

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DATE: December 10, 2020

DIVISION: 7

APPLICATION: PL20200158

SUBJECT: Subdivision Item: High Plains Industrial Park

APPLICATION: To create a \pm 12.71 acre parcel (Public Utility Lot), an access road, and a \pm 8.84 acre remainder.

GENERAL LOCATION: Located in the Balzac East area, approximately $\frac{1}{2}$ mile south of Crossiron Drive, north of High Plains Road and east of Range Road 291

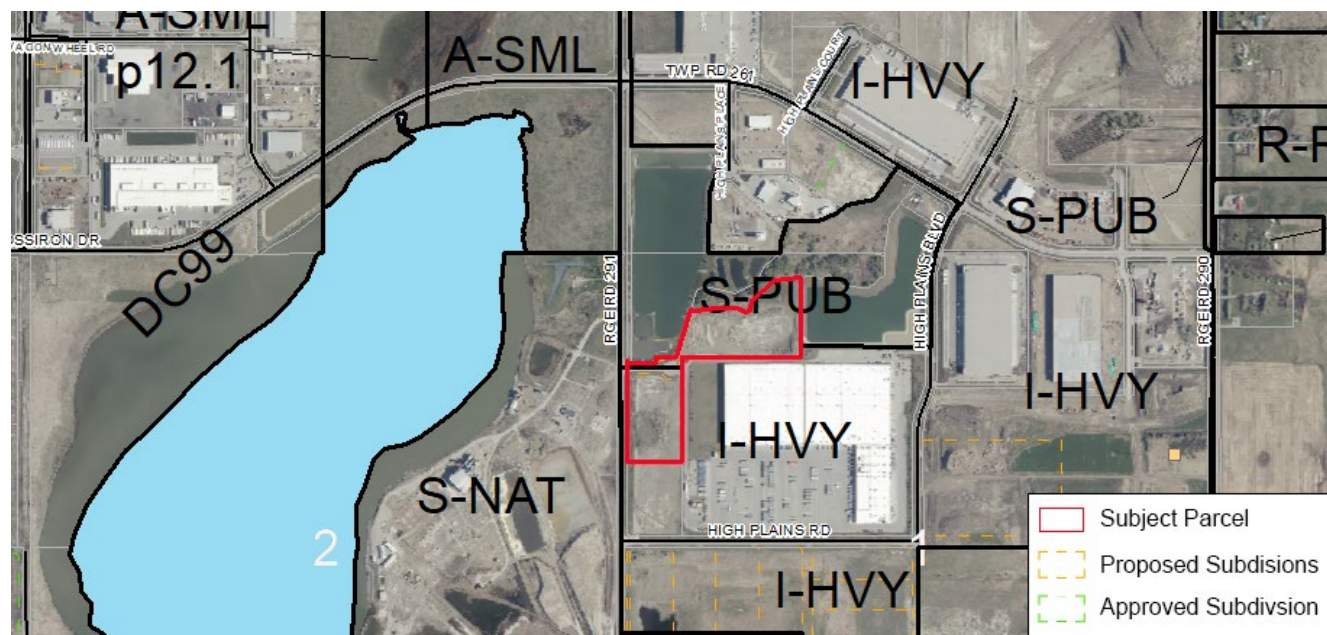
LAND USE DESIGNATION: Industrial, Heavy District (I-HVY)

ADMINISTRATION RECOMMENDATION:
Administration recommends approval in accordance with Option #1.

OPTIONS:

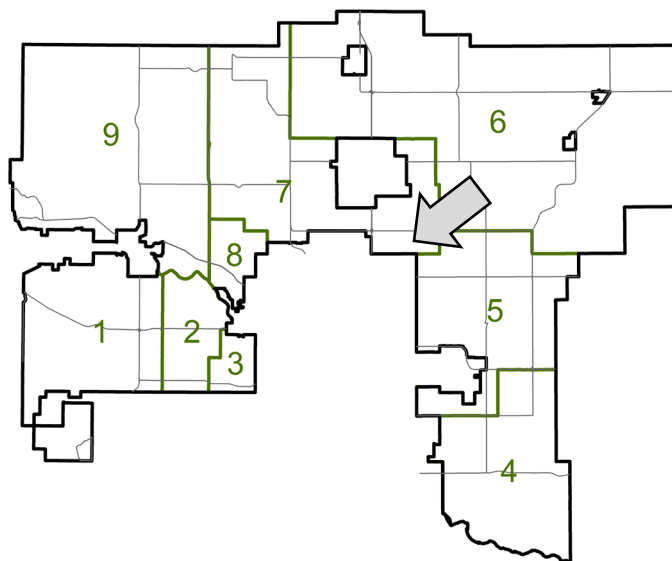
- Option #1: THAT Subdivision Application PL20200158 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20200158 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Scott Thompson – Planning and Development Services





APPLICANT: IBI Group (Rares Caraba)

OWNER: 1405275 Alberta Ltd.

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: <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • Municipal Development Plan; • Balzac East Area Structure Plan; • High Plain Industrial Park Conceptual Scheme; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
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ESTIAMTED FEE/LEVY	AMOUNT OWING
TRANSPORTATION OFFSITE LEVY <ul style="list-style-type: none"> • TOL applicable on the proposed Lot 1 (Public Utility Lot) and the proposed access road. TOL for the remainder parcel will be deferred to future development. • Base Levy \$4,595 x 14.11 acres = \$64,835.45 to be confirmed via plan of survey. • Special Levy \$18,638 x 14.11 acres = \$262,982.18 	Approximately \$327,818 to be determined via plan of survey.
WATER AND WASTEWATER OFFSITE LEVY <ul style="list-style-type: none"> • N/A as proposed Lot 1 would be a Public Utility Lot. The remainder lot will be developed under a future application. 	N/A
MUNICIPAL RESERVE <ul style="list-style-type: none"> • 10% outstanding Municipal Reserve on the subject land, to be deferred by caveat. 	N/A

Proposal Overview

The Applicant is dedicating proposed lot 1 as a public utility lot to allow for the expansion of the existing stormwater facility to service Phase 4 of High Plains Industrial Park (NW-12-26-29-W04M). The pond will be constructed under a development agreement signed for Phase 4 (PL2020007) and is not a proposed condition of this application.

The Applicant is also converting an existing access road, previously built as a private access in Phase 1 of High Plains, as a public road, to provide access to the remainder parcel and continue access to



the existing parcel to the east. No developable lots are being created under this file (the remainder lot was created under previous subdivision file PL20190066). For this reason, there are no water and wastewater servicing and other technical requirements for this subdivision. This is a resubmission of PL20200039.

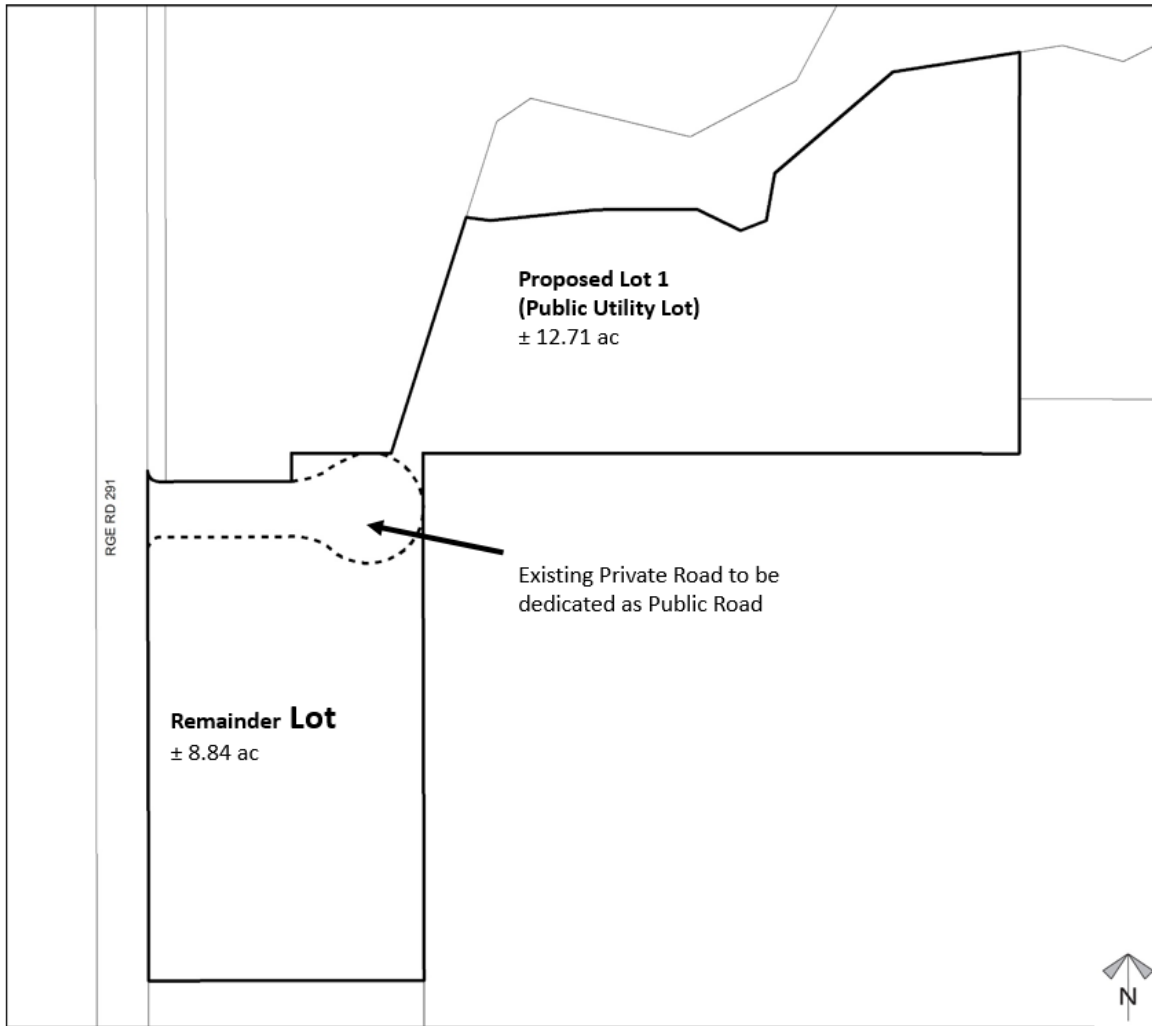
Accessibility to a Road:

The existing private road will be converted to a public road with the dedication of the applicable right-of-way in accordance with County Servicing Standards.

Given that this private access had been constructed to County standards, the Development Agreement condition is only to provide for submissions of QA/QC testing and for site inspections prior to the County assuming responsibility for the ongoing operation and maintenance.



Tentative Plan



ROCKY VIEW COUNTY

Tentative Plan

Subdivision
Proposal

To create a ± 12.71 acre parcel (Public Utility Lot), an access road with a ± 8.84 acre remainder.

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.

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Legal: NW-01-26-29-W04M



CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

ST/llt

ATTACHMENTS:

ATTACHMENT 'A': Maps and Other Information

ATTACHMENT 'B': Approval Conditions

ATTACHMENT 'C': Letters



ATTACHMENT 'A': MAPS AND OTHER INFORMATION

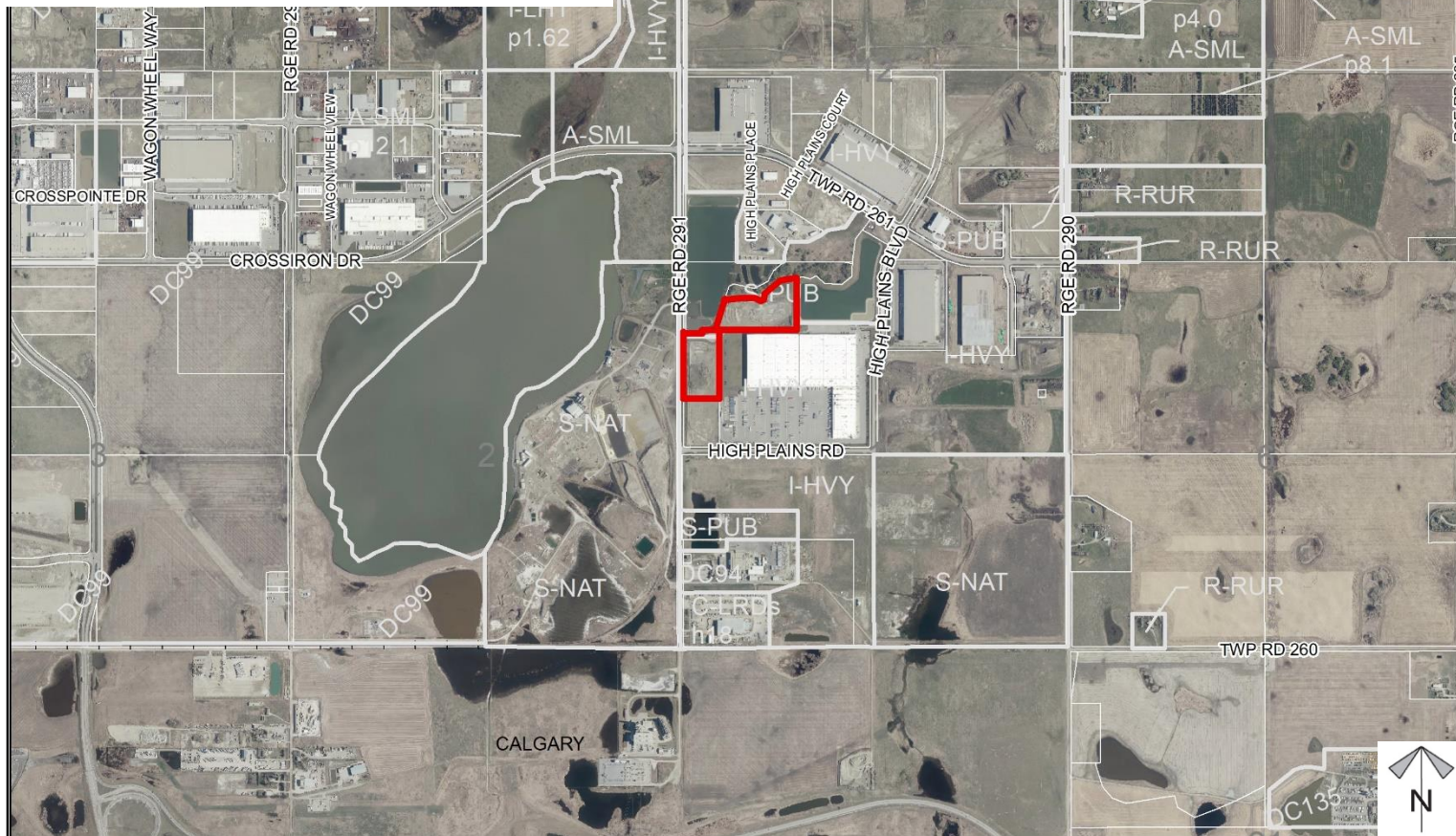
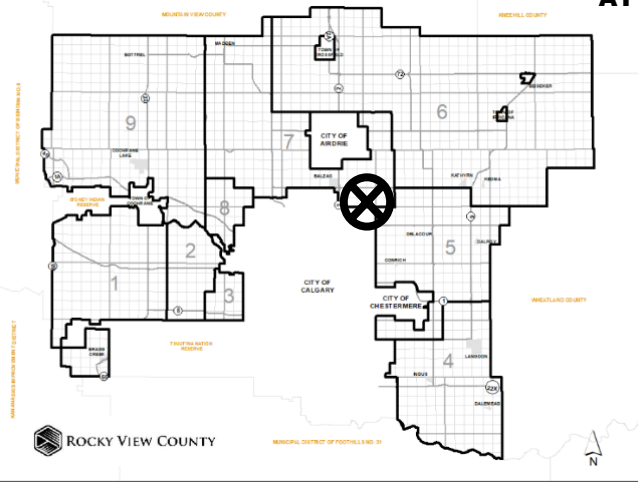
DATE APPLICATION RECEIVED: November 16, 2020	DATE DEEMED COMPLETE: November 16, 2020
GROSS AREA: ± 23 acres	LEGAL DESCRIPTION: NW-1-26-29-W04M
APPEAL BOARD: Subdivision and Development Appeal Board.	
HISTORY: <p>October 22, 2019 Subdivision Application (PL20190066) conditionally approved to create a ± 7.50 acre parcel with a ± 23.00 acre remainder.</p> <p>June 23, 2016 Registration of Plan 161 1477 creating a 20.87 acre PUL and the 30 acre remainder.</p> <p>May 25, 2020 Subdivision PL20200039 conditionally approved to create a ± 12.71 ac Public Utility Lot, with a ± 8.84 ac remainder.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 28 adjacent landowners. No letters in support/opposition were received. The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

Location & Context

Subdivision Proposal

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Development Proposal

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Environmental

Subdivision Proposal

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

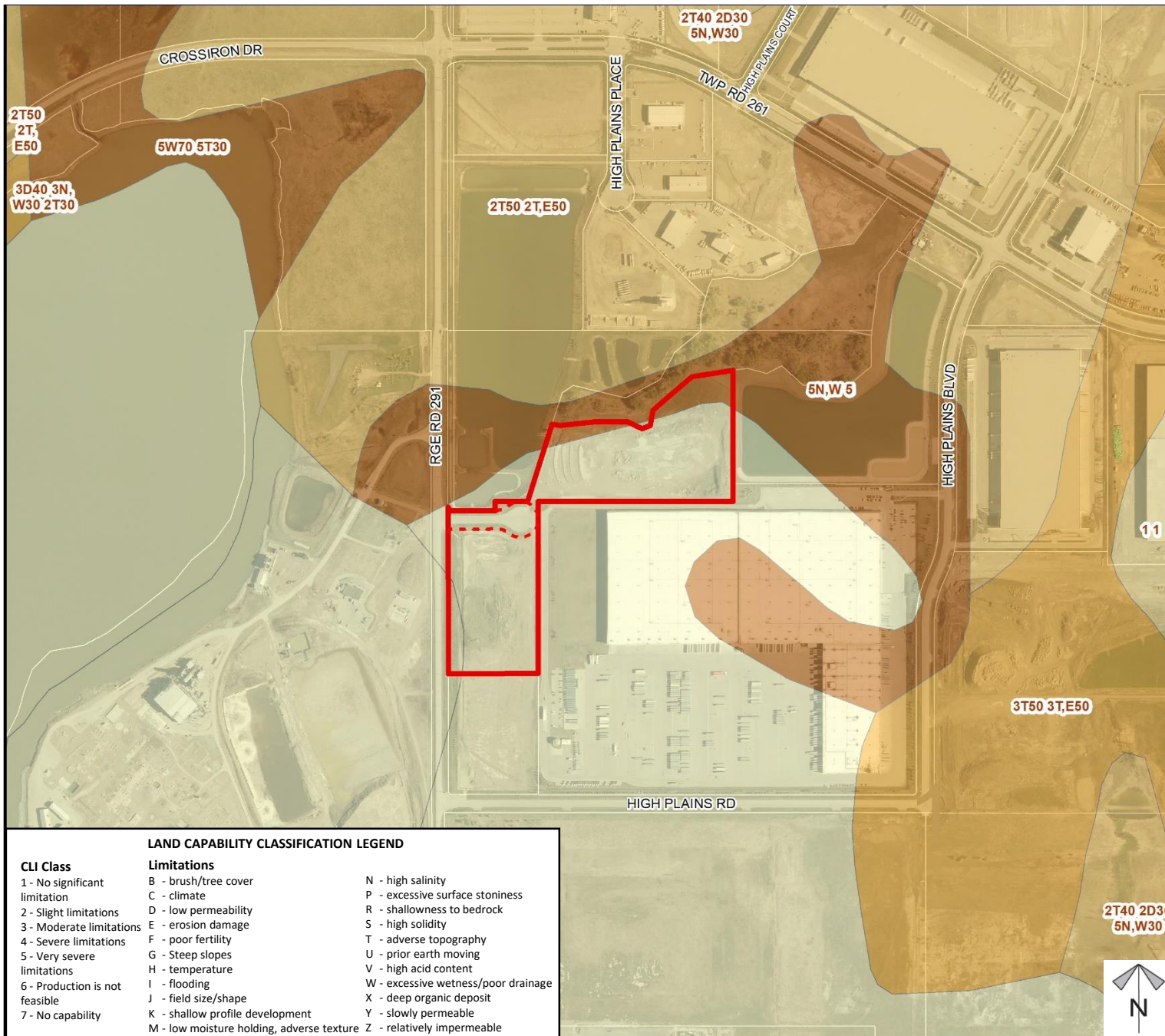
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Soil Classifications

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Tentative Plan

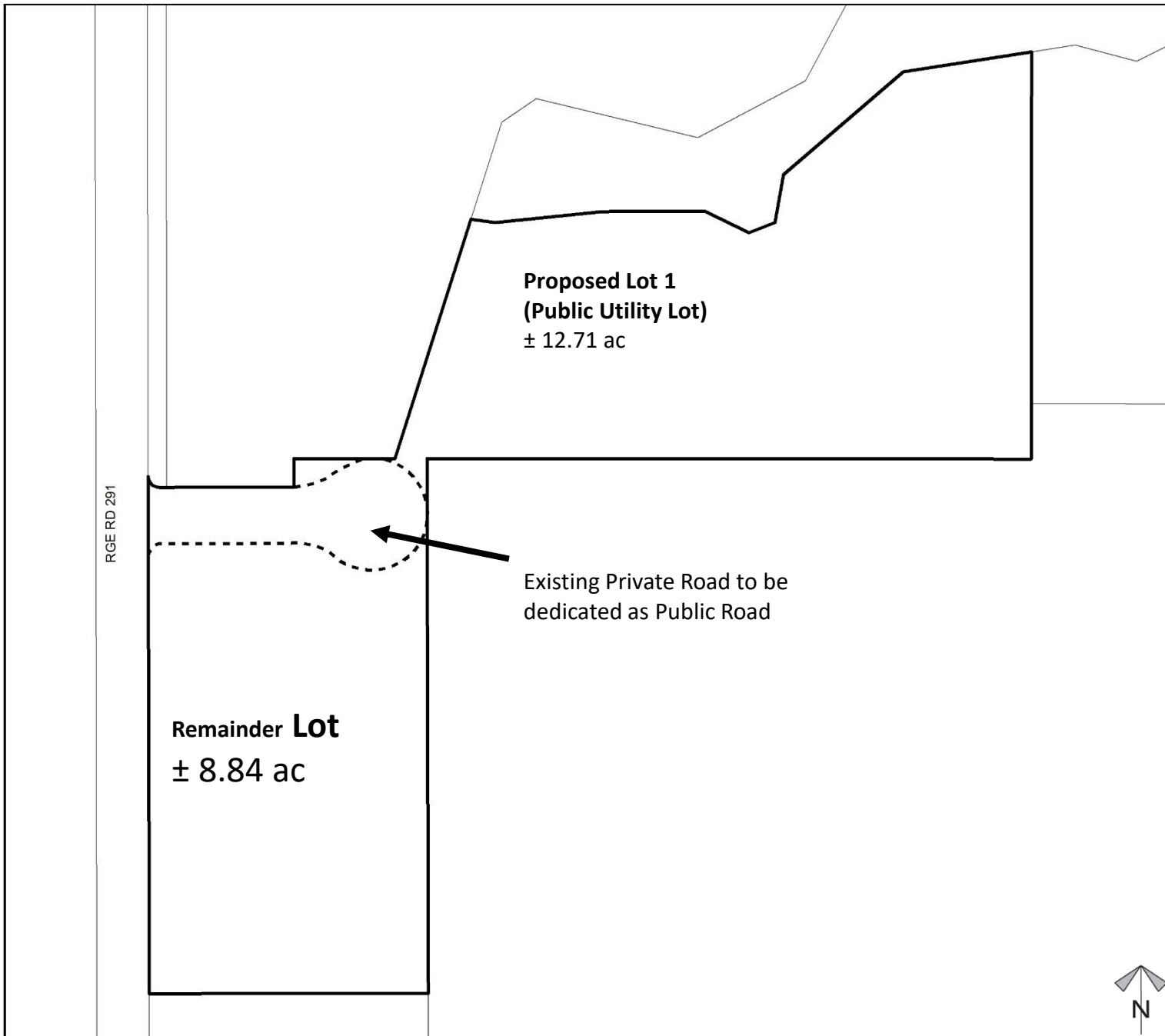
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Landowner Circulation Area

Subdivision Proposal

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Legend

Support



Opposition



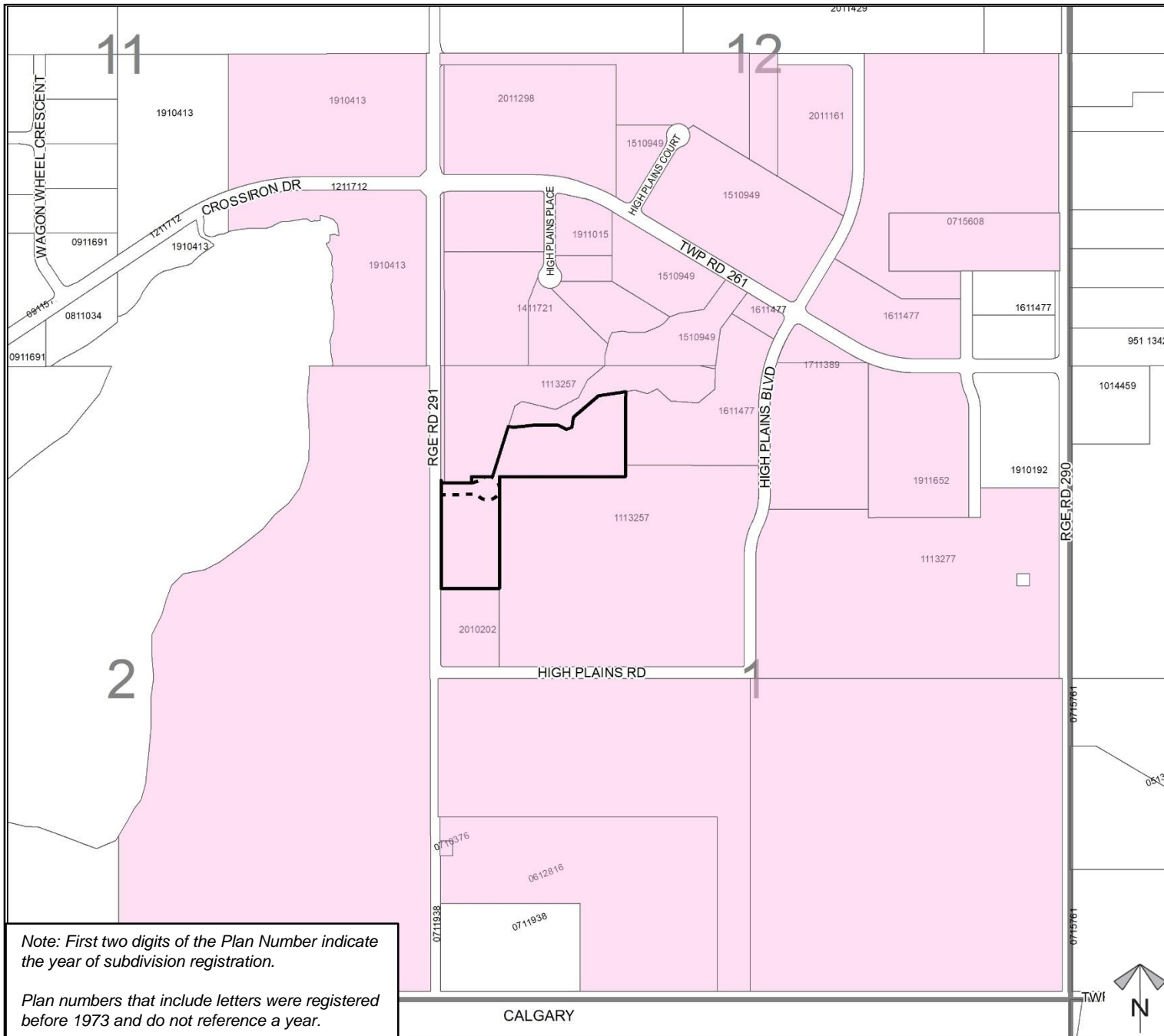
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**ATTACHMENT 'B': APPROVAL CONDITIONS**

- A. The application to create a ± 12.71 ac (Public Utility Lot), an access road, and a remainder lot (± 8.84 ac) at NW-01-26-29-W04M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation; and
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

Development Agreement

- 2) The Owner is to enter into and comply with a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan and shall include the following:
 - i. Design and construction of an internal road with associated infrastructure which includes:
 - (a) Paved industrial street;
 - (b) Paved cul-de-sac;
 - ii. Provision of all materials testing, quality assurance and quality control reporting related to the construction of the paved industrial street;
 - iii. Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement;
 - iv. Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
 - v. The construction of any oversized or excess capacity infrastructure, roads and/or services benefiting the Owner's lands and development and other lands. As contemplated by and in accordance with Section 650, 655, 651 and 648 of the



Municipal Government Act and Council policies respecting infrastructure and cost recovery.

Payments and Levies

- 3) The Applicant/Owner shall pay the Transportation Off-Site Levy (including the Base Levy and the Special Area Levy) in accordance with the Transportation Off-Site Bylaw C-7356-2014. The County shall calculate the total amount owing:
 - i. From the total gross acreage of the proposed lot 1 (Public Utility Lot) and the proposed road right of way as shown on the Plan of Survey.
- 4) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.

Municipal Reserves

- 5) The provision of Reserve in the amount of 10% of Lots 1, are to be deferred by Caveat pursuant to Section 669(2) of the *Municipal Government Act*; and the remainder is to remain deferred without Caveat pursuant to Section 663 of the *Municipal Government Act*;
- 6) All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw



ROCKY VIEW COUNTY

ATTACHMENT 'C': LETTERS

No letters received.