



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	DIVISION: 5
DATE:	September 1, 2020	APPLICATION: PL20180106
TIME:	Morning Appointment	FILE: 04319010/9048/9071/9090/ 9091/9137/9112/9199
SUBJECT: Redesignation Item – Direct Control Bylaw Site Specific Amendments		

POLICY DIRECTION:

The Rocky View / City of Calgary Intermunicipal Development Plan, County Plan, Conrich Area Structure Plan and Prince of Peace Master Site Development Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to amend Direct Control Bylaw (DC-11) to allow Accessory Buildings, Private Clubs and Organizations (Multi-Purpose Building), and Utilities on the common properties within the existing Prince of Peace development.

Council gave first reading to Bylaw C-8039-2020 on July 28, 2020. The application was circulated to 223 adjacent landowners. 35 letters in support and three letters of opposition were received in response (see Appendix 'D'). The application was also circulated to a number of internal and external agencies; responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The application is consistent with the Rocky View County/City of Calgary Intermunicipal Development Plan, the County Plan, and the Conrich 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:	September 5, 2018
DATE DEEMED COMPLETE:	April 4, 2020

PROPOSAL:	The purpose of this application is to amend Direct Control Bylaw (DC-11) in order to allow Accessory Buildings, Private Clubs and Organizations (Multi-Purpose Building), and Utilities on the common properties within the existing Prince of Peace development.
------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

LEGAL DESCRIPTION:	Plan 0013287, Units 82 and 83, NE-19-24-28-W04M; Plan 0113520, Unit 131, NE-19-24-28-W04M; Plan 0111629, Unit 105, NE-19-24-28-W04M; Plan 0310076, Units 196 and 197, NE-19-24-28-W04M; Plan 9812469, Unit 38, NE-19-24-28-W04M; and Plan 0011410, Unit 62, NE-19-24-28-W04M.
---------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

GENERAL LOCATION:	Located approximately 1 mile east of the City of Calgary, approximately 0.81 km (1/2 mile) south of Highway 1 and
--------------------------	-------------------------------------------------------------------------------------------------------------------

Administration Resources

Johnson Kwan, Planning and Development Services



0.41 km (1/4 mile) west of Garden Road, in the community of Prince of Peace.

APPLICANT: Rick Johnson

OWNERS: Condominium Corporation No. 9812469

EXISTING LAND USE DESIGNATION: Direct Control Bylaw (DC-11)

PROPOSED LAND USE DESIGNATION: Direct Control Bylaw (DC-11) as amended

GROSS AREA: ± 29.59 acres

SOILS (C.L.I. from A.R.C.): **Class 1,1** – No significant limitation.
Class 3W, I60, 3T40 – Moderate limitations to cereal crop production due to excessive wetness/poor drainage, flooding, and adverse topography.

HISTORY:

July 25, 2000 Council approved Bylaw C-5250-2000 redesignating the subject lands within NE-19-24-28-W4M from Public Services District to Direct Control District.

BACKGROUND:

The proposed amendment is to add Accessory Buildings, Private Clubs and Organization (Multi-purpose building), and Utilities as a use on the common properties. The common properties are currently undeveloped open space with a trail network.

The proposed Accessory Building is intended for the storage of village landscaping equipment and supplies. The proposed maximum building area is 65 sq. m (699.5 sq. ft.) with a maximum building height of 5.50 m (18.04 ft.). No servicing is required as the accessory building is only for storage purposes.

The proposed Private Clubs and Organization (Multi-purpose building) is intended to accommodate the villager's activities (currently held in the Manor). The proposed maximum building area is 278 sq. m (3,000 sq. ft.) with a maximum height of 8 m (26.25 ft.). Parking and servicing requirements will be addressed at future development permit stage.

The Prince of Peace Condo Board submitted a letter to provide further information in regards to the need for the proposed Multi-purpose building (see Appendix D).

The proposed Utilities use is for the installation of irrigation pump at the Common property. A new definition is included in the DC Bylaw to clarify the intent.

POLICY ANALYSIS:

Rocky View County / City of Calgary Intermunicipal Development Plan

The subject land is located within the Rocky View County / City of Calgary Intermunicipal Development Plan. The lands are identified on Map 4: Growth Corridors/Areas as a County growth corridor. This application was circulated to the city of Calgary in accordance with IDP policy. The City has comments for this application.



County Plan

The County Plan supports the development of existing country residential communities in accordance with their area structure plan (Policy 5.8).

Conrich Area Structure Plan

In accordance with the Conrich Area Structure Plan, the Prince of Peace community intends to expand the long term care facility, increase residential capacity, and provide local commercial services to residents. The Conrich Area Structure Plan supports this direction.

The proposed amendments for a Private Clubs and Organizations (Multi-Use Building) are consistent with the ASP's intent to provide local services to residents. The proposed amendments for Accessory Buildings are considered minor in nature, and are to support the local residents. The proposed amendments are also consistent with the intent of the Master Site Development Plan.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8039-2020 be given second reading.
 Motion #2 THAT Bylaw C-8039-2020 be given third and final reading.
- Option # 2: That application PL20180106 be refused.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

Jkwan/ltt

APPENDICES:

- APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-8039-2020 and Schedule A
APPENDIX 'C': Map Set
APPENDIX 'D': Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
Alberta Transportation	<p>Alberta Transportation has no issues or concerns with the proposed redesignation. However, in reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the Highways Development and Protection Act/Regulation, and will require a roadside development permit from Alberta Transportation at the development stage.</p>
Alberta Health Services	<p>Alberta Health Services, Environmental Public Health has received the above-noted application. At this time, we do not have any concerns with the information as provided.</p> <p>If applicable in the future, AHS-EPH would like an opportunity to review and comment on development/building permit application to construct any public facilities on the subject lands. Forwarding 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>
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. • As a condition of future DP, the applicant will 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. <p>Geotechnical:</p> <ul style="list-style-type: none"> • As a condition of future DP, the applicant shall submit a Geotechnical Investigation Report, in accordance with the requirements of the County Servicing Standards, to verify that the site is suitable for the proposed development and provide recommendations for site grading, excavations, foundation construction, pavement structures, etc. • As a condition of future DP, the applicant shall submit a Grading Details drawing and a Building Grade Plan, which identifies the original ground and finished grade elevations for the proposed development. <p>Transportation:</p> <ul style="list-style-type: none"> • As a condition of future DP, the applicant will provide a TIA in accordance with the County Servicing Standards. <ul style="list-style-type: none"> ○ Should improvements be recommended as part of the TIA, the applicant would be responsible for entering into a



AGENCY	COMMENTS
	<p>Development Agreement with the County for the construction of the improvements.</p> <ul style="list-style-type: none"> The Transportation Offsite Levy has been previously collected on the subject lands under a previous subdivision application. Therefore, TOL shall not apply to this application. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> As per Policies 23.9 and 23.15 of the Conrich ASP, all new development shall connect to the County's potable water and wastewater system. It is recommended that the lands be serviced with piped water and wastewater should the application be approved. As a condition of future DP, the applicant is to provide a detailed servicing analysis that demonstrates the water and wastewater demands of the proposed development based on the use and occupancy. Any required wastewater capacity above the currently allocated capacity shall require the purchase of additional capacity in accordance with the County's Water & Wastewater Offsite Levy Bylaw (C-8009-2020), and Master Rates Bylaw (C-7992-2020); As a condition of future DP, the applicant shall submit a Servicing Plan which provides a detailed layout of the on-site sanitary sewers, potable water lines, and stormwater infrastructure. As a permanent condition of future DP, connection to existing sanitary sewer mains is not permitted without the written authorization of Rocky View County's Utility Operations. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> As per Policies 23.9 and 23.15 of the Conrich ASP, all new development shall connect to the County's potable water and wastewater system. It is recommended that the lands be appropriately serviced should the application be approved. As a condition of future DP, the applicant is to provide a detailed servicing analysis that demonstrates the water and wastewater demands of the proposed development based on the use and occupancy. Any required water capacity above the currently allocated capacity shall require the purchase of additional capacity in accordance with the County's Water & Wastewater Offsite Levy Bylaw (C-8009-2020), and Master Rates Bylaw (C-7992-2020); As a permanent condition of future DP, connection to existing potable water mains is not permitted without the written authorization of Rocky View County's Utility Operations.; <p>Stormwater Management:</p> <ul style="list-style-type: none"> As a condition of future DP, the applicant shall submit a Site-Specific Stormwater Implementation Plan (SSIP) to demonstrate how



AGENCY	COMMENTS
	<p>stormwater from the site will be managed and integrated with the overall stormwater management system.</p> <ul style="list-style-type: none"> ○ The applicant shall be responsible for any related EPEA and/or Water Act approvals for the on-site stormwater infrastructure; • As a condition of future DP, the applicant shall submit an Erosion and Sediment Control Report, in accordance with the County Servicing Standards; • As a condition of future DP, the applicant will be required to provide payment of the Stormwater Off-site Levy in accordance with applicable levy at time of Development Permit approval, as amended, for the total gross acreage of the lands proposed to be developed: • As a permanent Condition of future DP, the applicant shall provide for the implementation of the recommendations from the SSIP, as well as the registration of any overland drainage easements and/or restrictive covenants as determined by the plan, to the satisfaction of Rocky View County; <p>Environmental:</p> <ul style="list-style-type: none"> • As a permanent condition of future DP, the applicant will be responsible to obtain all necessary approvals from AEP under the <i>Water Act</i>.

Circulation Period: May 4, 2020 to May 26, 2020

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



BYLAW C-8039-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Direct Control Bylaw C-5250-2000 (DC-11).

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8039-2020*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the Direct Control Bylaw C-5250-2000 (DC-11), 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-11, Bylaw C-5250-2000) be amended as detailed in Schedule A, B and C forming part of this Bylaw.

Transitional

Bylaw C-8039-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

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

PUBLIC HEARING HELD this _____ day of _____, 20XX

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

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

Reeve_____
CAO or Designate_____
Date Bylaw Signed



SCHEDULE 'A' FORMING PART OF BYLAW C-8039-2020

Amendment#1

Remove section 1.1.0 as follows:

~~1.1.0 Notwithstanding any provisions to the contrary, the residents (lease holder) of the residential units or the subject lands shall be "Seniors"~~

Amendment#2

Amend wording of the General Regulations to include Parts 1 and 2 of the Land Use Bylaw:

1.3.0 ~~For the purpose of Section 2.0.0 of this Bylaw, Part Three, General Regulations, of the Land Use Bylaw (Bylaw C-4841-97) shall apply except where specifically defined herein. Parts One, Two, and Three of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw, except where noted as otherwise in the Bylaw.~~

Amendment #3

Amend wording of Section 2.1.0 as follows:

2.1.0 The purpose and intent of this District is to provide for the use of Lands for ~~the housing of senior citizens~~ housing with related ancillary uses.

Amendment #4

Add the following uses under Section 2.3.0 List of Discretionary Uses:

2.3.6 Accessory Buildings at Plan 0013287, Unit 82 and Unit 83, Plan 0113520, Unit 131, Plan 0111629, Unit 105, Plan 0310076, Unit 196 and Unit 197, Plan 9812469, Unit 38, and Plan 0011410, Unit 62 all within NE-19-24-28-W4M as shown on Schedule B of the Bylaw.

2.3.7 Utility (Utilities) at Plan 0013287, Unit 82 and Unit 83, Plan 0113520, Unit 131, Plan 0111629, Unit 105, Plan 0310076, Unit 196 and Unit 197, Plan 9812469, Unit 38, and Plan 0011410, Unit 62 all within NE-19-24-28-W4M as shown on Schedule B of the Bylaw.

2.3.8 Private Clubs and Organizations (Multi-Purpose Building) at Plan 0013287, Unit 82 within NE-19-24-28-W4M and Plan 0011410, Unit 62 within NE-19-24-28-W4M as shown on Schedule C of the Bylaw.

**Amendment #5**

Add the following regulations in regards to the Accessory Buildings under Section 2.4.0 Minimum and Maximum Requirements:

2.4.2 Accessory Buildings

- i. Minimum setbacks: 3 metres (9.84 ft.)
- ii. Maximum height: 5.50 metres (18.04 ft.)
- iii. Maximum building area: 65 sq. m. (699.5 sq. ft.)

Amendment #6

Add the following regulations in regards to the clubhouse/multi-purpose building under Section 2.4.0 Minimum and Maximum Requirements:

2.4.3 Private Clubs and Organizations (Multi-Purpose Building)

- i. Minimum setbacks: 3 metres (9.84 ft.)
- ii. Maximum Height: 8 metres (26.25 ft.)
- iii. Maximum Building area: 278 sq. m. (3,000 sq. ft.)

Amendment #7

Remove Section 3.6.0 as follows:

~~3.6.0 — All buildings on the subject lands shall conform to an architectural theme as approved by the Development Officer.~~

Amendment #8

Add the following definitions under Section 4.0.0 DEFINITIONS:

- Accessory Buildings means detached buildings, with or without a permanent foundation, which are subordinate or incidental to the Principal Use or Principal Building located on the same site;
- Private Clubs and Organizations (Multi-Purpose Building) means a development or a building used for the meeting, social or recreation activities of members of a non-profit philanthropic, social service, athletic, business, or fraternal organization, without on-site residences. Private clubs may include rooms for eating, drinking, and assembly;
- Utility (Utilities) means the components of sewage, stormwater, or solid waste disposal systems or a telecommunication, electrical power, water, or gas distribution system. Utilities may include (but is not limited to) Pumphouses, Sewage Treatment and Storage Facilities, Storm Water Retention Ponds, and Water Storage and Treatment Facilities;

Amendment #9

Remove Section 4.10.0 as follows:



~~4.10.0 Seniors—persons who have attained the age of 55 years or more~~

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.
- Without changing the meaning or intent of the Bylaw, relabel 'The Municipal District of Rocky View No. 44' to 'Rocky View County'.



SCHEDULE 'B'
FORMING PART OF BYLAW C-8039-2020

Accessory Buildings and Utility (Utilities) at Plan 0013287, Unit 82 and Unit 83; Plan 0113520, Unit 131; Plan 0111629, Unit 105; Plan 0310076, Unit 196 and Unit 197; Plan 9812469, Unit 38, and Plan 0011410, Unit 62 all within NE-19-24-28-W4M.

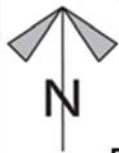
Proposed DC Bylaw Amendments: A site-specific amendment to Direct Control District (DC-11) to allow *Accessory Buildings, Private Clubs and Organizations (Multi-Purpose Building), and Utilities* on the Condominium's common properties in the Prince of Peace Village.

Note: The Accessory buildings are for a storage shed to store yard maintenance materials and equipment, and a small shed to house an irrigation pump.



Accessory Buildings and Utility (Utilities) at:

- Plan 0013287, Unit 82 and Unit 83
- Plan 0113520, Unit 131,
- Plan 0111629, Unit 105,
- Plan 0310076, Unit 196 and Unit 197
- Plan 9812469, Unit 38, and
- Plan 0011410, Unit 62 all within NE-19-24-28-W4M;



NE-19-24-28-W04M

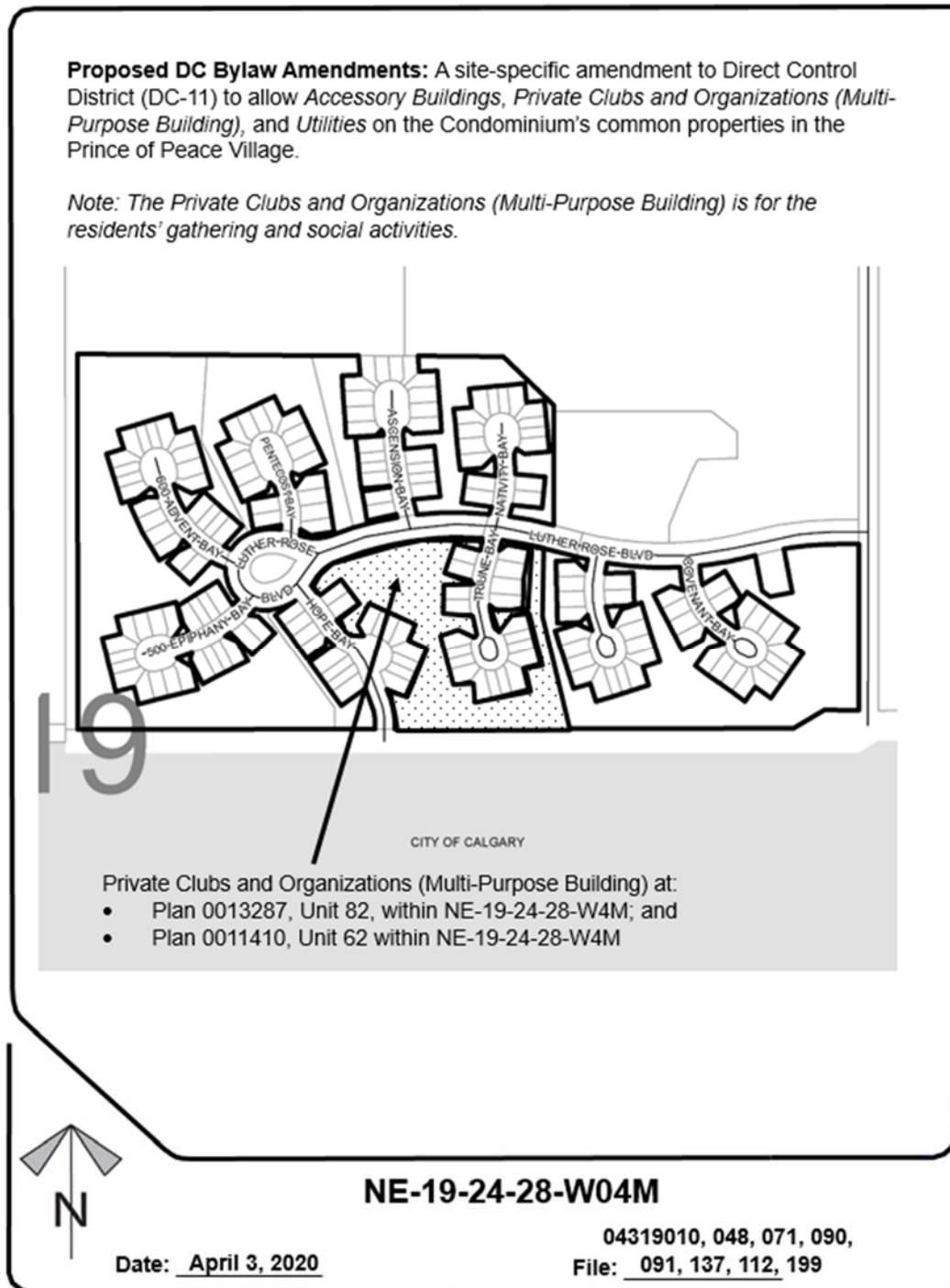
Date: April 3, 2020

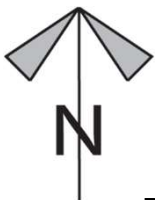
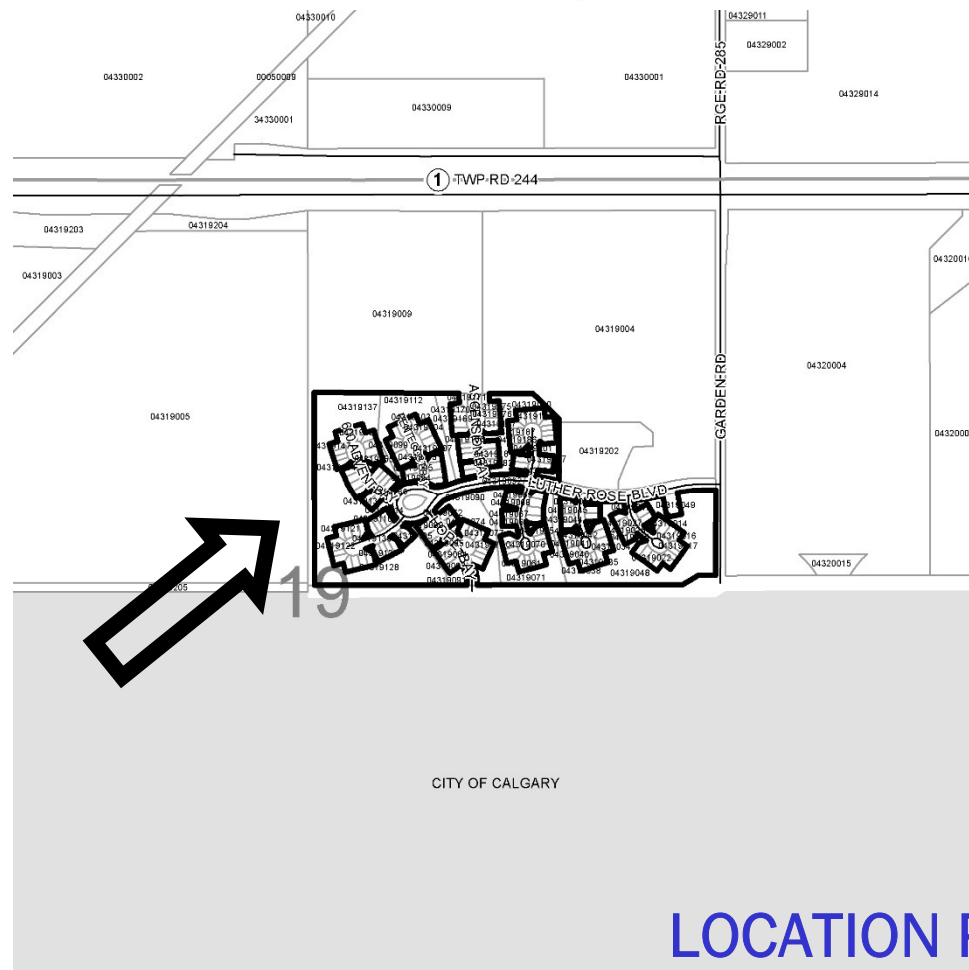
04319010, 048, 071, 090,
File: 091, 137, 112, 199



SCHEDULE 'C'
FORMING PART OF BYLAW C-8039-2020

Private Clubs and Organizations (Multi-Purpose Building) at Plan 0013287, Unit 82, within NE-19-24-28-W4M and Plan 0011410, Unit 62 within NE-19-24-28-W4M.

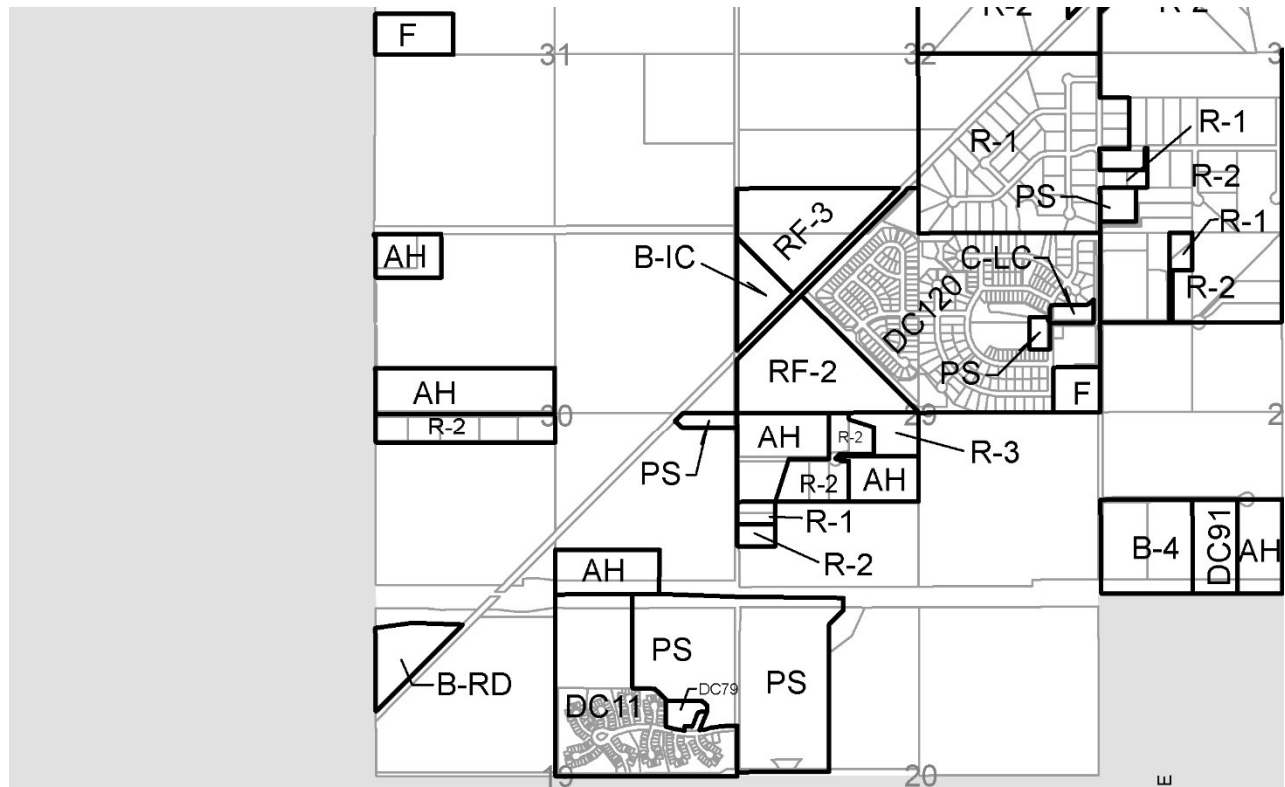




Date: April 3, 2020

**04319010, 048, 071, 090,
File: 091, 137, 112, 199**

LOCATION PLAN



CITY OF CALGARY

CITY OF CHESTERMERE

Ranch and Farm	B-1 Highway Business
RF2 Ranch and Farm Two	B-2 General Business
RF3 Ranch and Farm Three	B-3 Limited Business
AH Agricultural Holding	B-4 Recreation Business
F Farmstead	B-5 Agricultural Business
R-1 Residential One	B-6 Local Business
R-2 Residential Two	NRI Natural Resource Industrial
R-3 Residential Three	HR-1 Hamlet Residential Single Family
DC Direct Control	HR-2 Hamlet Residential (2)
PS Public Service	HC Hamlet Commercial
	AP Airport

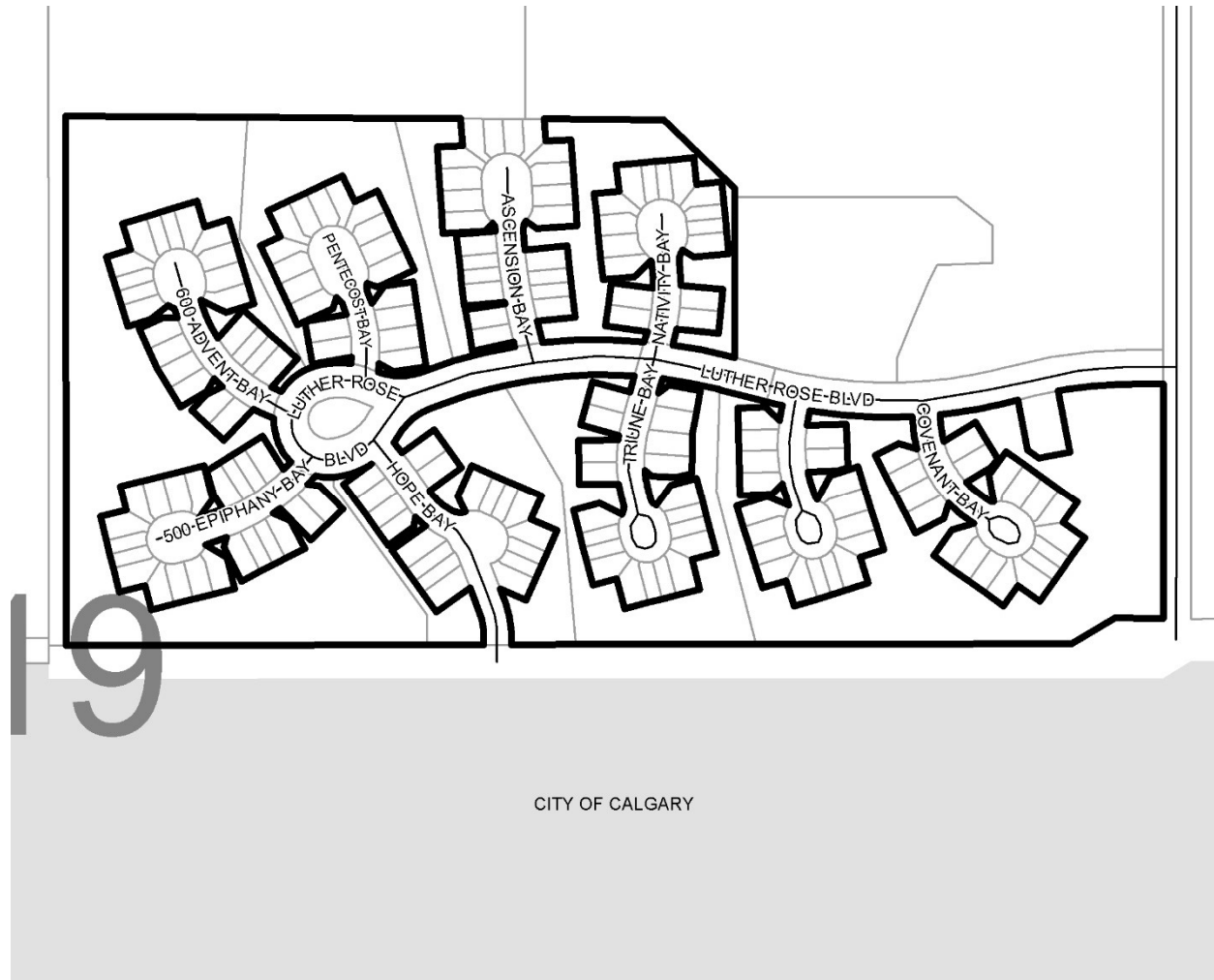
LAND USE MAP

NE-19-24-28-W04M

Date: April 3, 2020

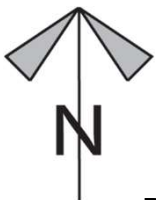
04319010, 048, 071, 090,
File: 091, 137, 112, 199

Proposed DC Bylaw Amendments: A site-specific amendment to Direct Control District (DC-11) to allow *Accessory Buildings*, *Private Clubs and Organizations (Multi-Purpose Building)*, and *Utilities* on the Condominium's common properties in the Prince of Peace Village.



DEVELOPMENT PROPOSAL

NE-19-24-28-W04M

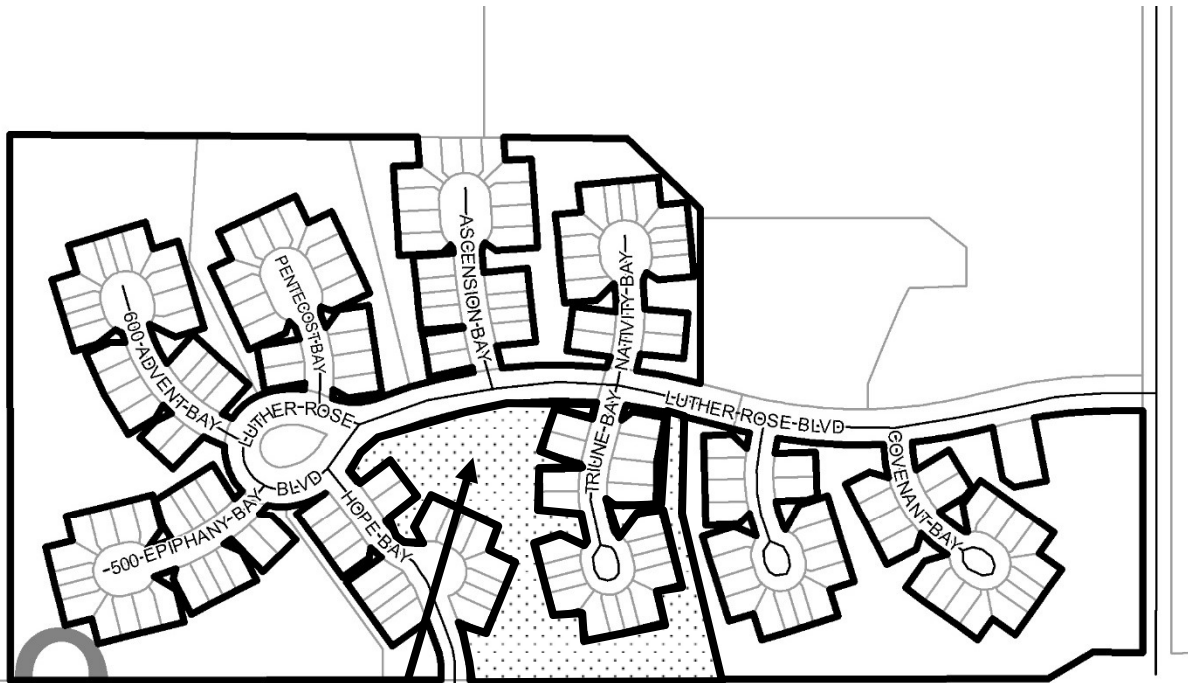


Date: April 3, 2020

04319010, 048, 071, 090,
File: 091, 137, 112, 199

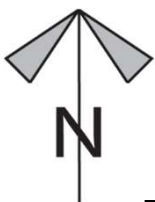
Proposed DC Bylaw Amendments: A site-specific amendment to Direct Control District (DC-11) to allow *Accessory Buildings*, *Private Clubs and Organizations (Multi-Purpose Building)*, and *Utilities* on the Condominium's common properties in the Prince of Peace Village.

Note: The Private Clubs and Organizations (Multi-Purpose Building) is for the residents' gathering and social activities.



Private Clubs and Organizations (Multi-Purpose Building) at:

- Plan 0013287, Unit 82, within NE-19-24-28-W4M; and
- Plan 0011410, Unit 62 within NE-19-24-28-W4M



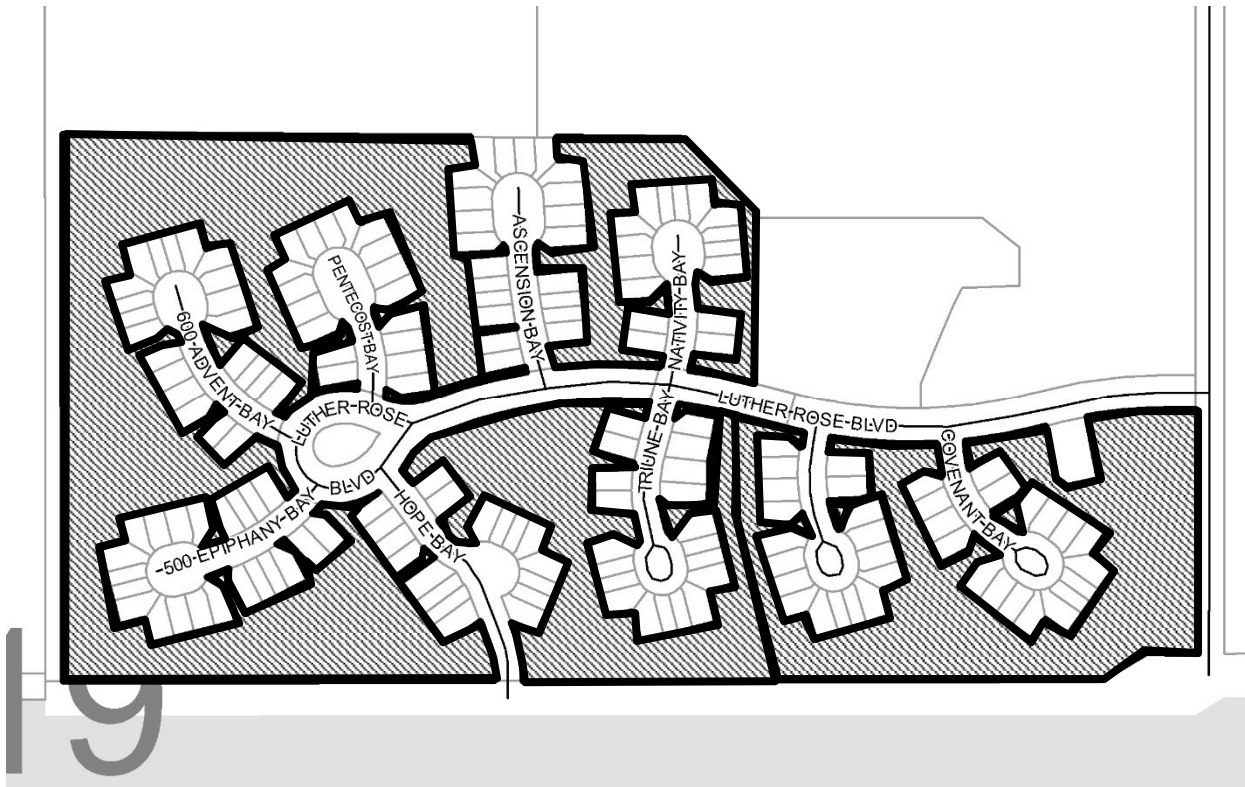
NE-19-24-28-W04M

Date: April 3, 2020

04319010, 048, 071, 090,
File: 091, 137, 112, 199

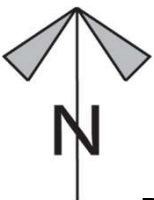
Proposed DC Bylaw Amendments: A site-specific amendment to Direct Control District (DC-11) to allow *Accessory Buildings*, *Private Clubs and Organizations (Multi-Purpose Building)*, and *Utilities* on the Condominium's common properties in the Prince of Peace Village.

Note: The Accessory buildings are for a storage shed to store yard maintenance materials and equipment, and a small shed to house an irrigation pump.



Accessory Buildings and Utility (Utilities) at:

- Plan 0013287, Unit 82 and Unit 83
- Plan 0113520, Unit 131,
- Plan 0111629, Unit 105,
- Plan 0310076, Unit 196 and Unit 197
- Plan 9812469, Unit 38, and
- Plan 0011410, Unit 62 all within NE-19-24-28-W4M;



NE-19-24-28-W04M

Date: April 3, 2020

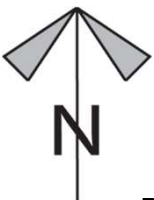
04319010, 048, 071, 090,
File: 091, 137, 112, 199



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

AIR PHOTO

Spring 2018



NE-19-24-28-W04M

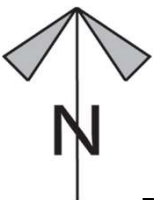
Date: April 3, 2020

04319010, 048, 071, 090,
File: 091, 137, 112, 199



Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

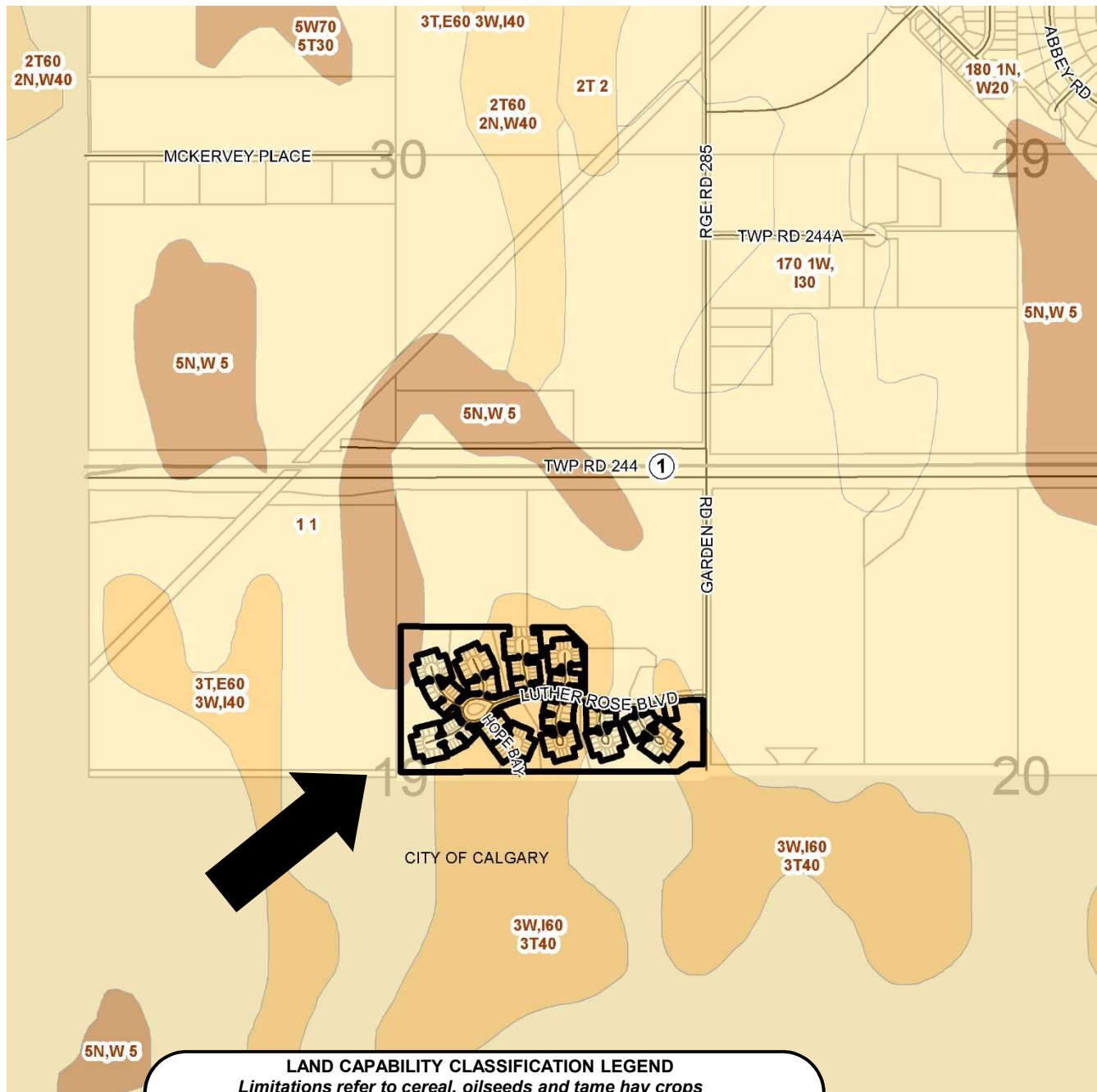
TOPOGRAPHY
Contour Interval 2 M



NE-19-24-28-W04M

Date: April 3, 2020

04319010, 048, 071, 090,
File: 091, 137, 112, 199



LAND CAPABILITY CLASSIFICATION LEGEND
Limitations refer to cereal, oilseeds and tame hay crops

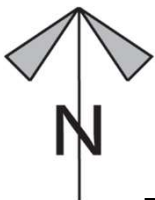
CLI Class

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

Limitations

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

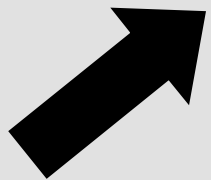
SOIL MAP



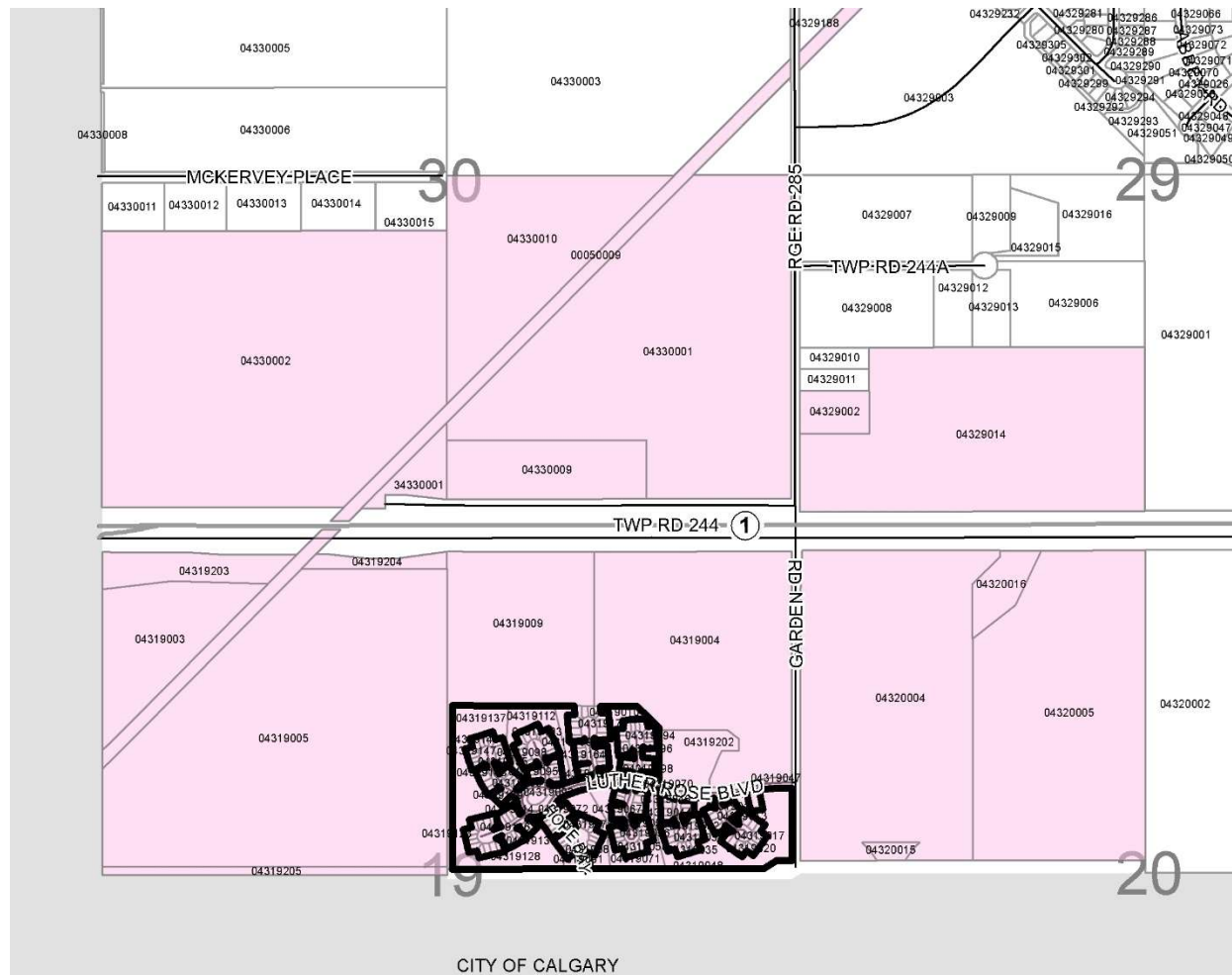
NE-19-24-28-W04M

Date: April 3, 2020

04319010, 048, 071, 090,
File: 091, 137, 112, 199



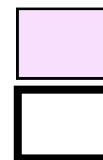
**04319010, 048, 071, 090,
File: 091, 137, 112, 199**



Letters in Opposition

Letters in Support

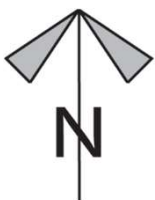
Legend



Circulation Area

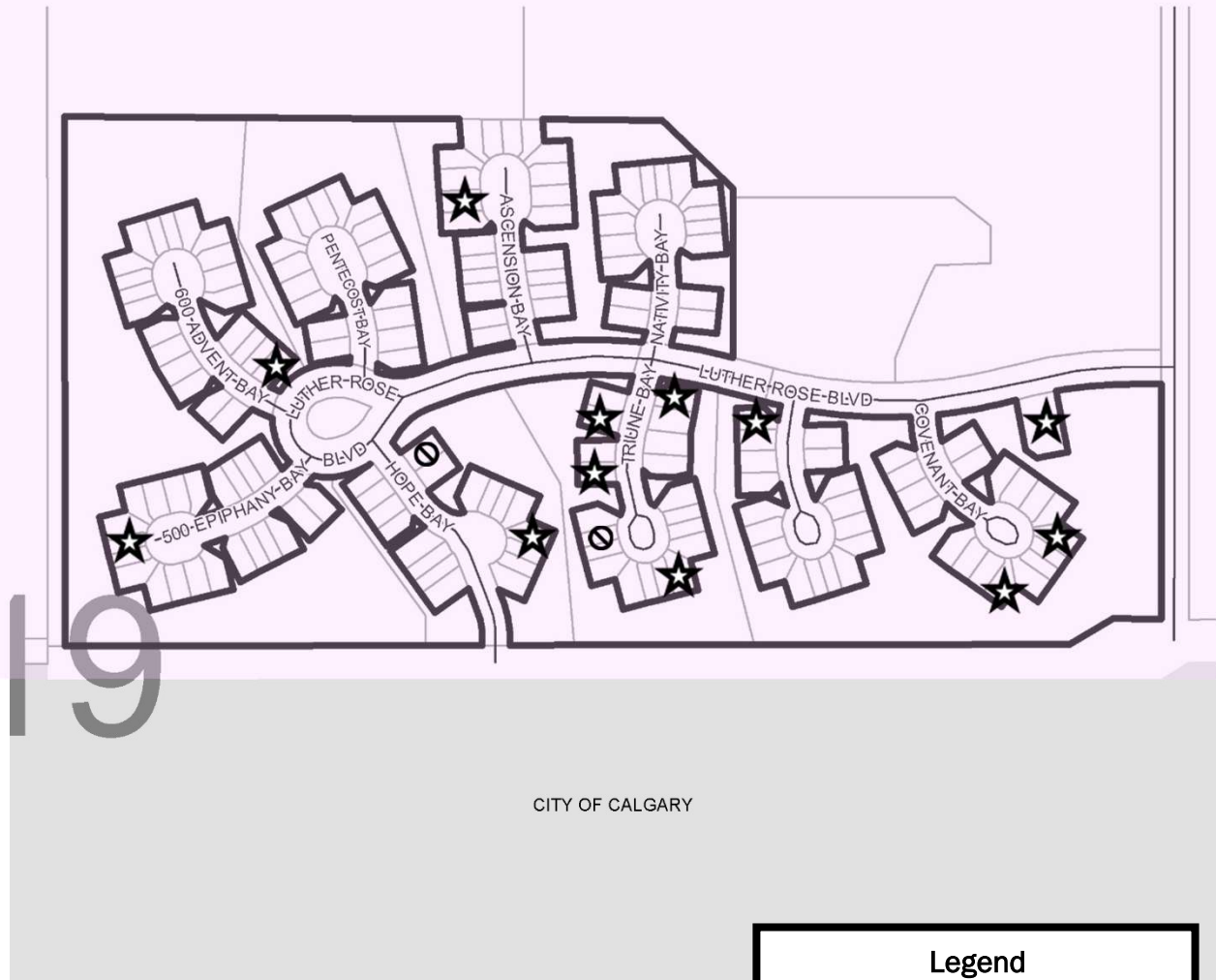
Subject Lands



LANDOWNER CIRCULATION AREA

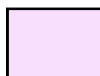



NE-19-24-28-W04M

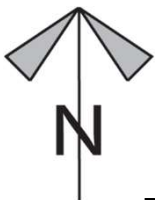
Date: April 3, 202004319010, 048, 071, 090,
File: 091, 137, 112, 199



-  Letters in Opposition
 Letters in Support

Legend	
	Circulation Area
	Subject Lands

LANDOWNER CIRCULATION AREA



NE-19-24-28-W04M

Date: April 3, 2020

04319010, 048, 071, 090,
File: 091, 137, 112, 199

Aug. 8, 2020

ROCKY VIEW COUNTY
RECEIVED
AUG 12 2020
To whom it may concern,

I have enjoyed and appreciated the green spaces and the peaceful atmosphere in our village for almost 20 years.

I am very concerned that our peace would be disturbed by a Club house in our village. Even though it is considered "Private" it could become very public.

Please consider these plans very carefully and prayerfully.

Could the storage sheds find a home north of Epiphany Bay?

Sincerely,

Efrida Pettl.

File No. 004319010/9048

9071/9090/9091/

9112/9137/9199

Application Number: PL20180106

Division 5

Johnson Kwan

From: Ruth Anderson [REDACTED]
Sent: August 4, 2020 2:15 PM
To: Johnson Kwan
Subject: [EXTERNAL] - Change the bi-laws

Categories: Red Category

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

Hi Johnson,
Richard and I do not want the bi-laws changed. We are totally against any buildings on the property in the vacant area where our condo is situated. We vote No. No.

Richard and Ruth Anderson
435 Hope Bay
Calgary, AB T1X 1G5
Phone: [REDACTED]
Sent from [Mail](#) for Windows 10

Prince of Peace Village**Condominium Corporation 9812469****To: Rocky View County****Attn: Johnson Kwan**

Beginning in 1998 the Lutheran Church, Alberta and BC District, began building the Prince of Peace Village as part of a senior's retirement and senior care complex. The Village consisted of 174 semi detached life lease residents and 1 single family residence. The project was financed by the Lutheran Church Extension Fund that existed to finance worthy projects related to the Lutheran Church.

Until approximately 2010 the Village was operated and managed by EnCharis Community Housing, a company which was an extension of the Lutheran Church. In 2010 the Village Condominium Board was formed and that Board assumed management of the Village. At about the same time EnCharis made the decision to divest themselves of the life leases and over several years they were sold to existing and new residents.

In 2017, due to financial problems, the Lutheran Church Extension Fund was put into insolvency and the assets are now managed by court appointed Sage Properties Corp.

As the Village was built as part of the Prince of Peace complex, the social facilities that the Village residents used were not on Village property and several of the utilities were supplied to the Village by EnCharis Community Housing and now by Sage Properties. At this time the Village rents facilities for social functions from Sage however they

have advised the Village that they should be building facilities on Village property as this rental space may not be available in the future.

At this time the Village is submitting an application to add permitted uses to the property to allow us to build a storage facility for material and equipment for Village maintenance, a club house for a residents gathering place and social activities and a small pump house to house an irrigation pump.

Thank you for processing our application.

Prince of Peace Condo Board

Johnson Kwan

From: Michelle Mitton
Sent: August 17, 2020 11:01 AM
To: Johnson Kwan
Subject: FW: [EXTERNAL] - BYLAW CX-8039-2020

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Ronald Pieters [REDACTED]
Sent: August 16, 2020 2:06 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - BYLAW CX-8039-2020

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

Dear Sirs,

We support the proposed bylaw.

Ronald and Cornelia Pieters,
123 Covenant Bay,
Rocky View County, Alberta,
T1X 1G2

Tel.: [REDACTED]

Sent from [Mail](#) for Windows 10

Johnson Kwan

From: Michelle Mitton
Sent: August 17, 2020 11:01 AM
To: Johnson Kwan
Subject: FW: [EXTERNAL] - Re: Application#PL201801106

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

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

From: Carol Shaben [REDACTED]
Sent: August 16, 2020 3:57 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Re: Application#PL201801106

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

We are in total agreement with this application.
Don and Carol Shaben
115 Covenant Bay
Rockyview County
T1X1G2

Carol's I Pad

We the owners of DAYSPRING BAY
T1X1G3 (Address) are in favour of Rocky View County approving application
PL20180106 for an amendment to Direct Control District (DC11) to allow accessory buildings and private
clubs and organizations on Condominium Common Properties in the Prince of Peace Village.

Name: LARRY FINNIE

Signature: 

File Number: 004319010/ 9048/
9071/ 9090/ 9091/
9112/ 9137/ 9199
Application Number: PL20180106
Division 5

We the owners of 085011 LOT 12A ROSE BLVD (Address) are in favour of Rocky View County approving application PL20180106 for an amendment to Direct Control District (DC11) to allow accessory buildings and private clubs and organizations on Condominium Common Properties in the Prince of Peace Village.

Name: JEAN-LOUIS & GINETTE BRODEUR

Signature: 

Johnson Kwan

From: Michelle Mitton
Sent: August 5, 2020 12:48 PM
To: Johnson Kwan
Subject: FW: [EXTERNAL] - Bylaw C-8039-2020

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

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

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

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

From: Jacob J Falk [REDACTED]
Sent: August 5, 2020 11:09 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8039-2020

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

Re application number PL20180106 - amend ByLaw C-8000-2020

Applicant Rick Johnson

As a resident of Prince of Peace condo village, I am very much in favour of the above application and fervently hope it will be passed.

Thank you

J.J. (Jack) Falk
339 Triune Bay
Calgary AB T1X 1G4

[REDACTED]

[REDACTED]

Sent from my iPad

Aug 17/20.

We the owners of 323 Triune Bay, Calgary, AB T1X 1G4 in Prince of Peace Village are in favour of Rocky View County approving application PL20180106 for an amendment to Direct Control District (DC11) to allow accessory buildings and private clubs and organizations on Condominium Common Properties in the Prince of Peace Village.

Name: Geoff & Lynne Carr

Signature:

Geoff Carr

Signature:

Lynne Carr

307 Triune Bay, Calgary, T1X 1G4

We the owners of A (Address) are in favour of Rocky View County approving application PL20180106 for an amendment to Direct Control District (DC11) to allow accessory buildings and private clubs and organizations on Condominium Common Properties in the Prince of Peace Village.

Name:

Don Shappak

Signature:

Don Shappak

Johnson Kwan

From: Ruth Bittle [REDACTED]
Sent: August 16, 2020 9:06 PM
To: Johnson Kwan
Subject: [EXTERNAL] - App. PL20180106

Follow Up Flag: Follow up
Flag Status: Flagged

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

File Number: 004319010/ 9048/
9071/ 9090/ 9091/
9112/ 9137/ 9199
Application Number: PL20180106
Division 5

I, Ruth Bittle, of 303 Triune Bay, Calgary AB T1X 1G4 at Prince of Peace Village am in favor of Rocky View County approving of application number: PL20180106 for an ammendment to Direct Control District (DC11) to allow accessory buildings and private clubs and organizations on Condominium properties in the Prince of Peace village.

Ruth Bittle
[REDACTED]

Signature
Ruth Bittle

Johnson Kwan

From: Dolores Kent [REDACTED]
Sent: August 17, 2020 12:42 PM
To: Johnson Kwan; Legislative Services Shared
Subject: [EXTERNAL] - Fw: Application No. PL29180106, File No. 004319010/9048/9071/9090/9091/9112/9137/9199

Categories: Red Category, Yellow Category

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

Good Afternoon,

Since sending my first email as noted below, the Board of Directors at Prince of Peace Village has provided clarification concerning its Application No. PL29180106 which sheds a totally different light on the subject.

The clarification from the Board is that:

- a storage shed is proposed by the back gate in Bay 400;
- the irrigation pump shed is proposed behind Bays 600 and 700;
- the facility for Private Clubs and Organizations is a proposal which may or may not be considered in the future with a Special Resolution.

In view of the above Board's clarification, I must rescind my objections and vote in favour of this Application.

Kindly accept this email as my approval of this Application and apologize for the confusion.

Sincerely,

Dolores Kent
423 Hope Bay
Calgary, AB T1X 1G5

From: Dolores Kent
Sent: Sunday, August 16, 2020 12:04 PM
To: Johnson Kwan ; Rocky View Council
Subject: Application No. PL29180106, File No. 004319010/9048/9071/9090/9091/9112/9137/9199

Good Afternoon,

I wish to submit my objections to the site chosen for Accessory Buildings and Private Clubs and Organizations on the Condominium's common properties in the Prince of Peace Village. The chosen site would be a major obstruction of the natural view from my Unit. I am not in agreement with a Club House for Prince of Peace Village; my major concern being cost of construction and ongoing maintenance of such structure which would present a financial burden to myself and many current/future retired residents of the Village. My income as a retired senior is for my own use and enjoyment and does not include the construction and maintenance of a Private Club. Another issue is the invasion to my right to quiet enjoyment during any social function. I also

question the underlying reason(s) for including all the structures on one application. The accessory buildings are a necessity to the Village but definitely not the club house.

In view of the above, I disapprove of this Application.

Sincerely,

Dolores Kent
42 Hope Bay
Calgary, AB T1X 1G5

Johnson Kwan


From: Dona Wheaton [REDACTED]
Sent: August 17, 2020 11:17 AM
To: Johnson Kwan
Subject: [EXTERNAL] - approval for amendment PL20180106
Attachments: IMG_20200817_0001.jpg

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

Hope this comes through better.
Dona Wheaton

We the owners of 601 Advent (Address) are in favour of Rocky View County approving application PL20180106 for an amendment to Direct Control District (DC11) to allow accessory buildings and private clubs and organizations on Condominium Common Properties in the Prince of Peace Village.

Name: DON + RUTH KNOX

Signature: 
Ruth Knox

I the owner of 829 Ascension Bay are in favour of Rocky View County approving application PL20180106 for an amendment to Direct Control District (DC11) to allow accessory buildings and private clubs and organizations on Condominium Common Properties in the Prince of Peace Village.

Name: Antje Alberda

Signature: 