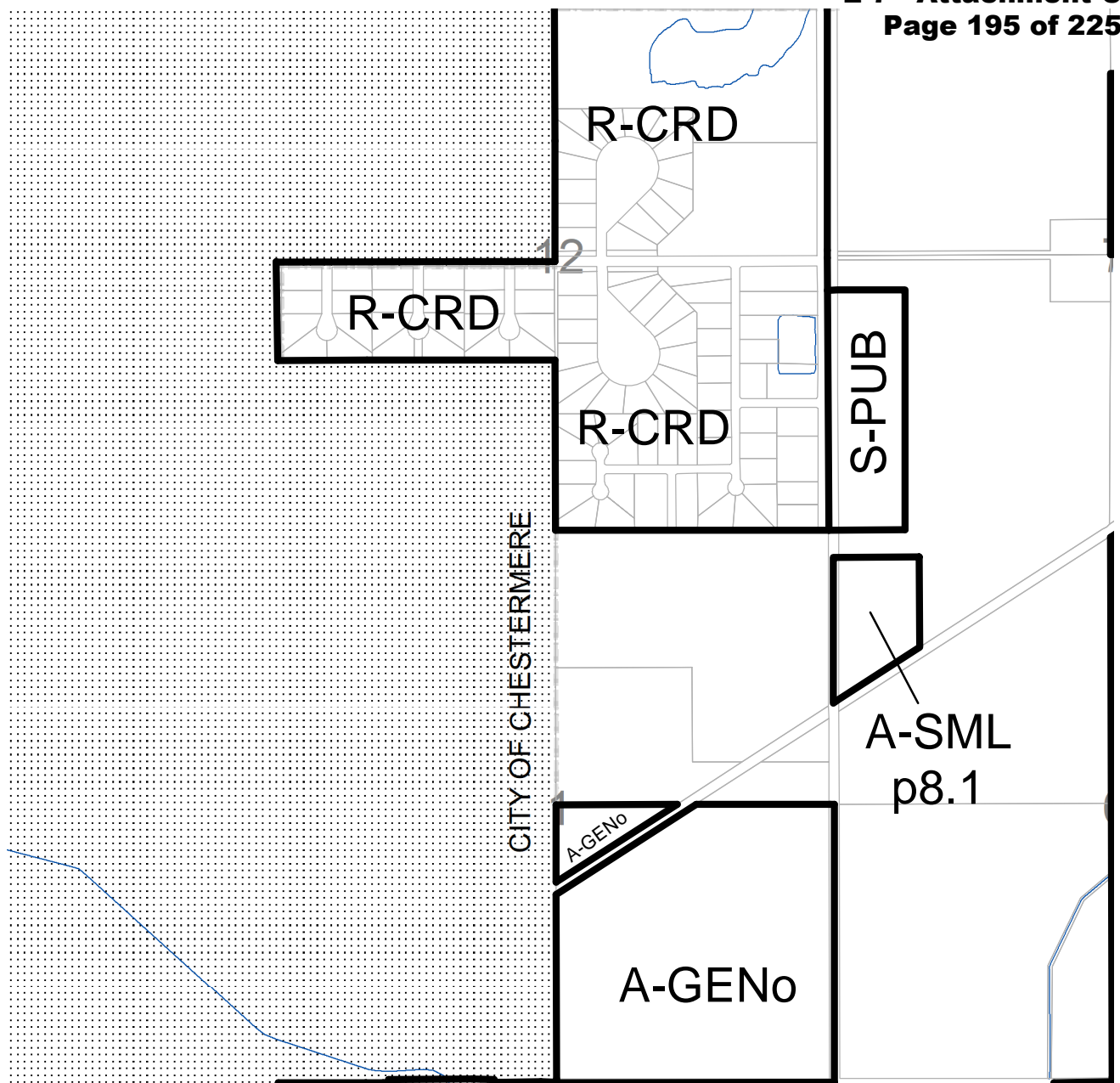
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-24-W4M

LAND USE MAP NO. 43-SW

Date: Aug 04, 2020 Page 443 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
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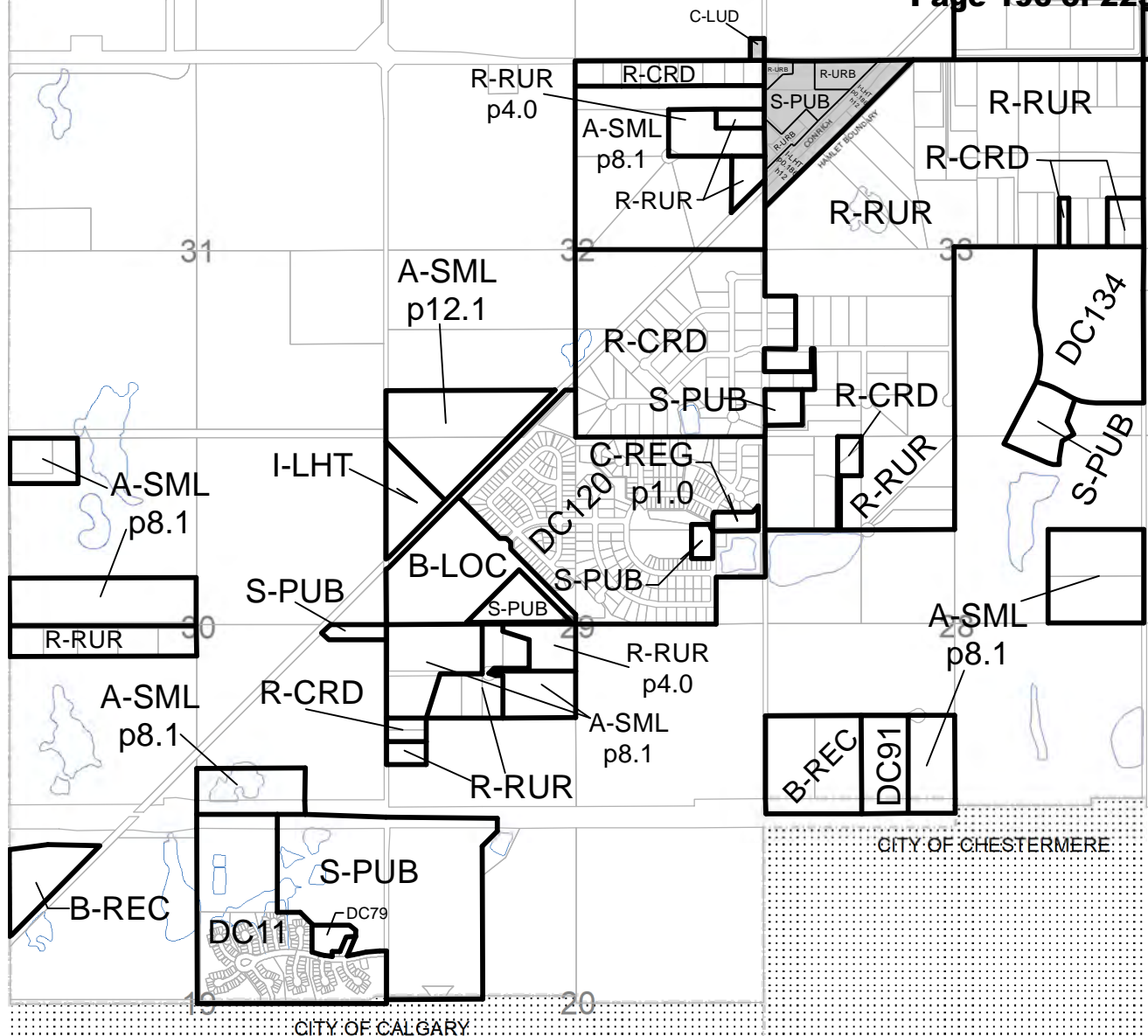
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-24-W4M

LAND USE MAP NO. 43-SE

Date: Aug 04, 2020 Page 444 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
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I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

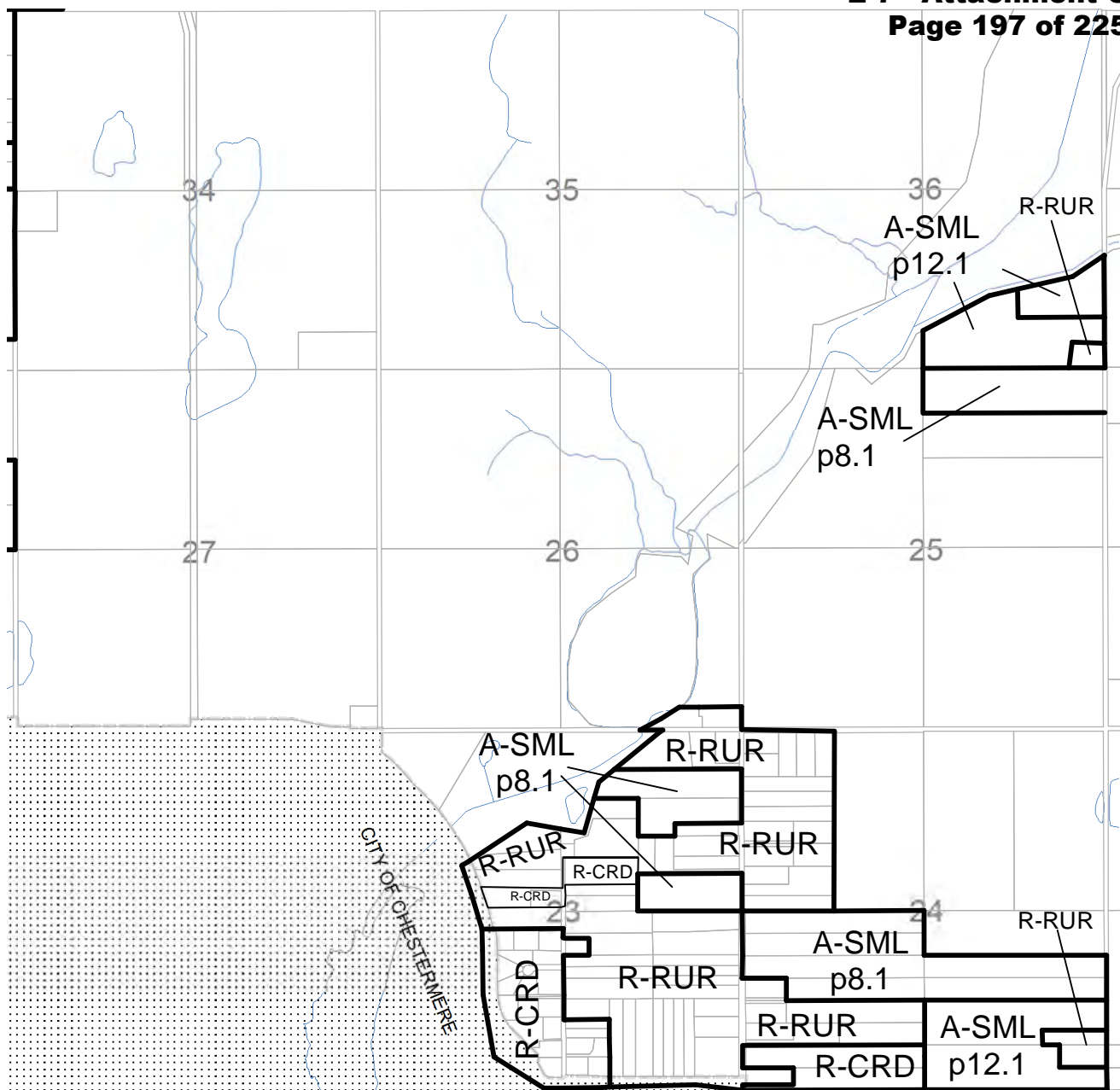


ROCKY VIEW COUNTY

TWP. 24-28-W4M

LAND USE MAP NO. 43-NW

Date: Aug 04, 2020 Page 445 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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County Planning
Department for
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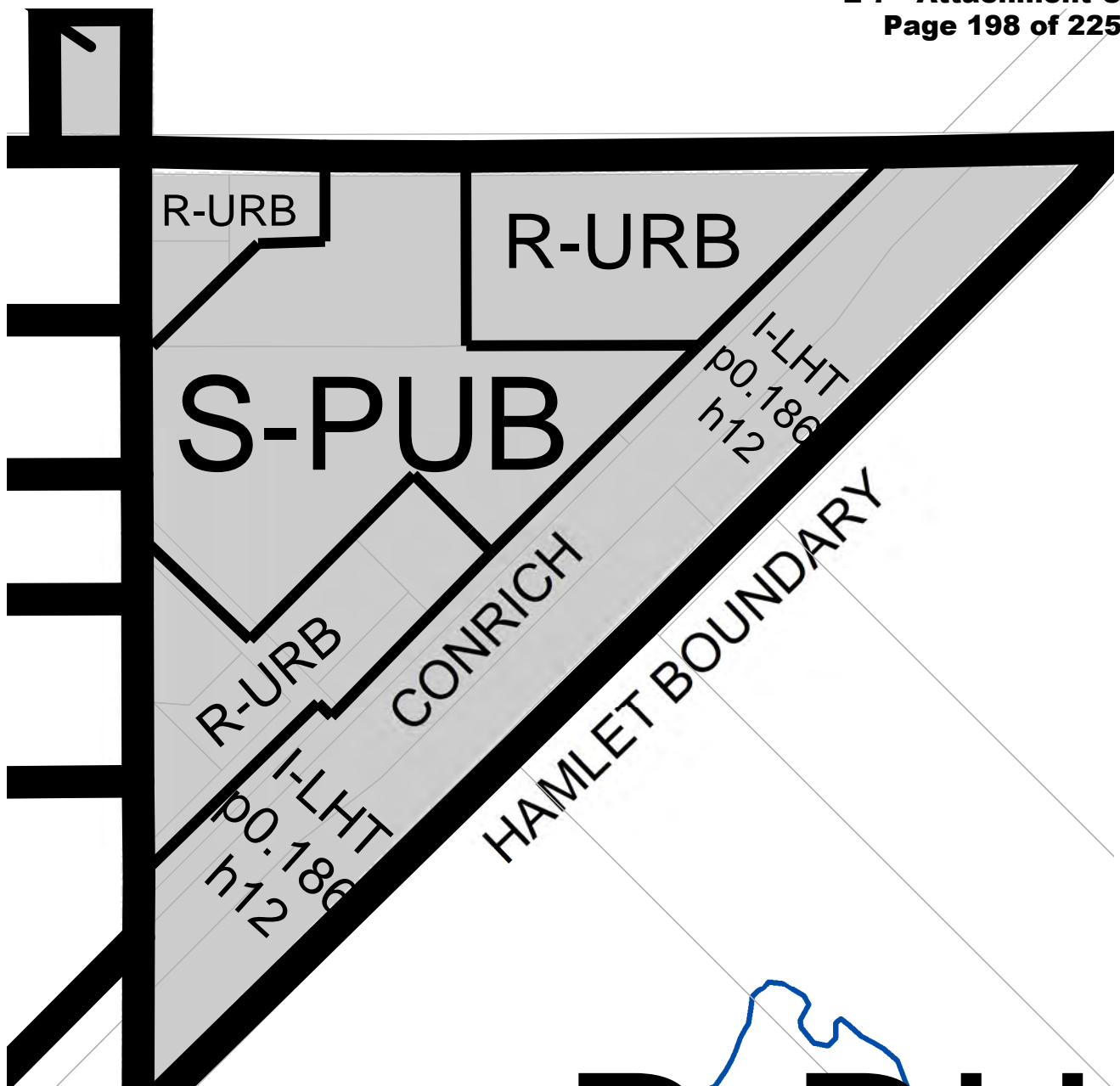
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-28-W4M

LAND USE MAP NO. 43-NE

Date: Aug 04, 2020 Page 446 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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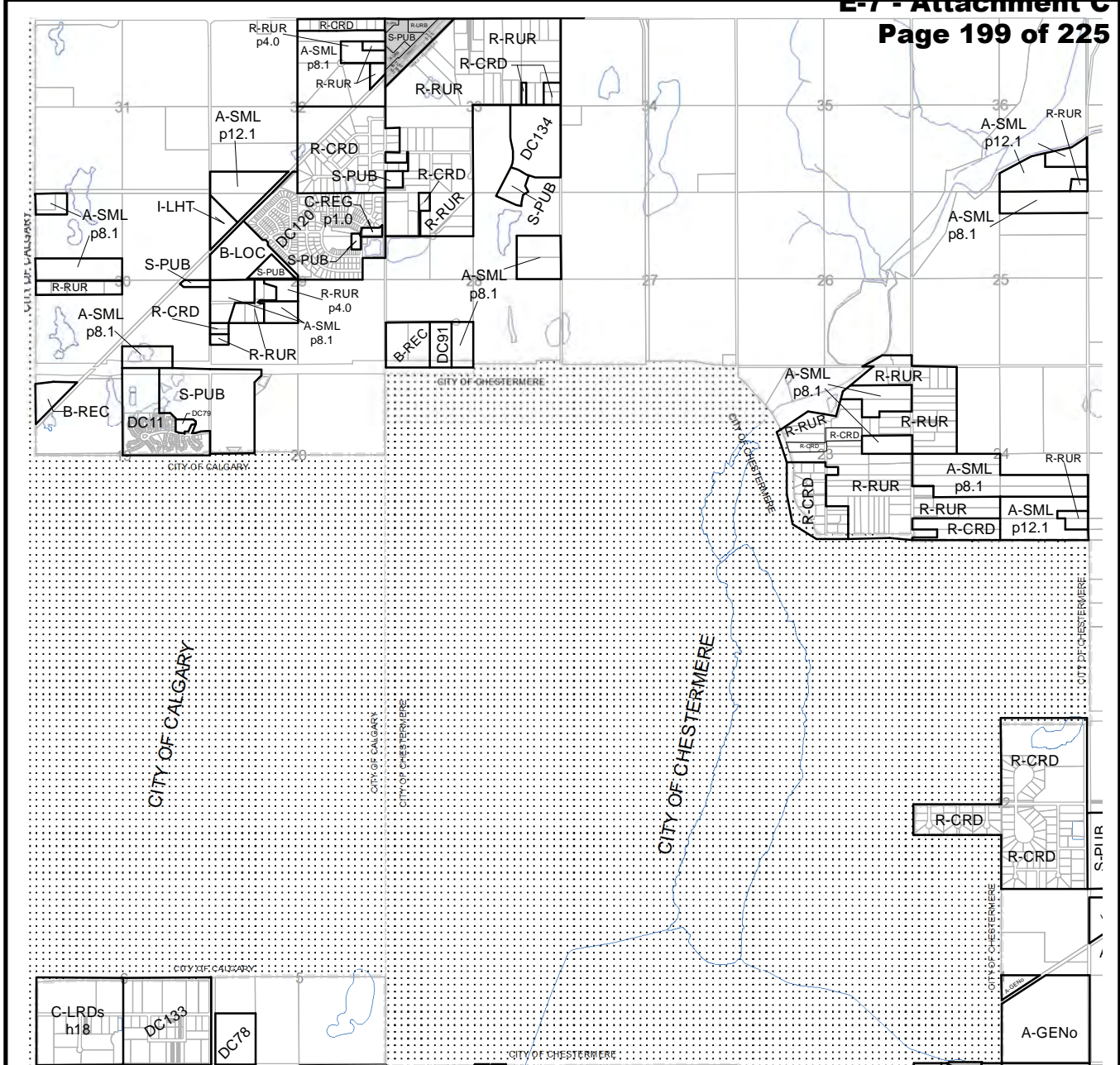
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
HAMLET OF CONRICH

LAND USE MAP NO. 43-1

Date: Aug 04, 2020 Page 447 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
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County Planning
Department for
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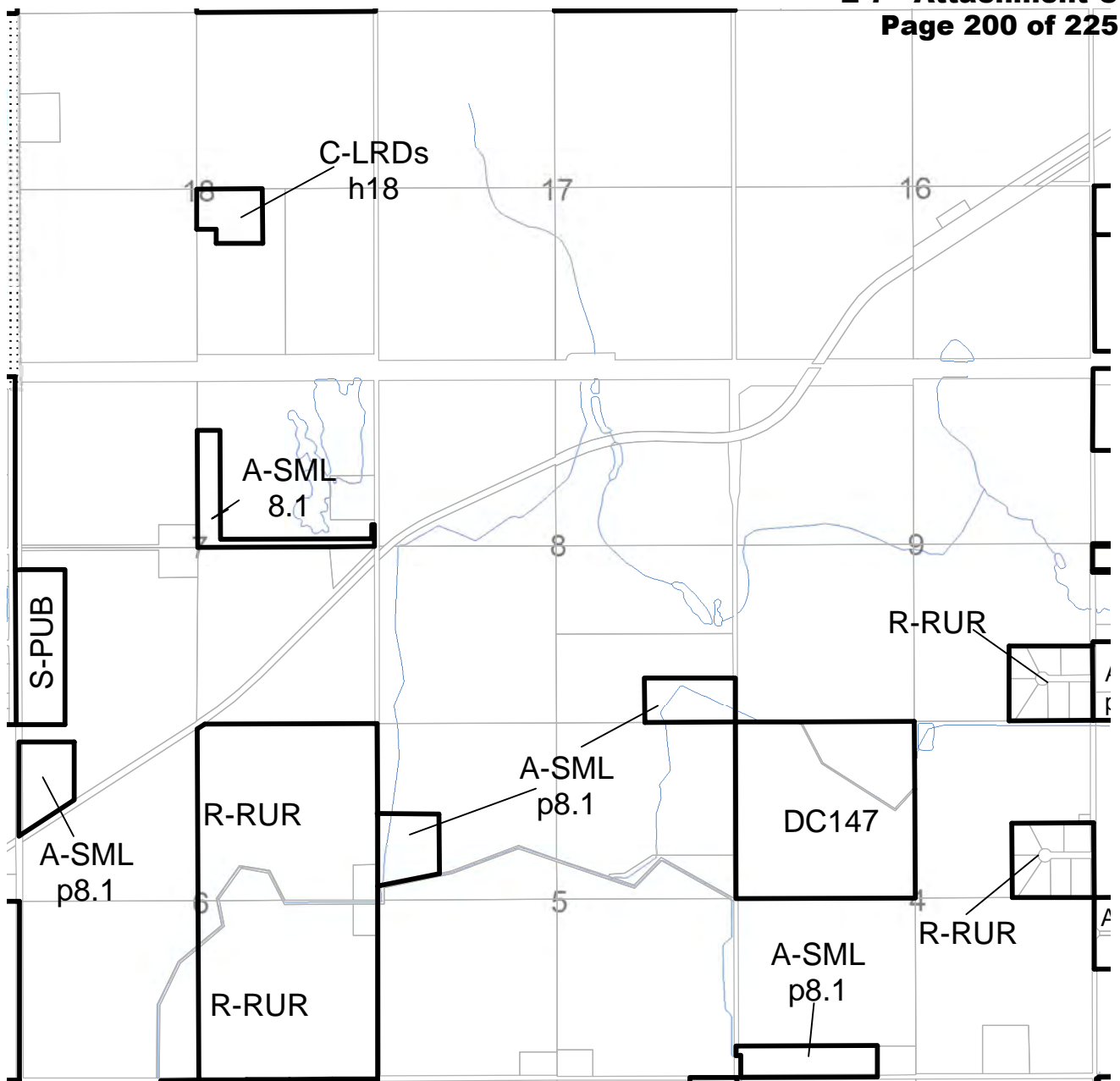
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-24-W4M

LAND USE MAP NO. 43

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ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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R-MRU	Residential, Multi-Residential Urban District
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B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

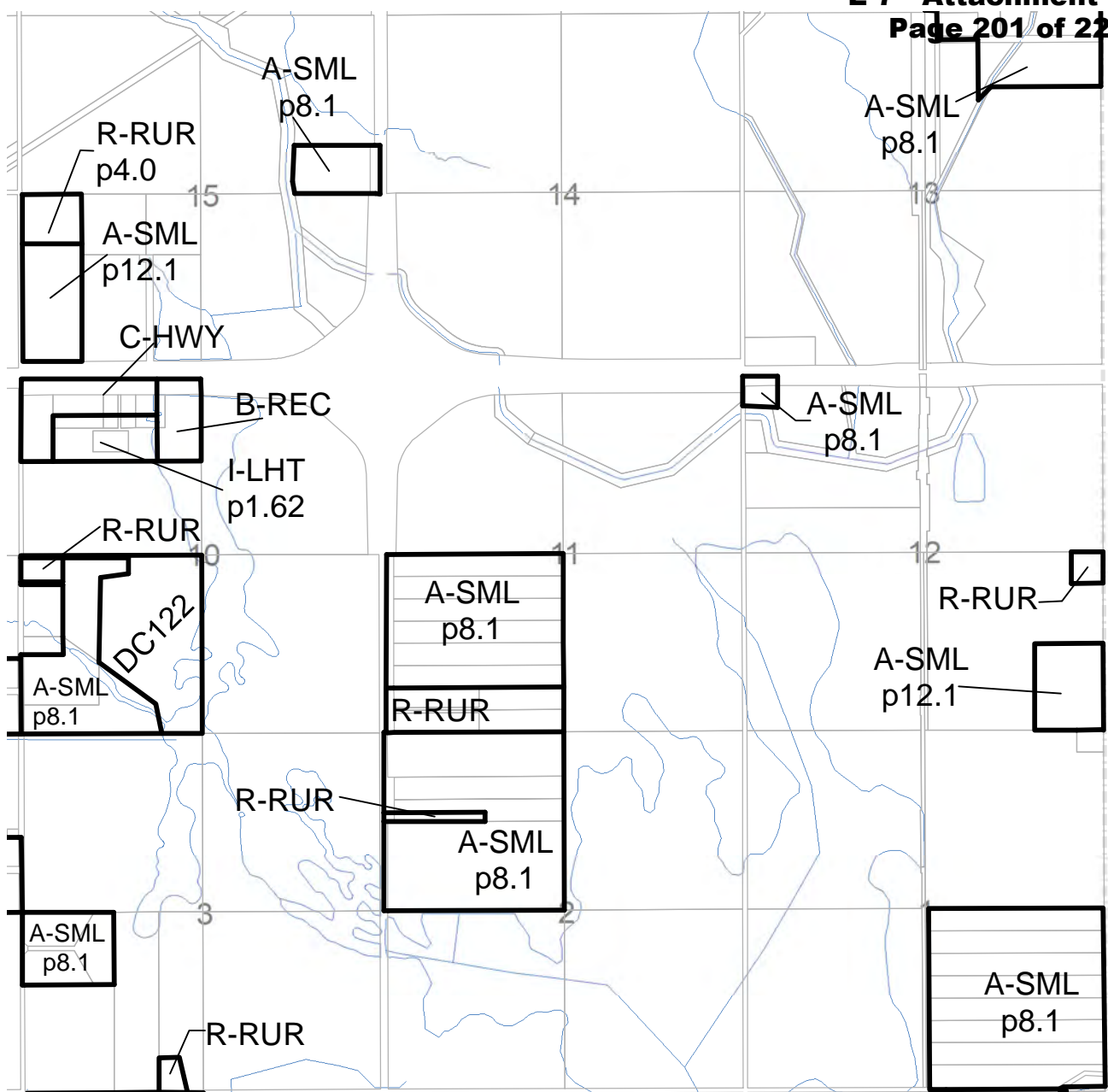
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-27-W4M

LAND USE MAP NO. 42-SW

Date: Aug 04, 2020 Page 449 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
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R-MRU	Residential, Multi-Residential Urban District
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B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

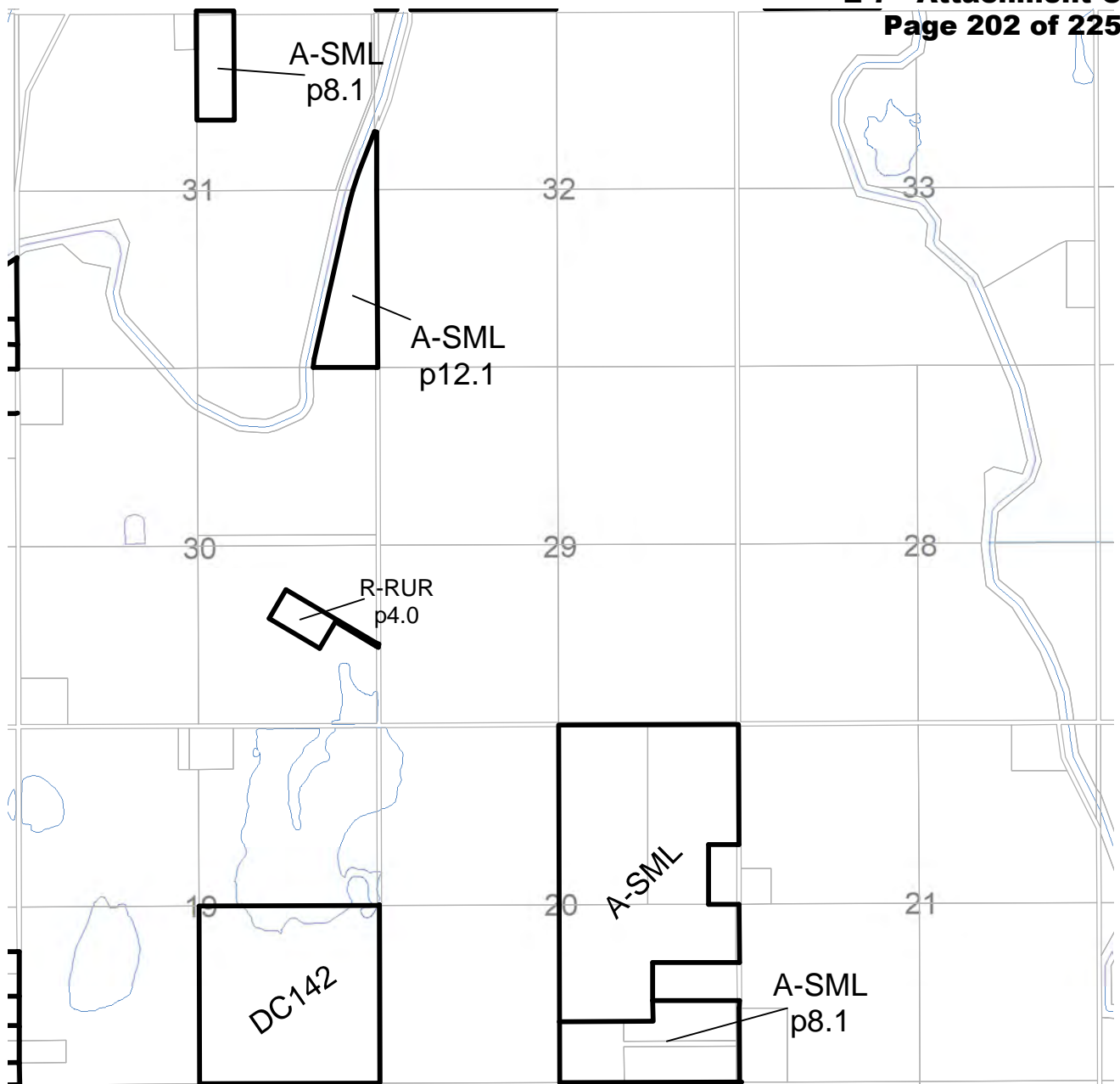
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-27-W4M

LAND USE MAP NO. 42-SE

Date: Aug 04, 2020 Page 450 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

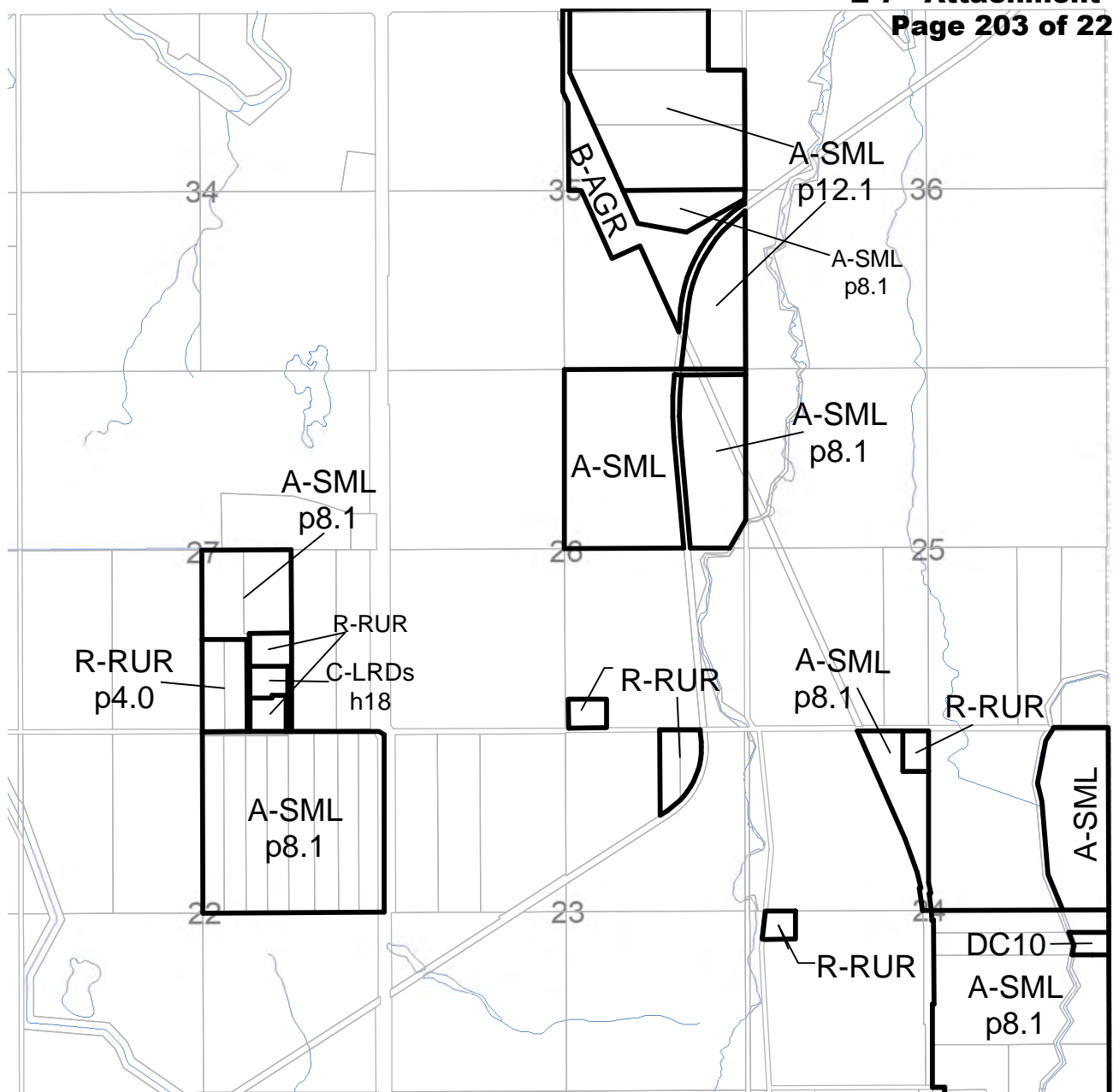
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-27-W4M

LAND USE MAP NO. 42-NW

Date: Aug 04, 2020 Page 451 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

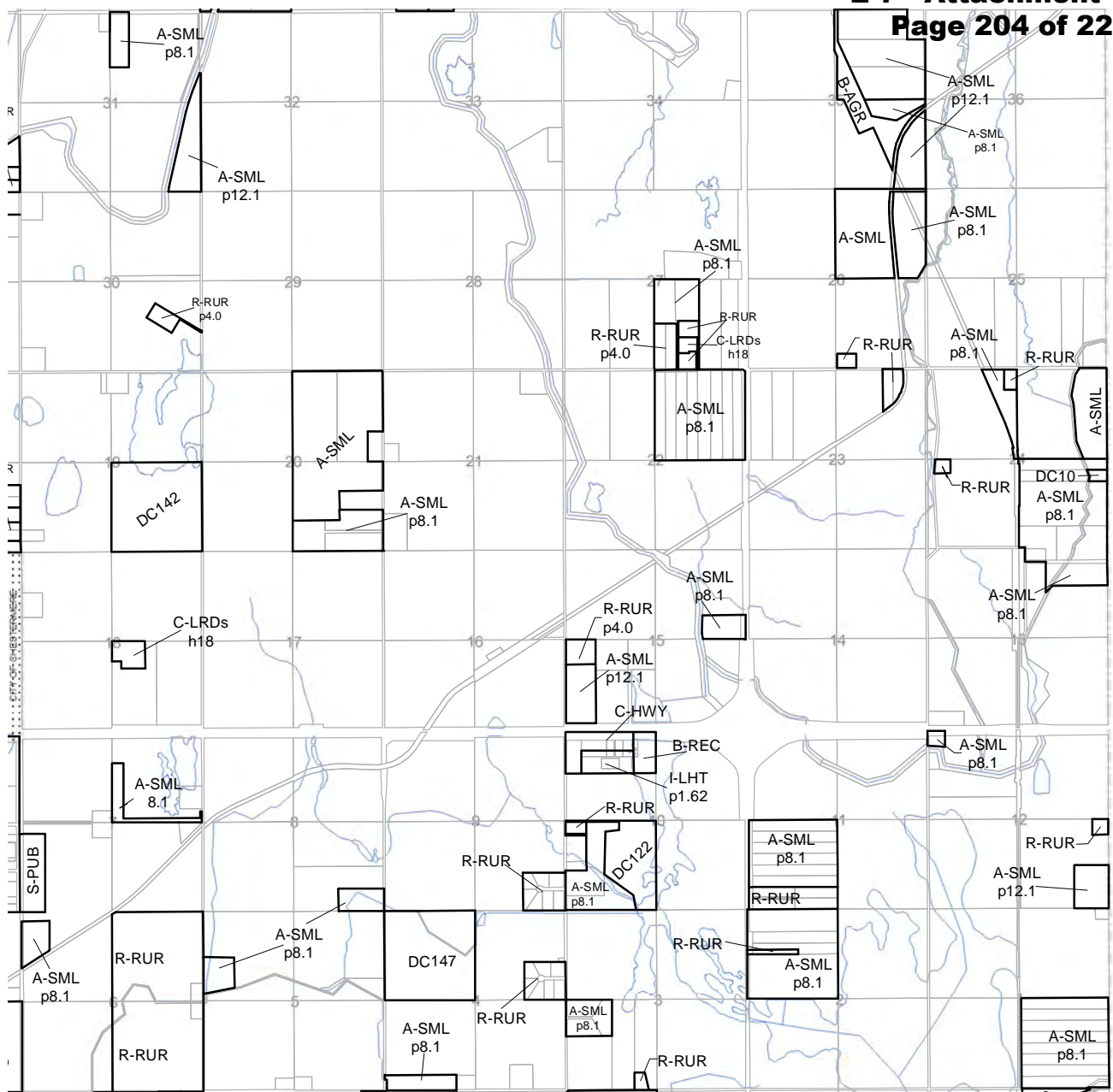
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
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S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-27-W4M

LAND USE MAP NO. 42-NE

Date: Aug 04, 2020 Page 452 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

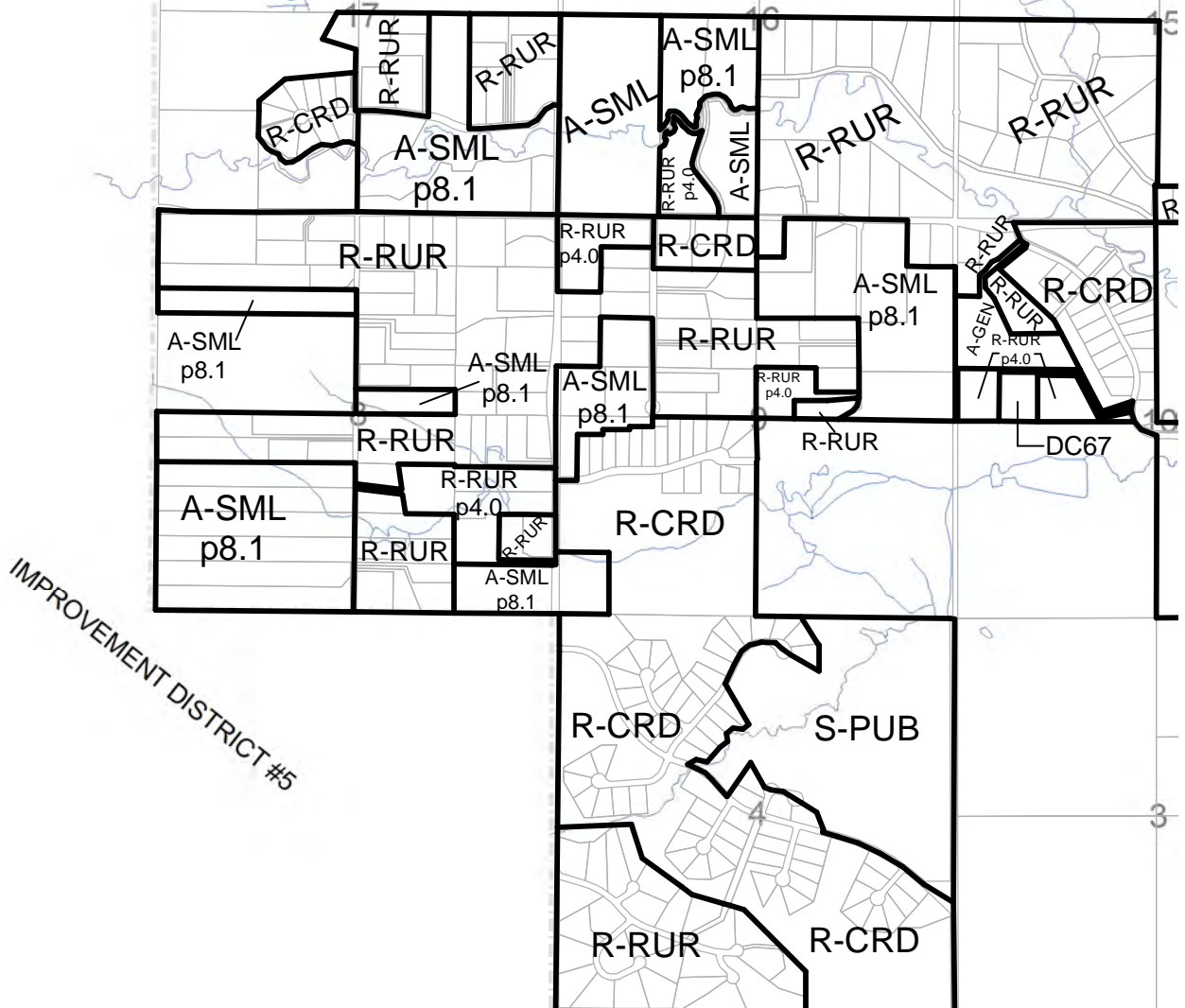
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
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S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 24-27-W4M

LAND USE MAP NO. 42

Date: Aug 04, 2020 Page 453 of 528



A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
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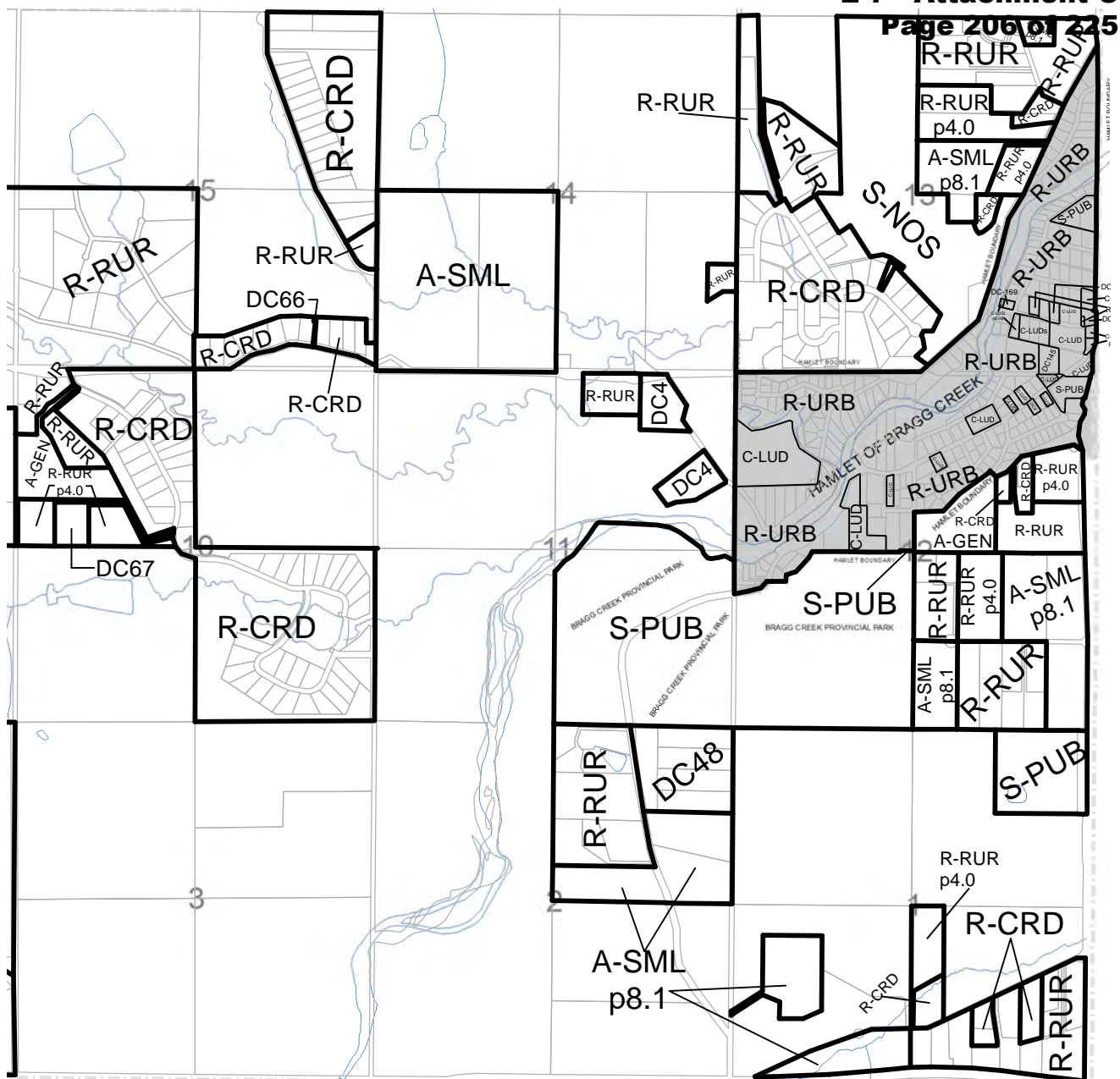
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 23-5-W5M

LAND USE MAP NO. 39-SW

Date: Aug 04, 2020 Page 454 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

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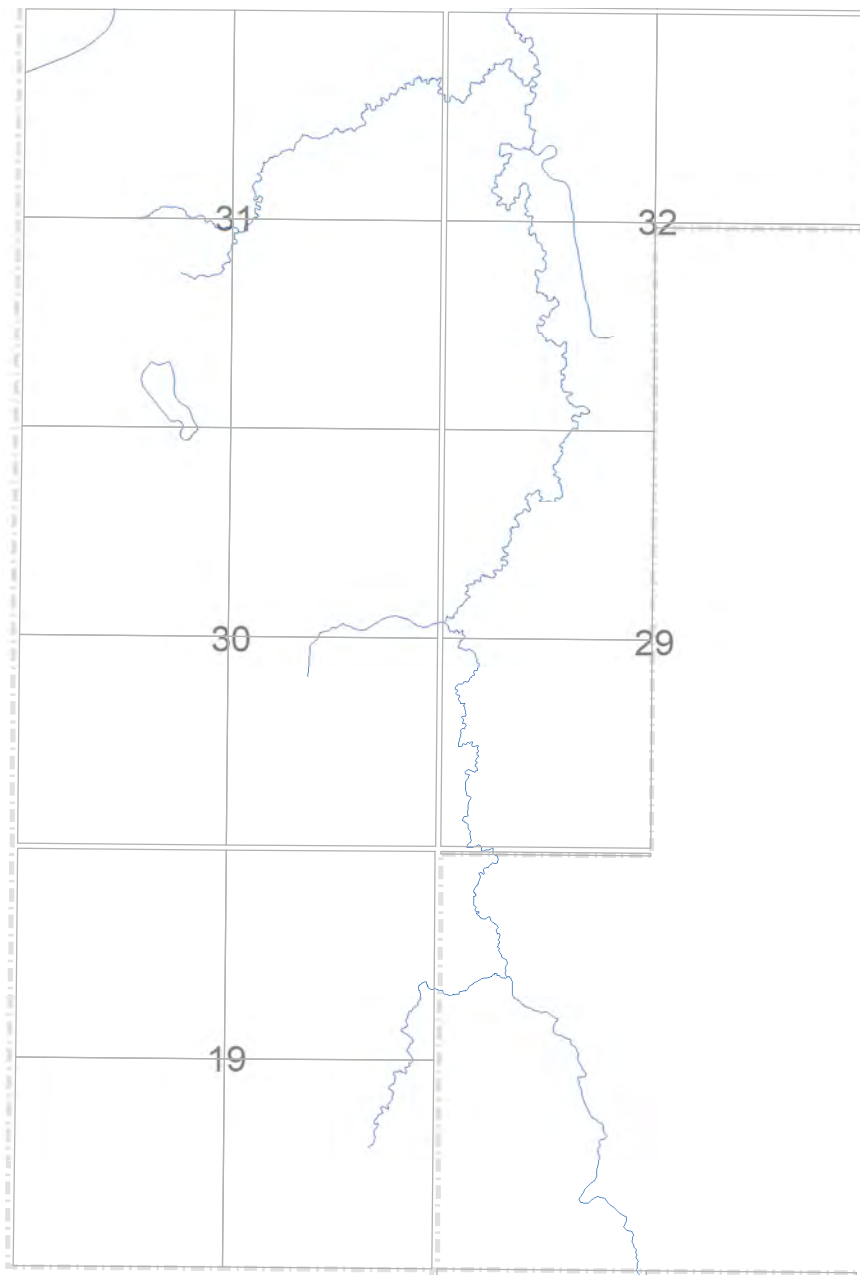
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
TWP. 23-5-W5M

LAND USE MAP NO. 39-SE

Date: Aug 07, 2020 Page 455 of 528

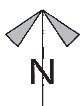


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A-SML	Agricultural, Small Parcel District
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B-REG	Business, Regional Campus District
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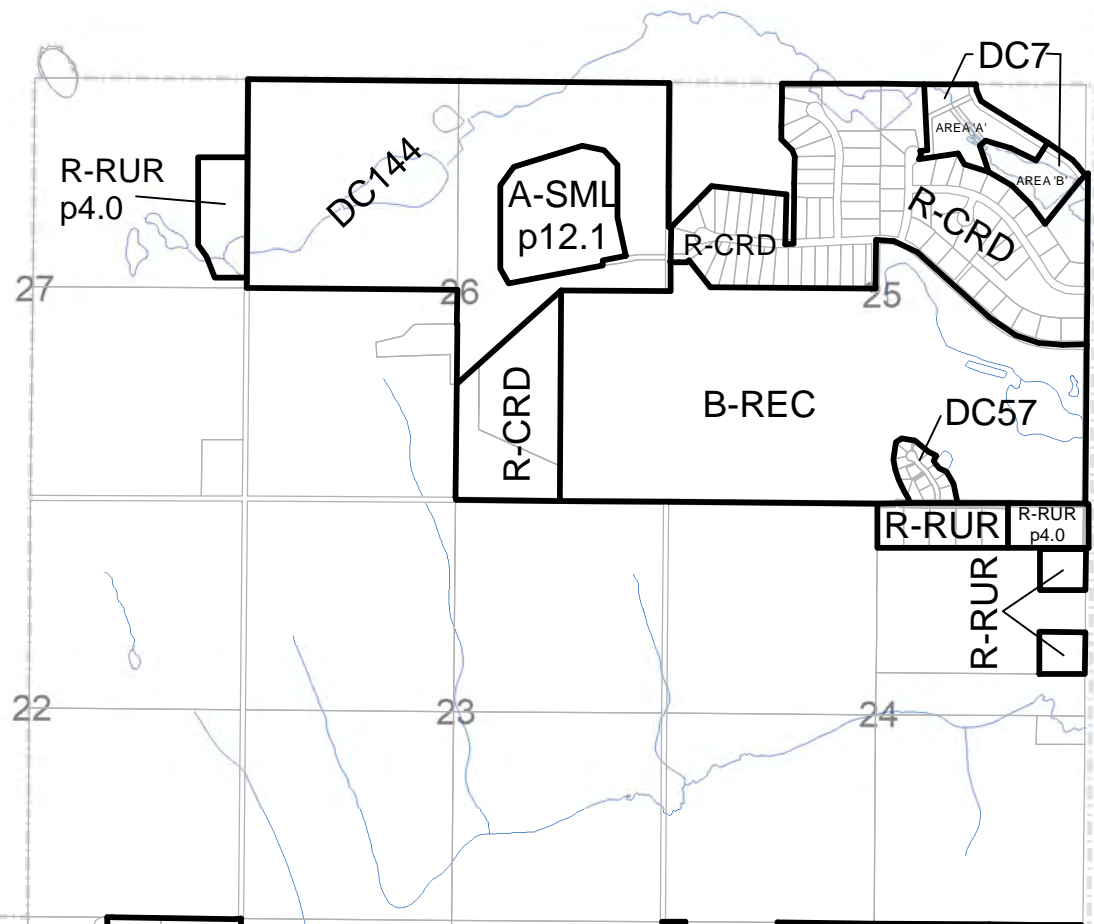
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
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S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
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ROCKY VIEW COUNTY
TWP. 23-5-W5M

LAND USE MAP NO. 39-NW

Date: Aug 04, 2020 Page 456 of 528

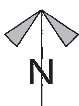


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A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
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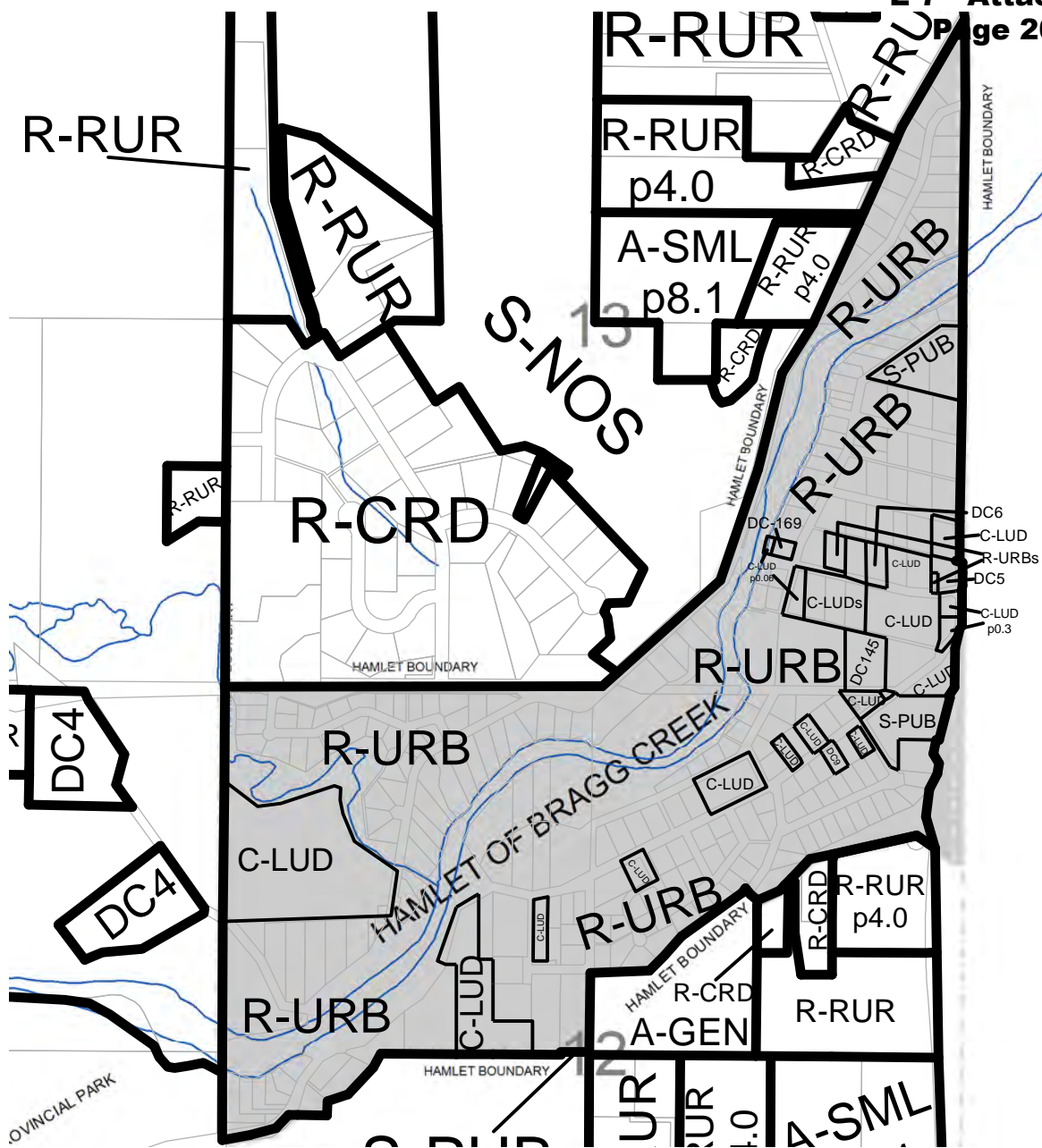
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
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ROCKY VIEW COUNTY
TWP. 23-5-W5M

LAND USE MAP NO. 39-NE

Date: Aug 04, 2020 Page 457 of 528



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the
County Planning
Department for
Official Confirmation

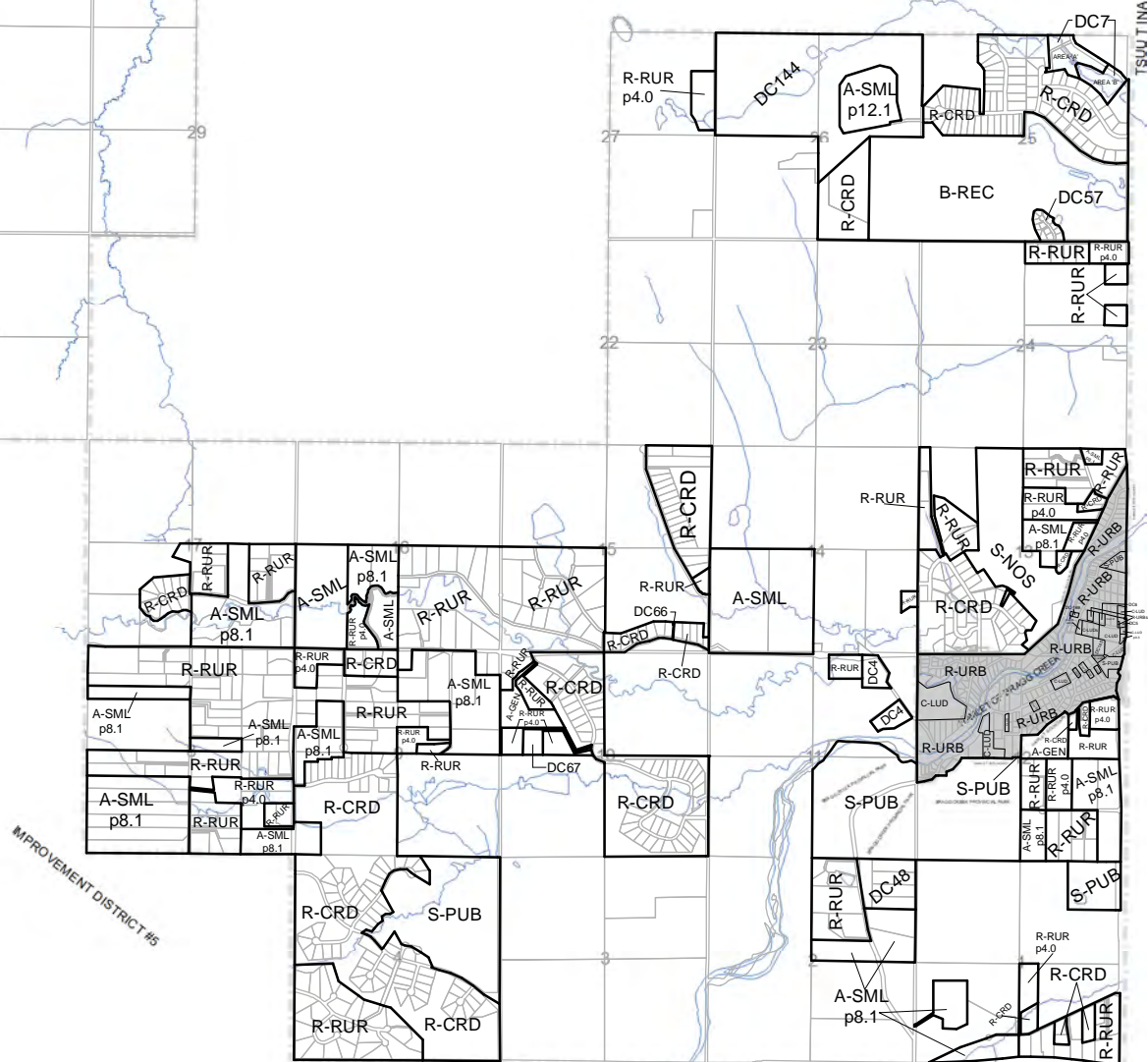
C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY
HAMLET OF BRAGG CREEK

LAND USE MAP NO. 39-1

Date: Aug 07, 2020 Page 458 of 528



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A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
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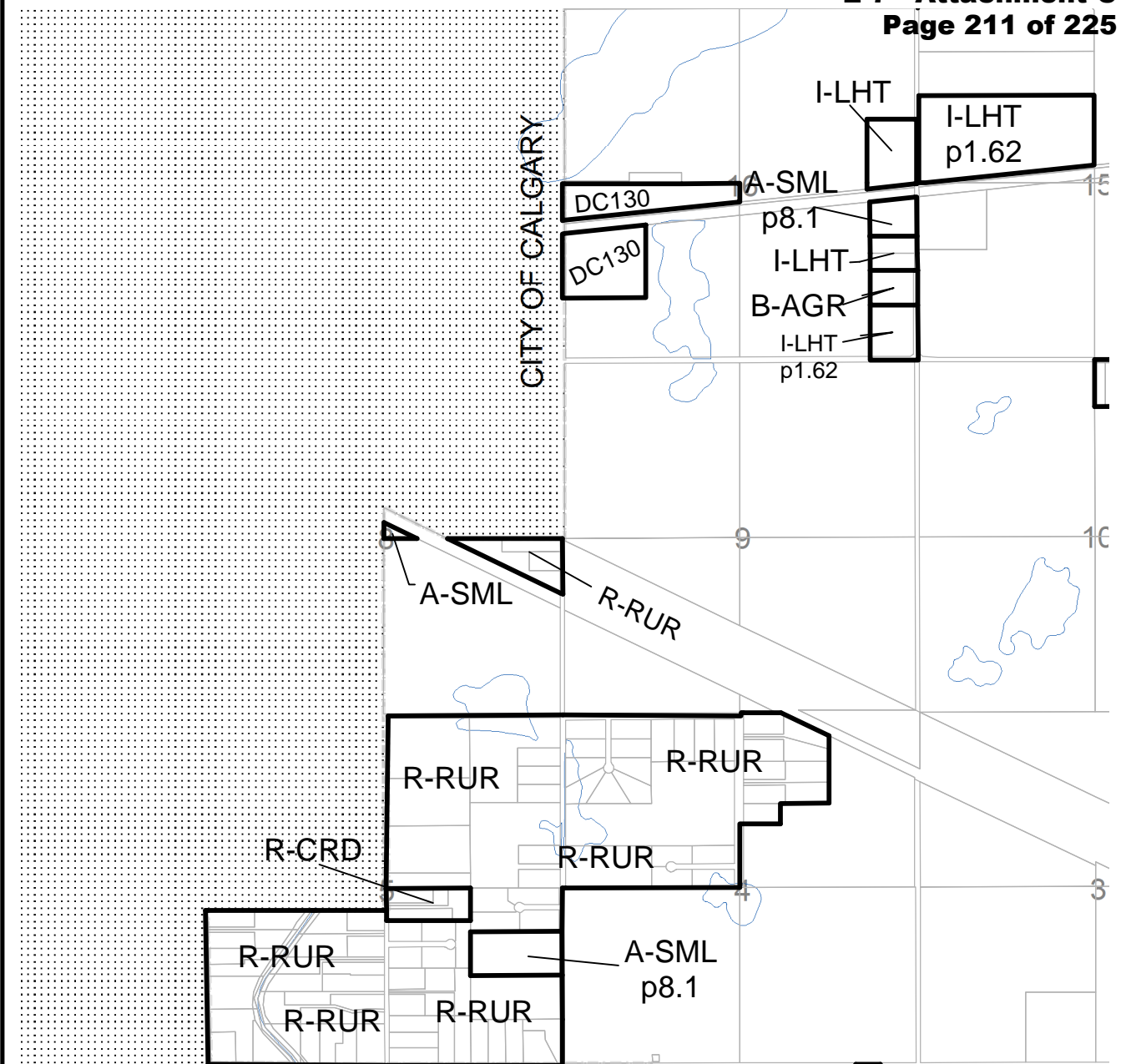
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ROCKY VIEW COUNTY
TWP. 23-5-W5M

LAND USE MAP NO. 39

Date: Aug 07, 2020 Page 459 of 528



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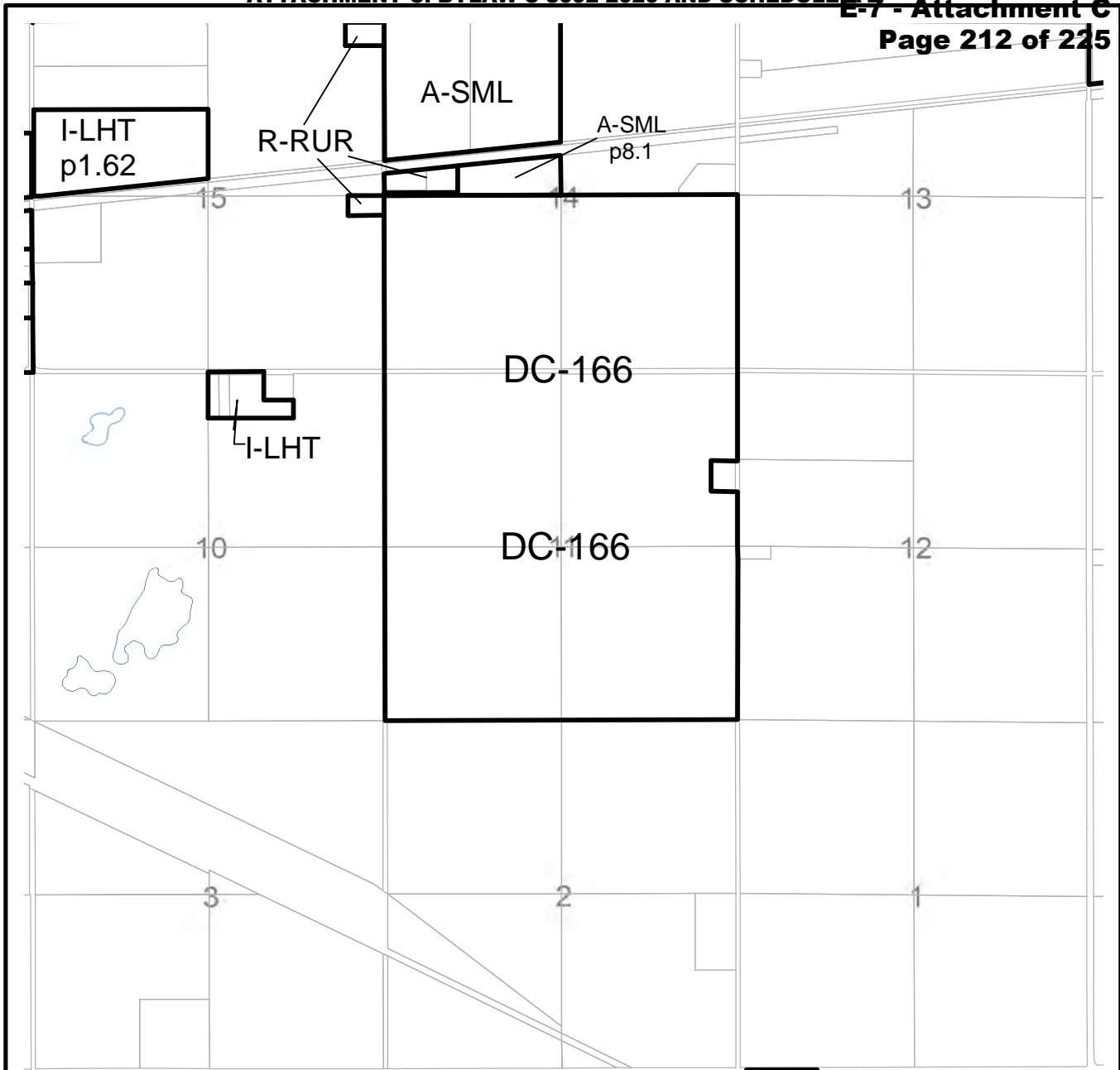


ROCKY VIEW COUNTY

TWP. 23-28-W4M

LAND USE MAP NO. 33-SW

Date: Aug 04, 2020 Page 460 of 528

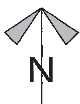


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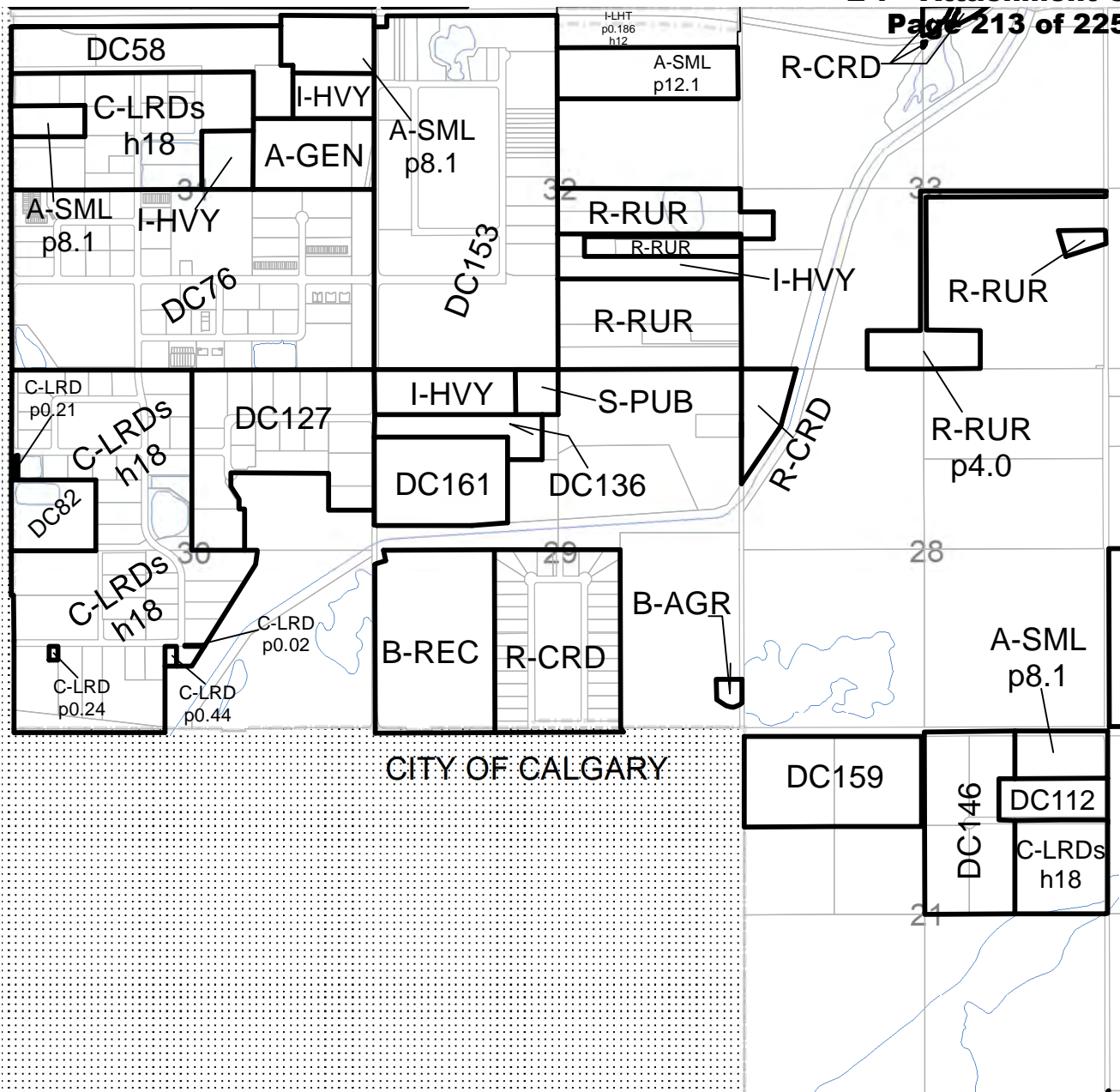
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ROCKY VIEW COUNTY
TWP. 23-28-W4M

LAND USE MAP NO. 33-SE

Date: Aug 04, 2020 Page 461 of 528



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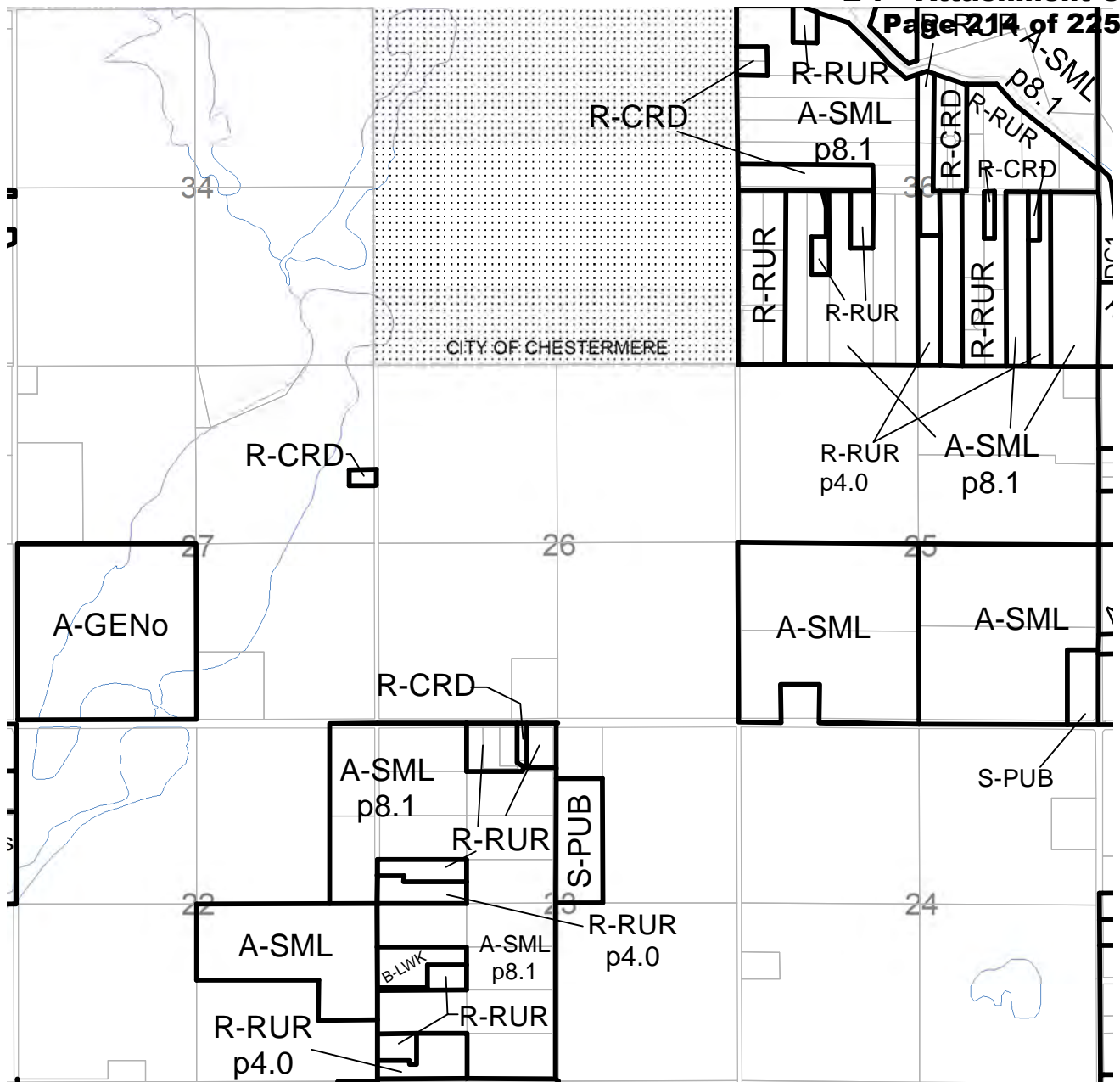
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ROCKY VIEW COUNTY
TWP. 23-28-W4M

LAND USE MAP NO. 33-NW

Date: Aug 04, 2020 Page 462 of 528



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ROCKY VIEW COUNTY
TWP. 23-28-W4M

LAND USE MAP NO. 33-NE

Date: Aug 04, 2020 Page 463 of 528

I-LHT
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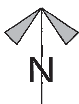
A-SML
p12.1

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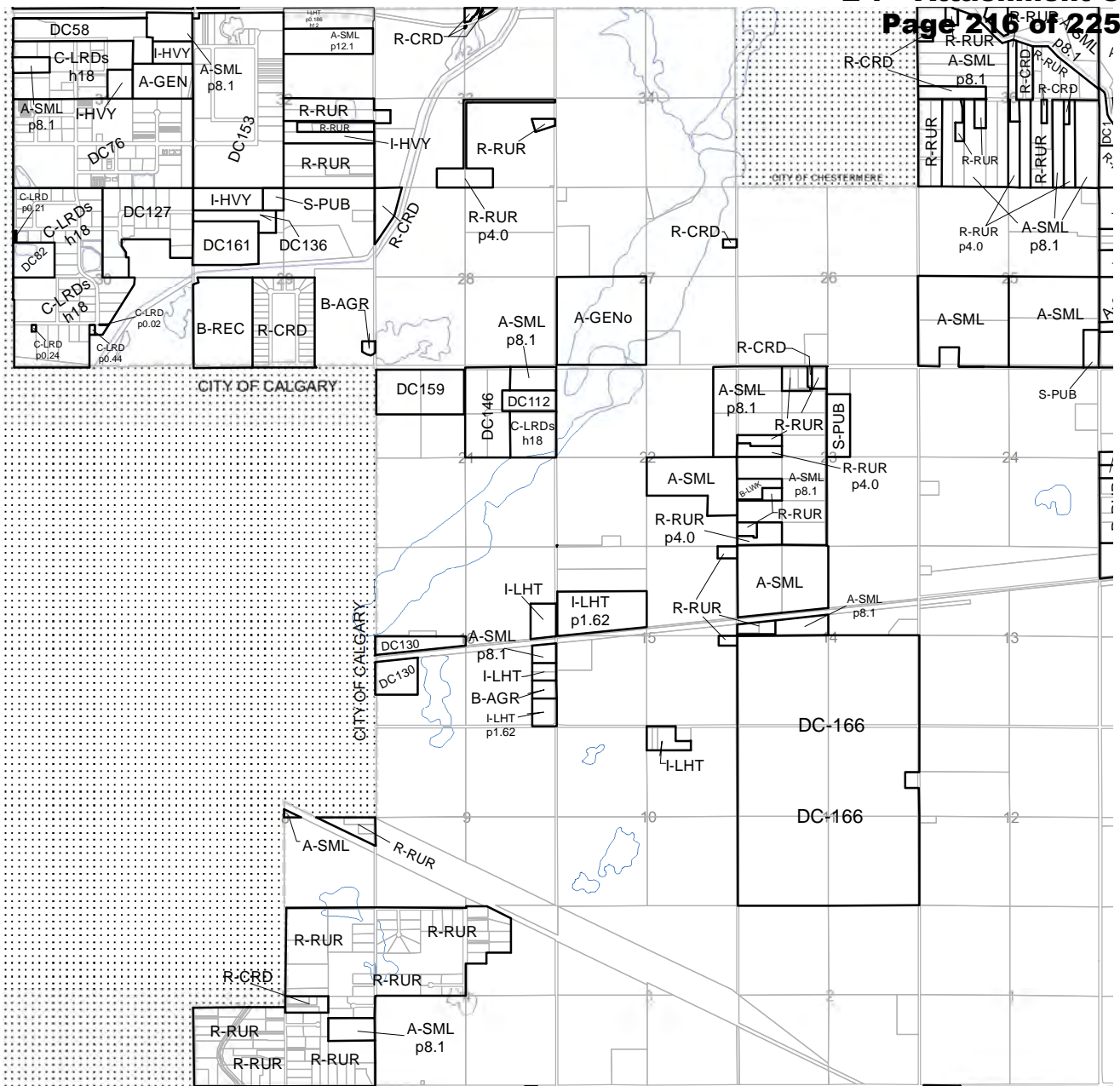
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ROCKY VIEW COUNTY
HAMLET OF JANET

LAND USE MAP NO. 33-2

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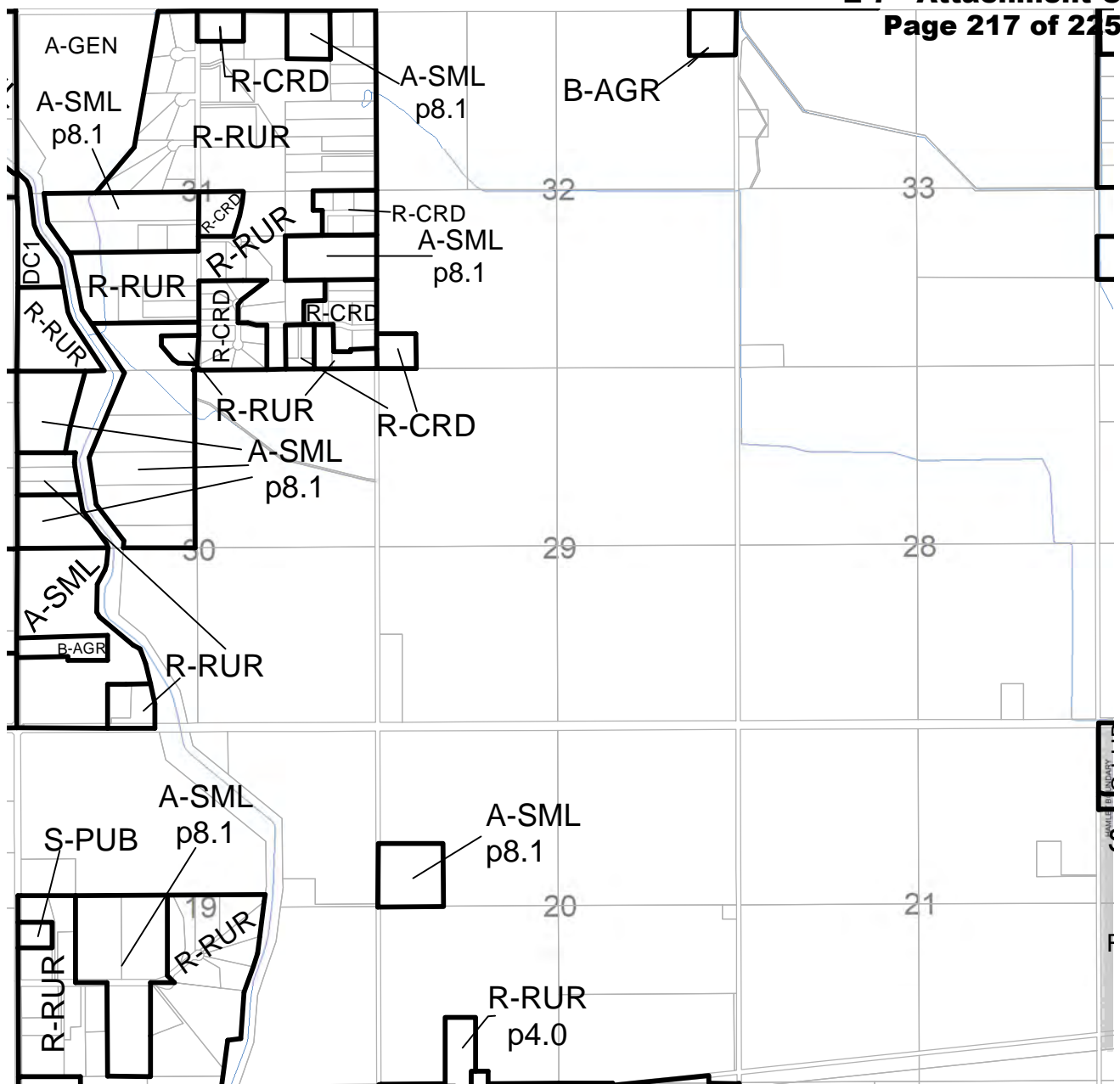
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ROCKY VIEW COUNTY
TWP. 23-28-W4M

LAND USE MAP NO. 33

Date: Aug 04, 2020 Page 465 of 528



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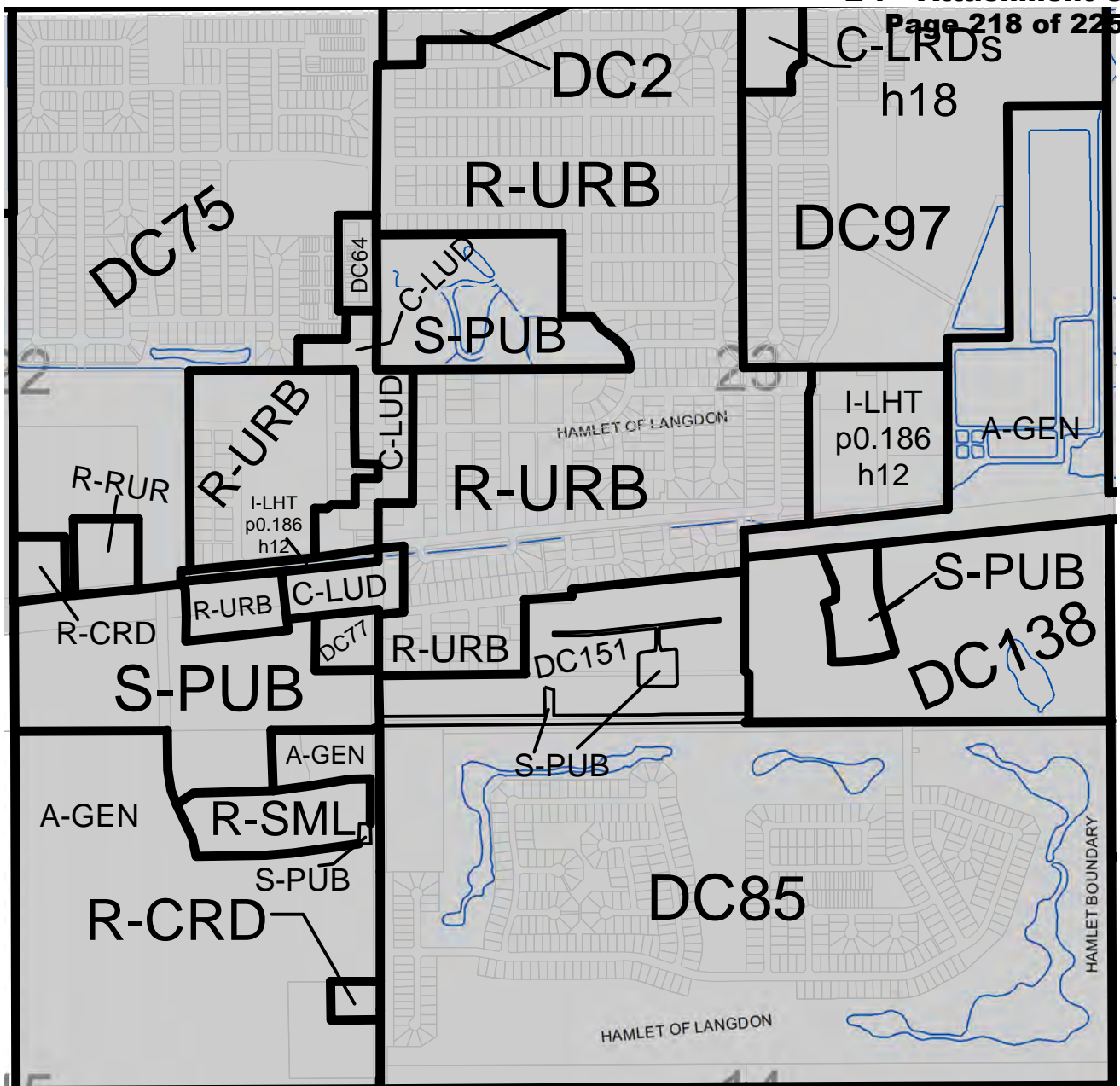
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ROCKY VIEW COUNTY
TWP. 23-27-W4M

LAND USE MAP NO. 32-NW

Date: Aug 04, 2020 Page 466 of 528



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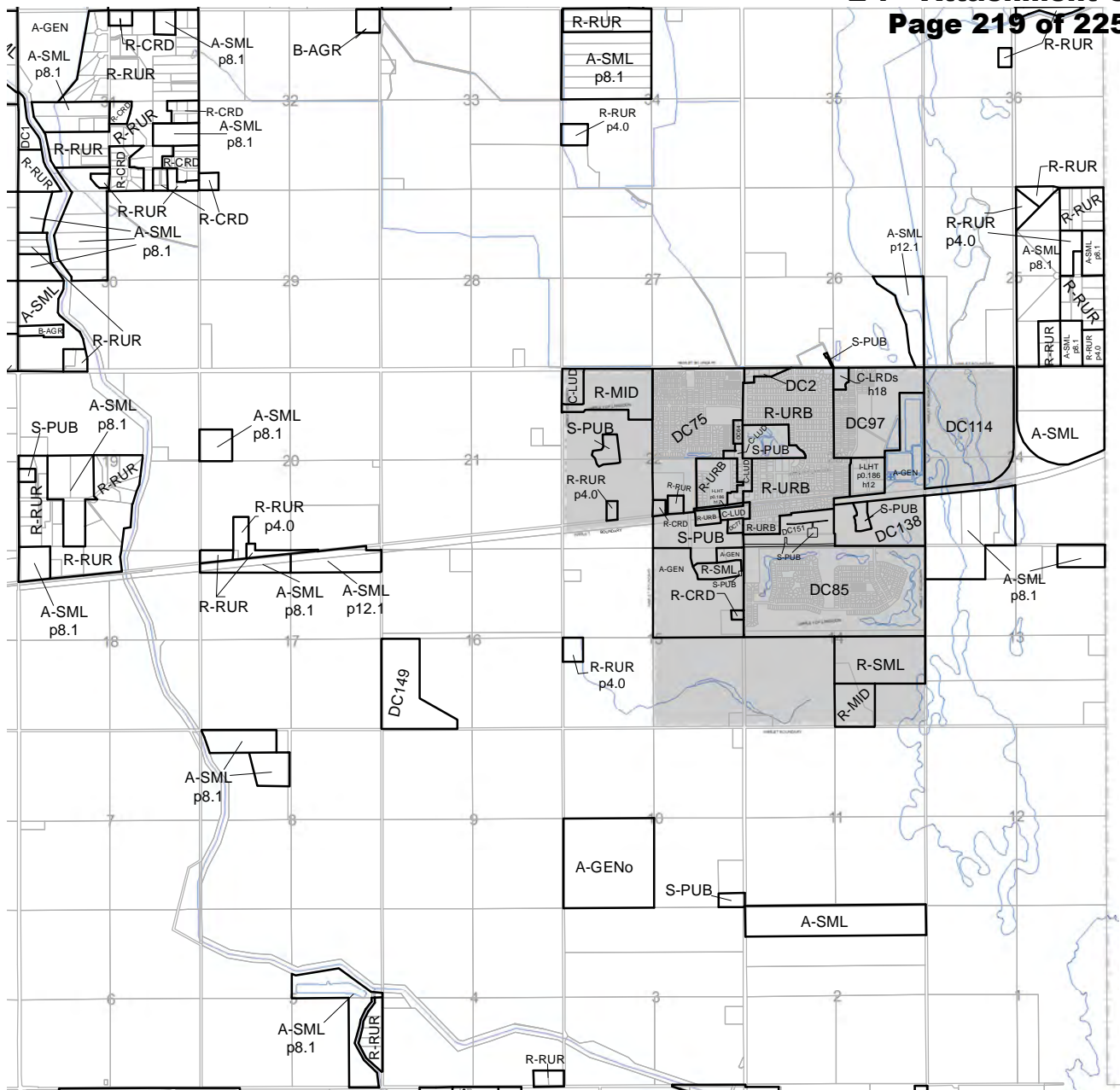
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ROCKY VIEW COUNTY
HAMLET OF LANGDON

LAND USE MAP NO. 32-1

Date: Aug 04, 2020 Page 467 of 528



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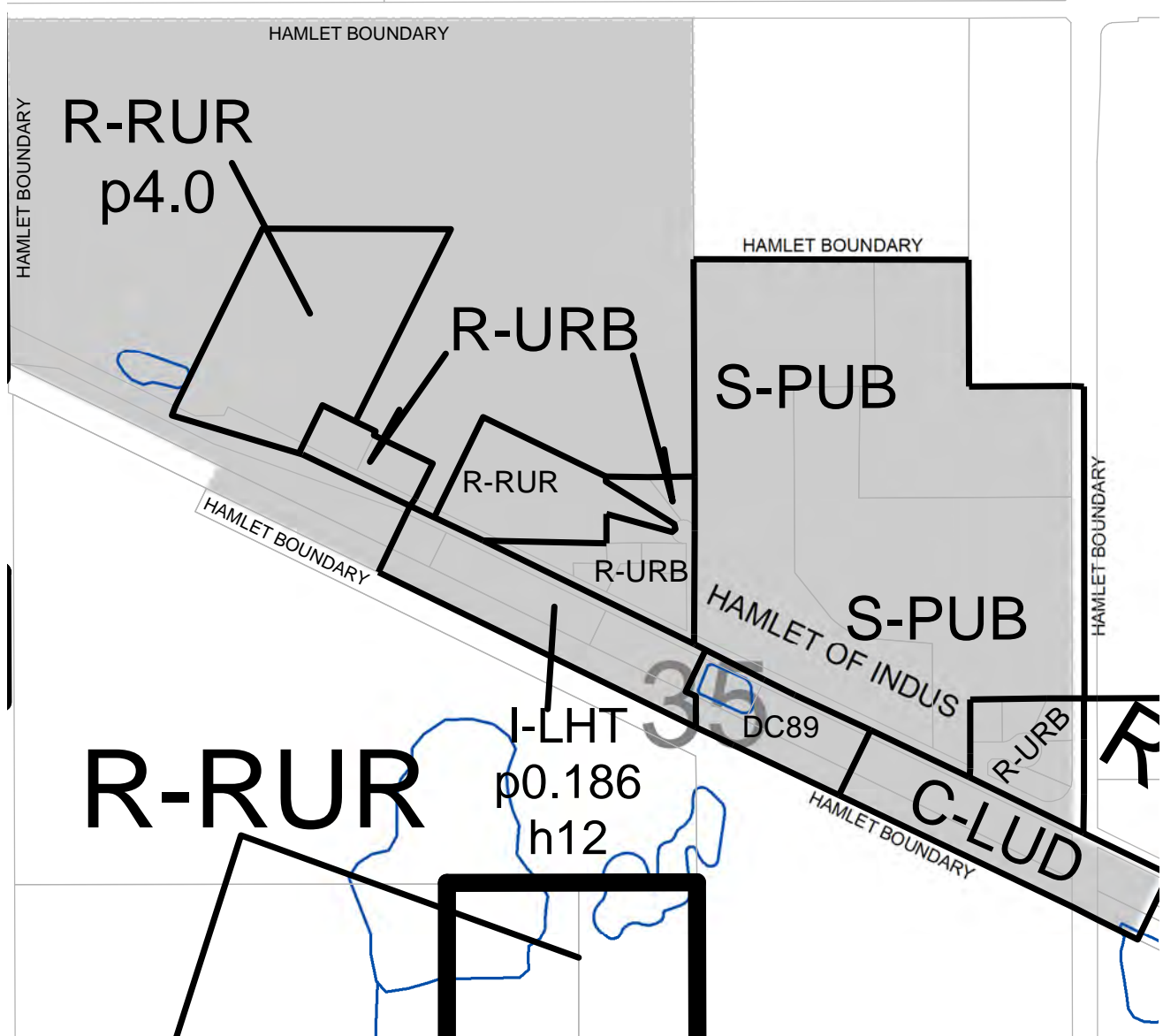
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ROCKY VIEW COUNTY
TWP. 23-27-W4M

LAND USE MAP NO. 32

Date: Aug 04, 2020 Page 468 of 528



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ROCKY VIEW COUNTY
HAMLET OF INDUS

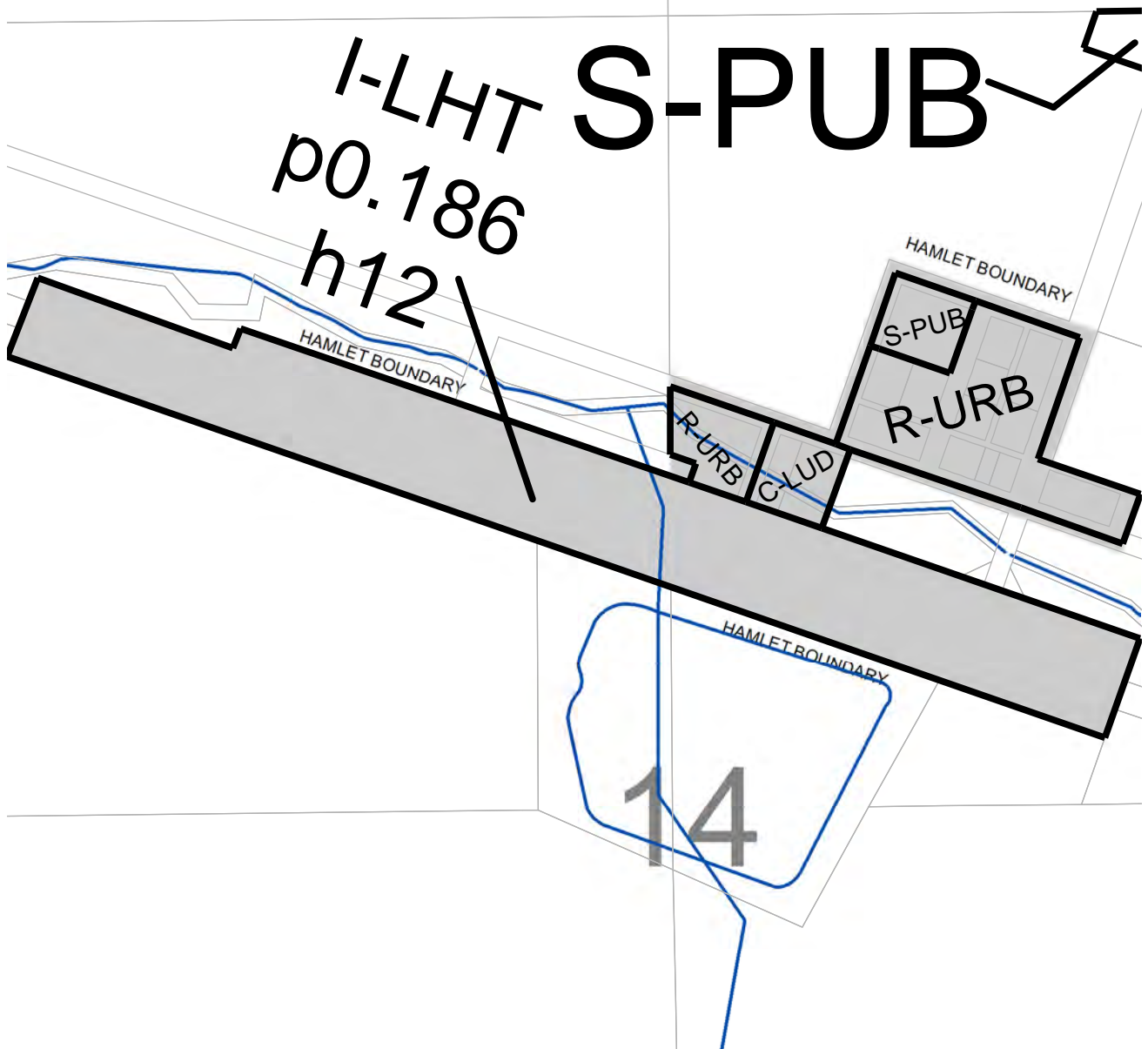
LAND USE MAP NO. 23-1

Date: Aug 04, 2020 Page 469 of 528



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Date: Aug 04 , 2020 Page 470 of 528



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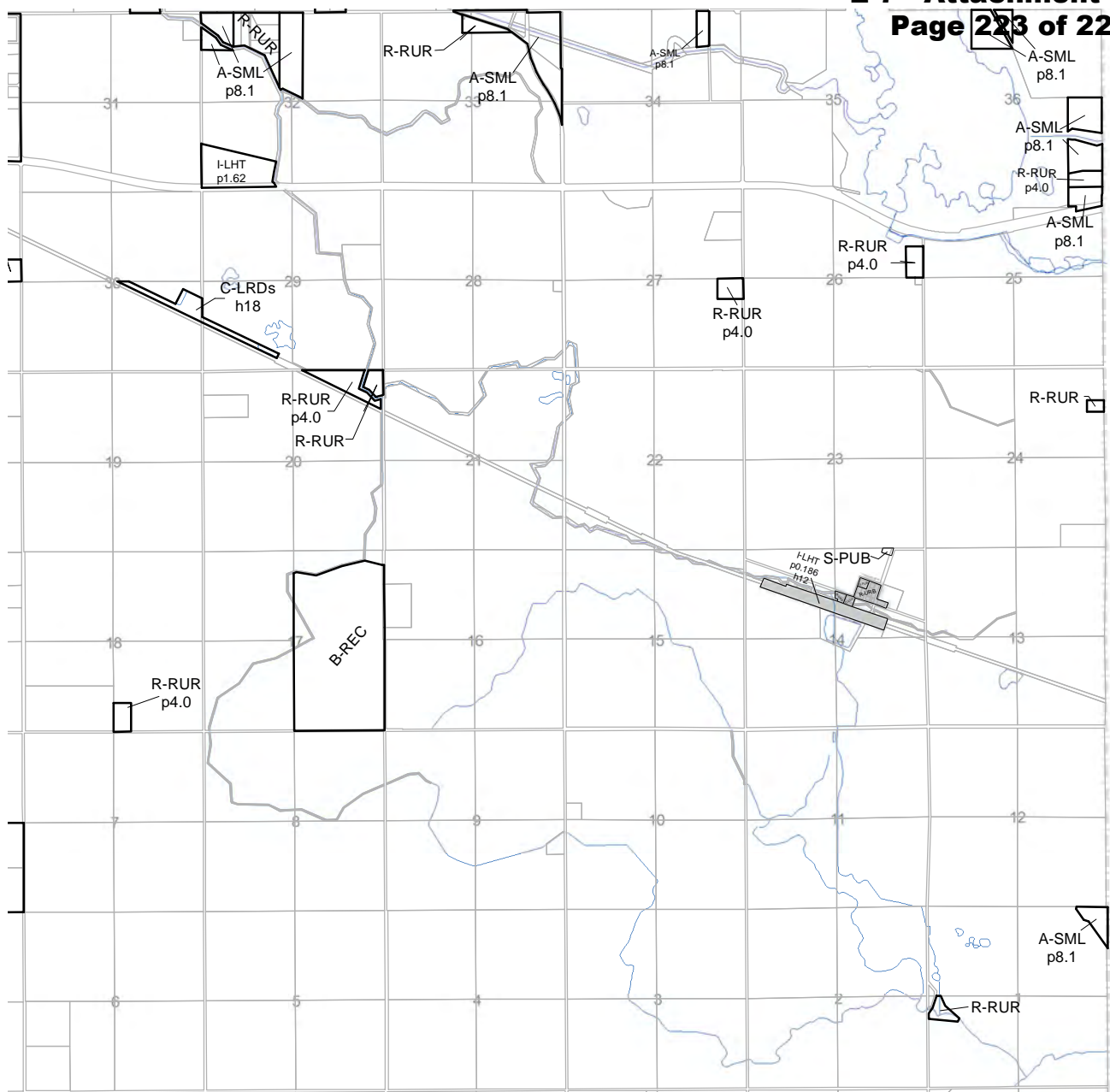
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ROCKY VIEW COUNTY
HAMLET OF DALEMEAD

LAND USE MAP NO. 22-1

Date: Aug 04, 2020 Page 471 of 528

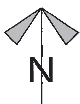


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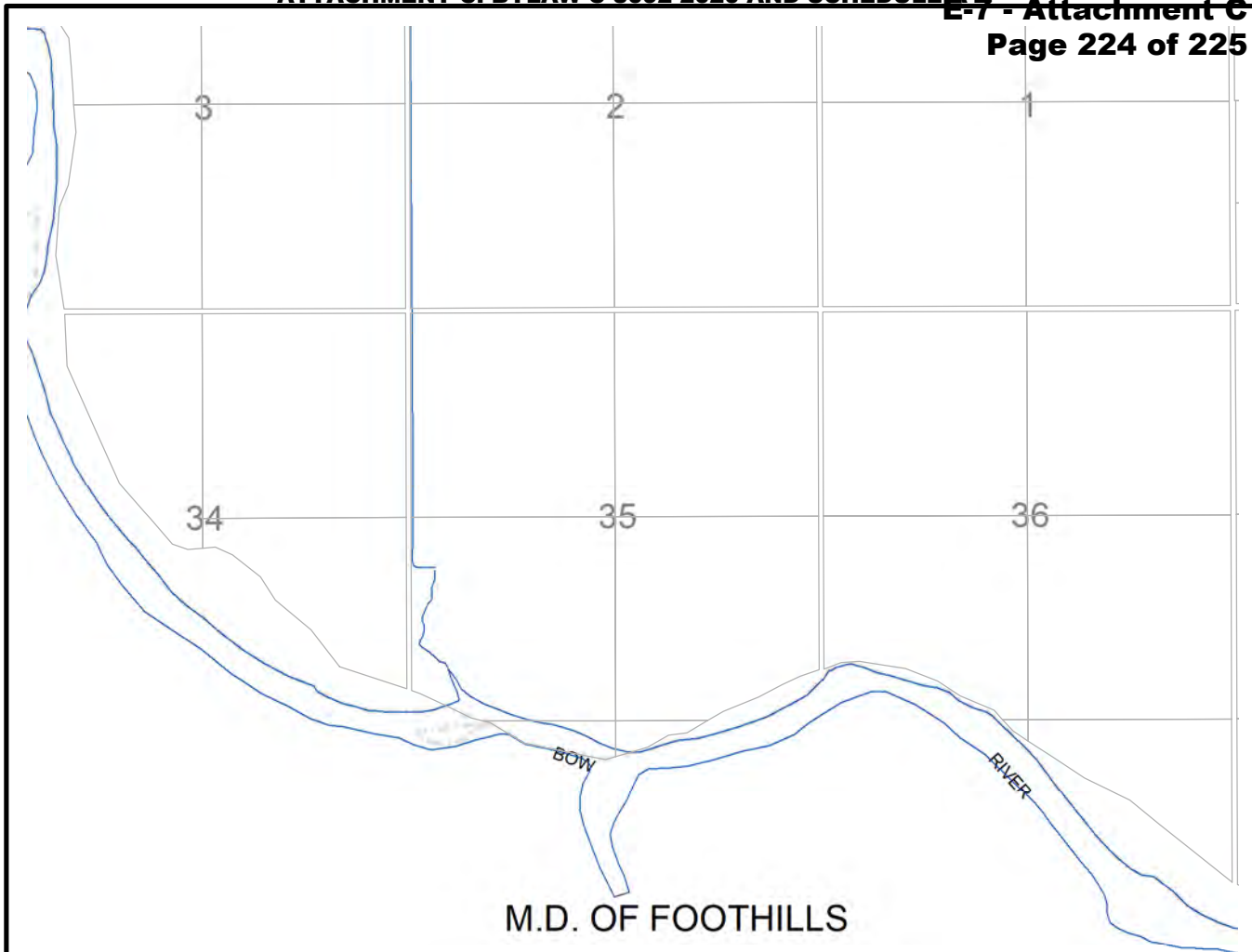
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ROCKY VIEW COUNTY
TWP. 22-27-W4M

LAND USE MAP NO. 22

Date: Aug 04, 2020 Page 472 of 528

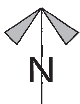


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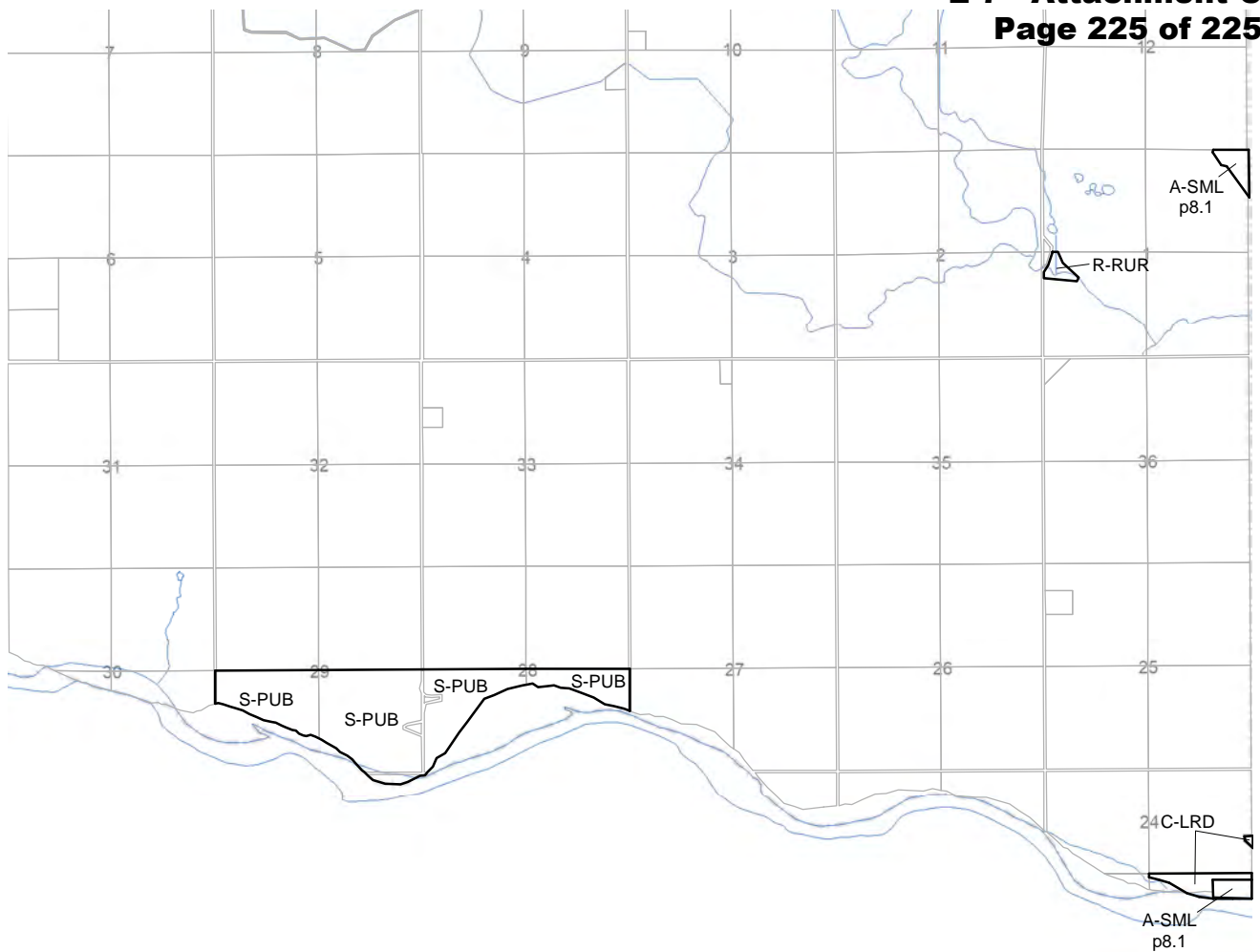
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ROCKY VIEW COUNTY
TWP. 21-28-W4M

LAND USE MAP NO. 13

Date: Aug 04, 2020 Page 473 of 528

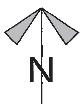


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ROCKY VIEW COUNTY
TWP. 21-27-W4M

LAND USE MAP NO. 12

Date: Aug 04, 2020 Page 474 of 528



RECREATION, PARKS AND COMMUNITY SUPPORT

TO:	Council	
DATE:	January 26, 2021	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	AbrioHealth and the Airdrie Blue Zones Project	

POLICY DIRECTION:

On May 12, 2020, Council directed Administration to continue involvement in the Airdrie & Area Health Benefits Cooperative (now known as AbrioHealth) and bring any available updates to Council.

EXECUTIVE SUMMARY:

AbrioHealth, formerly known as the Airdrie & Area Health Cooperative (AAHC), originally presented to the Policy & Priorities Committee on March 6, 2018. Their vision was that Airdrie and area become “Canada’s healthiest community” through an “all-in community healthy culture”. They sought the involvement of residents, municipalities, health care providers, schools, businesses, and non-profit organizations. The Blue Zone Project was one of their key initiatives.

On November 22, 2020, Airdrie Blue Zones Project (BZP) advised their participants (including Airdrie Council and the BZP Steering Committee) that the project will be not be moving forward in the community. A copy of this notification is found in Attachment ‘A’.

Airdrie BZP advised that, during the pandemic, many organizations, including schools, non-profit organizations, worksites, restaurants and community groups, are reassessing their priorities, capacity, and long-term sustainability. In addition, as the Blue Zone model depends on public engagement and events, Airdrie BZP determined that, as a result of the COVID-19 pandemic, it is not an ideal time for the project implementation.

Their December 2020 “Report to the Community – Our Journey” (Attachment ‘B’) states that their plan moving forward is to enable community initiatives, advance learning and collaborative developments, and advocate policy for community health and sustainability.

ADMINISTRATION RECOMMENDATION:

Administration recommends that exploration of involvement be ceased in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- | | |
|-----------|---|
| Option #1 | THAT Administration be directed to cease exploration of involvement with Abrio Health at this time and that the item be closed. |
| Option #2 | THAT alternative direction be provided. |

Administration Resources

Ines Cortada; Recreation, Parks & Community Support



Respectfully submitted,

Concurrence,

Theresa Cochran

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A': November 22, 2020 Letter from Abrio announcing cancellation of Airdrie Blue
Zone Project

ATTACHMENT 'B': AbrioHealth - Report to the Community - Our Journey – December 2020

Communication sent Nov. 22, 2020 to Airdrie Council, BZP Steering Committee and all participants associated with the Airdrie Blue Zones Project.

Good Afternoon Airdrie Blue Zones Project Participants,

Touching everyone, our families, our communities, and all corners of the world, COVID-19 has dramatically impacted our lives this year, leaving the future shrouded in uncertainty. There is little it hasn't touched and, going forward, this now includes the Airdrie Blue Zones Project.

While we continue to believe in the difference it will make, we are disappointed to announce that the Airdrie Blue Zones Project, as we have known it, will be not be moving forward in the community.

In this current environment, many organizations, schools, workplaces, restaurants, and community groups have urgent other priorities, including their own continuity and long-term sustainability. Within our health care system itself, there are significant other, un-related changes and modifications being announced. Much of the Blue Zones model depends on public engagements and events. With this it is impossible to proceed to test and measure systemic changes such as those related to Blue Zones implementation.

At the local level we have also heard from many of our larger businesses, school boards, community not-for-profits, local restaurants and local government, that they just do not have the capacity to add any new programming to their workloads as they deal with challenges within their own organizations.

The Airdrie Blue Zones Project is a community-wide, evidence-based approach to improve health and wellbeing in making the healthier choice the easier choice easier for everyone. The Airdrie Blue Zones Project was to engage with the community to create an even better place to live, work, play and worship using the Power9 principles learned from the longest-lived populations in the world. When the entire community participates – from worksites and schools to restaurants and grocery stores – small changes contribute to huge benefits for all of us, lowered healthcare costs, improved productivity, and ultimately a higher quality of life.

One of the positive outcomes for the ABZP is that COVID has changed many of our habits that align with the outcomes that are associated with what the Airdrie Blue Zones Project was trying to achieve. Due to the pandemic people are choosing to walk more, eat better; we have seen many people grow their own gardens for the first time; family and friend connections have been even more important to us now than they have ever been, and people are taking the time to downshift and think about what their purpose is and what is really important to them. All positive things that we need to continue to do to lead healthy and happy lives.

All of the work to “Canadianize” the BZP framework and to build the specific plan for implementation in Airdrie was completed. Over 400 residents, leaders, and business owners were engaged prior to the COVID shutdown. Much of the input, conclusions, and recommendations could be used by the City of Airdrie, community groups, and health care partners so that they can continue with their goal to create Canada's Healthiest City.

Completed Blueprint Report (Business Plan)

- From December 2019 through February 2020, the Blues Zones Project Airdrie team, along with experts in built environment, food and tobacco policy, came together in Airdrie to understand the community's unique strengths, challenges and opportunities in undertaking the first BZP initiative in Canada. During the Foundation and Planning Phase, key leaders and groups within the community expressed unanimous support for BZP in Airdrie by participating in focus groups, one-on-one stakeholder meetings, and community tours. While the majority of engagement during the Foundation and Planning Phase was conducted prior to the COVID-19 pandemic in March 2020, the project team remained committed to ensure the project continues in a way that aligns with the community reality post pandemic.
- 214 community leaders met with the ABZP team and committed to make Airdrie a better place to live, work and play. They worked to create community-wide health and well-being improvement. This group included community members, leaders in the school system, business community, government, faith-based organizations and civic groups.

Completed Summit reports:

- Built Environment
- Food Environment
- Tobacco

Canadianized Blue Zones Projects Pledge forms:

- Workplace Pledges
- School Pledges
- Grocery Stores Pledges
- Restaurants Pledges
- Organizational Checklist

Canadianized Blue Zones Projects Policy menus

- Built Environment Menu
- Food Environment Menu
- Tobacco Menu

Developed an Albertan Blue Zones Project Playbook that is the road map for Airdrie and other Alberta communities to implement the project in better times.

Worked with Alberta Blue Cross in developing a Canadianized Well-Being Measurement Tool

We would like to thank our donors, funders, partners and each and every one of you who helped championed the project from its inception. While the Blue Zones Project is not moving forward we encourage you, as leaders in the community, to continue to ensure that you, your family, friends and employees work on leading healthier lives during these times and for the communities well-being.

THANK YOU from the entire Airdrie Blue Zones Team for all your efforts and supporting us through this incredible journey.

Stay Healthy,

Kent Rupert

Kent Rupert - Executive Director
Airdrie Blue Zones Project
403.614.3201

Blue Zones Project®

We help people live longer, better lives by improving their surroundings.
airdrie.bluezonesproject.com

Abriohealth

report to the community

December 2020

our journey...

Community Health Plan ...a blueprint for success

2019



"Great Things are Happening Here"
report to the community

2019



"Together for Tomorrow"
report to the community released, with opportunities for change.

2018

"We can make this happen...becoming Canada's healthiest community."

Volunteer board works tirelessly to bring the community together

2016

A grassroots movement begins

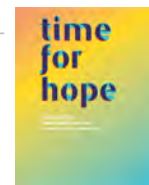


2015



2019

"Time for Hope" report sets out action plan to coordinate & improve access to mental health services



2017

First CEO Partnership Committee appointed supports community engagement to develop a community health plan

Abriohealth

2015

Community leaders focus on health, well-being and a more effective, efficient health system



"OWN OUR OWN HEALTH"

"A JOURNEY OF ACTION"

"BECOMING CANADA'S HEALTHIEST COMMUNITY"

our 2019/20 accomplishments...

- **Healthy Aging in Community Forum (January 2020)**
- **Submitted advocacy paper to Alberta Seniors & Housing Affordable Housing System Review**
- **Collaboration with Rockyview Foundation (RVF) to increase affordable seniors lodge living**
- **Collaboration with Airdrie United Church and RVF to increase affordable independent living**



- **Developed Canadian play book & measurement tools**
- **Established Steering Committee**
- **Held Policy Summits on Built Environment, Food and Tobacco (over 400 participants)**

- **Youth Mental Health Task Force develops coordinated focus for service & integration of new technology**
- **Established integrated Pre & Post-natal Outreach & Support Program at Community Links**



- **Developed tools to integrate system-wide data sets to monitor changes in community health and related outcomes & measures**



- **Contributed book chapter: "Community Capacity for Health, Foundations for a System Focused on Health", (publication in 2021)**



- **Physician engagement to develop team focused primary care practice models**



our partners, collaborators & donors...

- | | |
|---|---------------------------------------|
| • Stan & Jane Grad | • Community Links |
| • Mike & Val Graham | • City of Airdrie |
| • Wayne & Carol Ham | • The Calgary Foundation |
| • Hamilton Family | • Highland Primary Care Network |
| • Ron & Irene Hanson | • Alberta Blue Cross |
| • Danny Hansen | • Alberta Health Services |
| • Cam Clark | • Anonymous Donor |
| • Max Fiander | • Don & Roxanne Bell |
| • Kim & Kim Titus | • David Bissett |
| • Vesta Properties | • Dr. Robert Church & Georgina Church |
| • Betty McArthur | • Bow Valley Credit Union |
| • Bob & Norma Bilben | • Thumbs Up Foundation |
| • DeSonus | • Rocky View Foundation |
| • Energy Equine | • Airdrie Health Leaders Council |
| • Sharon Siebens | • Alta Injection Molding |
| • Vada Capital | • United Way of Calgary |
| • Airdrie & District Community Foundation | • Public Health Agency of Canada |
| • Jim Gray | • National Research Council |



the “post-covid” path ahead...

2020 has brought many changes to Alberta communities. Abriohealth remains committed to a sustainable future for health and healthcare, anchored in community collaborations and partnerships for change.

The path forward for Abriohealth is changing. We have so many accomplishments to celebrate, and we also understand that the current environment is impacting what is possible for individuals, businesses and partner organizations.

While Abriohealth’s active programs and operations are suspended, we will continue to support our partners as they pursue community initiatives and to advocate for community health and sustainability.

Here’s our plan:

MEETING NEEDS DIFFERENTLY	RETURN TO OUR ROOTS “A Volunteer Organization”	KNOWLEDGE REPOSITORY	KEY CONTACTS
<p>Abriohealth will enable community initiatives, advance learning and collaborative developments and policy advocacy for community health and sustainability.</p> <p>Continue current project involvement & liaise with community to advance other Health Plan goals.</p> <p>Advance Community Health and Economic Gains: Advocacy to implement learnings from Blue Zones project and digital health initiatives.</p>	<p>ABRIOHEALTH IN THE COMMUNITY</p> <p>As of Dec 1st, Abriohealth will be a virtual organization</p> <p>The Abriohealth board and CEO will continue on a volunteer basis for advocacy, policy, & thought leadership.</p>	<p>abriohealth.ca</p> <p>“The repository for past reports, plans and publications, including a ‘news’ section featuring community initiative updates.”</p>	<p>Abriohealth leaders will continue to advocate for key initiatives and future opportunities</p> <p>Mark Seland markseland@abriohealth.ca</p> <ul style="list-style-type: none"> • Mental Health Task Force • Digital Health & Blue Zones • Primary Care Developments • Liaison with AHS <p>Marlene Raasok, marleneraasok@abriohealth.ca</p> <ul style="list-style-type: none"> • Future Community Health Plan Opportunities and Healthy Aging

thank you...

**Airdrie has made amazing progress towards a community where we
“Own Our Own Health”.**

**Abriohealth and our partners are committed to continuing our journey to collaborate
for all within the community :**

1. Improved Health Outcomes
2. Improved Well Being
3. Greater Community Engagement
4. Economic Benefits
5. Improved Health Delivery & Resource Utilization

**Thank you to all of the community members, volunteers, health innovators and the
wide array of industry experts, advisors, and consultants who have contributed to so
many initiatives.**

**The Board also wishes to thank Abriohealth employees for their expertise, tireless
commitment and service to the community. As we transition to a virtual organization,
we extend our best wishes to the Abriohealth team:**

Mark Seland
Stacey Lush
Dave Jackson
Erin Sharp
Kent Rupert
Kendra Chow
Michelle Wagner
Jenelle Wohlberg
Christie Jensen

Abriohealth Board of Directors

Stan Grad (chair), Myles Hamilton, Don Bell, Dr. Wes Jackson, Melanie Taylor,
Chad Hewlett, Rhonda Bollum, Marlene Raasok



RECREATION, PARKS & COMMUNITY SUPPORT

TO: Council

DATE: January 26, 2021 **DIVISION:** All

FILE: N/A **APPLICATION:** N/A

SUBJECT: Recreation Governance Committee Terms of Reference Amendments

EXECUTIVE SUMMARY:

At their December 1, 2020, meeting, the Recreation Governance Committee reviewed the proposed amendments to the committee's Terms of Reference (TOR-#C-RGC), and passed a motion that the amended Terms of Reference be recommend to Council for approval, as per Attachment 'B'.

Administration recently reviewed the Recreation Governance Committee's Terms of Reference (TOR-#C-RGC) as part of the County's regular review process and identified opportunities to align the policy with the County's current practices and standards.

These amendments were presented to and approved by the Recreation Governance Committee at the December 1, 2020, meeting, and a motion was passed to recommend these amendments to Council for approval.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DISCUSSION:

Council regularly develops and reviews its policies, and its committee terms of reference, such as the Recreation Governance Committee's Terms of Reference (TOR-#C-RGC), 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*.

The proposed amendments to TOR-#C-RGC, as shown in Attachment 'A', include the following:

Proposed Amendment	Reasoning
Include parks as one of the regular considerations for the RGC.	Parks are part of the recreational amenities provided for in the <i>Recreation and Parks Master Plan</i> .
2 (4) (a) Clarify that applicants requesting \$100,000 or more are required to present to RGC, unless the Chair deems a presentation unnecessary.	Ensures that RGC is familiar with the mission and vision of groups requesting significant County funding, and can make informed decisions regarding large grant requests.
4 Simplify membership to "all members of Council".	Make TOR more concise.
5 Council will appoint the Chair at the annual Organizational Meeting and the Vice Chair will be appointed by RGC at its first meeting following the Organizational Meeting.	To align with anticipated 2021 global changes in County bylaws and terms of reference for all internal boards and committees.

Administration Resources

Althea Panaguiton, Recreation, Parks & Community Support

Proposed Amendment	Reasoning
9 Meeting dates to be set at the annual Organizational Meeting of Council.	More efficient coordination of Council's annual calendar than waiting for RGC's first meeting following the Organizational Meeting.
14.1 Quorum is three members of the Recreation Governance Committee	As requested by the Recreation Governance Committee approved through a motion.
39 (13) Definition of recreation altered to align with that used in the 2020 Recreation and Parks Master Plan.	Align the definition used in the TOR with the definition of recreation in the Framework for Recreation in Canada (CPRA 2015)

A redlined copy of the policy amendments is found in Attachment 'A'. A clean copy of the proposed amended policy is provided as Attachment 'B'.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

STRATEGIC OBJECTIVES:

The approval of the item is not related to Council's strategic objectives.

OPTIONS:

Option #1: THAT the amended Recreation Governance Committee's Terms of Reference (TOR-#C-RGC) be approved, as per Attachment 'B'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

AP/rp

ATTACHMENTS:

ATTACHMENT 'A': Redlined TOR-#C-RGC

ATTACHMENT 'B': Proposed Amended TOR-#C-RGC



RECREATION GOVERNANCE COMMITTEE

Terms of Reference

TOR-#C-RGC

Purpose

- 1 The Rocky View County Recreation Governance Committee (RGC or Committee) is to:
 - (1) Foster the creation, development, and operations of recreation programs, facilities, infrastructure, services, parks, and park land;
 - (2) Act as an approving body regarding matters pertaining to ~~r~~Recreation, pParks and ~~C~~cultural services in the County, including grant applications, studies, and master plans;
 - (3) Support ~~recreation~~Recreation, pParks, and ~~cultural~~ ~~Cultural~~ facility development and programs through the Community Recreation Funding program;
 - (4) Support the County-wide ~~Recreation and Parks Master Plan~~, recreation planning, and community engagement; and
 - (5) Recognize that long-term strategic planning is required, planning for future facilities needs to be prioritized, and funding needs to be allocated.



Functions

- 2 Council delegates the following governance responsibilities to the RGC:
 - (1) Review and approve matters pertaining to recreation, parks, and cultural services, including the review of current and future recreation services in the County;
 - (2) Collaborate with other governmental agencies, school boards, and stakeholder groups in the advancement of pParks, ~~sport~~, and recreation planning and programming;
 - (3) Engage non-profit organizations and community groups in the advancement of pParks, ~~sport~~, and recreation planning and programming to ensure the most effective use of resources in the community;
 - (4) Receive, evaluate, and approve operational, capital, and emergency recreation grant applications based on policy, Administration's recommendations, criteria identified in the County-wide *Community Needs Assessment*, and the ~~priorities established in the County Recreation and Parks Master Plan~~.
 - (a) ~~Grant applications over \$100,000.00 will be compiled by Administration, and submitted to the RGC to determine if a presentation is required. W~~with the exception of the pre-approved multi-year agreements, to be eligible for funding, applicants



RECREATION GOVERNANCE COMMITTEE

Terms of Reference

TOR-#C-RGC

requesting \$100,000 or more are required to present to RGC, unless the Chair deems a presentation unnecessary.

- (5) Hear presentations from the public and stakeholder groups on matters affecting the recreational needs of the County;
 - (6) Ensure recreational, parks, and cultural services and facilities are available for County residents of all ages, income levels, skills, and lifestyles;
 - (7) Receive updates from Administration on emerging and ongoing recreation projects and initiatives;
 - (8) Establish recreation priorities by hearing from members of the public, stakeholder groups, and Administration that align with the County wide Recreation and Parks Master Plan;
 - (9) Foster public awareness, recognition, and support for recreation; and
 - (10) Provide direction to Administration by resolution.
- 3 The RGC may establish subcommittees to address specific issues or topics (e.g.: public policy, research, sub-sector issues and challenges, district and regional issues, etc.)



Membership

4 The RGC consists of all members of Council.

4 the following:

(1) Reeve;

(2) Deputy Reeve; and

(3) All Councillors.



Chair

- 5 The Chair is appointed by Council at the annual Organizational Meeting, and the Vice Chair are appointed by Council at the annual Organizational Meeting-is appointed by the RGC at its first meeting following the Organizational Meeting.
- 6 The Chair is responsible for presiding over meetings when in attendance.



RECREATION GOVERNANCE COMMITTEE

Terms of Reference

TOR-#C-RGC

- 7 The Chair and Vice Chair are responsible for:
 - (1) Approving third party presentations; and
 - (2) Approving agendas prior to publication.
- 8 The Vice Chair will take over the duties of the Chair whenever the Chair is unavailable.



Meetings

- 9 The Committee will meet a minimum of four times annually on the dates set at the annual Organizational Meeting of Council.
- 9 per year or at the call of the Chair. Meeting dates for the year will be set determined at the Committee's first meeting following the annual Organizational Meeting in consultation with the Chair and Vice Chair.
- 10 Additional meetings or special meetings may be held at the call of the Chair.
- 11 No meetings are held during the summer and winter breaks (August and December).
- 12 Meetings will be conducted in accordance with the County's *Procedure Bylaw*.
- 13 All meetings are open to the public. If required, closed sessions will be held in accordance with the *Municipal Government Act*, *Freedom of Information and Protection of Privacy Act*, and the County's *Procedure Bylaw*.
- 14 Meetings are attended by the:
 - (1) Executive Leadership Team or their authorized delegates;
 - (2) Recreation, Parks, and Community Support Manager or their authorized delegate;
 - (3) Municipal Clerk or their authorized delegate; and
 - (4) Relevant subject matter experts.

14.1 Quorum is three members of the Recreation Governance Committee.

(4)





RECREATION GOVERNANCE COMMITTEE

Terms of Reference

TOR-#C-RGC

Agendas

- 15 Meetings will have a formal agenda. Agendas, information packages, and minutes will be circulated to the Committee via email one week prior to each meeting.
- 16 Agendas will be proposed by Administration with input from the Committee, with final approval by the Chair and Vice Chair.



Presentations

- 17 Public presentations to the RGC are no longer than 20 minutes in duration, unless the Committee passes a resolution to extend the presentation time, and may be followed by questions from the RGC to the presenters and Administration.
- 18 Notwithstanding the process outlined in the County's *Procedure Bylaw*, the Committee may, by resolution, allow members of the public to address the RGC on an agenda item following the presentation and question period for that item.
- 19 All presentations and discussion are directed through the Chair, and presenters are not permitted to ask questions of the Committee.
- 20 The Chair may defer approved presentations to a future RGC meeting or cancel the presentation when:
 - (1) A presenter introduces new material or an amended presentation materials after the agenda has been published; or
 - (2) Otherwise at the discretion of the Chair.



Presentation Request Process

- 21 A completed application form must be submitted to Administration eight weeks prior to the scheduled RGC meeting in order for the presentation to be included on the agenda.
- 22 For all presentations, Administration will review the proposal and determine if the subject matter of the presentation is within the mandate of the RGC.
- 23 If the presentation request proceeds to the RGC, Administration will contact the presenter to confirm their presentation date and time and the deadline for submitting presentation materials.



RECREATION GOVERNANCE COMMITTEE

Terms of Reference

TOR-#C-RGC

- 24 Presentation materials must be submitted to Administration six weeks prior to the scheduled RGC meeting.
- 25 Administration will prepare an introductory cover report for each presentation, and the presentation materials provided by presenters will be included in RGC agendas.
- 26 If the Chair and Vice Chair reject a third party presentation request, Administration will advise the presenter of the reason for the rejection and that a revised presentation may be submitted in the future.



Relationship between the Committee and Administration

- 27 Administration will work as a liaison between the RGC and the community, providing support services to community organizations, as well as planning, coordinating, and communicating recreation, ~~sport-p~~Parks, and cultural interests, and opportunities.
- 28 Committee members will closely work with the Administrative staff assigned to their division to support community growth and the development and implementation of programs, facilities, and recreation amenities.
- 29 Administration will advise RGC on policy to support the vision of an active and, healthy community, develop new community partnerships, and support the implementation of the Recreation and Parks Master Plan.
- 30 Notwithstanding Section 28, any dialogue between Committee members and Administration outside of Committee meetings will be informal, and RGC members should not provide direction to Administration except through resolution passed at a Committee meeting.
- 31 Administration will review operational and capital grant applications for compliance with policy, and the Committee will evaluate applications and may by resolution:
 - (1) Approve the funding request, either in full or in part;
 - (2) Request more information from the applicant; or
 - (3) Decline the request.
- 32 Administration will propose a list of preapproved recreational providers who will receive an annual contribution on a multi-year based agreement from the County as part of ~~the~~ Recreation, Parks, and Community Support's operational budget, and the Committee will evaluate applications and may by resolution:
 - (1) Approve the proposed agreement and funding request, either in full or in part;

UNCONTROLLED IF PRINTED

Printed:

12/01/202106/01/202113/11/202030/10/202033/10/202032/10/2020

Page 5 of 8



- (2) Request more information from the applicant; or
 - (3) Decline the proposed agreement.
- 33 The Committee will receive administrative support, including the recording of minutes, meeting preparation and communicating recommendations to relevant stakeholders.



Relationship with Community Members

- 34 The Committee may reach out to residents to inform them of changes in recreation, to request feedback, or to establish subcommittees with public membership to address recreation-specific questions that require public input as defined in the County's *Public Participation Policy*.
- 35 The Committee may establish subcommittees as necessary to ensure meaningful stakeholder engagement and to enrich Council and Administration's decision-making when there is an opportunity for stakeholders to shape action or policy.
- 36 Subcommittees will be composed of individuals who:
 - (1) Can think strategically on behalf of the County as a whole;
 - (2) Have the ability to work in a group comprised of diverse individuals; and
 - (3) Are knowledgeable and experienced in their local recreational affairs.
- 37 Subcommittee members are appointed by the RGC based on Administration recommendation.
- 38 Subcommittee members may also be members of community or advocacy groups provided that their interests are declared at the time of appointment and they abide by the pecuniary interest provisions in the County's *Board and Committee Code of Conduct Bylaw*.



Definitions

- 39 In these Terms of Reference, the following definitions apply:
- (1) **“Administration”** means the operations and staff of Rocky View County under the direction of the Chief ~~Administration~~ Administrative Officer;
- (2) **“Chief Administrative Officer”** means the Chief Administrative Officer of Rocky View County as defined in the Municipal Government Act or their authorized delegate; _____
- (3) **“Council”** means the duly elected Council of Rocky View County;



RECREATION GOVERNANCE COMMITTEE

Terms of Reference

TOR-#C-RGC

- (4) **"Board and Committee Code of Conduct Bylaw"** means Rocky View County Bylaw C-7855-2018, being the *Board and Committee Code of Conduct Bylaw*, as amended from time to time;
- (5) **"Council Policy"** means policies that are approved by Council and focus on the strategic direction of programs and services provided by the County;
- (6) **"Cultural"** means a shared community identity as expressed by beliefs, values, traditions, and aspirations found in local events, arts, and heritage;
- (7) **"Municipal Government Act"** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
- (8) **"Organizational Meeting"** means an organizational meeting of Council held pursuant to section 192 of the *Municipal Government Act*;
- (9) **"Park"** means a park space typically located in an urban setting that has been formally engineered and constructed to offer recreational and leisure activities. Parks typically contain turf grass, pathways, planted trees and horticultural beds, park furniture, sports fields and other built improvements.
- (10) **"Park Land"** means property owned, controlled, or maintained by the County that is typically located in rural, commercial, or industrial settings. Park land may include Municipal Reserves and Environmental Reserves that have not been formally landscaped or contain built improvements.
- (11) **"Procedure Bylaw"** means Rocky View County Bylaw C-7907-2019, being the *Procedure Bylaw*, as amended or replaced from time to time;
- (12) **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;
- (13) **"Recreation"** means an experience that results from freely chosen participation in physical, social, intellectual, creative, and Cultural-spiritual pursuits that enhance individual and community wellbeing;
- (14) **"Recreation Master Plan"** is a Council approved planning document that defines the recreational and cultural needs of residents;
- (15) **"Recreation Facility"** means a location designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities;
- (16) **"Recreation Services"** means a broad concept related to sports, fitness, social recreation, special community events, and capital community Initiative development;



RECREATION GOVERNANCE COMMITTEE

Terms of Reference

TOR-#C-RGC

(17) **“Social”** means the connections individuals have to each other and to the wider community;



Approval Date	• September 24,2019
Replaces	• N/A
Lead Role	• Recreation Governance Committee Chair • Chief Administrative Officer
Committee Classification	• Standing Committee of Council
Last Review Date	• N/A
Next Review Date	• N/A



RECREATION GOVERNANCE COMMITTEE

Terms of Reference

TOR-#C-RGC

Purpose

- 1 The Rocky View County Recreation Governance Committee (RGC or Committee) is to:
 - (1) Foster the creation, development, and operations of recreation programs, facilities, infrastructure, services, parks, and park land;
 - (2) Act as an approving body regarding matters pertaining to recreation, parks and cultural services in the County, including grant applications, studies, and master plans;
 - (3) Support recreation, parks, and cultural facility development and programs through the Community Recreation Funding program;
 - (4) Support the County-wide *Recreation and Parks Master Plan*, recreation planning, and community engagement; and
 - (5) Recognize that long-term strategic planning is required, planning for future facilities needs to be prioritized, and funding needs to be allocated.



Functions

- 2 Council delegates the following governance responsibilities to the RGC:
 - (1) Review and approve matters pertaining to recreation, parks, and cultural services, including the review of current and future recreation services in the County;
 - (2) Collaborate with other governmental agencies, school boards, and stakeholder groups in the advancement of parks and recreation planning and programming;
 - (3) Engage non-profit organizations and community groups in the advancement of parks and recreation planning and programming to ensure the most effective use of resources in the community;
 - (4) Receive, evaluate, and approve operational, capital, and emergency recreation grant applications based on policy, Administration's recommendations, criteria identified in the County-wide *Community Needs Assessment*, and the County *Recreation and Parks Master Plan*.
 - (a) With the exception of the pre-approved multi-year agreements, to be eligible for funding, applicants requesting \$100,000 or more are required to present to RGC, unless the Chair deems a presentation unnecessary.
 - (5) Hear presentations from the public and stakeholder groups on matters affecting the recreational needs of the County;



RECREATION GOVERNANCE COMMITTEE

Terms of Reference

TOR-#C-RGC

- (6) Ensure recreational, parks, and cultural services and facilities are available for County residents of all ages, income levels, skills, and lifestyles;
 - (7) Receive updates from Administration on emerging and ongoing recreation projects and initiatives;
 - (8) Establish recreation priorities by hearing from members of the public, stakeholder groups, and Administration that align with the County-wide *Recreation and Parks Master Plan*;
 - (9) Foster public awareness, recognition, and support for recreation; and
 - (10) Provide direction to Administration by resolution.
- 3 The RGC may establish subcommittees to address specific issues or topics (e.g.: public policy, research, sub-sector issues and challenges, district and regional issues, etc.)



Membership

- 4 The RGC consists of all members of Council.



Chair

- 5 The Chair is appointed by Council at the annual Organizational Meeting, and the Vice Chair is appointed by the RGC at its first meeting following the Organizational Meeting.
- 6 The Chair is responsible for presiding over meetings when in attendance.
- 7 The Chair and Vice Chair are responsible for:
- (1) Approving third party presentations; and
 - (2) Approving agendas prior to publication.
- 8 The Vice Chair will take over the duties of the Chair whenever the Chair is unavailable.



Meetings

- 9 The Committee will meet a minimum of four times annually on the dates set at the annual Organizational Meeting of Council.
- 10 Additional meetings or special meetings may be held at the call of the Chair.



RECREATION GOVERNANCE COMMITTEE

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- 11 No meetings are held during the summer and winter breaks (August and December).
- 12 Meetings will be conducted in accordance with the County's *Procedure Bylaw*.
- 13 All meetings are open to the public. If required, closed sessions will be held in accordance with the *Municipal Government Act*, *Freedom of Information and Protection of Privacy Act*, and the County's *Procedure Bylaw*.
- 14 Meetings are attended by the:
 - (1) Executive Leadership Team or their authorized delegates;
 - (2) Recreation, Parks, and Community Support Manager or their authorized delegate;
 - (3) Municipal Clerk or their authorized delegate; and
 - (4) Relevant subject matter experts.
- 14.1 Quorum is three members of the Recreation Governance Committee.



Agendas

- 15 Meetings will have a formal agenda. Agendas, information packages, and minutes will be circulated to the Committee via email one week prior to each meeting.
- 16 Agendas will be proposed by Administration with input from the Committee, with final approval by the Chair and Vice Chair.



Presentations

- 17 Public presentations to the RGC are no longer than 20 minutes in duration, unless the Committee passes a resolution to extend the presentation time, and may be followed by questions from the RGC to the presenters and Administration.
- 18 Notwithstanding the process outlined in the County's *Procedure Bylaw*, the Committee may, by resolution, allow members of the public to address the RGC on an agenda item following the presentation and question period for that item.
- 19 All presentations and discussion are directed through the Chair, and presenters are not permitted to ask questions of the Committee.



RECREATION GOVERNANCE COMMITTEE

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- 20 The Chair may defer approved presentations to a future RGC meeting or cancel the presentation when:
- (1) A presenter introduces new material or amended presentation materials after the agenda has been published; or
 - (2) Otherwise at the discretion of the Chair.



Presentation Request Process

- 21 A completed application form must be submitted to Administration eight weeks prior to the scheduled RGC meeting in order for the presentation to be included on the agenda.
- 22 For all presentations, Administration will review the proposal and determine if the subject matter of the presentation is within the mandate of the RGC.
- 23 If the presentation request proceeds to the RGC, Administration will contact the presenter to confirm their presentation date and time and the deadline for submitting presentation materials.
- 24 Presentation materials must be submitted to Administration six weeks prior to the scheduled RGC meeting.
- 25 Administration will prepare an introductory cover report for each presentation, and the presentation materials provided by presenters will be included in RGC agendas.
- 26 If the Chair and Vice Chair reject a third party presentation request, Administration will advise the presenter of the reason for the rejection and that a revised presentation may be submitted in the future.



Relationship between the Committee and Administration

- 27 Administration will work as a liaison between the RGC and the community, providing support services to community organizations, as well as planning, coordinating, and communicating recreation, parks, and cultural interests, and opportunities.
- 28 Committee members will closely work with the Administrative staff assigned to their division to support community growth and the development and implementation of programs, facilities, and recreation amenities.



RECREATION GOVERNANCE COMMITTEE

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- 29 Administration will advise RGC on policy to support the vision of an active and healthy community, develop new community partnerships, and support the implementation of the *Recreation and Parks Master Plan*.
- 30 Notwithstanding Section 28, any dialogue between Committee members and Administration outside of Committee meetings will be informal, and RGC members should not provide direction to Administration except through resolution passed at a Committee meeting.
- 31 Administration will review operational and capital grant applications for compliance with policy, and the Committee will evaluate applications and may by resolution:
 - (1) Approve the funding request, either in full or in part;
 - (2) Request more information from the applicant; or
 - (3) Decline the request.
- 32 Administration will propose a list of preapproved recreational providers who will receive an annual contribution on a multi-year based agreement from the County as part of Recreation, Parks, and Community Support's operational budget, and the Committee will evaluate applications and may by resolution:
 - (1) Approve the proposed agreement and funding request, either in full or in part;
 - (2) Request more information from the applicant; or
 - (3) Decline the proposed agreement.
- 33 The Committee will receive administrative support, including the recording of minutes, meeting preparation and communicating recommendations to relevant stakeholders.



Relationship with Community Members

- 34 The Committee may reach out to residents to inform them of changes in recreation, to request feedback, or to establish subcommittees with public membership to address recreation-specific questions that require public input as defined in the County's *Public Participation Policy*.
- 35 The Committee may establish subcommittees as necessary to ensure meaningful stakeholder engagement and to enrich Council and Administration's decision-making when there is an opportunity for stakeholders to shape action or policy.
- 36 Subcommittees will be composed of individuals who:
 - (1) Can think strategically on behalf of the County as a whole;



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- (2) Have the ability to work in a group comprised of diverse individuals; and
 - (3) Are knowledgeable and experienced in their local recreational affairs.
- 37 Subcommittee members are appointed by the RGC based on Administration recommendation.
- 38 Subcommittee members may also be members of community or advocacy groups provided that their interests are declared at the time of appointment and they abide by the pecuniary interest provisions in the County's *Board and Committee Code of Conduct Bylaw*.



Definitions

- 39 In these Terms of Reference, the following definitions apply:
- (1) **"Administration"** means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;
 - (2) **"Chief Administrative Officer"** means the Chief Administrative Officer of Rocky View County as defined in the *Municipal Government Act* or their authorized delegate;
 - (3) **"Council"** means the duly elected Council of Rocky View County;
 - (4) **"Board and Committee Code of Conduct Bylaw"** means Rocky View County Bylaw C-7855-2018, being the *Board and Committee Code of Conduct Bylaw*, as amended from time to time;
 - (5) **"Council Policy"** means policies that are approved by Council and focus on the strategic direction of programs and services provided by the County;
 - (6) **"Cultural"** means a shared community identity as expressed by beliefs, values, traditions, and aspirations found in local events, arts, and heritage;
 - (7) **"Municipal Government Act"** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
 - (8) **"Organizational Meeting"** means an organizational meeting of Council held pursuant to section 192 of the *Municipal Government Act*;
 - (9) **"Park"** means a park space typically located in an urban setting that has been formally engineered and constructed to offer recreational and leisure activities. Parks typically contain turf grass, pathways, planted trees and horticultural beds, park furniture, sports fields and other built improvements.



RECREATION GOVERNANCE COMMITTEE

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- (10) **"Park Land"** means property owned, controlled, or maintained by the County that is typically located in rural, commercial, or industrial settings. Park land may include Municipal Reserves and Environmental Reserves that have not been formally landscaped or contain built improvements.
- (11) **"Procedure Bylaw"** means Rocky View County Bylaw C-7907-2019, being the *Procedure Bylaw*, as amended or replaced from time to time;
- (12) **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;
- (13) **"Recreation"** means an experience that results from freely chosen participation in physical, social, intellectual, creative, and spiritual pursuits that enhance individual and community wellbeing;
- (14) **"Recreation Master Plan"** is a Council approved planning document that defines the recreational and cultural needs of residents;
- (15) **"Recreation Facility"** means a location designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities;
- (16) **"Recreation Services"** means a broad concept related to sports, fitness, social recreation, special community events, and capital community Initiative development;
- (17) **"Social"** means the connections individuals have to each other and to the wider community;



Approval Date	<ul style="list-style-type: none"> September 24, 2019
Replaces	<ul style="list-style-type: none"> N/A
Lead Role	<ul style="list-style-type: none"> Recreation Governance Committee Chair Chief Administrative Officer
Committee Classification	<ul style="list-style-type: none"> Standing Committee of Council
Last Review Date	<ul style="list-style-type: none"> N/A
Next Review Date	<ul style="list-style-type: none"> N/A



LEGISLATIVE SERVICES

TO:	Council	
DATE:	January 26, 2021	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Election Sign Bylaw C-8124-2021	

POLICY DIRECTION:

The *Municipal Government Act* (MGA) provides that a municipality has the direction, control, and management of all roads within a municipality; the *Traffic Safety Act* authorizes the Council of a municipality to make bylaws with respect to highway under its direction, control, and management, which is consistent with the MGA.

EXECUTIVE SUMMARY:

The purpose of this report is to propose *Election Sign Bylaw C-8124-2020*, a single foundational bylaw intended to regulate election signs installed or erected within the County and to outline the duties, responsibilities, expectations and penalties associated with election signs. In order to reflect the intentions of the bylaw given the numerous changes, Administration is recommending that Bylaw C-7504-2015 be repealed and replaced with Bylaw C-8124-2021.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1

BACKGROUND:

Election Sign Bylaw C-7504-2015 was passed by Council on September 29, 2015. Since then, there have been changes to the *Local Authorities Election Act*, which now allows official candidates to be declared starting on January 1 of a general municipal election year, and includes provisions for registered third parties conducting election advertising, which may include the use of election signs. The County has also undergone a comprehensive review of the *Land Use Bylaw*, and Council approved the new bylaw, which includes guidance on election signs, in June 2020.

Administration revised the *Election Sign Bylaw* to reflect the regulatory changes that have occurred to ensure consistency and clarity. The proposed revisions also reinforce the County's commitment to safety by specifying sign height and spacing to improve sightlines for users of the roadway. The changes are also based on operational feedback from previous elections to streamline processes.

SUMMARY OF HIGHLIGHTED CHANGES:

The following sections of the proposed *Election Sign Bylaw* outline how election signage would be regulated within the County.

Administration Resources

Karen Jiang, Legislative Services



Election Sign Installation and Erection on Public Road Rights of Way

The election period in which a sign may be erected for municipal elections on a public road right of way, begins at the close of nominations (September 20, 2021, for the next municipal election) and ends at the close of voting stations (October 18, 2021: Election Day). For provincial and federal elections, signs may be erected starting from the issuance of the writ and ending after the close of polls. This requirement is consistent with the previous *Election Sign Bylaw* and current election sign requirements for The City of Calgary, Regional Municipality of Wood Buffalo, Strathcona County, the City of Red Deer, the City of St. Albert, the City of Spruce Grove, and the City of Chestermere.

Election Sign Installation and Erection on Private Property

Subject to consent of the property owner, election signs may be placed on private property: at any time starting January 1 in the year of a municipal general election; after nominations day for a municipal by-election; and from the issuance of the writ for a provincial or federal election. This change is to reflect the amendment to the *Local Authorities Election Act* (LAEA), which allows nominations to begin January 1 of an election year, recognizing that candidates may want to begin campaigning with election signage after declared nominated, and allows registered third parties that advertise to support or oppose a candidate to campaign with election signage.

This provision of allowing election signs on private property without a development permit, as per the proposed *Election Sign Bylaw*, ceases to be in effect 72 hours after the close of voting stations, after which the sign will no longer be considered an election sign and will be subject to requirements and enforcement provisions of the *Land Use Bylaw*.

Public Road Right of Ways Set Backs and Definitions

Based on operational requirements for safety considerations, Administration is recommending further setbacks from permanent signs, fire hydrants, intersections, merge lanes, approach entrances, roadway curbs and/or edges of roadways. The safety considerations as per the setbacks recommended include: sight lines for motorists/pedestrians, distractions to motorists at conflict points (approaches, intersections, merge lanes), obscured traffic control signs, and obscured fire hydrants.

Enforcement

Sections regarding enforcement, prosecutions, and penalties have been streamlined for operational clarity and efficiency. This includes the removal of Schedule 'A' - the minimum and specified penalty schedule of the current *Election Sign Bylaw*.

Another change under the new *Election Sign Bylaw* includes allowing County employees, in addition to Enforcement Officers, to be authorized to remove election signs that impede or interfere with County Operations and/or pose a safety risk. This amendment was made in consultation with several County departments: Asset Management, Solid Waste and Recycling, Transportation Services, Road Operations, Road Maintenance Operational Service, and Bylaw Enforcement. The consultation was based on their experience dealing with election signage of past elections on road rights of way and on properties owned or occupied by the County.



Definitions

Definitions have been rewritten for clarity and based on feedback from departments to incorporate definitions that are consistent with their use in other County policies.

Existing Definition Election Sign Bylaw C-7504-2015	Recommended Definition Election Sign Bylaw C-8184-2021
<p>“Election” means a Federal, Provincial, Municipal, or School Board general election or by-election held pursuant to the Canada Elections Act, S.C. 2000, Chapter 9, Election Act, R.S.A 2000 Chapter E-1, or the Local Authorities Election Act, RSA 2000 Chapter L-21.</p>	<p>“Election” means a general election, by-election, and a vote on a bylaw or question as administered by Rocky View County under the <i>Local Authorities Election Act</i>, school board elections under the <i>Education Act</i>, and any other elections administered by Elections Alberta and Elections Canada within the municipal boundaries of Rocky View County.</p>
<p>“Election Sign” means any sign connected with an Election, including but not limited to signs describing or promoting the Election process, a Candidate or a party seeking Election, a referendum or plebiscite.</p>	<p>“Election Sign” means a sign:</p> <ul style="list-style-type: none"> (1) used to promote a candidate or party for an election administered by Rocky View County under the <i>Local Authorities Election Act</i>, school board elections under the <i>Education Act</i>, and any elections administered by Elections Alberta and Elections Canada within the municipal boundaries of Rocky View County; (2) with a maximum sign face dimensions not exceeding 1.2 metres (4 feet) by 1.2 metres (4 feet); (3) that is not illuminated; and (4) that indicates the name of a nominated candidate or Registered Third Party.
<p>“Roadway” means the portion of the Road Right of Way intended for use by vehicular traffic, pedestrians, cyclists, or other modes of transportation.</p>	<p>“Roadway” means the portion of the Road Right of Way intended for use by vehicular traffic, pedestrians, cyclists or other modes of transportation and includes paved or gravel shoulders, medians, traffic circles, and roadway structures, including but not limited to: bridges, guardrails, retaining walls, or concrete barriers.</p>



Existing Definition Election Sign Bylaw C-7504-2015	Recommended Definition Election Sign Bylaw C-8184-2021
<p>“Road Right of Way” means land which is under the direction, control and management of Rocky View County and which is:</p> <p>i) shown as a road on a plan of survey that has been filed or registered in a land titles office, or</p> <p>ii) used as a public road and includes a bridge forming part of a public road, together with any structure incidental to the public road or road allowances including but not limited to boulevards, ditches, swales, fences, retaining walls, sidewalks, traffic control devices and traffic control signals. A Road Right of Way may or may not contain a developed road</p>	<p>“Road Right of Way” means land that is under the direction, control, and management of Rocky View County and is:</p> <p>(a) shown as a road on a plan of survey that has been filed or registered in a land titles office, or</p> <p>(b) used as a public road and includes a bridge forming part of the public road, together with any structure incidental to the public road or road allowances including, but not limited to, boulevards, ditches, swales, fences, retaining walls, sidewalks, pathways, trails, street lights, traffic control devices and traffic control signals, and which may or may not contain a developed road.</p>
<p>“Sign Owner” means the Candidate or Person having the use of major benefit of the Election Sign.</p>	<p>“Sign Owner” means is a person who is indicated on an election sign, who created an election sign, who installed an election sign, who is in lawful control of the election eign, or who is the subject of or otherwise benefits from the message of the election sign; for the purposes of this bylaw, there may be more than one sign owner.</p>
<p>“Polling Place” or “Voting Place” means the entire building where the Election voting will occur and the property associated with the building.</p>	<p>“Voting Station” means the entire building where Election voting will occur, and the property associated with the building; also known as polling place, polling station, or voting place.</p>

BUDGET IMPLICATIONS:

There are no budget implications at this time.

STRATEGIC OBJECTIVES:

The strategic objective of Enhancing Transparency and Communication is supported with this review.



OPTIONS:

- Option #1: Motion 1: THAT Bylaw C-8124-2021 be given first reading.
 Motion 2: THAT Bylaw C-8124-2021 be given second reading.
 Motion 3: THAT Bylaw C-8124-2021 be considered for third reading.
 Motion 4: THAT Bylaw C-8124-2021 be given third and final reading.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Amy Zaluski"

"Al Hoggan"

Director
Legislative Services

Chief Administrative Officer

ATTACHMENTS:

- Attachment 'A' – Election Sign Bylaw C-8124-2021
Attachment 'B' – Election Sign Bylaw C-7504-2015 to be rescinded



BYLAW C-8124-2021

A bylaw of Rocky View County to regulate Election Signs installed or erected within Rocky View County.

WHEREAS section 7 of the *Municipal Government Act* authorizes Council to pass bylaws for the safety, health, and welfare of people, and the protection of people and property, as well as for people, activities, and things in, on or near a public place or place that is open to the public;

AND WHEREAS section 8 of the *Municipal Government Act* allows Council to regulate and prohibit, as well as to impose fines and penalties for infractions;

AND WHEREAS, pursuant to section 18 of the *Municipal Government Act*, a municipality has the direction, control, and management of all roads with the municipality;

AND WHEREAS section 13 of the *Traffic Safety Act* authorizes Council to make bylaws with respect to a highway under its direction, control, and management;

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

Title

- 1 This bylaw may be cited as the *Election Sign Bylaw*.

Definitions

- 2 Words in this bylaw have the same meaning as set out in the *Municipal Government Act* except for the definitions provided in Schedule 'A' of this bylaw.

Purpose & Application

- 3 The purpose of this bylaw is to encourage the effective use of election signs as a means of communication in a manner that ensures safety and aesthetics and that will be equitably applied and enforced.
- 4 This bylaw applies to elections administered by Rocky View County under the *Local Authorities Election Act*, school board elections under the *Education Act*, and any elections administered by Elections Alberta and Elections Canada within Rocky View County.

Effect

Election Sign Installation and Erection Guidelines on Public Road Right of Ways

- 5 Election signs may only be erected within a road right of way during an election period.
- 6 Election signs within a road right of way must be removed within 72 hours after the close of voting stations or polls on voting day.



- 7 Election signs are permitted to be erected within a road right of way only if the election sign:
- (1) has a maximum sign face of 1.2 metres by 1.2 metres;
 - (2) is below 2.5 metres in height when measured from grade to the highest point of the election sign;
 - (3) indicates the name of a nominated candidate or registered third party;
 - (4) is located 30 metres or more from another election sign promoting the same candidate, or from election advertising from a registered third party;
 - (5) is located 30 metres or more from an approved permanent sign;
 - (6) is located 100 metres or more from a construction site or area marked for construction work;
 - (7) is located 10 metres or more from a fire hydrant;
 - (8) will not interfere with the safe and orderly movement of pedestrians, or with the sightlines between pedestrians and/or vehicles; and
 - (9) is mounted on an A-frame or a stake that is firmly secured in a grassed area.
- 8 Election signs are not permitted to be erected within a road right of way if the election sign would be:
- (1) located within:
 - (a) 90 metres of an intersection with a signal;
 - (b) 30 metres of an intersection without a signal;
 - (c) 30 metres of a merge lane;
 - (d) 4 metres of a curb and/or edge of a roadway;
 - (e) 1 metre of a pathway or trail; or
 - (f) 15 metres of an approach entrance;
 - (2) located on a roadway;
 - (3) supported by string, rope, or wire;
 - (4) affixed in any way on anything located on or within a road right of way including, but not limited to, traffic signal poles, traffic control signs, utility poles, light poles, utility boxes, trees, planters, benches, waste receptacles, mailboxes, or other similar fixtures; or



- (5) located at any traffic control device, or where it may obscure or distract from, or be confused with, a traffic control device.
- 9 Election signs are not permitted to be erected in any:
- (1) public park;
 - (2) municipal reserve;
 - (3) environmental reserve;
 - (4) municipal and school reserve;
 - (5) public utility lot; or
 - (6) property owned or occupied by Rocky View County including, but not limited to, the County Hall, cemeteries, fire stations, transfer sites, grader sheds, water treatment plants, wastewater treatment plants, and lift stations.

Election Sign Installation and Erection Guidelines on Private Property

- 10 An election sign may only be placed on private property with the consent of the property owner.
- 11 An election sign placed on private property may have a maximum sign face of 1.2 metres by 1.2 metres.
- (1) Notwithstanding section 11 of this bylaw, all other forms of signage on private property are subject to the requirements of the *Land Use Bylaw*.
- 12 An election sign placed on private property pursuant to this bylaw does not require a development permit.
- 13 Election signs on private property may be erected at any time starting:
- (1) January 1 during the year of a municipal general election;
 - (2) after nomination day for a municipal by-election; or
 - (3) from the issuance of the writ and ending after the close of polls for a provincial or federal election.
- 14 Election signs may be erected starting on the date the election is set by bylaw, or by resolution for a vote on a question or bylaw, and ending at the end of the election.
- 15 Election signs on private property must be removed within 72 hours after the close of the voting station or polls on voting day.
- (1) Subject to section 15 of this bylaw, election signs on private property that are not removed will no longer be deemed an election sign under this bylaw and will be subject to enforcement provisions under the *Land Use Bylaw*.

**Other Guidelines**

- 16 An election sign may not be erected at a voting station or within the boundaries of the land on which a building used for a voting station is located on election day or an advance vote.
- 17 An election sign may not be erected in any place that may obstruct or impede any exit routes, escape routes, or the free access of emergency vehicles.
- 18 No person may use or display the Rocky View County logo or brand, in whole or in part, on any election sign.
- 19 Nothing in this bylaw relieves a person from complying with any federal or provincial legislation or regulation, other municipal bylaws, or requirement of any lawful permit, order, or license.
- 20 Specific references to legislation in this bylaw is meant to refer to the current laws applicable within the Province of Alberta at the time this bylaw was enacted, as they are amended from time to time, including any successor legislation.
- 21 Where any provision regulating an election sign under this bylaw conflicts with any other federal or provincial election legislation, the federal or provincial legislation prevails to the extent of the conflict.

Enforcement

- 22 Any election sign that impedes or interferes with the work of Rocky View County operations may be removed by an Enforcement Officer or any other County employee without providing notice to the sign owner.
- 23 Any election sign that poses a public safety risk may be removed by an Enforcement Officer or any other County employee without providing notice to the sign owner.
- 24 Any election sign that an Enforcement Officer finds in breach of this bylaw may be removed and impounded without prior notice to the sign owner.
- 25 Any election sign impounded for a period of 30 days that has not been claimed by the sign owner may be destroyed by Rocky View County without compensation to the sign owner.
- 26 A sign owner is liable for any and all damage, loss, and expense caused by or arising from the erection, maintenance, removal, or destruction of the election sign.

Prosecutions and Penalties

- 27 When an Enforcement Officer has reasonable and probable grounds to believe that a person has violated any provision of this bylaw, the Enforcement Officer may commence court proceedings against the person by:
 - (1) issuing the person a violation ticket pursuant to the provisions of Part 2 of the *Provincial Offences Procedure Act*; or
 - (2) swearing out an information and complaint against the person.



- 28 When an Enforcement Officer issues a person a violation ticket in accordance with section 27 of this bylaw, the Enforcement Officer may either:
- (1) allow the person to pay the specified penalty established by this bylaw for the offence by including such specified penalty in the violation ticket; or
 - (2) require a court appearance of the person when the Enforcement Officer believes that such an appearance is in the public interest pursuant to the provisions of Part 2 of the *Provincial Offences Procedure Act*.
- 29 Any person that violates any provision of this bylaw is guilty of an offence and is liable, upon conviction, to a maximum fine of \$10,000.00, or, in default of payment of the fine, to imprisonment for a period not exceeding one year, or to both fine and imprisonment in such amounts.
- 30 Any person who contravenes any section of this bylaw is guilty of an offence and is liable upon conviction to a minimum and specified penalty of \$100.00.
- 31 No provision of this bylaw, nor any action taken pursuant to any provision of this bylaw, shall in any way restrict, limit, prevent, or preclude Rocky View County from pursuing any other remedy in relation to an offence as may be provided by the *Municipal Government Act* or any other law of the Province of Alberta.

Severability

- 32 Each provision of this bylaw is independent of all other provisions. If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw remain valid and enforceable.

Strict Liability Offence

- 33 It is the intention of Council that all offences created by this bylaw are to be interpreted as strict liability offences.

Transitional

- 34 The following bylaws, and any amendments thereto, are repealed upon this bylaw passing and coming into full force and effect:
- (1) Rocky View County Bylaw C-7504-2015, being the *Election Sign Bylaw*;
- 35 Bylaw C-8124-2020, being the *Election Sign Bylaw*, is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2021

READ A SECOND TIME IN COUNCIL this _____ day of _____, 2021

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2021

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2021

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



Bylaw C-8124-2021

Schedule 'A' – Definitions

- 1 **“Advance vote”** means a vote taken in advance of election day.
- 2 **“Candidate”** means an individual who has been officially nominated to run for election in a municipal, provincial, federal, or school board election.
- 3 **“Council”** means the duly elected Council of Rocky View County and includes the Reeve, Deputy Reeve, and all Councillors.
- 4 **“County”** means Rocky View County.
- 5 **“County Hall”** means the County Hall located at 262075 Rocky View Point, Rocky View County, Alberta.
- 6 **“Court”** means a court of competent jurisdiction in the Province of Alberta.
- 7 **“Education Act”** means the *Education Act*, RSA 2000, c E-0.3, as amended or replaced from time to time.
- 8 **“Election”** means a general election, by-election, and a vote on a bylaw or question as administered by Rocky View County under the *Local Authorities Election Act*, school board elections under the *Education Act*, and any other elections administered by Elections Alberta and Elections Canada within the municipal boundaries of Rocky View County.
- 9 **“Election advertising”** means canvassing for the benefit of a candidate pursuant to section 162(1)(3) of the *Local Authorities Election Act*.
- 10 **“Election sign”** means a sign
 - (1) used to promote a candidate or party for an election administered by Rocky View County under the *Local Authorities Election Act*, school board elections under the *Education Act*, and any elections administered by Elections Alberta and Elections Canada within the municipal boundaries of Rocky View County;
 - (2) with a maximum sign face dimensions not exceeding 1.2 metres (4 feet) by 1.2 metres (4 feet);
 - (3) that is not illuminated; and
 - (4) that indicates the name of a nominated candidate or Registered Third Party.
- 11 **“Election period”** means
 - (1) for a federal election or by-election, the period starting from the issuance of the writ and ending after the close of polls;
 - (2) for a provincial election or by-election, the period starting from the issuance of the writ and ending after the close of polls; or



- (3) for a municipal election or by-election or school board election or by-election, the period starting from the close of nominations and ending after the close of voting stations.
- 12 **“Enforcement Officer”** means a member of the Royal Canadian Mounted Police (RCMP), a Community Peace Officer appointed by the Solicitor General of Alberta in accordance with the *Peace Officers Act*, and a Bylaw Enforcement Officer employed by Rocky View County in accordance with the *Municipal Government Act*.
- 13 **“Environmental reserve”** means land designated as environmental reserve by Rocky View County or the County’s subdivision authority in accordance with the *Municipal Government Act*.
- 14 **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time.
- 15 **“Local Authorities Election Act”** means the *Local Authorities Election Act*, RSA 2000, c L-21, as amended or replaced from time to time.
- 16 **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time.
- 17 **“Municipal reserve”** means land designated as municipal reserve by Rocky View County or the County’s subdivision authority in accordance with the *Municipal Government Act*.
- 18 **“Municipal and School Reserve”** means land designated as municipal and school reserve by the County or the County’s subdivision authority in accordance with the *Municipal Government Act*, RSA 2000, c M-26.
- 19 **“Peace Officer Act”** means the *Peace Officer Act*, SA 2006, c P-3.5, as amended or replaced from time to time.
- 20 **“Permanent sign”** means a sign regulated by the *Land Use Bylaw*.
- 21 **“Person”** means a natural person or a corporate body and includes a partnership or a group of persons acting in concert or an association.
- 22 **“Provincial Offences Procedures Act”** means the *Provincial Offences Procedure Act*, RSA 2000, Chapter P-34, as amended from time to time.
- 23 **“Public park”** means a development of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and made-made landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purpose of public park land, whether or not such recreational facilities are publically-operated or operated by other organizations pursuant to arrangements with Rocky View County.
- 24 **“Public utility lot”** means land designated as public utility lot by Rocky View County or the County’s subdivision authority pursuant to the *Municipal Government Act*.



- 25 **“Registered third party”** means a third party that has registered with Rocky View County or the provincial registrar for third party advertising referred to section 163 of the *Local Authorities Election Act*.
- 26 **“Roadway”** means the portion of the road right of way intended for use by vehicular traffic, pedestrians, cyclists, or other modes of transportation, and includes paved or gravel shoulders, medians, traffic circles, and roadway structures, including but not limited to: bridges, guardrails, retaining walls, or concrete barriers.
- 27 **“Road Right of Way”** means land that is under the direction, control, and management of Rocky View County and is:
- (1) shown as a road on a plan of survey that has been filed or registered in a land titles office, or
 - (2) used as a public road and includes a bridge forming part of the public road, together with any structure incidental to the public road or road allowances including, but not limited to, boulevards, ditches, swales, fences, retaining walls, sidewalks, pathways, trails, street lights, traffic control devices, and traffic control signals, and which may or may not contain a developed road.
- 28 **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.
- 29 **“Sign Owner”** means a person who is indicated on an election sign, who created an election sign, who installed an election sign, who is in lawful control of the election sign or who is the subject of or otherwise benefits from the message of the election sign; for the purposes of this bylaw, there may be more than one sign owner.
- 30 **“Traffic Safety Act”** means the *Traffic Safety Act*, RSA 2000, c T-6, as amended from time to time.
- 31 **“Violation ticket”** means a ticket issued pursuant to Part 2 of the *Provincial Offences Procedure Act*, RSA 2000, c P-34, as amended from time to time.
- 32 **“Voting station”** means the entire building where election voting will occur, and the property associated with the building; also known as polling place, polling station, or voting place.



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7504-2015

A Bylaw of Rocky View County to regulate Election Signs installed or erected within County Road Right-of-Way

WHEREAS Sections 7 and 8 of the Municipal Government Act, RSA 2000 Chapter M-26 authorizes Council of a municipality to pass bylaws for the safety, health and welfare of people and the protection of people and property and for people, activities, and things in, on or near a public place or place that is open to the public, which bylaws may regulate or prohibit, and impose fines and penalties for infractions of the bylaws;

AND WHEREAS pursuant to Section 18 of the *Municipal Government Act*, RSA 2000 Chapter M-26 a municipality has the direction, control and management of all roads within the municipality;

AND WHEREAS Section 13 of the *Traffic Safety Act*, RSA 2000 Chapter T-6, authorizes Council of a municipality to make bylaws with respect to a highway under its direction, control and management which are not inconsistent with the Act;

NOW THEREFORE, Council of Rocky View County, in the Province of Alberta, duly assembled, hereby enacts as follows:

PART 1 - TITLE

1. This bylaw shall be known as the "Election Sign Bylaw."

PART 2 - PURPOSE

2. The general purpose of this bylaw is to encourage the effective use of Election Signs as a means of communication in a manner that ensures safety and aesthetics. To meet these objectives, this bylaw contains regulations that can be equitably applied and enforced.

PART 3 – DEFINITIONS

3. In this Bylaw, unless the content otherwise requires:
 - (a) "Candidate" means a person officially nominated as a candidate at an Election and his/her authorized agent;
 - (b) "Council" means the duly elected Council for Rocky View County;
 - (c) "Court" means a Court of competent jurisdiction in the Province of Alberta;

- (d) "Election" means a Federal, Provincial, Municipal or School Board general election or by-election held pursuant to the **Canada Elections Act**, S.C. 2000, Chapter 9, **Election Act**, R.S.A. 2000 Chapter E-1, or the **Local Authorities Election Act**, RSA 2000 Chapter L-21;
- (e) "Election Sign" means any sign connected with an Election including but not limited to signs describing or promoting the Election process, a Candidate or a party seeking Election, a referendum or plebiscite;
- (f) "Enforcement Officer" means a member of the Royal Canadian Mounted Police (R.C.M.P), a Community Peace Officer appointed by the Solicitor General of Alberta in accordance with the **Peace Officers Act** S.A. 2006 Chapter P-3.5, and a Bylaw Enforcement Officer employed by Rocky View County in accordance with the **Municipal Government Act**;
- (g) "Environmental Reserve" (ER) means land designated as environmental reserve by the County or the County's subdivision authority pursuant to Part 17, Division 8 of the **Municipal Government Act**;
- (h) "Land Use Bylaw" means the Rocky View County Land Use Bylaw No. C-4841-97, as amended or replaced by Council from time to time;
- (i) "**Municipal Government Act**" means the **Municipal Government Act**, R.S.A. 2000 Chapter M-26, including all regulations passed thereunder and all amendments thereto;
- (j) "Municipal Reserve" (MR) means land designated as municipal reserve by the County or the County's subdivision authority pursuant to Part 17, Division 8 of the **Municipal Government Act**;
- (k) "Municipal and School Reserve" (MSR) means land designated as municipal and school reserve by the County or the County's subdivision authority pursuant to Part 17, Division 8 of the **Municipal Government Act**;
- (l) "Person" means any individual or corporate entity including a firm, joint venture, proprietorship, association, corporation, organization, partnership, company, society, political party and any other legal entity;
- (m) "Polling Place" or "Voting Place" means the entire building where the Election voting will occur and the property associated with the building;
- (n) "Permanent Sign" means a permanent sign approved by the County in accordance with the Land Use Bylaw and other applicable bylaws;
- (o) "Portable Sign" means a temporary sign approved by the County in accordance with the Land Use Bylaw and other applicable bylaws;
- (p) "**Provincial Offences Procedures Act**" means the **Provincial Offences Procedures Act**, R.S.A. 2000 Chapter P-34, as amended from time to time;

- (q) "Provincial Highway" means any highway or road that is subject to the direction, control and management of the Province of Alberta by virtue of legislation including but not limited to the **Traffic Safety Act**, R.S.A. 2000 Chapter T-6, the **Highways Development and Protection Act** S.A. 2004 Chapter H-8.5, the **Provincial Parks Act**, R.S.A. 2000 Chapter P-35 and the **Public Lands Act**, R.S.A. 2000 Chapter P-40;
- (r) "Public Park" means a development of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and man-made landscaping, facilities, playing fields, buildings, and other structures that are consistent with the general purpose of public park land, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the County owning the park;
- (s) "Public Utility Lot" (PUL) means land designated as public utility lot by the County or the County's subdivision authority pursuant to Part 17, Division 8 of the **Municipal Government Act**;
- (t) "Roadway" means that portion of the Road Right of Way intended for use by vehicular traffic, pedestrians, cyclists or other modes of transportation;
- (u) "Road Right of Way" means land which is under the direction, control and management of Rocky View County and which is:
 - i) shown as a road on a plan of survey that has been filed or registered in a land titles office, or
 - ii) used as a public roadand includes a bridge forming part of the public road, together with any structure incidental to the public road or road allowances including but not limited to boulevards, ditches, swales, fences, retaining walls, sidewalks, traffic control devices and traffic control signals. A Road Right of Way may or may not contain a developed road;
- (v) "Rocky View County" means Rocky View County as a municipal corporation established pursuant to the laws of the Province of Alberta and the area within the jurisdictional boundaries of Rocky View County, as the context of this Bylaw so requires;
- (w) "Sign Owner" means the Candidate or Person having the use or major benefit of the Election Sign; and
- (x) "Violation Ticket" means a ticket issued pursuant to Part 2 of the **Provincial Offences Procedures Act**, R.S.A. 2000 Chapter P-34, or as amended from time to time.

PART 4 - GUIDELINES

4.1 An Election Sign is permitted to be erected within a Road Right of Way if the Election Sign:

- (a) is in compliance with the applicable provisions of all applicable Rocky View County bylaws including but not limited to Section 35.13 of the Land Use Bylaw which provides that:

County, federal or provincial elections signs shall not be erected before 30 days before a County Election or before the date of election call for a Federal or Provincial Election, and shall be removed within 72 hours of the closing of the polls.

- (b) is located 30 metres or more from another Election Sign promoting the same Candidate or promoting the same position on a referendum or plebiscite;
- (c) is located 30 metres or more from an approved Portable Sign;
- (d) is located 10 metres or more from an approved Permanent Sign;
- (e) is located 100 metres or more from a construction site or area marked for construction work;
- (f) is located 5 metres or more from a fire hydrant;
- (g) will not interfere with the safe and orderly movement of pedestrians, or with the sightlines between pedestrians and/or vehicles; and
- (h) is mounted on an A-frame or on a stake firmly secured in a grassed area.

4.2 No Person shall erect, cause or permit to be erected an Election Sign within a Road Right of Way if the Election Sign is:

- (a) located within 90 metres of an intersection with a signal, 15 metres of an intersection without a signal, 15 meters of a merge lane or within 2 metres of a curb and/or edge of a Roadway;
- (b) located on a Roadway (including paved shoulders),-median, traffic circle;
- (c) supported by string, rope, or wire;
- (d) placed on Roadway structures, including, but not limited to, bridges, guardrails, retaining walls or concrete barriers; or
- (e) located at any traffic control device or where it may obscure or distract from, or may be confused with a traffic control device.

4.3 No Person shall erect, cause or permit to be erected an Election Sign in any:

- (a) Public Park,
- (b) Municipal Reserve,

- (c) Environmental Reserve,
 - (d) Municipal and School Reserve,
 - (e) Public Utility Lot, or
 - (f) Other property owned or occupied by Rocky View County.
- 4.4 No Person shall at any time nail, tape, staple, tie or otherwise attach an Election Sign, or cause an Election Sign to be nailed, taped, stapled, tied or otherwise attached to or upon anything located on or within a Road Right of Way including, but not limited to, utility poles, light poles, utility boxes, trees, planters, benches, waste receptacles, newspaper boxes, mailboxes or other similar fixtures.
- 4.5 No Person shall erect, cause or permit to be erected an Election Sign in any place that may obstruct or impede any exit routes or escape routes or impede free access of emergency vehicles.
- 4.6 No Person shall erect, cause or permit to be erected an Election Sign that may obstruct the view of any traffic signal, resemble any regulated traffic sign or signal or obstruct the view of any person operating a vehicle which otherwise may pose a safety hazard.
- 4.7 No Person shall at any time on any Election voting day (12:00 a.m. to 11:59 p.m.), including those days when advance Election voting is held, erect, cause or permit to be erected an Election Sign or display a vehicle sign at any Polling Place or Voting Place.
- 4.8 No Person shall at any time erect, cause or permit to be erected an Election Sign or display a vehicle sign within 150 metres (492 feet) of a Polling Place or Voting Place except on private property.
- 4.9 In an Election to be held pursuant to the **Local Authorities Election Act**, no Person shall erect, cause or permit to be erected an Election Sign prior to nomination day as prescribed in that Act.
- 4.10 No Person shall use or display the Rocky View County logo or brand, in whole or in part, on any Election Sign.
- 4.11 Every Sign Owner shall ensure that Election Signs are designed, erected and installed in accordance with the applicable legislation governing that Election including, but not limited to, the **Canada Elections Act** (Federal Elections), **Election Act** (Provincial Elections) and **Local Authorities Election Act** (Municipal and School Board Elections).
- 4.12 No Person shall erect, cause or permit to be erected an Election Sign that incorporates in any manner any flashing or moving illumination which varies in intensity or which varies in colour and signs which have any visible moving parts or visible mechanical movement of any description or which otherwise creates a public safety risk.
- 4.13 No Person shall erect, cause or permit to be erected an Election Sign on private property without the property owner's consent.

- 4.14 No Person shall deface, remove or willfully cause damage to a lawfully erected Election Sign.
- 4.15 Every Sign Owner shall ensure that all Election Signs are removed no later than 72 hours following the voting day of the Election for which the Election Sign was erected or installed.
- 4.16 Each Election Sign shall have a maximum sign face of 1.2 m (4ft) by 1.2m (4ft).
- 4.17 The Sign Owner is responsible for ensuring all Election Signs are kept free from damage and disrepair. Sign Owners are responsible to remove any damaged or vandalized Election Signs immediately.
- 4.18 The Sign Owner is liable for any and all damage, loss and expenses resulting from the removal of any Election Sign which is installed or erected in breach of this Bylaw.
- 4.19 Where an Enforcement Officer has determined that the Election Sign violates this Bylaw or otherwise poses a public safety risk, he/she may give notice to the Sign Owner to remove the Election Sign.
- 4.20 Where a Sign Owner has been given notice to remove the Election Sign by an Enforcement Officer, the Sign Owner shall remove the Election Sign within 24 hours of receiving the notice or within such other time period as the Enforcement Officer may direct.
- 4.21 Where the Sign Owner has not removed the Election Sign in accordance with Paragraph 4.20 or where the Enforcement Officer has determined that the Election Sign violates this Bylaw or otherwise poses a public safety risk, the Enforcement Officer may remove and dispose of the Election Sign without providing notice to the Sign Owner.
- 4.22 Rocky View County shall not be liable for any damage or loss of an Election Sign that was erected or installed within a Road Right of Way or that was removed by an Enforcement Officer on the basis that the Election Sign violated this Bylaw or posed a public safety risk.
- 4.23 Before any ground disturbance related to the installation or erection of the Election Sign begins, the Sign Owner must contact Alberta One-Call (1-800-242-3447) at least two (2) weeks prior to the work beginning to have all utilities located.
- 4.24 Each Sign Owner must provide Rocky View County Legislative Services with his/her contact information and description of Election Signs.

PART 5 - EXEMPTIONS

- 5.1 The following Election Signs are exempt from the application of this Bylaw:
 - (a) any sign carried by or on an individual;
 - (b) any sign erected or installed on private property which is erected in accordance with the Land Use Bylaw; and

(c) Any Signs placed within a Provincial Highway Road Right-of-Way.

PART 6 - OFFENCES

- 6.1 Any Person who violates any provision of this Bylaw has committed an offence.
- 6.2 Each Election Sign in contravention of this Bylaw constitutes a separate violation for which a Violation Ticket may be issued.

PART 7 - GENERAL PENALTY PROVISION

7. In accordance with the ***Municipal Government Act***, R.S.A. 2000 Chapter M-26 Section 566 or as amended, any Person that violates any provision of this Bylaw is guilty of an offence and is liable, upon conviction, to a maximum fine of \$10,000 or in default of payment of the fine, to imprisonment for a period not exceeding one year, or to both fine and imprisonment in such amounts.

PART 8 - ENFORCEMENT

- 8.1 Where an Enforcement Officer has reasonable and probable grounds to believe that a Person has violated any provision of this Bylaw, the Enforcement Officer may commence Court proceedings against such Person by:
- (a) issuing the Person a Violation Ticket pursuant to the provisions of Part 2 of the ***Provincial Offences Procedure Act***; or
 - (b) swearing out an information and complaint against the Person.
- 8.2 Where an Enforcement Officer issues a Person a Violation Ticket in accordance with Section 8.1(a) of this bylaw, the Enforcement Officer may either:
- (a) allow the Person to pay the minimum and specified penalty established in "Schedule A" for the offence by including such minimum and specified penalty in the Violation Ticket; or
 - (b) require a Court appearance of the Person where the Enforcement Officer believes that such appearance is in the public interest, pursuant to the provisions of Part 2 of the ***Provincial Offences Procedure Act***.
- 8.3 No provision of this Bylaw nor any action taken pursuant to any provision of this Bylaw shall in any way restrict, limit, prevent or preclude the County from pursuing any other remedy in relation to an offence, as may be provided by the ***Municipal Government Act***, or any other law of the Province of Alberta.

PART 9 - SEVERABILITY

9. Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a Court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

PART 10 - STRICT LIABILITY OF OFFENCE

10. It is the intention of Council that all offences created by this Bylaw be interpreted to be strict liability offences.

PART 11 - TRANSITIONAL

- 11.1 Bylaw C- 6077-2005 is hereby repealed upon the passing of this bylaw.
- 11.2 Bylaw C-7504-2015 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Chief Administrative Officer or his/her designate, as per Section 189 of the ***Municipal Government Act***.

READ A FIRST TIME IN COUNCIL this 29th day of September , 2015

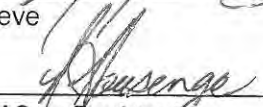
READ A SECOND TIME IN COUNCIL this 29th day of September , 2015

UNANIMOUS PERMISSION FOR THIRD READING 29th day of September , 2015


READ A THIRD TIME IN COUNCIL this 29th day of September , 2015



Reeve



CAO or Designate



Date Bylaw Signed

SCHEDULE "A"

MINIMUM AND SPECIFIED PENALTIES

PART	OFFENCE	MINIMUM AND SPECIFIED PENALTY
4.1(a)	Erect Election Sign before 30 days before County Election or before election call for federal or provincial election	\$100
4.1(b)	Erect Election Sign less than 30 m from another Election Sign	\$100
4.1(c)	Erect Election Sign less than 30 m from an approved Portable Sign	\$100
4.1(d)	Erect Election Sign less than 10 m from an approved Permanent Sign	\$100
4.1(e)	Erect Election Sign less than 100 m from a construction site	\$100
4.1(f)	Erect Election Sign less than 5 m away from a fire hydrant	\$100
4.1(g)	Erect Election Sign that interferes with safe pedestrian movement or obstructs sightlines between pedestrians and /or vehicles	\$100
4.2(a)	Improper location of an Election Sign	\$100
4.2(b)	Place Election sign on Roadway, centre median or traffic circle	\$100
4.2(c)	Erect Election sign that is fixed or supported by string, rope or wire	\$100
4.2(d)	Erect Election Sign on bridge, guardrail, retaining wall or concrete barrier	\$100
4.2(e)	Erect Election Sign at traffic control device that obstructs with this device	\$100
4.3(a)	Erect Election Sign Public Park	\$100
4.3(b)	Erect Election Sign in Municipal Reserve	\$100
4.3(c)	Erect Election Sign in Environmental Reserve	\$100
4.3(d)	Erect Election Sign in Municipal & School Reserve	\$100

SCHEDULE "A" MINIMUM AND SPECIFIED PENALTIES

PART	OFFENCE	MINIMUM AND SPECIFIED PENALTY
4.3(e)	Erect Election Sign in Public Utility Lot	\$100
4.3(f)	Erect Election Sign on Rocky View County owner or occupied property	\$100
4.4	Attach Election Sign to utility box, pole or similar fixture	\$100
4.5	Erect Election Sign that obstructs or impedes exit routes for Emergency Vehicles	\$100
4.6	Election Sign obstructs view of traffic signal/sign or person operating a vehicle or resemble traffic signal/sign	\$100
4.7	Erect Election Sign on voting day	\$100
4.8	Erect Election Sign within 150 m of Polling Place	\$100
4.9	Erect Election Sign prior to nomination day	\$100
4.10	Use Rocky View County logo on Election Sign	\$100
4.12	Erect flashing or moving Election Sign	\$100
4.13	Erect Election Sign on private property without consent	\$100
4.14	Deface, remove or damage Election Sign	\$100
4.15	Fail to remove Election Sign within 72 hours after Election	\$100
4.16	Erect oversized Election Sign	\$100
4.17	Fail to keep Election Sign in good repair	\$100
4.20	Fail to remove Election Sign as directed by Enforcement Officer	\$100
4.23	Fail to locate buried utilities before erecting Election Sign	\$100
4.24	Fail to provide Election Sign details to Rocky View County	\$100

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area	Staff Lead
All	Active	Kissel v. Rocky View County, 2020 ABQB 406 - File RVC2020-43	Administration was directed at the December 23, 2020 Council Meeting to "send the original request for legal advice as the ramifications and pros and cons, with a report to return by the January 26, 2021 Council Meeting."	23-Dec-20	26-Jan-21	CAO Office	Al Hogan
All	Active	Water and Wastewater Debt Repayment	Administration was directed at the December 23, 2020 Council Meeting to 1.) Investigate alternative funding sources for annual debt payments related to water and wastewater infrastructure; and 2.) Prepare a report for Council's consideration at or before the last Council meeting in May 2021.	22-Dec-20	1-May-21	Financial Services	Barry Woods
All	Active	Policy C-204 and related Tax Processes and Procedures	Administration was directed at the December 23, 2020 Council Meeting to hold a workshop with Council prior to the last Council meeting in March 2021 to discuss Policy C-204, and related tax processes and procedures.	22-Dec-20	31-Mar-21	Financial Services	Barry Woods
All	Active	Credit Card Payments for Property Taxes	Administration was directed at the October 27, 2020 Council meeting to return with an update on or before the end of March, 2021.	28-Apr-20	31-Mar-21	Financial Services	Barry Woods
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	Legislative Services	Amy Zaluski
All	Active	Voter Identification Bylaw	Administration was directed at the January 12, 2021 Council meeting to prepare a voter identification bylaw.	12-Jan-21	TBD	Legislative Services	Amy Zaluski
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	Spring 2021	Municipal Enforcement	Lorraine Wesley-Riley
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	Sheldon Racz
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	23-Mar-21	Operations Division	Byron Riemann
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	16-Feb-21	Planning and Development Services	Dominic Kazmierczak
1	Active	Bragg Creek Hamlet Expansion Strategy	Council adopted a terms of reference for the Bragg Creek Hamlet Expansion Strategy Project at the January 8, 2019 Council meeting. Administration was directed at the May 12, 2020 Council meeting to continue with the project and to finalize amendments to the Greater Bragg Creek ASP based on higher residential densities.	8-Jan-19	TBD	Planning and Development Services	Johnson Kwan

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area	Staff Lead
All	Active	New Municipal Development Plan	Administration was directed at the May 18, 2018 Council meeting to initiate the process of amending the County Plan. Administration was further directed at the March 12, 2019 Council meeting to begin the process of creating a new Municipal Development Plan.	8-May-18	16-Feb-21	Planning and Development Services	Gurbir Nijjar
5	Active	Janet ASP Amendment for an Expanded Study Area	Council approved the project terms of reference at the April 30, 2019 Council meeting, and provided further direction to expand the project area at the May 28, 2019 Council meeting.	30-Apr-19	TBD	Planning and Development Services	Andrea Bryden
All	Active	Circulation and Notifications Standards Policy C-327	Administration was directed at the December 23, 2020 Council meeting to bring Circulation and Notification Standards Policy C-327 for review	23-Dec-20	2021-04-31	Planning and Development Services	Theresa Cochran
All	Active	Recreation and Parks Master Plan	Council approved a new Recreation Governance Model at the July 23, 2020 Council meeting, and directed Administration to begin the implementation process. Council approved the Recreation and Parks Master Plan terms of reference at the January 14, 2020 Council meeting.	23-Jul-20	Spring 2021	Recreation, Parks and Community Support	Gurbir Nijjar
All	Active	Airdrie & Area Health Benefits Cooperative (AAHBC) County Participation Proposal	Administration was directed at the March 6, 2018 PPC meeting to prepare a County participation proposal for the AAHBC. Administration was directed at the May 12, 2020 Council meeting to continue investigating involvement in the AAHBC and to bring any additional updates to Council.	6-Mar-18	26-Jan-21	Recreation, Parks and Community Support	Ines Cortez
All	Hold	Recreation and Parks Foundation	Administration was directed at the September 24, 2019 Council meeting to explore the establishment of a Recreation and Parks Foundation to support the buildout and long-term maintenance of recreation and parks amenities and programs in Rocky View County. Administration was directed at the April 28, 2020 Council meeting to cease exploration of the Foundation and revisit its creation within six months of the approval of the Recreation and Parks Master Plan.	24-Sep-19	Spring 2021	Recreation, Parks and Community Support	Innes Cortez
9	Ongoing	Sale of the Cochrane Gravel Pit Lands	Administration was directed at the February 25, 2020 Council meeting to negotiate a purchase and sale agreement for the sale of the Cochrane Gravel Pit lands. At the June 9, 2020 Council meeting, Council declined a letter of intent received.	25-Feb-20	22-Dec-20	Legal and Land Administration	Kent Robinson
5	Ongoing	Sale of the Chestermere Regional Recreation Center	Administration was directed at the September 24, 2019 Council meeting to explore the sale of the land and remediation of the facility. Administration was further directed at the January 28, 2020 Council meeting to review the letter of intent presented by the City of Chestermere and prepare a report for Council's consideration. At the May 12, 2020 Council meeting, Council declined an offer from the City of Chestermere. 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.	28-Jan-20	22-Dec-20	Legal and Land Administration	Kent Robinson

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area	Staff Lead
1	Ongoing	Garden of Peace Chapel Lease	Administration was directed at the February 25, 2020 Council meeting to negotiate a 5-year lease for the Garden of Peace Chapel and related lands.	25-Feb-20	Ongoing	Legal and Land Administration	Kent Robinson
	Ongoing	Potential Joint Assessment Review Board	Administration was directed at the February 11, 2020 Council meeting to bring back options for a joint Assessment Review Board once Administration has concluded preliminary discussions with potential partner municipalities. Administration was directed at the June 23, 2020 Council meeting to continue discussions and return with options for the 2021 assessment year.	11-Feb-20	Ongoing	Legislative Services	Amy Zalusi
2&3	Ongoing	Animal Care and Control Bylaw	Administration was directed at the November 6, 2018 PPC meeting to bring the Animal Care and Control Bylaw to a future Policy Review Subcommittee meeting for further consideration. The Animal Care and Control Bylaw was considered at the November 14, 2018 PRS meeting.	6-Nov-18	Ongoing	Municipal Enforcement	Lorraine Wesley-Riley
All	Ongoing	Aqueduct Update	Administration was directed at the December 19, 2019 Council meeting to schedule a CAO workshop with Jonathan Huggett by the end of February, 2020.	10-Dec-19	Ongoing	Operations Division	Bryon Riemann
All	Ongoing	Springbank Land Purchase	Administration was directed at the July 9, 2019 Council meeting to investigate the purchase of lands as discussed in the closed session. Administration was directed at the March 10, 2020 Council meeting to prepare a business plan to support the purchase of the land.	9-Jul-19	Ongoing	Recreation, Parks and Community Support	Ines Cortez
3	Ongoing	Mackenas Estates Connection to Rocky View Sewer Utility	Administration was directed at the November 24, 2020 Council meeting 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 Administration was further directed to 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.	24-Nov-20	Ongoing	Utility Services	Steve Seroya
9	Ongoing	Water and Wastewater Servicing at Cochrane Lakes	Administration was directed at the March 12, 2019 Council meeting to open up discussions with the current utility owner on future servicing strategies. Administration was directed at the June 25, 2019 Council meeting to continue with negotiations as outlined in the confidential report.	12-Mar-19	22-Dec-20	Utility Services	Steve Seroya