



COUNCIL MEETING AGENDA

Date: Tuesday, May 14, 2024
Time: 9:00 AM
Location: Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Pages

A. CALL MEETING TO ORDER

B. UPDATES/APPROVAL OF AGENDA

C. APPROVAL OF MINUTES

1. April 23, 2024 Council Meeting Minutes

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D. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on April 16, 2024 and April 23, 2024 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 6 - Bylaw C-8529-2024 - Redesignation Item: Residential

16

File: PL20220194 (04204004)

2. Division 6 - Bylaw C-8516-2024 - Redesignation Item: Business

46

File: PL20210142 (03323017)

AFTERNOON PUBLIC HEARINGS / APPOINTMENTS 1:00 PM

3. Division 3 - Bylaw C-8524-2024 and Bylaw C-8525-2024 - Local Plan Amendment and Redesignation Item: Residential

71

File: PL20210120 and PL20210121 (05618459)

4. All Divisions - Bylaw C-8530-2024 - Land Use Bylaw Amendments – Existing Buildings and Community Entrance Signs

246

File: 1013-137

E. CLOSED SESSION

1. RVC2024-11 - Rodeo Ridge Community - Ownership of Private Road Units

THAT Council move into closed session to consider the confidential item "Rodeo Ridge Community - Ownership of Private Road Units" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 24 – Advice from officials
- Section 27 – Privileged information

Note: supporting materials for this item were confidentially distributed to Council prior to the closed session under separate cover

2. RVC2024-19 - Recreation Facility Governance and Ownership

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

- Section 21 – Disclosure harmful to intergovernmental relations
- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to economic and other interests of a public body

F. GENERAL BUSINESS

1. All Divisions - Meadow Ridge Road Conrich Estates – Local Improvement Plan Update 261

File: N/A

2. All Divisions - Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments 265

File: N/A

3. Division 1 - Bragg Creek Area Structure Plan Hamlet Review - Visioning Committee Appointments 318

File: N/A

4. All Divisions - Appointments to the Subdivision and Development Appeal Board and Enforcement Appeal Committee 337

File: N/A

G. BYLAWS

1. Division 6 - Bylaw C-8476-2024 and Bylaw C-8477-2024 - Local Plan and Redesignation Item: Industrial 339

File: PL20200150 and PL20200151 (05306001/5)

H. SUBDIVISION APPLICATIONS

I. UNFINISHED BUSINESS

J. NOTICES OF MOTION

1. **Division 6 - Notice of Motion - Councillor Samra and Councillor Hanson - Council as the Development Authority for Certain Uses in the Business, Live-Work District (B-LWK) Land Use District**

429

File: N/A

Note: this notice of motion will be read into the record at this meeting and will be considered at the May 28, 2024 Council meeting

K. ADJOURN THE MEETING



ROCKY VIEW COUNTY

COUNCIL MEETING MINUTES

Tuesday, April 23, 2024
9:00 AM

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

Present: Reeve C. Kissel
Deputy Reeve D. Kochan
Councillor G. Boehlke (arrived at 9:03 a.m., participated electronically and left at 5:52 p.m.)
Councillor K. Hanson
Councillor S. Samra (left at 6:12 p.m.)
Councillor A. Schule (left at 3:34 p.m.)
Councillor S. Wright

Also Present: R. McDonald, Interim Chief Administrative Officer
M. Boscariol, Executive Director, Community Services
B. Riemann, Executive Director, Operations
K. Robinson, Executive Director, Corporate Services
G. van den Burg, Director/Municipal Clerk, Legislative Services
I. Agbonkhese, Manager, Financial Services
K. Hubbard, Manager, Fire Services (Fire Chief)
A. Mason, A/Manager, Utility Services
M. Klassen, Assistant Fire Chief, Fire Services and Emergency Services
L. Cox, Planning and Development Supervisor, Planning
O. Newmen, Senior Planner, Planning
C. Berger, Planner, Planning
D. Manawadu, Planner, Planning
M. Mitton, Legislative Officer, Legislative Services
K. Tuff, Legislative Officer, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 9:02 a.m.

B Updates/Approval of Agenda

Councillor Boehlke arrived at the meeting at 9:03 a.m.

MOVED by Reeve Kissel that the April 23, 2024 Council meeting agenda be amended as follows:

- Add emergent closed session item E-2 "CAO Recruitment Process".

Carried



MOVED by Reeve Kissel that the April 23, 2024 Council meeting agenda be approved as amended.

Carried

C-1 April 9, 2024 Council Meeting Minutes

MOVED by Councillor Hanson that the April 9, 2024 Council meeting minutes be approved as presented.

Carried

**D-2 Division 6 - Bylaw C-8526-2024 - Redesignation Item: Business
File: PL20210161 (03323013)**

MOVED by Councillor Samra that the public hearing for item D-2 be opened at 9:06 a.m.

Carried

Persons(s) who presented: Andrew Ulmer, Terradigm Consultants (Applicant)

Person(s) who presented in support: None

Person(s) who presented in opposition: None

Persons(s) who presented rebuttal: None

MOVED by Councillor Samra that the public hearing for item D-2 be closed at 9:27 a.m.

Carried

MOVED by Councillor Samra that Bylaw C-8526-2024 be given first reading.

Carried

MOVED by Councillor Samra that Bylaw C-8526-2024 be given second reading.

Carried

MOVED by Councillor Samra that Bylaw C-8526-2024 be considered for third reading.

Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8526-2024 be given third and final reading.

Carried

Motion Arising

MOVED by Councillor Samra that Council be the Subdivision Authority for any subdivision applications on Business, Live-Work District (B-LWK) land use, in accordance with section 7 of the *Subdivision Authority Bylaw*.

Carried

Motion Arising

MOVED by Councillor Samra that Council be the Development Authority for any development permit applications on Business, Live-Work District (B-LWK) land use, in accordance with section 49 of the *Land Use Bylaw*.

Carried



The Chair called for a recess at 9:35 a.m. and called the meeting back to order at 9:39 a.m.

Councillor Boehlke, Councillor Samra, and Councillor Wright did not return from the recess.

Councillor Boehlke returned to the meeting at 9:40 a.m.

E-1 RVC2024-14 – Interim Complaints Adjudicator Appointment
File: N/A

MOVED by Councillor Hanson that Council move into closed session at 9:40 a.m. to consider the closed session item "Interim Complaints Adjudicator" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 19 – Confidential evaluations
- Section 24 – Advice from officials

Carried
Absent: Councillor Samra, Councillor Wright

Councillor Samra and Councillor Wright attended the closed session for item E-1.

Council held the closed session for confidential item E-1 with the following additional people in attendance:

Rocky View County:	R. McDonald, Interim Chief Administrative Officer
	G. van den Burg, Director/Municipal Clerk, Legislative Services

Councillor Hanson did not return from the closed session.

MOVED by Councillor Wright that Council move into open session at 10:10.

Carried
Absent: Councillor Hanson

Councillor Hanson returned to the meeting at 10:11 a.m.

MOVED by Councillor Wright that Council appoint Mr. Don Lidstone, KC, of Lidstone & Company Barristers and Solicitors as Rocky View County's Complaints Adjudicator for a 4-year term.

Carried

D-1 Division 3 - Bylaw C-8506-2024 - Direct Control Amendment Item: Residential
File: PL20230024 (10013260)

Reeve Kissel vacated the Chair in accordance with section 10 of the *Procedure Bylaw* as the planning application was located in her electoral division. Deputy Reeve Kochan assumed the Chair.

MOVED by Reeve Kissel that the public hearing for item D-1 be opened at 10:13 a.m.

Carried



Persons(s) who presented: Darlene Denchuk, Aura Quality Homes (Applicant)

Person(s) who presented in support: None

Person(s) who presented in opposition: None

The Chair called for a recess at 10:22 a.m. and called the meeting back to order at 10:25 a.m.

Councillor Boehlke did not return from the recess.

Councillor Boehlke returned to the meeting at 10:26 a.m.

Persons(s) who presented rebuttal: Darlene Denchuk, Aura Quality Homes (Applicant)

MOVED by Reeve Kissel that the public hearing for item D-1 be closed at 10:27 a.m. Carried

MOVED by Reeve Kissel that Bylaw C-8506-2024 be given first reading. Carried

MOVED by Reeve Kissel that Bylaw C-8506-2024 be given second reading. Carried

MOVED by Reeve Kissel that Bylaw C-8506-2024 be considered for third reading. Carried Unanimously

MOVED by Reeve Kissel that Bylaw C-8506-2024 be given third and final reading. Carried

Deputy Reeve Kochan vacated the Chair. Reeve Kissel assumed the Chair.

E-2 RVC2024-16 – CAO Recruitment Process
File: N/A

MOVED by Councillor Hanson that Council move into closed session at 10:29 a.m. to consider the closed session item "CAO Recruitment Process" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 19 – Confidential evaluations
- Section 24 – Advice from officials

Carried

Council held the closed session for confidential item E-2 with the following additional people in attendance:

Rocky View County: R. McDonald, Interim Chief Administrative Officer

Councillor Boehlke did not return from the closed session.



MOVED by Councillor Hanson that Council move into open session at 11:08 a.m.

Carried
Absent: Councillor Boehlke

Council rose without report following closed session item E-2.

F-1 All Divisions – 2023 Year-End Financial Statements
File: N/A

Councillor Boehlke returned to the meeting at 11:17 a.m.

Presenters: Lorraine Walker, BDO (County auditors)
Morgan Govett, BDO (County auditors)

MOVED by Deputy Reeve Kochan that Council approve the 2023 audited financial statements and direct Administration to submit them to the Province of Alberta by the deadline of May 1, 2024, as required by section 278 of the *Municipal Government Act*.

Carried

G-1 Division 6 - Bylaw C-8520-2024 - 2024 Prince of Peace Sage Local Improvement Tax Bylaw
File: N/A

Councillor Boehlke left the meeting at 11:47 a.m. and returned to the meeting at 11:49 a.m.

MOVED by Councillor Samra that Bylaw C-8520-2024 be given first reading.

Carried

MOVED by Councillor Samra that Bylaw C-8520-2024 be given second reading.

Carried

MOVED by Councillor Samra that Bylaw C-8520-2024 be considered for third reading.

Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8520-2024 be given third and final reading.

Carried

G-2 Division 6 - Bylaw C-8521-2024 - 2024 Prince of Peace Village Rehabilitation of the Water Distribution Local Improvement Tax Bylaw
File: N/A

MOVED by Councillor Samra that Bylaw C-8521-2024 be given first reading.

Carried

MOVED by Councillor Samra that Bylaw C-8521-2024 be given second reading.

Carried



MOVED by Councillor Samra that Bylaw C-8521-2024 be considered for third reading.
Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8521-2024 be given third and final reading.
Carried

The Chair called for a recess at 11:57 a.m. and called the meeting back to order at 1:03 p.m.

**D-3 Division 5 - Bylaw C-8523-2024 - Direct Control Amendment Item: Industrial
File: PL20240027 (06411006)**

MOVED by Councillor Boehlke that the public hearing for item D-3 be opened at 1:03 p.m.
Carried

Persons(s) who presented: Ken Venner, B&A Studios (Applicant)

Person(s) who presented in support: None

Person(s) who presented in opposition: None

Persons(s) who presented rebuttal: None

MOVED by Councillor Boehlke that the public hearing for item D-3 be closed at 1:22 p.m.
Carried

MOVED by Councillor Boehlke that Bylaw C-8523-2024 be given first reading.
Carried

MOVED by Councillor Boehlke that Bylaw C-8523-2024 be given second reading.
Carried

MOVED by Councillor Boehlke that Bylaw C-8523-2024 be considered for third reading.
Carried Unanimously

MOVED by Councillor Boehlke that Bylaw C-8523-2024 be given third and final reading.
Carried

The Chair called for a recess at 1:26 p.m. and called the meeting back to order at 1:32 p.m.

**D-4 Division 5 - Bylaw C-8455-2023 - Local Plan and Direct Control Item: Institutional
File: PL20190177/PL20200068 (06507009)**

MOVED by Councillor Boehlke that the public hearing for item D-4 be opened at 1:33 p.m.
Carried

Persons(s) who presented: Manu Chugh, Manu Chugh Architect Ltd. (Applicant)
Malik Ashraf, on behalf of the Applicant
Syed Soharwardy, on behalf of the Applicant



ROCKY VIEW COUNTY

Person(s) who presented in support:

Malik Ashraf
Chuchu Asemelash
Mohammad Umar Tinwala
Mohammed (Hasheem) Khan
Ahmad Shah
Gul Khan
Syed Soharwardy
Muhammad Bari
Amir Sattar
Nabila Javed
Sabuhi Shah
Anis Muhammad
Javeria Javed
Salman Sardar
Khursheed Ekram
Naeem Yar Khan
Ziau Dain Syed
Mohammad Farhan
Irfan Tariq
Rizwan Hussain
Shaheen Rizwan
Anwar Latif
Anica Khalid
Fatima Khalid
Mohammed Malik
Miral Fatima
Adnan Malik
Aqib Sina
Raja Ikramullah

The Chair called for a recess at 3:00 p.m. and called the meeting back to order at 3:08 p.m.

Muhammad Ata
Md Kadan Ali
Hamanyou Rafique
Omar Banab

Person(s) who submitted pre-recorded
audio/ video presentations in support:

Kamran Faisal
Sabeena Tariq



Person(s) who presented in opposition: Judy Bissell, speaking on behalf of herself and nine other community members
Laughlin McCallum

Councillor Schule left the meeting at 3:34 p.m. and did not return to the meeting.

Mike Eddy
Darwin Gabel
Joe Genovy, on behalf of himself, Don Lee-Pan, and Ben and Jackie Bergen
Ellen Engbers
Jim Scott
David Wilson

The Chair called for a recess at 4:00 p.m. and called the meeting back to order at 4:06 p.m.

Councillor Boehlke did not return from the recess.

Councillor Boehlke returned to the meeting at 4:07 p.m.

Persons(s) who presented rebuttal: Manu Chugh, Manu Chugh Architect Ltd. (Applicant)
Malik Ashraf, on behalf of the Applicant
Syed Soharwardy, on behalf of the Applicant

MOVED by Councillor Boehlke that the public hearing for item D-4 be closed at 4:22 p.m.

Carried
Absent: Councillor Schule

MOVED by Councillor Boehlke that application PL20200068 be refused.

Carried
Absent: Councillor Schule

MOVED by Councillor Boehlke that application PL20190177 be refused.

Carried
Absent: Councillor Schule

The Chair called for a recess at 4:33 p.m. and called the meeting back to order at 4:40 p.m.

Councillor Boehlke did not return from the recess.

H-1 Division 4 - Subdivision Item: Residential
File: PL20220098 (08916010)

MOVED by Councillor Wright that the Applicants for item H-1 be allowed to address the Subdivision Authority in accordance with section 116 of the *Procedure Bylaw*.

Carried
Absent: Councillor Boehlke, Councillor Schule

Presenter: Josh Balcarras, the Applicant



MOVED by Councillor Wright that subdivision application PL20220098 be approved with the revised conditions noted in Attachment F.

Carried
Absent: Councillor Boehlke, Councillor Schule

H-2 Division 3 - Subdivision Item: Agricultural
File: PL20230065 (07923023)

MOVED by Reeve Kissel that the Applicants for item H-2 be allowed to address the Subdivision Authority in accordance with section 116 of the *Procedure Bylaw*.

Carried
Absent: Councillor Boehlke, Councillor Schule

Presenter: Theresa and Ken Hagel, the Applicants

MOVED by Councillor Wright that subdivision application PL20230065 be approved with the revised conditions noted in Attachment F.

Carried
Absent: Councillor Boehlke, Councillor Schule

Councillor Boehlke returned to the meeting at 5:15 p.m.

F-2 Division 4 – Madden Fire Station 105 Occupational Health and Safety Mitigation
File: N/A

The Chair called for a recess at 5:21 p.m. and called the meeting back to order at 5:25 p.m.

MOVED by Councillor Wright that Council receive the Madden Fire Station 105 Occupational Health and Safety Mitigation report for information.

Carried
Absent: Councillor Schule

MOVED by Councillor Wright that Council direct Administration to prepare a bylaw to remove the Municipal Reserve (MR) designation from Lot 17, Block 1, Plan 2392 EI within SW-31-28-02-W05M and bring back to Council for a public hearing no later than the end of Q2 2024.

Carried
Absent: Councillor Schule

MOVED by Councillor Wright that Council approve a budget adjustment of \$110,464 to fund interim health and safety measures at the Madden Fire Station, as per Attachment A.

Carried
Absent: Councillor Schule

Motion Arising

MOVED by Councillor Boehlke that Council direct Administration to plan a Council tour of neighbouring similar needs firehalls including the hall at Rockyford in Wheatland County no later than June 1, 2024.

Carried
Absent: Councillor Schule



Councillor Boehlke left the meeting at 5:52 p.m. and did not return to the meeting.

G-3 All Divisions - Bylaw C-8531-2024 - 2024 Master Rates Bylaw Amendments
File: 1007-500

MOVED by Councillor Hanson that Council refer Bylaw C-8531-2024 to Administration to bring back an amendment to the Master Rates Bylaw to reflect a 5% increase, to the utilities rates, as originally recommended by Administration.

Defeated

Absent: Councillor Boehlke, Councillor Schule

MOVED by Councillor Samra that Bylaw C-8531-2024 be given first reading.

Carried

Absent: Councillor Boehlke, Councillor Schule

MOVED by Councillor Samra that Bylaw C-8531-2024 be given second reading.

Carried

Absent: Councillor Boehlke, Councillor Schule

MOVED by Councillor Samra that Bylaw C-8531-2024 be considered for third and final reading.

Carried Unanimously

Absent: Councillor Boehlke, Councillor Schule

MOVED by Councillor Samra that Bylaw C-8531-2024 be given third and final reading.

Carried

Absent: Councillor Boehlke, Councillor Schule

Councillor Samra left the meeting at 6:12 p.m. and did not return to the meeting.

The Chair called for a recess at 6:12 p.m. and called the meeting back to order at 6:14 p.m.

G-4 All Divisions - Bylaw C-8517-2024 - 2024 Tax Rate Bylaw
File: N/A

MOVED by Councillor Hanson that Bylaw C-8517-2024 (Alternative #3, distributed at the April 23, 2024 Council meeting) be given first reading.

Carried

Absent: Councillor Boehlke, Councillor Samra, Councillor Schule

MOVED by Councillor Hanson that Bylaw C-8517-2024 (Alternative #3, distributed at the April 23, 2024 Council meeting) be given second reading.

Carried

Absent: Councillor Boehlke, Councillor Samra, Councillor Schule

MOVED by Councillor Hanson that Bylaw C-8517-2024 (Alternative #3, distributed at the April 23, 2024 Council meeting) be considered for third and final reading.

Carried Unanimously

Absent: Councillor Boehlke, Councillor Samra, Councillor Schule



MOVED by Councillor Hanson that Bylaw C-8517-2024 (Alternative #3, distributed at the April 23, 2024 Council meeting) be given third and final reading.

Carried

Absent: Councillor Boehlke, Councillor Samra, Councillor Schule

MOVED by Councillor Hanson that Council approve a budget adjustment of \$6,552,800 to transfer net tax to the Tax Stabilization Reserve, as per Alternative #3, distributed at the April 23, 2024 Council meeting.

Carried

Absent: Councillor Boehlke, Councillor Samra, Councillor Schule

**G-5 Division 7 - Bylaw C-8518-2024 - 2024 Langdon Recreation Special Tax Rate Bylaw
File: 0785**

MOVED by Deputy Reeve Kochan that Bylaw C-8518-2024 be given first reading.

Carried

Absent: Councillor Boehlke, Councillor Samra, Councillor Schule

MOVED by Deputy Reeve Kochan that Bylaw C-8518-2024 be given second reading.

Carried

Absent: Councillor Boehlke, Councillor Samra, Councillor Schule

MOVED by Deputy Reeve Kochan that Bylaw C-8518-2024 be considered for third and final reading.

Carried Unanimously

Absent: Councillor Boehlke, Councillor Samra, Councillor Schule

MOVED by Deputy Reeve Kochan that Bylaw C-8518-2024 be given third and final reading.

Carried

Absent: Councillor Boehlke, Councillor Samra, Councillor Schule

MOVED by Deputy Reeve Kochan that Council approve a budget adjustment of \$60,000 to increase the Langdon Recreation Grant, as per Attachment C.

Absent: Councillor Boehlke, Councillor Samra, Councillor Schule

**F-3 All Divisions - Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments
File: N/A**

MOVED by Councillor Wright that the "Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments" (item F-3) be tabled to the May 14, 2024 Council meeting.

Carried

Absent: Councillor Boehlke, Councillor Samra, Councillor Schule



K Adjourn the Meeting

MOVED by Deputy Reeve Kochan that the April 23, 2024 Council meeting be adjourned at 6:33 p.m.

Carried
Absent: Councillor Boehlke, Councillor Samra, Councillor Schule

Reeve or Deputy Reeve

Chief Administrative Officer or designate



COUNCIL REPORT

Redesignation Item: Residential

Electoral Division: 6

File: PL20220194 / 04204004

Date:	May 14, 2024		
Presenter:	Dinal Manawadu, Planner 1		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess the redesignation of a ± 16.48 hectare (± 40.72 acre) portion of the subject lands from Agricultural General District (A-GEN) to Residential, Rural District (R-RUR) to facilitate future subdivision of nine lots ranging from ± 1.65 hectares (± 4.07 acres) to ± 1.92 hectares (± 4.75 acres) from the existing 51.97 hectare (128.42 acre) parcel.

The subject parcel is located outside of an area structure plan; as such, the application was evaluated pursuant to the policies and regulations of the Municipal Development Plan (County Plan) and the *Land Use Bylaw*.

The application was found to be inconsistent with the vision outlined in Section 2.0, and the policies and goals of Section 5.0 (Managing Residential Growth), Section 8.0 (Agriculture), and Section 10.0 (Country Residential) of the County Plan with regards to the further redesignation and subdivision of a fragmented quarter section. Therefore, Administration recommends the application be refused.

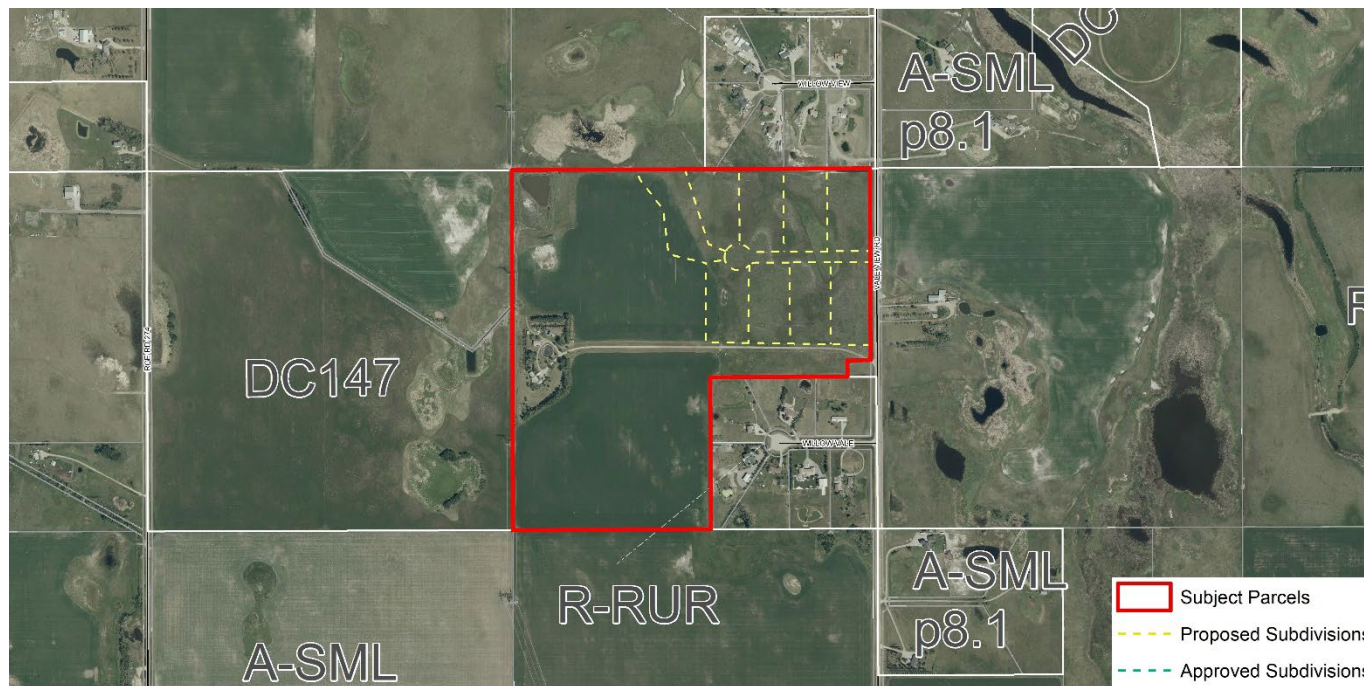
ADMINISTRATION'S RECOMMENDATION

THAT application PL20220194 be refused.

Redesignation Item: Residential

BACKGROUND**Location** (Attachment A)

Located approximately 0.81 kilometres (0.5 miles) north of Township Road 240, on the west side of Vale View Road, approximately 4.8 kilometres (3.00 miles) east of the city of Chestermere.

**Site History** (Attachment B)

In August of 1997, two subdivisions were registered on the subject quarter section and the quarter section to the north, NE-04-24-27-W04M and SE-09-24-27-W04M, respectively. This resulted in seven ± 1.61 hectare (± 4.00 acre) lots being created as a multi-lot subdivision from the subject quarter section, NE-04-24-27-W04M; and an additional seven lots ranging from ± 1.61 to ± 1.72 hectares (± 4.00 to ± 4.27 acres) from the quarter section to the north, SE-09-24-27-W04M.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies. This application is not within an area guided by intermunicipal policy or requirements.

Due to the subject property's proximity to Highways 9 and 797, Alberta Transportation and Economic Corridors was circulated on the application; they have provided no concerns on the proposed application.

Landowner Circulation (Attachment D)

The application was circulated to 41 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support, and 6 letters in opposition were received.

Redesignation Item: Residential

ANALYSIS

Policy Review (Attachment E)

The application was reviewed pursuant to Section 5.0 (Managing Residential Growth), Section 8.0 (Agriculture) and Section 10.0 (Country Residential Development) of the County Plan. The application is located within the agricultural area, outside of an identified growth area for country residential development. As such, the application was found to be inconsistent with the intent and policies of the County Plan.

The goals outlined in Section 8.0 (Agriculture), speak to minimizing land use conflicts and discourages development of intrusive land uses in agricultural areas. The proposed country residential development would not align with the vision or intent of the agricultural area policies. Further, the application has not addressed how appropriate distances would be maintained, in accordance with the Agricultural Boundary Design Guidelines, to minimize the impact on the area agricultural operations.

The subject quarter section can be considered a fragmented quarter section as there are six or more residential or small agricultural (less than 10 hectares (24.7 acres) in size) parcels already subdivided. However, Policy 10.12 of the County Plan disallows the redesignation or subdivision of agricultural parcels greater than 10 hectares (24.7 acres) in size to a residential use. Furthermore, Section 10.0 (Country Residential Development) of the County Plan directs country residential development to existing country residential Area Structure Plan (ASP) areas.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

ALTERNATE DIRECTION

No alternative options have been identified for Council's consideration.

ATTACHMENTS

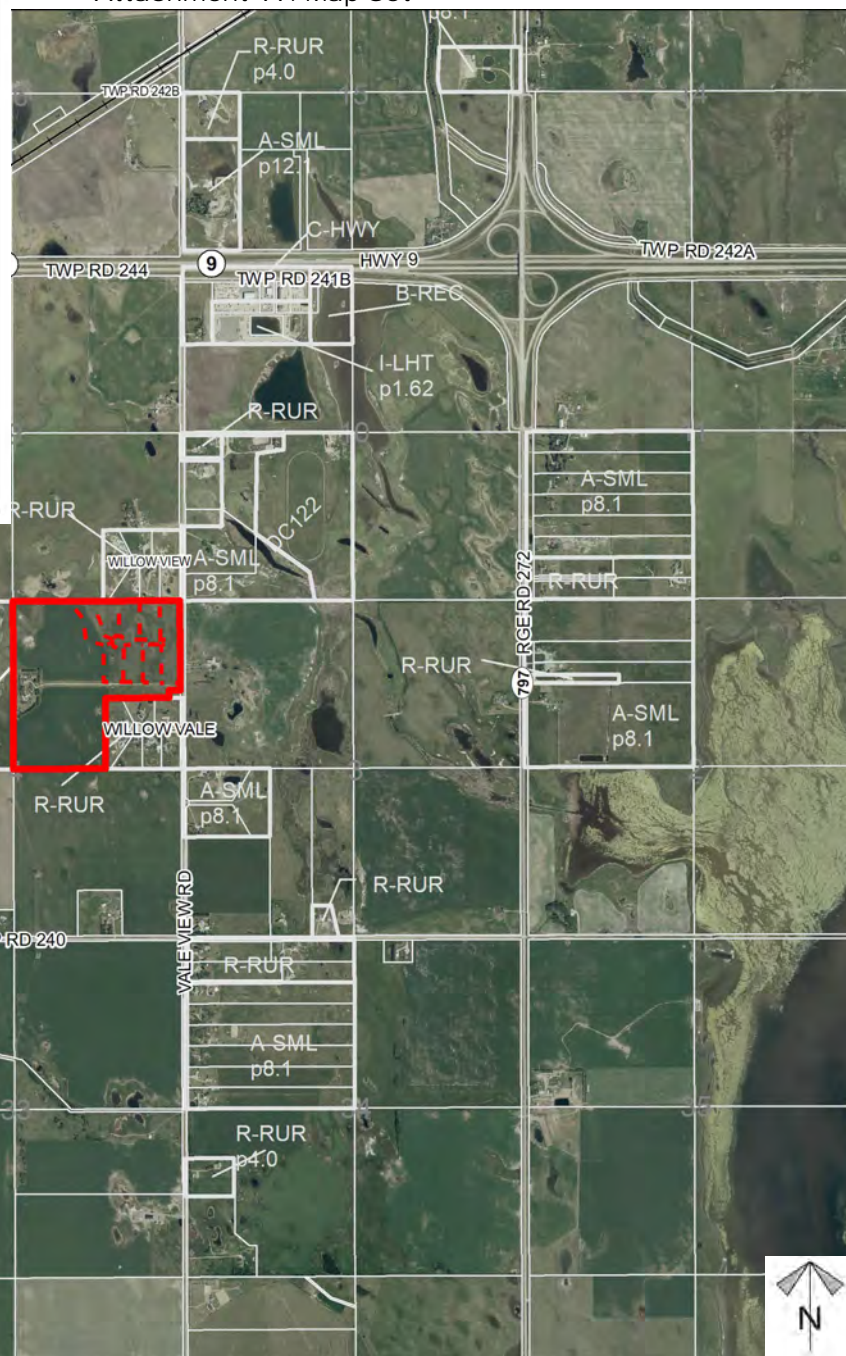
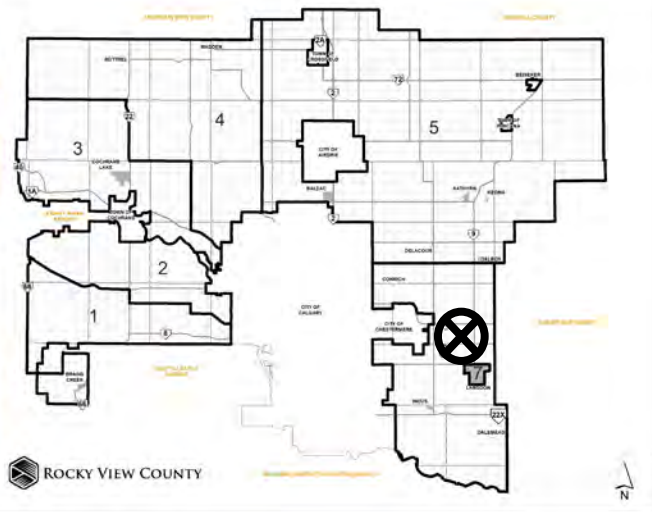
Attachment A: Map Set
Attachment B: Application Information
Attachment C: Application Referral Responses
Attachment D: Public Submissions
Attachment E: Policy Review
Attachment F: Draft Bylaw C-8529-2024

Location & Context

Redesignation Proposal

To redesignate a portion of the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) to facilitate future subdivision.

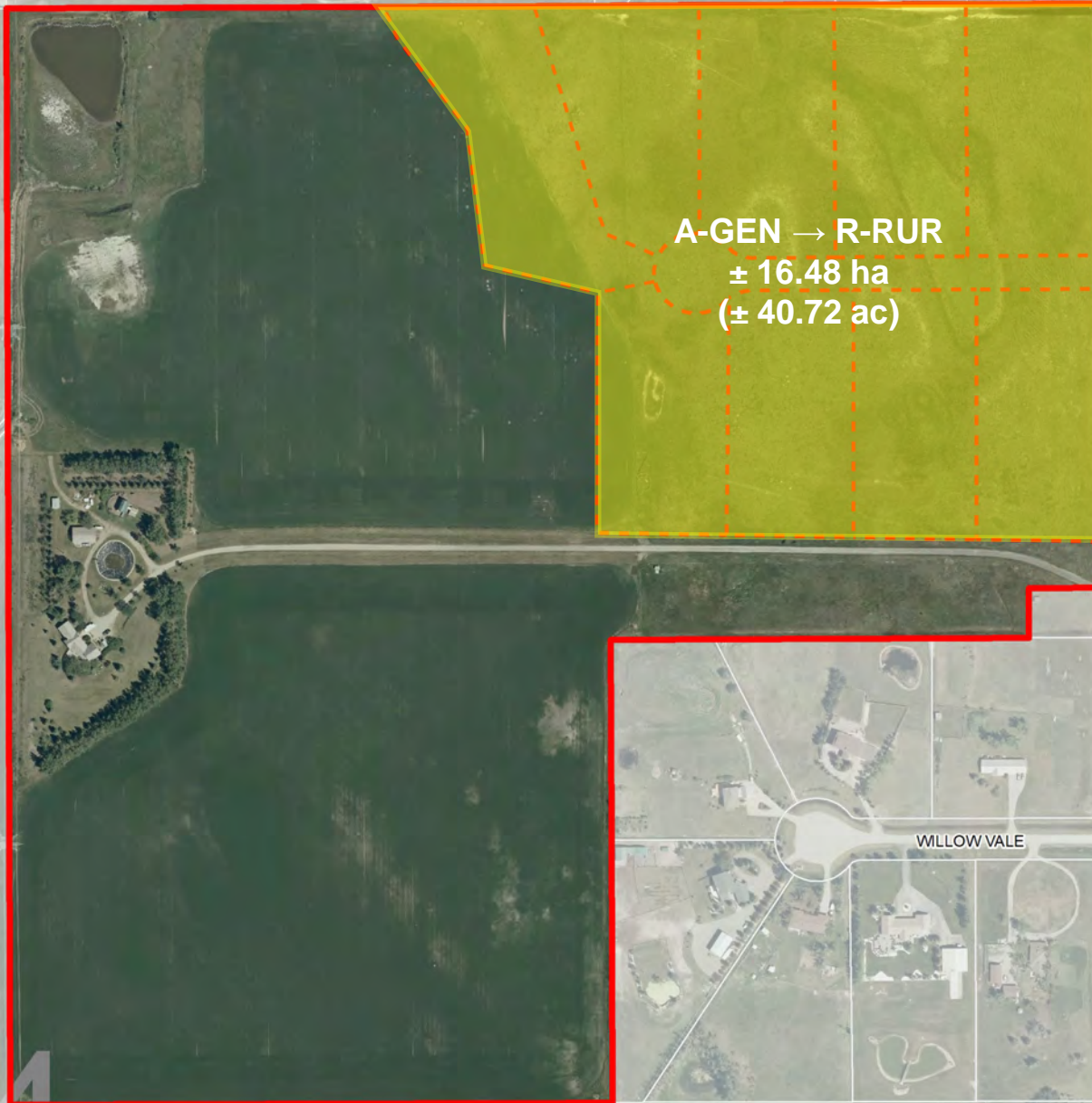
Division: 6
 Roll: 04204004
 File: PL20220194
 Printed: Nov 15, 2022
 Legal: A portion of NE-04-24-27
 Page 19 of 430



Development Proposal

Redesignation Proposal

To redesignate a portion of the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) to facilitate future subdivision.





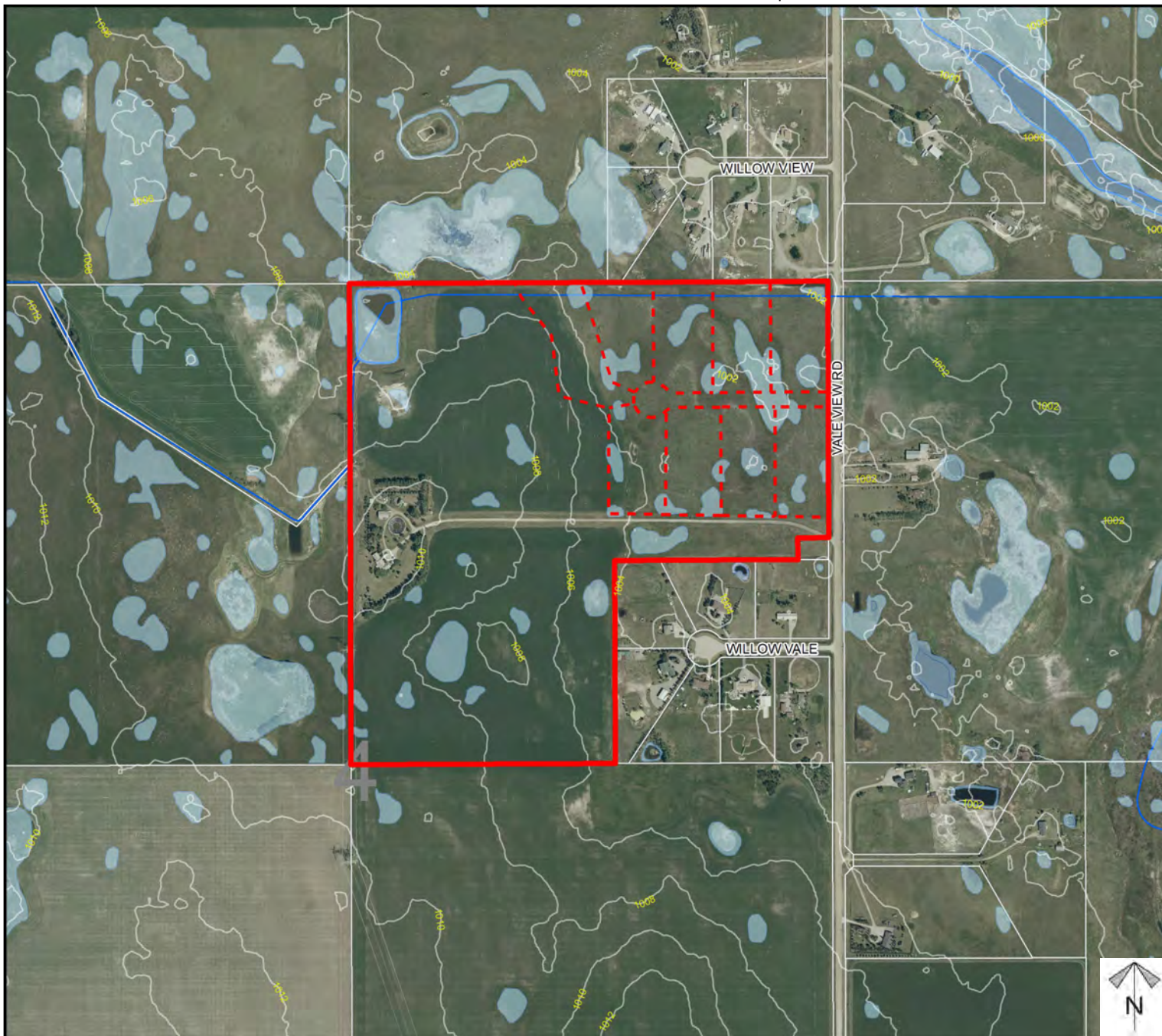
Environmental

Redesignation Proposal

To redesignate a portion of the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) to facilitate future subdivision.

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

Division: 6
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Soil Classifications

Redesignation Proposal

To redesignate a portion of the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) to facilitate future subdivision.






Landowner Circulation Area

Redesignation Proposal

To redesignate a portion of the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) to facilitate future subdivision.

 x2 – outside of circulation radius

Legend

Support

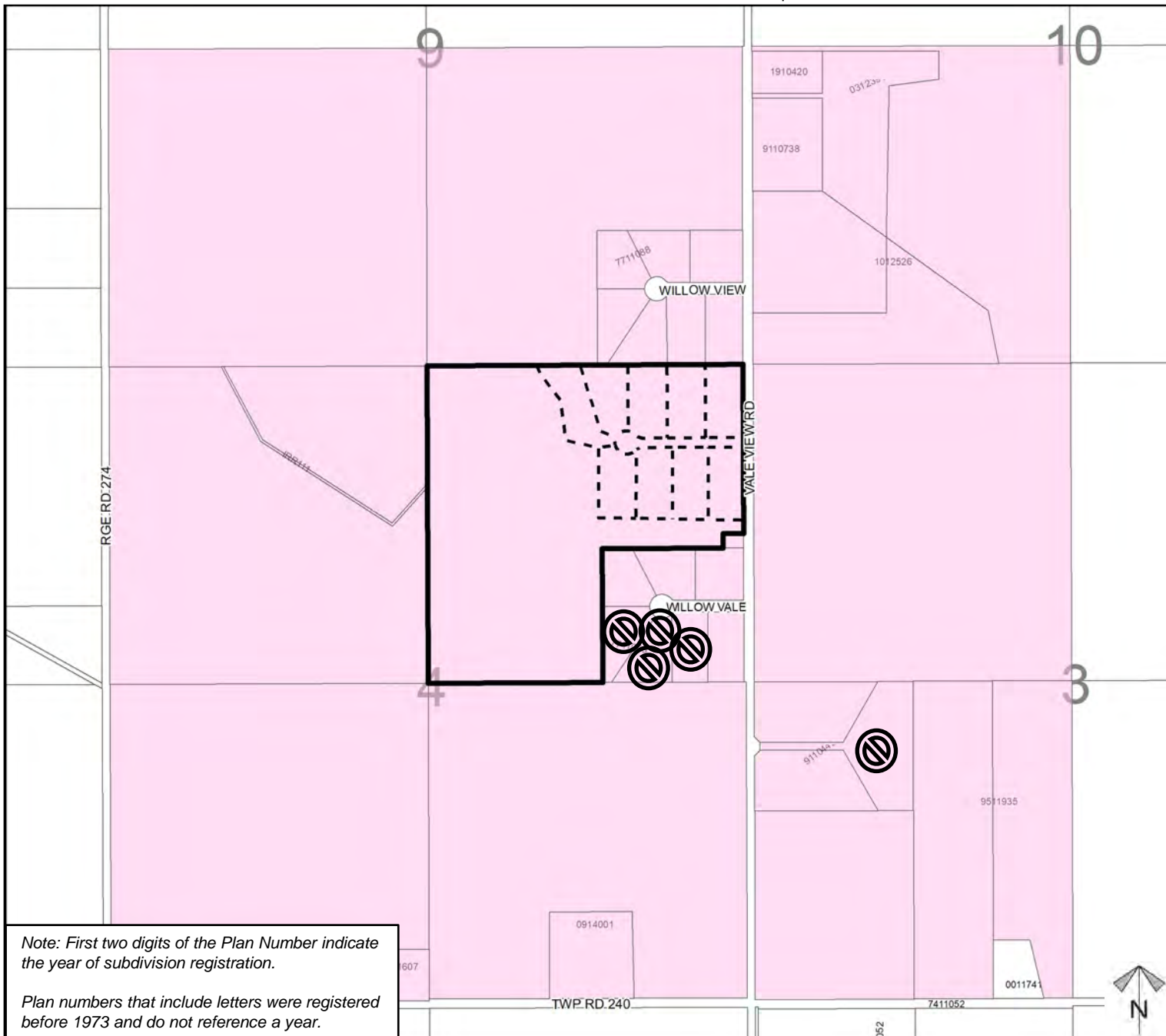


Not Support



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

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



Division: 6
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ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: Darrel Grant/ Umrao & Kuldip Tamber	DATE APPLICATION RECEIVED: November 10, 2022
GROSS AREA: ± 51.97 hectares (± 128.42 acres)	LEGAL DESCRIPTION: NE-04-24-27-W04M
Pre-Application Meeting Held: <input type="checkbox"/>	Meeting Date: N/A
SOILS (C.L.I. from A.R.C.): Moderate limitations due to low moisture holding and adverse texture (low permeability, and temperature).	
HISTORY: August 31, 1977: Seven ± 1.61 hectare (± 4.00 acre) lots were registered as a multi-lot subdivision from the subject quarter section.	
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Farming Suitability Assessment – Zanshin Environmental Networks (November 2022) • Trip Generation Memo – Bunt & Associates (February 21, 2023) • Preliminary Stormwater Management Report – Jubilee - Engineering Consultants Ltd. (September 2023) 	

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	No Concerns.
<i>Province of Alberta</i>	
Alberta Transportation	No Concerns.
Alberta Health Services	No Concerns.
<i>Public Utility</i>	
ATCO Gas	No Concerns.
ATCO Pipelines	No Concerns.
TELUS Communications	No Concerns.
<i>Other External Agencies</i>	
Canada Post	<ol style="list-style-type: none"> 1. Please update our office if the project description changes so that we may determine the impact (if any). 2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible. 3. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).
Western Irrigation District	No concerns however, we do wish to note that for future development, WID requests a 30m setback for permanent structures from our infrastructure to accommodate ditch maintenance and operations. WID currently has an open irrigation ditch that runs across the north edge of this land.
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	No Concerns.
Fire Services & Emergency Management	No Concerns.

AGENCY	COMMENTS
Enforcement Services	No Concerns.
Capital and Engineering Services	<p data-bbox="488 279 597 308"><u>General</u></p> <ul data-bbox="537 315 1511 443" style="list-style-type: none"> As per the application, the applicant is proposing to redesignate a portion of the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) to facilitate future subdivision of nine (9) new lots. <p data-bbox="488 464 672 493"><u>Geotechnical</u></p> <ul data-bbox="537 499 1511 930" style="list-style-type: none"> As a condition of future subdivision, the applicant shall submit a geotechnical investigation report, prepared and stamped by a qualified professional geotechnical engineer, for the proposed development in accordance with the procedures and duration indicated in the County's Servicing Standards. Special attention shall be given to groundwater readings on completion of drilling, 1 day after drilling, 7 days after drilling, 14 days after drilling, 1 month after drilling, and once a month thereafter for 5 consecutive months in accordance with the County's Servicing Standards. <ul data-bbox="631 800 1511 930" style="list-style-type: none"> The geotechnical report must include a grading plan that identifies areas of cuts and fills. For all areas of fill greater than 1.2 m in depth, a Deep Fills report prepared by a professional geotechnical engineer is required. <p data-bbox="488 951 695 980"><u>Transportation</u></p> <ul data-bbox="537 987 1511 1724" style="list-style-type: none"> Access to the proposed new lots is from a new internal road off Vale View Road. As a condition of future subdivision, the applicant will be required to construct a new paved road to a Country Residential Standard, in accordance with County Servicing Standards. The applicant/owner will be required to enter into a Development Agreement for the construction of this roadway. The applicant provided a trip generation review memo, prepared by Bunt & Associates, dated February 21, 2023, in accordance with the County Servicing Standards. The Trip Generation Memo concluded that up to 90 daily trips will be added to the existing road network and Vale View Road will continue to meet the Rocky View County environmental guidelines with an addition of site traffic. Therefore, no improvements are required by the site development. Engineering has no further comments at this time. As a condition of future subdivision, the applicant will be required to provide payment of the transportation offsite levy for the gross area of lands to be subdivided / developed in accordance with Bylaw C-8007-2020. Vale View Road is part of the Long Range Transportation Network, identified as a Network B Roadway requiring a 30 m Road Right of Way (ROW). A 5 m strip of land was previously dedicated for road widening. No additional dedication is required at this time. <p data-bbox="488 1745 776 1774"><u>Sanitary/Wastewater</u></p> <ul data-bbox="537 1780 1511 1911" style="list-style-type: none"> As per the application, the proposed nine (9) new lots will be serviced with individual PSTS. As a condition to future subdivision, the applicant/owner shall provide a Level 3 PSTS Assessment in accordance with the <i>Model Process for</i>

AGENCY	COMMENTS
	<p><i>Subdivision Approval and Private Sewage</i>, that assesses the suitability of the subject lands for PSTS and identifies any limitations of the site.</p> <ul style="list-style-type: none"> The applicant will not be required to demonstrate adequate servicing for the remainder lot, as per the County's <i>Residential Water and Sewer Requirements Policy</i> (C-411), since the subject lands are located in the agriculture use district (A-GEN) and are greater than 30 acres in size. <p><u>Water Supply And Waterworks</u></p> <ul style="list-style-type: none"> As per the application, the proposed nine (9) new lots will be serviced for potable water with individual private water wells. The applicant provided a Phase 1 Groundwater Supply Assessment, prepared by Groundwater Resources Information Technologies Ltd., dated April 17, 2023, in accordance with procedures outlined in the County Servicing Standards. Engineering has no further comments at this time. As a condition of future subdivision, the applicant will be required to drill new wells on each new lot 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 igpm for each well. The applicant is not required to demonstrate adequate servicing for the Remainder lot, as per the County's <i>Residential Water and Sewer Requirements Policy</i> (C-411), since the subject lands are located in the agriculture use district (A-GEN) and are greater than 30 acres in size. <p><u>Stormwater Management</u></p> <ul style="list-style-type: none"> The applicant/owner submitted a Preliminary Stormwater Management Report, prepared by Jubilee Engineering Consultants Ltd. (Jubilee), dated April 19, 2023, and resubmitted its final updated version dated September 8, 2023. Engineering has no further comments at this time. As a condition of future subdivision, the applicant/owner will be required to submit a detailed stormwater management report conducted and stamped by a professional stormwater engineer that includes detailed design drawings of any stormwater improvements in accordance with the County Servicing Standards. <p><u>Environmental</u></p> <ul style="list-style-type: none"> There are wetlands on the subject land that will be impacted by the proposed development. At the time of future subdivision, the applicant/owner will be required to provide a Biophysical Impact Assessment (BIA) conducted by a qualified professional that assesses the existing wetland and the impacts the proposed development will have on the wetland. The BIA shall also provide recommendations on mitigation and compensation measures to address the impacts to the wetland. The applicant will be responsible for obtaining all required EPA approvals.

Circulation Period: December 19, 2022, to January 13, 2023.

From: Wendy Fleming
To: [Legislative Services](#); [Dinal Manawadu](#)
Subject: Bylaw C-8529-2024 – PL20220194 (04204004)
Date: April 23, 2024 11:08:54 AM

We acknowledge receipt of correspondence from Rocky View County dated April 15, 2024 regarding the referenced matter.

We oppose the redesignation of a portion of the subject lands from Agricultural, General District to Residential, Rural District as set out below:

Water Supply:

In March 2023 we were contacted by Mr. Aziz Rahmani of Jubilee Engineering Consultants Ltd. inquiring if the water supply system for Willow View would be able to service a new subdivision. The response to this was a definite “no” as the supply system does not have any additional capacity to service the proposed subdivision south of Willow View Estates.

Additionally, a feasibility study is required on whether the aquifer supplying the existing residences along Vale View Road is stable and has sufficient capacity for another nine residences. The addition of new residences could very easily be detrimental to the wells used by the current residents.

Traffic & Noise:

The amount of traffic and noise that will occur during the development of the subdivision will be considerable and as such, is not something that any of the existing residents need to be subjected to.

Vale View Road is a quiet road and, although traffic has increased due to the development of the properties along Township Road 241B. People are able to walk along this road, ride their horses or bikes along it, etc. Additional traffic during the development stage of the project and the subsequent new residential traffic will put a stop to that as well as make it dangerous for children getting on or off a school bus.

Density & Proximity:

Two of the proposed new lots back onto our property without a buffer. That is unacceptable. The new subdivision will increase the density of the area from 14 homes in a two-kilometre area to 23 homes in the same area – again, this is unacceptable. Vale View Road will resemble a hamlet of houses and no services.

We oppose this redesignation for the reasons previously stated herein.

Gordon W. Cooper
19 Willow View
Rocky View County, AB

Wendy J. Fleming
19 Willow View
Rocky View County, AB

File: 04204004 - Application PL20220194

Hi Gerrit. We organized a meeting those affected by this development one week ago. Most all were in opposition to this development. I could go on with my reasons, but the note sent to you from Ryan McKenzie (below) pretty much sums it up. I think when the County of Rocky View begins cleaning up the junkyards that exist on the east side of Rocky View with their existing bylaws, then they could look at expanding further development. That is a whole different subject, but it has been a crusade that I am going to tackle. Thanks Gerrit.

Matt Haasen



Rocky View

Dear Mr. Scheffel,

I reside in the Willow Vale Estates cul de sac on Vale View Road.

I would like to formally object to any redesignation on the land that is a portion of NE-04-24-27-W04M.

I held a meeting at my house on January 8 and met Mr. Darrell Grant, the community planner, and Mr. Umrao Tamber, the owner of the property. I brought up the fact that the quarter section has already been fractured because of our cul de sac. They used the argument that the land they want to redesignate from A-GEN to R-RUR is not good agricultural producing land so can qualify for redeignation. I have lived here since 1998 and I can not remember a year when there have not been cows pastured on that piece of land. Cows that are a big part of agriculture production and a whole lot nicer to look at than Mr. Tamber's vision of a Conrich style multi generational mansion filled development.

When they developed Willow Vale Estates in the 1970's the neighbours couldn't believe they were building houses here because it was a slough. They didn't know how they could put houses on this patch of land. The land Mr. Tamber wants to develop into 9 parcels is definitely not a slough and has great value as pasture land.

I object to the development because I fear a project of that size will impact our water aquifer. The quality of water is not good and I worry about the extra stress the aquifer will have. The run off of water in the spring and storm water is a big issue in this neighbourhood already and I hate to see 9 more big houses adding to the mix.

Vale View Road has always been a contention to deal with. The dust and rough driving and mud are a cross to bear living in the country and I hate to see what an extra 30 or more cars using the road per day, never mind the construction traffic that will be on it will do to the road. At the meeting we asked about the developer paving the road to the mailboxes on Township 240 but I received an email from Mr. Grant that caused me to doubt that will that would be a possibility.

I love the wide open spaces and the agricultural land around me. Please do not take away anymore of our precious agricultural land that Rocky View County is in such short supply of.

Respectfully yours,

Patricia Hyndman



From:
To: [Legislative Services](#)
Subject: Bylaw C-8529-2024-PL20220194 (04204004)
Date: April 17, 2024 3:09:38 PM

To Rocky View County

I reside in the Willow Vale Estates cul de sac on Vale View Road.

I would like to formally object to any re-designation on the land that is a portion of NE-04-24-27-W04M.

I held a meeting at my house on January 8 and met Mr. Darrell Grant, the community planner, and Mr. Umrao Tamber, the owner of the property. I brought up the fact that the quarter section has already been fractured because of our cul de sac. They used the argument that the land they want to re-designate from A-GEN to R-RUR is not good agricultural producing land so can qualify for re-designation. I have lived here since 1998 and I can not remember a year when there have not been cows pastured on that piece of land - Cows that are a big part of agriculture production and a whole lot nicer to look at than Mr. Tamber's vision of a 9 Conrich style multi generational mansions filled development.

When they developed Willow Vale Estates in the 1970's the neighbours couldn't believe they were building houses here because it was a slough. They didn't know how they could put houses on this patch of land. The land Mr. Tamber wants to develop into 9 parcels is definitely not a slough and has great value as pasture land.

I object to the development because I fear a project of that size will impact our water aquifer. The quality of water is not good and with the drought conditions that Alberta is going through I worry about the extra stress the aquifer will have. We used to have great amounts of water pressure but all the dug outs are empty and there is a noticeable loss of water pressure from my well. We have not had any water from the Western Irrigation District in our canals for two years, even though we pay for water rights, and I can see it only getting worse.

The internet situation is very dire in our area. At best we can only get 25 mbs through a Telus Smart Hub. As more people sign onto the internet the slower the internet will become and some nights I just give up because the buffering is too much to bear. I can't imagine how slow the internet will be with more families signed onto the broad band.

Vale View Road has always been a contention to deal with. The dust and rough driving and mud are a cross to bear living in the country and I hate to see what an extra 30 or more cars using the road per day, never mind the construction traffic that will be on it will do to the road. At the meeting we asked about the developer paving the road to the mailboxes on Township 240 but I received an email from Mr. Grant that caused me to doubt that will that would be a possibility.

I love the wide open spaces and the agricultural land around me. Please do not take away anymore

of our precious agricultural land that Rocky View County is in such short supply of.

Respectfully yours,

Patricia Hyndman
15 Willow Vale
Rocky View County, Ab.

[REDACTED]

File: 04204004 - Application PL20220194

We would like to submit our formal objection for the following reasons:

1. There is no ASP adopted for the area that this application is in, and therefore planning policies shall default to the County Plan. This parcel is considered a "fragmented parcel" within the County Plan and there are a number of places that I can identify that this application is non-compliant and should be recommended for refusal. The main point within the County Plan that I will refer to is 10.12, which states, "Within a fragmented quarter section, the redesignation or subdivision of agriculture parcels greater than 10 hectares (24.7 acres) in size to a residential use **shall** not be supported. Redesignation or subdivision to a new or distinct agricultural operation may be supported as per policy 8.22."
2. Traffic concerns - placing additional traffic down an already busy gravel road is not right. There is little dust suppression currently in place for the amount of traffic and adding additional development to this area without the roads being paved should not be allowed. The county has already approved industrial areas to the north along highway 1 and traffic to and from these areas utilize Valeview road from Glenmore instead of using the paved accesses. This isn't right. If the county is going to approve this, Valeview from Glenmore to Hwy 1 needs to be paved. We have also made requests for a speed limit reduction on this road, as there are consistently vehicles going 80-100km/h past our farm, with no result from the county.
3. This is a deceiving application in that the applicant is stating that this is a "conservative approach" to development because they are trying to develop land that is not suitable for farming and skirt away from the fact that this application is against the county plan. This isn't an accurate reflection of the use of the land, as it is also used for pasture/hay production, which is suitable given the soil types. Just because the area isn't suitable for crop production, doesn't mean it doesn't have agriculture value and should be put forward for development.
4. Water concerns - water concerns have been present in wells within the area due to the development of Langdon and additional strain on the aquifer. Placing additional strain on the aquifer without thorough studies to show that the aquifer can support this additional usage should be required. Additionally, the type of homes the applicant is wanting to place in this area would be multi-generational (similar to Conrich). These homes use a significant higher volume of water than the standard household and this should be noted by the County when reviewing the feasibility of this.
5. The last point we wanted to make, and in our opinion the most important, is the dangerous precedent that would be set if council approves this application. Should this be approved, this sets the precedent that every application of this nature should be approved and this would be destructive to the county. What is the point of the County Plan if the councillors won't follow it?

In short, we object to this application because it is against the County Plan, additional traffic on a high volume gravel road is not appropriate, water sources need to be confirmed, and the precedent the approval of this application is dangerous for the County and its residents.

Thank you.

Regards,

Ryan & Meghan McKenzie

File Number 04204004; Application Number: PL20220194

Hello Gerrit Scheffel

I do apologize for missing the meeting at Pat's house last weekend.

I would like to formally object to any redesignation on the land that is a portion of NE-04-24-27-W04M.

I was told of some of the "benefits" that might be available if these mansions were build (paved roads, improved internet) however there are too many downsides to it all - the potential water supply issues, the extra sewage requirements, extra noise and extra traffic and road use are just a few.

I value the space and peacefulness we have right now and do not want to live next to a development of (large) houses and the associated issues with them. I bought out here for the peacefulness and the openness and have stayed out here for the same reason. I do not want to have the view from my house to be looking at a cluster of "mansions". There are plenty of other areas where the land is already designed for houses, we need to leave the remaining agricultural designations as agricultural.

In short, I object to any development on that land next to us.

thank you

Kelly McMullen



From: Kelly McMullen
Sent: April 30, 2024 12:59 PM
To: Legislative Services
Subject: Bylaw C-8529-2024-PL20220194 (0404004)

To Rocky View County

I live in Willow Vale Estates off Valeview Road directly south of the land in question.

I am formally objecting to the resignation of the portion of NE-04-24-27-W04M.

I have lived here since 1990 and over the years have seen our water quality and quantity decline due to the weather changes both in the wells and on the land (sloughs that we used to be able to water grass/gardens from). I have seen a huge increase in traffic on our road when the commercial businesses were built close to Highway 1 even though access is supposed to be from the Highway 797 side. This subdivision idea comes up every few of years and each and every time we object to it for the same reasons. There is plenty of land where houses can be built closer to Langdon and to Chestermere where there is existing access to water supplies and sewage infrastructure. I really believe that additional houses should not be built on and take from the agricultural land that we have left in Rocky View County.

I am objecting to an additional subdivision of nine more house for the following reasons:

- there will be a huge risk to our water supply - in both Willow Vale and Willow View, both in quantity and a huge potential risk in quality due to added septic requirements
- there will be even more traffic on Valeview Road - there has already been a huge increase with the commercial area north of us on Valeview Road
- any construction vehicles will just destroy the road we have
- we already struggle with internet availability issues, this will only make it all worse for those of us who rely on internet for our work

And the biggest issue is that there will be a further decrease in useful agricultural land. There is little enough agricultural land left in Rocky View County as it is. With the drought conditions, we need all we can preserve! The houses in our cul-de-sac were build on slough land - very little agricultural value and very poor grass quality, but the land in question has high agricultural value and needs to be used for that purpose. I don't want to lose the peace and quiet where I live and the ability to see the farm land around me. That is why I live here.

thank you,
Kelly McMullen
19 Willow Vale
Rocky View County, AB T1X 2G6

File: 04204004 Application PL20220194

Mr. Scheffel

I just returned from Mexico on Saturday and was made aware of the above application and would like to express my opposition to this subdivision.

I am a local farmer in the area and use Vale View road to move machinery. It is a narrow road and any increase in traffic presents a danger of accidents. Also, the east west road to the south of this property is one of the few remaining alternatives for moving machinery east and west.

Further, these scattered subdivisions increase the costs to the municipality by increasing road maintenance and school busing costs. The County should be directing new population growth to existing growth nodes like Langdon.

Thanking you in advance for forwarding my concerns to council.

Wayne Mikkelsen

Objection to Proposed Re-designation Application PL20220194

File #: 04204004

Application #: PL20220194

Division: 6

Attention: Mr. Gerrit Scheffel (delivered via e-mail)

January 2, 2023

Subject: V. Rosbek and R. Fiehmanova - Opposition and Comments to Proposal PL20220194

Dear Mr. Scheffel:

The subject lands are presently used in accord with present designation Agricultural, General District (A-GEN) and are used as pasture for cattle.

The application seeks redesignation to Residential, Rural District. The plot would be used as building parcels to build 9 houses, garages, septic fields and driveways. Productive lands lost forever.

I expect there would be 36 more cars using the unpaved gravel Vale View Road, 45 more people placing demand on County services (road maintenance, police, fire services, garbage disposal, recycling, emergency services, school bus and school&teacher capacity), surface water runoff leading to potential flood mitigation demands.

County may see the potential tax revenue but it will be less than new additional resources required. The value of agriculture land that can generate food cannot be replaced as no cattle can graze driveways.

If the investor want to develop more subdivisions he can do so in Langdon area only few miles away.

I think he wants to make a quick money by selling building parcels at the cost of other taxpayers and rural character of this area lost forever. Area along Vale View Road is not to become high density residential. MD Rockyview is quick to talks about agriculture land preservation so you can prove you mean it.

DENY the plan as unsuitable, undesirable and opposed by the neighbours.

Respectfully,

Vaclav Rosbek, Renata Fiehmanova

[REDACTED]

From:
To: [Legislative Services](#)
Subject: Bylaw C-8529-2024-PL20220194 (04204004) -> 2x NO
Date: April 21, 2024 10:17:09 AM

Dear Councilmen:

I have resided and owned the parcel SW03-24-27-W4 designated as Agriculture Holding for more than 20 years. I moved there here to escape the pressures and increasing house density in Calgary.

Someone, who purchases the Agriculture land, is either in the same position as I and wants to enjoy the area, or is a **person who wants to re-designate and develop the land for financial gain**. I believe this is the situation with the application we have here.

I pass this parcel of land daily and only last year it had small herd of cattle grazing on the land, pastoral scene right in line with the agriculture character of this area. Now this owner wants to develop next to the small cul-de-sac residential areas (2 x 7 parcels). He wants to go even bigger, 9 parcels and still leaving extra land to repeat this action again. He sees the financial gain and I see the detrimental effect on all residents living in this area: more traffic on a gravel road that requires Rockyview grading 2x/year to support the schoolbus traffic, another 20+ school-age kids putting more demands on schooling, health services, policing, fire protection. More pressure on the garbage disposal and sewage disposal, more demands on the water resource.

I and my wife (also owner) say NO to this proposal. If you want to be a residential developer go to Langdon or Chestermere, both are close buy and are presently designated for that purpose. You, councilors, are tasked to protect the agriculture land, water resource and wildlife habitat. I submit to you that the **new property tax revenue will be eliminated and overwhelmed by increased demand for services**.

The government is quick to talk about green initiatives and environmental protection, but it is you, on a local level, who ensures this is true. Your voting today will show clearly where you stand.

Reject this proposal, it is **not worth the cost, and results in destruction of non-renewable resource**.

Vaclav Rosbek & Renata Fiehmanova

(submitted via e-mail on April 21, 2024)

ATTACHMENT E: POLICY REVIEW

Definitions		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

Municipal Development Plan (County Plan)**Vision and Principles**

3	<i>Rocky View County respects, supports, and values agriculture as an important aspect of the county's culture and economy. The county will:</i> <ul style="list-style-type: none"> <i>Facilitate diverse and sustainable agriculture operations and agriculture businesses.</i> <i>Support partnerships and education to increase operator knowledge and opportunities.</i> <i>Help minimize adverse impacts on agriculture operations and help support agriculture diversity through land use policy.</i>
Inconsistent	The surrounding area is predominantly being used for agricultural purposes; the proposed land use change may present negative impacts to adjacent operations.

Managing Residential Growth – Agricultural Area

5.11	<i>Support first parcel out residential and agricultural subdivision in the agricultural area as per the policies of this Plan (section 8).</i>
Not Applicable	The subject lands are ineligible for First Parcel Out subdivision as discussed within the Section 8.0 policy Review below.

Agriculture – Land Use

Section 8.0 Goals	<i>Support agriculture operators in going about their day-to-day business with minimum adverse impacts from non-agricultural land uses.</i>
Inconsistent	The surrounding area is predominantly being used for agricultural purposes; the proposed land use change may present negative impacts to adjacent operations.

Agriculture – First Parcel Out

8.17	<i>A subdivision to create a first parcel out that is a minimum of 1.60 hectares (3.95 acres) in area should be supported if the proposed site:</i> <ol style="list-style-type: none"> <i>meets the definition of a first parcel out;</i> <i>has direct access to a developed public roadway;</i> <i>has no physical constraints to subdivision;</i> <i>minimizes adverse impacts on agricultural operations by meeting agriculture location and agriculture boundary design guidelines; and</i> <i>the balance of the un-subdivided quarter section is maintained as an agricultural land use.</i>
Not Applicable	The subject parcel was previously subdivided in 1977 creating 7 additional lots. As such the application cannot be considered under First Parcel Out Policies.

Country Residential Development – Country Residential Communities

10.2	<i>Country residential development in the agriculture area shall be guided by the goals and policies of this Plan.</i>
Inconsistent	The application is in direct conflict with policy 10.12.

Country Residential Development – Fragmented Country Residential Areas

10.12	<i>Within a fragmented quarter section, the redesignation or subdivision of agriculture parcels greater than 10 hectares (24.7 acres) in size to a residential use shall not be</i>
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	<i>supported. Redesignation or subdivision to a new or distinct agricultural operation may be supported as per policy 8.22.</i>
Inconsistent	The subject quarter section would be classified as a fragmented quarter section. The application is to redesignate ± 16.48 hectares (± 40.72 acres) of the subject parcel. To date, no rationale was provided for new or distinct agricultural operations.
10.14	<i>For development within a fragmented quarter section, an internal road to service a subdivision as per the lot and road plan may be required as a condition of subdivision.</i>
Generally Consistent	The subject parcel does not have an active lot and road plan; however, the application proposes an internal road to service the nine proposed parcels.
10.15	<i>The County strongly encourages the applicant preparing a lot and road plan in a fragmented quarter section to work co-operatively, collaboratively, and equitably with land owners in the lot and road plan area to:</i> <i>a. ensure an effective road network, servicing, and stormwater management system; and</i> <i>b. maximize lot yields which create an efficient development pattern.</i>
Inconsistent	No lot and road plan has been provided as part of this redesignation application. However, the applicant indicated of
Transportation – Road Access	
16.13	<i>Residential redesignation and subdivision applications should provide for development that:</i> <i>a. provides direct access to a road, while avoiding the use of panhandles;</i> <i>b. minimizes driveway length to highways/roads;</i> <i>c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i> <i>d. limits the number and type of access onto roads in accordance with County Policy.</i>
Generally Consistent	The application proposes an internal road to access the nine proposed lots.

Land Use Bylaw C-8000-2020	
Residential, Rural District (R-RUR)	
317: Purpose	<i>To provide for residential uses in a rural setting on parcels which can accommodate limited agricultural pursuits.</i>
Generally Conflicts	Based on the Farming Suitability assessment submitted, the proposed lands for redesignation predominantly contain a relative suitability value of 0.8 while also containing land with a value of 1, 0.9 and 0.5.
319:	MINIMUM PARCEL SIZE: <i>a) 1.6 ha (3.95 ac)</i> <i>b) The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</i> <i>c) Notwithstanding b), the number following the “p” shall not be less than 1.6 ha (3.95 ac)</i>
Consistent	The proposed future subdivision of nine ± 4.00 -acre lots meet the minimum parcel size requirement for the R-RUR district.



BYLAW C-8529-2024

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-8529-2024*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
 - (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating a portion of NE-04-24-27-W04M from Agriculture, General District (A-GEN) to Residential, Rural District (R-RUR) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT a portion of NE-04-24-27-W04M is hereby redesignated to Residential, Rural District (R-RUR) as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8529-2024 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 this _____ day of _____, 2024

READ A SECOND TIME this _____ day of _____, 2024

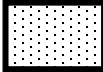
UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2024

READ A THIRD AND FINAL TIME this _____ day of _____, 2024

Reeve_____
Chief Administrative Officer_____
Date Bylaw Signed



Schedule 'A'

Bylaw
C-8529-2024Amendment**FROM**Agricultural,
General District
(A-GEN)**TO**Residential,
Rural District
(R-RUR)

A-GEN → R-RUR
± 16.48 ha
(± 40.72 ac)

VALE VIEW RD

WILLOW VALE





COUNCIL REPORT

Redesignation Item: Business

Electoral Division: 6

File: PL20210142 / 03323017

Date:	May 14, 2024		
Presenter:	Maureen Nolan, Planner 1		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess the redesignation of Block 7, Plan 7410605 within NW-23-23-28-W04M from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live Work District (B-LWK) to accommodate the future expansion of the landowner's excavating business.

The subject parcel is located outside of an area structure plan; as such, the application was evaluated pursuant to the policies and regulations of the Calgary Metropolitan Region Growth Plan (Growth Plan), the Municipal Development Plan (County Plan), and the *Land Use Bylaw*.

Although Policy 14.18 of the County Plan encourages home-based businesses, the proposed size of the business is more industrial in nature than a home-based business and should be located within an identified business area on Map 1 of the County Plan. Section 14.0 of the County Plan does provide the ability to consider business proposals that are limited in scope and scale in the Agricultural Area, subject to criteria. The application does align with the *Land Use Bylaw*, as the subject parcel is included in the list of parcels that may apply to redesignate to the B-LWK designation and the Applicant's conceptual site plan demonstrates alignment with the B-LWK regulations.

Notwithstanding the overall direction of the County Plan to guide business development to established business areas, Council provided recent direction on October 31, 2023, to allow for the consideration of applications for redesignation to B-LWK on the subject lands. This was in of recognition that the surrounding area is transitioning towards light industrial and commercial uses, with several properties already holding the B-LWK designation. The *Land Use Bylaw* restrictions on the B-LWK district, including the 50% maximum site area allowed for business uses, would also help to reduce the scale of business development in the area.

If Council wishes to provide further guidance on limiting the scope and scale of B-LWK development on the subject lands, in accordance with the County Plan, and to ensure comprehensive planning over the area, an alternative direction is provided at the end of this report that would require the Applicant to submit a conceptual scheme in support of their redesignation proposal.

ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8516-2024 be given first reading.

THAT Bylaw C-8516-2024 be given second reading.

THAT Bylaw C-8516-2024 be considered for third reading.

THAT Bylaw C-8516-2024 be given third and final reading.

Redesignation Item: Business

BACKGROUND

Location (Attachment A)

Located approximately 0.20 kilometres (0.13 miles) south of Highway 560 and 0.81 kilometres (0.50 miles) east of Range Road 282, approximately 1.80 kilometres (1.12 miles) south of the city of Chestermere.



Site History (Attachment B)

The subject quarter section was subdivided between 1972 to 1974 creating Blocks 1 – 8 through the registration of Plans 1195 LK, 731129, 731351, and 7410605. Block 8 was further subdivided into 5 residential lots between 1991 to 1994 through the registration of Plan 9110066 and 9412032. Block 2 and Block 4 were each split into two lots through the registration of Plan 0513138 in 2005 and Plan 2112006 in 2021.

Four parcels along Range Road 282 were redesignated to B-LWK between 2020 to 2024. In 2020, Block 2 Plan 731129, Block 3 Plan 1195 LK, and Lot 1 Plan 9710996 were redesignated from A-SML p8.1 to B-LWK to accommodate businesses related to trucking and materials storage. In 2024, Block 1 Plan 731129 was redesignated from A-SML p8.1 to B-LWK to accommodate a future business use.

The subject land contains an existing house and a shop located in the eastern portion of the parcel. There is an existing excavation company on the subject land that has been operating since 2011. A Development Permit for a Home-Based Business (Type II) was issued in 2011 and subsequent Development Permits for the renewal of the Home-Based Business (Type II) were issued between 2012 – 2023.

On February 8, 2022, Council provided first reading to Bylaw C-8263-2022 to redesignate the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK) to accommodate the future expansion of the landowner's excavating business. Due to concerns associated with B-LWK, on May 10, 2022, Council directed Administration to bring back the B-LWK District for Council review. On October 31, 2023, Council approved Bylaw C-8451-2023 to remove the ability to redesignate parcels to B-LWK, while providing an allowance for specific parcels, including the subject parcel, to apply to redesignate to B-LWK (file: 1013-137).

Redesignation Item: Business

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies.

This application is not within an area guided by intermunicipal policy or requirements.

Alberta Transportation and Economic Corridors (ATEC) requires a roadside development permit for the proposed development. ATEC advised that the subject land will be indirectly impacted by future plans for Highway 560 when the existing intersection at Highway 560 and Glenmore View Road is removed and relocated. A future service road is planned to provide indirect access to the highway.

Landowner Circulation (Attachment D)

The application was circulated to 60 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); one letter in opposition was received.

ANALYSIS

Policy Review (Attachment E)

The application was reviewed in accordance with Section 3.1 (Blueprint for Growth) of the Growth Plan, Section 14.0 (Business Development) of the County Plan, and the *Land Use Bylaw*. The proposal was found to be consistent with Policy 3.1.7.1 of the Growth Plan as there is no locational criteria for home-based business development.

Section 14.0 (Business Development) of the County Plan supports business development within identified business areas on Map 1, while also providing flexibility for considering small-scale business development outside of an identified business area. The proposal does not appear to be limited in size as the conceptual site plan shows that approximately 49% of the site is intended for a business use, which does not align with Policy 14.22 of the County Plan. However, there would be the ability to address the scale and layout of the development at the Development Permit application stage. In addition to limiting the site area by condition, landscaping and screening requirements could be placed upon the proposed use to limit impacts. As the land use redesignation proposal is intended to facilitate the expansion of an existing home-based business, it generally aligns with Policy 14.18 which supports home-based business uses.

The application was found to align with the Business, Live Work District (B-LWK) regulations in the *Land Use Bylaw*. The conceptual site plan demonstrates that the proposed business area will meet the minimum setback and minimum landscape buffer requirements to mitigate potential adverse impacts of the business use on adjacent parcels. Section 393 of the *Land Use Bylaw* provides an opportunity for the subject land and surrounding parcels to redesignate to B-LWK. As such, it is anticipated that this area will experience an increase in light industrial or commercial activity in the future.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

IMPLICATIONS

Financial

No financial implications identified at this time.

Transportation

The proposed business development may contribute to potential future transportation related issues along Glenmore View Road as the subject land does not have direct access to a paved County road or

Redesignation Item: Business

Provincial highway in accordance with Policy 14.22. The subject land abuts a gravel County road and should the area transition towards light industrial and commercial uses in the future, the current road structure may not be suitable for future traffic and may also cause off-site impacts such as dust.

STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

ALTERNATE DIRECTION

The surrounding area is anticipated to transition towards light industrial and commercial uses in the future and has not been comprehensively planned to consider the potential cumulative impacts of business development as there is not an area structure plan or conceptual scheme in place. Council may therefore wish to consider requiring the Applicant to submit a conceptual scheme to address these potential cumulative impacts and how existing and future business uses would integrate.

THAT application PL20210142 be referred back to Administration until such time as the Applicant has prepared a Conceptual Scheme application package and proceeded through the necessary process prior to a public hearing, to the satisfaction of Administration.

ATTACHMENTS

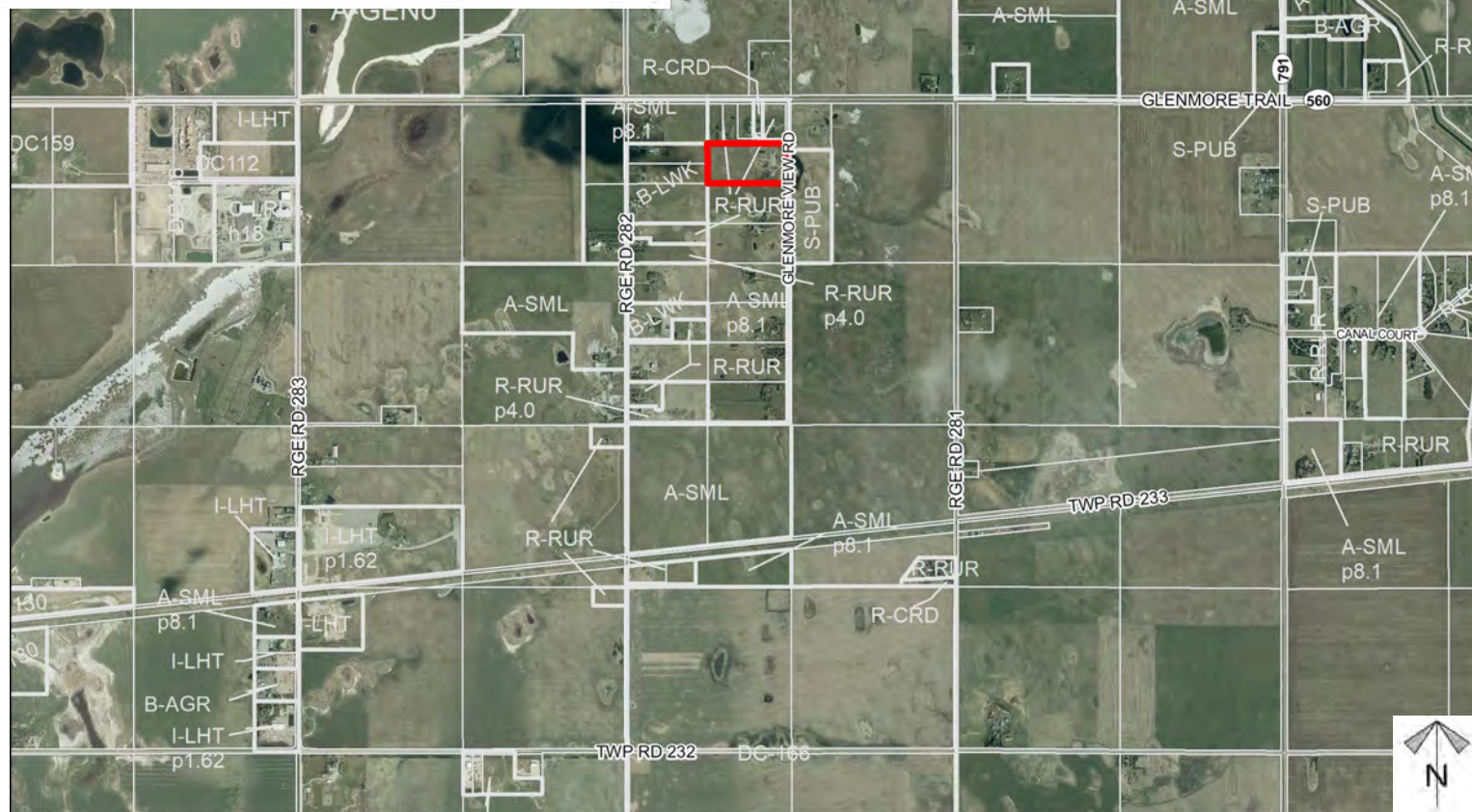
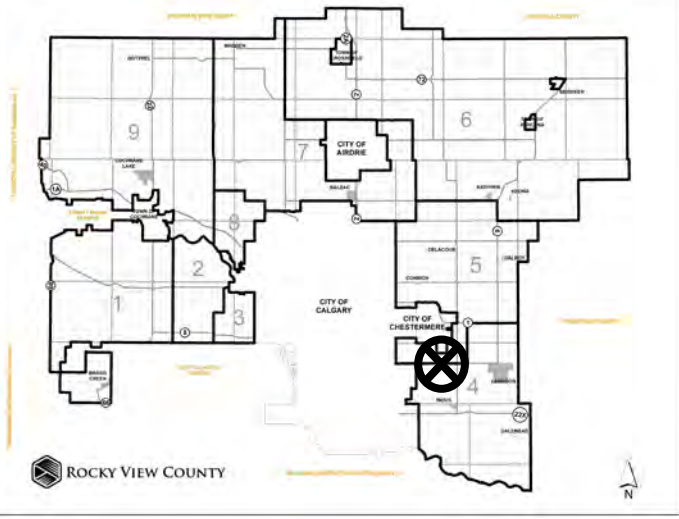
Attachment A: Map Set
Attachment B: Application Information
Attachment C: Application Referral Responses
Attachment D: Public Submissions
Attachment E: Policy Review
Attachment F: Draft Bylaw C-8516-2024



Location & Context

Redesignation Proposal

Redesignation of the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK) to accommodate the future expansion of the landowner's excavating business.



Development Proposal

Redesignation Proposal

Redesignation of the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK) to accommodate the future expansion of the landowner's excavating business.

A-SML p8.1 → B-LWK
 ± 7.71 ha
 $(\pm 19.05$ ac)

GLENMORE VIEW PLACE

GLENMORE VIEW RD





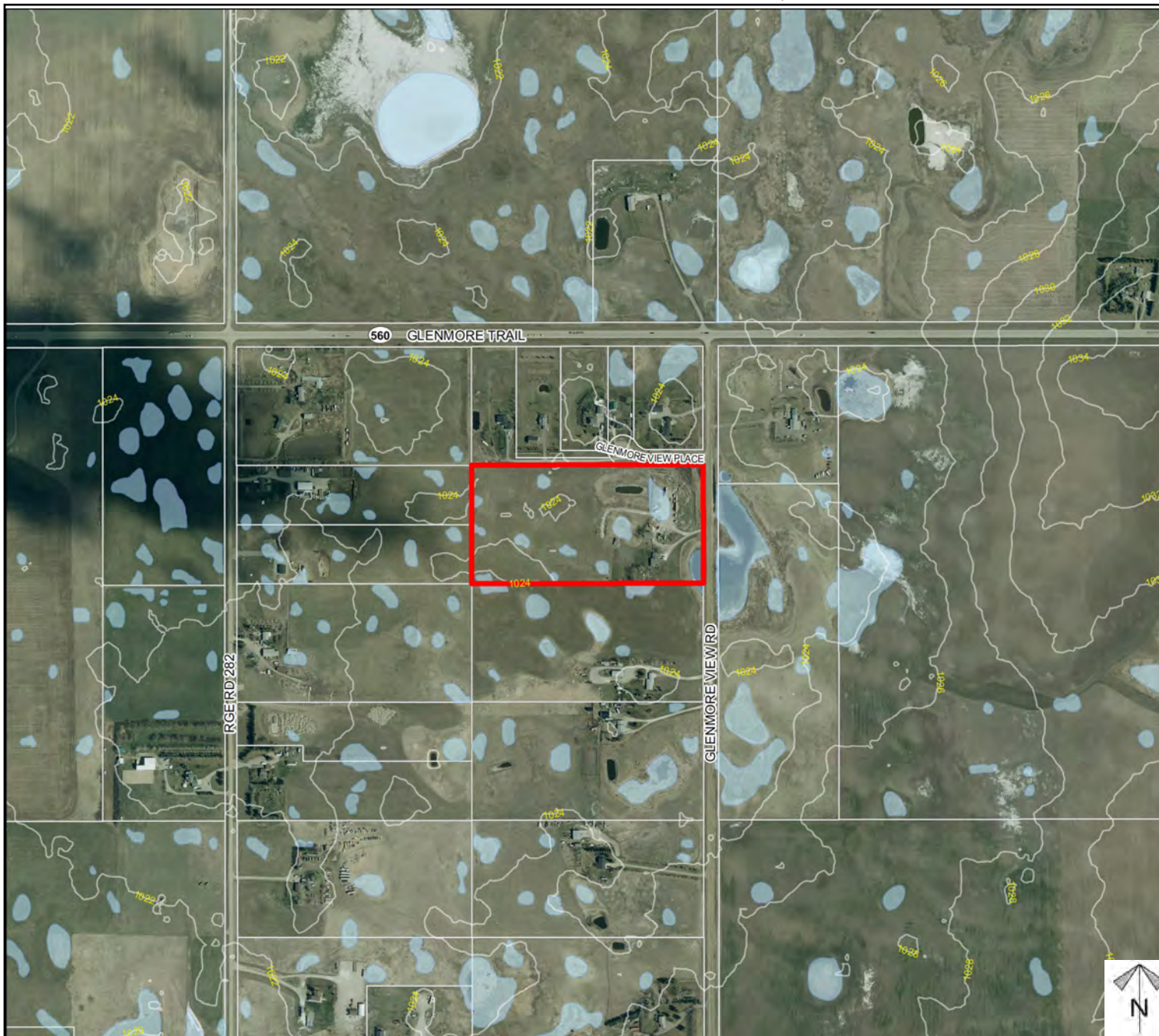
Environmental

Redesignation Proposal

Redesignation of the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK) to accommodate the future expansion of the landowner's excavating business.

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

Division: 6
Roll: 03323017
File: PL20210142
Printed: February 29, 2024
Legal: Block: 7 Plan: 7410605
with Page 52 of 4304M

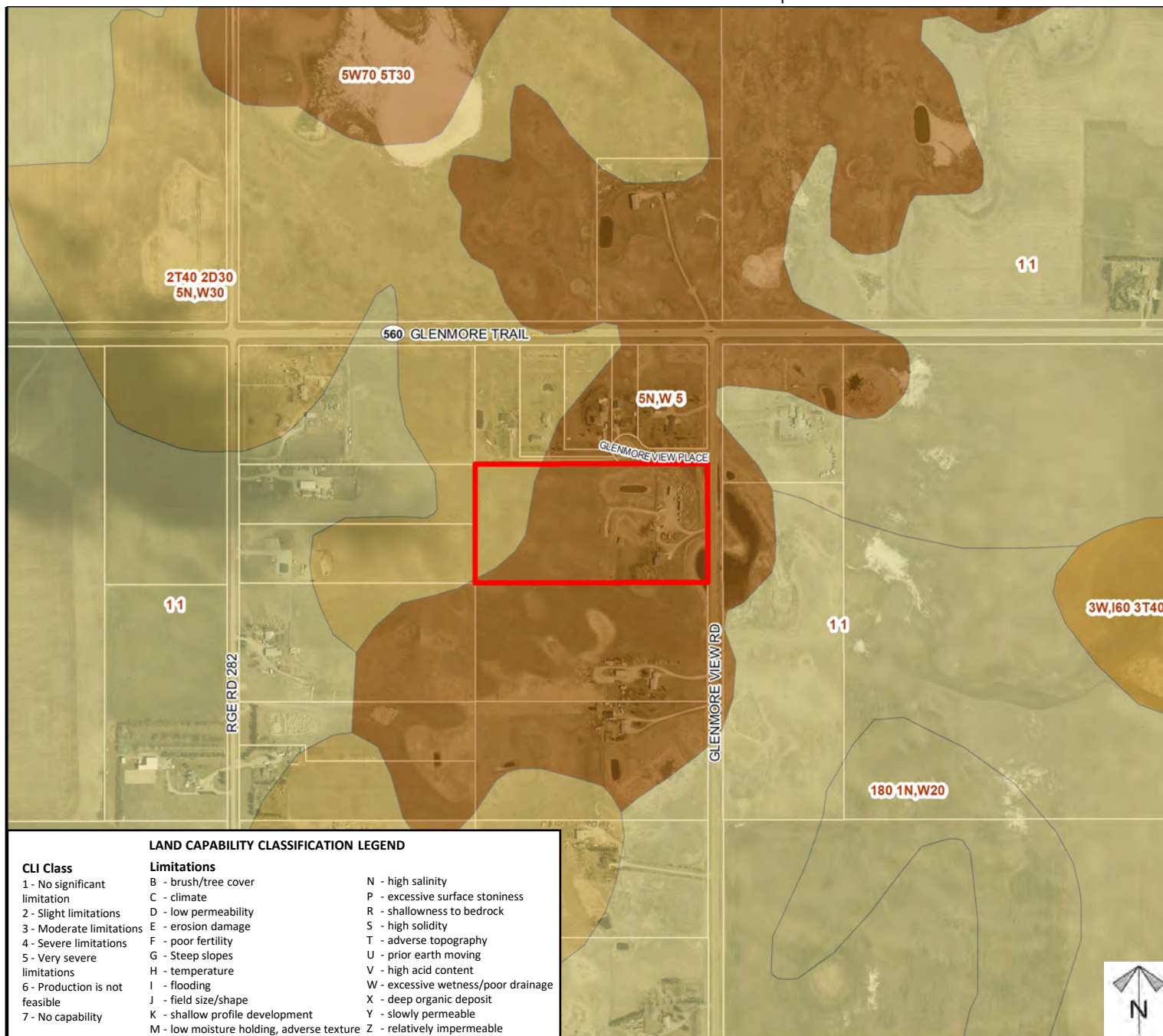




Soil Classifications

Redesignation Proposal

Redesignation of the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK) to accommodate the future expansion of the landowner's excavating business.



Division: 6

Roll: 03323017

File: PL20210142

Printed: February 29, 2024

Legal: Block: 7 Plan: 7410605

with PL 20210142





Landowner Circulation Area

Redesignation Proposal

Redesignation of the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK) to accommodate the future expansion of the landowner's excavating business.

Legend

Support



Not Support



Concern



Division: 6

Roll: 03323017

File: PL20210142

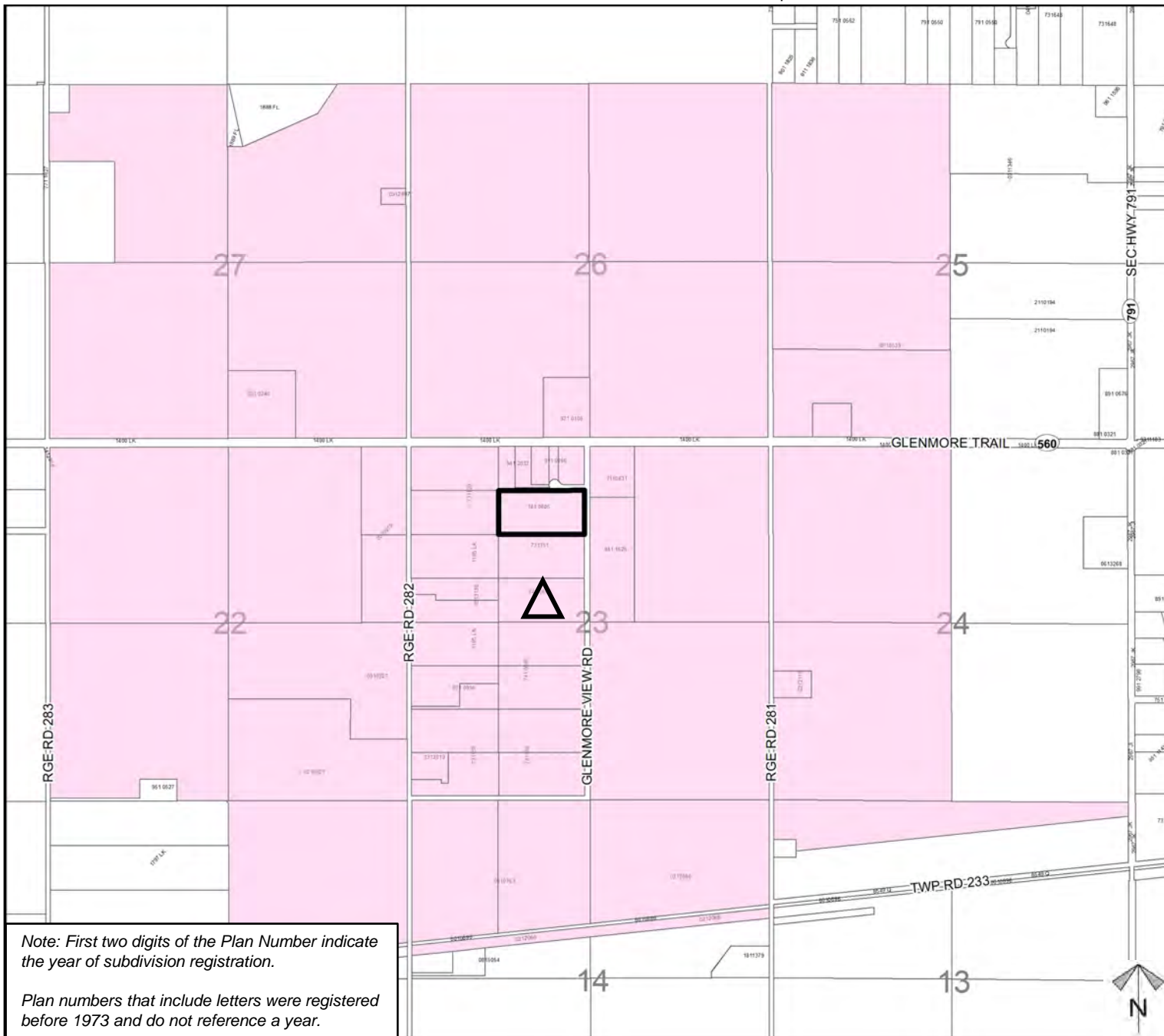
Printed: February 29, 2024

Legal: Block: 7 Plan: 7410605

with PL 24-23-24-30-4M

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.



ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: Terradigm Consultants Inc. / Giberson, Roderick & Debra	DATE APPLICATION RECEIVED: August 5, 2021
GROSS AREA: ± 7.71 hectares (± 19.05 acres)	LEGAL DESCRIPTION: Block 7, Plan 7410605, NW-23-23-28-W04M
Pre-Application Meeting Held: <input type="checkbox"/>	Meeting Date: NA
SOILS (C.L.I. from A.R.C.): 5N, W 5 – Very severe limitations to crop production on the majority of the site due to high salinity and excessive wetness/poor drainage. 2T40, 2D30, 5N, W30 – Slight limitations to crop production due to adverse topography and low permeability and very severe limitations to crop production due to high salinity and excessive wetness/poor drainage.	
HISTORY: August 16, 1972 – September 9, 1974: The subject quarter section was subdivided creating Blocks 1 – 8 through the registration of Plans 1195 LK, 731129, 731351, and 7410605. March 30, 2011: Development Permit; Home Based Business, Type II, for an excavation company. March 14, 2012: Development Permit; renewal of a Home Based Business, Type II, for an excavation company. March 20, 2013: Development Permit; renewal of a Home Based Business, Type II, for an excavation company. July 30, 2014: Development Permit; renewal of a Home Based Business, Type II, for an excavation company. March 27, 2015: Development Permit; construction of an accessory building (oversized barn), relaxation of the maximum height requirement, and single lot regrading, placement of clean fill for construction of a berm and pond alterations. April 29, 2015: Development Permit; renewal of a Home Based Business, Type II, for an excavation company. May 17, 2017: Development Permit; renewal of a Home Based Business, Type II, for an excavation company. May 11, 2020: Development Permit; renewal of a Home-Based Business, Type II, for an excavation company. June 7, 2023: Development Permit; renewal of a Home-Based Business (Type II), for an excavation business.	
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None. 	

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	CCSD appreciates the opportunity to review and comment on circulation PL2021-0142 (Rocky View East). As per the circulation, Municipal Reserves have previously been deferred. Upon review, CCSD has no objection to the circulation, as presented.
<i>Province of Alberta</i>	
Alberta Transportation and Economic Corridors	<p>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.</p> <p>The application form and instructions can be obtained from the department's website at https://www.alberta.ca/roadside-development-permits.aspx. A completed application should be forwarded to transdevelopmentcalgary@gov.ab.ca, referencing RSDP038124 as our file number.</p> <p>In addition to the Permit requirement, Alberta Transportation draws your attention to the future plans for Highway 560. There will be indirect impacts to the property via change in access arrangement to/from the highway. No compensation will be payable when the existing intersection is removed and relocated with indirect access to the highway via a service road.</p> <p>http://www.transportation.alberta.ca/projects/assets/Area_7_Calgary_Area/Hwy_560/Recommended_plan.pdf</p>
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
FortisAlberta	FortisAlberta has no concerns, please contact 310-WIRE for any electrical services.
TELUS Communications	No objection.
Rockyview Gas Co-op Ltd.	Rockyview Gas Co-op has no concerns to the proposed redesignation as it is outside of our service area.
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	No comment.

AGENCY	COMMENTS
Fire Services & Emergency Management	No comments.
Capital and Engineering Services	<p data-bbox="488 312 607 342">General:</p> <ul data-bbox="537 365 1511 768" style="list-style-type: none"> <li data-bbox="537 365 1511 495">• The review of this file is based upon the application submitted. Should the submission material be altered or revised at subsequent development stages these conditions/recommendations may be subject to change to ensure best practices and procedure. <li data-bbox="537 499 1511 596">• The application will need to be circulated to Alberta Transportation for review and comment as the proposed development is located within the 1.6 km setback from Glenmore Trail. <li data-bbox="537 600 1511 768">• As a condition of a future Development Permit, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards. <p data-bbox="488 785 680 814">Geotechnical:</p> <ul data-bbox="537 837 1305 905" style="list-style-type: none"> <li data-bbox="537 837 1305 867">• As per County GIS, no steep slopes are present on site. <li data-bbox="537 871 1170 905">• Engineering has no requirements at this time. <p data-bbox="488 921 699 951">Transportation:</p> <ul data-bbox="537 974 1511 1377" style="list-style-type: none"> <li data-bbox="537 974 1422 1003">• Access to the subject site is provided from Glenmore View Road. <li data-bbox="537 1008 1511 1205">• As per the applicant/owner, the proposed development will increase traffic by 2-3 trucks per day. As a result, no additional traffic studies are required at this time. Should expected traffic levels change, the applicant/owner will be required to submit a TIA conducted and stamped by a professional engineer at the time of future Development Permit. <li data-bbox="537 1209 1511 1339">• As a condition of future Development Permit, the applicant will be required to pay the transportation offsite levy on the development area as per the applicable TOL bylaw at the time of future Development Permit issuance. <li data-bbox="537 1344 1170 1377">• Engineering has no requirements at this time. <p data-bbox="488 1394 797 1423">Sanitary/Waste Water:</p> <ul data-bbox="537 1446 1433 1577" style="list-style-type: none"> <li data-bbox="537 1446 1433 1543">• At the future Development Permit stage, the applicant will need to demonstrate the adequacy of the onsite services for the proposed development. <li data-bbox="537 1547 1170 1577">• Engineering has no requirements at this time. <p data-bbox="488 1593 919 1623">Water Supply and Waterworks:</p> <ul data-bbox="537 1646 1495 1885" style="list-style-type: none"> <li data-bbox="537 1646 1433 1743">• At the future Development Permit stage, the applicant will need to demonstrate the adequacy of the onsite services for the proposed development. <li data-bbox="537 1747 1495 1843">• As an advisory condition to future Development Permit, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP. <li data-bbox="537 1848 1170 1885">• Engineering has no requirements at this time.

AGENCY	COMMENTS
	<p>Storm Water Management:</p> <ul style="list-style-type: none"> As a condition of future Development Permit, the applicant will be required to submit a site specific storm water management plan, prepared by a qualified professional, assessing the post development site storm water management to identify any storm water management measures that are required to be implemented to service the proposed development. If the findings of the plan require local improvements, the site specific storm water management plan should provide an onsite storm water management strategy for the proposed development in accordance with the County Servicing Standards. Engineering has no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> The County Wetland inventory shows that active wetlands exist on this property. At the Development Permit stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed. Engineering has no requirements at this time.
Agriculture & Environment Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the businesses from the residential and 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.
Capital Project Management	Capital Projects does not have any projects noted in that area.
Utility Services	No comments from utility services

Circulation Period: September 1, 2021, to September 23, 2021.

Logan Cox

From: Jack Symes <[REDACTED]>
Sent: September 23, 2021 12:46 PM
To: Logan Cox
Cc: [REDACTED]
Subject: [EXTERNAL] - File Number: 03323017 Application Number: PL20210142

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

Logan, in response to the notice sent out by Rocky View County regarding the redesignation of the subject lands in the application from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK), we are responding to identify a concern with respect to any future expansion of the landowner's excavating business.

Our main concern is whether the the county road is designed for additional loads/traffic which was evidenced when the landowner first moved in. The road became soft and rutted due to the additional loaded vehicles moving dirt/equipment. It did correct itself when the heavier, frequent traffic slowed down. There are a few of us on this road and are concerned if the road could deteriorate and be difficult to maintain by the county. Will the county require the road to be upgraded if the business is expanded?

One other area is whether B-LWK designated lands allow storage of excavation material like gravel / dirt, particularly from outside the county on the property. Are there county requirements that need to be met?

Appreciate your time and feedback.

Regards
Jack and Ann Symes

ATTACHMENT E: POLICY REVIEW

Definitions		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

Calgary Metropolitan Region Growth Plan	
Blueprint for Growth – Locational Criteria for Placetypes	
3.1.7.1	Municipalities shall comply with the following locational criteria when designating areas for Placetypes: (a) Employment Areas should only be located in Preferred Growth Areas, except the following, which have no locational criteria: i) resource extraction and energy development; ii) Agriculture-related business including Processors, Producers, and other Agri-business and related accessory uses; and iii) home-based business.
Consistent	The subject land is not located within a Preferred Growth Area. As the proposal is related to a home based business, the Growth Plan has no locational criteria for the proposed development.

Municipal Development Plan (County Plan)	
Financial Sustainability – Development	
6.1	<i>Direct new development to areas of existing infrastructure.</i>
Generally Consistent	There is an existing well and septic system on the site. The parcel has direct access to a public gravel road. At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. The applicant will also be required to submit a site specific storm water management plan and complete any local improvements required by the site specific storm water management plan, if applicable.
6.2	<i>On-site and off-site hard infrastructure costs related to new development are the developer's responsibility.</i>
Generally Consistent	At the future Development Permit stage, the developer will be responsible for all infrastructure costs related to the development.
6.4	<i>All identified hard infrastructure, or land necessary for infrastructure placement, shall be provided by the developer as part of the subdivision or development permit approval process.</i>
Generally Consistent	At the future Development Permit stage, the developer will be responsible for providing all identified hard infrastructure and/or land necessary for infrastructure placement.
Financial Sustainability – Operating	
6.8	<i>Direct the majority of new commercial and industrial businesses to locate in the business areas identified on Map 1.</i>
Inconsistent	The proposed development is not within a business area identified on Map 1. The "Other Business Development" policies within Section 14.0 (Business Development)

	provide flexibility for considering small scale business development outside of an identified business area if the proposal can justify their need and location. The application did not provide a rationale that justifies why the proposed development cannot be located in a business area. The applicant's rationale for the proposal is to allow for potential expansion of an existing home based business under a more appropriate land use district.
Environment – Water	
7.4	<i>Protect ground water and ensure use does not exceed carrying capacity by:</i> <ul style="list-style-type: none"> <i>a. supporting long term ground water research and monitoring programs;</i> <i>b. mitigating the potential adverse impacts of development on groundwater recharge areas;</i> <i>c. adhering to provincial ground water testing requirements, as part of the development approval process; and</i> <i>d. encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.</i>
Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. As an advisory condition to future Development Permit, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.
Environment – Stormwater and Wastewater	
7.6	<i>Require environmentally sustainable wastewater disposal practices to protect watersheds and surface/ground water quality. Wastewater treatment systems should not exceed the land's carrying capacity.</i>
Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development.
7.7	<i>Effectively treat stormwater to protect surface water, riparian areas, and wetlands.</i>
Generally Consistent	At the future Development Permit stage, the applicant will be required to submit a site specific storm water management plan and complete any local improvements required by the site specific storm water management plan, if applicable. At the future Development Permit stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.
7.9	<i>Stormwater treatment should avoid the use of natural wetlands.</i>
Generally Consistent	At the future Development Permit stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.
7.10	<i>Support the use of constructed stormwater wetlands for treatment and storage of surface runoff.</i>
Generally Consistent	At the future Development Permit stage, the applicant will be required to submit a site specific storm water management plan and complete any local improvements required by the site specific storm water management plan, if applicable.
Environment – Land and Environmental Stewardship	
7.12	<i>Encourage the efficient use of rural land and infrastructure by directing residential, commercial, and industrial development to the defined growth areas and by encouraging infill development within those areas.</i>
Inconsistent	The proposed business development is not within a defined growth area.
7.13	<i>Support the conservation and effective management of riparian areas and wetlands in accordance with County Policy.</i>

Generally Consistent	At the future Development Permit stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.
7.16	<i>Development shall be planned, designed, and constructed to protect alluvial aquifers.</i>
Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. As an advisory condition to future Development Permit, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP. At the future Development Permit stage, the applicant will be required to submit a site specific storm water management plan and complete any local improvements required by the site specific storm water management plan, if applicable.
Environment – Construction Practices	
7.24	<i>Require best management construction practices to reduce wind and water erosion of soils and to suppress dust dispersion.</i>
Generally Consistent	As a condition of a future Development Permit, the applicant is required to provide a sediment and erosion control plan addressing ESC measures to be implemented during construction.
Environment – Conservation	
7.29	<i>Maintain dark skies by:</i> <i>a. ensuring dark sky principles are incorporated when developing or amending area structure plans;</i> <i>b. requiring public and business lighting in outdoor areas to be downward directed and conform to the Land Use Bylaw; and</i> <i>c. encouraging residents to use downward directed lighting.</i>
Generally Consistent	At the future Development Permit stage, the business development will be required to adhere to the Lighting regulations in the <i>Land Use Bylaw</i> .
Agriculture – Minimize Land Use Conflict	
8.25	<i>Discourage intrusive and/or incompatible land use in the agricultural area.</i>
Generally Consistent	The subject land shares its southern property line with an agricultural parcel designated A-SML p8.1 along Glenmore View Road. The conceptual site plan shows a berm and chain link fence around the proposed business area which will serve as a buffer between the proposed business use and existing agricultural use on the adjacent parcel. Administration recognizes that this area may transition to business uses in the future as the <i>Land Use Bylaw</i> Section 393 (c) allows parcels within NW-23-23-28-W04M and SW-23-23-28-W04M to apply to redesignate to the Business, Live Work District (B-LWK).
8.26	<i>Applicants proposing new residential, institutional, commercial, and industrial land uses shall design and implement measures to minimize their adverse impacts on existing agriculture operations, based on the County's 'agriculture boundary design guidelines.'</i>
Generally Consistent	The conceptual site plan shows a berm and chain link fence around the proposed business area which would mitigate potential negative impacts of the business use on the southern adjacent agricultural parcel.
Business Development – General Business	
14.1	<i>Provide a range of locations and development forms in the county to accommodate the growth and diversification of the county's business sectors.</i>

Generally Consistent	The proposal pertains to the potential expansion of an existing home based business.
14.2	<i>Direct business development to locate in identified business areas as identified on Map 1.</i>
Inconsistent	The proposed development is not within a business area identified on Map 1. The "Other Business Development" policies within Section 14.0 (Business Development) provide flexibility for considering small scale business development outside of an identified business area if the proposal can justify their need and location. The application did not provide a rationale that justifies why the proposed development cannot be located in a business area. The applicant's rationale for the proposal is to allow for potential expansion of an existing home based business under a more appropriate land use district.
14.3	<i>Encourage the infilling or intensification of existing business areas and hamlet main streets in order to complement other businesses, maximize the use of existing infrastructure, minimize land use conflicts with agriculture uses, and minimize the amount of traffic being drawn into rural areas.</i>
Inconsistent	The proposed development is not within an existing business area or hamlet main street.
14.4	<i>A business area shall have an adopted area structure plan in place prior to development, with the exception of lands in business areas that already have the appropriate land use designation allowing business development.</i>
Inconsistent	The subject land is not within a business area identified on Map 1 and is outside of an approved area structure plan (ASP).
14.6	<i>Business development shall address the:</i> <i>a. County's Commercial, Office, and Industrial Design Guidelines; and</i> <i>b. development review criteria identified in section 29.</i>
Generally Consistent	The conceptual site plan shows that the proposed business area will be located at the rear of the parcel and will be surrounded by a chain link fence and a berm. The proposal is consistent with the technical requirements and supporting information required for the redesignation application. Additional technical requirements will be addressed at the future Development Permit stage.
Business Development – Home Based Business	
14.18	<i>Home based business is encouraged and supported when it is in accordance with any applicable area structure plan, subordinate plan, and the Land Use Bylaw.</i>
Generally Consistent	The landowner has been operating a Home-Based Business (Type II) for an excavation company with a Development Permit since 2011. The applicant indicated that the purpose of the application is to allow for potential expansion of the existing home based business under a more appropriate land use district.
Business Development – Other Business Development	
14.19	<i>Applications to redesignate land for business uses adjacent to, or in the vicinity of, the boundaries of an identified business area shall not be supported.</i>
Generally Consistent	The proposed development is not in the vicinity of a business area identified on Map 1; however, it is located approximately 500m southeast of the Janet Area Structure Plan. In accordance with the <i>Land Use Bylaw</i> Section 393 (c), the landowner may apply to redesignate the subject parcel to the Business, Live Work District (B-LWK).
14.21	<i>Applications to redesignate land for business uses outside of a business area shall provide a rationale that justifies why the proposed development cannot be located in a business area (e.g. requirement for unique infrastructure at the proposed location).</i>

Inconsistent	The proposed development is not within a business area identified on Map 1. The “Other Business Development” policies within Section 14.0 (Business Development) provide flexibility for considering small scale business development outside of an identified business area if the proposal can justify their need and location. The application did not provide a rationale that justifies why the proposed development cannot be located in a business area. The applicant’s rationale for the proposal is to allow for potential expansion of an existing home based business under a more appropriate land use district.
14.22	<i>Proposals for business development outside of a business area should:</i> <i>a. be limited in size, scale, intensity, and scope;</i> <i>b. have direct and safe access to a paved County road or Provincial highway;</i> <i>c. provide a traffic impact and intersection assessment; and</i> <i>d. minimize adverse impacts on existing residential, business, or agricultural uses.</i>
Generally Consistent	The proposal does not appear to be limited in size as the conceptual site plan shows that approximately 49% of the site would be used for business operations. The subject land has direct access to a gravel County road and based on the estimated increase in traffic of 2-3 trucks per day from the proposed development provided by the applicant, Capital and Engineering Services does not have any transportation requirements at this time. The conceptual site plan shows a berm around the proposed business area to provide a buffer from adjacent residential, business, and agricultural uses.
Business Development – Economic Development	
14.24	<i>Support business development, in accordance with the policies of the County Plan.</i>
Consistent	The proposal supports the continued and future business operations of an existing home based business.
Utility Services – General	
17.1	<i>New development shall, in accordance with master plans:</i> <i>a. make use of, extend, and enhance existing utility infrastructure where feasible;</i> <i>b. provide water, wastewater, and shallow utility services; and</i> <i>c. provide stormwater systems where necessary.</i>
Generally Consistent	There is an existing well and septic system on the site. At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. The applicant will also be required to submit a site specific storm water management plan and complete any local improvements required by the site specific storm water management plan, if applicable.
17.2	<i>Allow a variety of water, wastewater, and stormwater treatment systems, in accordance with provincial/federal regulations and County Policy.</i>
Generally Consistent	There is an existing well and septic system on the site. At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. The applicant will also be required to submit a site specific storm water management plan and complete any local improvements required by the site specific storm water management plan, if applicable. As an advisory condition to future Development Permit, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.
Utility Services – Water Supply	
17.6	<i>Water well performance and deliverability testing shall be required of all development relying on ground water, in accordance with the requirements of the Water Act.</i>

Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. As an advisory condition to future Development Permit, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.
Utility Services – Wastewater Management	
17.10	<i>New business development shall provide wastewater treatment, in accordance with County Policy, by:</i> <i>a. connecting to, or constructing, regional or decentralized wastewater services; or</i> <i>b. using pump out tanks in non-serviced areas.</i>
Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development.
17.11	<i>Wastewater treatment systems shall not exceed the land's carrying capacity; in developing such systems, consideration shall be given to the following requirements:</i> <i>a. Development proponents shall assess the land's carrying capacity to determine system requirements in accordance with County Policy. The type of private on-site wastewater treatment system will be dependent on lot density, lot size, and soil capability.</i> <i>b. Construction and connection to a regional or decentralized wastewater treatment system shall be required when the density of development exceeds thresholds identified in County Policy.</i>
Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development.
17.12	<i>The ownership, operation, and maintenance of private on-site wastewater treatment systems, or wastewater holding tanks shall be the responsibility of the landowner.</i>
Generally Consistent	The landowner is solely responsible for private on-site wastewater treatment systems.
Utility Services – Stormwater	
17.16	<i>Stormwater ponds required for stormwater storage and treatment shall be provided as per the Servicing Standards.</i>
Generally Consistent	At the future Development Permit stage, the applicant will be required to submit a site specific storm water management plan and complete any local improvements required by the site specific storm water management plan, if applicable.

Land Use Bylaw C-8000-2020	
B-LWK Business, Live Work District	
393	<i>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 is industrial or commercial in nature.</i> <i>a) Redesignation of parcels to this District shall not be approved upon amending Bylaw C-8451-2023 coming into full force and effect.</i> <i>b) Parcels along Sunshine Road including Lot:2 Block:3 Plan:0210259, Lot:16 Block:4 Plan:0512679, Lot:3 Block:4 Plan:0412583, Lot:7 Block:4 Plan:0412583, Lot:8 Block:4 Plan:0412583, Lot:9 Block:4 Plan:0412583, Lot:10 Block:4 Plan:0412583, Lot:11 Block:4 Plan:0412583, Lot:12 Block:4 Plan:0412583,</i>

	<p><i>Lot:13 Block:4 Plan:0412583, Lot:14 Block:4 Plan:0412583, within NW-08-25-28-W04M and Parcels along the East Side of Range Rd 282 and South of Glenmore including Block:1 Plan:731129, Lot:1 Block:4 Plan:0513138, Lot:2 Block:4 Plan:0513138 within NW-23-23-28-W04M and Block:9 Plan:1195 LK, Lot:1 Plan:9710996, Lot:2 Plan:9710996, Block:11 Plan:731158, Lot:1 Block:12 Plan:1312019, Block:12 Plan:731158 within SW-23-23-28-W04M shall be allowed to redesignate to this District upon amending Bylaw C-8451-2023 coming into full force and effect.</i></p> <p>c) <i>Lot:5 Plan:9412032; NW-23-23-28-W04M; Lot:4 Plan:9412032; NW-23-23-28-W04M; Lot:3 Plan:9412032; NW-23-23-28-W04M; Lot:2 Plan:9110066; NW-23-23-28-W04M; Lot:1 Plan:9110066; NW-23-23-28-W04M; Block 13, Plan 731350; SW-23-23-28-W04M; Block 14, Plan 731350; SW-23-23-28-W04M; Block 15, Plan 7410545; SW-23-23-28-W04M; Block 16, Plan 7410545; SW-23-23-28-W04M; Block 5, Plan 7410605; NW-23-23-28-W04M; Block 6, Plan 731351; NW-23-23-28-W04M; Block 7, Plan 7410605; NW-23-23-28-W04M shall be allowed to apply to redesignate to this District upon amending Bylaw C-8451-2023 coming into full force and effect.</i></p> <p>d) <i>All parcels having this land use designation on the date of adoption of Bylaw C-8451-2023 remain in full force and effect; however, this land use district is no longer available for any redesignation applications subsequent to that date.</i></p>
Consistent	In accordance with Section 393 (c), the subject land is eligible to apply to redesignate to the Business, Live Work District (B-LWK).
396	<p>MAXIMUM PARCEL SIZE:</p> <p>a) <i>10.0 ha (24.71 ac)</i></p>
Consistent	The subject land is 7.71 ha (19.05 ac).
397	<p>MAXIMUM PARCEL COVERAGE:</p> <p>a) <i>50% for industrial and commercial uses</i></p>
Consistent	The conceptual site plan shows that approximately 49% of the site would be used for business operations. At the future Development Permit stage, the exact parcel coverage is to be confirmed.
400	<p>USE REQUIREMENTS:</p> <p>a) <i>Prior to the approval of any commercial or industrial use, a dwelling unit must be established on the parcel</i></p> <p>b) <i>Commercial and industrial uses shall be located to the rear of the dwelling unit</i></p> <p>c) <i>Commercial and industrial uses shall directly involve one or more residents of the parcel involved in the business or operation</i></p> <p>d) <i>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.</i></p> <p>e) <i>Any outside storage shall be completely screened from adjacent lands to the satisfaction of the Development Authority</i></p> <p>f) <i>Any outside storage shall meet the minimum setback requirements for buildings</i></p> <p>i. <i>Any outside storage associated with a commercial or industrial use shall meet the building setback requirements for commercial and industrial buildings</i></p> <p>g) <i>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</i></p>

	<p><i>h) Agriculture (Intensive) shall only be permitted on parcels greater than 6.0 ha (14.83 ac) with a surface supply of water</i></p> <p><i>i) Kennel shall only be permitted on parcels greater than 5.0 ha (12.36 ac)</i></p> <p><i>j) Riding Arena shall only be permitted on parcels greater than 1.6 ha (3.95 ac)</i></p>
Generally Consistent	There is an existing dwelling unit on the parcel and the proposed business use is to be located at the rear of the dwelling unit. A berm and chain link fence are proposed around the outside storage area. The outside storage area complies with the minimum setback requirements for buildings. Additional information about the business operations is to be confirmed at the future Development Permit stage.
402	<p>COMMERCIAL/INDUSTRIAL USE REQUIREMENTS:</p> <p><i>a) Commercial and Industrial buildings/structures shall have the following minimum setbacks:</i></p> <p style="padding-left: 40px;"><i>i. 100.0 m (328.08 ft.) from any dwelling on adjacent parcels, or</i></p> <p style="padding-left: 40px;"><i>ii. 50.0 m (164.04 ft.) from a parcel designated as residential land use</i></p> <p><i>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</i></p> <p><i>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</i></p> <p><i>d) Parking and outside storage related to commercial and industrial uses shall not be permitted in a minimum setback area</i></p>
Generally Consistent	The subject parcel is adjacent to parcels that are designated B-LWK, R-RUR, and A-SML p8.1. The business area adheres to the minimum setback requirements from any dwelling on adjacent parcels and from a parcel designated as residential use. A shop is proposed within the proposed business area and the design, character, appearance, building façade width, and other details are to be confirmed at the future Development Permit stage. Parking and outside storage associated with the business are not proposed within the minimum setback area on the conceptual site plan.
403	<p>MINIMUM LANDSCAPE BUFFER:</p> <p><i>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)</i></p> <p><i>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</i></p> <p><i>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</i></p>
Generally Consistent	The conceptual site plan shows a berm surrounding the proposed business area. Additional information about the landscape buffer is to be confirmed at the future Development Permit stage.



BYLAW C-8516-2024

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-8516-2024*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
 - (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating Block 7, Plan 7410605 within NW-23-23-28-W04M from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live Work District (B-LWK) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT Block 7, Plan 7410605 within NW-23-23-28-W04M is hereby redesignated to Business, Live Work District (B-LWK) as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8516-2024 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 this _____ day of _____, 2024

READ A SECOND TIME this _____ day of _____, 2024

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2024

READ A THIRD AND FINAL TIME this _____ day of _____, 2024

Reeve

Chief Administrative Officer

Date Bylaw Signed

Schedule 'A'

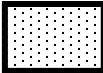
Bylaw
C-8516-2024

Amendment**FROM**

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

TO

Business,
 Live-Work District
 (B-LWK)



A-SML p8.1 → B-LWK
 ± 7.71 ha (± 19.05 ac)

GLENMORE VIEW PLACE

GLENMORE VIEW RD





Local Plan Amendment & Redesignation Item: Residential

Electoral Division: 3

File: PL20210120/21 / 05618459

Date:	May 14, 2024		
Presenter:	Christine Berger, Planner 2		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess the proposed Watermark at Bearspaw Conceptual Scheme amendment and the redesignation of Lot 4, Block 1, Plan 1712232 within SE-18-25-02-W05M.

- PL20210120: To amend the Watermark at Bearspaw Conceptual Scheme by inserting Appendix 9 to provide a policy framework to guide future subdivision and development of Lot 4, Block 1, Plan 1712232 within SE-18-25-02-W05M.
- PL20210121: To redesignate Lot 4, Block 1, Plan 1712232 within SE-18-25-02-W05M from Residential, Rural District (R-RUR p4.0) to Direct Control District to facilitate future subdivision.

The subject proposal was assessed in accordance with the Calgary Metropolitan Regional Growth Plan (Growth Plan), the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), the Municipal Development Plan (County Plan), the Bearspaw Area Structure Plan (ASP), the Watermark at Bearspaw Conceptual Scheme (CS), Appendix 8 (Damkar Lands) to the Watermark at Bearspaw CS, and the *Land Use Bylaw*. The proposal was found to align with all applicable planning documents.

The Watermark at Bearspaw Conceptual Scheme is a statutory document, as it is appended to the Bearspaw ASP. Under the requirements of the Calgary Metropolitan Region Board's Regional Evaluation Framework (REF), the proposed amendments are not required to be referred to the Board as it proposes less than 80 dwelling units outside of a Preferred Growth Area.

ADMINISTRATION'S RECOMMENDATION

PL20210120:

THAT Bylaw C-8524-2024 be given first reading.

THAT Bylaw C-8524-2024 be given second reading.

THAT Bylaw C-8524-2024 be considered for third reading.

THAT Bylaw C-8524-2024 be given third and final reading.

PL20210121:

THAT Bylaw C-8525-2024 be given first reading.

THAT Bylaw C-8525-2024 be given second reading.

THAT Bylaw C-8525-2024 be considered for third reading.

THAT Bylaw C-8525-2024 be given third and final reading.

Local Plan Amendment & Redesignation Item: Residential

BACKGROUND

Location (Attachment A)

Located approximately 1.21 kilometres (0.75 miles) south of Highway 1A, on the west side of 12 Mile Coulee Road and immediately west of the city of Calgary.



Site History (Attachment B)

The Watermark at Bearspaw Conceptual Scheme was originally approved in 2009. An amendment (Appendix 8: Damkar Lands) was approved in 2014 to facilitate the development of the Centre Street Church site, which lies to the south of the subject proposal.

A Conceptual Scheme amendment and redesignation application to support a 350-unit residential community catering to seniors on the subject lands was refused by Council in May of 2021.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary intermunicipal neighbours, internal and external agencies.

The City of Calgary's most recent response indicated that it does not oppose the proposed development, however, it was noted that due to Growth Plan Policy 3.1.10.3, an exception may have to be submitted to the Calgary Metropolitan Region Growth Board.

Alberta Transportation and Economic Corridors has provided no concerns on the proposed applications; however, they noted that further review and comments will be provided at the time of future subdivision.

Landowner Circulation (Attachment D)

The application was circulated to 902 adjacent Rocky View County landowners and 190 adjacent City of Calgary landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); three letters in support, one neutral letter, seven letters of concern from six unique addresses, and five letters in opposition were received. As a result of the Applicant's public engagement, an additional 41 letters of support from 35 unique addresses were received. Of these letters, 23 were from within the County, 16 letters were from adjacent residents in the city of Calgary, one was from a resident in the town of Cochrane, and one was from an unknown address.

Local Plan Amendment & Redesignation Item: Residential

ANALYSIS

Conceptual Scheme Amendment Overview (Attachment F)

The proposed Conceptual Scheme amendment (Appendix 9) intends to establish a policy framework to facilitate redesignation, future subdivision, and development of a seniors-oriented residential community of up to 79 villa-style units. Design-related policies have been incorporated into the proposal to ensure consistency with the remaining Watermark community; these policies include architectural and landscaping standards that reflect the surrounding community's character. These standards are to be administered by a condominium board/association, which would be created as a condition of future subdivision.

The proposal would gain an all-turn access from Damkar Court, an internal subdivision road with access from 12 Mile Coulee Road NW (under the City of Calgary jurisdiction). The City of Calgary has confirmed this access plan is sufficient, and that no intersection upgrades would be required at this time.

Wastewater servicing is to be provided through the Watermark gravity collection system, which was expanded during the construction of Damkar Court and includes two mains stubbed into the site. The proposed extension of the stubbed mains is illustrated in Figure 12 (Utility Servicing) of the proposed Conceptual Scheme. The gravity collection system drains to the Bearspaw Regional Wastewater Treatment Plant (WWTP) located within the Watermark development.

Water servicing would be provided through Rocky View County (formerly Blazer Water Systems Ltd.) Water Treatment Plant (WTP). Water distribution mains to service the proposed development were installed during the construction of Damkar Court. Two mains have been stubbed into the site, which would be extended and looped to service the buildings. Fire suppression would also be provided through this system.

An independent review conducted by the County in 2022 indicated that a capacity upgrade of the existing WWTP and WTP would be required to service the full build of Watermark and the proposed Damkar development (including some spare capacity); Policies 9.1.1 and 9.2.1 of the proposed Appendix 9 ensures future improvements to water and wastewater infrastructure are the responsibility of the developer.

The stormwater management concept for the site proposes the utilization of a major and minor system, including trap lows, catch basins, and underground storage to manage stormwater for the proposed development. No stormponds are expected to be required. The minor system is connected to the existing Damkar Phase 1 pipe system. Three stubs exist for future connection along the south side of the proposed development. Section 9.3 of the proposed Appendix 9 includes policy to ensure a Site-Specific Stormwater Implementation Plan that meets the requirements of the Watermark at Bearspaw Master Drainage Plan is to be submitted at subdivision stage.

All other outstanding technical items would be addressed at the future subdivision stage.

Policy Review (Attachment E)

The application was found to align with the direction and intent of all relevant statutory plans. The application was reviewed in accordance with the Calgary Metropolitan Regional Growth Plan (Growth Plan), the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), the Municipal Development Plan (County Plan), the Bearspaw Area Structure Plan (ASP), the Watermark at Bearspaw Conceptual Scheme (CS), Appendix 8 (Damkar Lands) to the Watermark at Bearspaw CS, and the *Land Use Bylaw*.

With respect to the Growth Plan, although the subject parcel is not located in a Preferred Growth Area as per Schedule 1 (Regional Growth Structure) of the Growth Plan, Policy 3.1.10.1 states that Area Structure Plans existing prior to adoption of the Growth Plan will remain in effect. Additionally, Policy 3.1.10.3 states that any amendments to an ASP outside of a Preferred Growth Area shall not increase the overall projected population within the plan area. The original Watermark at Bearspaw Conceptual

Local Plan Amendment & Redesignation Item: Residential

Scheme allowed for an overall density of 1.95 units per gross acre; the current application is slightly higher than that figure at 2.05 units per gross acre (across the overall Watermark at Bearspaw Conceptual Scheme area). Originally, 57 units were intended for the Damkar lands, and the current proposal would allow for up to 79 units. Although the 22-unit difference is higher than that approved under the current CS, the intent of Policy 3.1.10.3 has been met, as the difference would not materially impact the projected population of the overall plan area (the Bearspaw ASP area).

The Calgary Metropolitan Region Board's (CMRB) Regional Evaluation Framework (REF) does not require municipalities to refer Statutory Plan amendments to the Calgary Metropolitan Region Growth Board if the amendments meet certain criteria; as per Policy 4.2 (c) iv., statutory plan amendments that propose less than 80 dwelling units outside of a Preferred Growth Area do not require Board referral. Taking into account that the application aligns with the Growth Plan, no objection has been raised by the City of Calgary, and the subject application falls under the REF threshold for referral to the CMRB, Board referral is not considered to be required.

The proposed Direct Control District Bylaw allows for multiple types of housing, ranging from single-detached dwellings, duplex/semi-detached dwellings, and rowhousing. Regulations such as setbacks, maximum site coverage, and maximum height have been included in the proposed Direct Control District bylaw. The proposed maximum height for principal buildings has been set at 11 metres, which is consistent with the remainder of Watermark at Bearspaw, as Direct Control Bylaw (DC-141) also allows for a maximum height of 11 metres.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

ALTERNATE DIRECTION

No alternative options have been identified for Council's consideration.

ATTACHMENTS

- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions
- Attachment E: Policy Review
- Attachment F: Bylaw C-8524-2024 (CS Amendment)
- Attachment H: Bylaw C-8525-2024 (Direct Control District)



Location & Context

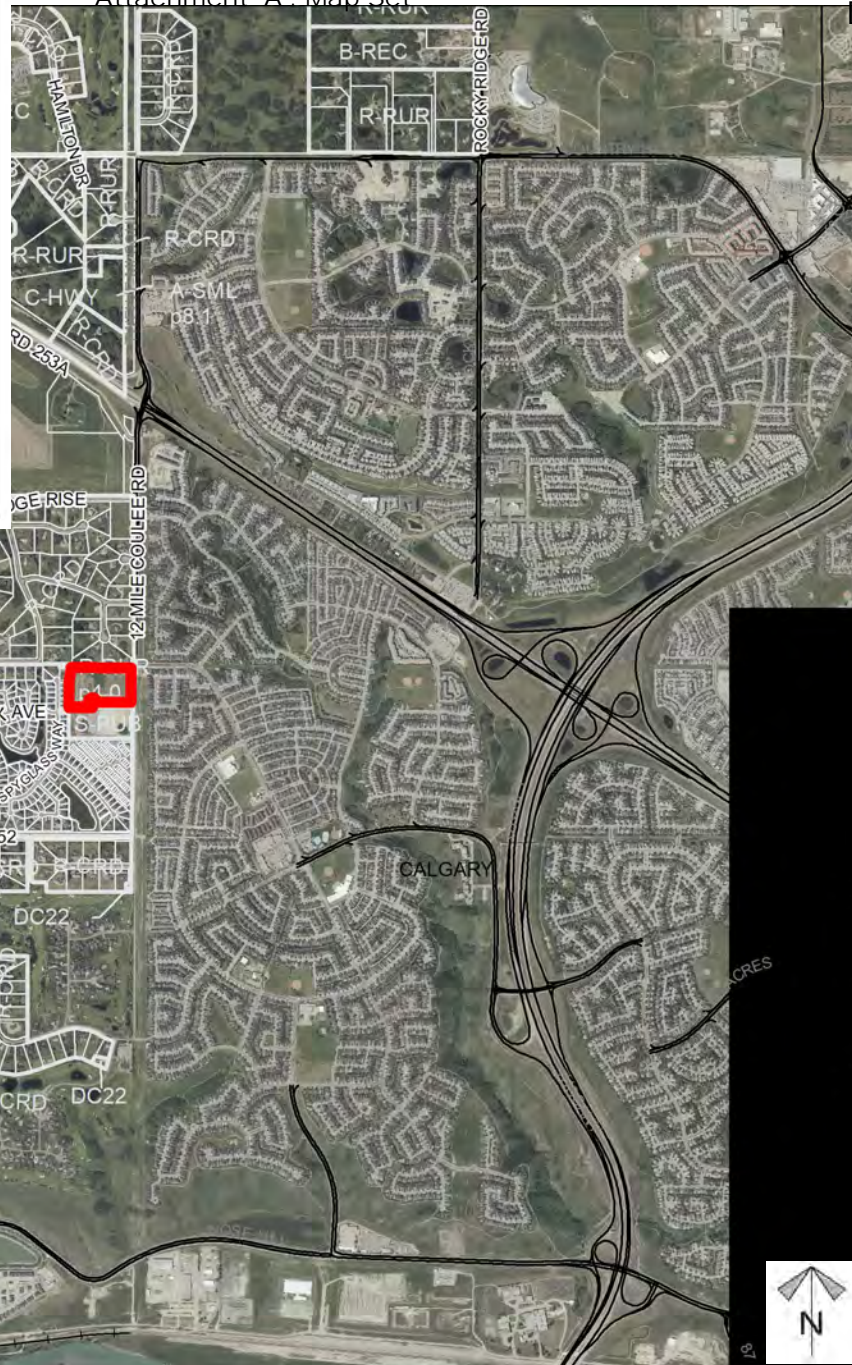
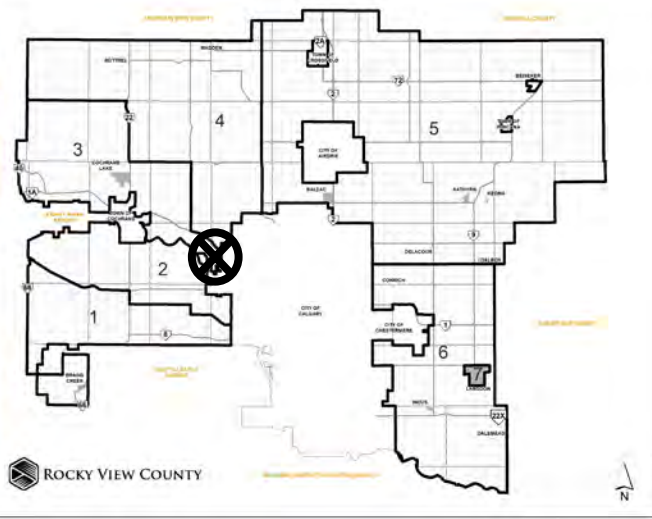
Conceptual Scheme Amendment Proposal

To amend the Watermark Conceptual Scheme, inserting Appendix 9, which will provide a policy framework for the development of up to 79 villa-style bungalows catering to seniors.

Redesignation Proposal

To redesignate the subject lands from Residential Rural District (p4.0) to Direct Control District to accommodate up to 79 villa-style bungalows catering to seniors.

Division: 3
Roll: 05618459
File: PL20210120/21
Printed: Dec 22, 2023
Legal: Lot: 4 Block: 1
Plan: 25-02-W05M
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Development Proposal

Conceptual Scheme Amendment Proposal

To amend the Watermark Conceptual Scheme, inserting Appendix 9, which will provide a policy framework for the development of up to 79 villa-style bungalows catering to seniors.

Redesignation Proposal

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Development Concept

Conceptual Scheme Amendment Proposal

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Redesignation Proposal

To redesignate the subject lands from Residential Rural District (p4.0) to Direct Control District to accommodate up to 79 villa-style bungalows catering to seniors.



CONCEPT ONLY - SUBJECT TO CHANGE AT THE DEVELOPMENT PERMIT PHASE

Environmental

Conceptual Scheme Amendment Proposal

To amend the Watermark Conceptual Scheme, inserting Appendix 9, which will provide a policy framework for the development of up to 79 villa-style bungalows catering to seniors.

Redesignation Proposal

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

Division: 3
 Roll: 05618459
 File: PL20210120/21
 Printed: Dec 22, 2023
 Legal: Lot:4 Block:1
 Plan: 2023-18-25-02-W05M
 Page 4 of 4



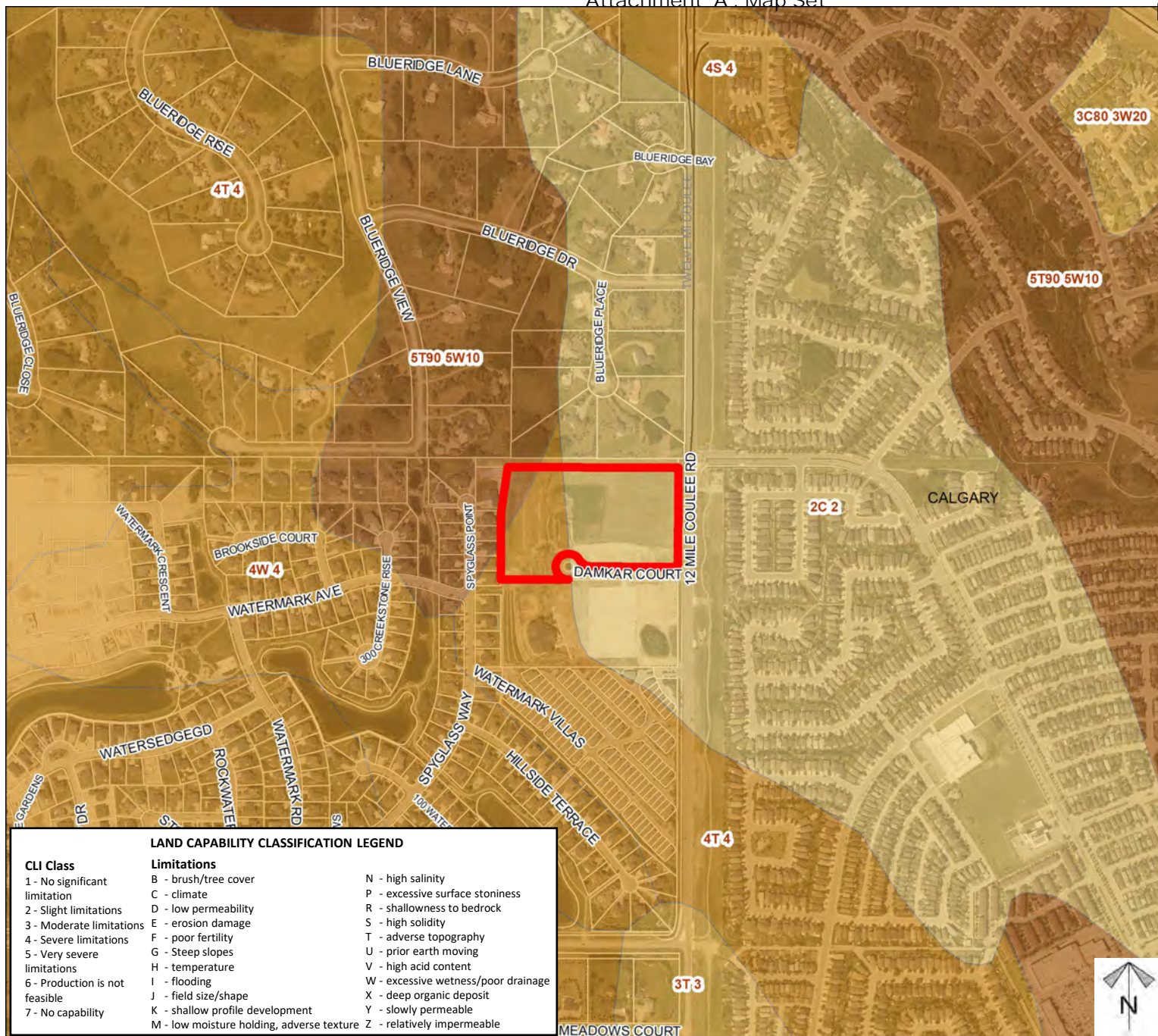
Soil Classifications

Conceptual Scheme Amendment Proposal

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Redesignation Proposal

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Landowner Circulation Area

Conceptual Scheme Amendment Proposal

To amend the Watermark Conceptual Scheme, inserting Appendix 9, which will provide a policy framework for the development of up to 79 villa-style bungalows catering to seniors.

Redesignation Proposal

To redesignate the subject lands from Residential Rural District (p4.0) to Direct Control District to accommodate up to 79 villa-style bungalows catering to seniors.

Legend

Support

Not Support

Questions/ Concerns

Neutral

Division: 3

Roll: 05618459

File: PL20210120/21

Printed: Dec 22, 2023

Legal: Lot:4 Block:1

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 18-25-02-W05M


City of Calgary

Support x17 from 16
unique addresses

Rock View County (Outside Circulation Area)

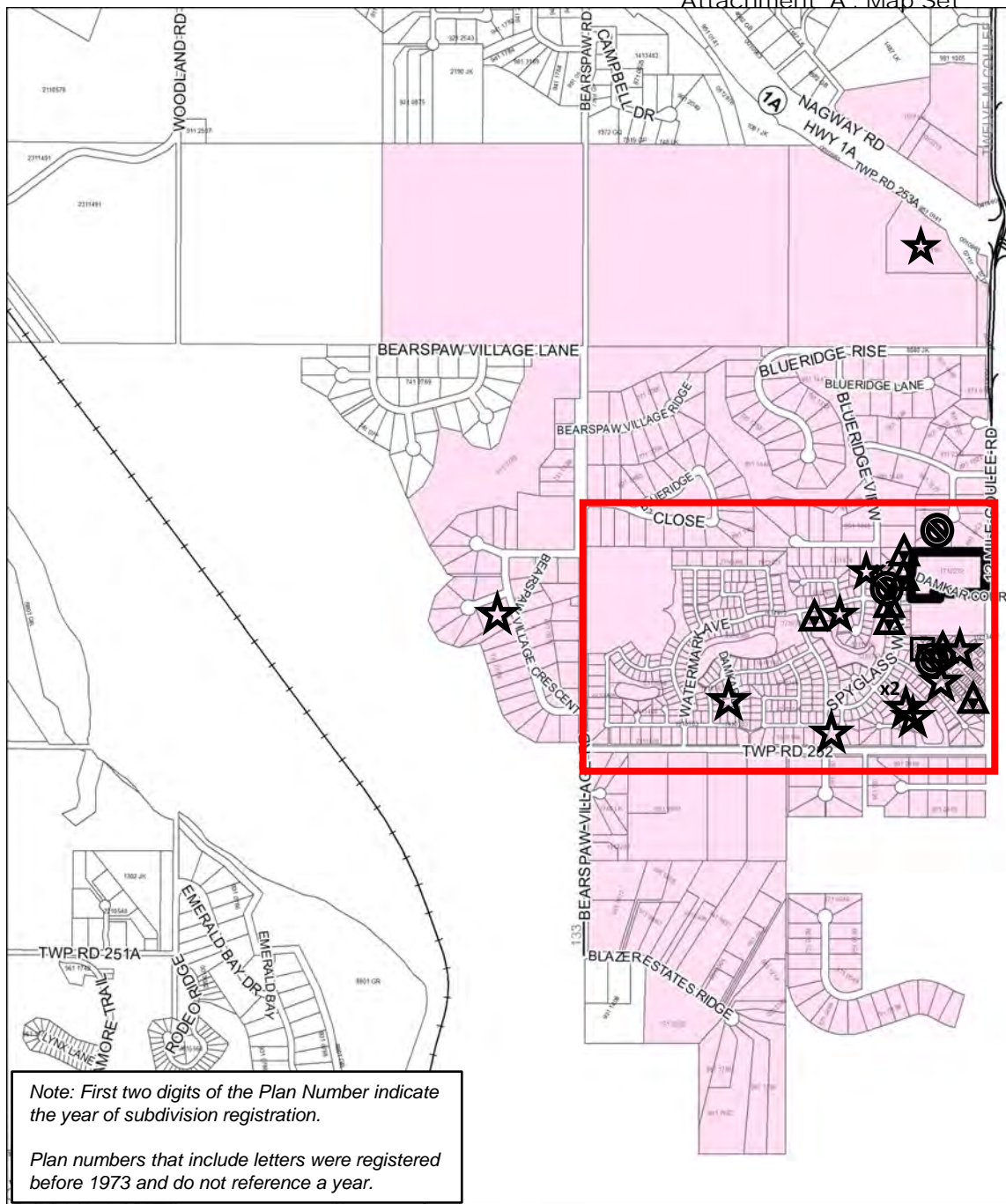
Support x14 from 12
unique addresses

Addresses Unknown

Support x2
Opposed x2

Town of Cochrane

Support x1





Landowner Circulation Area

Conceptual Scheme Amendment Proposal

To amend the Watermark Conceptual Scheme, inserting Appendix 9, which will provide a policy framework for the development of up to 79 villa-style bungalows catering to seniors.

Redesignation Proposal

To redesignate the subject lands from Residential Rural District (p4.0) to Direct Control District to accommodate up to 79 villa-style bungalows catering to seniors.

Legend

Support

Not Support

Questions/ Concerns

Neutral

Division: 3

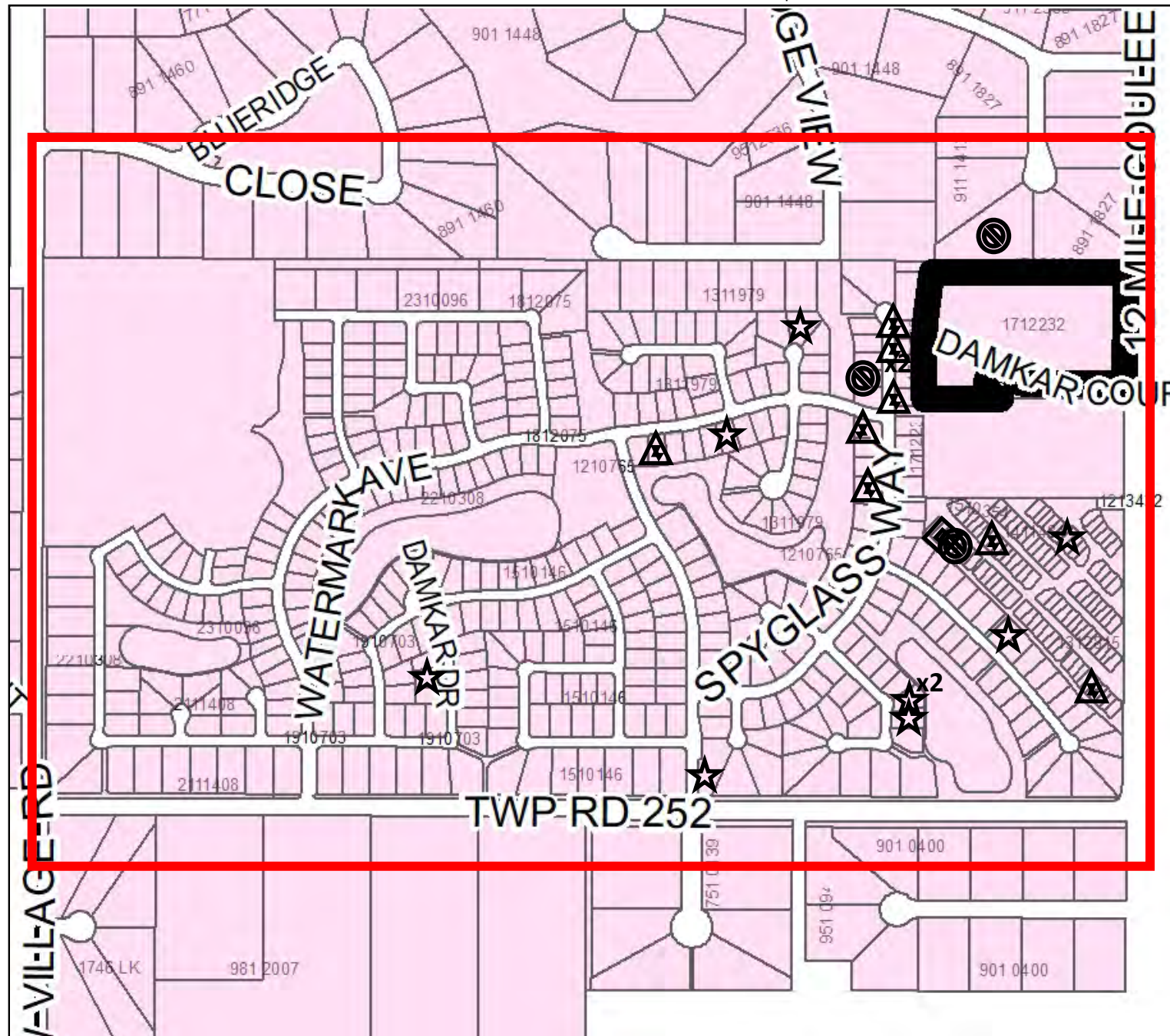
Roll: 05618459

File: PL20210120/21

Printed: Dec 22, 2023

Legal: Lot:4 Block:1

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ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: B&A Planning (Chris Andrew) / CLT Developments Ltd., Janke Junior Ventures Ltd., 7Hills Land Inc., Hearnco Holdings Ltd., Trico Developments (1990) Ltd., William Bruce G Herron, Angela Lynne Pierpoint	DATE APPLICATION RECEIVED: June 25, 2021								
GROSS AREA: ± 4.97 hectares (± 12.29 acres)	LEGAL DESCRIPTION: Lot 4, Block 1, Plan 1712232 within SE-18-25-02-W05M.								
Pre-Application Meeting Held: <input type="checkbox"/>	Meeting Date: Not Applicable								
SOILS (C.L.I. from A.R.C.): 4W 4 – Severe limitations to cereal crop production due to excessive wetness/poor drainage. 2C 2 – Slight limitations to cereal crop production due to adverse climate.									
HISTORY: <table border="0"> <tr> <td style="vertical-align: top;">May 18, 2021:</td> <td>Conceptual Scheme and redesignation applications PL20200050/51, to support the development of a 350 unit residential community catering to seniors, refused by Council.</td> </tr> <tr> <td style="vertical-align: top;">June 10, 2014:</td> <td>An amendment to the Watermark Conceptual Scheme to add Appendix 8: Damkar Lands was adopted by Council.</td> </tr> <tr> <td style="vertical-align: top;">July 14, 2009:</td> <td>The Watermark Conceptual Scheme was adopted by Council.</td> </tr> <tr> <td style="vertical-align: top;">January 18, 1994:</td> <td>The Bearspaw Area Structure Plan (Bylaw C-4129-1993) was adopted by Council.</td> </tr> </table>		May 18, 2021:	Conceptual Scheme and redesignation applications PL20200050/51, to support the development of a 350 unit residential community catering to seniors, refused by Council.	June 10, 2014:	An amendment to the Watermark Conceptual Scheme to add Appendix 8: Damkar Lands was adopted by Council.	July 14, 2009:	The Watermark Conceptual Scheme was adopted by Council.	January 18, 1994:	The Bearspaw Area Structure Plan (Bylaw C-4129-1993) was adopted by Council.
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June 10, 2014:	An amendment to the Watermark Conceptual Scheme to add Appendix 8: Damkar Lands was adopted by Council.								
July 14, 2009:	The Watermark Conceptual Scheme was adopted by Council.								
January 18, 1994:	The Bearspaw Area Structure Plan (Bylaw C-4129-1993) was adopted by Council.								
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Traffic Impact Assessment (TIA), Bunt & Associates, April 8, 2020; • Damkar Seniors Housing Conceptual Scheme Amendment Utility Servicing Design Brief, CIMA+, April 2020; • Damkar Senior Housing Memo, Blazer Water System, June 27, 2020; • Preliminary Stormwater Management Report, Westoff Engineering, April 14, 2020; and • Phase 1 Environmental Site Assessment, Almor Engineering Associates, 2006. 									

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
School Authority	
Calgary Catholic School District	No concerns.
Province of Alberta	
Alberta Transportation	<p>February, 7, 2024</p> <p>Transportation and Economic Corridors offers the following additional comments and observations with respect to the proposal:</p> <ol style="list-style-type: none"> 1. The existing intersection of Highway 1A and 12 Mile Coulee Road is presently at capacity and is not capable of supporting traffic from additional development. Until such time that Rocky View County and the City of Calgary have reached agreement with respect to upgrading the intersection, subsequent subdivision and development of the land will not be supported. 2. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policies 8.37, 8.38, and 8.39 of the South Saskatchewan Regional Plan, and Section 622(1) of the Municipal Government Act. 3. In order to facilitate the mitigation of these impacts of development on the provincial highway system, the municipality may want to collect off-site levies for transportation infrastructure pursuant to Section 648(2)(c.2) of the Municipal Government Act. <p>The department further notes willingness to work with the municipality on any requirements of Section 3.1 of the Off Site Levy Regulations for "transportation infrastructure" should the municipality choose to adopt off-site levies for transportation infrastructure.</p>
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Alberta Health Services	No concerns.
Public Utility	
ATCO Gas	No objections.
ATCO Pipelines	<p>Re-Circulation</p> <p>No response received.</p> <p>Initial Circulation</p> <p>The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p>

AGENCY	COMMENTS
FortisAlberta	No concerns.
TELUS Communications	No objections.

1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.
2. ATCO Transmission requires a separate utility lot for its sole use.
3. A pipeline alteration may be required in this area to License 5895-9. (406.4mm)
 - All costs associated with any alterations to ATCO Transmission pipeline(s) and/or appurtenances to accommodate development will be borne by the developer/owner.
 - This process can take up to 18 months to complete.
 - Should the property owner wish to obtain a cost estimate for a pipeline alteration, please contact Dobry Mihov, Sr. Engineer, Transmission Engineering via email at Dobry.Mihov@atco.com.
4. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work.
 - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter.
 - Contact ATCO Transmission Land Department at 1-888-420-3464 or landadmin@atco.com for more information.
5. Road crossings are subject to Engineering review and approval.
 - Road crossing(s) must be paved and cross at a perpendicular angle.
 - Parallel roads are not permitted within ATCO Transmission right(s)-of-way.
 - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
6. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
7. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
8. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
9. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.
 - If alterations are required, the cost will be borne by the developer/owner.
10. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmissions for further review.

AGENCY	COMMENTS
<i>Other External Agencies</i>	
Canada Post	<p>Re-Circulation</p> <p>No response received.</p> <p>Initial Circulation</p> <p>Canada Post will supply mail service by way of 2 means. For the townhome with attached garages we will provide service by community mail box that will be located across the street from this development. The senior building will either be serviced by a lock box assembly at the cost of the developer or a counter service depending on if this is an assisted living development or independent living.</p>
<i>Adjacent Municipality</i>	
The City of Calgary	<p>February 16, 2024</p> <p>Thank you for reaching out regarding the 12 Mile Coulee Road/Highway 1A intersection improvements not advancing with the refusal of PL20220181. From a City of Calgary mobility perspective, we have no additional comments on the subject Damkar project as a result of the intersection improvements not moving forward as long as the October 2023 updates that addressed our August 2023 comments re. access points are retained in the Conceptual Scheme.</p> <p>November 10, 2023</p> <p>The City of Calgary has reviewed the application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), and the Bearspaw Area Structure Plan (ASP). City of Calgary Administration appreciates the efforts made to address our previous comments and offers the following updated comments for your consideration.</p> <p>Planning:</p> <ul style="list-style-type: none"> As a member of the Calgary Metropolitan Region Board (CMRB) we are strong proponents of the policies in the Growth and Servicing Plans and have a shared accountability to adhere to them. The City of Calgary does not oppose the proposed development; however, The City would like to understand how the proposed development aligns with Growth Plan Policy 3.1.10.3 and notes that an exception may have to be submitted to the CMRB Board. We suggest speaking to CMRB Administration to confirm. <p>Water Resources:</p> <ul style="list-style-type: none"> The City of Calgary requests to review the updated Stormwater Management Plan at Development Permit stage.
<i>Internal Departments</i>	
Building Services	No concerns.

AGENCY	COMMENTS
Fire Services & Emergency Management	No concerns.
Capital and Engineering Services	<p data-bbox="488 312 607 342">General:</p> <ul data-bbox="488 365 1511 596" style="list-style-type: none"> • As a condition of a future subdivision, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities and street lighting with all necessary utility providers to the satisfaction of the County. • As a condition of a future subdivision, the applicant is required to submit a Construction Management Plan for proposed development in accordance with County's servicing standards. <p data-bbox="488 617 680 646">Geotechnical:</p> <ul data-bbox="488 669 1511 1073" style="list-style-type: none"> • As part of the original Conceptual Scheme, a preliminary geotechnical assessment was undertaken for the lands including the subject land by Leviton in 2013. As per the Geotechnical Assessment, the on-site slopes are considered stable for the current condition. • At the time of future subdivision, the applicant is required to provide a Geotechnical investigation report for the proposed development. The geotechnical investigation will evaluate the soil and groundwater conditions within the project boundaries and provide geotechnical recommendations for the proposed development to the satisfaction of the County. • The site has slopes more than 15%. At the time of future subdivision stage, the applicant shall submit a Slope Stability Analysis to assess the site grading and determine any setback requirements in these areas. <p data-bbox="488 1094 699 1123">Transportation:</p> <ul data-bbox="488 1146 1511 1946" style="list-style-type: none"> • The development is proposed to gain an all-turn access via Damkar Court from 12 Mile Coulee Road NW. • The applicant provided a Transportation Impact Assessment (TIA) for the proposed development prepared by Bunt & Associates dated July 20, 2020, and a TIA update memo prepared by Bunt and Associates dated May 16, 2022. • As per the TIA <ul data-bbox="581 1377 1511 1814" style="list-style-type: none"> ○ 12 Mile Coulee Rd/Hwy 1A: Fails to operate at the background and post-development conditions. ○ 12 Mile Coulee Rd NW/Blueridge Rise: Anticipated to operate with substantial delay for the east bound left turn at the background and post-development conditions. The signal analysis indicated no signal is warranted. The long delay for the east bound can be mitigated through the installation of appropriate signage. ○ 12 Mile Coulee Rd/Tusslewood Drive and 12 Mile Coulee Rd/Tuscany Way: Anticipated to require signalization for the background condition and post-development conditions. ○ 12 Mile Coulee Rd/Damkar Court: No improvements are required. The intersection can accommodate total post-development traffic through to the 2039 horizon. • Intersections of 12 Mile Coulee Rd NW/Blueridge Rise, 12 Mile Coulee Rd/Tusslewood Drive and 12 Mile Coulee Rd/Tuscany Way require to be upgraded at both, the background and post development conditions. These intersections fall within the City of Calgary jurisdiction. Should

AGENCY	COMMENTS
	<p>City of Calgary require these intersections to be signalized and upgraded, the applicant shall complete all necessary improvements to the City's satisfaction as a condition of future subdivision.</p> <ul style="list-style-type: none"> • As per the response received from the City of Calgary, the city doesn't have any additional comments/requirements for the intersection of 12 Mile Coulee Rd/Hwy 1A at this time. • At the time of future subdivision, the applicant will be required to submit an updated TIA taking into consideration existing background traffic, traffic to be generated from the proposed development and any other traffic from other approved developments in the areas. If the offsite improvements are required to support the subdivision, the applicant will be required to enter into a Development Agreement with the County for the implementation of the necessary upgrades. • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure (sidewalks, curb & gutters, etc.) in accordance with the requirements of the County's Servicing Standards. • As a condition of a future subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy bylaw at the time of approval, for the total gross acreage of the lands proposed to be developed. • It is to be noted that the applicant shall be responsible for any offsite ROW acquisitions (if required) to support the proposed development. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • The applicant submitted a Damkar Seniors Housing Conceptual Scheme Amendment Utility Servicing Design Brief, prepared by CIMA+, dated April 2020 and a Utility Servicing Design Brief, prepared by CIMA+, dated May 2022. • As per the Utility Design Brief, the existing offsite sanitary infrastructure is available to service the proposed development. The existing sanitary mains will be extended to service the buildings. The gravity collection system drains to the Bearspaw Regional Wastewater Treatment Plant (WWTP) located within the Watermark development. • Upon acquisition of the WWTP in 2022, the County conducted an independent review of the existing WWTP and evaluated WWTP capacity adequacy for the current and future flows based on existing and proposed customers. Based on future connections incorporating full build of watermark, proposed Damkar development and some spare capacity, a capacity upgrade of the existing WWTP is required where the Damkar development will be responsible for the proportional capital cost share based on their proposed connections of 79 units. • At the time of future subdivision, applicant shall provide an update to sanitary servicing study as per actual wastewater usage for the proposed development. • As a condition of a future subdivision stage, the applicant will need to enter into a Development Agreement with the County for the construction of the necessary sanitary infrastructures to service the development.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> As a condition of future subdivision, the applicant shall be responsible to pay the County their capital cost share based on actual connections for the required upgrades to the WWTP. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> As per the Utility Design Brief and a Servicing Support Letter, prepared by CIMA+, dated June 25, 2021. The water servicing for the proposed development will utilize the water distribution system by Blazer Water Systems Ltd (WTP). The water distribution system will provide treated potable domestic water and fire flows to the proposed development. The existing dual water mains extending from Spyglass Way near the intersection with Watermark Ave have been stubbed into the site which will be extended and looped to service the buildings. At the time of future subdivision, the applicant shall submit a detailed water servicing strategy, including further assessment of connection to the WTP, fire suppression strategies, and actual water demands for each phase of the development and engineered design drawings. Upon acquisition of the WTP in 2022, the County conducted an independent review of the existing WTP and evaluated WTP capacity adequacy for the current and future flows based on existing and proposed customers. Based on future connections incorporating full build of watermark, proposed Damkar development and some spare capacity, a capacity upgrade of the existing WTP is required where the Damkar development will be responsible for proportional capital cost share based on their proposed connections of 79 units. As a condition of future subdivision, the applicant will need to enter into a Development Agreement with the County for the construction of the water distribution system, fire suppression infrastructures and all other water infrastructure required to service the development. As a condition of future subdivision, the owner shall enter into a Capacity Allocation Agreement for servicing allocation to the lots created, based upon the servicing need identified in the detailed water servicing and sanitary servicing reports. As a condition of future subdivision, the applicant shall be responsible to pay the County their capital cost share based on actual connections for the required upgrades to the WTP. <p>Storm Water Management:</p> <ul style="list-style-type: none"> As part of the revised conceptual scheme, the applicant provided a stormwater concept prepared by Westhoff Engineering, dated May 12, 2022. The stormwater management concept for the site proposes utilization of a major and minor system such as trap lows, catch basin with ICDs and underground tanks to manage stormwater for the proposed development. The minor system is connected to the existing Damkar Phase 1 pipe system. The PVC stubs exist for the future connection along the south side of the proposed development. The permissible release rate will be met with appropriate the control structures to ensure flows leaving the site meet the available capacity in the existing downstream pipes. At the time of future subdivision stage, the applicant will be required provide a detailed stormwater management plan and design drawings

AGENCY	COMMENTS
	<p>for the proposed stormwater management system and all related infrastructure in accordance with the requirements of the Damkar Subdivision Phase 1 Stormwater Management Plan, Master Drainage Plan for the Watermark at Bearspaw development, the County's Servicing Standards, Alberta Environment regulations and best practices.</p> <ul style="list-style-type: none">• As a condition of future subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during construction of proposed infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices <p>Environmental:</p> <ul style="list-style-type: none">• No environmental constraints are present given that the lands have previously been stripped, graded and serviced.

Original Circulation Period: July 15, 2021, to August 6, 2021.

Re-Circulation Period: January 11, 2024, to February 1, 2024.

From: [Peter Bannister](#)
To: [Christine Berger](#)
Subject: "Damkar" Development Application
Date: Friday, February 2, 2024 1:44:07 PM

"Damkar" Development Application
File Number: 05618459
Application Number: PL20210120, PL20210121
Division: 3

As property Watermark homeowners adjacent to the above referenced application to the Rocky View County Planning Services Department, we are in receipt by mail of the revised application for the Damkar lands that is seeking comments from affected homeowners. Having reviewed the application and project website online as well as discussions with other homeowners in our community we provide the following comments on the proposal;

1. While we are pleased to see that the building density and plan for seniors-oriented bungalow villas are much more commensurate with our Watermark community, our similar process/experience with the Centre Street Church makes us of the strong view that the developer must be held accountable to any approved changes with any approvals of this revised plan by Rockyview County. i.e. We do not want it approved only to have to scope and plan be changed and applied for again in the future. It seems to be a game that developers play in getting approvals and buy in from the affected community only to have the plans change again down the road such as what we experienced with the Centre Street Church.
2. In looking at the plans provided it is our view that the proposed landscaping and outdoor amenities (pathways\greenspace) are not up to the same "standard" as that of the Watermark Community of which they will be part of. A very small rock garden and look out seems hardly sufficient or comparable. The landscaping proposal should be enhanced in our view and once approved the developer must be held accountable to follow through with the commitments. Again, our experience with the Centre Street Church in this regard has not been satisfactory.
3. The limited setback (20 feet) of the western most Villas bordering on the existing homes in Watermark is insufficient and there needs to be a much-enhanced landscape buffer in this area. Refer to point 2 for commitment and follow through by the developer.
4. As homeowners on Spyglass Way, we experienced significant stormwater management issues during the construction period the Centre Street Church which resulted in flooding or water issues in a number of homes along the Spyglass Way. Even after construction and prior and during landscaping, issues were experienced and to a lesser extent continue to this day. This

MUST be addressed by the developer and County in detail with commitments.

My apologies for being a day late on sending this but I was out of town.

Thank You;

Peter Bannister
352 Spyglass Way, in Watermark

From: Michael & Lené Fox
48 Watermark Villas
Calgary, AB T3L 0E2
[REDACTED], [REDACTED]

To: Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Christine Berger

Dear Christine Berger, email: CBerger@rockyview.ca

Re File 05618459,
Application No PL20210120 & PL20210121
Division 3:
Lot 4, Block 1, Plan 1712232 within SE-18-25-02-W05M

We are resident owners at 48 Watermark Villas, Rocky View County. The County has notified us by letter dated January 11, 2024 that our property is in the immediate vicinity of the land subject to Application Number PL20210120 & PL20210121.

We have the following questions and concerns relating to the proposed development and the RVC proposed Bylaw C-XXXX-2024:

1- Conformance with Watermark Conceptual Scheme

Can you confirm that the architectural controls contained in the Watermark Conceptual Scheme will be adhered to in this development?

Will the County ensure that the design, colour scheme and materials used for exterior finishes of the dwellings are harmonious with those in the Watermark community, including Watermark Villas? Will the exterior building materials be of the same quality as those used throughout Watermark (e.g. high quality siding and roofing materials, solid cedar wood posts and beams?) Could the County include wording in the bylaw that specifies that no inferior materials (e.g. vinyl siding) be used and enforce this requirement if necessary once the development permit has been issued?

2-Dark Skies Policy

In accordance with the County's Dark Skies Policy, will the developer be required to install street-level bollard lighting as was installed throughout the Watermark community, including the villas? Can the County enforce this requirement if necessary once the development permit has been issued? Light standards at the adjacent church produce glare which has become a serious concern and irritant for numerous Watermark residents.

3-Landscaping

Will an underground irrigation system be installed to water grass, shrubs, and trees? The lack of an underground irrigation system at the neighbouring Centre Street Church is a major reason for the poor outcome of landscaping there. If an underground system is permitted, where will the water come from? If an underground system isn't permitted, wouldn't there be a Catch 22 scenario such as exists at the Centre Street Church where the County required certain landscaping elements (trees and shrubs) but prohibited the use of an irrigation system.

Will storm water drain into the ponds in Watermark? Will the development be allowed to draw water from the ponds for irrigation? If so, where would pumping facilities be located and what would be the specifications for the pumping facilities?

4-HOA/Condo Fees

Would a portion of the condominium fees for the proposed development be set aside to be used for a proportionate contribution to maintenance costs of common areas in the Watermark community, similar to the arrangement between Watermark Villas and the Watermark HOA?

5-Density

The total area of the property (**Lot 4, Block 1, Plan 1712232 within SE-18-25-02-W05M**) is approximately 12.63 acres. When calculating the gross developable area does the RVC Planning Department include any of the following areas:

- pipeline Right of Way
- portion of Damkar Court road allowance assigned to this development
- area occupied by regional pathway in SW corner of Lot
- land designated as Emergency Access along the north boundary of Lot 4?

Could you please clarify how gross developable acreage is determined?

6-Community Amenities and Facilities, Commercial Buildings

The proposed conceptual development scheme shows 79 bungalow style units with front entry attached garages, an attractive design similar to Watermark Villas. In this scheme it doesn't look like there would be any room for other facilities considered in section 5.1 of the proposed bylaw, such as offices, dining facilities, small retail, recreational facilities, etc. If any of these facilities are to be included in the development what would they be and where would they be located and how would the inclusion of such facilities affect the total proposed number of 79 units?

7-Height

The proposed bylaw indicates a maximum allowable building height of 13m (39.37 feet). This is sufficient to allow a developer to construct a four storey building with a flat or gently sloping roof. The community has already spoken against allowing buildings of this height. The average height of the street side elevation of the bungalow-style buildings at Watermark Villas is about 6m, which includes a main floor on about the same level as the garage plus the roof height.

We would like to see wording in the by law changed so that the maximum allowable height is reduced to a height that should allow the developer plenty of flexibility in the design of villa-style bungalows, but would not permit the construction of multi-storey buildings. We are wary of the use of the term "low rise" which is vague and really just means not "high rise".

8-Bylaw enforcement

The proposed seniors-oriented residential concept describes an attractive development of low-density, bungalow-style dwellings that would, in our opinion, fit in well with the existing Watermark community. However, it is merely a concept, which could be subject to change by the developer, even after the development permit has been issued. We would not like to see non-compliance issues arise during construction that would end up at the RVC Subdivision and Development Appeal Board. We would like to see wording in the proposed bylaw that would guarantee bungalow-style buildings and the enforcement of the Watermark community conceptual scheme design standards.

Thank you.

Michael and Lené Fox

From: [Phoebe LJY](#)
To: [Christine Berger](#)
Subject: Comments - AGAINST regarding File #05618459 PL20210120/1
Date: Saturday, January 27, 2024 3:57:50 PM

Hello Ricky View County,
My family is the residents of Tuscany, received the notification of PL 20210120/1 (file # 05618459) regarding the new villa style bungalows proposal that is adjacent to our property. We would like you to consider our feedback and concerns this time!

Again, this is a big concern for us and our neighbours! No matter the buildings proposed back to 2021 or this bungalow style houses, it is NOT just about impact views, it's about the Community ENVIRONMENT and Safety from a short and long term perspective!

First, Bungalow style would STILL accommodate hundreds of families, increasing water use, traffics, sewage pressure, safety issue...you name the list!! Before we moved to this area a few years ago, nothing around, very peaceful, then new community, a church...now much busier, worse environment which is challenging the Climate and Environment that Calgary is now actively engaging!

Second, This area has many young families with young kids around in Tuscany, We would not want to see more challenges just because some private planning company wants to take advantage of this empty area to try to make more money!!!

Third, this proposal starts with bungalow style catering to seniors, which sounds very sugarcoated and conspired. Any new proposal on this land will be just a start, once the gate is open by your approval, there will be more applications coming to add on this land which will bring more unforeseen challenges! The only benefit that is very certain will be some people and companies will make money to sell this mountain views bungalows!!!

Thank you once again for considering our feedback!!

Phoebe

From: [Sharon Higgins](#)
To: [Christine Berger](#)
Subject: Comments regarding: File # 05618459 // Application number: PL20210120-PL20210121
Date: Tuesday, January 23, 2024 5:26:08 PM

Greetings Christine,

I am emailing to offer comments from my husband and I on the above file, Damkar Lands - Seniors Oriented Residential.

We have seen many changes to this proposal over recent years. There have been and still are several items that come to our attention that don't seem to be referenced. We are not against having a seniors subdivision, but there hasn't been enough information provided to understand exactly what will make this senior orientated. Please see our comments:

- Several pictures show the Villas at Watermark - are we to believe they will be the same as ours?
- Several pictures show a different design - which design will it be?
- There are exterior stairs in several of these pictures - many seniors will have walking aids - how functional will this be?
- The structures appear to be walkouts - will there be stairs inside - will this be useless as seniors get older and mobility decreases?
- The spine road in the Villas at Watermark is very steep and not easy for an older person to navigate, especially if they require a mobility device - has this been considered when you look at basically the same sloop in the new development?
- It's hard to see if there are sidewalks planned?
- What will designate it a seniors complex?
- Will this be for seniors only - 65+?
- Will this be a 55+ residence?
- Seniors generally like to have a gathering place - there doesn't appear to any building for seniors activities
- There is no place for seniors to gather outside - somethings like a gazebo or picnic area
- The seating area shown is just a bench now - there needs to be more explanation what the lookout area is like
- With only one entrance and exit there are potential traffic snags with church traffic coming and going at peak times - this could be problematic and annoying for residents
- It's projected for the church to grow their congregation - traffic will definitely increase over time

Please consider making this a housing development seniors can transition to and stay in place as they age. Let's think of things seniors need to be safe, grow as a community and be vibrant with others who have similar interests and desires. Seniors need each other. Providing a community gathering location is critical. Drop a few villas and add a common building.

More information needs to be shared before a mindful decision can be made regarding the proposed division. A seniors community will be well received in the area when there are detailed and thoughtful explanations provided.

Thank you for your time and attention to this matter.

Sincerely,
Tom and Sharon Higgins
97 Watermark Villas

From: [REDACTED]
To: [Christine Berger](#)
Subject: Damkar/Trico Homes - Watermark - Seniors Villa Bungalow Project - File Number 05618459, Application Numbers PL20210120, PL20210121, Division 3
Date: Friday, February 9, 2024 11:04:10 AM

I live in close proximity to the area for this project and have received notice from Rocky View County regarding the application by the landowner for proposed land use changes. Thank you for providing this opportunity to submit comments.

I am very much in support of the proposed land use changes and this project. There are very few bungalow style properties available in this area for seniors wanting the option to age in place. Adding approximately 79 units to the area would help address that need. Looking at the Development Concept Plan I feel that the density and layout of the homes as proposed would compliment the surrounding area.

I am very hopeful that this application will be approved, so this project can move forward.

-Kathleen McBean

Date : January 18, 2024

Christine Berger
 Planning Services Department
 Rocky View County
 262075 Rocky View Point
 Rocky View County, Ab, T4A0X2

File Number: 05618459
Application Number: PL20210120/21
Division 3

I am writing to object to the proposed redesignation application request for the Damkar Development, Seniors -oriented Residential Project from Residential Rural District to Direct Control district to accommodate up to 79 villa style bungalows.

As my property is directly adjacent to the proposed development it will have extreme consequences on my lifestyle.

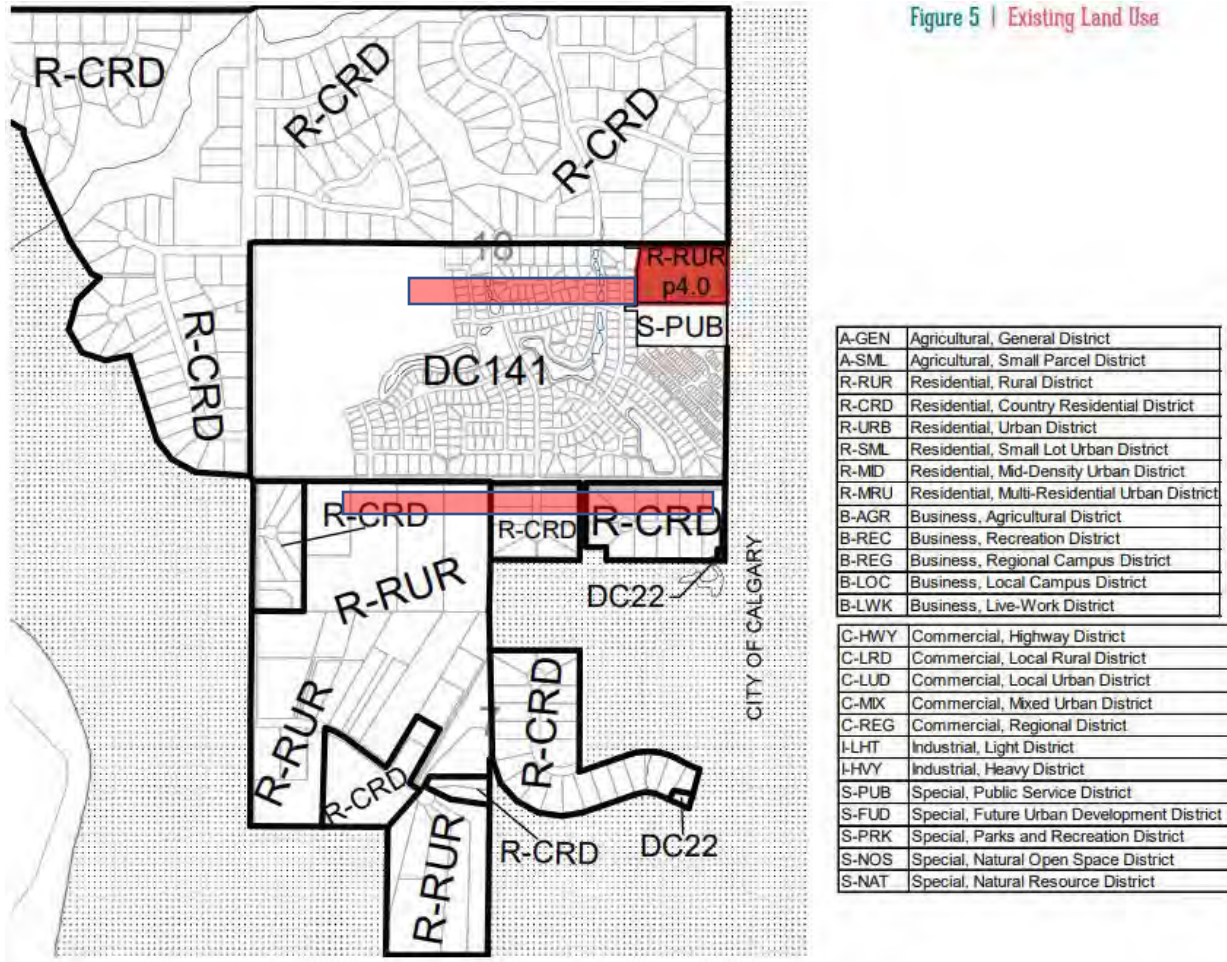
When the original Watermark development was approved, there was a requirement for all lands immediately offsetting existing parcels in Blueridge Estates to be larger than the central Watermark development. As can be seen from the attached documents the air photo shows the density is gradational into the core of Watermark from existing Blueridge density.

This should be no different for the Damkar development being requested today.



These areas should be treated with the same density requirements.

Figure 5 | Existing Land Use



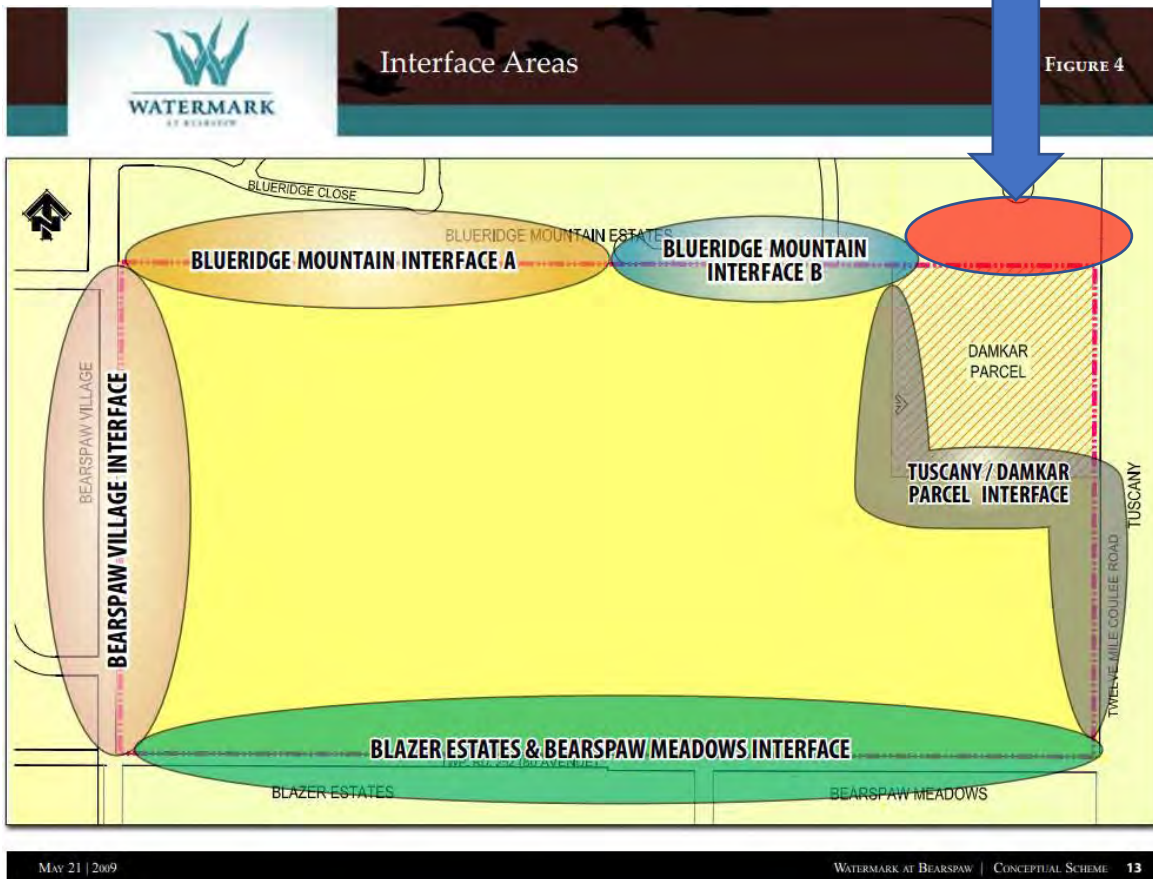
These shaded areas were required to be larger lots as they abut existing residences.

The same requirement must be applied to the new development.

The abrupt density change from 0.3 upga in Blueridge Estates into 6.4 upga in this development is better than the original proposal but still remains too high.

We need more of a transition position as was designed into the Watermark conceptual scheme below.

**THIS NEEDS A TRANSITION
POSITION**



7.1 RESIDENTIAL DENSITY

The development anticipates 75-100 villa units on approximately 12.3 acres. This results in a residential density of approximately 6.1 to 8.1 units per gross acre.

The Watermark Conceptual Scheme establishes an overall maximum density of 1.95 units per gross acre over a total land area of 316 acres, for a total of 617 residential units. As such, the development concept proposed by this Appendix 9 contemplates a residential density that exceeds the Watermark Conceptual Scheme policy. **As such, an amendment to the Watermark Conceptual Scheme is required to increase the overall density to a maximum of 2.1 units per gross acre.** The Conceptual Scheme amendment requires an attendant amendment to the Bearspaw Area Structure Plan, 1994.

Table 1 Breakdown of Residential Density illustrates the density variance resulting from the development proposal.

Residential Density Policy

- 71.1** The density of the Plan Area shall not exceed 20 units per gross developable hectare (8.1 units per gross developable acre)

Table 1 | Breakdown of Residential Density

Watermark Sub Areas	ha	ac	# of units	Residential density (upga)
1	7.2	17.8	13.0	0.7
2	3.2	8.0	8.0	1.0
3	5.4	13.2	10.0	0.8
4	11.9	29.3	30.0	1.0
5	15.8	39.1	68.0	1.7
6*	67.9	168.2	340.0	2.0
7	6.0	14.8	101.0	6.8
SUB-TOTAL (pre Damkar site development)	117.4	290.4	560.0	2.0
Damkar Appendix 8 (Church Site)	4.4	10.9	0.0	0.0
Damkar Appendix 8 (ATCO PUL)	0.5	1.3	0.0	0.0
Damkar Appendix 8 (Damkar Court ROW)	0.9	2.2	0.0	0.0
Development Proposal (Seniors Residential Site)	5.0	12.3	100	6.1 to 8.1
TOTAL	128.1	317.0	660	2.1

*sub-area 6 increased in 2014 by 3.4 ac/10 units as per adoption of Damkar Appendix 8

The above density document fails to recognize the existing Blueridge residence are at 0.3 upga . This development without a transition position would be ludicrous to go up to 6.4 upga in such a short distance.

Many of us move out of the city to enjoy a country lifestyle that includes privacy, quiet, dark skies, space, closeness to nature and the wildlife that still frequents our property (just this year moose, deer, porcupines). These are all referenced in “Characteristics of Rocky Views Rural Communities Country Residential” document.

I am not against a development occurring, I just want it to be a more gradual increase in density. Perhaps a larger greenspace along our property lines would allow a lower density transition.

Ken Stagg

Shannon Smith

From: [Lori Berg](#)
To: [Christine Berger](#)
Subject: File # 05618459 PL202110121 & PL20210120
Date: Thursday, February 1, 2024 7:32:25 PM

Hello,

I received a letter regarding the above file, as I am an adjacent land owner. I am opposed to the development due to the unsafe road conditions that already exist for pedestrians on 12 Mile Coulee Road. Adding a senior's residence will add to the issues by increasing both vehicle and pedestrian traffic, and in the absence of improved conditions for pedestrians will further increase the likelihood of a serious accident. Any approval of this development should be conditional on a sidewalk being added to the west side of 12 Mile Coulee Road from Tuscany Way to Blue Ridge Drive, and a lighted pedestrian crossing at Tuscany Way for those pedestrians crossing 12 Mile Coulee Road.

Thank you,

Lori Berg

From: [Jan Geggie](#)
To: [Christine Berger](#)
Subject: File Number 05618459. Application Number PL20210120 and PL20210121
Date: Friday, January 19, 2024 3:13:19 PM

Hello Christine - thank you for the mailing about the above. The only comment I have is that IF the villas are situated as shown, with views of the mountains, this is a good improvement from the last notification we received. Previously I had commented that the style of the villas was NOT in keeping with the neighbourhood. As I looked through the Conceptual Scheme Amendment now, I did not see what is planned, but expect that will come in the next phase.

Thanks you for your time.

Jan

--

Jan Geggie



From: [Gordon Carrick](#)
To: [Christine Berger](#)
Cc: [cheryl Carrick](#)
Subject: File: 05618459, Application Numbers: PL20210120 and PL20210121
Date: Monday, January 29, 2024 9:49:12 AM

Ms. Christine Berger

Although the Trico proposal has been modified significantly from the original 500 unit complex to a 79 villa-style bungalows project we still have serious concerns with the proposal as outlined below. The County should not approve Trico's application to amend the current Residential Rural District land use, to a Direct Control District land use, without specific limits on Use and Development Regulations. Trico states the information in their proposal "subject to change". We want the details of the Trico proposal to be finalized before they are granted the Direct Control District approval.

1. The Section 2.0 Use Regulation in the Bylaw is too broad. We are being told that Trico wishes to build 79 villa-style bungalows but if given Direct Control they will have the option to build accessory buildings, duplexes, row houses, home-based businesses and commercial communication facilities. The Use Regulation should specify villa-style bungalows only so that we don't end up with a development significantly different from this proposal, which is what happened with the Centre Street Church - Bearspaw Campus.

<!--[if !supportLists]-->2. The Section 3.0 Development Regulations need to be revised. The developer should not be given approval for maximum building heights of 13 metres based on the street front elevation. This would permit them to build units potentially up to four stories that would loom over the Watermark neighborhood similar to the way the Centre Street Church does now. By the way, 13 metres is 42.9 feet not 39.37 feet as noted in the Bylaw document.

<!--[if !supportLists]-->3. The Country needs to ensure that the lighting and landscaping plans in Section 4 Required Information align with the existing lighting and landscaping standards in the Watermark community. The County failed to ensure that the lighting and landscaping standards, used for the Centre Street Church, did not severely impact the quality of life in the Watermark community. Lights, low to the ground with a soft yellow glow, are necessary for the people who live just below this development. The Centre Street Church lights are blinding to those that living below that Church.

4. The visual and privacy impacts of the limited setback (~20 feet) and height (effectively two stories for the bungalows and possibly up to four stories under Direct Control) of the westernmost villas will have a significant impact on the homes located on Spyglass Point and Spyglass Way.

5. Stormwater management during construction needs to be a priority, particularly given our community's experience during the construction of the Centre Street Church.

6. The County needs to ensure that the amenities proposed in the Trico Development are commensurate with those in Watermark (taking into account the differences in scale), so that the utilization and cost burden is not a one-way street to the disadvantage of Watermark residents. The proposed rock garden and mountain lookout in the Development appear to represent a rather limited effort in this regard.

7. The County needs to ensure the Applicant is held accountable to their commitments and that project execution is aligned with development approvals (again, reflecting on our community's poor experience with the Centre Street Church development).

The County needs to give due consideration to the interplay between this application and the Ascension development proposal, which is concurrently being reviewed by the County (e.g., traffic impacts, utilities, etc.).

Regards,

Gordon and Cheryl Carrick
6 Spyglass Point, Watermark

Adam Blais & Bethany Oeming
21 Spyglass Point
Rocky View County, AB, T3L 0C9

[REDACTED]
[REDACTED]

January 28, 2024

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

Subject: Concerns and Recommendations for the Proposed Damkar Seniors' Residential Development
File number: 05618459
Application number: PL20210120

Dear Rocky View County,

I hope this letter finds you well. I am writing as a concerned resident of Watermark. Our property is adjacent to the western boundary of the land under consideration for the proposed development of 79 seniors' villas. While we appreciate the County's commitment to responsible development, we have some significant concerns that we believe should be addressed to ensure the well-being and harmony of our community.

1. **Storm Water Runoff Management:**

Watermark residents experienced challenges with stormwater runoff during previous construction projects, particularly when the nearby church was being developed. Given that the construction site for the seniors' villas is at a higher grade than our property, we are concerned about potential runoff issues. We request that the County ensures the implementation of effective stormwater management measures during the construction phase to prevent any adverse impact on neighboring properties.

2. **Security Concerns:**

The western terminus of Damkar Court, where the proposed 'lookout area and rock garden' will be located, has been a popular spot for undesirable activities, such as teenagers hanging out, hitting golf balls, setting off fireworks, and creating excessive noise. We urge the County to incorporate security measures in the design and planning of the seniors' villa development to address these concerns and maintain a safe and peaceful environment for residents. The RCMP has been notified many times, but to our knowledge, have not taken action to address these concerns.

3. **Privacy and Tree Planting:**

With a minimal setback of only 20 feet along the western boundary, there is a risk of reduced privacy for existing residents. We request an increase in the setback and the planting of additional trees along the western boundary to preserve the privacy of current residents and enhance the aesthetic appeal of the community. The longer setback may have the added benefit of reducing the residential density of the development to meet the current Watermark Conceptual Scheme.

4. **Accountability and Compliance:**

Building on past experiences of our neighbors with the Centre Street Church development, we emphasize the importance of holding the applicant accountable for their commitments. We request that the County ensures strict adherence to development approvals and closely monitors the construction process to maintain the integrity of our community.

5. **Interplay with Ascension Development:**

As the Ascension development proposal is concurrently being reviewed, we request the County to consider the potential interplay between the two projects. Factors such as traffic impacts, services, and overall community well-being should be thoroughly assessed to avoid any unforeseen challenges.

6. **Landscaping Maintenance:**

The applicant has a history of neglecting landscaping maintenance, both with the Centre Street Church and the land under consideration for villas. For example, there is currently a large cement barrier with graffiti on their property that has been there for months. (See appended photographs) This has become a visual blight on the Watermark Community, especially to residents adjacent to the property. We urge the County to enforce proper landscaping standards and address any violations promptly.

We appreciate your attention to these matters and trust that Rocky View County will take the necessary steps to address our concerns and ensure the proposed seniors' villa development aligns with the best interests of the community. We look forward to your prompt and comprehensive response.

Thank you for your time and consideration.

Sincerely,



Adam Blais & Bethany Oeming

View from our property:



View from Damkar Court:



From: [REDACTED]
To: [Christine Berger](#)
Subject: Re: 05618459 PL20210120 PL20210121
Date: Thursday, January 18, 2024 11:34:50 AM

Hello Ms. Berger,

I'm writing regarding the amendment in the Watermark Conceptual Scheme to develop 79 villa style bungalows. I'm in favour of the development plan.

I wanted to express appreciation for the way that the County has handled this consultation, and for its receptivity to the feedback of residents on the initial plan. I think this constructive dialogue has supported a positive outcome that is of value to the County, the developer and our community.

Thank-you,

Michael Crothers

Planning Services Department

January 22, 2024

Rocky View County

262075 Rocky View Point

Rocky View County, Alberta

T4A 0X2

Attention: Christine Berger

Re: File # 05618459

Application # PL20210120 & PL20210121

I would like to start by saying that I am not opposed to any and all development of the subject property and appreciate the response by the developer to community concerns expressed in the past.

As a resident of Watermark whose home is directly adjacent to the proposed development, my biggest concern is proximity of the units to the existing property line. I understand that the planned set back is 20 feet, which I feel is far too close for what will essentially look like two story units from our back yard. This would have a significant negative impact on our privacy and the character of our property. I would greatly appreciate you giving consideration to increasing the set back requirement on the western edge of the proposed development.

I also urge you to give careful consideration to the requirement to control water run off from the development during and after construction. As I am sure you are aware, considerable damage was done to Watermark properties due to uncontrolled run off from the Centre Street church property.

Regards,

Robert German

17 Spyglass Point

T3I 0C9

January 26, 2024

Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Attention: Christine Berger

Re: File # 05618459

Application # PL20210120 & PL20210121

I would like to start by saying that I am not opposed to any and all development of the subject property and appreciate the response by the developer to community concerns expressed in the past.

As a resident of Watermark whose home is directly adjacent to the proposed development, my biggest concern is proximity of the units to the existing property line. I understand that the planned set back is 20 feet, which I feel is far too close for what will essentially look like two story units from our back yard. This would have a significant negative impact on our privacy, the character of our property and most probably decrease the value of our home. Furthermore, I believe it is essential to conserve the rural country look and feel to the area by planting adequate number of trees and bushes between your development and existing homes– this would show great responsibility and respect from you to maintain the wildlife corridor, and to provide privacy for all homeowners. As noted from the Centre Street Church, their complete disregard for adequate and maintenance of landscaping is seen as a disrespect to the home owners, community and to the environment.

I would greatly appreciate you giving consideration to increasing the set back requirement on the western edge of the proposed development.

I also urge you to give careful consideration to the requirement to control water run off from the development during and after construction. As I am sure you are aware, considerable damage was done to Watermark properties due to uncontrolled run off from the Centre Street church property.

Regards,

Martine Albert
17 Spyglass Point
T3I 0C9

January 19, 2024

Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Via Email: CBerger@rockyview.ca

Dear Ms. Berger:

**Re: Letter of Comment
Watermark at Bearspaw (Damkar Lands - Seniors-Oriented Residential)
Direct Control Bylaw & Project Conceptual Scheme Amendment
File Number: 05618459
Planning Application Numbers: PL20210120 and PL20210121
Division 3**

We are residents of the community of Watermark in Rocky View County, residing at 31 Watermark Avenue. We are writing to provide our comments regarding applications (PL20210121 and PL20210120) to redesignate lands from Residential Rural District (p4.0) to Direct Control District to accommodate up to 79 villa-style bungalows catering to seniors, and to amend the Watermark Conceptual Scheme (inserting Appendix 9) to provide a policy framework for this planned development.

Notwithstanding the potential benefits of a well-planned seniors' community adjacent to Watermark, the Applicant's initial proposals for development of these lands were flawed in several respects. This was reflected in consistently negative feedback from residents in the immediate vicinity of the lands subject to the application, and in Council's decision on May 18th, 2021 to deny an earlier form of the application.

To the credit of the Applicant, with leadership by Trico Developments Ltd., there has been extensive engagement with the residents of Watermark and quite significant revisions to the development concept in response to concerns expressed by the community. Most importantly:

- The Applicant has clearly indicated the intention to designate the development as a seniors' only (i.e., +55 years of age) community;
- There has been a continued focus on reducing the overall density of the development, with the density of the proposed development now having been reduced from "up to 500" units to "up to 79" units;
- The proposed multi-storey residential buildings have been entirely replaced by villa-style bungalows;
- The applicant has confirmed their intention to target a "higher end" market, consistent with the quality of the neighbouring Watermark and Blueridge communities, and to conform with the Watermark architectural and landscaping design standards;

- The Applicant has confirmed that existing water supply and sanitary infrastructure is adequate to service the requirements of this proposed development, consistent with the original planning premise for the Watermark community; and,
- The Applicant has clearly indicated the intention to install traffic control (signalization and crosswalks) at the intersection of 12 Mile Coulee Road and Tuscany Way.

That being said, there are several outstanding areas of concern requiring attention by the County as this application progresses through the planning review process, and where conditions may need to be imposed on any approval to ensure the Applicant delivers on commitments made to the local community.

Key outstanding areas of concern regarding the Application are the following:

- **Designation as “Seniors Only” Housing:** The Applicant has expressed the intention that this revised proposal be for age-restricted seniors housing (i.e., age 55+). It is imperative that any Council approval firmly binds the Applicant to this commitment. Furthermore, this age restriction must be reflected on title.
- **Density and Setback:** A significant ongoing concern of Watermark residents has been the overall density of the proposed development on these lands, the setback from homes on Spyglass Point in Watermark (~ 20 feet) and the visual profile of some parts of the proposed development (a function of both setback and the height of the villas constructed on the slope on the western portion of the lands). Notwithstanding the significant positive revisions to the proposed development, the westernmost row of villa bungalows continues to be in very close proximity to the homes on Spyglass Point in Watermark. Landscape buffering will help to reduce resultant visual and privacy impacts, but it is not in itself a sufficient response to the setback issue.
- **Amenities** One of the attractive features of the Watermark community is shared amenities. The downside of this is that residents of Watermark bear the burden of maintaining these common amenities for the benefit of all users (i.e., we cannot restrict access to the amenities in our community). Perhaps due to the density of the proposed Damkar development, there is no substantive open space and the outside amenities appear to be limited to a rock garden and a seating area with mountain views located near Damkar Court. This does not in itself provide a compelling reason for residents of Watermark to visit the Damkar development, but conversely there are any number of reasons for residents of the Damkar development to avail themselves of the amenities provided in Watermark and paid for by residents of the Watermark community. Consideration should therefore be given to requiring the Applicant to enhance the amenities in the proposed development and/or make a financial contribution toward maintenance of the amenities in Watermark.
- **Design Standards:** There must be assurance that design standards for the proposed Damkar development are in keeping with those applicable to Watermark.
- **Water Supply and Waste Water Treatment:** The Applicant has consistently represented that water supply can be addressed through the existing Blazer (now Rocky View County) water facilities and that waste can be handled within the existing capacity of the WWTP in Watermark. The former must be implemented without cost or operational impact to existing users of the system. The latter must be assured as part of the design review, as any expansion of the WWTP in Watermark to accommodate this development is unacceptable.

- **Traffic:** The Applicant must be held to their commitment to install necessary traffic control at the intersection of 12 Mile Coulee Road and Tuscany Way NW.

Given that this application and the proposed Ascension development are concurrently in the County's planning process, it is also incumbent on County administration to be extremely vigilant throughout the planning and development process, ensuring a coordinated review of the proposals and particularly ensuring the cumulative impact on the local area and residents is recognized and mitigated, wherever possible. The Watermark community unfortunately bears the impact of prior poor planning decisions and outcomes related to the Centre Street Church, with the result being a visually unappealing and intrusive structure overlooking the adjacent communities of Watermark and Blueridge. We are very anxious to ensure that negative experience is not be repeated in the context of this application.

In summary, the Applicant is to be commended for responding to community feedback and for making a number of positive revisions to the development concept. The outstanding areas of concern outlined herein can, and should, be addressed by the Applicant and the County so as to ensure this proposed development is a positive addition to the community and is well-received by the local residents.

Thank you for the opportunity to provide our comments regarding the subject application.




Dave and Pat Collyer
31 Watermark Avenue
Calgary, AB

From: [Gurdeep Gill](#)
To: [Christine Berger](#)
Cc: [Gurdeep Gill](#)
Subject: File Number PL20210120/0121
Date: Monday, April 22, 2024 2:35:30 PM

I am in support of this project. We do need more units which are specially designed to serve the needs of seniors. We do have Watermark Villas next door and those units sell almost same day as they come on the market. People are paying way more than the asking price. It would be nice to increase the supply of such units. I support this project.

Gurdeep Gill
86 Lynx Meadows Dr. NW
Calgary
T3L 2L9
[REDACTED]

From: [Suman Brar](#)
To: [Christine Berger](#)
Subject: Seniors Housing in Watermark
Date: Monday, April 22, 2024 5:50:25 PM

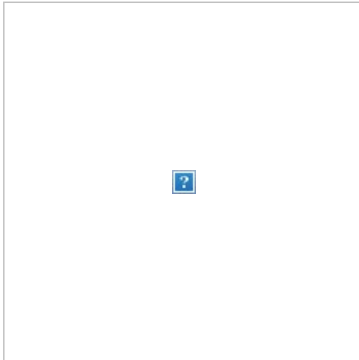
Hello,

With regards to File PL20210120/0121, please note that I am a resident of Watermark and support this project. I am also a realtor in Calgary and there is a shortage of this type of property in NW Calgary, and is non-existent in Bears paw.


I regularly have young families in our community ask me to "keep an eye out" for units that come up in the Watermark Villas. These units are selling quickly and there is not enough inventory to satiate demand. This senior complex would allow young families to have their parents nearby and therefore have a more connected community.

Kindly confirm receipt of this email.

Cheers,
Suman



SUMAN BRAR

REALTOR®, B.Comm, Certified Negotiation Expert,  Certified Condo Specialist

M: 403-919-9733

E: suman@luxehomescalgary.ca

W: luxehomescalgary.ca



From: [Legislative Officers](#)
To: [Syed Hussain](#)
Cc: [Christine Berger](#); [Legislative Officers](#)
Subject: RE: Bylaw C-8524-2024 & Bylaw C-8525-2024-PL20210120/1 (05618459)
Date: Tuesday, April 23, 2024 8:02:26 AM

Hello,

Thank you for interest and comments on the proposed bylaws. They have been shared with the Planner of the file and will be included as part of the agenda package.

Rocky View County livestreams all Council Meetings. These livestreams, as well as the recorded video of the meeting, are made available for you here [Meetings & Hearings | Rocky View County](#) once the meeting commences and is available for your use after its conclusion.

Additionally, the full agenda will be available for your use six days prior to the meeting, and afterward, for your purposes.

Thank you,

LEGISLATIVE OFFICERS

Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-230-1401

legislativeofficers@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: Syed Hussain <[REDACTED]>
Sent: Monday, April 22, 2024 5:34 PM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: Bylaw C-8524-2024 & Bylaw C-8525-2024-PL20210120/1 (05618459)

I would like to attend the meeting thru a video link like Zoom or Teams.

Also would like to record following:

1. The traffic impact assessment should be shared with me.
2. The backyard/back lawn should have an offset from the edge of the hill so as not encroach on my privacy.
3. The western most row should be set back enough so that upper story will not have the ability to look into my house.

Regards
Syed and Samara Hussain
5 Spyglass Point NW
Calgary T3L 0C9

April 29, 2024

Legislative services
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Attention: Christine Berger

Re: Bylaw C-8524-2024 & Bylaw C-8525-2024 - PL20210120/1 (05618459)

I would like to start by saying that I am not opposed to any and all development of the subject property and appreciate the response by the developer to community concerns expressed in the past.

As a resident of Watermark whose home is directly adjacent to the proposed development, my biggest concern is proximity of the units to the existing property line. I understand that the planned set back is 20 feet, which I feel is far too close for what will essentially look like two story units from our back yard. This would have a significant negative impact on our privacy, the character of our property and most probably decrease the value of our home. Furthermore, I believe it is essential to conserve the rural country look and feel to the area by planting adequate number of trees and bushes between your development and existing homes– this would show great responsibility and respect from Trico to maintain the wildlife corridor, and to provide privacy for all homeowners. As noted from the Centre Street Church, their complete disregard for adequate and maintenance of landscaping is seen as a disrespect to the home owners, community and to the environment.

I would greatly appreciate you giving consideration to increasing the set back requirement on the western edge of the proposed development.

I also urge you to give careful consideration to the requirement to control water run off from the development during and after construction. As I am sure you are aware, considerable damage was done to Watermark properties due to uncontrolled run off from the Centre Street church property.

Regards,

Martine Albert
17 Spyglass Point
T3L 0C9

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I am providing the following letter of support for Trico Homes Damkar Seniors-oriented Residential project.

I support this project primarily because Trico has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low density housing options in an accessible, and beautiful setting. I am also supporting the project because:

- Trico Homes has been responsive throughout their public engagement process and amended the Conceptual Scheme based on community input.
- The housing options provided offer something different than Watermark, allowing local community members to downsize.
- It meets Norman, Ernie and Iris Damkar's vision to enhance the community by allowing people to age together comfortably within their community.
- The proposed design complements the architecture of the Watermark community, responds to the topography and provides a reasonable transition from neighbouring City of Calgary density.
-

Thank you,

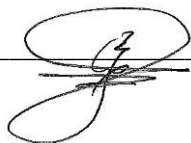
__Alex Manshadi__

Name

__130 Hillside Terr-Calgary,AB__

Address

Signature





Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Andrew Barker am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

Key reasons for my support include:

- Trico Homes' responsiveness and adaptation of the Conceptual Scheme based on community feedback.
- The provision of unique housing options that enable community members to downsize comfortably.
- Alignment with the Damkar family's vision of fostering community cohesion and comfort for aging residents.
- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Andrew Barker

26 Royal Terrace NW

Calgary

Alberta

T3G 4X5

Canada

Signature:

04-12-2024

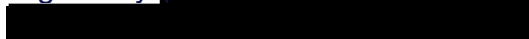
TITLE	Damkar Support Letter
DOCUMENT ID	241027728092051
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

Signed

Apr 12, 2024
05:47 PM

Signed by



March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

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Thank you,


Name


Address


Signature



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Anne Rogers am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Anne Rogers

63 Calling Horse Estates

Calgary

Alberta

T3Z 1H4

Canada

Signature:

04-24-2024

TITLE	Damkar Support Letter
DOCUMENT ID	241144017980048
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

Signed

Apr 24, 2024
08:54 AM

Signed by



March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

Arthur & Myrna Hantenberg

Name

1312 10221 Tuscan Blvd W.W

Address

Calgary AB

Signature

Arthur Hantenberg

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

Cameron Buss

Name

170 Waterside Court

Address

Cameron Buss

Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

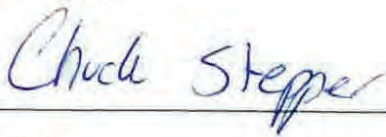
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- The proposed design complements the architecture of the Watermark community, responds to the topography and provides a reasonable transition from neighbouring City of Calgary density.

Thank you,



Name

25055 Twp Rd 253a, Rockyview

Address



Signature



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Darlene Holinski am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Darlene Holinski

106 Sweet Clover Link

Rocky View County

Alberta

T3Z0G9

Canada

Signature:

04-29-2024



TITLE	Damkar Support Letter
DOCUMENT ID	241196848570062
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

	Signed	Apr 29, 2024 02:40 PM	Signed by [REDACTED]
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March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

DAVE WILLIAMSON

Name

44 ROCKLEDGE CR., CALGARY, T3G 5M9

Address

[Signature]

Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

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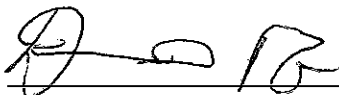

Thank you,

David & Hellen Ream

Name

427 Tuscan Ridge Heights NW / Calgary

Address

Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

David Moore

Name

3107 9 Woodland View

Address



Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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-

Thank you,

DEAN GILLET

Name

175, 223 TUSCANY SPRINGS BLVD NW

Address

Dean Gillett

Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

Ann Schafer

Name

6 Royal Oak View NW Calgary

Address

Ann Schafer

Signature

March 27, 2024

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Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

Gloria Gillett

Name

175 - 223 Tuscan Springs Blvd. NW.

Address

Gloria Gillett

Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

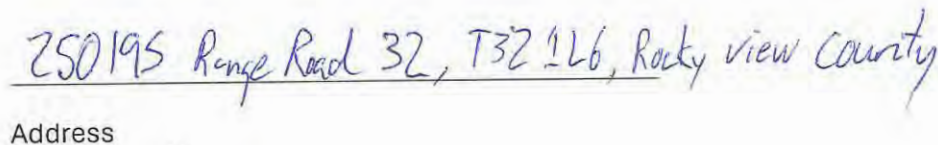
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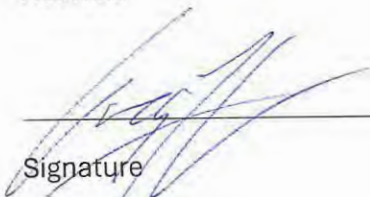
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Thank you,


Name


Address


Signature



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I H. Chambers am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

Key reasons for my support include:

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- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Hildegarde Chambers

30046 Township Road 254

Calgary (Rocky View)

AB

T3L 2P7

Canada

Signature:

H. Chambers

04-12-2024



TITLE	Damkar Support Letter
DOCUMENT ID	241027771938058
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

Signed

Apr 12, 2024
05:14 PM

Signed by (



March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

HARRY STEPPER

Name

3 CODY RANGE WAY, ROCKYVIEW

Address

[Signature]

Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

Irwin Archule

Name

121 Bears paw Village Cres. Calgary

Address

Irwin Archule

Signature

March 27, 2024

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Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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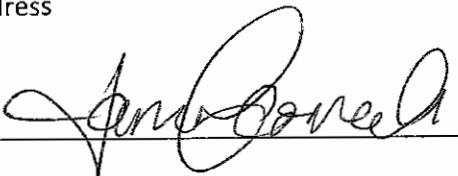
Thank you,

Jamie Coverdale

Name

48 Damkar Drive, Rocky View

Address



Signature



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Jeff Fearn am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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Contact Information:

Jeff Fearn

82 Royal Elm Green NW

Calgary

Alberta

T3G 0G8

Canada

Signature:

04-24-2024

TITLE	Damkar Support Letter
DOCUMENT ID	241144468456056
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

Signed

Apr 24, 2024
09:16 AM

Signed by



March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

JONI WOELKE

Name

11 HERITAGE HEIGHTS COCHRANE

Address

Joni Woelke

Signature



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Kathryn Scheurwater am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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Contact Information:

Kathryn Scheurwater

77 Edgeview Rd NW

Calgary

Alberta

T3A4T7

Canada

Signature:

Kathryn Scheurwater

04-24-2024

TITLE	Damkar Support Letter
DOCUMENT ID	241144889236059
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

Signed

Apr 24, 2024
09:19 AM

Signed by





Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Kevin McDonald am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

Key reasons for my support include:

- Trico Homes' responsiveness and adaptation of the Conceptual Scheme based on community feedback.
- The provision of unique housing options that enable community members to downsize comfortably.
- Alignment with the Damkar family's vision of fostering community cohesion and comfort for aging residents.
- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Kevin McDonald

124 Waterside Court

Calgary

Alberta

T3L0C9

Canada

Signature:

Kevin McDonald

04-17-2024

TITLE	Damkar Support Letter
DOCUMENT ID	241073634123043
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

Signed

Apr 17, 2024
07:08 AM

Signed by (

[REDACTED])

[REDACTED]



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Kyra Woronuk am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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Contact Information:

Kyra Woronuk

210 Creekstone Rise

Calgary

Ab

T3L0C9

Canada

Signature:

04-29-2024

TITLE	Damkar Support Letter
DOCUMENT ID	241195664935062
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

Signed

Apr 29, 2024
01:32 PM

Signed by



March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I am providing the following letter of support for Trico Homes Damkar Seniors-oriented Residential project.

I support this project primarily because Trico has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low density housing options in an accessible, and beautiful setting. I am also supporting the project because:

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- It meets Norman, Ernie and Iris Damkar's vision to enhance the community by allowing people to age together comfortably within their community.
- The proposed design complements the architecture of the Watermark community, responds to the topography and provides a reasonable transition from neighbouring City of Calgary density.

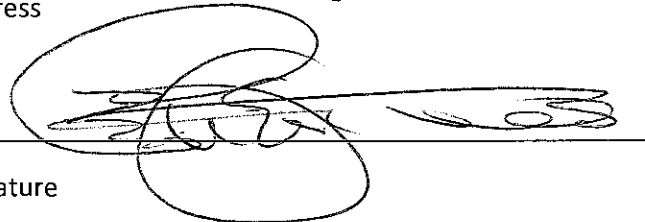
Thank you,

Leanne Brkett

Name

10 Rolling Acres Place

Address



Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21



To Christine Berger,

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Thank you,


MARK SCHULLER


March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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- The proposed design complements the architecture of the Watermark community, responds to the topography and provides a reasonable transition from neighbouring City of Calgary density.

Thank you,

MARVIN DUKING

Name

84 HAMILTON Drive

Address

MARVIN DUKING

Signature



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Michael Scott am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Michael Scott

73 Bearspaw Summit

Calgary

AB

T3R 1B5

Canada

Signature:

04-24-2024

TITLE	Damkar Support Letter
DOCUMENT ID	241144007810039
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

Signed

Apr 24, 2024
09:01 AM

Signed by (

[REDACTED])

[REDACTED]



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Norman Damkar am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Norman Damkar

59 Tuscany Estates Point NW

Calgary

Alberta

T3L0C3

Canada

Signature:

04-12-2024

TITLE	Damkar Support Letter
DOCUMENT ID	241028634763053
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

Signed

Apr 12, 2024
07:25 PM

Signed by





Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Robert Holinski am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Robert Holinski

106 Sweet Clover Link

Rocky View County

Alberta

T3Z0G9

Canada

Signature:

Robert Holinski

04-29-2024



TITLE	Damkar Support Letter
DOCUMENT ID	241195358245056
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

	Signed	Apr 29, 2024 12:23 PM	Signed by 
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Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Roy Moore am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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- The project's design harmony with the Watermark community and its considerate integration with the surrounding landscape.

Contact Information:

Roy Moore

13 Watermark Villas

Calgary

Alberta

T3L 0E2

Canada

Signature:

04-12-2024

TITLE	Damkar Support Letter
DOCUMENT ID	241027333609047
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

Signed

Apr 12, 2024
06:06 PM

Signed by (

[REDACTED])

[REDACTED]



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Ruth Lennon am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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Contact Information:

Ruth Lennon

223 Tuscany Springs Boulevard Northwest

CALGARY

AB

T3L2M2

Canada

Signature:

Ruth Lennon

04-12-2024



TITLE	Damkar Support Letter
DOCUMENT ID	241027900365046
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

	Signed	Apr 12, 2024 07:06 PM	Signed by [REDACTED]
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Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Sherry McDonald am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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Contact Information:

Sherry McDonald

124 Waterside Court

Calgary

Alberta

T3L 0C9

Canada

Signature:

Sherry mcdonald

04-17-2024



TITLE	Damkar Support Letter
DOCUMENT ID	241075629667062
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

Signed

Apr 17, 2024
01:01 PM

Signed by



March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I am providing the following letter of support for Trico Homes Damkar Seniors-oriented Residential project.

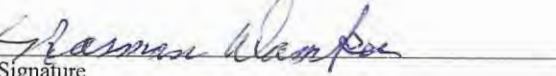
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Thank you,

 NORMAN DANKAR
Name


Address


Signature

March 27, 2024

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Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

Terry Alm

Name

52 Tuscan Springs Way N.W T3L 2N3

Address

J. Alm

Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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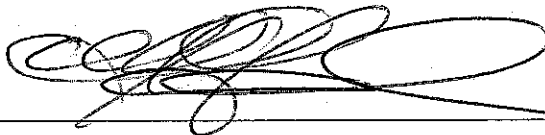
Thank you,



Name



Address



Signature

March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

Tomy & Ivy Wong

Name

24 Cheyenne Meadows Way, Calgary, AB T3R 1B6

Address

[Signature]

Signature



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Trevor Shoemaker am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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Contact Information:

Trevor Shoemaker

20 Wycliffe Mews

Calgary

Alberta

T3L 0C9

Canada

Signature:

04-29-2024



TITLE	Damkar Support Letter
DOCUMENT ID	241196303205043
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

	Signed	Apr 29, 2024 01:12 PM	Signed by ([REDACTED]) [REDACTED]
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March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

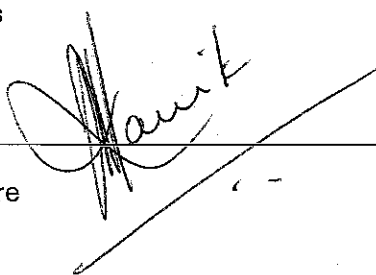
UMESH KARNIK

Name

55 TUSCANY ESTATES PT. NW
CALGARY ALBERTA T3L0C3

Address

Signature



March 27, 2024

Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

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Thank you,

Ingeren Liebe

Name

10 Rolling Acres Place
(Bearsden)

Address

[Signature]

Signature



Christine Berger
Planning and Development
Rocky View County
Re: Trico Homes Seniors-Oriented Residential Project
Application: PL20210120/21

To Christine Berger,

I Yvonne Barker am writing in support of Trico Homes' Damkar Seniors-oriented Residential project. I support this project primarily because Trico Homes has engaged and listened to the community, aligning the proposed development with the adjacent neighbourhood, while providing Rocky View County with a mix of low-density housing options in an accessible, and beautiful setting.

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Contact Information:

Yvonne Barker

26 Royal Terrace NW

Calgary

AB

T3G 4X5

Canada

Signature:

Yvonne Barker

04-12-2024

TITLE	Damkar Support Letter
DOCUMENT ID	241027486510047
DOCUMENT PAGES	1
STATUS	COMPLETED
TIME ZONE	America/Edmonton

DOCUMENT HISTORY

Signed

Apr 12, 2024
05:56 PM

Signed by



RE: Block 4
Plan: 1712232
SE – 18-25-02

We purchased our property in Watermark Villas in 2018. At that time we were told a church was being build on the property adjacent to the villas. We were of the understanding that the building approval was given for a church whose roofline would follow that of the Villas thereby blending in with the landscape of the Villas. Instead a church that was must higher than was approved on the building permit was built. It changed the whole landscape of Watermark as it sores over the area. There were no consequences to the church for not following the building permit.

We were also advised that there would be low roofed senior villas that would blend in well with the current villas and would be located on Block 4.

Now we are being asked to approve amendments to the Bearspaw Conceptual Scheme from residential to Direct Control District. It seems we are dealing with requests to change the land usage in Watermark every year and each of these requests would affect the lifestyle and values of our properties.

By changing the property to Direct Control we are throwing away the Watermark Land Use Plan, allowing a company to come into Watermark and build whatever they want.

This has a direct affect on:

- density of population
- traffic impact
- loss of country living
- shortage of water and water treatment concerns
- sewage pumped through Watermark
- more impact on wildlife. There are many deer living in that area
- air noise and light pollution
- a shortage of schools
- impact on the value of our properties
- interruption of Bearspaw Conceptual scheme

It seems this company bought the land knowing full well what the rules were for the property usage. Since their purchase, they keep trying to change the regulations of development in this area. To change our conceptual scheme, allowing people and/or companies to come into this area and have changes made to Direct Control District, is not only changing the quality of life in Watermark, but is also setting precedence for the future of Bearspaw and Rockyview.

We definitely oppose these changes.

Sincerely,
Marvin and Gwen Trout

-

From: [Legislative Officers](#)
To: [Syed Hussain](#)
Cc: [Christine Berger](#); [Legislative Officers](#)
Subject: RE: Bylaw C-8524-2024 & Bylaw C-8525-2024-PL20210120/1 (05618459)
Date: Tuesday, April 23, 2024 8:02:26 AM

Hello,

Thank you for interest and comments on the proposed bylaws. They have been shared with the Planner of the file and will be included as part of the agenda package.

Rocky View County livestreams all Council Meetings. These livestreams, as well as the recorded video of the meeting, are made available for you here [Meetings & Hearings | Rocky View County](#) once the meeting commences and is available for your use after its conclusion.

Additionally, the full agenda will be available for your use six days prior to the meeting, and afterward, for your purposes.

Thank you,

LEGISLATIVE OFFICERS

Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-230-1401

legislativeofficers@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: Syed Hussain <[REDACTED]>
Sent: Monday, April 22, 2024 5:34 PM
To: Legislative Services <LegislativeServices@rockyview.ca>
Subject: Bylaw C-8524-2024 & Bylaw C-8525-2024-PL20210120/1 (05618459)

I would like to attend the meeting thru a video link like Zoom or Teams.

Also would like to record following:

1. The traffic impact assessment should be shared with me.
2. The backyard/back lawn should have an offset from the edge of the hill so as not encroach on my privacy.
3. The western most row should be set back enough so that upper story will not have the ability to look into my house.

Regards

Syed and Samara Hussain

5 Spyglass Point NW

Calgary T3L 0C9

ATTACHMENT E: POLICY REVIEW

Definitions		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

Densities		
	Damkar Site	Overall Watermark Conceptual Scheme
Watermark Conceptual Scheme (Bylaw C-6798-2009)	57 units / 12 ha (29 ac) =1.97 UPA	617 units / 128 ha (316 ac) = 1.95 UPA
Watermark Conceptual Scheme Including Proposed Appendix 9	79 units + 10 units (outlined in Appendix 8 to the Conceptual Scheme) / 12 ha (29 ac) =3.07 UPA	649 units / 128 ha (316 ac) =2.05 UPA

Calgary Metropolitan Region Growth Plan	
Chapter 5: Glossary of Terms	
Preferred Growth Areas	<i>Areas within the Growth Plan designated as Urban Municipality, Joint Planning Areas, or Hamlet Growth Areas. These areas are appropriate for various levels of infill and new growth because of their location in the path of development, capacity for efficient infrastructure and services, and potential for mixed-use community development. These are the areas intended to meet growth demands with the minimum environmental, economic, and servicing costs while providing a range of lifestyles and community environments.</i>
Generally Consistent	The proposed Conceptual Scheme is not located within a Preferred Growth Area; therefore, Policy 3.1.10.1 of the Growth Plan would be applicable.
Chapter 3: Regional Policies	
3.1.10.1	<i>Existing Area Structure Plans and Area Re-development Plans that were adopted in accordance with the Municipal Government Act prior to the date this Growth Plan comes into force, will remain in effect.</i>
Consistent	The subject parcel is located within the Bearspaw Area Structure Plan and more specifically, the Watermark at Bearspaw Conceptual Scheme, which is appended to the Bearspaw ASP (and therefore a statutory plan). Therefore, the policies within these statutory documents shall apply.
3.1.10.3	<i>Area Structure Plan or Area Redevelopment Plan amendments outside of a Preferred Growth Area shall not increase the overall projected population within the plan area.</i>
Generally Consistent	The proposal is not located within a Preferred Growth Area, and the Watermark at Bearspaw Conceptual Scheme is appended to the Bearspaw ASP; therefore, Policy 3.1.10.3 would be applicable. The Watermark at Bearspaw Conceptual Scheme, as well as Appendix 8: Damkar Lands, speaks to development on the subject lands. Approximately 57 seniors-oriented units were initially allocated for the subject lands, however, the subject application proposes up to 79 units. Although additional units

	have been proposed, Administration is of the opinion that the additional units would not increase the overall projection of the plan area (being the Bearspaw ASP).
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Regional Evaluation Framework	
4. Submission Criteria	
4.2(c)(iv)	<i>Notwithstanding section 4.1, municipalities are not required to refer to the Board proposed Statutory Plans or amendments to Statutory Plans in the following circumstances:</i> <i>c) Statutory Plans or amendments to Statutory Plans that propose:</i> <i>iv. residential or mixed-use development with fewer than 80 dwelling units outside of a Preferred Growth Area.</i>
Consistent	The subject parcel is not located in a Preferred Growth Area, however, the proposal involves less than 80 dwelling units; therefore, 4.2(c)(iv) of the Regional Evaluation Framework would be applicable. Additionally, the current Watermark at Bearspaw Conceptual Scheme allows for 57 residential units on the Damkar lands, therefore, the amendment proposal for up to 79 residential units would be a difference of 22 units, which is significantly less than the 80-unit threshold established under the Regional Evaluation Framework. Therefore, the proposal does not require CRMB referral.

Rocky View County / City of Calgary Intermunicipal Development Plan	
5.0 Municipal Planning Considerations	
5.1.1	<i>Development proposals should be evaluated against regional and subregional plans, as applicable, the Calgary/Rocky View 2006 Annexation Agreement, each municipality's respective Municipal Development Plan (MDP), statutory, and non-statutory plans.</i>
Consistent	The proposal was evaluated in accordance with relevant Rocky View County statutory plans, and was also circulated to the City of Calgary for review and comment.
6.0 Interface Planning	
6.1.2	<i>Planning processes including applications for redesignation, subdivision, or development should be evaluated with respect to adjacent existing and planned uses across the municipal boundary.</i>
Consistent	The subject site is bounded by 12 Mile Coulee Road (City owned) to the east. The proposed residential densities are consistent with those seen within Watermark, as well as the city of Calgary. The applicant has proposed landscaping along the northern boundary of the site to provide screening/buffering between the existing Country Residential parcels to the north and the proposed development.

Municipal Development Plan (County Plan)
The Planning Framework
Managing Residential Growth – Country Residential

5.8	<i>Support the development of existing country residential communities (identified on Map 1) in accordance with their area structure plan.</i>
Consistent	The subject site is located within the Bearspaw Area Structure Plan and the Watermark at Bearspaw Conceptual Scheme; therefore, the application has been evaluated in accordance with the policies of these statutory documents.
Country Residential Development – Country Residential Communities	
10.1	<i>Development within Greater Bragg Creek, Bearspaw, North and Central Springbank, Elbow Valley, Balzac East (Sharp Hills/Butte Hills), Cochrane North, and Glenbow Ranch shall conform to their relevant area structure plan.</i>
Consistent	The Application was evaluated in accordance with the Bearspaw Area Structure Plan and was found to largely comply with applicable policies.
10.4	<i>Country residential development shall address the development review criteria identified in section 29.</i>
Consistent	Appendix 9 has been created to be inserted in the Watermark Conceptual Scheme (amendment to the Conceptual Scheme). The proposed Conceptual Scheme amendment addresses the criteria identified in Section 29 and Appendix C of the County Plan.
Reserves – Municipal, School, and Community Reserves	
13.1	<i>When acquiring reserves, the County shall require that the owners of land proposed for subdivision provide reserves in the form of:</i> a. <i>land;</i> b. <i>money in place of land; or</i> c. <i>a combination of land and money.</i>
Consistent	The proposed Conceptual Scheme amendment clarifies that Municipal Reserves for this parcel were taken as part of the previous subdivision application by cash-in-lieu.
Transportation	
16.2	<i>Partner and liaise with other municipalities and developers to co-ordinate transportation improvements and the expansion of transportation infrastructure.</i>
Consistent	The subject application was circulated to Alberta Transportation and Economic Corridors, as well as the City of Calgary for comment. The City confirmed it is satisfied with the transportation information included in the proposed Conceptual Scheme; further comments would be provided at future subdivision stage if applicable.
Transportation – Supporting Communities	
16.8	<i>Roads, pathways, and trails shall connect adjacent neighbourhoods within hamlets and country residential development areas.</i>
Consistent	The proposed pathway network connects Damkar Court to Spyglass Point, as well as the church site to the south.
Transportation – Road Access	
16.13	<i>Residential redesignation and subdivision applications should provide for development that:</i> a. <i>provides direct access to a road, while avoiding the use of panhandles;</i> b. <i>minimizes driveway length to highways/roads;</i> c. <i>removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i> d. <i>limits the number and type of access onto roads in accordance with County Policy.</i>
Consistent	Access is to be provided off Damkar Court; the proposed internal road system is to be maintained by a Condo Board/Association.

Utility Services – General	
17.1	<i>New development shall, in accordance with master plans:</i> <i>a. make use of, extend, and enhance existing utility infrastructure where feasible;</i> <i>b. provide water, wastewater, and shallow utility services; and</i> <i>c. provide stormwater systems where necessary.</i>
Consistent	<p>Wastewater servicing is to be provided through the Watermark gravity collection system, which was expanded during the construction of Damkar Court. The gravity collection system drains to the Bearspaw Regional Wastewater Treatment Plant (WWTP) located within the Watermark development.</p> <p>Water servicing would be provided through Rocky View County (formerly Blazer Water Systems Ltd.) Water Treatment Plant (WTP). Fire suppression will also be provided through this system.</p> <p>An independent review conducted by the County in 2022 indicated that a capacity upgrade of the existing WWTP and WTP will be required to service the full build of Watermark and the proposed Damkar development (including some spare capacity); Policies 9.1.1 and 9.2.1 of proposed Appendix 9 ensures future improvements to water and wastewater infrastructure is the responsibility of the developer.</p> <p>The stormwater management concept for the site proposes utilization of a major and minor system, including trap lows, catch basins, and underground storage to manage stormwater for the proposed development. No stormponds are expected to be required. The minor system is connected to the existing Damkar Phase 1 pipe system. Section 9.3 of proposed Appendix 9 includes policy to ensure a Site-Specific Stormwater Implementation Plan that meets the requirements of the Watermark at Bearspaw Master Drainage Plan is to be submitted at subdivision stage if applicable.</p>

Bearspaw Area Structure Plan	
8.1 Country Residential	
8.1.2	<i>Figure 7 identifies areas within the Plan Area generally considered appropriate for country residential land uses.</i>
Consistent	The subject parcel is located within the Country Residential area as identified within Figure 7 (Future Land Use Scenario) of the Bearspaw ASP.
8.1.3	<i>Applications for redesignation that propose country residential land uses should be considered pursuant to the provisions of Figure 7 and attendant Plan policies.</i>
Consistent	The subject application was reviewed in accordance with the policies in the Bearspaw ASP as well as the Watermark at Bearspaw Conceptual Scheme.
8.1.6	<i>Pursuant to Policy 8.1.5, when considering the appropriateness of a plan amendment, the Municipality may require the proponent to submit in support of the amendment, a Concept Plan and/or other studies deemed appropriate by the Municipality.</i>
Consistent	The Applicant has provided a proposed an appendix (Appendix 9) to insert into the existing Watermark at Bearspaw Conceptual Scheme to guide future subdivision and development proposals on the lands.
8.1.8	<i>Country residential land uses as illustrated in Figure 7, should develop in accordance with the phasing sequence identified in Figure 8. Country residential development proposing to proceed out of phase shall be required to provide rationale for the proposal in accordance with the provisions of this Plan and as may be required by the Municipality.</i>
Generally Consistent	The subject land is located within Development Priority Area 3 as per Figure 8 (Phasing) of the Bearspaw ASP; however, this site was incorporated into the original

	Watermark at Bearspaw Conceptual Scheme and has been identified for residential development.
8.1.9	<i>Figure 3 identifies lands within the Plan Area where the preparation of Concept Plans is required prior to the redesignation of these lands for country residential land use.</i>
Consistent	As per Figure 3 (Concept Plans), the subject land falls within an area requiring a conceptual scheme; the Applicant has provided Appendix 9 to guide future subdivision and development on the site. If approved by Council, Appendix 9 would be inserted into the existing Watermark at Bearspaw Conceptual Scheme.
8.1.14	<p><i>Concept Plans contemplated by this Plan shall contain:</i></p> <ul style="list-style-type: none"> <i>a) a description of all lands contained within the Concept Plan Area;</i> <i>b) the proposed uses of lands within the Concept Plan Area;</i> <i>c) proposed parcel size and density for the Concept Plan Area;</i> <i>d) the proposed internal road hierarchy;</i> <i>e) a servicing proposal including, but not limited to, public and private utilities for the Concept Plan Area;</i> <i>f) any special policies that may be required to give guidance to the preparation of tentative plans of subdivision including, but not limited to, geotechnical, hydrological, hazard and/or environmental conditions within the Concept Plan Area;</i> <i>g) any other matters deemed appropriate by the Municipality.</i>
Consistent	The proposed CS amendment addresses the required above criteria.
8.1.15	<p><i>In addition to the requirements of Policy 8.1.14, and in support of any amendment to this Plan, the Municipality may require the proponent of the Concept Plan to provide in sufficient detail, verification of the suitability of the Concept Plan Area for the uses proposed including the following to the satisfaction of Council:</i></p> <ul style="list-style-type: none"> <i>a) an evaluation of any on-site hazard(s);</i> <i>b) an evaluation of on-site geotechnical features;</i> <i>c) an evaluation of on-site environmental conditions;</i> <i>d) an environmental audit of lands within the Concept Plan Area;</i> <i>e) an evaluation of any on-site hydrological conditions;</i> <i>f) an evaluation of proposed servicing;</i> <i>g) a Traffic Impact Analysis;</i> <i>h) any other matter deemed necessary by the Municipality.</i>
8.5 Transportation	
8.5.10	<i>Concept Plans contemplated by this Plan and/or proposals for subdivisions where serviced with an internal local road system, should provide a minimum of two access points for vehicular traffic.</i>
Generally Consistent	Although one access to Damkar Court is outlined in the Conceptual Scheme, the Conceptual Scheme includes Policy to ensure a secondary emergency access is determined at future subdivision/development stage. Since that access would require City of Calgary approval, the Conceptual Scheme include policy to allow for discussion at future subdivision stage (if applicable).
8.5.12	<p><i>When considering proposals for redesignation, subdivision and/or development located adjacent to minor and major collector roads and railways, the Municipality may require the developer to submit a Traffic Impact Analysis which examines:</i></p> <ul style="list-style-type: none"> <i>a) the potential impact proposed uses may have on the existing transportation network;</i> <i>b) any requirements for future expansion of the existing transportation network that may be required to accommodate traffic generated from the proposed development;</i>

	<p><i>c) any mitigation measures that may be required to ensure the function and integrity of any part of the Transportation Network is preserved (ie. noise attenuation measures, buffering or screening, setbacks);</i></p> <p><i>d) any other matter deemed appropriate by the Municipality.</i></p>
Consistent	<p>A Transportation Impact Assessment was provided. Intersections of 12 Mile Coulee Rd NW/Blueridge Rise, 12 Mile Coulee Rd/Tusslewood Drive and 12 Mile Coulee Rd/Tuscany Way require to be upgraded at both, the background and post development conditions. These intersections fall within the City of Calgary jurisdiction.</p> <p>The City of Calgary has reviewed the TIA and Conceptual Scheme proposal, and has indicated it is satisfied with the policies at this time. An updated TIA would be required at future subdivision stage, if applicable.</p>
8.5.13	<i>When considering applications for subdivision approval within .8 kilometres (.5 miles) of the right-of-way of Highway 1A, the Municipality shall circulate the proposal to Alberta Transportation and Utilities for comment.</i>
Consistent	Alberta Transportation was circulated and has indicated that the Applicant and Rocky View County are to work with the City of Calgary regarding transportation impacts.
8.5.19	<i>The Municipality recognizes the importance of coordinating the Municipal road hierarchy with the transportation networks of other Municipalities and the Province of Alberta; and will continue to promote open communications and cooperation between all parties to improve and address mutual transportation issues and concerns.</i>
Consistent	The City of Calgary has been circulated on the subject application, and has confirmed it is satisfied with the current transportation proposal; further opportunity for comment would be provided at future subdivision and development permit stage, if applicable.
8.9 Servicing and Utilities	
8.9.6	<i>Proposals for subdivision and development should accommodate design elements that facilitate fire prevention methods and accessibility by emergency response vehicles for the suppression of fire and enhancement of police protection.</i>
Generally Consistent	The requirement for a secondary emergency access is to be determined at subdivision stage (if applicable), in consultation with the City of Calgary.

Watermark at Bearspaw Conceptual Scheme	
6.0 Land Use Policies and Guidelines	
Residential Development Concept	
6.2.1	<i>Overall density of residential development within the Conceptual Scheme area shall not exceed 1.95 units per gross acre</i>
Generally Consistent	Although the proposed density on the Damkar Lands exceeds 1.95 units per gross acre, the overall density of the Watermark CS area comes to approximately 2.10 units per gross acre, which is a minor increase and does not impact the overall vision for the Watermark area.
Development/Architectural Guidelines	
6.3.1	<i>Development standards and architectural guidelines shall be registered against the title of all properties and administered by the developer and/or a Homeowners Association.</i>
Consistent	The proposed Appendix includes policy to ensure architectural guidelines will be registered against the title. Policy has also been included to ensure the standards of development are in keeping with the remainder of Watermark.

6.3.2	<i>The Watermark at Bearspaw residential community shall be developed according to a low-light policy (dark skies principles). Associated lighting shall be designed in a manner sensitive to a rural setting, all of which will be ground oriented and offer reduced levels of lighting within the community.</i>
Consistent	Policy has been included in the proposed Appendix to ensure the County Land Use Bylaw outdoor lighting standards are met, and has also committed future development follow Dark Sky International Lighting Guidelines.
6.3.3	<i>Detailed landscaping and water conservation guidelines shall be registered against the title of all properties and administered by the developer and/or a Homeowners Association.</i>
Generally Consistent	To be addressed within the required architectural guidelines that would be registered against each title at subdivision stage.
Damkar Parcel	
6.7.1	<i>Future land uses may include residential and/or institutional uses. Densities beyond the equivalent of 1.95 residential units per gross acre may require an amendment to the Conceptual Scheme.</i>
Consistent	The proposed residential use fits with the original intent for the parcel. Since densities beyond 1.95 units per gross acre are being proposed, the applicant has proposed an amendment to the Conceptual Scheme (Appendix 9).
6.7.2	<i>Transportation access will be from 12 Mile Coulee Road and will be shared with Sub Area 7 of the Watermark project.</i>
Consistent	Damkar Court accesses from 12 Mile Coulee Road; the proposed development would gain access from Damkar Court.
6.7.3	<i>Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions, by the Watermark project.</i>
Consistent	Wastewater servicing is to be provided through the Watermark gravity collection system, which was expanded during the construction of Damkar Court. The gravity collection system drains to the Bearspaw Regional Wastewater Treatment Plant (WWTP) located within the Watermark development. Water servicing would be provided through Rocky View County (formerly Blazer Water Systems Ltd.) Water Treatment Plant (WTP). Fire suppression will also be provided through this system.
Transportation	
7.1.2	<i>Any required upgrading and/or widening of 12 Mile Coulee Road as a result of the proposed development shall be to City of Calgary standards.</i>
Consistent	The City of Calgary has confirmed it is satisfied with the transportation policies in the proposed Conceptual Scheme at this point in time.
Internal Roadway System	
7.3.2	<i>Emergency vehicle access to the entire Watermark at Bearspaw development shall be provided and maintained to the satisfaction of the M.D. of Rocky View.</i>
Consistent	Secondary emergency access to the proposed development has been contemplated; need for access would be a requirement of subdivision and would involve consultation with the City of Calgary to determine location, as access would be provided off 12 Mile Coulee Road.
Utility Servicing	
8.1.1	<i>Any proposed wastewater treatment system shall be designed and constructed in accordance with applicable municipal, provincial and federal standards to the satisfaction of the M.D. of Rocky View.</i>

Consistent	As mentioned previously, wastewater servicing is to be provided through the Watermark gravity collection system, which was expanded during the construction of Damkar Court. The gravity collection system drains to the Bearspaw Regional Wastewater Treatment Plant (WWTP) located within the Watermark development. Administration is satisfied with the current wastewater servicing proposal.
8.2.1	<i>Water shall be supplied by a communal piped distribution system built to the satisfaction of the M.D. of Rocky View and in accordance with the Alberta Water Act and any other Provincial requirements.</i>
Consistent	As mentioned previously, water servicing would be provided through Rocky View County (formerly Blazer Water Systems Ltd.) Water Treatment Plant (WTP). Fire suppression will also be provided through this system. Administration is satisfied with the proposed water servicing method.
8.3.1	<i>All stormwater management shall be in accordance with Alberta Environment's guidelines, including Best Management Practices (See Appendix 6). Attempts will be made to incorporate Low Impact Development strategies, where economically feasible.</i>
Consistent	Policy has been incorporated in the proposed amendment to encourage Low Impact Development and Best Management Practices (will be reviewed at detailed design stage).
8.3.2	<i>A Site Implementation Plan (SIP) will be required in support of each phase of subdivision to the satisfaction of the M.D. of Rocky View.</i>
Consistent	Policy has been incorporated into the proposed amendment to ensure a Site-Specific Stormwater Implementation Plan is to be submitted at future subdivision stage.
8.3.5	<i>Stormwater Management for the Watermark Conceptual Scheme area shall be based on a limited release concept; that is, release rates are similar to the Rocky Ridge and Tuscany areas and limited to 2.6 L/S/ha. In addition, the on-site stormwater management system components will provide for conveyance of runoff from external areas upstream, as outlined in the Master Drainage Plan prepared by Westhoff Engineering Resources, Inc.</i>
Consistent	Policy has been incorporated into the proposed amendment to ensure the Site-Specific Stormwater Implementation Plan will determine size, shape, unit area release rate control and water quality in accordance with the Bearspaw Master Drainage Plan.

Appendix 8: Damkar Lands

Development Concept

6.1.4.1	<i>Intensification of development of Sub-Area Four (Future Development Area) will be subject to future Council approvals including an additional Appendix to the Watermark Conceptual Scheme and subsequent redesignation and subdivision.</i>
Consistent	Appendix 9 has been proposed to guide future subdivision and development within Sub-Area 4.

Direct Control Bylaw C-8525-2024

Use Regulations

2.1	<i>Purpose and Intent:</i> <i>The purpose and intent of this District is to permit the development of a comprehensively planned low to medium density Senior's Community offering independent living in accordance with the provisions of Appendix 9 of the Watermark Conceptual Scheme.</i>
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Consistent	The proposed conceptual scheme amendment, Appendix 9, outlines the intent of creating seniors-oriented units. Policy has been included to ensure the development caters to the 55+ demographic.
3.2	<i>Residential density must not exceed 15.8 units per gross developable hectare (6.4 units per gross developable acre).</i>
Consistent	The proposed Direct Control District is aligned with the proposed density in proposed Appendix 9.
3.3	<p><i>Yards and Setbacks from adjacent parcels:</i></p> <p><i>3.3.1 Minimum Yard, Front for Buildings: 3.0 m (9.84 ft)</i></p> <p><i>3.3.2 Minimum Yard, Side for Buildings: 1.5 m (4.92 ft)</i></p> <p><i>3.3.3 Minimum Yard, Rear for Buildings: 6 m (19.69 ft)</i></p> <p><i>3.3.4 The Development Authority may grant a variance to minimum Yard, Front, Yard, Side and Yard, Rear of 10% if it is determined that such variance will not have a significant negative impact upon the amenity of adjoining parcels.</i></p>
Consistent	The proposed setbacks are consistent with the proposed CS amendment Development Concept Figures.
3.3.5	<i>(a) Maximum Building Height: 11.0 metres (36.1 feet) Accessory Buildings: 5.5 m (18.0 ft.)</i>
Consistent	The proposed maximum height for principal buildings has been set at 11 metres. The remainder of Watermark at Bearspaw allows for a maximum height of 11 metres as per Direct Control Bylaw (DC-141); therefore, the proposal is consistent with the surrounding area.



BYLAW C-8524-2024

A bylaw of Rocky View County, in the Province of Alberta, to amend the Watermark at Bears paw Conceptual Scheme (Bylaw C-6798-2009).

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as *Bylaw C-8524-2024*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
 - (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT the Watermark at Bears paw Conceptual Scheme (Bylaw C-6798-2009) be amended to insert “Appendix 9: Watermark Conceptual Scheme Amendment” affecting Lot 4, Block 1, Plan 1712232 within SE-18-25-02-W05M as defined in Schedule ‘A’ attached to and forming part of this Bylaw.

Effective Date

- 4 Bylaw C-8524-2024 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 this _____ day of _____, 2024

READ A SECOND TIME this _____ day of _____, 2024

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2024

READ A THIRD AND FINAL TIME this _____ day of _____, 2024

Reeve_____
Chief Administrative Officer_____
Date Bylaw Signed



Damkars

LEGACY PROJECT

A SENIORS-ORIENTED
RESIDENTIAL NEIGHBOURHOOD

Appendix 9: Watermark Conceptual Scheme Amendment



DAMKAR LANDS

A Seniors Oriented
Residential
Neighbourhood

A Legacy Project in Bearspaw





Damkars

LEGACY PROJECT

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1

MOTIVATION & RATIONALE

This Conceptual Scheme Amendment has been prepared by B&A Planning Group, with a team of technical experts, on behalf of an ownership group led by Trico Developments (1990) Ltd. in support of a Land Use Redesignation and attendant Area Structure Plan (ASP) amendment.

This Conceptual Scheme amendment relates to a ±12.3 ac (5 ha) parcel legally described as Lot 4, Block 1, Plan 171 2232 located directly west of 12 Mile Coulee Road, approximately 1 ½ mile south of Highway 1A (hereafter known as the “Plan Area”). This planning framework, proposed as Appendix 9, is intended to complement and add to the existing policies in place for the Plan Area as shown within the Watermark Conceptual Scheme.

The Plan Area is in Rocky View County (RVC), in an area of Bearspaw that has recently experienced significant development activity. Adopted in 2009, the Watermark Conceptual Scheme contemplates a fully serviced, master-planned residential community with ± 600 homes on ± 300 ac. The development is provided with core services by the Rocky View County (formerly Blazer Estates Water System Ltd.), the Bearspaw Wastewater Treatment Plant and an integrated stormwater management system within the site.

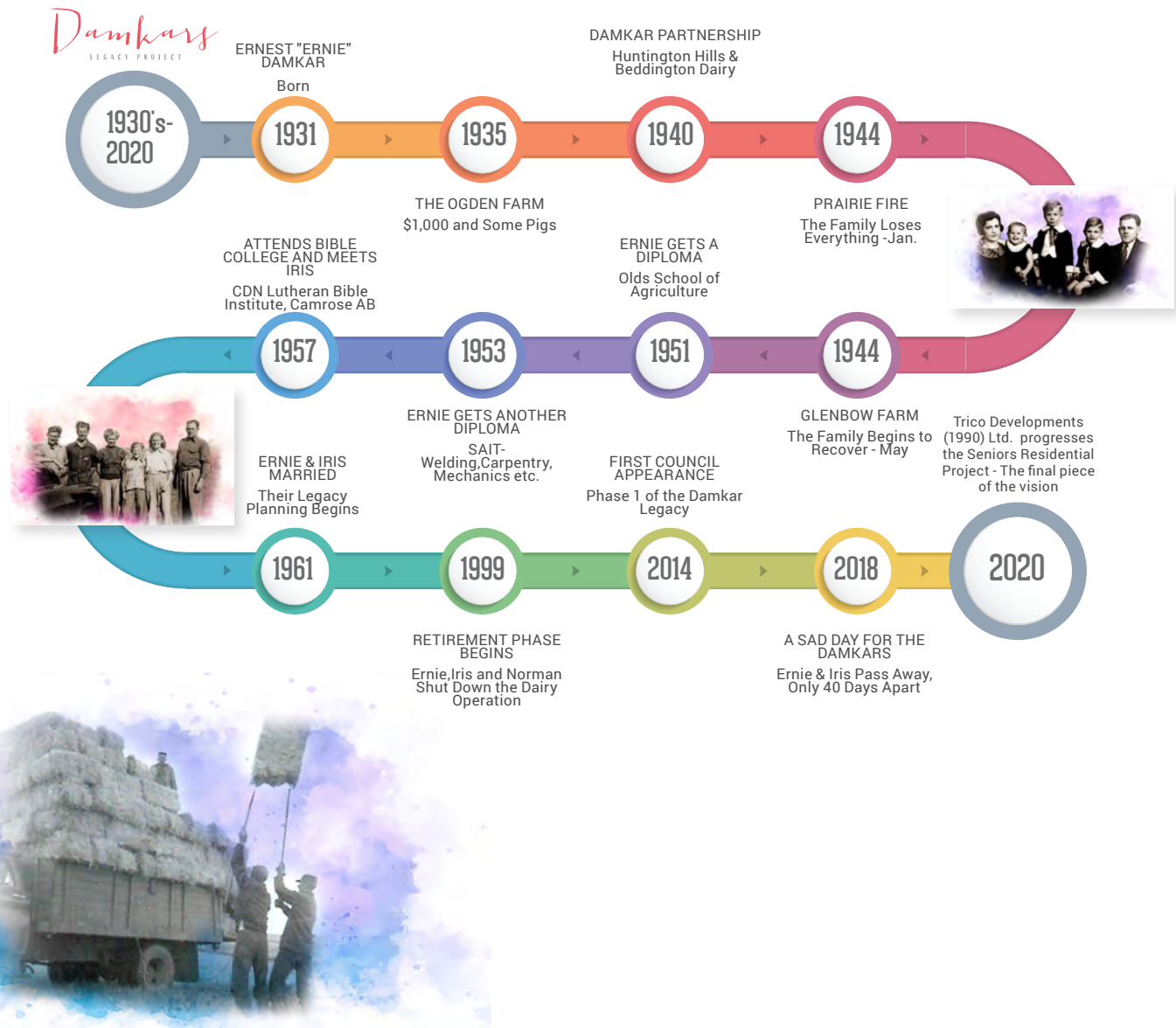
Trico's development concept proposes a seniors oriented residential community, which will complete the final component of the vision established by the Watermark Conceptual Scheme and the Damkar Family. As part of the sale of the Watermark lands to the developer of the Watermark community, the original owners (Ernie and Iris Damkar) directed that the NE corner of the Plan Area should accommodate a church and a seniors-oriented residential project. The first phase of this vision was realized via approval of the Centre Street Church Northwest Campus and ten (10) residential lots adjacent to Spyglass Way. Implementation of the second phase of the Damkar's vision, the seniors-oriented residential community, is the subject of this amendment.

1.1 HISTORY

The Damkar family has a long history in the Calgary area, particularly the late Ernie and Iris, whose dream it was to develop their Bearspaw homestead to create two projects: (1) the Centre Street Church Northwest Campus and; (2) a seniors-oriented residential neighbourhood. With the construction of the church near completion, the seniors-oriented residential project is the final step in fulfilling the Damkar's dream.

Ernie and Iris, along with Ernie's brother Norman, ran a family-inherited dairy farm for many years in Bearspaw. Before their passing, Ernie and Iris willed their land to create two legacy projects, a church and a senior-oriented residential project. Ernie and Iris envisioned a seniors residential project to be a place where local aging populations can enjoy their retirement in familiar surroundings together with loved ones. This residential project will provide varying levels of care to accommodate differing needs so that seniors may live comfortably and confidently. The Damkars view both the Church and residential project to be a gift to God and their community.

Trico Developments [1990] Ltd. Progresses Seniors Residential Project



2

DEVELOPMENT OBJECTIVES & GUIDING PRINCIPLES

2

2.1 DEVELOPMENT OBJECTIVES

This Appendix has been prepared in accordance with the following planning objectives:

- To establish a framework to guide the resolution of planning and development issues during the subsequent land use redesignation, subdivision and development processes.
- To highlight the development within the context of the Watermark Conceptual Scheme, the Bearspaw Area Structure Plan, the Rocky View/Calgary Intermunicipal Development Plan, the County Plan and the Calgary Metropolitan Region Growth Plan.
- To provide a policy framework that guides utility servicing and ensures an orderly extension of existing infrastructure from the Watermark Community.
- To identify an internal transportation system that accommodates full development of the site and manages peak traffic congestion, parking and queueing.
- To provide the opportunity to connect the open space system to a larger regional open space system.
- To provide transitional uses and buffers between the Watermark Community and development within the Plan Area.
- To maintain the unique and prestigious residential character of the Watermark Community with a strong visual aesthetic and adherence to the Watermark architectural and design standards.

2.2 GUIDING PRINCIPLES

This Appendix establishes a series of Guiding Principles intended to facilitate the development objectives associated with the Damkar family's motivation to establish a seniors-oriented residential community, north of the approved Centre Street Church Northwest Campus. Similar to the Watermark Conceptual Scheme, the development will carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Glenbow Ranch Provincial Park and the Haskayne Park, and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards to visually enhance the broader community. The underlying principle is to provide an alternative housing option to encourage local residents to age in place.

These guiding principles are described as follows:

2.2.1 Facilitate Aging in Place

- Provide an appropriate form of housing that allows and encourages individuals to remain in their community throughout their life-cycle.

2.2.2 Maintain High Development Standards

- Standards for the development will be high-quality and in keeping with those proposed and applied in the Watermark Conceptual Scheme; and
- Appropriate architectural standards that reflect the local aesthetic.

2.2.3 Connect to Regional Open Space and Amenities

- Regional open space and amenities will be connected to the existing community and carried through the development.

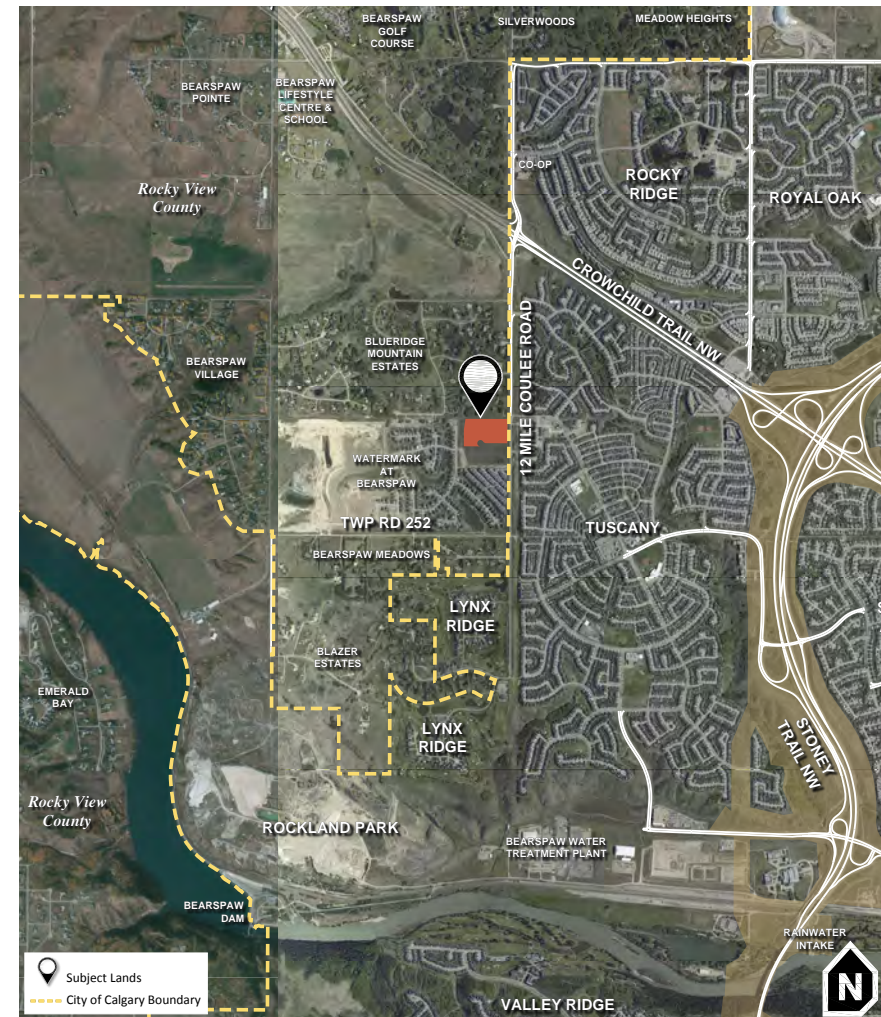
2.2.4 Integrate with the Watermark Community

- Leverage natural topography to preserve views for tenants and neighbours;
- Community interface will be sensitive and will seamlessly integrate with the neighbouring Watermark Community;
- Sensitively manage internal traffic with independent access points and underground parking;
- Peak traffic flows will be managed to minimize impact on the surrounding area; and
- Address servicing matters to integrate the development concept.

2.2.5 Facilitate an open and transparent stakeholder engagement process

- Complete a stakeholder engagement program to inform interested stakeholders regarding the project details, solicit feedback about technical issues and provide timely responses to questions, comments and ideas – **Section 3.0 Communications and Engagement** further details the strategy and process.

Figure 1 | Regional Location



3

COMMUNICATIONS AND
ENGAGEMENT3.1 STRATEGIC COMMUNICATIONS
AND ENGAGEMENT APPROACH

The International Association of Public Participation's (IAP2) public participation spectrum forms the basis of this Communications and Engagement (C&E) Strategy. It is a framework to determine the appropriate level of engagement for a project, and to facilitate the development of a comprehensive strategy. This C&E Strategy focuses on informing and consulting with stakeholders to:

- Ensure all relevant stakeholders are identified and included in the process.
- Share relevant information about the project in an objective and timely manner.
- Generate awareness about the development concept and provide multiple avenues for stakeholders to learn about and provide input.
- Keep stakeholders informed, listen, acknowledge concerns, and provide feedback on how public input influenced decisions.
- Ensure the engagement process is monitored and measured, and results are shared with all stakeholders.

The C&E Strategy will generally followed three phases as outlined in this section.

**Primary Stakeholder Outreach**

The objective of Phase 1 was to provide an overview of the proposal and development concept and introduce the C&E Strategy to stakeholders, refining it based on initial feedback, as necessary. There were multiple opportunities for public input that was clearly identified and communicated prior to outreach.

**Pre-submission Public Engagement**

The objective of Phase 2 was to introduce the project to the broader public by way of an open house, respond to questions and record feedback. Input received was analyzed and published in a What We Heard Report and shared publicly. Due to the public health situation related to Covid-19 occurring at the time of this application, the open house took place in an online format using the project website. The project team was available by telephone and email throughout the planning process to respond to public questions and comments.

**Post-application Submission Public Engagement**

The objective of Phase 3 provided project updates related to the application process to the public by way of ongoing communication tactics.

3.2 OBJECTIVES

The central goal of the C&E Strategy is to work with and listen to those who have the potential to be impacted by the project through a meaningful and accountable process. The C&E Strategy achieved this by:

- Developing and sustaining an effective communication process with stakeholders through the distribution of consistent and timely information.
- Providing opportunities for stakeholders to offer meaningful input.
- Listening to perspectives, obtaining feedback and addressing questions, concerns and aspirations as it relates to the development concept.
- Analyzing input received and communicating to stakeholders how the input was or was not considered, addressing reasons why.

3.3 C&E TACTICAL APPROACH

This Conceptual Amendment proposes specific tactics to ensure all stakeholders had consistent access to accurate and timely project information and to steadfastly address stakeholder questions and concerns as they arose. The C&E Strategy included the following tactics:

- Interactive Website that includes up to date project information, policy context and engagement opportunities.
- Direct marketing to grow and enhance public understanding of the project and promoted engagement opportunities. Tactics included a mail drop, advertisements, email-blasts and temporary signage.
- Small Format telephone and virtual meetings were held with key stakeholders to share information about the project and respond to questions.
- An online engagement program ran from May 18 to June 1, 2020 to facilitate information sharing and promote dialogue about the project application. Members of the public were invited to provide feedback by way of an online survey, email or telephone. This tactic was selected based on Covid-19 protocols.
- A dedicated engagement representative lead consistent, transparent and timely communication and engagement with the public to effectively build and manage relationships.
- Comprehensive reporting and accountability including detailed stakeholder records and an engagement summary.
- Based on the feedback received and the loosened Covid-19 restrictions, the project team held an in-person public open house on November 12, 2020 (Based on a poll to ensure the community was comfortable with this approach).
- Targeted stakeholder meetings between April 30 and May 14, 2021.
- Two (2) additional Open Houses in July 2021 and May 2022.
- Ongoing Stakeholder Meetings from 2022-2024

4

PLANNING AND POLICY
CONTEXT

6

4.1 ROCKY VIEW/CALGARY INTER-MUNICIPAL DEVELOPMENT PLAN

The Rocky View/Calgary Intermunicipal Development Plan (IDP) guides land use and development in the area of joint interest adjacent to the mutual boundary between both municipalities. Twelve Mile Coulee Road marks the boundary between the City of Calgary and RVC, with the City of Calgary having jurisdiction over Twelve Mile Coulee Road itself. Therefore, transportation and other matters of mutual concern including interface and land use compatibility must be discussed and addressed in a joint manner between both jurisdictions.

4.2 THE COUNTY PLAN, MUNICIPAL DEVELOPMENT PLAN [BYLAW C-7280-2013]

The approved County Plan (Bylaw C-7280-2013) contains the overarching statutory policy framework and planning principles that guide development in RVC. RVC is currently reviewing the MDP to set direction around growth for the next 20 years. Preliminary documentation from the MDP review identifies Bearspaw as suitable location for this proposed seniors-oriented residential development.

The existing County Plan designates the Plan Area as Country Residential within the Bearspaw community. As such, development in this location is to conform with the policies of the Bearspaw ASP or, alternatively, propose an amendment. It also identifies the plan area as a Primary Residential Area, which supports higher density residential development where appropriate.

The County Plan also encourages alternative residential development forms that retain rural character and reduce the overall development footprint on the landscape. This plan creates a framework to develop an alternative form of housing for seniors in a logical location.

4.3 BEARSPAW AREA STRUCTURE PLAN [BYLAW C-5177-2000]

RVC is currently reviewing the Bearspaw Area Structure Plan (BASP) to create a comprehensive land use strategy that is current, effective, consistent with other statutory plans, and reflective of residents' vision for the future of Bearspaw. In addition, RVC highlighted notable changes to the Bearspaw community context, noting:

- Over the past 10 years, Bearspaw's population has grown by approximately 34%, from 4,803 to 6,442;
- A growing share of the County's population is nearing retirement age; and
- Throughout the County, the pace of country residential growth has slowed.

Preliminary documentation and public engagement states there is a "general desire to allow for seniors development, to encourage aging in place," and that "higher densities should be adjacent to existing developed areas and match existing development patterns." The ASP is currently under review. This Appendix 9 and proposed development concept directly align with the findings of the ongoing BASP review process.

The existing BASP, adopted in 1994, identifies the Plan Area as Country Residential, requiring a Concept Plan, within Development Priority Areas 3 in the Urban Fringe. As such, this application includes a development concept to support the Conceptual Scheme Amendment and Land Use Amendment.

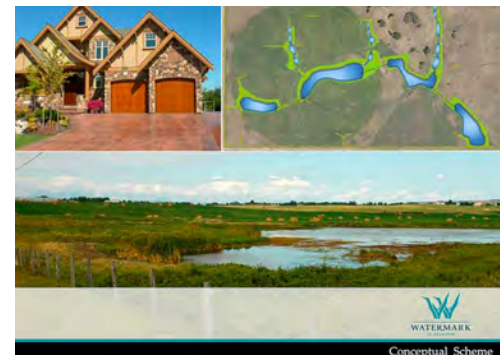
4.4 WATERMARK CONCEPTUAL SCHEME [C-6798 - 2009]

The Watermark Conceptual Scheme (CS), approved by RVC Council on February 9, 2010. As it relates to the Plan Area, the CS mandates an overall density assumed to be 1.95 units per gross acre over a total land area of 316 acres for a total of 617 residential units (including the Damkar Parcel). Any variance to this density requires an CS amendment.

In addition, the CS designates the Plan Area as the "Damkar Parcel" subjecting it to the following policies:

Policy 6.7.1	Future land uses may include residential and/or institutional uses. Densities beyond the equivalent of 1.95 residential units per gross acre may require an amendment to the Conceptual Scheme.
Policy 6.7.2	Transportation access will be from 12 Mile Coulee Road and will be shared with Sub Area 7 of the Watermark project.
Policy 6.7.3	Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions, by the Watermark project.

As such, development of the Plan Area requires an amendment to the Watermark CS to address the required density increase.



4.4.1 Damkar Lands - Appendix 8

An Amendment to Bylaw C-6798 - 2009 being the Watermark Conceptual Scheme, known as Damkar Lands – Appendix 8 was approved in 2014. The amendment provides further policy direction to the Plan Area. It supersedes the existing policies in place for the Plan Area as shown within the Watermark Conceptual Scheme.

The intent of the Appendix 8 amendment was to redesignate the lands to allow for the development of a church, in line with the vision of the Damkar Family. It references the Plan Area, stating it will remain undeveloped at that time and be part of a future application for residential development intended to include seniors'-oriented living.

Appendix 8 specifically identifies the Plan Area as Sub-Area Four (Future Development Area) subject it to the following policies:

Policy 6.1.4.1	Intensification of development of Sub-Area Four (Future Development Area) will be subject to future Council approvals including an additional Appendix to the Watermark Conceptual Scheme and subsequent redesignation and subdivision, and;
Policy 7.3.3	Sub-Area Four (Future Development Area) will be subject to future Council approvals including an additional Appendix to the Watermark Conceptual Scheme and subsequent redesignation and subdivision in accordance with policy 6.1.4.1 Sub-Area Four (Future Development Area).

Appendix 8 also triggered a land use redesignation for Sub-Area Four on an interim basis to Residential Three District (R-3) - under the old County Land Use Bylaw C-4841-97. This was strictly because of the reduction in parcel size caused by development on the remainder of the parcel. Agricultural Holdings District (AH) requires a minimum parcel size of 8.10 hectares (20.01 acres), which the Plan Area no longer met as a result of Appendix 8's proposed subdivision plan.

This Appendix will override the policies in Appendix 8 specifically as it relates to Sub-Area Four.

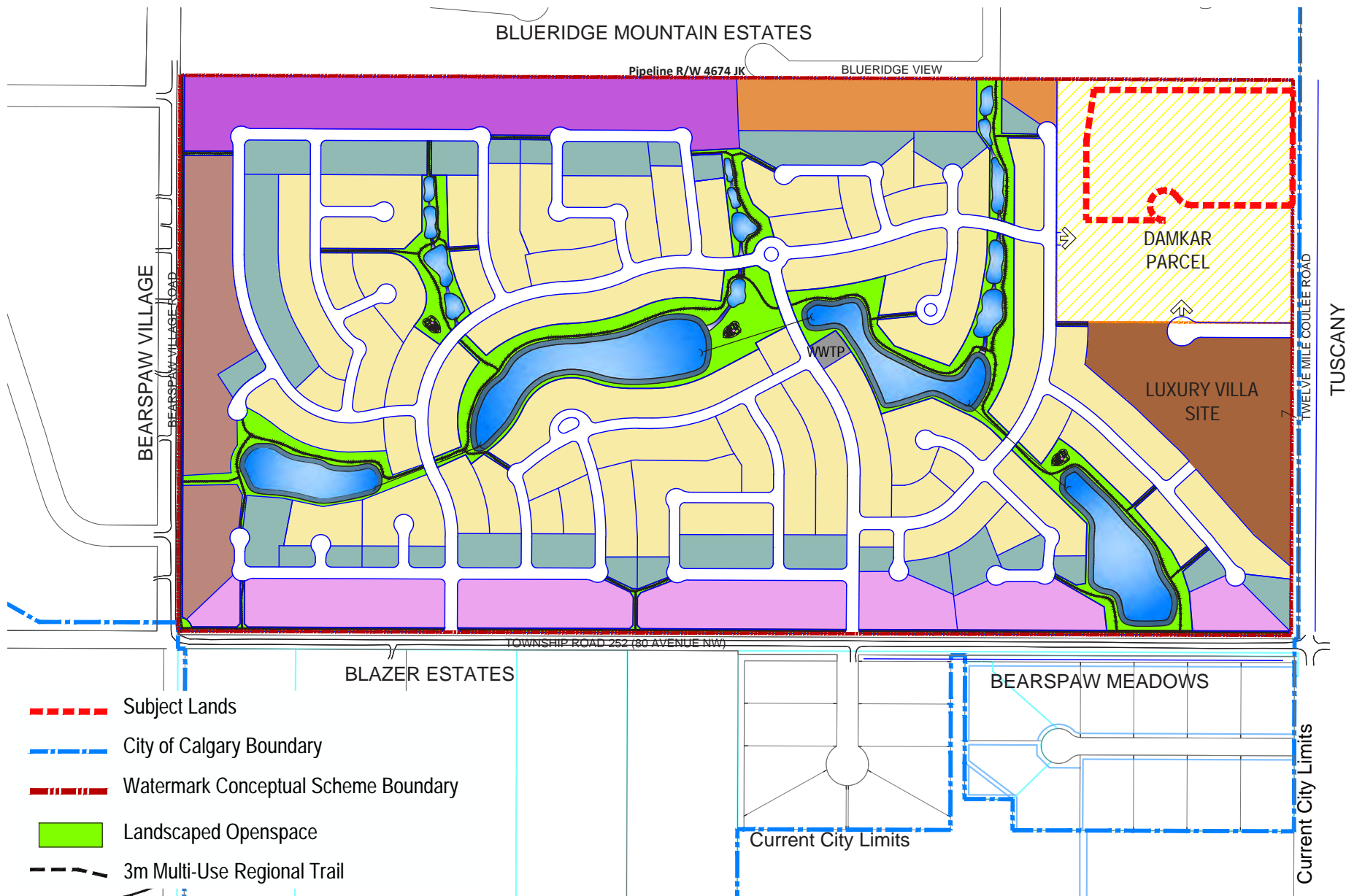
4.5 SENIOR'S HOUSING ASSESSMENT [2015]

RVC undertook a Senior's Housing Assessment in 2015 to identify the available inventory of housing options appropriate for seniors, determine future need, and to create actions and strategies that the County can undertake to help meet its needs over the next 10-15 years. Key findings from the study include:

- The senior population and senior-led households in the County are increasing and projections indicate that these will continue to increase, signifying that the current demand for seniors housing will continue to grow in the near future.
- Average household incomes of senior-led homes are relatively high but there is also a large proportion of households with lower incomes, suggesting a need for both affordable and market rate housing options.
- The majority of homes in the County are single detached, which may not be the most appropriate housing type to facilitate aging at home. These also tend to be less affordable than other dwelling types.
- Most seniors in the County would like to remain in their own community or close to their own community as they age.
- Housing affordability is one of the most important factors which County seniors are considering.
- The need for affordable housing options in the County will continue to increase particularly as the average house prices in the County are increasing at a greater rate than the Province as a whole.
- Most survey respondents and focus group participants would like to move to a retirement community/ villa-type development offering light supports.
- Despite the upcoming additions to the supportive housing supply within the County and in adjacent municipalities, it is estimated that there will be a need for an additional 151 supportive housing units/ beds in the next ten years.

This Appendix provides a development framework that aligns directly with the findings of RVC's Seniors Housing Assessment and creates an opportunity to deliver a seniors oriented housing option. This allows for the completion of Watermark as a mixed-residential community that allows seniors to remain in their community near major amenities and critical services. This addresses a noticeable gap in RVC's existing housing supply.

Figure 2 | Watermark Conceptual Scheme



5

DEVELOPMENT PLAN
CONTEXT

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5.1 REGIONAL CONTEXT

Figure 1 highlights the Plan Area's prominent location, within the urban fringe, sharing a boundary with the City of Calgary and **Figure 4** highlights the Local Context. Its location, within the large-lot, country residential community of Bearspaw, forms a logical transition to relatively higher density urban development to the east, within the Calgary community of Tuscany. The Plan Area is part of the Watermark Conceptual Scheme area, which sets density at a maximum of 1.95 units per gross acre for the overall area. This near urban density serves as a transition between the city of Calgary and the community of Bearspaw. The Plan Area is highly accessible due to 12 Mile Coulee Road which is used by Calgary and RVC residents to access commercial and retail services in the City. The lands are within the Rocky View/Calgary Intermunicipal Development Plan area as mentioned in **Section 3.3**.

5.2 LEGAL DESCRIPTION AND OWNERSHIP

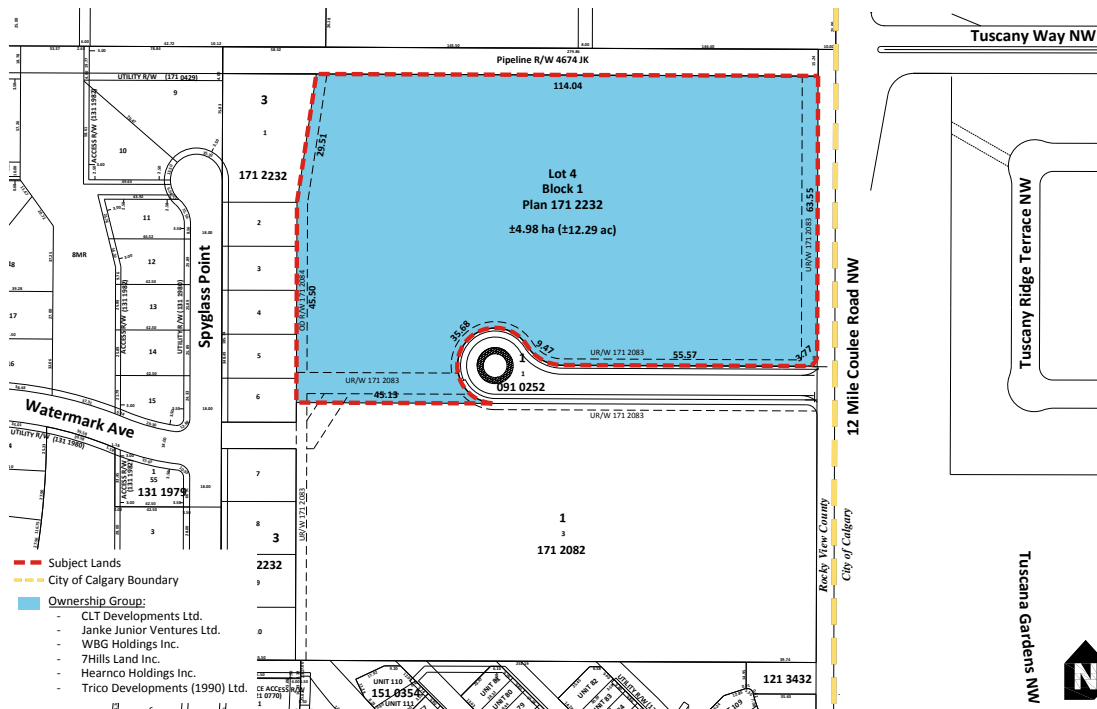
Figure 3 highlights the Plan Area which is approximately 5 ha (12.3 ac) within the SE of Section 18, Township Road 25, Range 2, West of the 5th Meridian. The Plan Area is owned by a development group led by Trico Developments (1990) Ltd. The site is legally described as Plan 1712232, Block 1, Lot 4.

5.3 LOCAL CONTEXT

Figure 4 depicts existing and future subdivisions surrounding the Plan Area. These include a mix of larger-lot, lower density and smaller-lot, higher-density, single-family country residential developments, as well as villa-style development.

The adjacent development pattern can generally be characterized as follows:

- The subject lands are bound to the north by the low-density residential area of Blueridge Mountain Estates. These lots include single-family homes serviced by groundwater wells and private septic treatment systems.
- Spyglass Way in Watermark forms the boundary between the Watermark Community to the west and the Damkar Lands. To the west of Spy Glass Way is the single-family Watermark residential development.
- Villa-style multi-family development in Watermark forms the boundary to the south.
- 12 Mile Coulee Road forms the boundary to the east of the site. This road is within the City of Calgary's boundary. Beyond 12 Mile Coulee Road, to the west, exists the Community of Tuscany.



6

EXISTING SITE CONDITIONS

6.1 EXISTING LAND USE BYLAW [C-8000-2020]

The Rocky View Land Use Bylaw (LUB) C-8000-2020 identifies the Plan Area as Rural District (p4.0). The purpose and intent of the Residential Rural District (R-RUR) is to provide for residential uses in a rural setting on parcels which can accommodate limited agricultural pursuits. As such, this Appendix proposes to redesignate Plan Area from R-RUR (p4.0) to Direct Control District to complete the final phase of Watermark and to achieve the overarching vision of the Damkar Family.

The LUB defines most of the adjacent lands to the north, west and south as a mix of R-CRD, R-RUR and DC141 (The Watermark Direct Control District), identifying the church site to the south as Special - Public Service District (S-PUB). To the east, the City of Calgary's Land Use Bylaw (1P2007), designates the lands as Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District.

As stated in Section 4.5.1, Council's approval of Appendix 8 in 2014, and subsequent redesignation of the Plan Area from Agricultural Holdings (AH) District to Residential Three (R-3) District as an interim use (naming as per the previous Land Use Bylaw C-4841-97). This is because of the reduction of parcel size caused by development on the remainder of the parcel and Agricultural Holdings District (AH) requires a minimum parcel size of 8.10 ha (20.01 ac).

Figure 5 highlights the existing zoning of the Plan Area and adjacent uses.



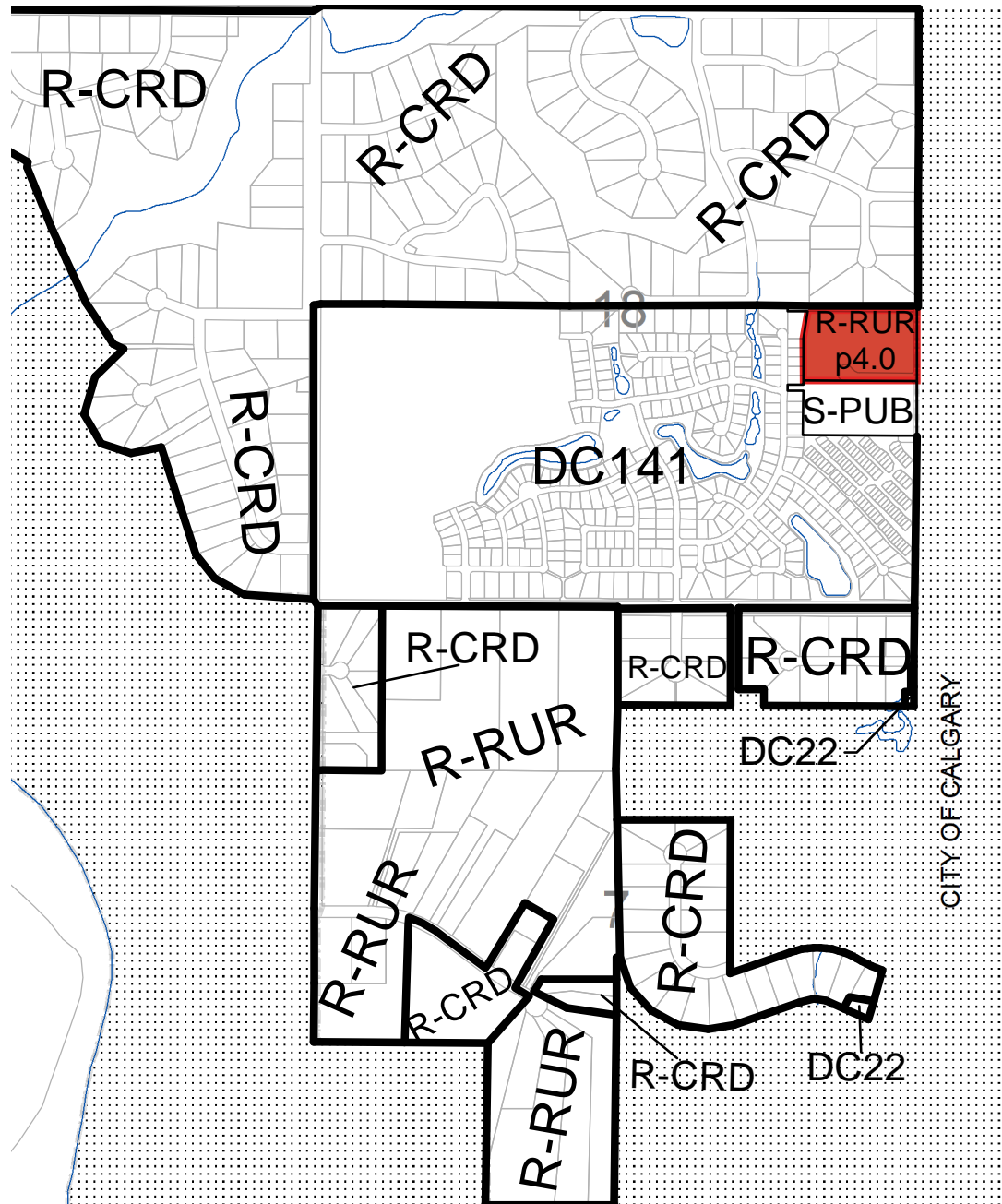


Figure 5 | Existing Land Use

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
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

6.2 TOPOGRAPHY

Figure 6 demonstrates that the Plan Area slopes approximately 23m vertically from east to west, with steeper slopes at the west portion with original grades approaching +/- 18%. The elevations range from a high of +/- 1201 m along the east side of the Site adjacent to 12 Mile Coulee Road NW to a low of +/- 1177 m along the west boundary.

6.3 PRELIMINARY GRADING

The Plan Area has been partially disturbed by grading required to construct the Damkar Court roadway and the overland drainage facilities along the west boundary. Additionally, a pathway connection has been constructed to link Watermark to Damkar Court. The remainder of the Plan Area will be graded to consider the natural sloping topography of the parcel throughout the development.

6.4 GEOTECHNICAL EVALUATION

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A Preliminary Geotechnical Assessment was undertaken by Levelton for the lands including the Plan Area in 2013. The soil profile at the test hole locations generally consisted of a thin layer of topsoil of 0.1 to 0.2m in depth. This was followed by variable layers of silt and clay overlying clay till. Silt was 1.2m in depth with a moisture content of 18.7% indicating relatively moist conditions. Clay was found between 3.2 and 6.4 metres below the ground surface level.

A relatively shallow water table is present at the site, as revealed by groundwater monitoring, which showed a water level at 3.7 metres below the existing grade. Excavations deeper than 2.2 metres of the existing ground surface may encounter groundwater seepage during the spring and summer months. These excavations may require temporary dewatering. The slopes on the subject property are considered stable under current conditions and the detailed design for the seniors-oriented residential community will continue to respond to all the requirements necessary to maintain this stability.



Existing Site Photos



Existing Site Photos

6.5 TRANSPORTATION NETWORK AND ACCESS

Figure 7 highlights existing access via an all-turns intersection at Twelve Mile Coulee Road and a shared access within Sub Area 7 of the Watermark project. This internal road has been constructed and is referred to as "Damkar Court".

12 Mile Coulee Road is a four-lane divided roadway between Highway 1A and 80 Avenue / Township Road 252. The road south of Highway 1A to Tuscany Way is classified as an Arterial. South of Tuscany Way, it is classified as a Primary Collector (27.0 metres)

6.6 PIPELINE RIGHT-OF-WAY

An ATCO natural gas pipeline runs along the northern boundary of the Plan Area within a 15 metre Public Utility Lot, acting as a buffer between the adjacent residential to the north.

6.7 ARCHAEOLOGICAL & HISTORICAL RESOURCES

There are no archaeological resources within the Plan Area. Historic Resource Act Clearance was granted by the Alberta Department of Culture and Community Spirit on September 24, 2012 (HRM file # 4835-12-0074).

6.8 ENVIRONMENTAL SITE ASSESSMENT

A Phase 1 Environmental Site Assessment was completed by Almor Engineering Associates in 2006. Based on the review of historical records, site reconnaissance and information available at the time of the Assessment, there are no known significant environmental impairments and no further assessment was recommended.



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Existing Site Photos

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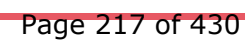




Figure 7 | Existing Transportation Network

7

DEVELOPMENT CONCEPT

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As illustrated on Figure 8: Development Concept, Trico Developments (1990) Ltd. plans to fulfill the Damkar's legacy by developing a comprehensively planned residential neighbourhood catering to seniors. This includes: A series of up to 79 villa-style homes attractively designed to leverage the slopes in the western portion of the site to provide spectacular view to the Bow River Valley to the west, and provide an appropriate interface with the existing residential developments located immediately north and west of the Plan area.

The development concept proposes vehicular access to the Plan Area from Damkar Court, an existing public road which intersects onto 12 Mile Coulee Road with an all-turns intersection. Access within the Plan area will be provided by a network of internal private roads designed to provide efficient access/egress for passenger and emergency service vehicles in accordance with the County Servicing Standards and applicable regulatory requirements. There is the potential to accommodate an emergency access between Damkar Court through to 12 Mile Coulee Road, which will not interfere with proposed transit infrastructure. This will be further considered through detailed design at the subdivision/development permit stage and subject to review by the City of Calgary.

The Plan Area will be serviced by the developer extending the existing water and sanitary infrastructure already constructed within the Watermark Community. The developer will also provide all applicable infrastructure levies, assessments and contributions, as required at the subdivision/development permit stage.

Stormwater management will be provided within the Plan Area and will integrate with existing drainage infrastructure in the Watermark Community. The specific sizing and configuration of the drainage network within Appendix 9 will be determined by a detailed stormwater report to be prepared at the subdivision/development permit stage.

Open space will serve the development in the form of a publicly accessible rock garden and west facing mountain lookout with seating and a connection to the pathway network. This provides existing and future residents with amenities that will encourage social interaction and recreation.

Development Concept Policies

- 7.1.1 Future development within the Plan Area should proceed in general accordance with Figure 8: Development Concept. It is anticipated that refinement to this concept will occur at the subdivision/development permit stage.
- 7.1.2 At the subdivision stage, the developer will, to the satisfaction of Rocky View County, register a Restrictive Covenant on each title to ensure the community caters to ages 55+.

Figure 8 | Development Concept



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CONCEPT ONLY - SUBJECT TO CHANGE AT THE SUBDIVISION/DEVELOPMENT PERMIT STAGE

Figure 9 | Villa Precedents

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Figure 9 | Precedents [cont'd]

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7.1 RESIDENTIAL DENSITY

The development anticipates up to 79 units on approximately 12.3 acres. This results in a residential density of approximately 6.4 units per gross acre.

The Watermark Conceptual Scheme establishes an overall maximum density of 1.95 units per gross acre over a total land area of 316 acres, for a total of 617 residential units. As such, the development concept proposed by this Appendix 9 contemplates a residential density that exceeds the Watermark Conceptual Scheme policy. **As such, an amendment to the Watermark Conceptual Scheme is required to increase the overall density to a maximum of 2.1 units per gross acre.** The Conceptual Scheme amendment requires an attendant amendment to the Bearspaw Area Structure Plan, 1994.

Table 1 Breakdown of Residential Density illustrates the density variance resulting from the development proposal.

Residential Density Policy

- 7.1.1 The density of the Plan Area shall not exceed 15.8 units per gross developable hectare (6.4 units per gross developable acre)

Table 1 | Breakdown of Residential Density

Watermark Sub Areas	ha	ac	# of units	Residential density (upga)
1	7.2	17.8	13.0	0.7
2	3.2	8.0	8.0	1.0
3	5.4	13.2	10.0	0.8
4	11.9	29.3	30.0	1.0
5	15.8	39.1	68.0	1.7
6*	67.9	168.2	340.0	2.0
7	6.0	14.8	101.0	6.8
SUB-TOTAL (pre Damkar site development)	117.4	290.4	570.0	1.95
Damkar Appendix 8 (Church Site)	4.4	10.9	0.0	0.0
Damkar Appendix 8 (ATCO PUL)	0.5	1.3	0.0	0.0
Damkar Appendix 8 (Damkar Court ROW)	0.9	2.2	0.0	0.0
Development Proposal (Seniors Residential Site)	5.0	12.3	79	6.4
TOTAL	128.1	317.0	649	2.1

*sub-area 6 increased in 2014 by 3.4 ac/10 units as per adoption of Damkar Appendix 8

7.2 OPEN SPACE

The landscape concept is an extension of the existing features, including the topography of the site. Overall, the proposed concept reflects a naturalized, low maintenance open space using low water and self-sustaining native grasses, wild flowers, ground covers and native plant materials. As figure 10 highlights, the concept plan integrates to the greater open space and pathway network.

The landscape design leverages existing engineered landscape features at the site, including the drainage right of way and swale along the western site boundary with the Watermark community, as well as the utility rights of way and public access easements that currently connect the site and Damkar Court with the community to the west. Using these existing features provide a sense of place and identity for existing and future residents. It is envisioned that the slope faces will have sculptured undulating contours with feature boulders and rocks selectively placed. The slope face will be naturalized with native grasses, wild flowers, ground covers, flowering shrubs and trees.

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The elevation of the existing pathway provides for an exciting while challenging opportunity for a "living rock garden canvas" interface. The slope will be contoured and feature boulders, rocks and colored rock mulch formation selectively placed and shaped throughout the slope face. The slope face will be sculptured to create desirable planting pockets of ornamental grasses, wild flowers, stonecrop/sedum plants, ground covers and flowering shrubs.

A formal seating/viewing area with sidewalk connection perched on top of the zig zag pathway slope offers a panoramic view of the valley and the mountain. The seating/viewing area will be integrated with the slope and blended in with the rock garden setting. This location of the seating/viewing area at the top of the rock garden and the end of the cul-de-sac entrance way provides for a sense of arrival and a communal focal point. The seating/viewing area will have protective decorative posts and railing, decorative stone paving and seating benches for year-round enjoyment. The development of this seating/viewing area will create an additional amenity for the wider Watermark development.

7.2.2 MUNICIPAL RESERVE [MR]

The Plan Area does not owe any Municipal Reserve as it was previously paid as cash-in-lieu when the lands were subdivided in 2017 as per Subdivision Plan 171 2082.

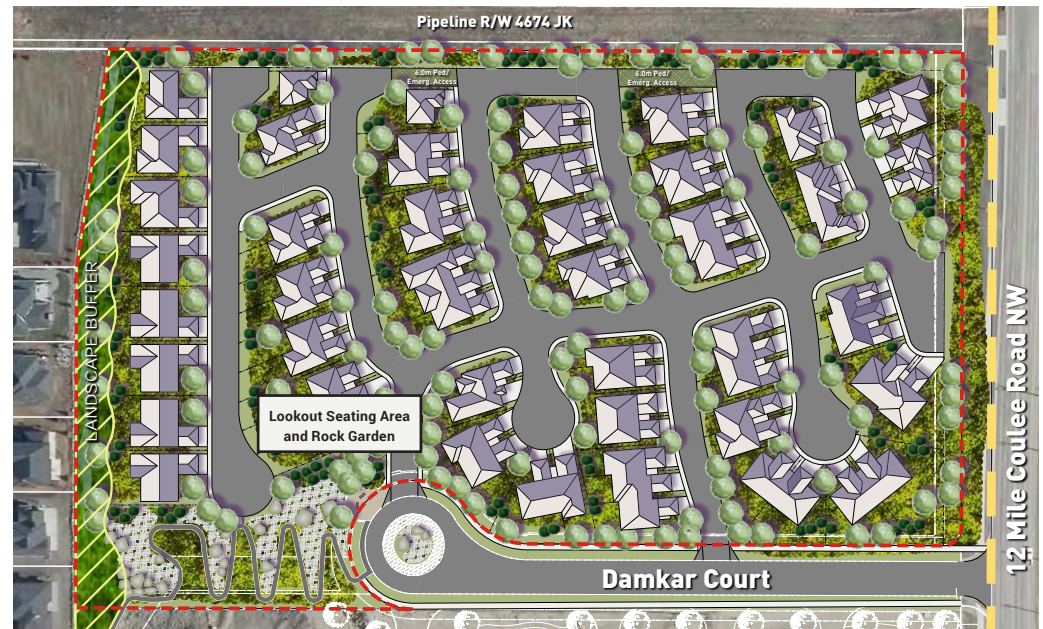
Figure 10 | Open Space Network



Private Open Space Policies

- 7.2.1 Private Open Space shall be constructed by the developer at the subdivision/development permit stage, as generally illustrated by **Figure 11: Internal Open Space**
- 7.2.2 The Private Open Space shall be maintained by a Condominium Association/Board or Homeowners Association
- 7.2.3 A Condominium Association/Board or Homeowners Association shall own and maintain the pathway system.
- 7.2.4 The existing Public Access Easement will be reviewed at the Subdivision stage to ensure it is accessible to the general public.
- 7.2.5 The specific alignment, width and surface treatment of the pathway system will be reviewed at the Subdivision stage to ensure it is accessible to the general public.
- 7.2.6 As a condition of subdivision and/or development permit, a landscaping plan must detail the nature of plantings within the buffer zone, identified as the area of land between buildings and the adjacent properties. The plan should provide for appropriate screening within the buffer zone to ensure appropriate transitions between buildings.

Figure 11 | Internal Open Space



CONCEPT ONLY - SUBJECT TO CHANGE AT THE SUBDIVISION/DEVELOPMENT PERMIT PHASE



8

TRANSPORTATION

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8.1 TRANSPORTATION NETWORK

The 2008 Transportation Impact Assessment (TIA) and the 2011 TIA for the Watermark Development included the Plan Area. However, the nature of future development of the site was unknown at the time of the reports. As such, the original 2008 study assumed that the Damkar Lands would consist of 60 single-family residential units and, similarly, the 2011 update assumed a total of 57 single-family residential units on this parcel. The current proposal generates more total trips than assumed in previous studies.

An updated TIA for the Damkar Lands (Appendix 8) was completed by Bunt & Associates in May 2013 and the analysis considered approximately 400 units for the Plan Area. The 2013 TIA found that for the opening day horizon, which includes the development of the Plan Area, the site access intersection with 12 Mile Coulee Road can be expected to operate within acceptable capacity parameters during the AM, PM and Sunday peak hours with only a stop sign for intersection control. No significant traffic impacts resulting from this overall development are anticipated at opening day. Transportation levies have been paid as part of previous development applications.

Bunt and Associates prepared a TIA update (2020) for this Appendix to determine impact as it relates to the proposed development concept. Post-development analysis anticipates most of the study intersections to operate at capacity similarly to the long-term pre-development conditions. Traffic generated from the development concept causes negligible impacts to the intersections and traffic movements.

The TIA (2020) does not recommend any additional improvements beyond those identified for the background scenarios.

Specifically relating to vehicular movements, The TIA found:

- The City of Calgary has a long-term solution for the intersection at 12 Mile Coulee Road NW and Crowchild Trail. The TIA expects this intersection to operate at capacity in the 2028 and 2039 horizons, excluding traffic generated from the Plan Area.
- For opening day horizon, including the Plan Area, the site access at 12 Mile Coulee Road and Damkar Court should operate within acceptable capacity parameters to the 2039 horizon.
- The two intersections along 12 Mile Coulee Road at Tuslewood Drive NW and Tuscany Way NW may require signalization by 2028, even without the development of the Plan Area. The TIA, however, expects both intersections to operate within capacity with signalization, considering anticipated volumes from the Plan Area.

The TIA anticipates the intersection at 12 Mile Coulee Road and Blueridge Rise to operate with delays for the east bound left turn, although the analysis does not warrant the need for signals. Local conditions may dictate a need for some improvement in the future.

The development concept proposes a pathway along the utility right of way on the north boundary of the Plan Area. This will connect the regional pathway system in Watermark to the regional path (under construction) along 12 Mile Coulee Road. This then connects to a wider regional path system within Calgary. Signalization at the 12 Mile Coulee Road NW and Tuscany Way NW intersection with crosswalks, will improve the east-west connectivity and pedestrian safety.

Cycling infrastructure is provided via the regional pathway system along 12 Mile Coulee Road NW and City of Calgary transit is available within 650 metres of the site in the adjacent Tuscany area. The Tuscany LRT Station is located within a 6-minute drive from the Plan Area with direct bus connections available along Tuscany Way NW

Transportation Policies

8.1.2	The Transportation Impact Assessment (Bunt & Associates, March 2020) shall be circulated to the Rocky View County/City of Calgary Intermunicipal Cooperation Team.
8.1.3	Access within the Plan Area shall be generally in accordance with Figure 8: Development Concept
8.1.4	The internal access routes shall be constructed by the developer with a paved surface in accordance with all applicable Rocky View County engineering design standards.
8.1.5	The need for an emergency access point will be determined at the subdivision/development permit stage, at the discretion of Rocky View County.
8.1.6	Any emergency connection to 12 Mile Coulee Road shall be constructed by the developer to the satisfaction of the City of Calgary.
8.1.7	12 Mile Coulee Road and all associated intersections will be upgraded by the developer in accordance with the TIA when triggered by the proposed development, to the satisfaction of the City of Calgary and Rocky View County.
8.1.8	Prior to subdivision approval, the County, in consultation with The City of Calgary, shall review the impacts to The City of Calgary's infrastructure and services. If material impacts are found, a cost sharing agreement and/or alternative appropriate mechanisms shall be in place prior to subdivision to address those impacts.
8.1.9	An updated TIA will be required at the subdivision and/or development permit stage.
8.1.10	The Condominium Board/Association or will be responsible for maintaining the internal road network.
8.1.11	The developer shall provide the applicable Regional Transportation Off-site Levy at the subdivision stage.

9

UTILITY SERVICING

9.1 WATER SERVICING

Water servicing for the proposed Seniors Housing development will utilize the Rocky View County Utilities (formerly Blazer Water Systems Ltd.) water treatment and distribution system that was constructed in the adjacent Watermark residential development. The water distribution system will provide treated potable domestic water and fire flows to the proposed development.

Water distribution mains to service the Seniors Housing development were installed during the construction of Damkar Court and include a dual (looped) 200 mm PVC mains extending from Spyglass Way near the intersection with Watermark Ave. Two 200 mm PVC mains have been stubbed into the site which will be extended through the area with required looping to service the units minimizing the number of units serviced from dead-end mains. The site water distribution system is conceptually shown on Figure 12.

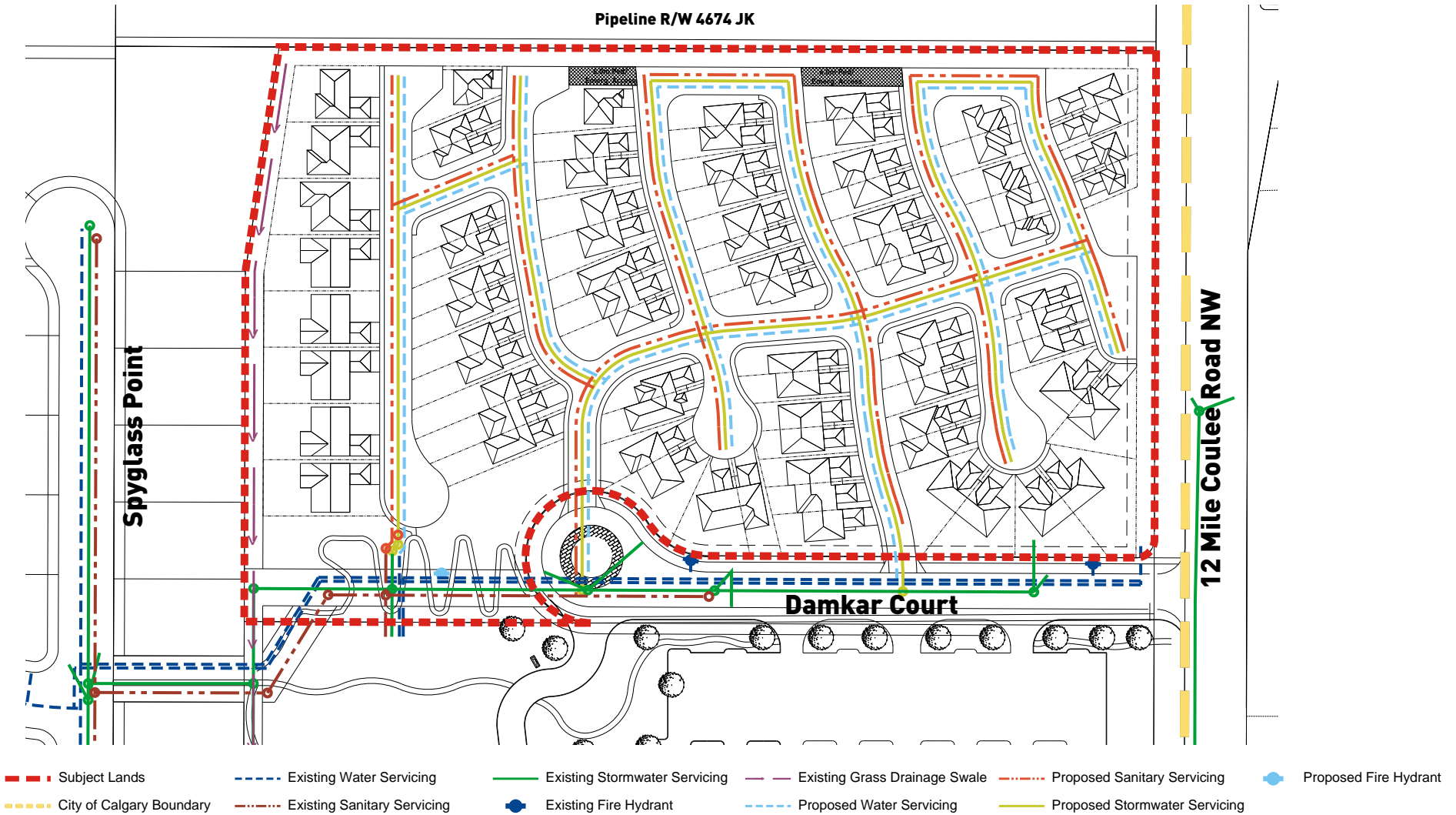
During detailed design, a water network analysis will be completed to confirm the on-site pipe sizes and alignments. This will also include a confirmation of the existing system capacity as well as identify any potential upgrades required. The on-site water distribution system will be designed according to Rocky View County Servicing Standards and Alberta Environment Standards and Guidelines.

Potable Water Servicing Policies

- 9.1.1 Any future improvements to water infrastructure including obtaining necessary approvals and permits to service the plan area shall be the responsibility of the developer.



Figure 12 | Preliminary Utility Servicing



CONCEPT ONLY - SUBJECT TO CHANGE AT THE SUBDIVISION/DEVELOPMENT PERMIT PHASE

9.2 SANITARY SERVICING

Existing off-site sanitary infrastructure is also available to service the Plan Area.

The Watermark gravity collection system was expanded during the construction of Damkar Court and includes two 200mm PVC mains stubbed into the Plan Area as **Figure 12: Utility Servicing** conceptually illustrates. The gravity collection system drains to the Bearspaw Regional Wastewater Treatment Plant located within the Watermark development. The sewer main for the Plan Area ties into the Watermark system on Spyglass Way via the private open space area. A utility easement right of way agreement will be registered to accommodate the sewer main as shown on **Figure 12: Utility Servicing**.

CIMA+ conducted a preliminary analysis of the Watermark wastewater collection system based on the record information of Damkar Court and Watermark Phase 1. CIMA+ found existing capacity to accommodate the development concept and the analysis identifies mitigation measures potentially required to adequately convey the effluent generated at the highest range of proposed density.

A sanitary servicing study will be completed at the detailed engineering design stage of the development to confirm if upgrades are required to the existing gravity collection system. The study will also investigate the available capacity of the Bearspaw Regional Wastewater Treatment Plant and identify if upgrades are required to meet the additional demand of the proposed development.

The sanitary system will be designed according to Rocky View County Servicing Standards and Alberta Environment Standards and Guidelines.

Sanitary Servicing Policies

- 9.2.1 Any future improvements to wastewater infrastructure including obtaining necessary approvals and permits to service the plan area shall be the responsibility of the developer.

9.3 STORMWATER SERVICING

Westhoff Engineering Resources Inc. prepared a Stormwater Management Plan (SWMP) in support of this Appendix. Preliminary analysis emphasizes that the SWMP meets the requirements of the Watermark at Bearspaw Master Drainage Plan. In addition, it recognizes the information of the As built Drawings (October 2015 by IBI Group) of the Damkar Lands Phase 1, located to the south of the Project Site. No external areas drain to the Plan Area as Twelve Mile Coulee Road NW drains independently and managed by the City of Calgary. The following criteria guides the design of the on-site stormwater management system:

- The major system should include traplows optimized to temporarily detain runoff as much as possible. No major storage facilities (central ponds) are expected to be required, considering the high allowable unit area release rate.
- Stormwater is collected through catchbasins located at the bottom of traplows and may include Inlet Control Devices (ICD) to maximize storage.
- The minor system, mostly located within road corridors, includes pipes upsized to serve as an underground storage facility. Underground tanks may be required to complete to storage required to meet the permissible rate. The suitable locations and volumes for the tanks, if any, will be identified and designed at the time of detailed subdivision.
- The minor system is connected to the existing Damkar Phase 1 pipe system. Three PVC stubs 375 mm in diameter, exist for the future connection along the south side of the proposed development. Based on the storm drainage area plan for Damkar Phase 1 (C5.1, IBI October 2015), the area draining to the downstream system is 3.67 ha (1.22 ha each) with a total flow capacity of 0.44 m³/s. The new proposed concept plan includes a total area of approximately 5 ha. At the detailed design stage, these numbers will be confirmed and updated with the final architectural and civil plans.

The use of Low Impact Development Strategies (LIDS) and Best Management Practices (BMPs) can be introduced at the time of detailed design. LIDS include routing storm runoff from impervious surfaces to absorbent landscape areas to promote vegetation nourishing by infiltration and evapotranspiration within the soil mass. Water quality can also be improved as sediments and surface pollutants within the storm runoff is trapped by the absorbent landscape before entering the water features.

Stormwater Management Policies

- | | |
|-------|---|
| 9.3.1 | The developer shall construct a stormwater management system within the Plan area as generally illustrated by Figure 12: Utility Servicing |
| 9.3.2 | A qualified professional will prepare a detailed Site-Specific Stormwater Implementation Plan at the subdivision/development permit stage. This will determine size, shape, unit area release rate control and water quality in accordance with the Bearspaw Master Drainage Plan and County Servicing Standards. |
| 9.3.3 | An Erosion and Sediment Control (ESC) Plan and report shall be prepared at the subdivision/development permit stage in accordance with the County Servicing Standards. |
| 9.3.4 | The design of the LID/BMP's shall be in accordance with all applicable Provincial regulatory requirements and Rocky View County engineering design standards. |
| 9.3.5 | The specific requirement of storm service connections for the Plan Area will be determined at the subdivision/development permit stage. |

9.4 SHALLOW UTILITIES

The developer will provide shallow utilities (i.e. electricity, telecommunication, natural gas, etc.) at the implementation stage in consultation with all applicable shallow utility providers. It is the understanding of CIMA+ that the construction of Damkar Court included installation of the shallow utilities to service the Plan Area, including power, gas and telecommunication utilities. The joint utilities have been installed underground within the Utility Right of Way registered on the Site adjacent to Damkar Court and the services have been stubbed into the site.

Shallow Utility Policies

- 9.4.1 The developer shall install and/or finance shallow utilities at the subdivision/development permit stage.
- 9.4.2 The developer, in consultation with applicable utility providers, will determine the alignment of utility installations at the development subdivision/development permit stage in accordance with Rocky View County engineering design standards. Rights-of-way will be registered accordingly at the subdivision stage.

9.5 SITE GRADING AND SLOPE STABILITY

The Plan Area will be graded to consider the natural sloping topography of the parcel throughout the development and the buildings will be positioned to “step down” the overall slope across the Plan Area to provide flatter amenity space between the buildings.

A site grading plan will be completed at detailed design with consideration for the deep utility servicing (sanitary and water) and the stormwater management plan. Pre and post development catchment areas will be considered, and storm drainage will be directed to the stormwater management facility located between the buildings. The method of conveyance (e.g. overland drainage ditches or storm pipes), minimum/maximum slope requirements, and elevations of adjacent areas will all have an impact on site grading and final design grades.

Site Grading Policies

- 9.5.1 A site grading plan will be completed at the subdivision/development permit stage, with consideration for utility servicing.
- 9.5.2 A geotechnical investigation and slope stability analysis will be provided at the subdivision/development permit stage. The geotechnical investigation will incorporate evaluation of the soil and groundwater conditions within the project boundaries and geotechnical recommendations for the design and construction of site grading, underground services, stormwater infrastructures, foundations, asphaltic concrete pavement structures and all other relevant geotechnical aspects for the proposed development to the satisfaction of the County.

9.6 COMMUNITY INFRASTRUCTURE

9.6.1 Emergency Services



Fire services will be provided by the Bears paw Fire Station. Police services will be provided by the Royal Canadian Mounted Police and the RVC Special Constables. Emergency medical services are expected from facilities based in Calgary and/or Cochrane.

9.6.2 Recreational Services

Bears paw Glendale Recreation District includes the Community of Watermark. The Bears paw Glendale Lifestyle Centre provides a variety of recreational opportunities to residents within the area. The Centre, however, is running at capacity and requires additional community space and recreational amenities in the area. Construction of the church located south of the Plan Area could help to meet this need by providing a space that could be utilized by various community and recreational groups in the area. Moreover, overflow parking during off-peak hours could serve as a staging area for people to leave their cars while using the regional pathway and open space system in the area.

Emergency Services Infrastructure Policy

- 9.6.1 Fire suppression shall be provided within the Plan Area via provision of fire hydrants and appropriately designed access roads, as determined by the County Servicing Standards and in conformity with the Provincial Building Code and other applicable standards and regulations.

Recreation and Community Services Policy

- 9.6.2 Prior to subdivision, Rocky View County, in collaboration with the City of Calgary, shall review the impacts of the development to The City of Calgary's recreation and community services to the satisfaction of both parties. If demonstrable impacts are found, the applicant shall enter into a cost contribution agreement with Rocky View County in coordination with the City of Calgary, providing a financial contribution to offset the development's impacts. This contribution shall be in addition to any recreation and/or community services levy imposed by Rocky View County.

10

IMPLEMENTATION

Adoption of this Appendix 9 to the Watermark Conceptual Scheme will establish the expectations guiding the implementation of development on the Plan Area.

This Appendix provides a framework of land use policies that must be considered prior to subsequent consideration of land use amendment and/or development permit approval for development within the Plan Area. Consideration of this Appendix will occur following a statutory Public Hearing during which all matters will be evaluated and considerations from municipal staff, technical agency requirements and area landowner will be clarified. RVC Council will consider adoption of this Appendix to the Watermark Conceptual Scheme pursuant to the requirements of the Municipal Government Act.

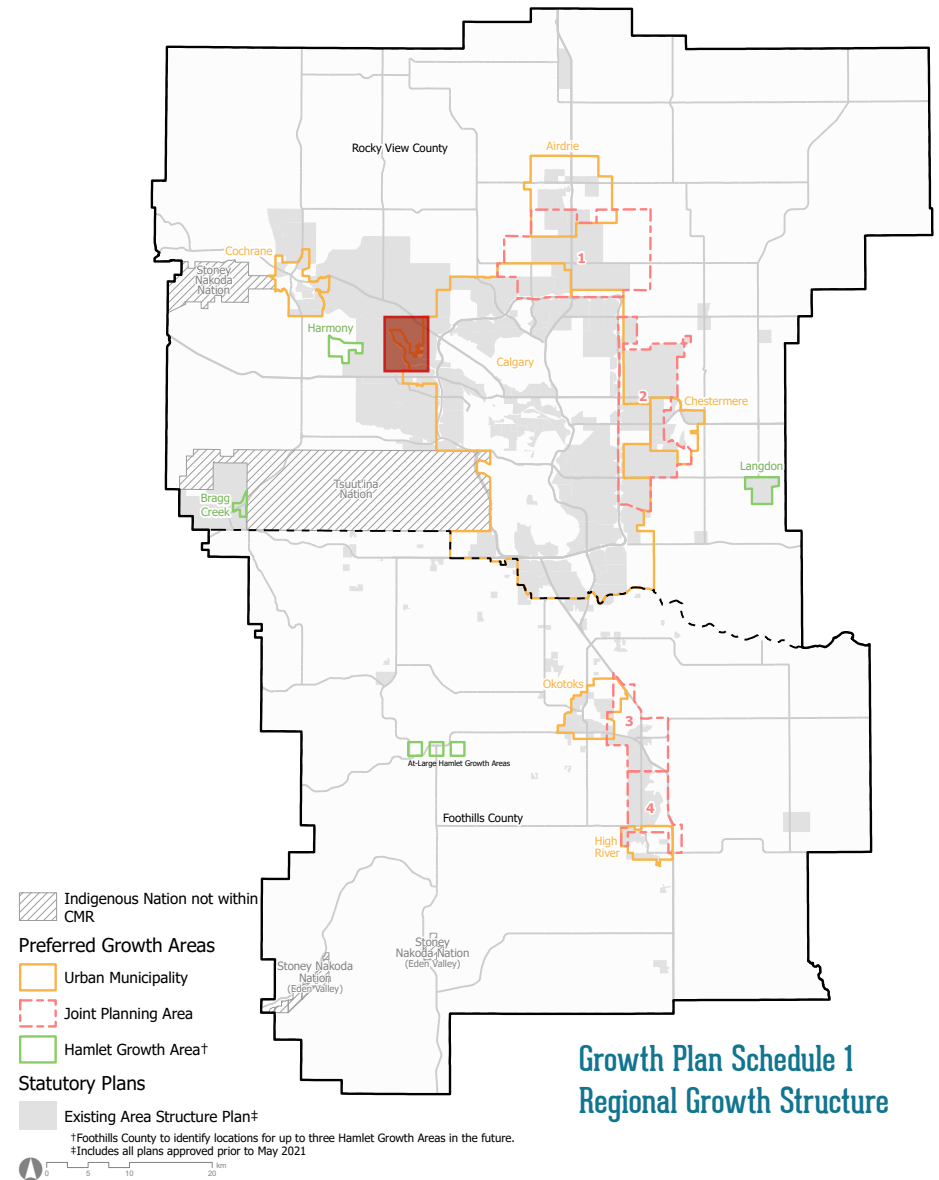
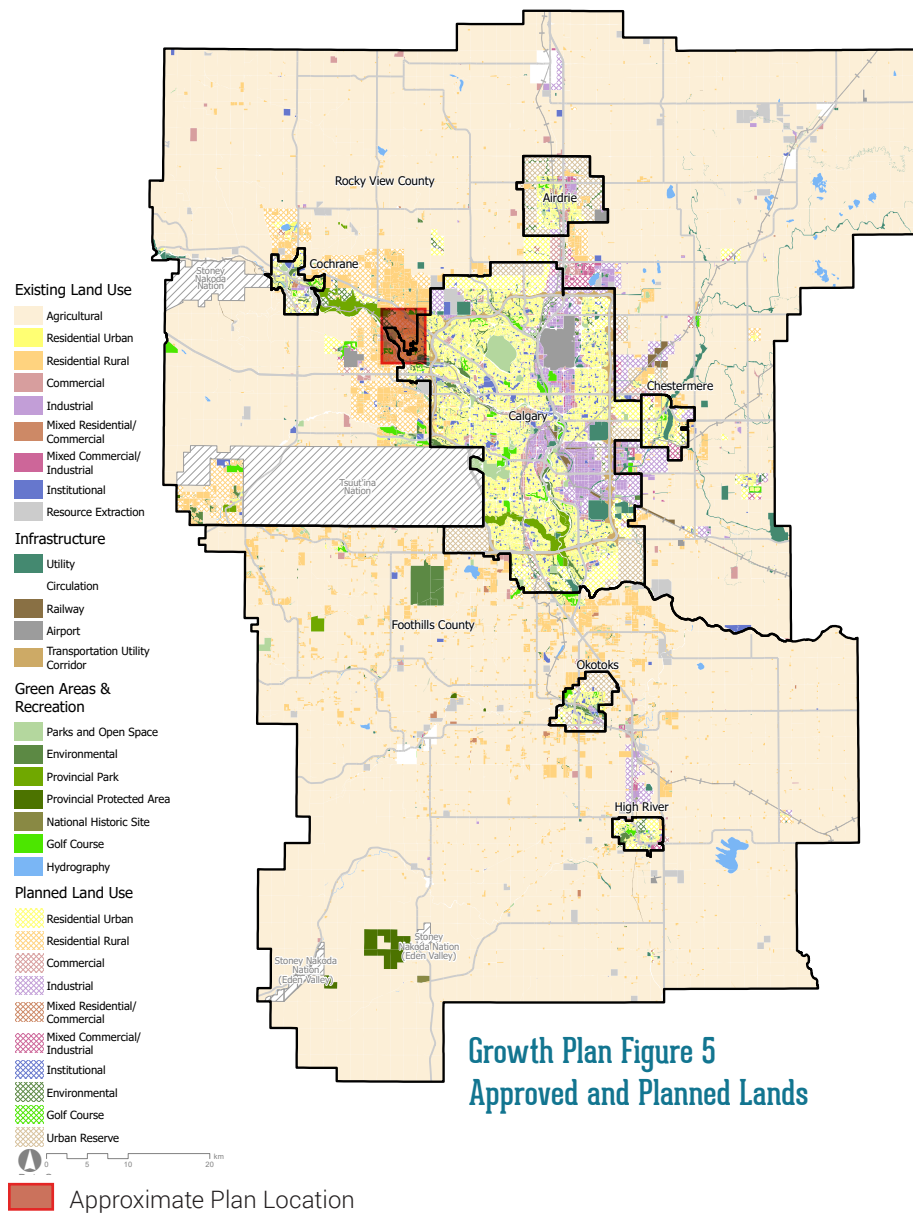
Subsequently, consideration of land use amendment, subdivision and development permit applications will follow in accordance with the policies of this Appendix to the Watermark Conceptual Scheme and other RVC development requirements.

10.1 THE CMRB REGIONAL GROWTH PLAN [AUGUST 2022]

The Calgary Regional Metropolitan Board (CMRB) Growth Plan guides growth in the Calgary Metropolitan Region. The Growth Plan identifies the Plan Area as Residential Urban (Growth Plan, Figure 5) within an Existing Area Structure Plan in the Regional Growth Structure (Growth Plan, Schedule 1).

The Development Concept is consistent with Growth Plan policies supporting growth in areas that adjoin urban municipalities, promote a range of housing, and optimize existing infrastructure and services. Given that the Watermark Conceptual Scheme is appended to the Bearspaw Area Structure Plan (ASP), which is a statutory plan, an amendment to the ASP may be subject to the CMRB approval process, if determined so by RVC Administration. However, as per policy 4.2c(iv) Municipalities are not required to refer statutory plan amendments to the CMRB if they are fewer than 80 units outside of a preferred growth area. As such, there is no expectation for this to be referred to the CMRB.

Figure 13 | CMRB Growth Plan Figure 5 & Schedule 1



10.2 DESIGN STANDARDS

The development proposes a built form that will be consistent with the Watermark architectural and landscape design details as referenced in Section 6.2 of the Watermark Conceptual Scheme. In a general sense, the 'Watermark' trademark will be incorporated into open spaces and building forms.

The developer shall administer the design and architectural standards and will generally consider:

- Site positioning and built form including minimizing building footprints and maintaining views;
- Community character and architectural guidelines including attention to natural features and architectural controls for each building;
- Downward-focused lighting designed to eliminate excessive lighting impacts on adjacent uses as per dark sky regulation in the land use bylaw;
- Landscaping and water conservation through Low Impact Development principles;
- Crime Prevention Through Environmental Design will be incorporated into the detailed site design and development permit stage.

Design Standards Policies

- 10.2.1** Development standards and architectural guidelines will be administered by the developer and/or a Condominium Association or Board and consider the contextual nature of surrounding development, in conceptual alignment with Figure 9.
- 10.2.2** Development within the Plan Area shall adhere to the County's Land Use Bylaw Outdoor Lighting Regulations and International Dark Sky Association Guidelines, to the satisfaction of the County.
- 10.2.3** Water conservation and landscaping guidelines shall be administered by the developer and/or a Condominium Association, in alignment with Water Conservation Policy C-600.
- 10.2.4** At the subdivision/development permit stage, the Developer shall prepare and implement architectural design guidelines for all residential development that reflects the community's character and ensures an aesthetically coordinated appearance of development from the street and public areas, and address landscaping requirements within areas abutting existing residential developments to the north and west of the Plan area.

10.3 PROPOSED LAND USE AMENDMENT

The development concept proposes a mix of low-density residential homes to accommodate a variety of seniors allowing individuals and families to age in place within the Community of Bearspaw. As such, this Conceptual Plan amendment proposes to redesignate Plan Area from R-RUR (p4.0) to Direct Control District (DC) to complete the final phase of Watermark and to achieve the overarching vision of the Damkar Family.

The prescriptions within the DC bylaw will establish specific regulations regarding matters such as density, building heights, landscaping requirements, additional technical assessments, and any other unique considerations necessary to implement the proposed development concept at the subdivision/development permit stage.

Land Use Amendment Policy

- 10.3.1** The land use is expected to be applied by a land use redesignation as generally illustrated by **Figure 13: Proposed Land Use Redesignation**.

10.4 WEED MANAGEMENT PLAN

The developer shall prepare a Weed Management Plan in accordance with RVC requirements and Weed Control Act to mitigate against invasive weeds during the construction and grading process.

Weed Management Policy

- 10.4.1** The developer shall provide a Weed Management Plan at the subdivision/development permit stage to establish measures to mitigate against potential invasive weed issues during construction and grading.

10.5 CONSTRUCTION MANAGEMENT PLAN

The developer shall prepare a Construction Management Plan at the subdivision/development permit stage to establish measures as may be required to mitigate ongoing construction issues. These issues may create negative impact for surrounding residents such as noise and construction access to the Plan area.

Construction Management Policy

- 10.5.1** The developer shall provide a Construction Management Plan shall be at the subdivision/development permit stage to establish potential mitigation requirements as may be necessary to limit negative impacts to surrounding residents during construction activities within the Plan area.

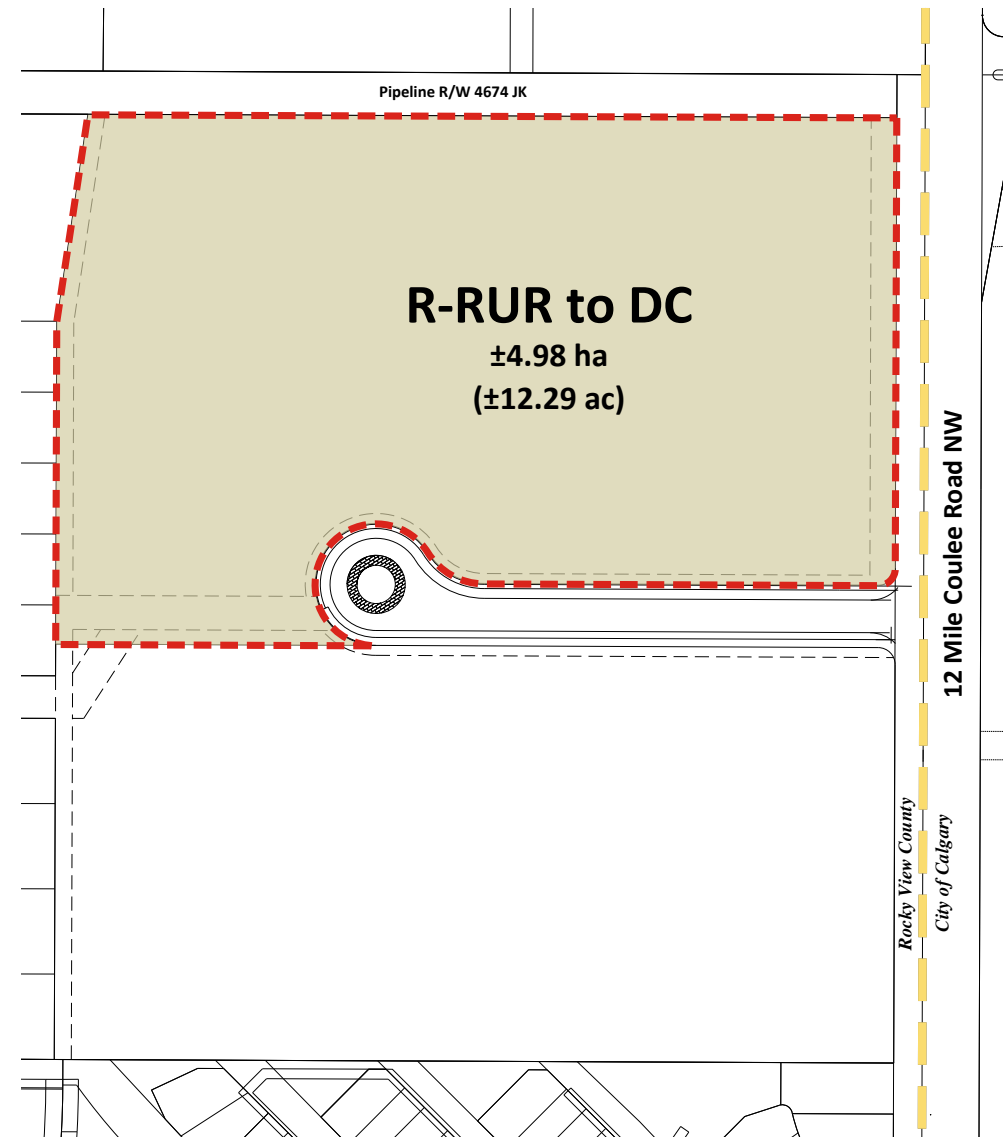
10.6 PHASING

Development within the Plan Area is expected to proceed in two (2) phases. The developer will install transportation, utility servicing and recreational infrastructure as required by each development phase as required by the municipality in accordance with the terms of a Development Agreement.

Phasing Policy

- 10.3.1** Implementation of subdivision shall proceed in phases responding to market demand.
- 10.3.2** The phasing program may be adjusted subject to an approval from the Rocky View County Subdivision Approval Authority and the provision of required infrastructure.
- 10.3.4** A Condominium Association/Board or Homeowners Association shall be established at the subdivision stage identifying that each lot owner is a member of the Condominium Association/Board or Homeowners Association.

Figure 14 | Proposed Land Use Designation







ROCKY VIEW COUNTY

BYLAW C-8525-2024

A Bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020

The Council of Rocky View County enacts as follows:

TITLE

1 This bylaw may be cited as Bylaw C-8525-2024.

DEFINITIONS

2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

- (1) **“Council”** means the duly elected Council of Rocky View County;
- (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
- (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

EFFECT

3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating Lot 4, Block 1, Plan 1712232 from Residential Rural District (p4.0) to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT Lot 4, Block 1, Plan 1712232 is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

5 THAT This Direct Control District shall apply to the portion of the Land Use District Map of Bylaw C-8000-2020 identified as DC-181.

6 THAT The Regulations of the Direct Control District comprise:

- 1.0 General Regulations
- 2.0 Use Regulations
- 3.0 Development Regulations
- 4.0 Required Information

1.0 GENERAL REGULATIONS

- 1.1 The policies of the Bearspaw Area Structure Plan (Bylaw C-4129-93) and Appendix 9 to the Watermark at Bearspaw Conceptual Scheme (Bylaw C-8524-2024) shall apply unless otherwise specified in this Bylaw. Parts 1, 2, 3, 4, 5 and 8 of the Land Use Bylaw C-8000-2020 shall apply to all uses contemplated by this Bylaw except where noted as otherwise in this Bylaw.
- 1.2 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.



ROCKY VIEW COUNTY

- 1.3 Notwithstanding Section 1.2, a Dwelling, Single-detached; Dwelling, Duplex/Semi; Dwelling, Rowhouse; Accessory Buildings; Show Home, Home-Based Business (Type I) are considered to be deemed approved without the requirement for a Development Permit when all other criteria of this Bylaw are met.
- 1.4 No subdivision shall be endorsed and no Development Permit shall be issued for any purpose until the applicable Required Information (4.0) have been met.
- 1.5 The County may issue a Development Permit for Stripping and/or Grading within any portion of the development, provided the County has endorsed a Stormwater Management Plan and Construction Management Plan.

2.0 USE REGULATIONS

2.1 Purpose and Intent:

The purpose and intent of this District is to permit the development of a comprehensively planned low to medium density Senior's Community offering independent living in accordance with the provisions of Appendix 9 of the Watermark Conceptual Scheme.

2.2 Uses, Permitted:

- 2.2.1 Accessory Buildings
- 2.2.2 Dwelling, *Duplex/Semi*
- 2.2.3 Dwelling, *Single-detached*
- 2.2.4 Dwelling, *Rowhouse*
- 2.2.5 Home-Based Business (Type 1)
- 2.2.6 Show Home
- 2.2.7 Sign
- 2.2.8 Temporary Sales Centre
- 2.2.9 Commercial Communications Facilities, *Type A*

3.0 DEVELOPMENT REGULATIONS

- 3.1 Development shall be located in general accordance with the concept plan in Appendix 9 of the Watermark Conceptual Scheme.
- 3.2 Residential density must not exceed 15.8 units per gross developable hectare (6.4 units per gross developable acre).
- 3.3 Yards and Setbacks from adjacent parcels:
 - 3.3.1 Minimum Yard, Front for Buildings: 3.0 m (9.84 ft)
 - 3.3.2 Minimum Yard, Side for Buildings: 1.5 m (4.92 ft)
 - 3.3.3 Minimum Yard, Rear for Buildings: 6 m (19.69 ft)
 - 3.3.4 The Development Authority may grant a variance to minimum Yard, Front, Yard, Side and Yard, Rear of 10% if it is determined that such variance will not have a significant negative impact upon the amenity of adjoining parcels.



ROCKY VIEW COUNTY

- 3.3.5 (a) Maximum Building Height: 11.0 metres (36.1 feet) Accessory Buildings:
5.5 m (18.0 ft.)
- 3.3.6 Maximum site coverage (all buildings): 65%
- 3.3.7 Accessory buildings are not permitted in front yard.
- 3.3.8 A building may be occupied by a combination of one or more uses listed in Section 2.2 and each use shall be considered as a separate use, and each use shall obtain a Development Permit. A Development Permit may include several uses and or units within a building.



4.0 REQUIRED INFORMATION

- 4.1 As a condition of subdivision and/or development permit, at the discretion of Rocky View County, the owner shall provide:
 - 4.1.1 A Site Development Plan in general accordance with the provisions of Appendix 9 of the Watermark Conceptual Scheme that details the area to be developed including matters such as, but not limited to, architectural renderings, building sizes & dimensions, signage, access, parking & loading, stormwater management, utility servicing and landscaping provisions.
 - 4.1.2 A Traffic Impact Assessment, prepared by a qualified professional, to the satisfaction of the County and The City of Calgary.
 - 4.1.3 A Stormwater Management Plan, prepared by a qualified professional, to the satisfaction of the County and all relevant Federal & Provincial Authorities.
 - 4.1.4 A Utility Servicing Plan, prepared by a qualified professional, to the satisfaction of the County.
 - 4.1.5 A Parking & Loading Plan that details the configuration of all parking lots, including the location of all parking stalls, access points, loading area and vehicle maneuvering. The plan will outline how all parking facilities will provide an efficient circulation pattern. A Parking Assessment prepared by a qualified professional may be submitted to determine appropriate parking/loading requirements if different than Section 232 -Parking and Loading and Table 5 and 6 - of the Land Use Bylaw (C-8000-2020) as amended, to the satisfaction of the County. The Parking Assessment shall form part of the Parking and Loading Plan.
 - 4.1.6 A Lighting Plan, prepared by a qualified professional, that addresses the County's Land Use Bylaw Outdoor Lighting Regulations and International Dark Sky Association Guidelines, to the satisfaction of the County.
 - 4.1.7 A Landscaping Plan in general accordance with the provisions of Appendix 9 of the Watermark Conceptual Scheme that details specific types & locations of plantings and related pedestrian amenities within the site, prepared by a qualified professional, to the satisfaction of the County. The landscaping plan must detail the nature of plantings within the buffer zone, identified as the area of land between buildings and the adjacent properties. The plan should provide for appropriate screening within the buffer zone to ensure appropriate transitions between buildings.
 - 4.1.8 A current geotechnical and slope stability assessment.
 - 4.1.9 Architectural Controls that address building form & finish and address the relationship of buildings to each other, adjacent roadways and adjoining parcels.
 - 4.1.10 A Construction Management Plan which details among other items, erosion and slope stability, dust, weed and noise control measures and stormwater management during construction, to the satisfaction of the County.
 - 4.1.11 An Emergency Response Plan to clarify expectations regarding procedures to be followed for First Responders in the event of and emergency, to the satisfaction of the County.



ROCKY VIEW COUNTY

EFFECTIVE DATE

7 Bylaw C-8525-2024 is passed and comes into force when it receives third reading, and is signed in accordance with the Municipal Government Act.

READ A FIRST TIME this _____ day of _____, 2024

READ A SECOND TIME this _____ day of _____, 2024

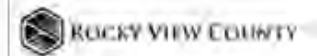
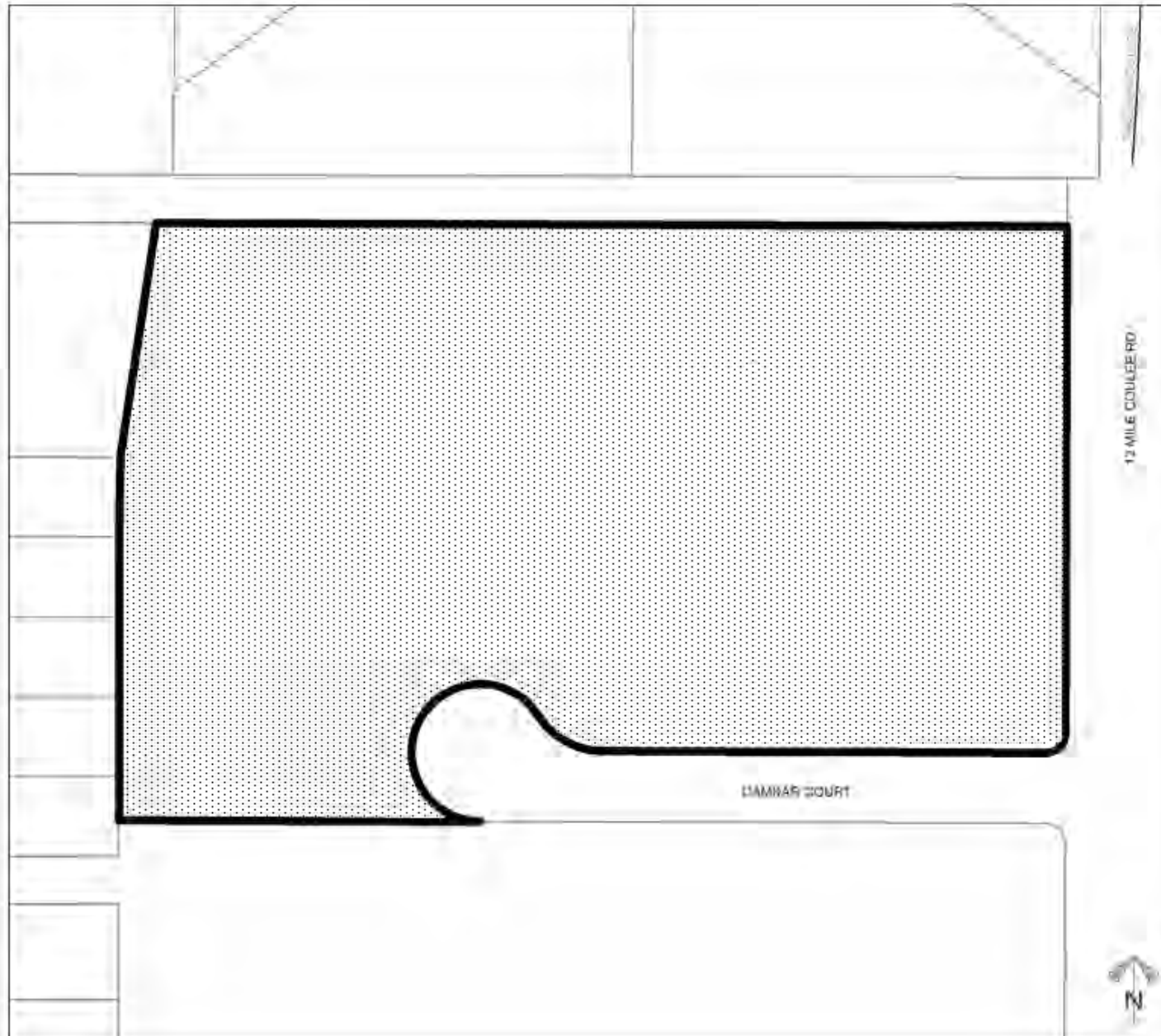
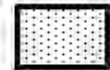
UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2024

READ A THIRD AND FINAL TIME this _____ day of _____, 2024

Reeve

Chief Administrative Officer

Date Bylaw Signed

**Schedule 'A'****Bylaw
C-8525-2024****Amendment****FROM**Residential, Rural
District (R-RUR
p4.0.1)**TO**

Direct Control District

Division: 3

Roll: 05818459

File: PL20210121

Printed: Dec 22, 2023

Legal: Lot 4 Block 7

Plan: 1712232 within SE-18-
25-02-W05M



Land Use Bylaw Amendments – Existing Buildings and Community Entrance Signs

Electoral Division: All

File: 1013-137

Date:	May 14, 2024		
Presenter:	Justin Rebello, Supervisor, Planning and Development		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The Governance Committee (“Committee”) heard a presentation from Administration on January 16, 2024, proposing several amendments to the *Land Use Bylaw* that would improve the effectiveness of the document for applicants and would address problematic land uses.

Following direction from the Committee, Administration is recommending amendments to the *Land Use Bylaw* that would:

- Exempt development permit requirements for existing buildings requiring minor property line setback variances of up to 5%, subject to criteria.
- Add Community Entrance Sign as a use to the *Land Use Bylaw* and to exempt development permit requirements for the use, subject to criteria.

Administration recommends approval of the amendments set out in Bylaw C-8530-2024 in accordance with the principles supported by the Committee. Further amendments directed by the Governance Committee will be presented at subsequent Council meetings.

ADMINISTRATION’S RECOMMENDATION

THAT Bylaw C-8530-2024 be given first reading.

THAT Bylaw C-8530-2024 be given second reading.

THAT Bylaw C-8530-2024 be considered for third reading.

THAT Bylaw C-8530-2024 be given third and final reading.

BACKGROUND

Administration’s current work plan includes continuous assessment and evaluation of current uses and regulations contained within the *Land Use Bylaw*. Amendments have been recommended that provide greater efficiency in the implementation of the *Land Use Bylaw*, while removing the requirement for development permits, which are deemed minor in nature.

On January 16, 2024, the Governance Committee directed Administration to prepare amendments to Land Use Bylaw C-8000-2020 for the consideration of Council at a public hearing no later than the end of Q2, 2024 for a range of items including:

- Kennel use;
- Setback variances on existing buildings;
- Vacation Rental use;

Land Use Bylaw Amendments – Existing Buildings and Community Entrance Signs

- Bed and Breakfast use;
- Automotive-related uses;
- Shipping containers; and
- Community entrance signs.

This report is bringing forward the first amendments for approval, and subsequent bylaw amendments will be brought to Council at public hearings in June.

ANALYSIS

As part of a real estate transaction, the County is frequently requested to provide a certificate of compliance to confirm that the parcel aligns with rules set out within the *Land Use Bylaw*. In some cases, during compliance reviews, it is discovered that existing buildings have been built or placed in error to what is allowed in the *Land Use Bylaw*. Even where a minor setback encroachment is identified, the building would either need to be removed from the encroachment area or require a development permit to allow for a setback variance.

Existing Buildings – Permitted Uses Not Requiring a Development Permit

Administration is proposing to grant a maximum 5% setback variance to existing buildings, allowing a landowner to gain compliance without the need to submit a development permit for minor errors made in placement of a building.

Currently, a development permit is not required for the following development, provided it complies with all applicable provisions of the *Land Use Bylaw* including setback requirements, and does not require a variance:

- Dwelling Units
 - The construction of a Dwelling Unit where it is listed as a permitted use, except Dwelling, Multiple Unit.
- Accessory Buildings
 - The placement or construction of an accessory building in an Agricultural District, Residential District, parks, recreation and open space districts (S-PRK and S-NOS) where it complies with the District's parameters for a Permitted Use.
- Accessory Structures
 - The placement or construction of an accessory structure in all Districts.
- Decks, Balcony's or Patios
 - 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).

A 5% variance would only be granted for these permitted uses, and a development permit exempted, provided the development complies with the maximum accessory parcel coverage requirements in the subject district where applicable, and the development does not impact safety, fire separation, servicing, utility rights, corner visibility triangles, or access to parcels.

Current development permit applications for setback variances (less than 5%) for development not requiring a development permit have been minor in nature, where no concerns have been raised during the development permit review process by Administration, nor by adjacent residents during the notice of decision appeal period.

Minor Buildings

In preparing bylaw amendments to the setback requirements for existing buildings, Administration also noted a potential efficiency by removing setback requirements for both new and existing minor buildings which have previously been defined as buildings not exceeding 2.40 m (7.87 ft.) in height and 10.00 sq.

Land Use Bylaw Amendments – Existing Buildings and Community Entrance Signs

m (107.64 sq. ft.) in area. The Alberta Building Code does not apply to buildings of a smaller area than this.

Minor buildings such as sheds and saunas are frequently identified through the certificate of compliance process to have been placed within property line setback areas, and development permits have been required to bring these into compliance. Even where these minor structures have been placed close to property boundaries, concerns have not been raised by Administration or by adjacent residents over the scale and location of these developments.

Administration is therefore recommending that a provision previously set out within the County's 1997 Land Use Bylaw, and omitted from the current *Land Use Bylaw*, be reinstated. The regulation stated that such buildings not exceeding 2.40 m (7.87 ft.) in height and 10.00 sq. m (107.64 sq. ft.) which are ancillary to residential uses do not require a development permit, so long as the building meets the maximum number of accessory buildings and total floor area requirements for each district.

As this potential amendment was not presented at the Governance Committee meeting, or specifically advertised for this public hearing, Administration will bring forward further amendments to exempt minor buildings from requiring a development permit for Council's consideration at a future public hearing.

Community Entrance Signs

A community entrance sign, typically proposed as an 'entrance feature' by a developer, is currently regulated under the 'Freestanding Signs' definition in the *Land Use Bylaw* where a development permit is required.

To allow a developer to move forward with constructing community entrance signs in a more timely manner, this type of sign is recommended to be specifically defined and exempted from a development permit requirement subject to criteria within the *Land Use Bylaw*. For an exemption to be allowed, such signs would need to comply with the adopted conceptual scheme and architectural guidelines in relation to the new community and would need to be located on private land with no conflict with any utility rights of way. The community entrance sign would be approved under the terms and conditions associated with a Development Agreement, or through a letter of approval from the Development Authority.

Administration recommends creating a new definition for 'Community Entrance Sign' and adding Community Entrance sign as a new type of sign in Section 92,(t) Table 2 – Development Not Requiring a Development Permit in the *Land Use Bylaw*.

COMMUNICATIONS / ENGAGEMENT

The County has completed website updates, provided updates through the County Connect e-newsletter, and the public hearing for Bylaw C-8530-2024 was advertised through the required legislative process.

IMPLICATIONS

Financial

There are no financial implications associated with these amendments.

Land Use Bylaw Amendments – Existing Buildings and Community Entrance Signs

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SE4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD1.1: Percent of services with defined service levels	The amendments focus on providing more certainty for stakeholders and decision-makers throughout the planning application process, which is in alignment with the Council's strategic objectives of promoting improved customer service and greater transparency and communication.
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.1: Percent of services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements	The amendments focus on removing red tape, being more business friendly, and allowing minor developments to remain without the requirement of a development permit and associated costs and timelines,
Effective Service Delivery	SD3: Citizens are satisfied with Public Engagement opportunities and availability of information	SD3.2: Percent of citizens satisfied with the public engagement opportunities provided by the County	Administration has responded to concerns shared by citizens in relation to the requirements for minor development permit variances and development permit requirements for community entrance signs.

ALTERNATE DIRECTION

No alternative options have been identified for Council's consideration.

ATTACHMENTS

Attachment A: Draft Bylaw C-8530-2024 & Schedule 'A' (Land Use Bylaw Amendments)

Attachment B: Land Use Bylaw Amendments (Redlined Version)



BYLAW C-8530-2024

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-8530-2024*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
 - (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (4) **“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 *Land Use Bylaw C-8000-2020* be amended as per Schedule 'A' attached to and forming part of this bylaw.

Effective Date

- 4 Bylaw C-8530-2024 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 this _____ day of _____, 2024

READ A SECOND TIME this _____ day of _____, 2024

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2024

READ A THIRD AND FINAL TIME this _____ day of _____, 2024

Reeve

Chief Administrative Officer

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-8500-2024

Amendment #1

THAT Part 8, Definitions of *Land Use Bylaw C-8000-2020* be amended to include the following new definitions and wording in alphabetical order:

“Community Entrance Sign” means an entrance feature, monument or free standing sign located on private land, proposed and constructed by the developer or homeowners association of a community.

Amendment #2

THAT section 92(t), Table 2 – Development Not Requiring a Development Permit of *Land Use Bylaw C-8000-2020* be amended to include the following new wording:

Community Entrance Sign - subject to a review and letter of approval provided by the Development Authority, or approval under the terms and conditions associated with a Development Agreement provided the sign:

- Is in compliance with the requirements of the relevant adopted conceptual scheme and any architectural guidelines;
- Does not impact utility rights of way, parcel access, or corner visibility triangle requirements to the satisfaction of the Development Authority; and
- Shall not be internally backlit, digital or contain third party advertisement.

Amendment #3

THAT Section 92.1 be added to Bylaw C-8000-2020, to read:

92.1 Existing Buildings that have been previously constructed without the need for a Development Permit under Section 92, Table 2 may continue to be considered exempt from Development Permit requirements even where the building has been placed up to a maximum of 5% into the minimum setbacks in the subject land use district, provided the development:

- Is in compliance with the requirements of each District, including maximum parcel coverage requirements and maximum accessory building height; and
- does not impact County owned utility rights of way, parcel access, fire safety requirements for the storage of materials, corner visibility triangle and building separation requirements to the satisfaction of the Development Authority.

Amendment #4

THAT *Land Use Bylaw C-8000-2020* be renumbered and formatted accordingly.

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, 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 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 Municipal address numbers or letters displayed on premises to which they refer, and the names of the residents of a property

	<ul style="list-style-type: none"> • 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 • Community Entrance Sign - subject to a review and letter of approval provided by the Development Authority, or approval under the terms and conditions associated with a Development Agreement provided the sign: <ul style="list-style-type: none"> ○ Is in compliance with the requirements of the relevant adopted conceptual scheme and any architectural guidelines; ○ Does not impact utility rights of way, parcel access, and corner visibility triangle requirements to the satisfaction of the Development Authority; and ○ Shall not be internally backlit, digital or contain third party advertisement.
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 \leq 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 \geq 16.1 ha (39.78 ac)

92.1 Existing Buildings that have been previously constructed without the need for a Development Permit under Section 92, Table 2 may continue to be considered exempt from Development Permit requirements even where the building has been placed up to a maximum of 5% into the minimum setbacks in the subject land use district, provided the development:

- Is in compliance with the requirements of each District, including maximum parcel coverage requirements and maximum accessory building height; and
- does not impact County owned utility rights of way, parcel access, fire safety requirements for the storage of materials, corner visibility triangle and building separation requirements to the satisfaction of the Development Authority.

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 in the Bylaw.

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, 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.

“Community Entrance Sign” means an entrance feature, monument or free standing sign located on private land, proposed and constructed by the developer or homeowners association of a community.

“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.



COUNCIL REPORT

Meadow Ridge Road Conrich Estates – Local Improvement Plan Update

Electoral Division: 6

File: N/A

Date:	May 14, 2024		
Presenter:	Kent Robinson, Executive Director, Corporate Services Division		
Department:	Financial Services		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

On June 20, 2023, Council approved first reading of Borrowing Bylaw C-8420-2023 outlining the terms of the local improvement plan for the installation of new infrastructure, water, and wastewater at Meadow Ridge Road in the Conrich Estates subdivision, and directed Administration to send a local improvement plan to all affected landowners.

As part of the local improvement plan, Administration provided an updated estimate of costs. The revised cost estimate for this local improvement increased to \$2,540,300 from the original estimate of \$1,640,400 in 2022. The new estimate resulted in an estimated yearly payment of \$12,000 (\$1,000 monthly payment) for a term of 25 years, in addition to annual property tax for the 16 affected residents, as shown in Attachment A.

A petition against the local improvement was attempted and while it did not meet the criteria set out in the legislation, the petition, along with the numerous messages received by Council and Administration since the circulation of the local improvement plan, indicate that there are many in the area that are concerned with the affordability of the improvements.

Administration is recommending that the local improvement be deferred and that other alternatives be explored, including expanding the service area to include adjacent developments and future planning policy area.

ADMINISTRATION'S RECOMMENDATION

THAT Council directs Administration to defer the installation of new infrastructure, water, and wastewater local improvement at Meadow Ridge Road in the Conrich Estates subdivision.

THAT Council directs Administration to explore other options for expanding water and wastewater services in the Conrich area, with a report to be brought back to Council by the end of Q3 2024.

BACKGROUND

Section 393(2) of the *Municipal Government Act* (MGA) provides that a group of owners in a municipality may petition the council for a local improvement.

On March 30, 2023, a group of property owners on Meadow Ridge Road in the Conrich Estates subdivision submitted a petition requesting that Council proceed with the installation of new infrastructure, water, and wastewater to a total of 16 residences that would gain benefit from the improvement.

Meadow Ridge Road Conrich Estates – Local Improvement Plan Update

On May 9, 2023 Council received a Declaration of Sufficient Petition for information. At the time, the petition met the conditions set out in the MGA. On June 20, 2023, Council approved first reading of Borrowing Bylaw C-8420-2023 outlining the terms of the local improvement plan and directed Administration to send the local improvement plan to all affected landowners.

As a result of the local improvement plan and the updated cost estimate, both Council and Administration received a number of emails from residents included in the local improvement area raising concerns about project costs.

On August 8, 2023, a petition against the local improvement plan from area residents was received, which did not meet the criteria set out in the MGA, and consisted of further messages of concern from the affected landowners.

In the interim, Administration has been exploring other options for extending the water and wastewater service in the Conrich area. This exploration includes speaking to other interested developments, and consideration of current planning activities that are being undertaken in the area.

ANALYSIS

A petition against the local improvement was attempted, and while the criteria set out in the legislation was not met, the correspondence received signals the sentiment in the area. Administration would submit that should a petition in favour of the local improvement be undertaken today, it would likely fail due to the concerns previously communicated to Council and Administration by at least 8 of the 16 property owners.

For comparison, Council considered a similar situation where a property owner who was in favor of a local improvement changed their mind and communicated such to the County. In this situation, 50% of the owners were in favor and 50% were not. Council directed that the local improvement not proceed.

COMMUNICATIONS / ENGAGEMENT

Should Council direct that proceeding with a local improvement plan be deferred, the 16 affected residents of Meadow Ridge Road in the Conrich Estates subdivision will be notified.

IMPLICATIONS

Financial

Should Council choose to defer the local improvement plan, Rocky View County will not need to borrow the sum of \$2,540,300.00, for a period not to exceed 25 years, from the Government of Alberta or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.

Other Implications

Currently, there is planning policy being undertaken in the area which may assist in the affordability of services being expanded on Meadow Ridge Road.

Meadow Ridge Road Conrich Estates – Local Improvement Plan Update

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD2: Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes	SD2.1: Percent of citizens satisfied with the range of County services available/delivered	Deferring the Local Improvement Plan may have implications for the satisfaction of local residents with the services available to them.
Financial Prosperity	FP2: Ensuring County remains financially sustainable for future generations		Deferring the Local Improvement Plan until the planning policy being undertaken in the area is complete will improve the affordability of servicing in the area and will not require the County to incur debt to service the area.

ALTERNATE DIRECTION

THAT Administration be directed to proceed with the local improvement for the installation of new infrastructure, water, and wastewater at Meadow Ridge Road in the Conrich Estates subdivision.

THAT Bylaw 8420-2023 be given second reading.

THAT Bylaw 8420-2023 be given third and final reading.

ATTACHMENTS

Attachment A: Meadow Ridge Road LIT Payment table

Meadow Ridge Road LIT Payment Breakdown

Roll	Estimated Yearly LIT Payment w/Interest	Estimated Monthly LIT Payment	Annual 2024 Taxes	Monthly Tax	Estimated Total Monthly Payment Including the LIT
04332006	\$11,853.60	\$987.80	\$11,916.43	\$993.04	\$1,980.84
04332021	\$11,853.60	\$987.80	\$8,678.38	\$723.20	\$1,711.00
04332022	\$11,853.60	\$987.80	\$3,945.21	\$328.77	\$1,316.57
04332023	\$11,853.60	\$987.80	\$4,537.99	\$378.17	\$1,365.97
04332024	\$11,853.60	\$987.80	\$6,349.92	\$529.16	\$1,516.96
04332025	\$11,853.60	\$987.80	\$5,239.25	\$436.60	\$1,424.40
04332026	\$11,853.60	\$987.80	\$5,239.71	\$436.64	\$1,424.44
04332027	\$11,853.60	\$987.80	\$5,229.27	\$435.77	\$1,423.57
04332056	\$11,853.60	\$987.80	\$4,088.64	\$340.72	\$1,328.52
04332057	\$11,853.60	\$987.80	\$10,479.87	\$873.32	\$1,861.12
04332058	\$11,853.60	\$987.80	\$5,106.72	\$425.56	\$1,413.36
04332060	\$11,853.60	\$987.80	\$6,260.05	\$521.67	\$1,509.47
04332061	\$11,853.60	\$987.80	\$7,263.15	\$605.26	\$1,593.06
04332062	\$11,853.60	\$987.80	\$1,942.20	\$161.85	\$1,149.65
04332063	\$11,853.60	\$987.80	\$8,385.16	\$698.76	\$1,686.56
04332064	\$11,853.60	\$987.80	\$5,634.59	\$469.55	\$1,457.35



Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments

Electoral Division: All

Project: Policy C-327

Date:	May 14, 2024		
Presenter:	Justin Rebello, Supervisor (Planning & Development)		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to review the impacts of recent amendments to Policy C-327 (Circulation and Notification Standards), approved by Council on October 17, 2023.

Administration has noted a substantial increase in financial costs to the County resulting from the increased requirements set out within the amended Policy C-327, especially relating to the increased notification area required for development permit applications. Administration has also received correspondence from landowners within the County in relation to the increased circulation and notification areas, which is set out in Attachment D.

Considering the findings of its review, Administration is recommending further amendments to Policy C-327 to improve the effectiveness of development permit notifications. These amendments support Council's original intent of creating a simplified and inclusive circulation and notification process, while reducing notification requirements for a high volume of development permit applications that are of a lesser scale and intensity.

These amendments presented by Administration are proposed with the understanding that forthcoming technological improvements, including the release of an online Planning and Development Map, are anticipated to offer County landowners the ability to customize their notification preferences for applications in their area and to receive email notifications. This potential enhanced service would likely result in the need to undertake a comprehensive review of Policy C-327.

ADMINISTRATION'S RECOMMENDATION

THAT Council amend Circulation and Notification Standards Policy C-327 in accordance with Attachment A.

THAT Council directs Administration to prepare and present a report to Council on the following before the end of Q3 2024:

- a. Confirming progress made on implementing a technological solution that provides landowners with opportunities to customize application notification preferences.
- b. Identifying potential options, approaches, and best practices for a comprehensive update to Policy C-327 which may cover the following areas:
 - i. Offering simple and clear application notification areas based on best practice, the scale of development, and local context.
 - ii. Potential replacement of signage requirements with additional requirements for applicant-led engagement measures on larger-scale proposals.

Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments

- iii. Provision of a range of both digital and hard copy methods that support an inclusive and accessible notification process.

BACKGROUND

Council directed Administration to prepare amendments to Policy C-327, providing a standardized circulation and notification area of:

- 1600m (1 mile) for all applications outside of hamlets; and
- 800m (0.5 miles) for all applications within hamlets.

These amendments were approved by Council in October 2023, and it was further directed at that time that Administration bring a report back to Council with a review of the implementation of the amendments by April 30, 2024.

ANALYSIS

Prior to Policy C-327 amendments approved on October 17, 2023, different circulation areas existed depending on the type of planning application (Local Plan, Redesignaton, Subdivision and Road Closure) and development permits. The amendments approved by Council provided a simpler, standardized circulation and notification approach for all planning applications and development permits with the intent to reduce confusion around the circulation and notification process and to ensure that the County is effectively notifying community stakeholders of development proposals.

Although the approved amendments have increased the number of landowners notified for most applications, this has come with a substantial increase in financial costs from postage, materials, printing, and staff resources particularly for development permits. Landowners have also raised concerns over the increased volume of letters being received and the resultant financial costs to the County.

A summary of the estimated additional financial costs for development permits since the October 17, 2023, Policy C-327 amendments is provided below.

Development Permit Notification Timeline	October 31, 2023 – March 19, 2024
Total Number of Development Permits	136
Number of Notification Letters (which would have been sent under the old policy)	10,222
Additional Number of Notification Letters Sent (due to the new policy)	27,923
Additional Postage Cost (\$0.92 per letter)	\$25,689.16
Additional Paper Cost (\$0.04 per letter)	\$1,200.00
Additional Envelope Cost (\$0.14 per letter)	\$3,900.00
Additional Printing Cost (\$0.55 per letter)	\$15,354.20
Additional Staff Time Cost	\$4,500.00
Total Additional Cost	\$50,643.36
Additional Cost Per Permit (Average)	\$372.37
Additional Cost Per Letter	\$1.81

Due to the noted costs to date and future anticipated costs, Administration recommends that certain development permit applications of a lower scale and intensity have reduced notification requirements, as their potential impacts do not appear to warrant landowner circulation beyond the immediate area. Administration recommends a 200m notification radius for these lesser scale uses. A 200m notification

Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments

radius would ensure a consistent notification area while notifying all properties within a reasonable proximity to the proposal.

A summary of the most common development permit uses submitted to the County, which are deemed of lower scale and intensity and have resulted in low levels of community concern, include:

- Accessory Building
- Accessory Dwelling Unit
- Dwelling, Manufactured
- Home-Based Business (Type II)
- Setback Relaxation
- Show Home
- Signage
- Stripping and Grading

Attachment C provides an example of the current and proposed notification area for an accessory dwelling unit development permit notice of decision, which along other uses listed above, is deemed a use of lower scale and intensity, which warrants a reduced notification requirement. Attachment C provides a detailed parcel map showing the amended notification area and resulting costs.

Administration is aware that there are development permit uses of a greater scale and intensity. These uses may have wider traffic, noise, odour or compatibility concerns, which warrant greater landowner notification compared to lower scale and less intense development permit applications. To ensure appropriate landowner notification requirements for these uses, which are listed in the table below, Administration is recommending keeping the current wider notification area set out in Policy C-327.

Application Type	Previous Policy	Current Policy (October 17, 2023 Amendment)	Proposed Amendments	Implications
Development Permit for the below uses: <ul style="list-style-type: none"> ▪ Abattoir; ▪ Aggregate Resource Extractive Industry; ▪ Agriculture (Regulated); ▪ Airport; ▪ Business uses outside of the East Balzac and Janet Area Structure Plans; ▪ Cannabis Cultivation; ▪ Cannabis Processing; ▪ Cannabis Retail Store; ▪ Care Facility (Group); ▪ Firing Range; ▪ Kennel; ▪ Manure Storage Facility; ▪ Natural Gas Plan; ▪ Natural Resource Extraction/Processing; 	Lesser of: <ul style="list-style-type: none"> • 2-lot depth • Up to 800m (1/2 mile) 	<ul style="list-style-type: none"> • 800m (1/2 mile) when inside a hamlet boundary • 1600m (1 mile) when outside a hamlet boundary 	None	None

Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments

Application Type	Previous Policy	Current Policy (October 17, 2023 Amendment)	Proposed Amendments	Implications
<ul style="list-style-type: none"> Recycling/Compost Facility; Solar Farm; 				
<ul style="list-style-type: none"> Special Function Business; Vacation Rental; Waste Management Facility; Wind Farm; and Waste Transfer Site. 	Lesser of: <ul style="list-style-type: none"> 2-lot depth Up to 800m (1/2 mile) 	<ul style="list-style-type: none"> 800m (1/2 mile) when inside a hamlet boundary 1600m (1 mile) when outside a hamlet boundary 	None	None
Development Permit for all other uses	Lesser of: <ul style="list-style-type: none"> 2-lot depth Up to 800m (1/2 mile) 	<ul style="list-style-type: none"> 800m (1/2 mile) when inside a hamlet boundary 1600m (1 mile) when outside a hamlet boundary 	200m (1/8 mile)	Decreased notifications for proposals of a lesser intensity or scale.
Local Plan	1600m (1 mile)	<ul style="list-style-type: none"> 800m (1/2 mile) when inside a hamlet boundary 1600m (1 mile) when outside a hamlet boundary 	None	None
Redesignation	<ul style="list-style-type: none"> 800m (1/2 mile) if within ASP 1600m (1 mile) if outside ASP 	<ul style="list-style-type: none"> 800m (1/2 mile) when inside a hamlet boundary 1600m (1 mile) when outside a hamlet boundary 	None	None
Road Closure / Subdivision	800m (1/2 mile)	<ul style="list-style-type: none"> 800m (1/2 mile) when inside a hamlet boundary 1600m (1 mile) when outside a hamlet boundary 	None	None

Online Mapping Project

Administration continues to work on the development of an online Planning and Development Map, which is expected to provide the potential for landowners to customize their notification preferences and also to receive electronic notifications. If successful, this technological solution would provide a significantly enhanced service that would remove many of the obstacles currently observed with planning and development circulations. It would provide an opportunity to reduce circulation costs, increase efficiency and reliability in the delivery of notifications, and most importantly, allow landowners to direct the level at which they wish to participate in the development of the County.

Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments

Administration is still exploring the capabilities of the proposed mapping system and will keep Council informed of progress in delivering the desired features of the system. Upon public release of the online map and circulation tool, it is considered likely that a comprehensive update to Policy C-327 would be required to accommodate the new notification capabilities and revisit the County's overall approach to notification methods.

COMMUNICATIONS / ENGAGEMENT

Feedback received from County landowners directly affected by the Policy C-327 amendments approved by Council on October 17, 2023, have been considered as part of the proposed amendments.

IMPLICATIONS

Financial

The proposed amendments would reduce the financial and staff cost to the County for development permit applications not required to align with the planning application requirement in Policy C-327. Approximately \$372.37 per application, and an additional approximately \$372.37 per appeal received for similar development permit applications.

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD2: Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes	SD2.1: Percent of citizens satisfied with the range of County services available/delivered	Citizen satisfaction will be improved as the County has responded to concerns about the effective use of County resources, while still ensuring citizens are appropriately informed for all applications.
Effective Service Delivery	SD3: Citizens are satisfied with Public Engagement opportunities and availability of information	SD3.1: Percent of citizens satisfied with the information provided by the County (newspaper, website, social media)	Citizen satisfaction remains a priority for all development permit application notifications, with mailouts still implemented based upon the amended policy with recognition of a larger notification area for more intensive uses.
Effective Service Delivery	SD3: Citizens are satisfied with Public Engagement opportunities and availability of information	SD3.2: Percent of citizens satisfied with the public engagement opportunities provided by the County	Development permit information remains available on the County website and development permits are advertised through the County Connect e-newsletter.
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.1: Percent of services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements	Policy C-327 Amendments were reviewed, landowner concerns responded to, and internal evaluation of increased financial and staffing costs addressed.

Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments

ALTERNATE DIRECTION

Where Council is inclined to continue with the current circulation areas in Policy C-327, Administration recommends that Council may wish to commence a comprehensive update to the Policy exploring more cost-effective ways of providing an inclusive approach to landowner notification. However, noting the ongoing Planning Department Enhancement Strategy and associated technological improvements that are being developed, such an update may be premature and require subsequent revisions and rework.

THAT Council receive the Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments report as information.

THAT Council directs Administration to undertake a comprehensive update of Circulation and Notification Standards Policy C-327 with a revised policy presented to Council by the end of Q4 2024. The update shall include the following areas:

- a. Offering simple and clear application notification areas based on best practice, the scale of development, and local context.
- b. Potential replacement of signage requirements with additional requirements for applicant-led engagement measures on larger-scale proposals.
- c. Provision of a range of both digital and hard copy methods that support an inclusive and accessible notification process.

ATTACHMENTS

Attachment A: Draft Policy C-327 – Redline Version
Attachment B: Current Policy C-327
Attachment C: Development Permit Example
Attachment D: Landowner Correspondence



ROCKY VIEW COUNTY

CIRCULATION AND NOTIFICATION STANDARDS

Council Policy

C-327

Policy Number:	C-327
Policy Owner:	Planning & Development Services
Adopted By:	Council
Adoption Date:	2017 October 3
Effective Date:	2017 October 3
Date Last Amended:	2023 October 17
Date Last Reviewed:	2023 October 17 2024 March 28

Purpose

- 1 This policy establishes standards for public notice signs at Rocky View County (the County), and:
 - (1) the circulation of:
 - (a) statutory plan amendments;
 - (b) planning applications;
 - (c) license of occupation of County lands applications; and
 - (d) road allowance closure/opening applications;
 - (2) and notification of:
 - (a) Council public hearings;
 - (b) Subdivision and Development Appeal Board (SDAB) hearings; and
 - (c) development permit notices of approval.



Policy Statement

- 2 The County commits to ensuring equitable circulation and notification processes that inform affected landowners and provide the opportunity for landowners to participate in the



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development of the County.

- 3 The County commits to transparency and providing a high standard of customer service.



Policy

Measurement

- 4 The radii of a circulation area or notification area are determined by sections 18 and 19, of this policy.
- 5 Notwithstanding any section of this policy; all parcels adjacent to the subject lands shall be included in the circulation or notification area.
- 6 The circulation and notification radii may be varied at the discretion of Council, or SDAB.
- 7 All County circulations and notifications meet the requirements established by the *Municipal Government Act* (MGA) or other statutes and associated regulations.
- 8 Any applicable intermunicipal development plan and privacy legislation supersedes this policy.

Hearing notifications

- 9 All Council public hearing notices are available on the County's website, as per the *Public Notification Bylaw C-7860-2019*, as amended or replaced from time to time.
 - (1) Should the *Public Notification Bylaw C-7860-2019* be rescinded, then notification processes will default back to Section 606 of the MGA.
- 10 Notification of a Council public hearing is mailed to the same area as the application circulation area.
- 11 Notification of a SDAB hearing on a development permit application is the same as the development permit notice of approval notification area.
- 12 Notification of a SDAB hearing on a subdivision application is the same as the subdivision application circulation area.



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Public Notice Sign Requirements

- 13 An applicant installs and maintains the display of a public notice sign for the following types of planning applications:
 - (1) to amend a statutory plan;
 - (2) to adopt or amend a local plan; and
 - (3) to amend the *Land Use Bylaw*, with the exception of redesignation to an Agricultural, General District as defined by the *Land Use Bylaw*.
- 14 At the beginning of the sign maintenance period, an applicant provides the County with:
 - (1) a statutory declaration stating that the public notice sign was placed on the subject lands in the format provided by the County and in accordance with this policy; and
 - (2) a photograph of the sign placed on the subject lands.
- 15 Where required by this policy, the public notice sign is maintained for the signage maintenance period.
 - (1) The signage maintenance period begins five business days after the planning application is sent to landowners in the identified circulation area.
 - (2) If a public notice sign is damaged or vandalized during the signage maintenance period, the applicant is responsible for replacing and repairing the sign.
- 16 At the end of the signage maintenance period, the applicant provides the County with a statutory declaration stating that the public notice sign was maintained according to this policy.
- 17 Public notification signs must be:
 - (1) placed in a manner that keeps traffic and safety in mind;
 - (2) placed on the subject lands, not within road right-of-ways;
 - (3) placed on each road frontage if the subject lands have multiple road frontages;



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- (4) positioned to be visible from each road frontage and located no further than 1.5 metres (m) from the property line of the subject lands which is adjacent to the road frontage;
- (5) positioned a minimum of 0.5 m above the ground level; and
- (6) a minimum of 0.5 m² (5.38ft²) in size.

Circulation and Notification Area

- 18 The circulation area for planning applications ~~and the notification area for development permit applications~~ is 800 m (1/2 mile), when located on lands inside of a hamlet boundary.
 - (1) Any properties located wholly or partially within this circulation or notification area shall be included in the circulation or notification of the subject application.
 - (2) The set distance is be measured from the property line of the subject application property.
 - (3) Where the circulation or notification area reaches a property within a cul-de-sac, all properties in the cul-de-sac are included in the circulation area or notification area.
- 19 The circulation area for planning applications ~~and the notification areas for development permit applications~~ is 1600 m (1 mile) when located on lands outside of a hamlet boundary.
 - (1) Any properties located wholly or partially within this circulation area shall be included in the circulation or notification of the subject application.
 - (2) The set distance is measured from the property line of the subject application property.
 - (3) Where the notification area reaches a property within a cul-de-sac, all properties in the cul-de-sac are included in the circulation area or notification area.
- 20 The notification area for development permit applications is 200m (1/8) mile.
- 21 Notwithstanding Section 20, the notification area for development permit applications listed in section 23 is 800 m (1/2 mile), when located on lands inside of a hamlet boundary.
 - (1) Any properties located wholly or partially within this circulation or notification area shall be included in the circulation or notification of the subject application.



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- (2) The set distance is be measured from the property line of the subject application property.
 - (3) Where the circulation or notification area reaches a property within a cul-de-sac, all properties in the cul-de-sac are included in the circulation area or notification area.
- 22 Notwithstanding Section 20, the notification area for development permit applications listed in section 23 is 1600 m (1 mile) when located on lands outside of a hamlet boundary.
- (1) Any properties located wholly or partially within this circulation area shall be included in the circulation or notification of the subject application.
 - (2) The set distance is measured from the property line of the subject application property.
 - (3) Where the notification area reaches a property within a cul-de-sac, all properties in the cul-de-sac are included in the circulation area or notification area.
- 23
- Abattoir
 - Aggregate Resource Extractive Industry
 - Agriculture (Regulated)
 - Airport
 - Business uses outside of the East Balzac and Janet Area Structure Plans
 - Cannabis Cultivation
 - Cannabis Processing
 - Cannabis Retail Store
 - Care Facility (Group)
 - Firing Range
 - Kennel
 - Manure Storage Facility
 - Natural Gas Plan
 - Natural Resource Extraction/Processing
 - Recycling/Compost Facility
 - Solar Farm
 - Special Function Business
 - Vacation Rental
 - Waste Management Facility
 - Wind Farm
 - Waste Transfer Site



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Additional Circulation and Notification Requirements

- 2024** In instances where a circulation or notification area includes landowners in an adjacent municipality, Administration attempts to procure the addresses for the affected landowners to mail to them a circulation package or notice of approval.



References

Legal Authorities

Related Plans, Bylaws, Policies, etc.

Related Procedures

Other

- [Municipal Government Act, RSA 2000 M-26](#)
- County [Land Use Bylaw C-8000-2020](#)
- County [Public Notification Bylaw 7860-2019](#)
- County [Policy 314 License of Occupation for County Lands](#)
- County [Policy 443 Road Allowance Closure and Disposal](#)
- County [Policy A-308 Commercial Communication Facilities](#)
- County Procedure 314 *License of Occupation for County Lands*
- County Procedure 443 *Road Allowance Closure and Disposal*
- N/A



Policy history

Amendment Date(s) – Amendment Description

Review Date(s) – Review Outcome Description

- 2021 May 11 – Major amendments by Council including applying current policy format and writing standards. Consistency of notification areas introduced through uniform measurement distances while allowing for variable distances for specific types of development permit applications.
- 2021 April 22 – Recommend amendments to simplify and clarify which properties are notified based on the type of application or hearing.





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Definitions

21 In this policy:

- (1) “adjacent” means land that is contiguous to the subject parcels and includes any other land identified in a *Land Use Bylaw* as adjacent land for the purpose of notification under the *MGA*;
- (2) “Administration” means the general operations of Rocky View County, including all employees and volunteers;
- (3) “applicant” means the registered owner of the land or their representative or agent certified as such;
- (4) “billboard” means a sign which stands independently of a Building for the purposes of third-party advertising of a product or service as per the *Land Use Bylaw*;
- (5) “circulation” means the referral period at the beginning of an application process where planning applications, license of occupation for county lands applications, and road allowance closure/opening applications are sent to landowners with the intent to receive resident and/or landowner comments/submissions on the application;
- (6) “circulation area” means the prescribed area that receives a circulation package;
- (7) “circulation package” means written notice and appropriate maps (i.e. location map);
- (8) “Council” means the duly elected Council of Rocky View County;
- (9) “County” means Rocky View County;
- (10) “County lands” means any and all land to which Rocky View County holds title;
- (11) “cul-de-sac” means a dead-end road that is less than 400 m in length;
- (12) “development permit application” means an application that is submitted for a development permit to the development authority;
- (13) “hamlet boundary” means the following areas as defined by the Municipal Development Plan (County Plan): Bragg Creek, Dalroy, Delacour, Indus, Kathryn, Cochrane Lakes, Harmony, and Langdon. The hamlets of Cochrane Lakes, Harmony and



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Langdon are defined by their respective area structure plan or conceptual scheme boundaries.

- (14) “*Land Use Bylaw*” means Rocky View County Bylaw C-8000-2020, as amended or replaced from time to time;
- (15) “license of occupation” means a legal agreement authorizing the use/occupation of Crown lands managed by the County for a specific period of time with terms and conditions related to the use/occupation;
- (16) “listed use” means a use listed within a Land Use District or a Direct Control District;
- (17) “local plan” means a conceptual scheme as defined in the *MGA* or a master site development plan as defined in the County Plan;
- (18) “MGA” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
- (19) “natural resource extraction/processing” has the same meaning as defined in the *Land Use Bylaw*;
- (20) “notice of approval” means a notice that is published to the County website, or mailed to residents and owners providing notice of an approved development permit subject to the statutory appeal period;
- (21) “notification” means a notice that is published in a newspaper, to the County website, mailed, or delivered to residents and landowners providing notice of a bylaw, resolution, meeting, public hearing, appeal hearing, notice of decision on an approved development permit, or other thing;
- (22) “notification area” means the prescribed area that receives a notification package;
- (23) “notification package” means written notice;
- (24) “parcel” means the one or more areas of land described in a certificate of title, and may also be referred to as a site;
- (25) “planning application” means an application for redesignation, subdivision, local plan, or area structure plan amendment;
- (26) “public hearing” has the same meaning as in the *MGA*;



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- (27) “public notice signs” means a Coroplast or similar durable material with dimensions of 60 cm by 90 cm (24 x 36 inches) intended to advertise or call attention to a particular planning application applied for on the lands to which the object is affixed;
- (28) “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, adult goods stores, and firearm sales but does not include Cannabis Retail Store, as per the *Land Use Bylaw*;
- (29) “road allowance closure/opening application” means an application for closure/opening of a road allowance, lane and/or right(s)-of-way, as defined within the MGA;
- (30) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;
- (31) “SDAB” means the Subdivision and Development Appeal Board as appointed by Council under the MGA;
- (32) “signage maintenance period” is the 21 day period where the applicant is responsible for the placement and removal of the sign, including replacement of the sign should it be damaged during the 21 day period;
- (33) “statutory declaration” means a solemn declaration made in writing by a person believing it to be true and knowing that is of the same force and effect as if made under oath, as defined within the *Canada Evidence Act*, RSC 1985, c C-5, as amended or replaced from time to time; and
- (34) “subject lands” means the property that is the subject of the application or hearing.



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Policy Number:	C-327
Policy Owner:	Planning & Development Services
Adopted By:	Council
Adoption Date:	2017 October 3
Effective Date:	2017 October 3
Date Last Amended:	2023 October 17
Date Last Reviewed:	2023 August 21

Purpose

- 1 This policy establishes standards for public notice signs at Rocky View County (the County), and:
 - (1) the circulation of:
 - (a) statutory plan amendments;
 - (b) planning applications;
 - (c) license of occupation of County lands applications; and
 - (d) road allowance closure/opening applications;
 - (2) and notification of:
 - (a) Council public hearings;
 - (b) Subdivision and Development Appeal Board (SDAB) hearings; and
 - (c) development permit notices of approval.



Policy Statement

- 2 The County commits to ensuring equitable circulation and notification processes that inform affected landowners and provide the opportunity for landowners to participate in the



CIRCULATION AND NOTIFICATION STANDARDS

Council Policy

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development of the County.

- 3 The County commits to transparency and providing a high standard of customer service.



Policy

Measurement

- 4 The radii of a circulation area or notification area are determined by sections 18 and 19, of this policy.
- 5 Notwithstanding any section of this policy; all parcels adjacent to the subject lands shall be included in the circulation or notification area.
- 6 The circulation and notification radii may be varied at the discretion of Council, or SDAB.
- 7 All County circulations and notifications meet the requirements established by the *Municipal Government Act* (MGA) or other statutes and associated regulations.
- 8 Any applicable intermunicipal development plan and privacy legislation supersedes this policy.

Hearing notifications

- 9 All Council public hearing notices are available on the County's website, as per the *Public Notification Bylaw C-7860-2019*, as amended or replaced from time to time.
 - (1) Should the *Public Notification Bylaw C-7860-2019* be rescinded, then notification processes will default back to Section 606 of the MGA.
- 10 Notification of a Council public hearing is mailed to the same area as the application circulation area.
- 11 Notification of a SDAB hearing on a development permit application is the same as the development permit notice of approval notification area.
- 12 Notification of a SDAB hearing on a subdivision application is the same as the subdivision application circulation area.



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Public Notice Sign Requirements

- 13 An applicant installs and maintains the display of a public notice sign for the following types of planning applications:
 - (1) to amend a statutory plan;
 - (2) to adopt or amend a local plan; and
 - (3) to amend the *Land Use Bylaw*, with the exception of redesignation to an Agricultural, General District as defined by the *Land Use Bylaw*.
- 14 At the beginning of the sign maintenance period, an applicant provides the County with:
 - (1) a statutory declaration stating that the public notice sign was placed on the subject lands in the format provided by the County and in accordance with this policy; and
 - (2) a photograph of the sign placed on the subject lands.
- 15 Where required by this policy, the public notice sign is maintained for the signage maintenance period.
 - (1) The signage maintenance period begins five business days after the planning application is sent to landowners in the identified circulation area.
 - (2) If a public notice sign is damaged or vandalized during the signage maintenance period, the applicant is responsible for replacing and repairing the sign.
- 16 At the end of the signage maintenance period, the applicant provides the County with a statutory declaration stating that the public notice sign was maintained according to this policy.
- 17 Public notification signs must be:
 - (1) placed in a manner that keeps traffic and safety in mind;
 - (2) placed on the subject lands, not within road right-of-ways;
 - (3) placed on each road frontage if the subject lands have multiple road frontages;



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- (4) positioned to be visible from each road frontage and located no further than 1.5 metres (m) from the property line of the subject lands which is adjacent to the road frontage;
- (5) positioned a minimum of 0.5 m above the ground level; and
- (6) a minimum of 0.5 m² (5.38ft²) in size.

Circulation and Notification Area

- 18 The circulation area for planning applications and the notification area for development permit applications is 800 m (1/2 mile), when located on lands inside of a hamlet boundary.
 - (1) Any properties located wholly or partially within this circulation or notification area shall be included in the circulation or notification of the subject application.
 - (2) The set distance is be measured from the property line of the subject application property.
 - (3) Where the circulation or notification area reaches a property within a cul-de-sac, all properties in the cul-de-sac are included in the circulation area or notification area.
- 19 The circulation area for planning applications and the notification areas for development permit applications is 1600 m (1 mile) when located on lands outside of a hamlet boundary.
 - (1) Any properties located wholly or partially within this circulation area shall be included in the circulation or notification of the subject application.
 - (2) The set distance is measured from the property line of the subject application property.
 - (3) Where the notification area reaches a property within a cul-de-sac, all properties in the cul-de-sac are included in the circulation area or notification area.

Additional Circulation and Notification Requirements

- 20 In instances where a circulation or notification area includes landowners in an adjacent municipality, Administration attempts to procure the addresses for the affected landowners to mail to them a circulation package or notice of approval.





CIRCULATION AND NOTIFICATION STANDARDS

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References

Legal Authorities

- [Municipal Government Act, RSA 2000 M-26](#)

Related Plans, Bylaws, Policies, etc.

- County [Land Use Bylaw C-8000-2020](#)
- County [Public Notification Bylaw 7860-2019](#)
- County [Policy 314 License of Occupation for County Lands](#)
- County [Policy 443 Road Allowance Closure and Disposal](#)
- County [Policy A-308 Commercial Communication Facilities](#)

Related Procedures

- County Procedure 314 *License of Occupation for County Lands*
- County Procedure 443 *Road Allowance Closure and Disposal*

Other

- N/A



Policy history

Amendment Date(s) – Amendment Description

- 2023 October 17 – Standardized notification areas for all application types into sections 18 and 19 to 1600 m (1 mile) outside of hamlets and 800m (1/2 mile) inside hamlets. Schedule A added to clearly define hamlet boundaries.
- 2021 May 11 – Major amendments by Council including applying current policy format and writing standards. Consistency of notification areas introduced through uniform measurement distances while allowing for variable distances for specific types of development permit applications.

Review Date(s) – Review Outcome Description

- 2023 August 21 – Recommend amendments to standardize notification areas for all application types.
- 2021 April 22 – Recommend amendments to simplify and clarify which properties are notified based on the type of application or hearing.





CIRCULATION AND NOTIFICATION STANDARDS

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Definitions

21 In this policy:

- (1) “adjacent” means land that is contiguous to the subject parcels and includes any other land identified in a *Land Use Bylaw* as adjacent land for the purpose of notification under the *MGA*;
- (2) “Administration” means the general operations of Rocky View County, including all employees and volunteers;
- (3) “applicant” means the registered owner of the land or their representative or agent certified as such;
- (4) “billboard” means a sign which stands independently of a Building for the purposes of third-party advertising of a product or service as per the *Land Use Bylaw*;
- (5) “circulation” means the referral period at the beginning of an application process where planning applications, license of occupation for county lands applications, and road allowance closure/opening applications are sent to landowners with the intent to receive resident and/or landowner comments/submissions on the application;
- (6) “circulation area” means the prescribed area that receives a circulation package;
- (7) “circulation package” means written notice and appropriate maps (i.e. location map);
- (8) “Council” means the duly elected Council of Rocky View County;
- (9) “County” means Rocky View County;
- (10) “County lands” means any and all land to which Rocky View County holds title;
- (11) “cul-de-sac” means a dead-end road that is less than 400 m in length;
- (12) “development permit application” means an application that is submitted for a development permit to the development authority;
- (13) “hamlet boundary” are the areas shown in Attachment A.
- (14) “*Land Use Bylaw*” means Rocky View County Bylaw C-8000-2020, as amended or replaced from time to time;



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- (15) “license of occupation” means a legal agreement authorizing the use/occupation of Crown lands managed by the County for a specific period of time with terms and conditions related to the use/occupation;
- (16) “listed use” means a use listed within a Land Use District or a Direct Control District;
- (17) “local plan” means a conceptual scheme as defined in the *MGA* or a master site development plan as defined in the County Plan;
- (18) “*MGA*” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
- (19) “natural resource extraction/processing” has the same meaning as defined in the *Land Use Bylaw*;
- (20) “notice of approval” means a notice that is published to the County website, or mailed to residents and owners providing notice of an approved development permit subject to the statutory appeal period;
- (21) “notification” means a notice that is published in a newspaper, to the County website, mailed, or delivered to residents and landowners providing notice of a bylaw, resolution, meeting, public hearing, appeal hearing, notice of decision on an approved development permit, or other thing;
- (22) “notification area” means the prescribed area that receives a notification package;
- (23) “notification package” means written notice;
- (24) “parcel” means the one or more areas of land described in a certificate of title, and may also be referred to as a site;
- (25) “planning application” means an application for redesignation, subdivision, local plan, or area structure plan amendment;
- (26) “public hearing” has the same meaning as in the *MGA*;
- (27) “public notice signs” means a Coroplast or similar durable material with dimensions of 60 cm by 90 cm (24 x 36 inches) intended to advertise or call attention to a particular planning application applied for on the lands to which the object is affixed;



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- (28) “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, adult goods stores, and firearm sales but does not include Cannabis Retail Store, as per the *Land Use Bylaw*;
- (29) “road allowance closure/opening application” means an application for closure/opening of a road allowance, lane and/or right(s)-of-way, as defined within the MGA;
- (30) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;
- (31) “SDAB” means the Subdivision and Development Appeal Board as appointed by Council under the MGA;
- (32) “signage maintenance period” is the 21 day period where the applicant is responsible for the placement and removal of the sign, including replacement of the sign should it be damaged during the 21 day period;
- (33) “statutory declaration” means a solemn declaration made in writing by a person believing it to be true and knowing that is of the same force and effect as if made under oath, as defined within the *Canada Evidence Act*, RSC 1985, c C-5, as amended or replaced from time to time; and
- (34) “subject lands” means the property that is the subject of the application or hearing.

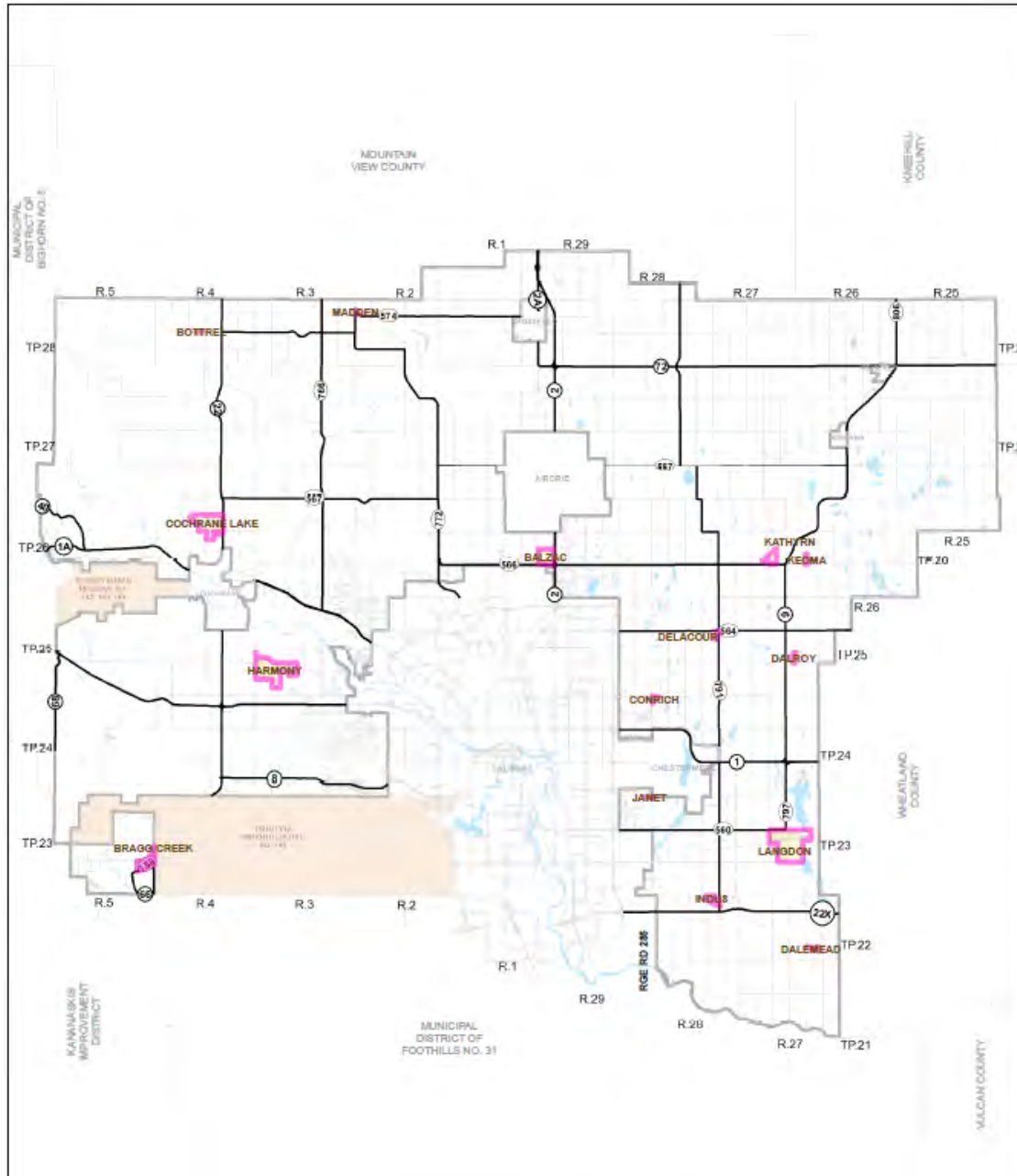


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Schedule A – Hamlet Boundary Maps





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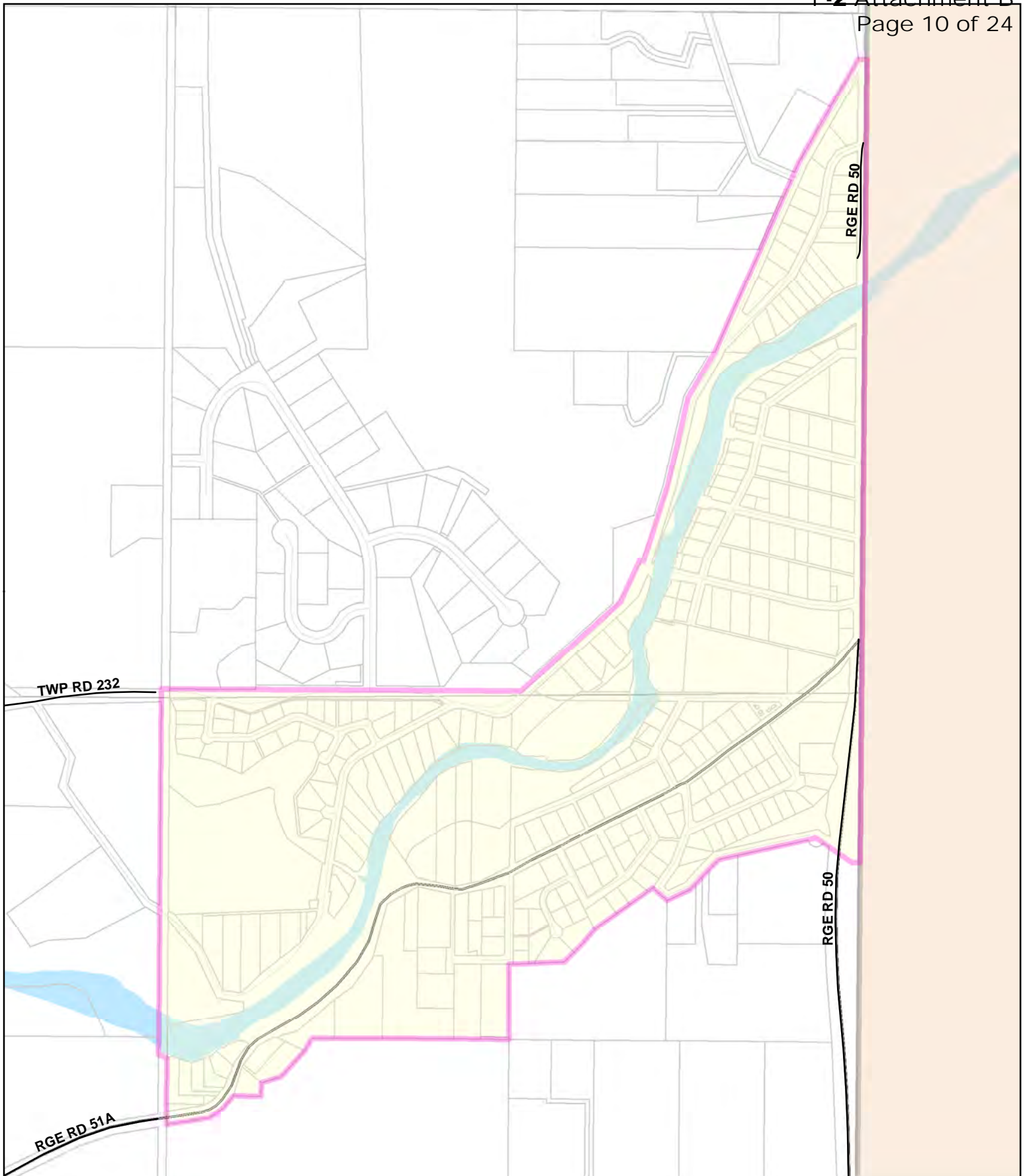
Location of Hamlets



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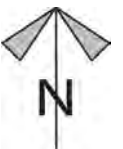


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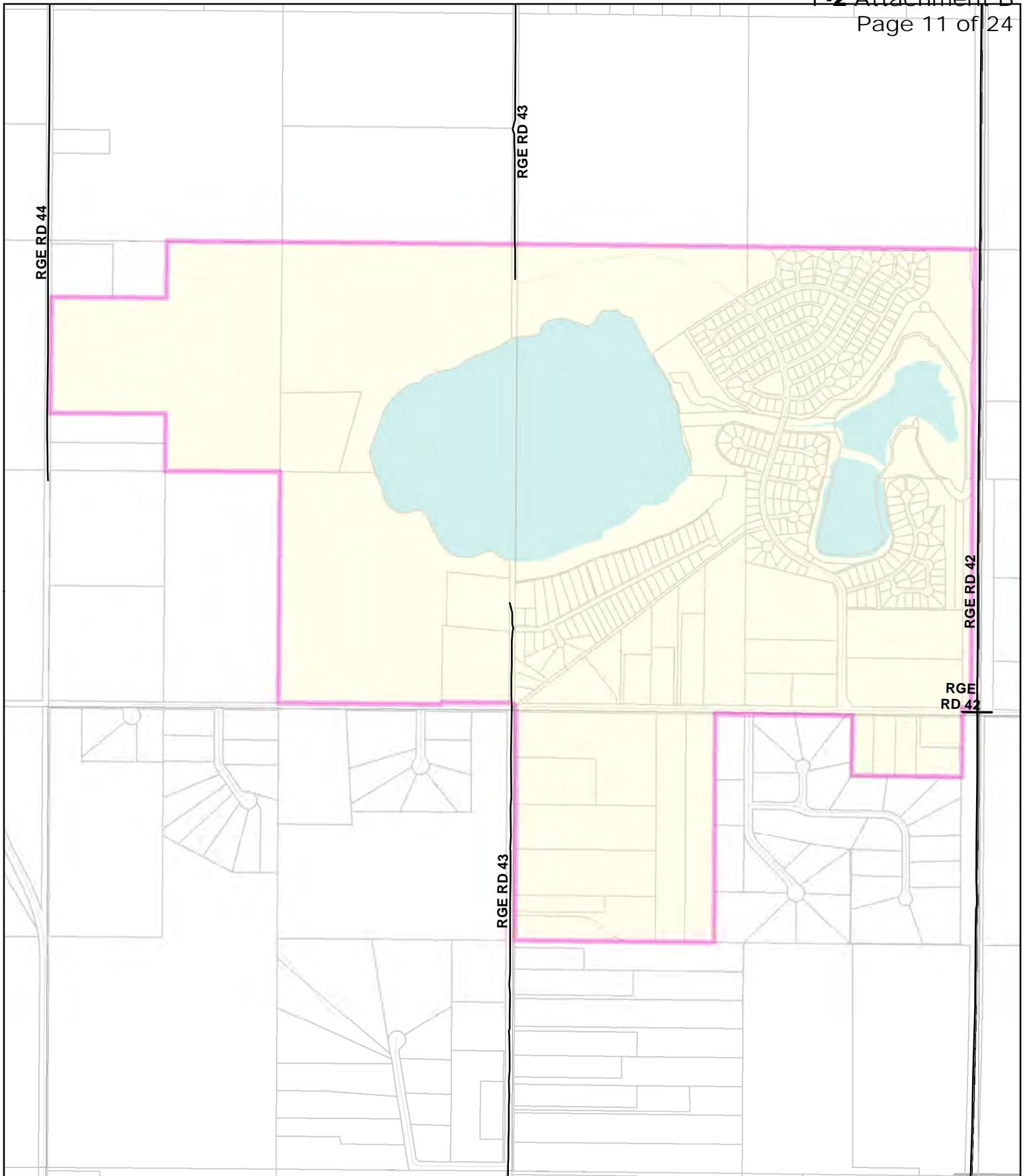
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Location of Hamlets

BRAGG CREEK



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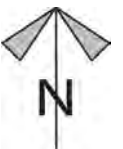


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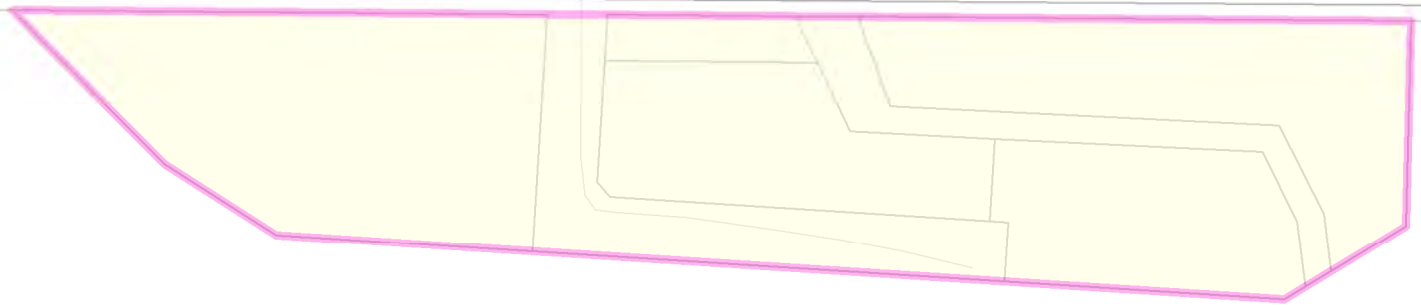
Location of Hamlets

COCHRANE LAKE



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TWP RD 284

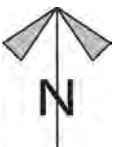


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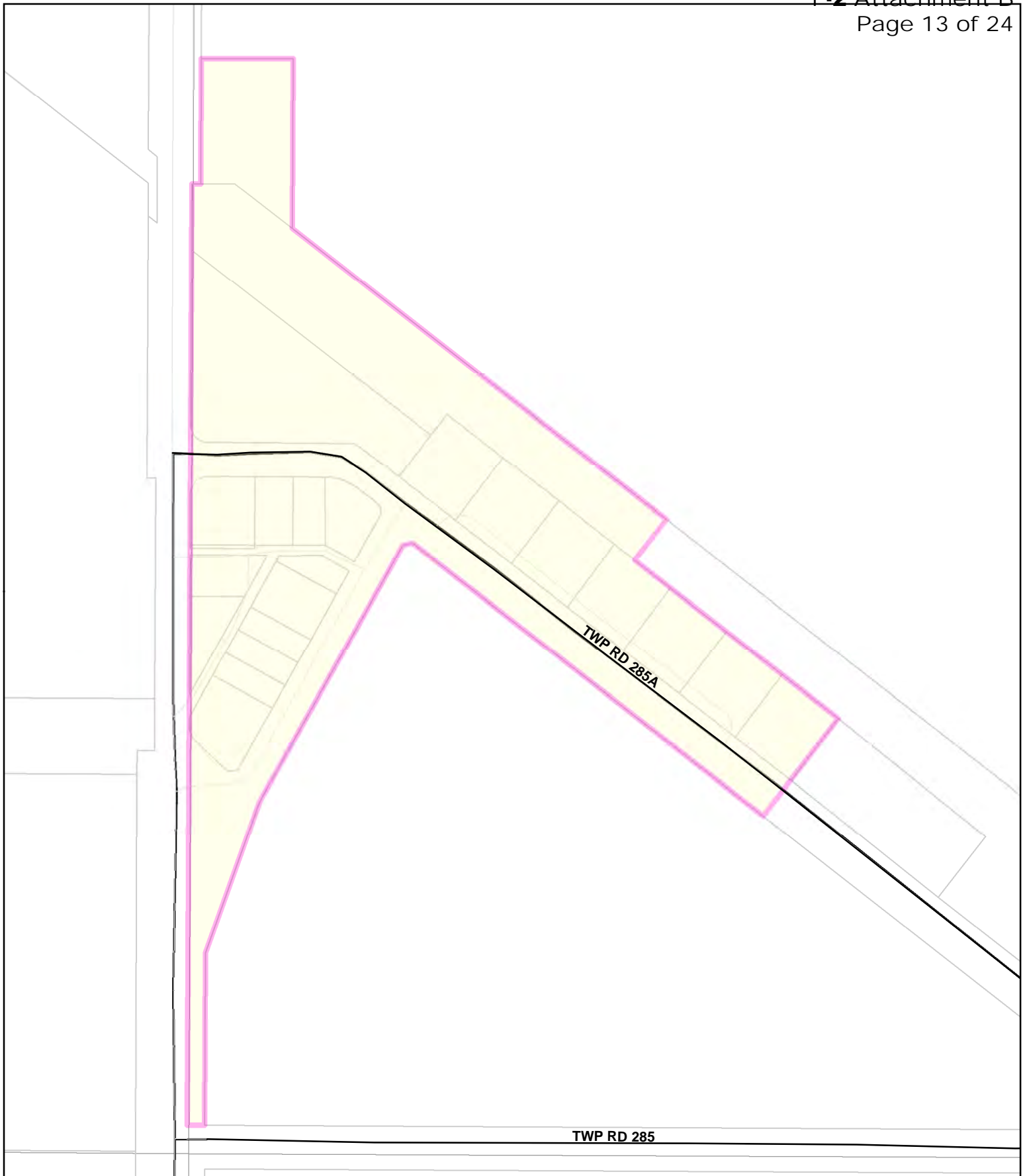
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Location of Hamlets

BOTTREL



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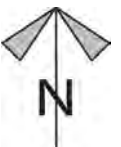


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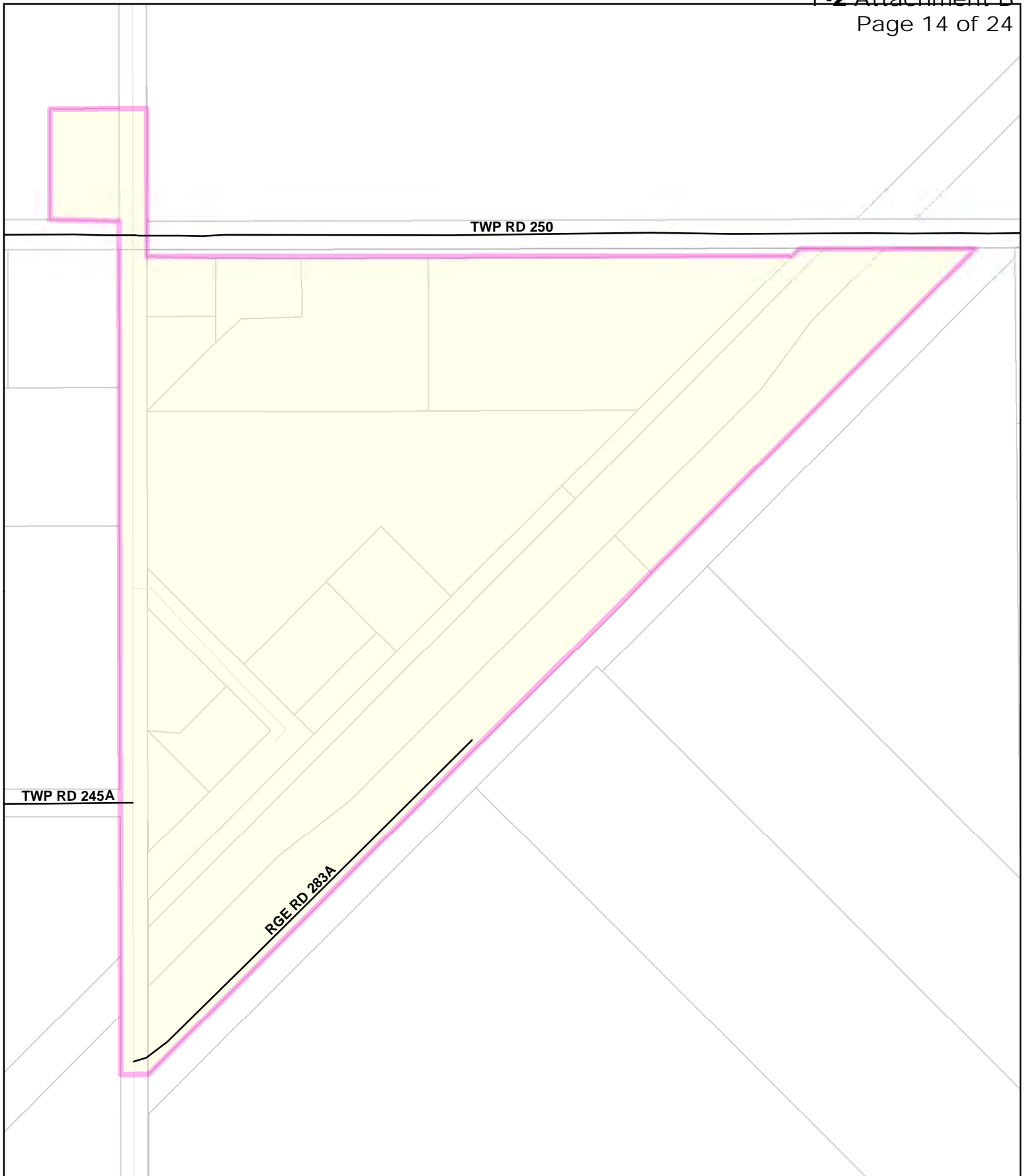
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Location of Hamlets

MADDEN



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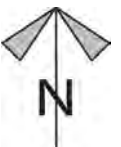


ROCKY VIEW COUNTY
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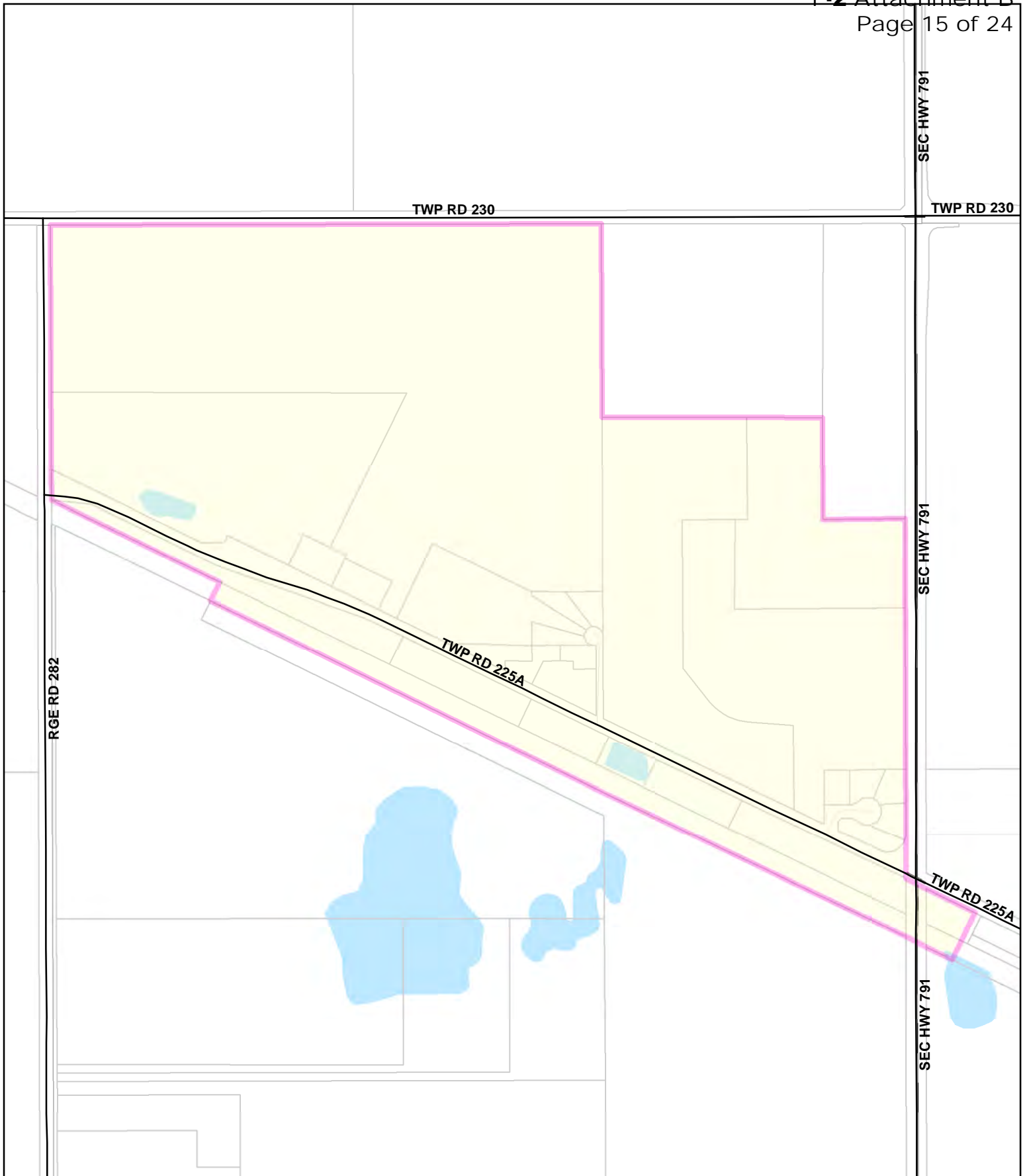
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Location of Hamlets

CONRICH



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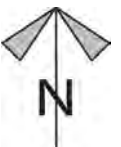


ROCKY VIEW COUNTY
Cultivating Communities

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Location of Hamlets

INDUS



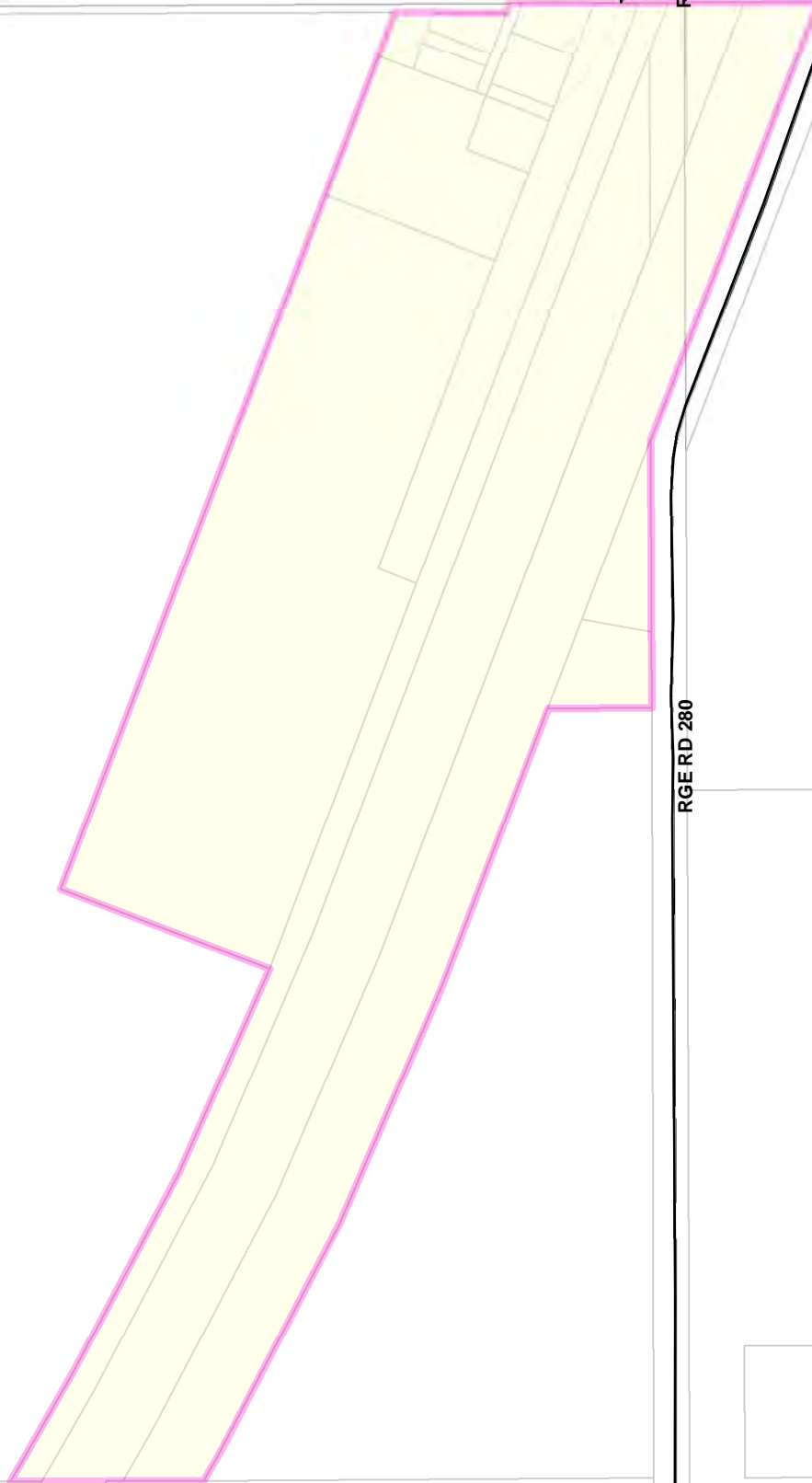
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TWP RD 254

RGE RD 280

TWP RD 254

RGE RD 280

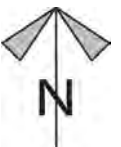


ROCKY VIEW COUNTY
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Location of Hamlets

DELACOUR



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TWP RD 252A

TWP RD 252A

TWP RD 252

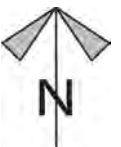


ROCKY VIEW COUNTY
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Location of Hamlets

DALROY



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RGERD
271

TWP RD 262A

TWP RD 262

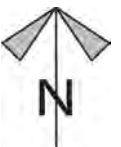


ROCKY VIEW COUNTY
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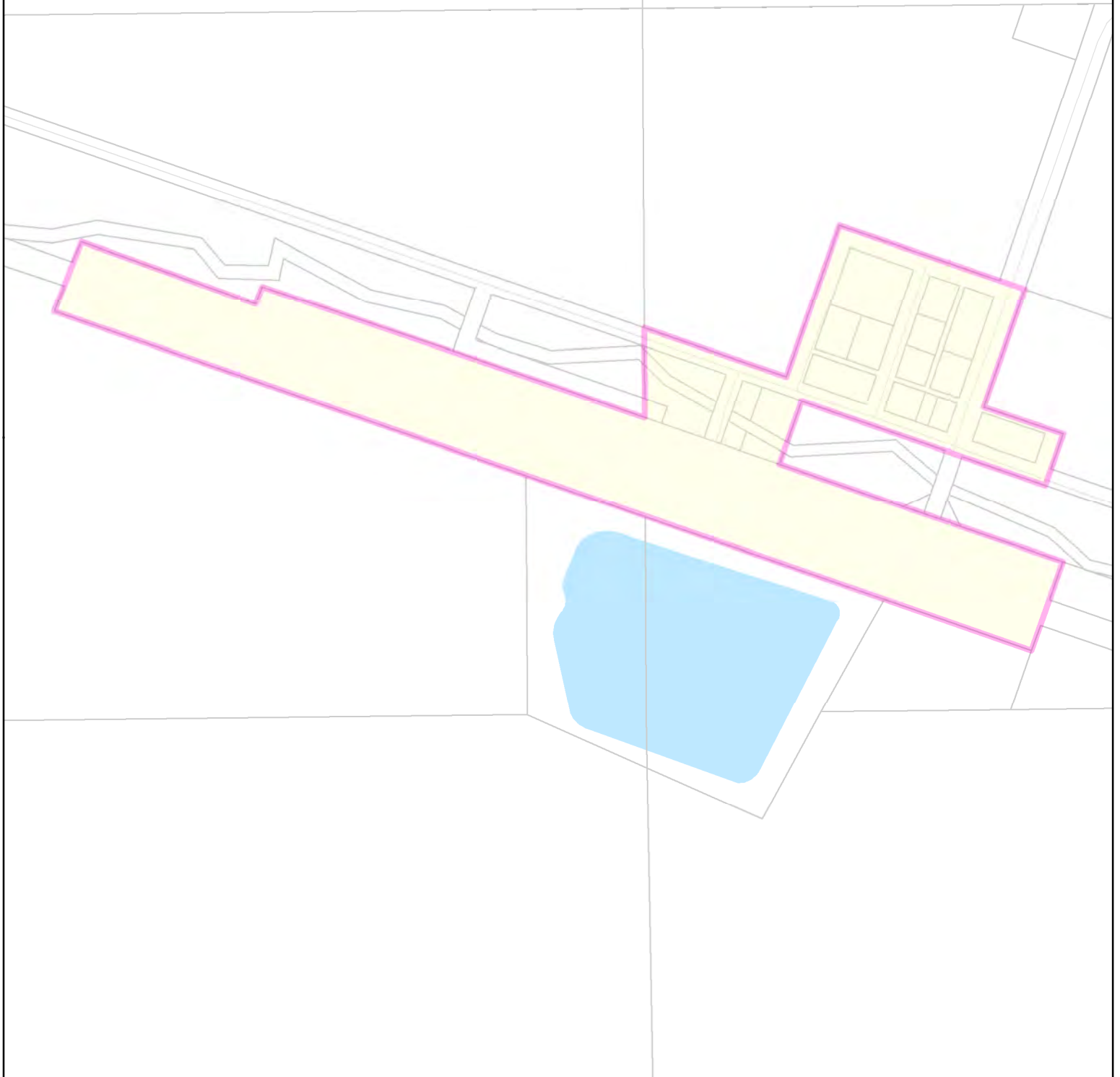
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Location of Hamlets

KEOMA



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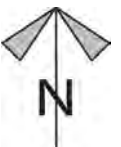


ROCKY VIEW COUNTY
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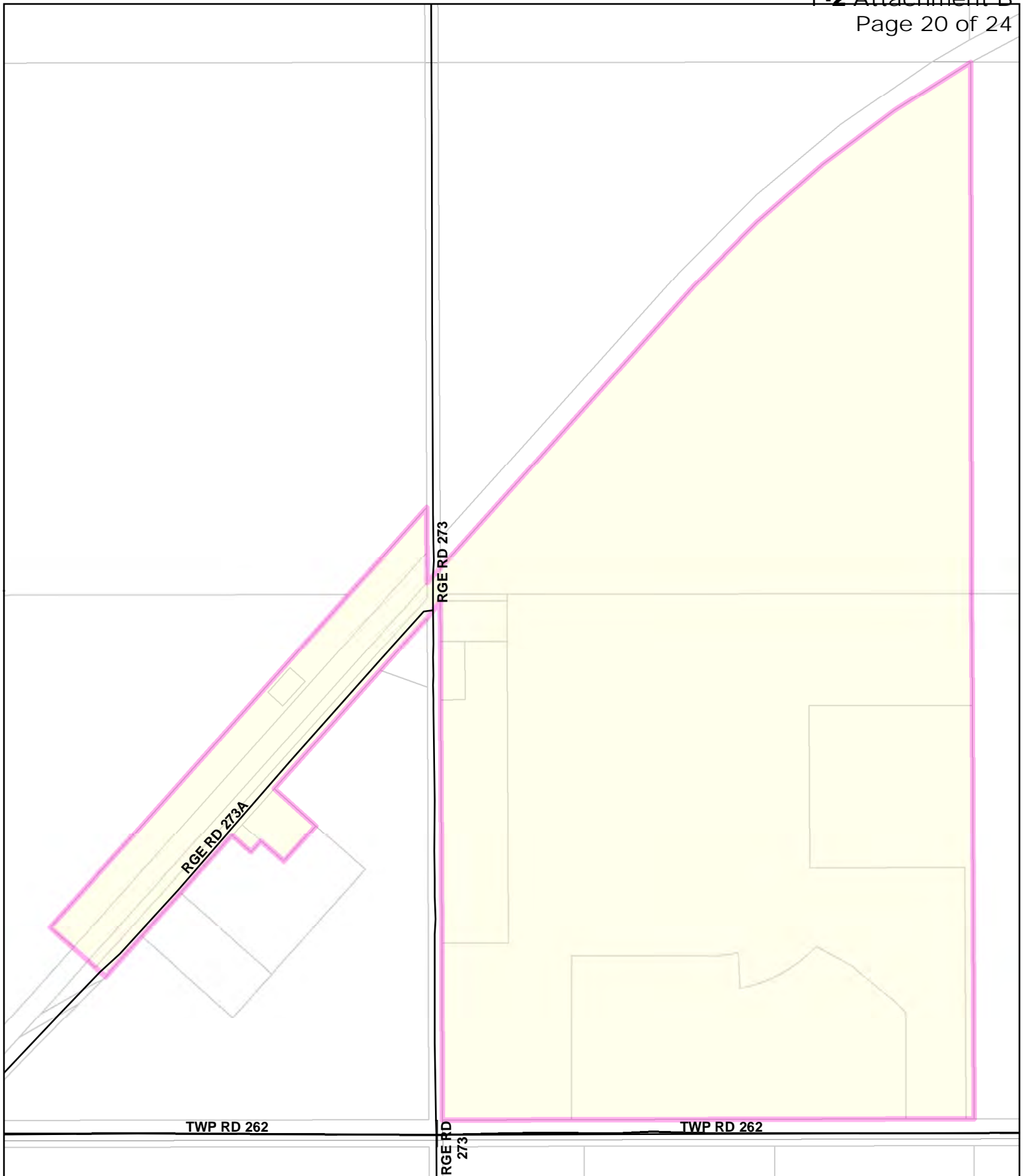
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Location of Hamlets

DALEMEAD



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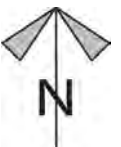


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Cultivating Communities

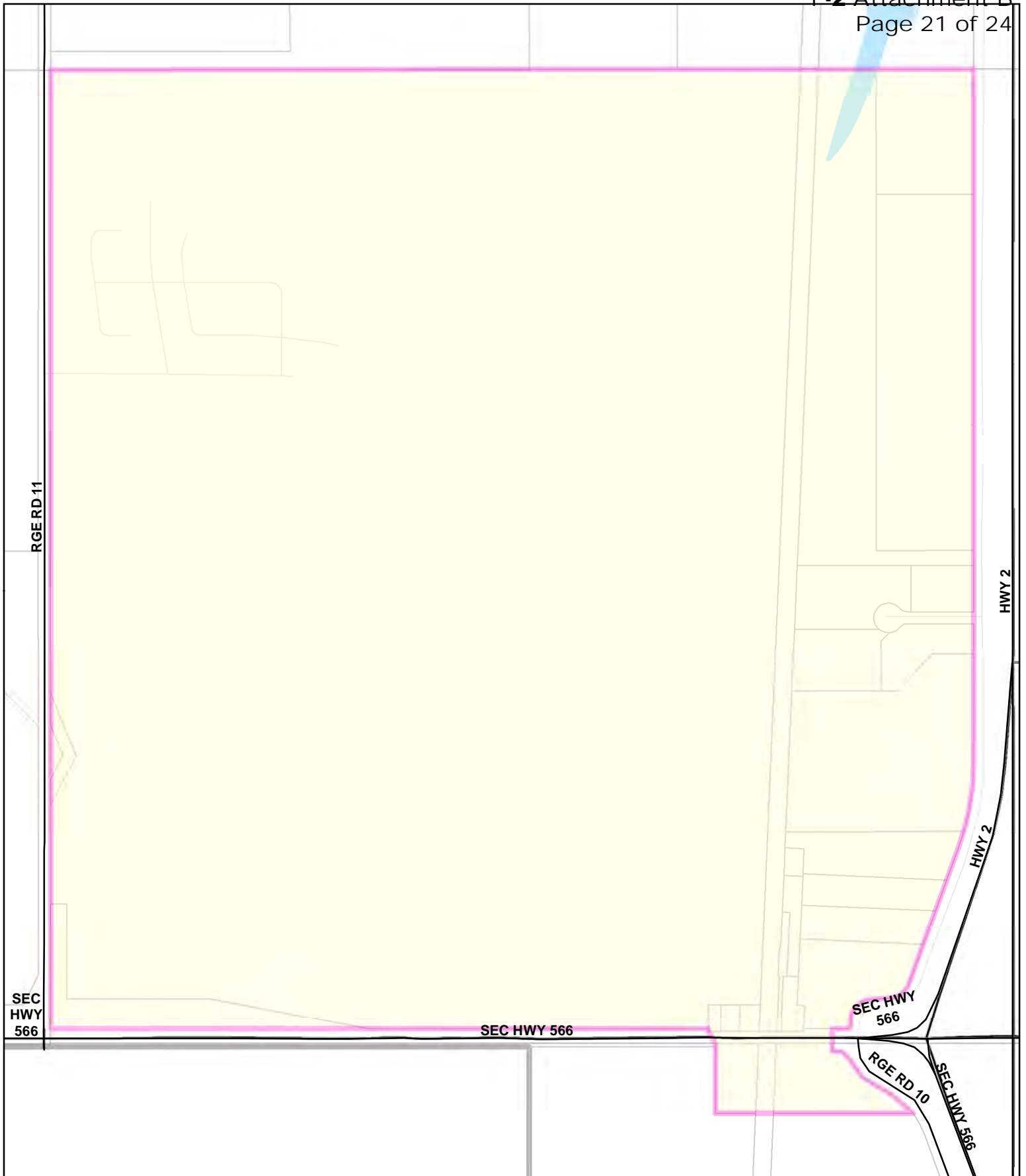
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Location of Hamlets

KATHYRN



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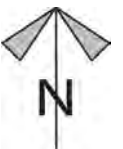


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Cultivating Communities

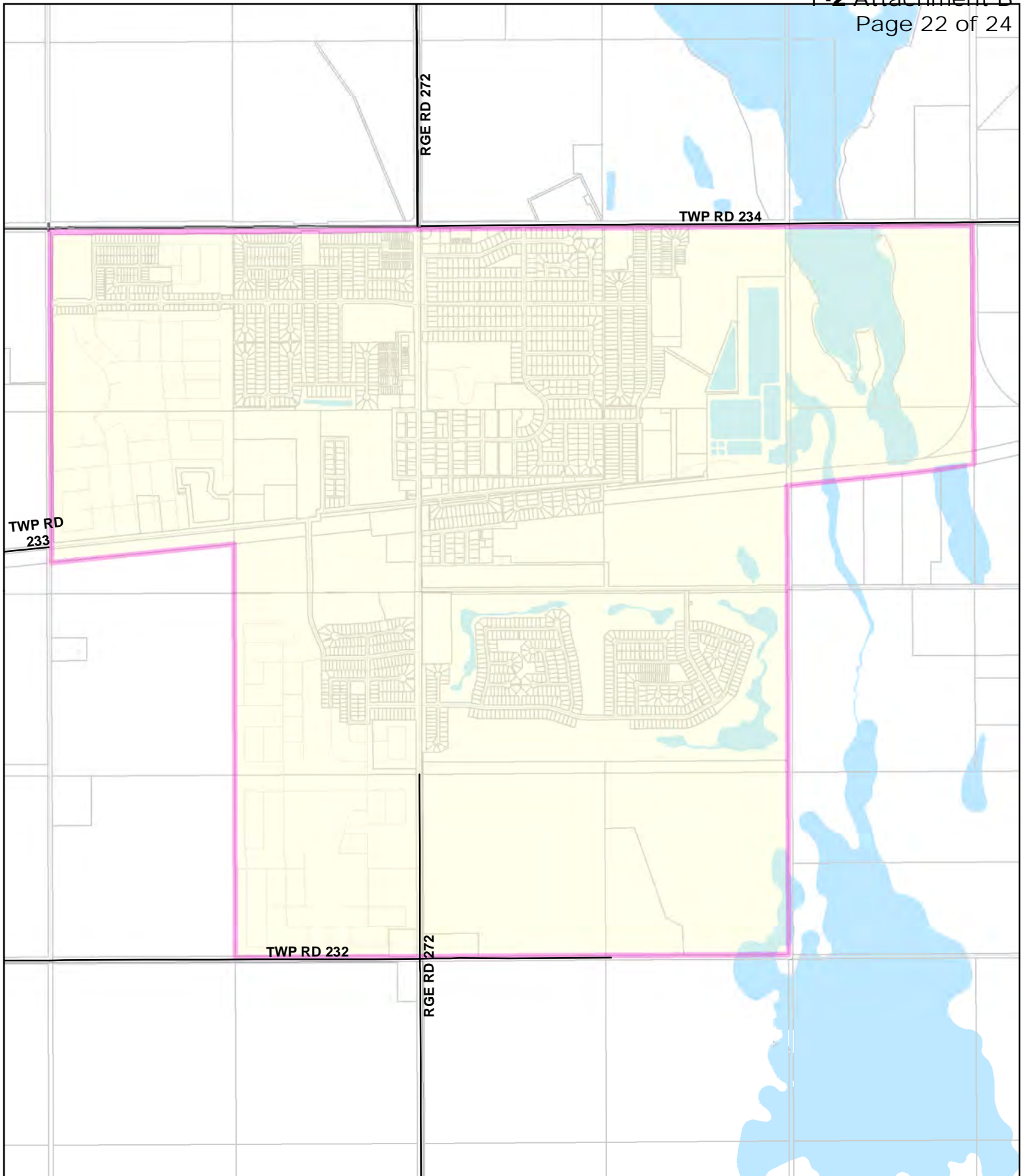
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Location of Hamlets

BALZAC



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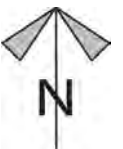


ROCKY VIEW COUNTY
Cultivating Communities

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Location of Hamlets

LANGDON



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TWP RD 240

RGERD 284

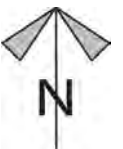


ROCKY VIEW COUNTY
Cultivating Communities

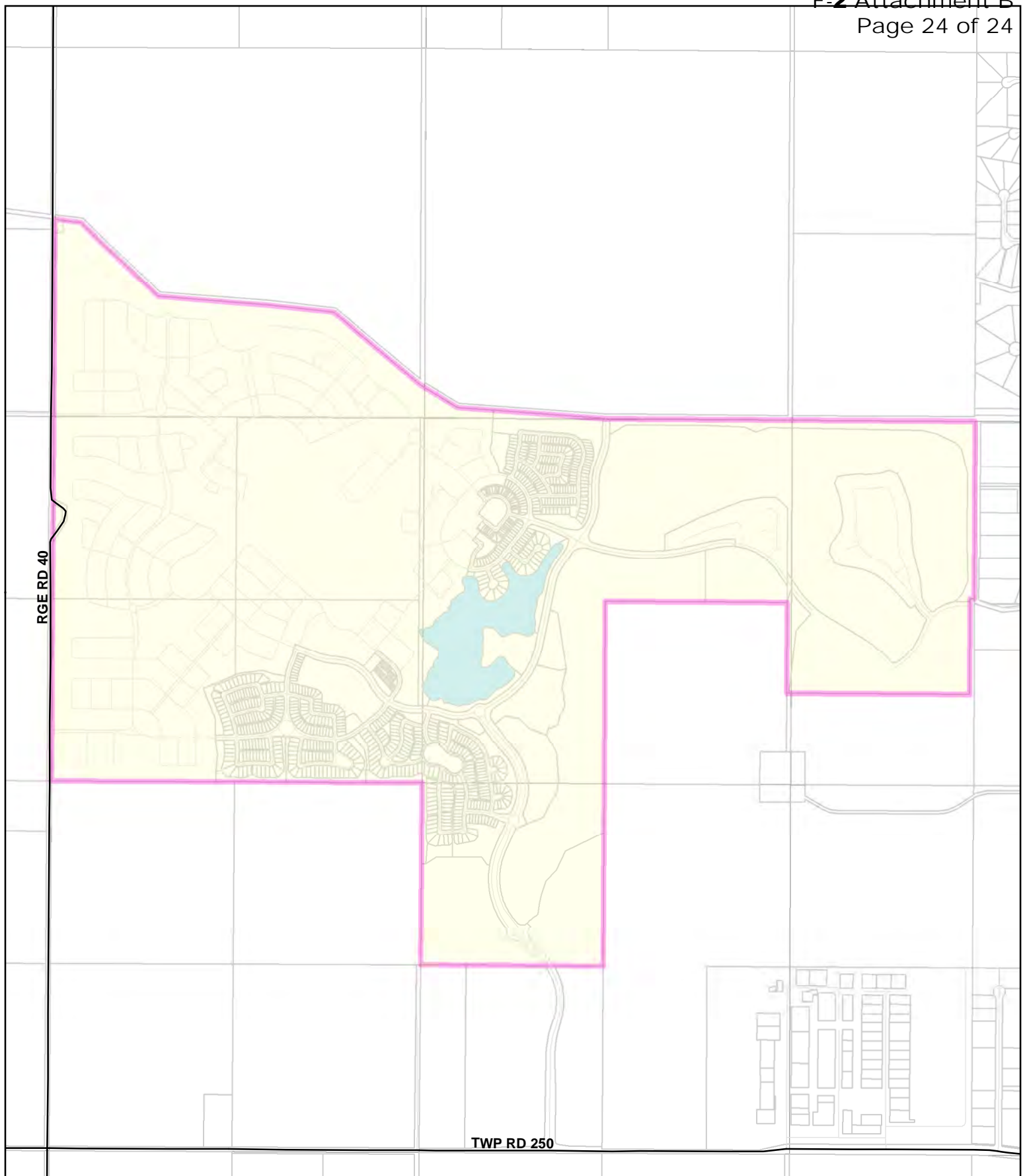
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Location of Hamlets

JANET



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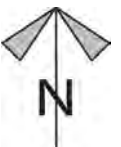


ROCKY VIEW COUNTY
Cultivating Communities

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Location of Hamlets

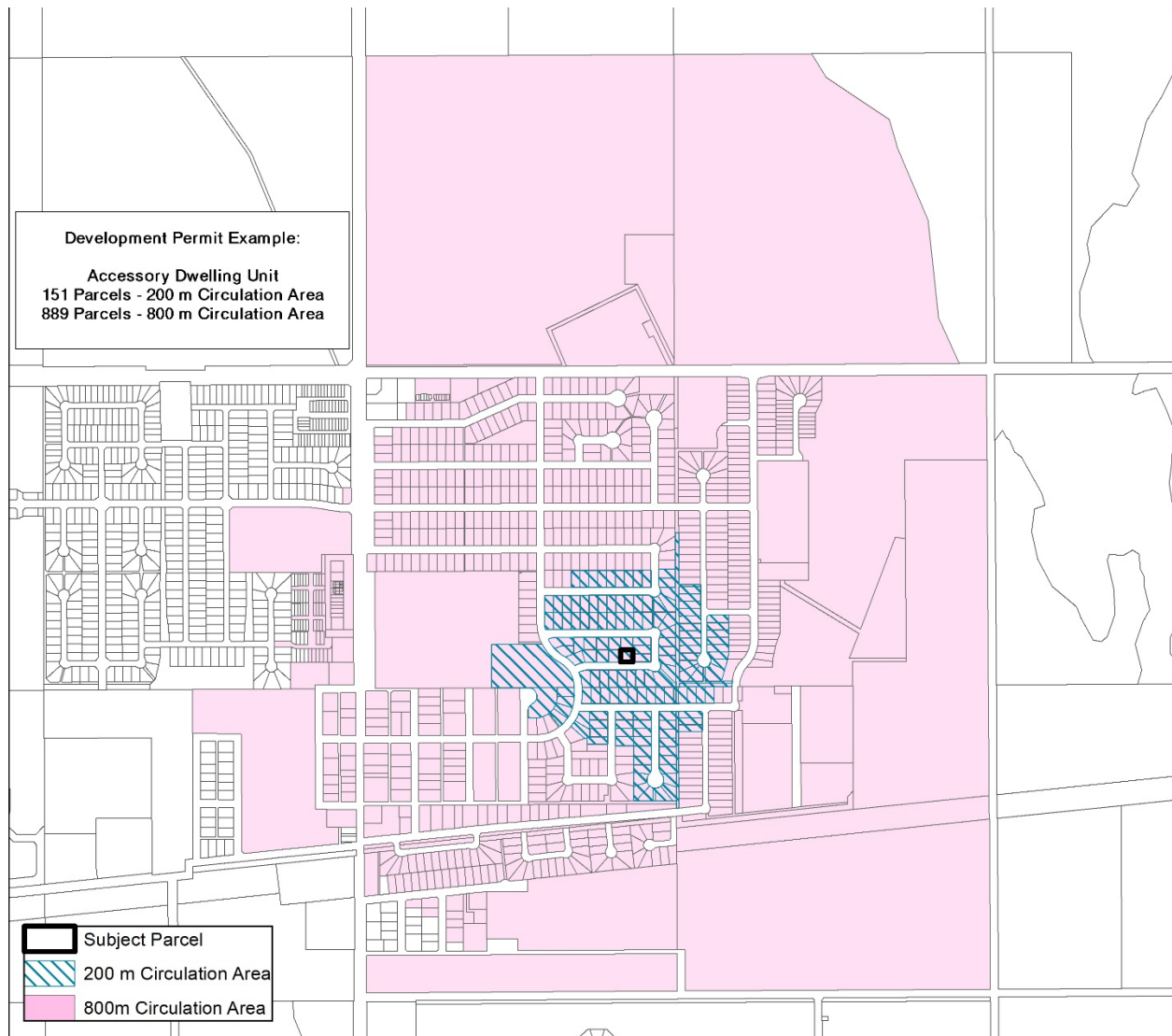
HARMONY



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Policy 327 Implementaton Review

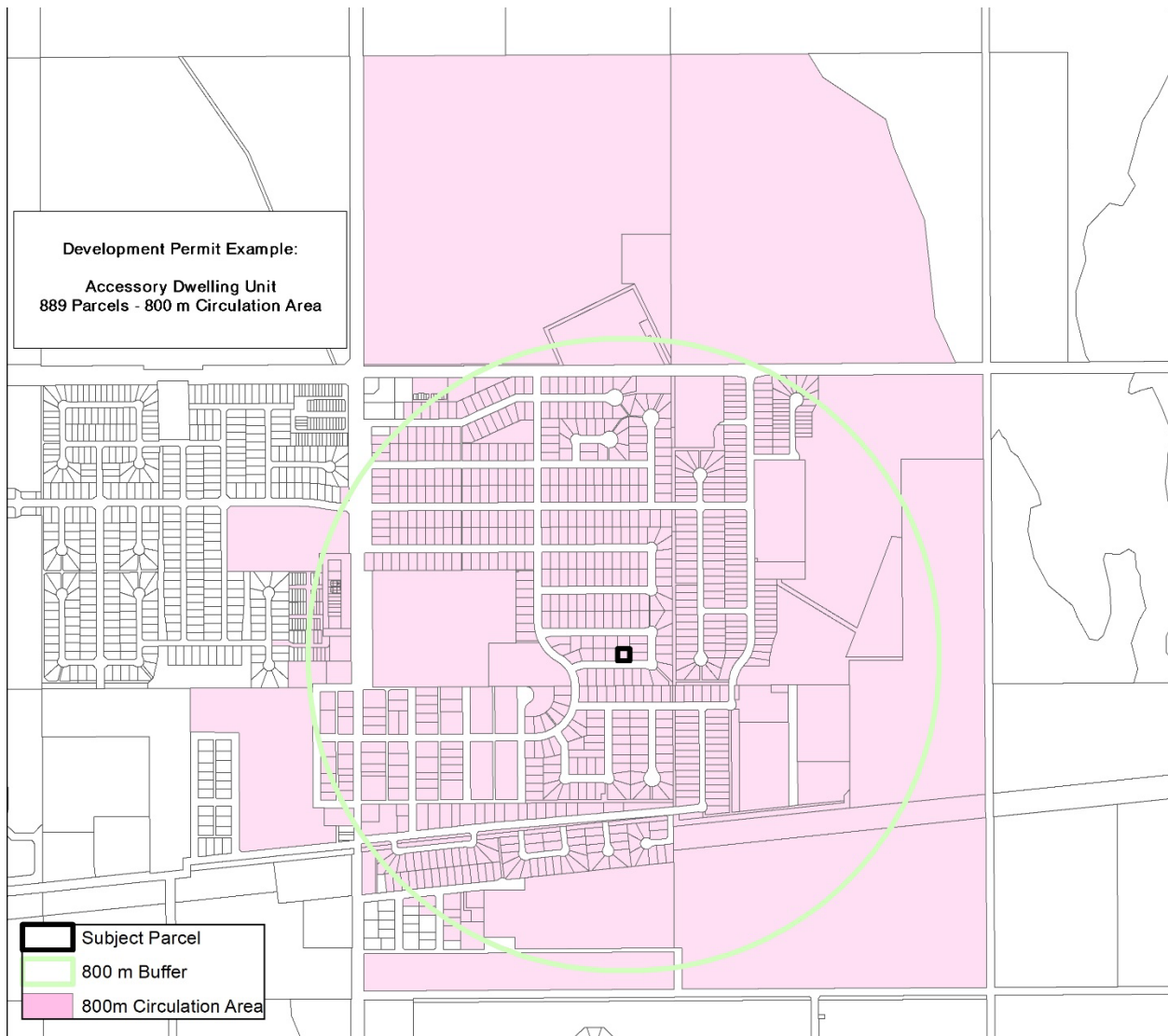
Attachment C – Development Permit Example



	Number of Parcels	Cost of Circulation
Current Policy Requirement 800m (1/2 mile) when inside a hamlet boundary	889 Parcels	\$1,609.09
Proposed Amendment (200m (1/8 mile)	151 Parcels	\$273.31
Difference	- 738 Parcels	- \$1,335.78 (County Savings)

Development Permit Example

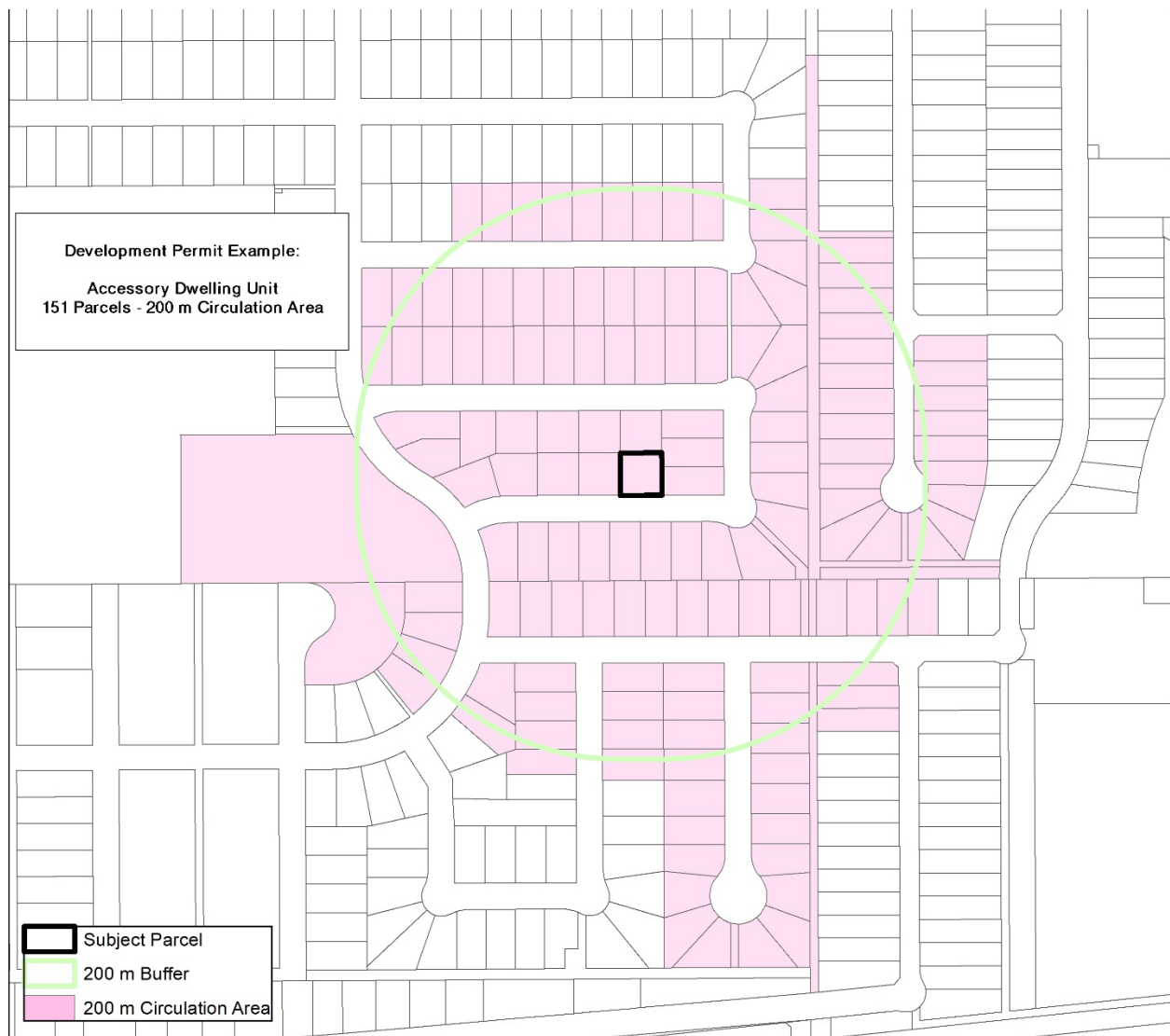
Current Policy 327 Requirement - 800m (1/2) mile when inside a hamlet boundary



	Number of Parcels	Cost of Circulation
Current Policy Requirement	889 Parcels	\$1,609.09
800m (1/2 mile) when inside a hamlet boundary		

Development Permit Example

Proposed Policy 327 Amendment - (2 Lot Depth, Up to 800m)



	Number of Parcels	Cost of Circulation
Proposed Amendment (200m (1/8 mile))	26 Parcels	\$273.31

Policy 327 Implementaton Review**Attachment D: Landowner Correspondence**

Karin Hunter
Springbank Community Association
244259 RR33
Calgary, Alberta
T3Z 2E8



Rocky View County: Planning Department
Attention: Dominic Kazmierczak
Re: Circulation and Notification Standards: Change Request
Delivered Via Email to: DKazmierczak@rockyview.ca

September 10, 2021

The current Public Notification Policy, C-327, Circulation and Notification Standards¹, does not provide for adequate notification to communities for planning and development items. The objective of Policy C-327 should be to facilitate sufficient review of, and thoughtful comment on, planning items by affected residents and communities.

The undersigned respectfully request that Rocky View County:

1. Update the Policy C-327 to permit administration to circulate planning items to any Community Association or Chamber of Commerce that requests such circulation for the division(s) in which they operate.
2. Circulate all notices of development (permits, applications, hearings, comment periods, etc) to the undersigned, according to their respective divisions, while Policy C-327 is under review.
3. Post all planning and development applications to the Planning section of the Rocky View County website. Applications should be organized by division. As an example, applications such as PL20210118 (RR31 river access closure in Springbank) are not currently available on the County website until they pass first reading. Communities have a right to know what is upcoming/ proposed in their areas.
4. Update the County website planning section to list all planning documents by division, rather than alphabetically. This includes *MSDPs*, *Plans Under Review*, *Approved Conceptual Schemes* and *Proposed Conceptual Schemes*.
5. Create a map for the Planning homepage that shows planning items across the County, by status, with links to the appropriate documents. This would enable anyone to quickly find out what is happening in their area.

Thank you.

Karin Hunter, President, Springbank Community Association

Chrissy Craig, President, Langdon Community Association

Terry Brooker, President, Elbow Valley Residents Club

Kathleen Burk, President, Bragg Creek & Area Chamber of Commerce

Cc: RVC Reeve Henn, Deputy Reeve Kim McKylor, Councillor Kevin Hanson, Councillor Al Schule, Councillor Mark Kamachi, SCA Board, Kathleen Burk, Terry Brooker, Chrissy Craig

¹ <https://www.rockyview.ca/Portals/0/Files/Government/Policies/Policy-C-327.pdf>

From: Karin Hunter <president@springbankcommunity.com>

Sent: Wednesday, February 21, 2024 11:37 AM

To: Matt Boscariol <MBoscariol@rockyview.ca>; Al Schmidt <[REDACTED]>

Cc: [REDACTED]; Rhonda Pusnik <RPusnik@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>; Devin LaFleche <DLaFleche@rockyview.ca>; Karin Hunter <president@springbankcommunity.com>

Subject: Re: PetroCanada public engagement

Hi Matt,

As previously provided, I am including a link to the SCA's 2021 letter regarding Policy C-327 requesting improved circulation and notice. For a proposed development like Petro Canada that will impact nearly all residents north of Highway 1 in some way, the current circulation policy is insufficient. As you mention, C-327 is under view / been reviewed. Although you mention comments from "affected stakeholders" are being collected, the SCA has not been contacted on this item despite our clear interest in improving this policy over the past three years. We request that administration review our 2021 letter (supported by Elbow Valley, Landgon, and Bragg Creek) and also consider improved site signage (discussed below). I would encourage you to speak with Al (copied) about the SCAs specific feedback on circulation and notification improvements.

https://drive.google.com/file/d/11Xcwkv9dkc3EWVuZdMIAtZWQHawOMc-c/view?usp=drive_link

Site Signage:

The SCA has spoken with administration several times regarding the inadequacy of signage at sites for proposed land use changes or developments. The current signage requirement is not acceptable in a rural community where people are largely driving by. I would go so far as to say that generally, signage is NOT noticeable at all unless you are looking, and even then, it is too far from the road to read any of the writing. A person would have to pull over on the side of the road or into the nearest turn and walk back, through the ditch to even read the sign. The Airport Authority has some large signs in the community that would be useful as an example. I am sure Zuzana or I can take some photos showing the differences between the Petro-Can signage (RVC requirement) and the Airport Authority if that would help.

A QR code should be added to these signs that opens the RVC link to the application. The City of Calgary can inform some requirements, rather than starting from scratch.

Regards,

Karin

On Thu, Feb 15, 2024 at 3:35 PM Matt Boscarior <MBoscarior@rockyview.ca> wrote:

Good afternoon, Karin and Zuzana;

I was forwarded your correspondence regarding the Petro Canada Application and provide you with the following information to address the questions and concerns.

Prior to an application being submitted, many applicants – especially of larger developments such as the subject proposal – perform their own public engagement and notification. This is not managed or enforced by the County as it is not relative to an active application. Once the application is submitted, the applicant is bound by [Policy C-327](#); this policy does have requirements for public notice signage under sections 13 through 17, and effectively requires the installation of signage to amend a statutory plan, to adopt or amend a local plan, and to amend the Land Use Bylaw with the exception of Agricultural General.

Specific to PL20230127, 128, and 158 for the Petro Canada redesignation, Master Site Development Plan, and ASP amendment applications, the applicant was required to install signage, which was posted for 30 days, coinciding with the agency and landowner circulations. There were two sign posted on the subject property: one facing Township Road 250, and one facing Range Road 33; photos were taken to confirm their placement.

You may already be aware, but regarding policy C-327, On April 11, 2023, Council submitted a Notice of Motion to review and amend this policy, and on April 25, 2023, Council directed Administration to prepare amendments to Policy C-327 to provide a standardized notification area of 1600m (1 mile) for all application types outside of hamlets and 800m (1/2 mile) for all application types within hamlets. Administration then prepared the report and bylaw amendments as directed. On October 17, 2023, Administration presented the analysis to Council and Council approved the amended policy, effectively increasing the circulation area from subject application properties to the properties around them. Administration was also directed to bring a report back to Council with a review of the new policy's implementation by April 30, 2024. Administration is currently collecting any comments received from affected stakeholders on the policy and how it is working, as well as related statistics and numbers to reflect the impact to the organization and the community; we have provided your comments to that file so they can be included for Council's consideration.

The County is working on a number of initiatives to improve communication and information sharing; unfortunately it does take time to get those mechanisms in place. We appreciate your comments and will ensure they are taken into consideration moving forward.

The PetroCanada application is still in very early stages; the circulation period that just recently closed is at the beginning of the evaluation process. The file manager will now work with the applicant to address any requirements submitted by required agencies, and to consider and address concerns raised by landowners during the circulation period. The policy analysis will be completed and the staff report will be written. While the circulation period itself has come to a close, affected parties are welcome to submit comments at any time between now and the public hearing, the date for which has not been determined. Two weeks prior to the public hearing, public notice will again be submitted, will be posted

to the website, and will be circulated via Safe & Sound messaging. All comments received will be included in the staff report and will be presented to Council for their consideration.

We trust this answers your questions regarding the engagement and notification process. Should you have any further questions or comments, please reach out to the file manager, Bernice Leyeza a BLeyeza@rockyview.ca

Sincerely,

MATTHEW BOSCARIOL, MES, MCIP, RPP, CLGM
Executive Director | Community Development Services

From: Karin Hunter <president@springbankcommunity.com>
Sent: Tuesday, February 13, 2024 7:19:31 PM
To: Zuzana Ritzer <[REDACTED]>
Cc: Division 2, Don Kochan <DKochan@rockyview.ca>; Karin Hunter <president@springbankcommunity.com>
Subject: Re: PetroCanada public engagement

Hi Zuzana,

We first heard about the PetroCan late last summer I think. They reached out to my VP asking us to distribute information to the community. We expected a site plan (as one was originally shown to us) but in the end just received the "letter" which we distributed in our newsletter. We posted our survey in early October with the provided letter and have discussed in each of our newsletters since then.

We were not "consulted" and we take issue with that liberal use of the term in their application. I would rather say that we were "advised" of the application and consented to share their letter in the interest of providing a heads up to the community. We also have provided all the comments received on our survey to RVC. I would say that the concerns from residents were very consistent. The SCA has expressed time and time again to RVC that better signage needs to exist on these sites where land use changes or developments are proposed (in fact, I reiterated this request just last week, citing the Petro-Canada as an example). RVC's notice protocols are archaic - you must generally be directly adjacent to the proposal to receive a letter. I can say emphatically that we have pushed for changes (with now both the old and new CAO, our councillors and administration) to the notification policy but as of yet RVC hasn't taken up the fight. Don is copied.

Thanks,

Karin

On Sun, Feb 11, 2024 at 12:01 PM Zuzana Ritzer [REDACTED] > wrote:

Hi Karin,

Hope you are well.

I am reading through PetroCanada masterplan and I am very surprised by the “public engagement” section and want to check

With you- did PC reached out to SCA in June 2023 to meet? The first mentioning about PC was in SCA's November newsletter where you mentioned that SCA doesn't consider this a proper engagement. They also claim that email

Was provided with the notice (there wasn't) and that there is a signage on the property (there isn't).

Thank you for letting me know!

Zuzana

Sent from my iPhone

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

From: Albert Fialkow <[REDACTED]>

Sent: Wednesday, November 8, 2023 11:31 AM

To: Questions <questions@rockyview.ca>

Subject: Waste on Notices

Dear Rockyview County,

I appreciate the need to keep neighbours and land holders advised of developments and public hearings. However, in this day and age it is not necessary to snail mail these notices. I can't imagine the costs to do so. The costs have to be tens, nay hundreds of thousands of dollars on an annual basis. Not to mention, the hours needed to stuff and deliver the notices. There are also the environmental costs. You should, you need to go to an electronic means of communication. Email would be a preferable and perfectly acceptable means of communication. In every case to date, I could not care less about the information you are conveying. This is a terrible use of our tax dollars and resources.

If there are government requirements to do so, amend the laws, change the requirements.

Please make the change.

Respectfully,

1144631 Alberta Ltd - New Horizon Mall

Albert Fialkow

[REDACTED]

Century 21 Bravo

3009 23 St NE

Calgary, Ab.

T2E 7A4

From: Jackie Glen [REDACTED] >
Sent: Wednesday, April 3, 2024 4:27 PM
To: Justin Rebello <JRebello@rockyview.ca>
Cc: Matt Boscariol <MBoscariol@rockyview.ca>; Don Kochan [REDACTED]
Subject: Feedback on Policy C-327 - for the review meeting April 30th, 2024

Justin, Matt and Don:

I have attached a second version of my comments on C-327 - changed from the version sent this morning!

Sorry - not sure how the other earlier version got sent. I just realized this now re-reading what I sent.

Attached is the correct version to use and read. It has the suffix "_ver2".

Again - sorry for the mix-up!

Jackie Glen
[REDACTED]
[REDACTED]

Page 1 of 3

Justin Rebello:
Matt Boscariol indicated I should send you my comments for consideration for the meeting on April 30th on Policy C-327.
I speak for a multitude of residents in Springbank.
The overwhelming majority of residents knew nothing about the ASP (Area Structure Plan) - nor did they know about the upcoming Open House at the end of June 2023. We are talking about for example, commercializing a country residential community - and only a few residents were notified and allowed to give feedback???

A very good representation ended up attending the Open House - considering they knew nothing beforehand except from word of mouth. The residents were extremely vocal about the lack of notification. Rocky View finally sent notification and allowed folks in Idlewild and Country Lane to voice their opinion.

As a result, I believe the Planners had a meeting to discuss how and who gets notified. However - nothing changed.

The 1-mile notification for the Petro-Can at RR 33 and Twp. 250 was sent to only approx. a dozen residents and hundreds of commercial owners, plus those owners can forward to their lessees!! Very few residents, including schools, even knew this massive truck stop was being proposed!

Costco: Costco was conveniently passed right before the last election. Costco has an astronomical impact in every respect to thousands of our country residential area residents and only a handful of residents were notified!

Not only is RV not notifying residents of developments affecting them, they are also restricting feedback to only a few residents!

RV needs to revamp the 1-mile distance criteria for developments and instead closely look at who and how the development will impact.

Criteria suggestions:

- How the development will impact the country residential lifestyle of a community
- How it changes the community dynamics
- How it impacts traffic – number of vehicles added, existing road loads
- It needs an up to date traffic assessment done - one where planners actually have a real impact study and know the numbers - not like in the “Heartland Road” coming out of Harmony onto RR 33 in North Springbank where the road was approved with no vehicle numbers – so how can one assess the impact to the community..??
- How it impacts safety - vehicles, school buses, school and daycare students, bicycles, crime etc.
- How number of acres, number of proposed parcels, parcel size etc. affects the community

Improving notification zones:

- A suggestion for how to improve circulation zones is to use scaled circulation zones, so that the larger the application impacts the community, the larger the circulation zone. “Zone” does not have to be a radius. “Larger” could be determined on a number of criteria (e.g. a redesignation application for one additional parcel could be treated differently from one proposing 20 additional parcels) and consider changes in use relative to predominant uses in the area.
- There needs to be a minimum circulation zone set to ensure real-life circulation zones will not shrink with no recourse – however RV staff need to know this is Policy and decision makers need to know they are mandated to use sound and fair judgement to expand the area when and where appropriate.

The decision on who to contact is made by a decision maker or decision makers:

- The Circulation and Notification Policy (C-327) used by RVC to determine who receives notice by being adjacent to or in the immediate vicinity of the proposal is guidance. Policy is not statute and staff ought to exhibit independent and strategic decision making when considering who may be affected by considering factors beyond a radius prescribed in policy (i.e., ~246 homes north on RR33 whose only access is RR33).
- “Staff” decision makers on notifications should not be anyone connected to the planning of the development – i.e. when planning to commercialize Springbank with the “Springbank Airport Employment Area, plus “Future Development”– the planners suggesting this should not be involved in making the decision on who to contact as contacting a few is in their favour - for example the fewer contacted the fewer who will comment in opposition to what the Planners/Administration wants and this was very clear in the past. □ Note: The Foundation of Administrative Justice offers a course on decision making where one can learn the blind adoption of policy fetters the discretion of the decision maker.
-

Even consider using community planning groups to assess who and how it will impact - like the Springbank Community Association

It is SO clear the notification zone in Policy C-327 does not work regarding developments affecting residents.

Notifying folks by mail is the best way. We pay taxes and my taxes can certainly include the cost of a stamp! Although it may be costly for RV – it will reach the individuals.

It is all very well to say sign up for RV newsletters - but the reality is, folks do not do this. - it is not a good way to contact folks of impending developments in their area. I have found most folks do not even know about Safe and Sound.

In addition, RVC needs to ensure that all applications are well advertised in all media sources, on a timely basis - newspapers, posted on website, sent out by Safe & Sound (or other RVC email communications), RVC social media platforms and include local community groups. This means that all redesignation applications, subdivision applications, and development permit applications, as well as open houses, county surveys, etc., need to be advertised on all these platforms on a sufficiently timely basis so that people have a meaningful opportunity to respond. Maybe there should be a separate group other than safe and sound for these large developments – or a separate section in Safe and Sound.

It is very hard for individuals to notify folks in their area – i.e. word of mouth, and RV should be doing everything in their power to change the status quo of only notifying only a few residents of developments greatly impacting their life.

Thank you for your consideration,

Jackie Glen

[REDACTED]

[REDACTED]

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

From: Albert Fialkow <[REDACTED]>

Sent: Wednesday, November 29, 2023 11:52 AM

To: Legislative and Intergovernmental Services <LegislativeServices@rockyview.ca>; Justin Rebello
<JRebello@rockyview.ca>

Subject: Government Waste

Dear Councillors of Rockyview County,

I am glad that people are developing in the county. I appreciate that people need to be apprised of developments in their 'backyard'. However, it is a colossal waste of time, effort, energy, postage, paper and MONEY to send landowners snail mail for every application made to the county. There should be, needs to be an option to have notifications sent by email. I imagine that this would save the county 100's of thousands of dollars each year. Really, what does it cost to send out all the notices that very, very few people care about? Please, please, please provide a paperless option. It seems self evident to me that this is necessary. It may help if you educate the public by informing them of how much money it costs on an annual basis to send out these notices. This is a terrible use of our tax dollars.

Thank you for your time and consideration.

At your service, sincerely,

Albert Fialkow

[REDACTED]

Century 21 Bravo

3009 23 St NE

Calgary, Ab.

T2E 7A4

Original Message-----

From: J Tooth <[REDACTED]>

Sent: Friday, April 5, 2024 1:22 PM

To: Justin Rebello <JRebello@rockyview.ca>

Subject: Policy C-327 feedback for April 30th meeting

Dear J. Rebello,

I believe the 1 mile notification zone for residents adjacent to a proposed project is inadequate for projects which will greatly increased traffic. The notification area needs to be extended to all potentially affected parties. For example, the major projects planned between Highway 1 and TWP 250, along RR33, will impact every resident who accesses Highway 1 from RR33, and also RR31 (Old Banff Coach Rd) as the increased traffic on RR 33 will induce more motorists to use RR31. I also believe that the cumulative effect of projects should be taken into consideration and residents notified of such. To be more specific: changes to land use at the airport will add to the increased traffic from Costco and Petro-Can and need to be addressed as a whole and residents notified beyond the 1 mile cutoff.

With the above criteria, basically everybody in North Springbank should be on the notification list for the above projects. As e-mail notification should be adequate, I don't think it is an onerous requirement.

Regards,

J. Tooth
250032 Range Rd 32



COUNCIL REPORT

Bragg Creek ASP Hamlet Review – Visioning Committee Appointments

Electoral Division: 1

Project: 1013-285

Date:	May 14, 2024		
Presenter:	Andrew Chell, Senior Planner		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

Phase 1 of the Bragg Creek ASP Hamlet Review Project includes the establishment of a Visioning Committee, which is intended to represent the perspectives of businesses, environmental groups, community services, and residents of Bragg Creek. The Committee will work to establish consensus on a vision and high-level policy direction for the ASP review project and will deliver a report with these recommendations to Council.

The Committee will be chaired by an independent third party and will be made up of eight members in general alignment with the following interests:

- 2 members with a business and/or development industry interest;
- 2 members with an environmental interest;
- 2 members with a recreation and/or community services interest; and,
- 2 members who live in Bragg Creek to represent the general interests of residents.

The positions for the Chair and Committee members have been advertised and interested candidates are presented to Council for appointment consideration. Council is requested to review the applications and appoint one (1) Chair of the Committee and eight (8) volunteer committee members in the categories listed above, in accordance with the Terms of Reference (TOR).

ADMINISTRATION'S RECOMMENDATION

THAT Council appoint Neal LaMontagne to the position of Chair of the Greater Bragg Creek ASP Hamlet Review Visioning Committee;

THAT Council appoint _____, _____, _____, _____, _____, _____, _____, and _____ to be Members of the Bragg Creek ASP Hamlet Review Visioning Committee.

BACKGROUND

Council approved the TOR and budget for the Bragg Creek Area Structure Plan Hamlet Review project on March 12th, 2024. The Visioning Committee is part of Phase 1 of the project and is scheduled to run from May to September 2024. The Committee's purpose is to collaborate to produce a vision for land use in the Hamlet. The Committee will present this vision to Council with a recommendation report in the fall of 2024. As per the TOR, the Chairperson and members of the Visioning Committee shall be appointed by Council.

Administration advertised for the Chair position through a Request for Proposal process from March 25th, 2024, to April 22nd, 2024, and received two (2) applications. Administration has evaluated the received proposals as per typical procurement practice to provide a candidate recommendation.

Bragg Creek ASP Hamlet Review – Visioning Committee Appointments

Administration posted the call for Visioning Committee Members from March 24th, 2024, to April 22nd, 2024, and received 20 applications. As these are volunteer positions, they were not sought through the RFP process, and Administration has not evaluated the applications nor provided a membership recommendation to Council.

Both chair and committee member applications contain personal information and were therefore provided to Council under separate cover. To safeguard personal information, evaluate eligibility, and assess candidate suitability, Council may evaluate the applications in closed session in accordance with the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 17 – Disclosure harmful to personal privacy; and,
- Section 19 – Confidential evaluations.

ANALYSIS

Chair of the Committee

The RFP for the position of Chair was open from March 22nd to April 22nd, 2024. Administration received two proposal packages from prospective candidates.

Proposals were evaluated by an internal team representing different County departments. Proposals were scored according to three criteria: the proponent's qualifications and experience in similar roles, the proponent's service delivery plan, and the quoted price for service. A final score was calculated based on the weighting of each criteria as outlined in the RFP, and the top scoring candidate is presented to Council as the recommended choice. A summary of the evaluation and ranking have been included in the Attachment B.

Committee Members

The submission period for volunteer member applications ran from March 24th to April 22nd, 2024. All application packages that were submitted are included in Attachment C. As Administration will have an administrative role in the Visioning Committee's proceedings as per the TOR, Administration has not conducted an evaluation of these applications to maintain impartiality towards members during Committee proceedings.

COMMUNICATIONS / ENGAGEMENT

Chair of the Committee RFP

The Request for Proposals for the Chair position was posted on Alberta Purchasing Connection as per the County's procurement process and legislative requirement.

Call for Committee Members

Administration posted the call for volunteer Committee members on the County website on March 24th, 2024. The call for members was advertised as follows:

- An e-blast was sent to the project mailing list on March 24th, 2024;
- A notice was published in the April 11th, 2024 edition of the County Connection; and,
- Social media posts were published on April 14th, 2024.

IMPLICATIONS

Financial

A budget of \$75,000 was approved along with the project TOR to compensate the Chair's costs and other expenses incidental to the proceedings of the Committee. The quotation provided by the recommended Chairperson falls within the budget allocated for this item. The balance of the remaining budget should be sufficient to cover all other incidental costs related to the Visioning Committee as outlined in the TOR.

Bragg Creek ASP Hamlet Review – Visioning Committee Appointments

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD3: Citizens are satisfied with Public Engagement opportunities and availability of information	SD3.2: Percent of citizens satisfied with the public engagement opportunities provided by the County	Public input is critical to the success of planning projects. The TOR sets out a public engagement strategy for the project, and the Visioning Committee is an important part of the early stages of the project.
Thoughtful Growth	TG2: Defined land use policies and objectives are being met and communicated	TG2.1: Percent of land use approvals that are supported/aligned with the Regional Growth Plan & MDP	The Visioning Committee will help to outline the initial land use strategy and high-level policy directions for the final ASP document, which will need to align with the Regional Growth Plan & MDP.

ALTERNATE DIRECTION

Administration does not have an alternate direction for Council's consideration.

ATTACHMENTS

Attachment A: Bragg Creek ASP Review Project Terms of Reference



Terms of Reference

TOR #1013-285

Executive Summary

Direction

- On September 19, 2023, Council directed that a Terms of Reference be prepared for a review of the Greater Bragg Creek Area Structure Plan

Schedule and Deliverables

Phase 1 – Initiation and Planning

Q1-Q3 2024

- Appointment and meeting of Visioning Committee
- Preliminary Technical studies
- Updated TOR and budget adjustment

Phase 2 – Project Refinement

Q3-Q4 2024

- Updated TOR
- Background Summary Report
- Further Technical Studies

Phase 3 – Public Engagement

Q1-Q3 2025

- Conduct Public Engagement
- Engagement Summary
- Complete Technical Studies

Phase 4 – ASP Preparation and Public Review

Q2-Q3 2025

- Draft ASP
- Release for public review

Phase 5 – Refinement and Approval

Q3-Q4 2025

- Final ASP draft
- Council Public Hearing
- CMRB referral
- Council adoption.

Project Focus

The review of the ASP will focus primarily on the Hamlet Growth Area. The main objectives of the review are:

- To determine the vision for the community with respect to land use.
- To determine the servicing needs for the expected growth and development within the study area.
- To identify specific key aspects of Bragg Creek which should be guided by land use policy, such as environmental protection and enhancement, tourism and economic development, and recreation.

Project Budget

A project budget of \$618,500 is required to complete the project. This includes all technical studies related to the project. The County has applied for a grant through the Provincial Northern and Regional Economic Development Grant, which could lower the County's contribution to the project budget by \$200,000.

Principal Risks

- The wide variety of interest groups are likely to conflict in their visions for the community. Early and deep engagement should allow for appropriate consideration of all interests
- External influences may have land use impacts beyond the County's control. Continual engagement with those interests should ensure policies align.
- Servicing challenges will be addressed by extensive technical study during the project, and exploration of opportunities to share servicing costs.



Direction

- 1 Alberta's *Municipal Government Act (MGA)* Section 633 provides that a council may adopt an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land;
- 2 The Calgary Metropolitan Region Board's (CMRB) *Growth Plan (Growth Plan)*, Section 3.1.3, states that development in the region should be directed to toward the Growth Plan's Preferred Growth Areas; as a Hamlet Growth Area, the Hamlet of Bragg Creek is within a Preferred Growth Area.
- 3 The Greater Bragg Creek Area Structure Plan (GBCASP) was adopted on February 7, 2007 (with subsequent policy amendments in September 2007 and November 2016) and has served as the guiding ASP for the area.
- 4 On September 19, 2023, Council directed that the development vision for Bragg Creek be reviewed, and a new ASP be created.
- 5 The Bragg Creek ASP project will result in a new framework of land use policies for the Hamlet Growth Area (Hamlet Area plus Hamlet Expansion Lands) that serves as a roadmap for the pattern of development and use of land that is orderly, economical, and sustainable in Bragg Creek.
- 6 This Terms of Reference will guide the creation of ASP amendments for Bragg Creek. Under the *MGA s. 633(2)(a)*, an ASP must describe:
 - (1) The sequence of development proposed for the area;
 - (2) The land uses proposed for the area, either generally or with respect to specific parts of the area;
 - (3) The density of population proposed for the area either generally or with respect to specific parts of the area, and
 - (4) The general location of major transportation routes and public utilities
 - (5) Any other matters that Council considers necessary.
- 7 In undertaking the Bragg Creek ASP review project, considerations will include (but may not be limited to):
 - (1) The statutory planning framework – to ensure the ASP aligns with higher-order plans;
 - (2) Community input – to ensure the planning framework aligns with residents' vision;
 - (3) Intergovernmental input – to ensure external agencies' interests are reflected where applicable and appropriate;
 - (4) Growth projections and land supply;
 - (5) Servicing – to ensure that development is serviced sufficiently and efficiently;



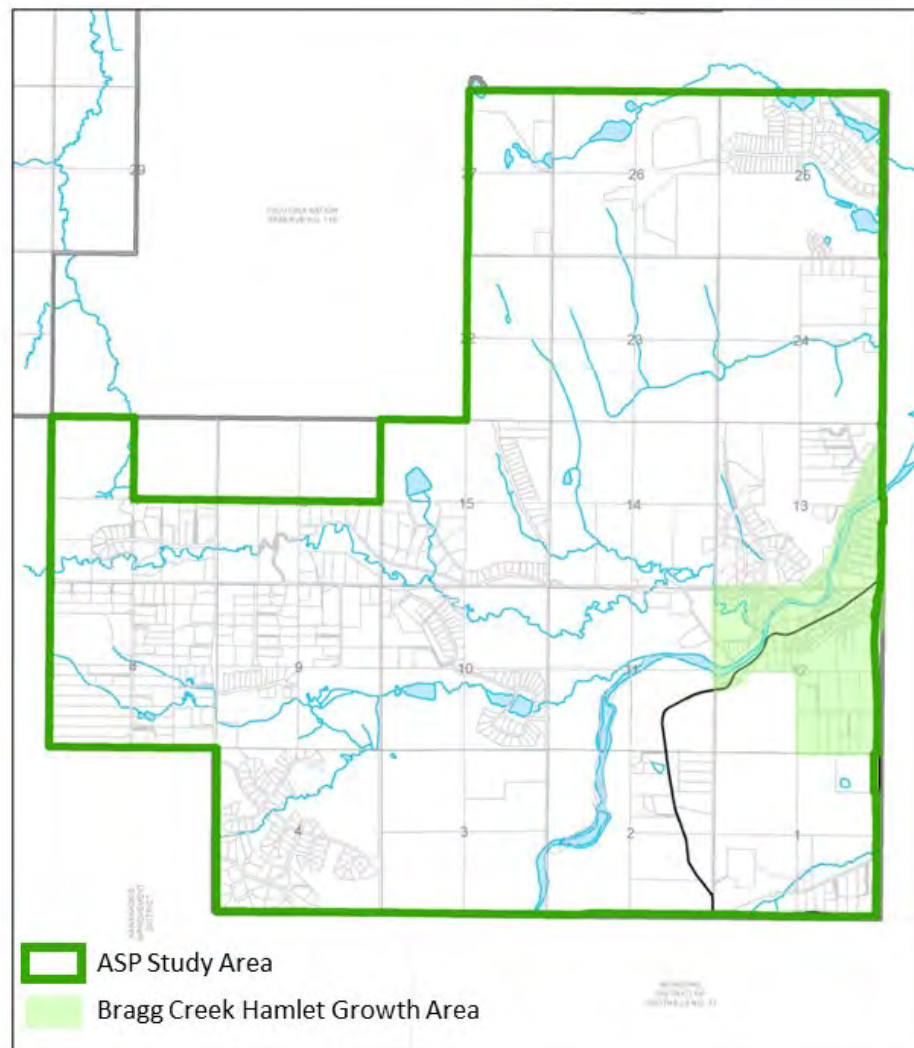
Bragg Creek Area Structure Plan Terms of Reference

- (6) Natural Environmental features – to ensure the inherent and intrinsic value of natural features are preserved;
- (7) Economic Development and Tourism – to ensure that increasing tourism and visitor traffic is provided for and managed effectively, and to ensure that amenities serving the local community are provided for.

Bragg Creek ASP Area

- 8 The boundary of the existing Greater Bragg Creek Area Structure Plan is shown in Figure 1. The scope of the amendments within this projects will be primarily within the Hamlet Growth Area. Some amendments may be made to policies affecting land outside the Hamlet Growth Area as necessary.

Figure 1: Bragg Creek Area Structure Plan – Study Area





Background

- 9 The Hamlet of Bragg Creek is located approximately 30 km southwest of the city of Calgary. The CMRB Growth Plan and the County's Municipal Development Plan (the County Plan) supports the development of the Hamlet as a small rural community with basic services in accordance with the local plan.
- 10 In the summer of 2013, major flooding in southern Alberta affected the majority of the hamlet. As part of the flood recovery, a municipal water distribution system and wastewater collection and treatment systems was constructed within the hamlet to provide safe and reliable servicing to the community.
- 11 As part of the recovery after the flood, the Bragg Creek Revitalization Plan was prepared in 2015 as a high-level guiding document for the ongoing redevelopment and further growth of Bragg Creek. The Revitalization Plan included a list of action items, including ASP amendments. To date, many of these action items have not been undertaken. This ASP project would consider the Revitalization Plan as background information and would apply any content that is still relevant to the new ASP.
- 12 Lands south of the existing Hamlet are designated as the Hamlet Expansion Area in the current GBCASP. A project was begun in 2019 to amend the ASP to include planning details for this area through a Hamlet Expansion Strategy. Background studies were undertaken in support of the ASP covering transportation, servicing, and economic demand, which highlighted significant servicing challenges such as the high cost of extensive water/wastewater infrastructure, hydrogeological complexities due to proximity to the Elbow River, and intermunicipal collaboration required for the transportation system beyond the County boundary.
- 13 As the Hamlet Expansion Strategy Project progressed, it became clear that the servicing challenges, topographic context, and changes to potential tourism and other business development trends would impact the entire Hamlet of Bragg Creek. It was determined that the Hamlet Area as a whole should be reviewed in order to ensure servicing is provided in the most efficient manner, and that land use policies effectively consider the greater context of Bragg Creek.
- 14 Alberta Transportation is leading the design and construction of the future improvement of the intersection of Highway 22 at White Avenue and Burnside Drive; the County will consider this work as part of the ASP project.
- 15 The County has applied for a grant from through the Province of Alberta's Northern and Regional Economic Development Program. This Grant is intended to promote regional and economic development and diversification. The County's Grant application focused primarily on Bragg Creek's potential for tourism development as it is a gateway to Kanaskis. Tourism traffic has been increasing recently, particularly with provincial investments in the area, such as the West Bragg Creek Recreation Area. This Grant would allow for additional studies to be undertaken which would provide greater context to the land use planning policies for the Hamlet.
- 16 The NRED Grant is a 50/50 matching grant, which could fund a maximum \$200,000 toward the project. The County would be required to provide an equal contribution to the project.



CMRB Growth Plan

- 17** The Calgary Metropolitan Region Growth Plan (Growth Plan) identifies Bragg Creek as a Hamlet Growth Area. The boundaries of this area are outlined in Schedule A.
- 18** The Growth Plan prescribes Preferred Placetypes which must be developed. In the Hamlet Growth Areas, development must fit the criteria of the following Placetypes, in the proportion prescribed in 3.1.4.(c) of the Growth Plan (see Table 1 below). The overall minimum density for the Hamlet Growth Area is 5 units per acre.

Table 1 – Regional Growth Plan Density Requirements

Growth Plan Placetype		Density	Minimum Proportion	Growth Plan Policy
Preferred Placetypes	Masterplan Communities	6 Dwelling Units/Acre	60%	3.1.2.2(c); 3.1.4.1
	Mixed-Use	12 Dwelling Units/Acre		3.1.2.3(c)
Residential Community		3.5 Dwelling Units/Acre	40%	3.1.4.4(c)

- 19** An Environmental Screening Report shall be undertaken as per 3.3.2.1, and the ASP shall align with the vision of section 3.3. of the Growth Plan.
- 20** The ASP shall include transportation policies that align with the Growth Plan's objectives for transportation corridors (as per section 3.5.1.1), transit (as per section 3.5.1.2), and active transportation (as per section 3.1.5.3)

Municipal Development Plan

- 21** The County is currently updating its Municipal Development Plan (MDP), with an estimated completion date of December 2024. It is expected that the support for Hamlet development that exists within the current County Plan will continue in the new MDP given support as a Preferred Growth Area under the Growth Plan. Specific policies with the MDP are yet to be determined; the Bragg Creek ASP amendments will be prepared to be consistent with the MDP in effect at the time of Council's consideration.

Bragg Creek Revitalization Plan

- 22** The Bragg Creek Revitalization Plan was prepared in 2015 in response to the 2013 flood. The intent of the Revitalization Plan was to guide the reconstruction of development that was damaged in the flood, while also providing a vision for future development of Bragg Creek as a whole. The Revitalization Plan was strongly action-oriented; however, most of the actions it prescribed were not executed.
- 23** There are aspects of the Bragg Creek Revitalization Plan that are still applicable to Bragg Creek today. The Revitalization Plan will be used as a background document to this project, and all relevant aspects of the Revitalization Plan will be used to support the policy framework, in



conjunction with the new information that will be studied as part of this new wider scope. This project will supercede the Bragg Creek Revitalization plan.

Bragg Creek Hamlet Expansion Strategy

- 24** The Hamlet Expansion Strategy project was begun, but not completed. The Terms of Reference for that project was rescinded, and the planning outcomes that were the objective of that project will be achieved under this new TOR.
- 25** This project will rely on the background work that was completed for the Hamlet Expansion Strategy, to the extent the information is applicable. The Transportation Network Analysis and Servicing Feasibility Study that was prepared for the Hamlet Expansion Strategy will be used for this new project. Those studies will be updated as necessary, and they will be supplemented by new studies undertaken for the additional area (existing Hamlet) that is included in the scope of this project.

Northern & Regional Economic Development Program Grant Funding

- 26** The County has an opportunity to apply for grant funding through the Northern & Regional Economic Development Program through the Provincial Ministry of Jobs, Economy and Trade. This grant would allow the County to undertake additional studies that would support planning outcomes of the ASP. If the County does not receive the grant money, these studies will not be undertaken, and would be omitted from the work plan and budget.
- 27** The grant may be awarded in full or in part. The project budget will be updated pending the NRED Grant decision based on the amount of grant money awarded, if any.

Project Vision

- 28** This project will update the ASP's framework for development of the Bragg Creek Hamlet that aligns with the community's vision, planning best-practices, environmental protection and enhancement, economic development and tourism opportunities and management, and fiscal sustainability.
- 29** A Visioning Committee with representation of a wide variety of community interests will be formed at the outset of the project and will determine the vision direction for the Hamlet in Phase 1. This vision will inform the project as it progresses through the rest of the phases.

Project Objectives

- 30** The ASP will aim to achieve the following objectives:

Land Use

- (1)** To create a land use strategy for the Bragg Creek Hamlet Growth area;

Servicing

- (2)** To identifyfeasible water and wastewater servicing options that will support development and land uses based on growth projections;



ROCKY VIEW COUNTY

Bragg Creek Area Structure Plan Terms of Reference

- (3) To identify current and planned transportation infrastructure under both Provincial and County jurisdiction to determine future transportation needs and opportunities to support anticipated development;
- (4) To identify possible pedestrian and other non-vehicular linkages to ensure the development of a cohesive community; and
- (5) To identify other required physical services.

Natural Environment

- (6) To identify key environmental and natural features within the area and suggest methods to uphold their form and function. This includes the development of policies to minimize the impact of development on the natural environment. Specific areas of consideration include:
 - (a) Wildlife wellbeing, including mitigated wildlife/human interactions, protecting wildlife corridors, and habitat functionality.
 - (b) Impacts of development on the Elbow River watershed.
 - (c) Protection of specific flora and fauna and their habitats that are protected by higher-order legislation.
- (7) To identify physical constraints to future development that may limit connectivity and sustainability of land uses, such as steep slopes within the study area;
- (8) To identify development constraints within the flood protected area of the community. The supporting studies proposed for the plan will help to provide information with respect to drainage and hydrogeology of the area which will guide the refinement of development opportunities that have been enabled by flood mitigation infrastructure that has already been built.

Recreation

- (9) To identify opportunities for recreation in alignment with the South County Active Transportation Plan and the Recreation Master Plan, including:
 - (a) Passive recreation opportunities such as trails;
 - (b) Development of recreation facilities;
 - (c) Opportunities for recreation programming;
 - (d) Connectivity to adjacent and nearby recreational destinations outside of the County's jurisdiction.
- (10) To identify lands where recreation amenities such as parks should be located, and ensure that processes exist for protecting and developing those lands as development of other uses proceeds.



Community Strength

- (11) To prioritize input from the Bragg Creek community in the creation of the ASP, this would be achieved through an visioning committee in the early phases of the project, with ongoing and robust public consultation throughout the project;
- (12) To explore opportunities for the community to be involved in ongoing land use planning and development activities, for example, through data collection, citizen science initiatives, etc.

Institutional Development

- (13) To further explore the potential for the institutional development as per the community's needs, with reference to the existing establishments (e.g.: Bragg Creek Community Centre and Banded Peak School);

Economic Development and Tourism

- (14) To identify desired and achievable amenities that will support the local community;
- (15) To understand the role of Bragg Creek as a tourist/visitor destination, and identify business growth that will cater to tourism and visitor demand.
- (16) To consider the value of environmental features to the tourism and economic appeal of Bragg Creek, and incorporate an asset management approach to those features.
- (17) To understand the impacts that expanding tourism opportunities may have on aspects of the community that are desirable to preserve, such as the integrity of the natural environment, and community cohesiveness and character.
- (18) To collaborate with external agencies who are working to promote tourism in the area (for example, Travel Alberta).

Phasing

- (19) To explore phasing to accommodate growth projections, and to implement an appropriate mechanism for phasing growth;
- (20) To describe the existing development within the study area and adjacent lands;
- (21) To discover where development opportunities and constraints may exist; and
- (22) To determine the fiscal impact of the proposed land uses.

Monitoring and Evaluation

- (23) The ASP will include a monitoring and evaluation program to measure its success as development under the ASP progresses.



Statutory Consistency

31 The Bragg Creek ASP will be drafted to align with the following statutory plans:

- (1) Municipal Government Act
- (2) Calgary Metropolitan Region Growth Plan
- (3) Municipal Development Plan

Schedule and Deliverables

32 The project is anticipated to occur in five phases, described in Table 1. The ultimate work plan and schedule will be confirmed after Phase 1, based on the recommendation of the Visioning Committee and the result of the NRED Grant.

33 Some technical studies (particularly those regarding servicing) will be multi-phase, with preliminary study being undertaken in Phase 1 of the project to inform the land use concept for the Hamlet. Once a general land use concept has been prepared, the studies will be further detailed in Phases 2 and 3 as necessary to determine the needs required for the proposed densities, land uses and development forms.

Table 1 – Project Schedule

Phase	Activity	Deliverable
Phase 1.	Visioning Committee and Initiation of Technical Studies April – September 2024	
1.1.	Establish and Convene Visioning Committee	Appointment of Committee Members by Council, Committee Work Plan
1.2.	Visioning Committee to meet as per mandate	Visioning Committee Updates and Final Recommendation Report
1.3.	Scope and initiate background technical studies as applicable in accordance with timelines and budget set out within Appendix A.	Technical Studies/Reports (Submitted by Consultants)
1.4.	Refine project scope and budget upon NRED decision on grant application.	Revised Terms of Reference and Work Plan – to be approved by Council.
Phase 2.	Confirmation of Project Direction and of Background Research October 2024 – January 2025	
2.1.	Refine project workplan, engagement strategy, and budget based on Visioning Committee Recommendation Report (1.2).	Revised Terms of Reference and Work Plan – to be approved by Council.
2.2.	Summary of Background and Support information	Background Summary Report



Bragg Creek Area Structure Plan Terms of Reference

Phase 3.	Public Engagement February – May 2025	
3.1.	Public Engagement	Engagement Summary
3.2.	Draft Land Use Strategy	Land Use Strategy
3.3.	Completion of technical studies as applicable.	Technical Studies/Reports (Submitted by Consultants)
Phase 4.	Creation of Draft ASP June – August 2025	
4.1.	Draft ASP document	Draft ASP
4.2.	Public Review of Draft	Engagement Summary
Phase 5.	Refinement and Approval September – October 2025	
5.1.	Refinement of Draft Plan into final ASP document	Final ASP document
5.2.	Final Draft for Council first Reading and Public Hearing	Public Hearing Report
5.3.	Calgary Metropolitan Region Board review	CMRB REF Application
5.4.	Council third reading and adoption	Council Report

Budget

- 34** Where possible, data and information that has been collected through the previous Revitalization Plan and Hamlet Expansion Strategy projects will be considered and incorporated into this ASP amendment project, so that work is not duplicated.
- 35** The estimated budget for the project is outlined in Appendix A. This TOR and the budget will be refined and brought back to Council for consideration upon receiving the outcome of the NRED grant application and upon receiving the Visioning Committee's Recommendation Report. If less than the full NRED Grant amount is awarded, Council will determine which studies, if any, will be undertaken at full cost to the County. The budget will be finalized in Phase 2 of the project as per the above workplan.

Communication and Engagement

- 36** A detailed communication and engagement strategy will identify all relevant interest groups within the County, intermunicipal partners, and external stakeholders affected by the planning process outcomes. The strategy will spell out how the process will proceed through several phases, and how various tools/techniques will be used in each phase to meaningfully engage a range of participants.

Communication and Engagement Principles

- 37** The project will be underpinned by a robust and meaningful engagement process with the communities, identified stakeholder groups, and with intergovernmental organizations that:



- (1) Raises the awareness of the planning process and encourages participation;
- (2) Identifies how residents interpret the boundaries of the various communities;
- (3) Identifies if multiple ASPs should be used to provide policy direction to the communities;
- (4) Identifies the full set of issues and opportunities the amendments should address;
- (5) Shapes the content of the Plan through a blend of research, input, and discussion-focused activities;
- (6) Responds constructively to the interests of various audiences; and
- (7) Ensures broad support for the resulting policies.

Intergovernmental and First Nations Engagement

- 38** The ASP area is bordered by external agencies on all sides: Lands to the south are within Foothills County; Lands to the north and East are within the Tsuut-ina First Nation; Lands to the west are within Kananaski Improvement District. Communication with the interested parties will be undertaken as part of the ASP process.

Visioning Committee

Visioning Committee Purpose

- 39** The purpose of the Committee is to provide recommendations on the direction of the Bragg Creek Area Structure Plan Project to Council. Council has not delegated any decision-making ability upon the Committee; however, the Committee shall attempt to:
- (1) Agree upon principles and approaches to guide the ASP amendment project which reconcile the interests of residents, landowners, the County, and any other holders of interests in Bragg Creek. In the event that the Committee cannot achieve agreement, the Committee shall consider areas of particular importance that need to be addressed;
 - (2) Identify the important aspects of land use and planning that should be considered in the ASP, and provide suggestions for how those aspects should be addressed.
 - (3) Propose desired public and stakeholder engagement methods for the ASP amendment project (e.g. frequency, type, location, and timing of engagement).
- 40** The Committee's purpose is not to undertake any detailed technical review of previous planning efforts, or to provide technical advice or studies to Council. In this respect, the chair shall ensure that the Committee is within scope and meeting its purpose.
- 41** The Committee's purpose is temporary and shall be concluded by the end of September, 2024.

Functions

- 42** The Committee performs the following functions:



Bragg Creek Area Structure Plan Terms of Reference

- (1) In accordance with the Committee purpose, to review this Terms of Reference, the existing Greater Bragg Creek Area Structure plan, and any other related documents and materials;
- (2) To debate in a collaborative manner, with the goal of reaching consensus on items presented on Committee meeting agendas;
- (3) To provide recommendations on agenda items for collation and reporting by the Chair; and
- (4) To establish interest-based working groups outside of the Committee forum and to distill the interests of those working group members for input into the Committee recommendations.

Membership

43 The Visioning Committee consists of the following members:

- (1) One independent third party facilitator, appointed by Council, who serves as Chair;
- (2) Eight members with the following backgrounds
 - (a) Two members representing local business interests
 - (b) Two members representing local environmental interests
 - (c) Two members that hold an interest in local recreation or community services
 - (d) Two members with general interest in the community, whose permanent residence is in the Hamlet of Bragg Creek.

Administrative Support

44 The Committee is supported by the following members of Rocky View County Administration in a non-voting advisory capacity:

- (1) a representative from the County's Economic Development department;
- (2) a representative from the County's Planning department; and
- (3) a representative from the County's Legislative Services department, as necessary.

45 County Administration shall designate a representative from the Economic Development or Planning department to act as a liason between the Committee and Administration.

Chair

46 The chair:

- (1) Drafts and manages agendas and meeting schedules in consultation with Administration and other Committee members;
- (2) Presides over meetings and facilitates discussion of agenda items;
- (3) Records meeting outcomes and Committee recommendations;
- (4) Reports on progress of the Committee to Council at monthly intervals;



- (5) Provides a final report approved by the Committee to Administration outlining the recommendations of the Committee and areas of agreement or disagreement; and
 - (6) Partners with Administration in presenting the recommendations of the Committee to Council.
- 47 The Committee has no vice-chair. If the chair is unable to attend the meeting, the meeting is cancelled.
- 48 The chair shall be appointed by Council with assistance and recommendations from Administration following a nomination process undertaken in accordance with all applicable rules and regulations. Criteria for selection of a chair includes:
- (1) Facilitation experience and qualifications;
 - (2) Previous chairing experience in a committee/board environment;
 - (3) Cost and availability;
 - (4) Familiarity with the subject area, Rocky View County and municipal government processes; and
 - (5) The absence of any conflict of interest.

Committee Proceedings

- 49 The Committee meets at least once a month and on an as-needed basis.
- 50 The chair will establish the meeting dates and times, in conjunction with Administration and Committee members.
- 51 Meetings shall be held at County Hall or at an appropriate location within Bragg Creek.
- 52 Meetings are informal and discussion is managed through the chair.
- 53 Meetings are not subject to the Procedure Bylaw; however, the chair may consult the Procedure Bylaw for guidance at the sole discretion of the chair.
- 54 Meetings shall be open to the public, and be recorded for distribution on the County website.
- 55 Agendas shall be made available to the public at least three business days before the meeting.
- 56 The Committee may hear presentations from Administration and the Committee's working groups at the discretion of the chair but does not hear presentations from other parties.
- 57 Quorum for the Committee consists of:
- (1) The chair;
 - (2) At least one member representing a local business interest;
 - (3) At least one member representing a local environmental interest;
 - (4) At least one member holding an interest in local recreation or community services; and



Bragg Creek Area Structure Plan Terms of Reference

- (5) At least one member who is a resident representative.

Reporting

- 58** The Chair, in consultation with the Committee, will report to Council and other stakeholders in the following manner:
- (1) At its first meeting, the Committee shall outline its general objectives and deliverables, and create a workplan for achieving those.
 - (2) The minutes of each meeting of the Committee shall be made publically available after the meeting.
 - (3) Updates on significant milestones or progress made in the Committee discussions should be provided to Council by memorandum; and
 - (4) A final report outlining the recommendations of the Committee shall be provided to Council. Administration shall then prepare a report outlining the Committee outcomes alongside recommended revisions to this Terms of Reference.
- 59** Records of meeting agendas, schedules, and outcomes shall be available to the public on the County website.

Budget and Remuneration

- 60** A budget of \$75,000 is required to compensate the chair in accordance with any agreed contract, and also to pay for any costs to support the work of the Committee.
- 61** The chair is compensated in accordance with Council's direction or written contract, whichever applies.
- 62** Members other than the chair do not receive compensation for participation in the committee.
- 63** Members are reimbursed for incidental expenses as outlined in Council Policy C-221 Board and Committee member Compensation and Reimbursement. This includes the chair if incidental expenses are not covered under a written contract.

Principal Project Risks

Risk	Mitigation Strategy(ies)
With the wide variety of interest groups in Bragg Creek, it is likely that there will be points of conflict between their visions for the community.	<ul style="list-style-type: none"> Initiating the project with a primary focus on engagement via the Visioning Committee should identify points of conflict early. This will provide interest groups with agency at the outset, and empower them to find resolutions. Throughout engagement, ensuring that conflicts are discussed in a productive and open manner.



Bragg Creek Area Structure Plan Terms of Reference

External influences (for e.g., promotion of the area for Tourism by Travel Alberta) are out of the County's control, and outcomes may be difficult to predict and incorporate into land use plans.	<ul style="list-style-type: none"> • Close collaboration with identified external interests to ensure policies align/manage impacts appropriately. • Clear delineation of a Community Vision will help to mitigate impacts of external forces.
Servicing is known to be a significant challenge to the area. It is expected that water and wastewater infrastructure will be costly. There are also additional complexities, such as hydrogeology due to proximity to the Elbow River, which pose challenges to development.	<ul style="list-style-type: none"> • The extensive technical studies proposed for this project should provide accurate information with which to develop a servicing strategy for Bragg Creek. • Opportunities for partnerships for servicing will be explored.



Approval Date	• March 12, 2024
Replaces	• n/a
Lead Role	• County Manager
Committee Classification	• n/a
Last Review Date	• n/a
Next Review Date	• n/a

A handwritten signature in black ink, appearing to be "D. G. G.", written over a horizontal line.

Reeve

March 12, 2024

Approval Date


ROCKY VIEW COUNTY

Bragg Creek Area Structure Plan Terms of Reference

Appendix A – NRED Grant Implications for Project Budget

Supporting Studies and Anticipated Funding Sources.

The following chart lists the studies that were included in the NRED Grant application.

Item	Estimated Cost
Visioning Committee	\$75,000
Public Engagement and Advertising	\$20,000
Technical Studies	
Would be initiated with Phase 1 of Project	
Environmental Screening Report	\$46,000
Servicing Feasibility Study and Servicing Strategy	\$85,000
Update Master Drainage Study	\$80,000
Transportation Network Analysis	\$90,000
Commercial Market Study	\$10,500
Residential Market Study	\$25,000
Subtotal	\$336,500
The following list of projects would enhance the ASP project and are expected to be undertaken if the County is awarded the NRED Grant. All or some of these could be omitted from the work plan if the County does not receive grant funding. These studies would not be initiated until the award of the NRED Grant has been announced, and the refined TOR has been approved by Council.	
Natural Asset Inventory	\$30,000
Development Suitability Analysis	\$100,000
Social and Community Needs Assessment	\$15,000
Economic Impact Analysis	\$8,000
Specialized Sectorial Research	\$10,000
Fiscal Impact Study	\$24,000
Subtotal	\$187,000
TOTAL	\$618,500



Appointments to the Subdivision and Development Appeal Board and Enforcement Appeal Committee

Electoral Division: All

File: N/A

Date:	May 14, 2024		
Presenter:	Kristen Tuff, Legislative Officer		
Department:	Legislative Services		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

Two vacancies for the County's Subdivision and Development Appeal Board and Enforcement Appeal Committee have been advertised and interested candidates are presented to Council for appointment consideration. One vacancy is due to a member's resignation and one vacancy is due to Council's recent decision to replace a Councillor member with a member at large.

ADMINISTRATION'S RECOMMENDATION

THAT Council appoint the following individuals to the Subdivision and Development Appeal Board and Enforcement Appeal Committee for a 3.5 year term to end at Council's 2027 Organizational Meeting:

- _____
- _____

BACKGROUND

On April 9, 2024, Council amended the *Appeal and Review Panel Bylaw C-7717-2017* (the *Appeal Bylaw*) to change the nine-member composition of the Subdivision and Development Appeal Board and Enforcement Appeal Committee (the "Board") to include only members at large. This amendment removed the Councillor position resulting in a vacancy, bringing the total Board vacancies to two.

Administration advertised the Board's two vacancies from April 16, 2024 to May 3, 2024 and received applications from 11 interested candidates. These applications contain personal information and were therefore provided to Council under separate cover.

To safeguard personal information, evaluate eligibility, and assess candidate suitability, Council may evaluate the applications in closed session in accordance with the following sections of the *Freedom of Information and Protection of Privacy Act*:

- section 17 - disclosure harmful to personal privacy; and
- section 19 - confidential evaluations.

ANALYSIS

One matter Council needs to determine is the term length of the new members. The *Appeal Bylaw* sets the term length for a member at three years but Council may vary the term length if it deems necessary. The term expirations for the Board's current seven members are as follows:

Appointments to the Subdivision and Development Appeal Board and Enforcement Appeal Committee

Number of members	Date of term expiration	1 st or 2 nd term
3	2024 Organizational Meeting	1 st
3	2025 Organizational Meeting	1 st
1	2026 Organizational Meeting	1 st

As illustrated above, Council's board and committee term appointments traditionally begin and end at the annual Organizational Meeting in October. Administration is recommending that Council continue with this tradition to encourage efficiencies with advertising and the annual appointment process. If the new members' terms are to end at an annual Organizational Meeting, their term will be either 2.5 or 3.5 years in length, depending on the expiration year Council selects.

Staggering members' terms to spread out term expirations can help with the continuity of the Board. Administration is concerned that, regardless of the benefit of staggered terms, it requires a member between twelve and eighteen months to fully transition into the role, and a 2.5 year term may not sufficiently equip the Board with experienced members. Therefore, Administration recommends a 3.5 year term ending in 2027 for the new members to maximize the time and investment in training to build an experienced Board membership.

COMMUNICATIONS / ENGAGEMENT

Administration will inform both successful and unsuccessful candidates following Council's decision.

IMPLICATIONS

Financial

Board members are remunerated according to County *Policy C-221 Board and Committee Member Compensation and Reimbursement*. The appointments will result in a minimal cost increase from having to train the members, which can be accommodated through the existing budget.

STRATEGIC ALIGNMENT

This report supports Council's strategic direction to provide effective service delivery through an impartial and procedurally fair Board.

ALTERNATE DIRECTION

If Council has concerns with potentially five members' terms expiring in 2027, Council may choose to appoint one of the successful candidates to a different term length.

THAT Council appoints _____ to the Subdivision and Development Appeal Board and Enforcement Appeal Committee for a term to end at Council's 2026 Organizational Meeting;

AND THAT Council appoints _____ to the Subdivision and Development Appeal Board and Enforcement Appeal Committee for a term to end at Council's 2027 Organizational Meeting.

ATTACHMENTS

None



Local Plan & Redesignation Item: Industrial

Electoral Division: 6

File: PL20200150/1 / 05306001/5

Date:	May 14, 2024		
Presenter:	Xin Deng, Senior Planner		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to further assess the revised Bridge Industrial Park Conceptual Scheme and Redesignation applications which were previously presented to Council.

- PL20200150 – To adopt the “Bridge Industrial Park Conceptual Scheme”, which provides a policy framework to guide future industrial development on the subject lands.
- PL20200151 – To redesignate a portion of the subject lands from Agricultural, General District (A-GEN) and Agricultural, Small Parcel District (A-SML p8.1) to Industrial, Light District (I-LHT), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), and Special, Parks and Recreation District (S-PRK) to facilitate the development of a full-service industrial park.

These two applications were presented at the February 13, 2024, Council meeting. Following the Public Hearing, Council passed the following motion:

MOVED by Councillor Samra that Council refer applications PL20200150 and PL20200151 back to Administration to further consider the land use transition and the final outcomes of the Future Policy Area for the Conrich Area Structure Plan to ensure consistency with local development and other planning documents.

To address Council’s motion, the Applicant has amended their applications as follows:

- Removal of five proposed industrial lots on the south-east portion of the subject lands from the submitted redesignation application.
- Provision of additional policies and updated figures in the proposed Conceptual Scheme requiring that the noted five lots shall not receive redesignation or subdivision approval until the Conrich Future Policy Area (Hamlet) amendments have been approved by Council.
- Provision of a requirement in the Conceptual Scheme to register architectural controls on the development at subdivision stage to ensure that building design, landscaping, parking and other items are sensitively addressed to reduce impacts on residential uses proposed within the hamlet area.

In addition to the draft policies proposed by Administration in the Conrich Future Policy Area project to manage interface and transition between residential uses in the hamlet and surrounding industrial areas in the wider Conrich ASP, the Applicant’s proposed measures would ensure that the Bridge Conceptual Scheme is phased and planned sensitively around growth within the hamlet. Administration considers that the proposed amendments are in alignment with all relevant statutory plans and the intent of Council’s motion.

Local Plan & Redesignation Item: Industrial

ADMINISTRATION'S RECOMMENDATION

PL20200150:

THAT Bylaw C-8476-2024 be given first reading.
THAT Bylaw C-8476-2024 be given second reading.
THAT Bylaw C-8476-2024 be considered for third reading.
THAT Bylaw C-8476-2024 be given third and final reading.

PL20200151:

THAT Bylaw C-8477-2024 be given first reading.
THAT Bylaw C-8477-2024 be given second reading.
THAT Bylaw C-8477-2024 be considered for third reading.
THAT Bylaw C-8477-2024 be given third and final reading.

BACKGROUND

Location (Attachment A)

Located within the Conrich ASP, approximately 1.6 kilometres (1.0 mile) east of the city of Calgary, and northwest of the junction of Township Road 250 and Range Road 285.



Site History (Attachment B)

The Conrich ASP was adopted in 2015 to support a range of development from hamlet residential to highway business and industrial development.

On February 13, 2024, Council made the following motion after the Public Hearing for the subject applications:

MOVED by Councillor Samra that Council refer applications PL20200150 and PL20200151 back to Administration to further consider the land use transition and the final outcomes of the Future Policy Area for the Conrich Area Structure Plan to ensure consistency with local development and other planning documents.

Local Plan & Redesignation Item: Industrial

Intermunicipal and Agency Circulation (Attachment C)

This application was circulated to The City of Calgary in accordance with The City of Calgary / Rocky View County Intermunicipal Development Plan (IDP); The City has no comments or concerns on the applications.

Landowner Circulation (Attachment D)

This application was circulated to 11 landowners on November 5, 2020; no responses were received. The final version of the Conceptual Scheme was received on December 7, 2023, and Administration re-circulated the application to 57 landowners within the 1.6 kilometre (1 mile) radius, to comply with the most recent version of the Circulation and Notification Standards Policy C-327. Three letters in opposition were received from two properties, together with a letter from the Applicant responding to points of opposition, are included in Attachment D.

ANALYSIS

Revised Conceptual Scheme and Redesignation

To address Council's motion passed on February 13, 2024, the Applicant has proposed additional policies and updated figures have been included in the revised Conceptual Scheme. With the revised Conceptual Scheme and redesignation application, five proposed industrial lots would not be redesignated or subdivided until Council has considered and approved amendments to the Conrich ASP Future Policy Area, which include definition of the interface between the hamlet and surrounding lands identified for industrial uses.

In addition to phasing the development to allow the County to complete its planning of the Conrich hamlet, the Applicant has also included the requirement in the Conceptual Scheme to ensure that development that interfaces future residential development in the hamlet is planned sensitively through architectural controls, landscaping and berming, and restrictions on outside storage.

Importantly, in preparing the Conrich ASP amendments, Administration is also drafting policies to manage future development in the hamlet to ensure that this development is planned with sufficient buffers and layout to reduce impacts of industrial development and traffic impacts on these future communities. There are opportunities for the provision of open space and pathway system on the western boundary of the hamlet which will provide additional separation between residential and industrial development.

Administration considers that the measures proposed both within the Bridge Conceptual Scheme and the Conrich ASP Future Policy Area are sufficient to manage transition and interface between the two developments, in accordance with the intent of Council's motion.

Conceptual Scheme Overview

The proposed Bridge Industrial Park Conceptual Scheme is envisioned to be a full-service industrial park. The proposed industrial lots would gain access through the proposed internal roads with two access points along Range Road 285. The proposed internal road network has considered the requirements for secondary access and potential future access to 84th Street. Potable water and wastewater would be provided via the County's Conrich Water System and East Rocky View Wastewater Transmission System. The design of the water system would accommodate fire suppression. Stormwater management would be managed via a centralized stormwater pond on site. The Plan indicated that prior to the completion of a Cooperative Stormwater Management Initiative (CSMI), as a temporary solution, the drainage from the proposed development would use overland and underground stormwater conveyance to two proposed stormwater ponds (Lot 19 and Lot 18). Once the regional stormwater system is in place, Lot 19 would remain as a public utility lot for the stormwater pond, while Lot 18 would be converted to an industrial use.

Local Plan & Redesignation Item: Industrial

The significant wetland situated towards the boundary of the site would be dedicated as Environment Reserve, while other wetlands would be filled, subject to Provincial approval. A Lot Owners' Association (LOA) would be established to provide regular maintenance for the development.

Policy Review (Attachment E)

The application was principally reviewed against Section 14.0 (Business Development) of the County Plan. Policies 14.2, 14.3, and 14.4 direct business development to locate in the identified business areas in accordance with the approved area structure plan, encourage the infilling and intensification of existing business areas to complement other business, maximize the use of existing infrastructure, and minimize land use conflict and the amount of traffic being drawn to rural areas. The proposed development is located within the Conrich ASP, in an area where industrial development is supported.

The Conrich ASP clarifies, in the Definition Section, that a conceptual scheme is a non-statutory plan, subordinate to an area structure plan. The proposed industrial development is consistent with the industrial uses identified in the Conrich ASP. The proposed amendments considered the transition and compatibility with future hamlet development and the local plan requirements listed in the Conrich ASP.

The proposed Industrial, Light District (I-LHT) would accommodate a combination of office and industrial activity. It is compatible with adjacent industrial and business development. The proposed public utility lot would be redesignated to Special, Public Service District (S-PUB) to manage stormwater on-site. The proposed linear pathway along the southern site boundary would be considered as Municipal Reserve with the designation of Special, Parks and Recreation District (S-PRK), while the valued wetland would be redesignated to Special, Natural Open Space District (S-NOS) and dedicated as Environmental Reserve at the time of future subdivision.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

The Applicant completed public engagement on November 28, 2019, and invited adjacent landowners and local stakeholders to learn about the proposed development. Approximately five (5) landowners expressed general support. Additional circulations were conducted between December 21, 2023, and January 22, 2024, to inform the area landowners about the updated proposal. Three (3) letters in opposition were received from two properties.

After Council passed a motion on February 13, 2024, the Applicant revised the proposal and mailed newsletters on March 15, 2024, to update all the landowners within 1.6 kilometres about the new changes. No responses were received.

IMPLICATIONS

Financial

No financial implications have been identified at this time.

STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

ALTERNATE DIRECTION

No alternative options have been identified for Council's consideration.

Local Plan & Redesignation Item: Industrial

ATTACHMENTS

Attachment A: Map Set

Attachment B: Application Information

Attachment C: Application Referral Responses

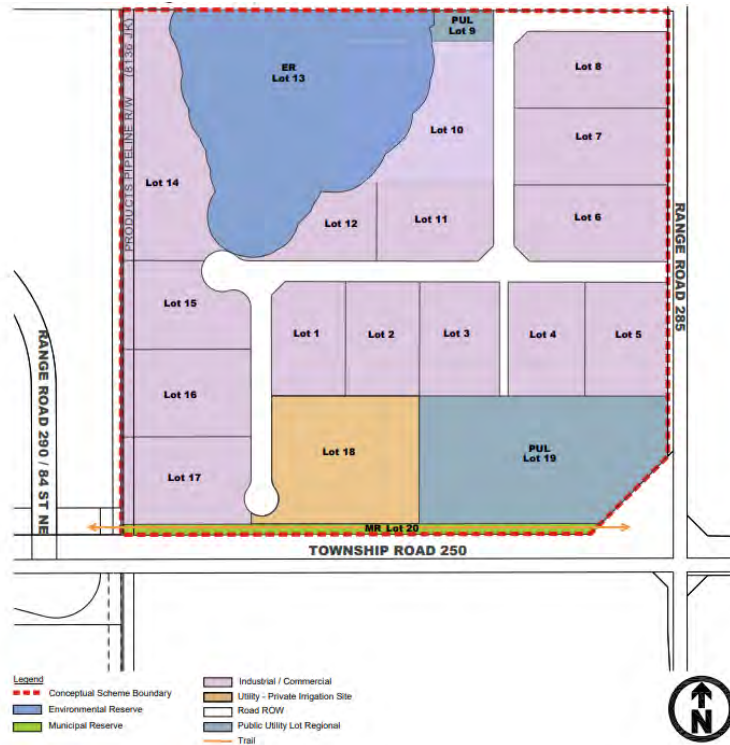
Attachment D: Public Submissions & Applicant Response Letter (No Additional Responses Received)

Attachment E: Policy Review

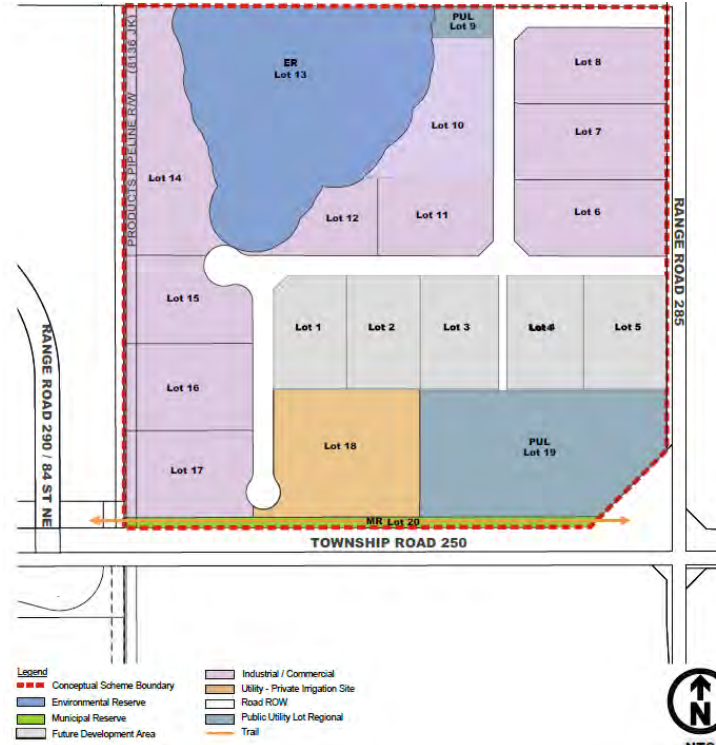
Attachment F: Draft Bylaw C-8476-2024 (Proposed Bridge Industrial Park Conceptual Scheme)

Attachment G: Draft Bylaw C-8477-2024

Original Development Concept presented at Council meeting on Feb 13, 2024



Revised Development Concept to address Council's motion



Proposed Main Change:

Future land use on Lots 1-5 will be determined
until Future Policy Area is approved

Location & Context

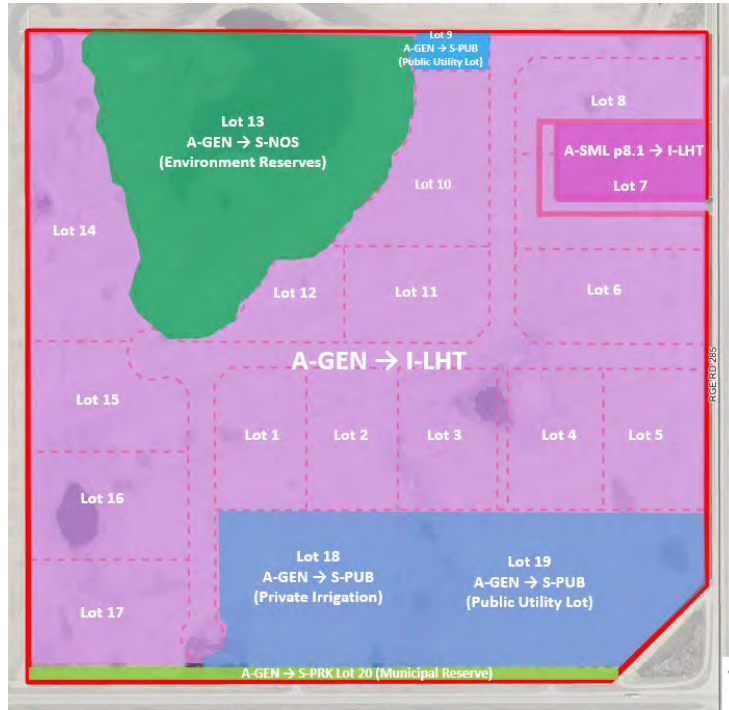
Conceptual Scheme Proposal

PL20200150 - To adopt the "Bridge Industrial Park Conceptual Scheme" that provides a policy framework to guide future industrial development within SE-06-25-28-W04M

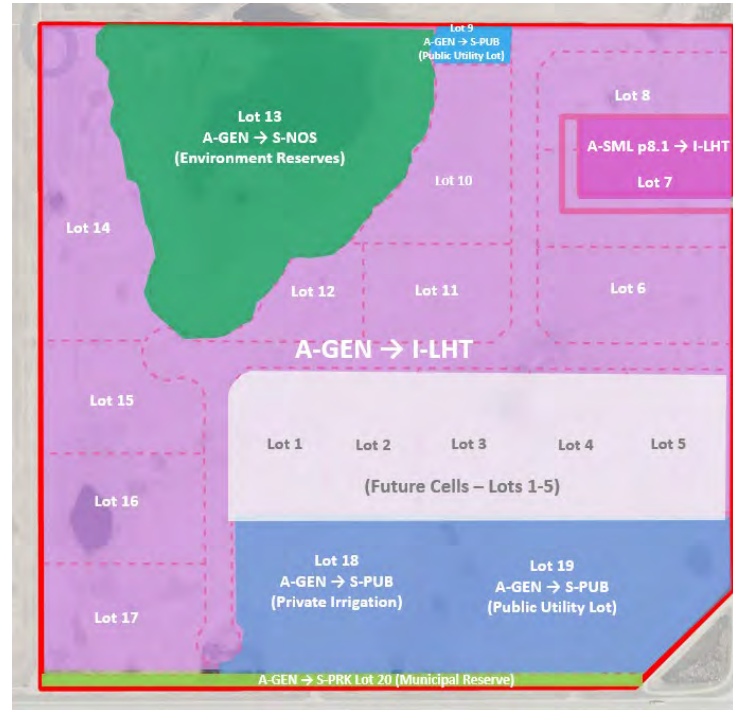
Redesignation Proposal

PL20200151 - To redesignate a portion of the subject land from Agricultural, General District (A-GEN) and Agricultural, Small Parcel District (A-SMLp8.1) to Industrial, Light District (I-LHT), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), Special, Parks and Recreation District (S-PRK), in order to facilitate the development of a full-served industrial park.

Original Redesignation Proposal presented at Council meeting on Feb 13, 2024



Revised Redesignation Proposal to address Council's motion



Proposed Main Change:

Future land use on Lots 1-5 will be determined until Future Policy Area is approved

Conceptual Scheme Proposal

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Development Proposal

Conceptual Scheme Proposal

PL20200150 - To adopt the "Bridge Industrial Park Conceptual Scheme" that provides a policy framework to guide future industrial development within SE-06-25-28-W04M

Redesignation Proposal

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Division: 6

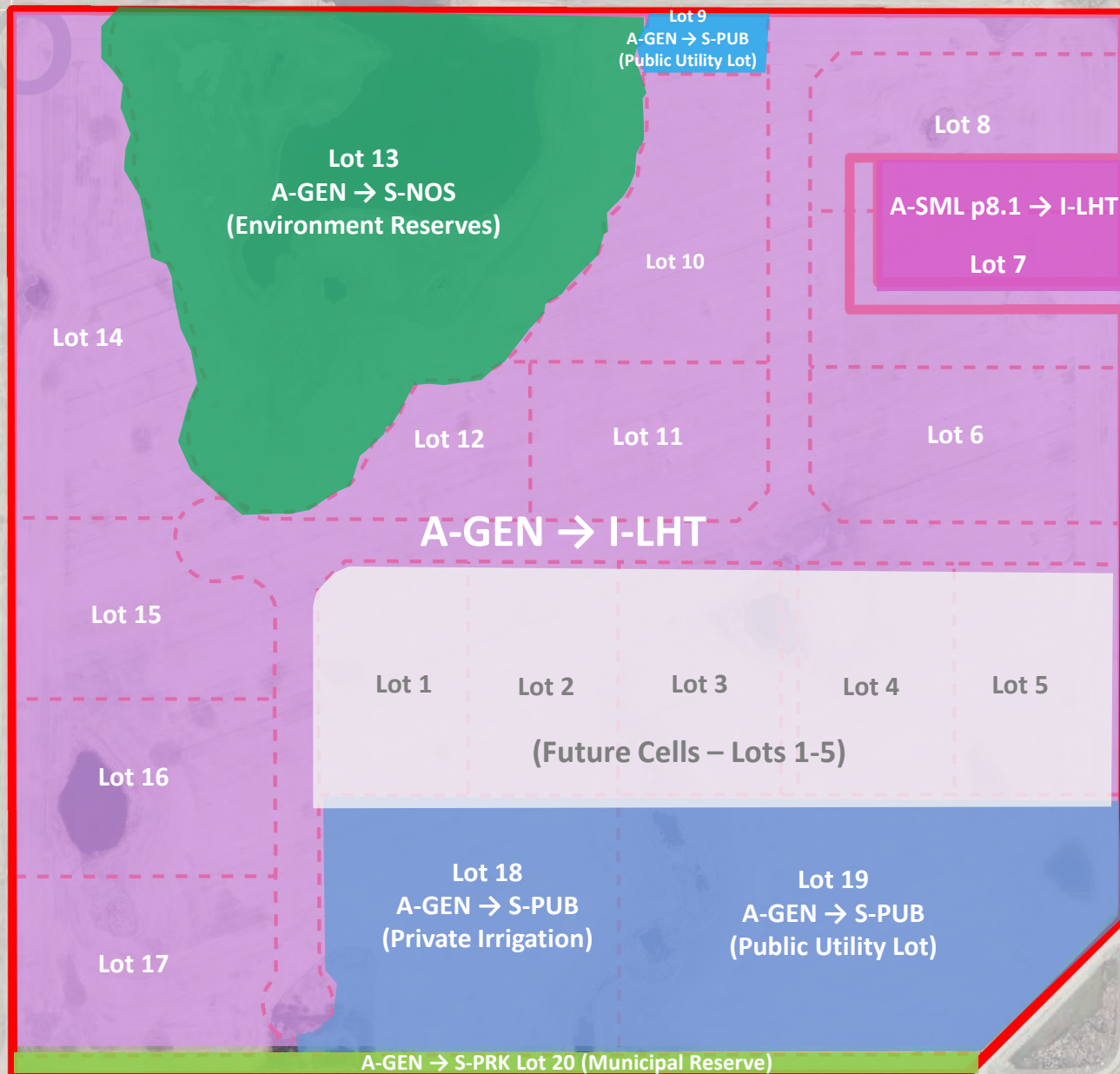
Roll: 05306005/6001

File: PL20200150 /

PL20200151

Printed: November 14, 2023

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25-28-W04M





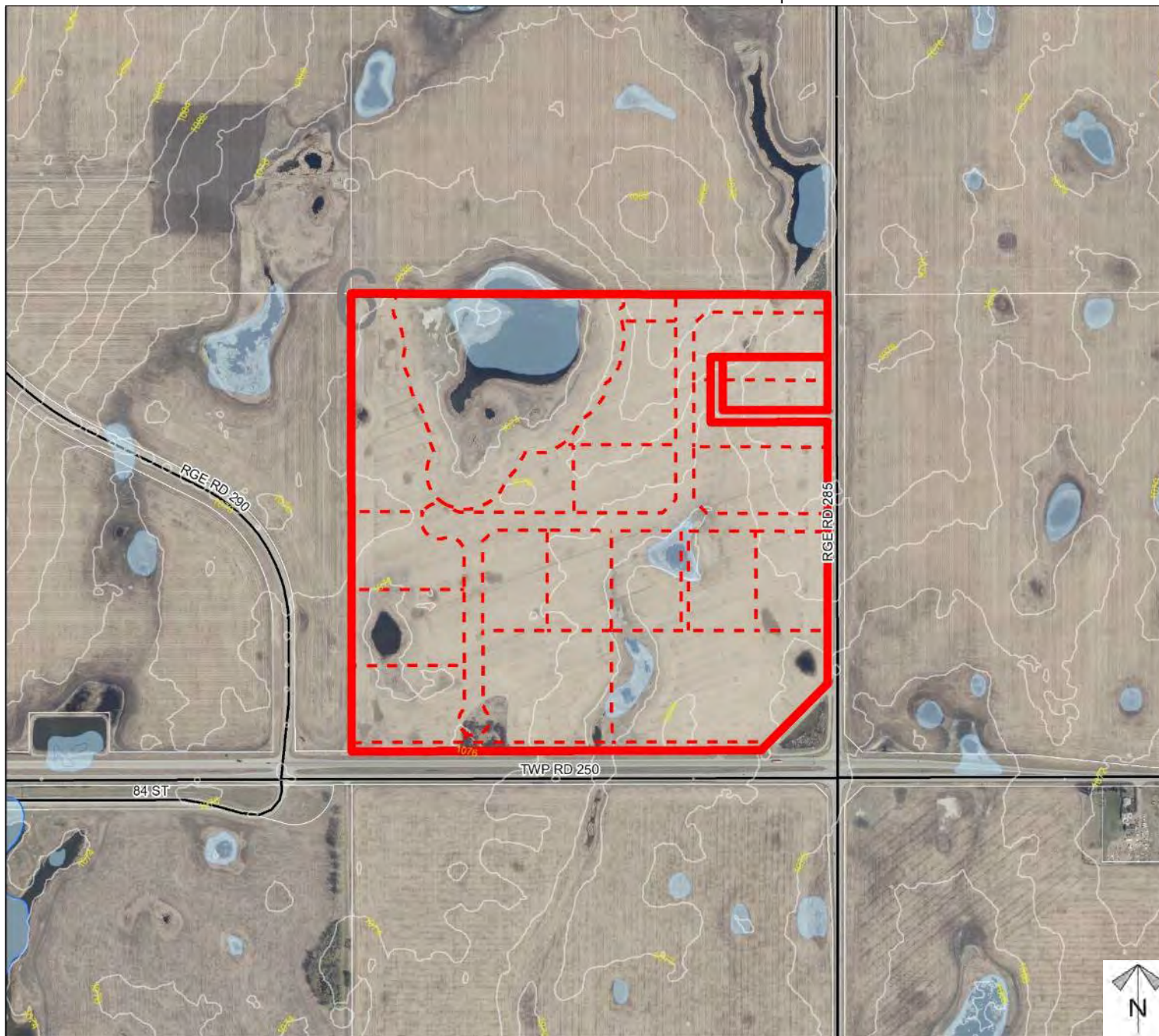
Environmental

Conceptual Scheme Proposal

PL20200150 - To adopt the "Bridge Industrial Park Conceptual Scheme" that provides a policy framework to guide future industrial development within SE-06-25-28-W04M

Redesignation Proposal

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

Division: 6

Roll: 05306005/6001

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PL20200151

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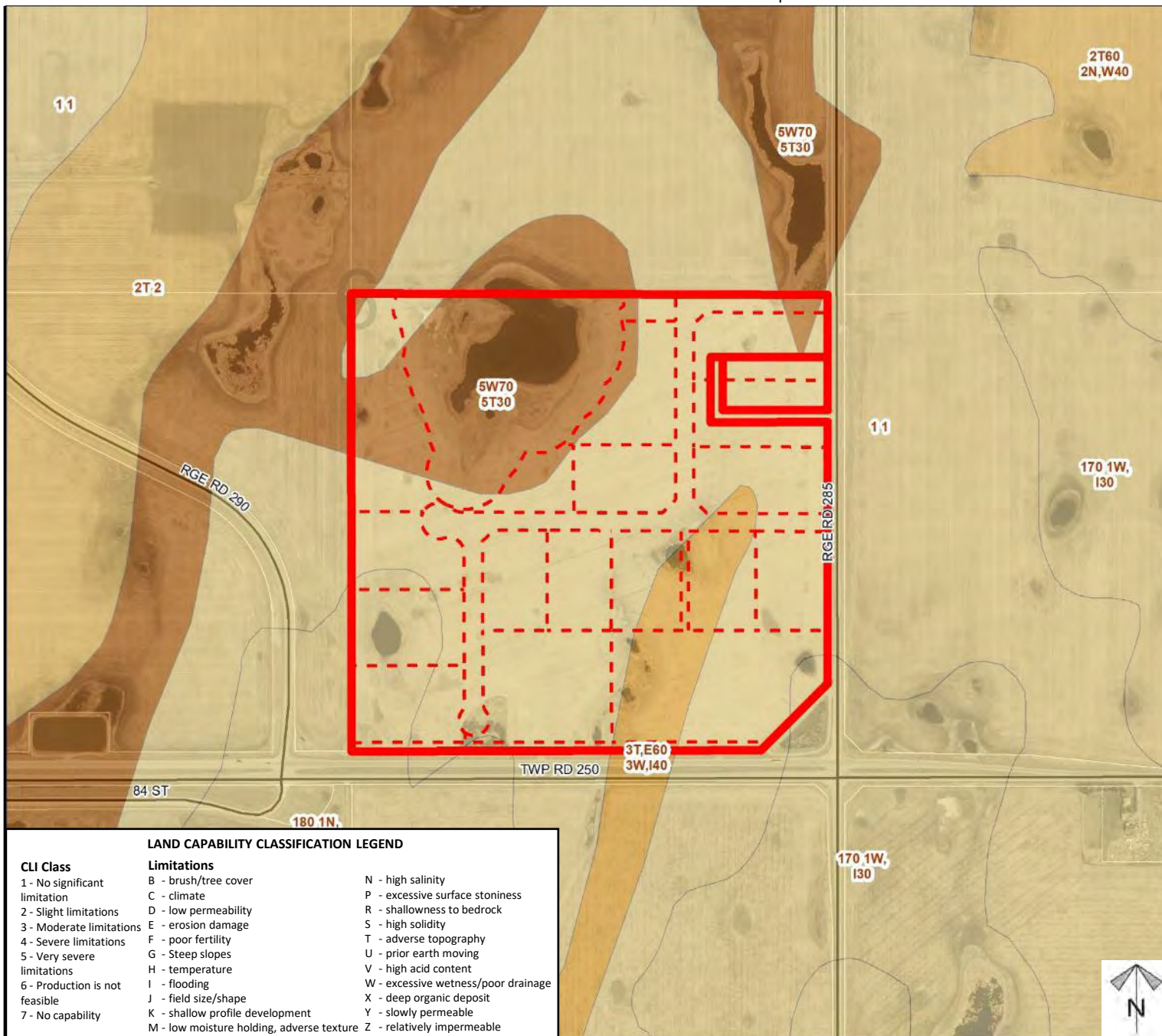
Soil Classifications

Conceptual Scheme Proposal

PL20200150 - To adopt the "Bridge Industrial Park Conceptual Scheme" that provides a policy framework to guide future industrial development within SE-06-25-28-W04M

Redesignation Proposal

PL20200151 - To redesignate a portion of the subject land from Agricultural, General District (A-GEN) and Agricultural, Small Parcel District (A-SMLp8.1) to Industrial, Light District (I-LHT), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), Special, Parks and Recreation District (S-PRK), in order to facilitate the development of a full-serviced industrial park.



Division: 6

Roll: 05306005/6001

File: PL20200150 /

PL20200151

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25-28-W04M

Landowner Circulation Area

Conceptual Scheme Proposal

PL20200150 - To adopt the "Bridge Industrial Park Conceptual Scheme" that provides a policy framework to guide future industrial development within SE-06-25-28-W04M

Redesignation Proposal

PL20200151 - To redesignate a portion of the subject land from Agricultural, General District (A-GEN) and Agricultural, Small Parcel District (A-SMLp8.1) to Industrial, Light District (I-LHT), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), Special, Parks and Recreation District (S-PRK), in order to facilitate the development of a full-served industrial park.

Legend

Support

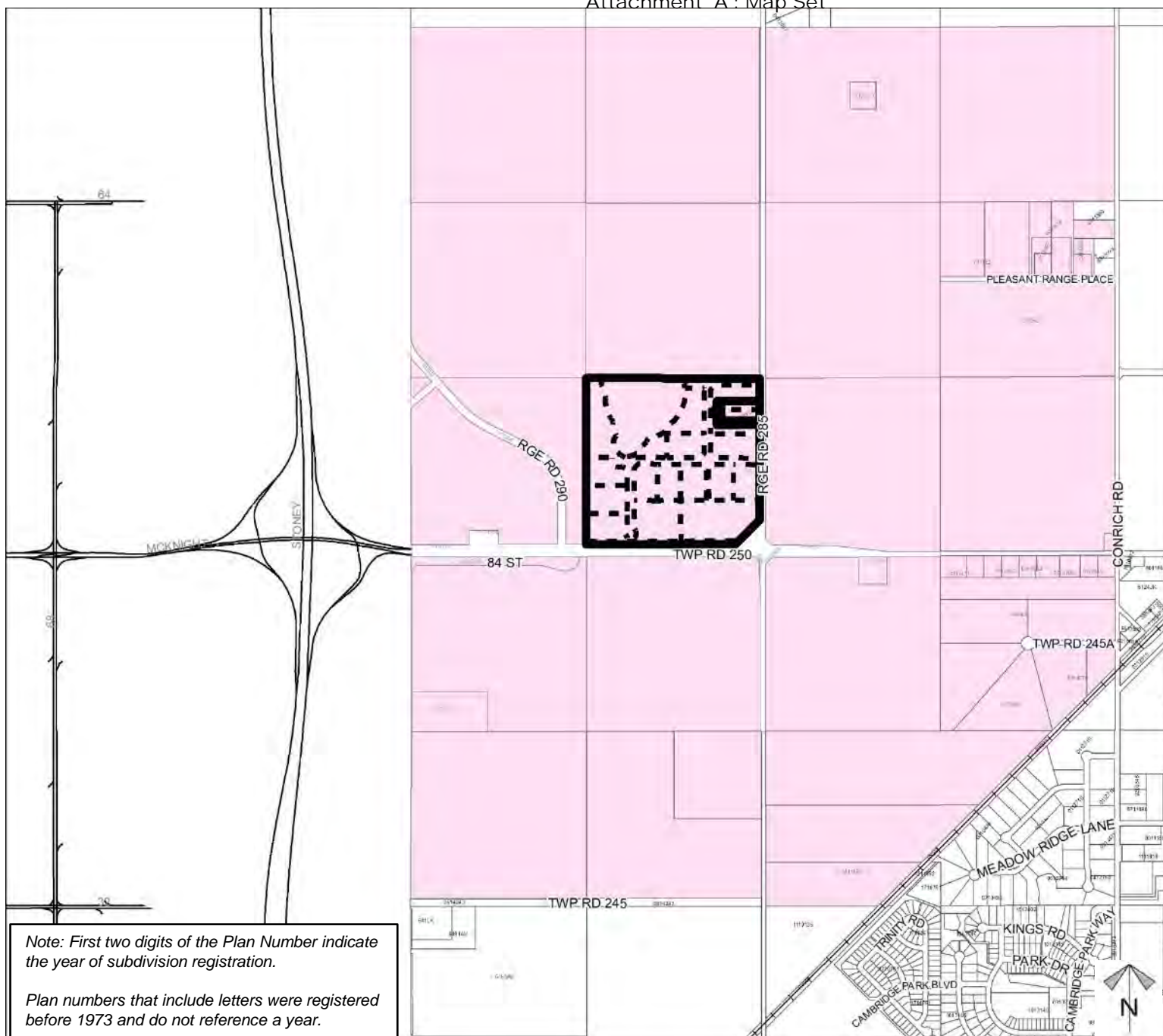


Opposition



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

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



Division: 6
 Roll: 05306005/6001
 File: PL20200150 /
 PL20200151
 Printed: November 14, 2023
 Page 7 of 7
 25-28-W04M

ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: Previous Applicant: Terradigm Development Consultants (Oct 2020 – May 2023) Current Applicant: N. Darrell Grant (May 2023 - Present) Owners: 1091758 Alberta Ltd. & Petra Construction Ltd.	DATE APPLICATION RECEIVED: October 26, 2020 December 7, 2023 (Final Conceptual Scheme is received. Application considered complete)
GROSS AREA: ± 60.64 hectares (± 149.84 acres)	LEGAL DESCRIPTION: Lot 3-6, Block D, Plan 1020 AV, SE-06-25-28-W04M & SE-06-25-28-W04M
Pre-Application Meeting Held: <input type="checkbox"/>	Meeting Date: N/A
SOILS (C.L.I. from A.R.C.): Class 1 1 – Majority of the land contain soil with no significant limitation for crop production. Class 3TE60, 3W, I40 – A strip of the land in the southeast portion contains moderate limitation for crop production due to adverse topography, erosion damage, excessive wetness/poor drainage, and flooding. Class 5W70, 5T30 – The northwestern portion of the land contains very severe limitations for crop production due to excessive wetness/poor drainage and adverse topography.	
HISTORY: June 17, 1913: Subdivision Plan 1020 AV was registered to create an isolated parcel with an associated road allowance situated in the northeast corner of the site.	
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Traffic Impact Assessment (McElhanney, July 2019) • Biophysical Impact Assessment (McElhanney, November 2019) • Stormwater Management Plan (McElhanney, January 2020) • The Bridge Water and Wastewater Servicing (McElhanney, December 2021) • Updated The Bridge Water and Wastewater Servicing (McElhanney, March 2022) 	

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	No objection.
<i>Province of Alberta</i>	
Alberta Culture and Community Spirit (Historical Resources)	No objection to the redesignation, but there are outstanding Historical Resources Act requirements for this project (Our File 4835-19-0045-001, 015745652). Consequently 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
Lands Division, Forestry, Parks and Tourism	No response.
Alberta Health Services	No response.
<i>Public Utility</i>	
ATCO Gas	No response.
ATCO Pipelines	No objection.
FortisAlberta	No response.
TELUS Communications	No objection.
<i>Adjacent Municipality</i>	
The City of Calgary	No comment.
The City of Chestermere	No concerns.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members	No response.

AGENCY	COMMENTS
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	Recommends that the MR dedication on the south side of the conceptual scheme be wide enough to accommodate regional pathway connectivity.
GIS Services	The Applicant needs to apply for road naming application at future subdivision stage.
Building Services	No response.
Fire Services & Emergency Management	<p>Having reviewed the circulation, the Fire Service has the following comments:</p> <ol style="list-style-type: none"> 1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for a private hydrant systems if it is required. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code. 3. Please ensure that access routes are compliant to the designs specified in the National Building Code and the Rocky View County Servicing Standards. Please ensure that the two access routes are maintained. 4. Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the National Building Code & NFPA 1141.
Capital and Engineering Services	<p><u>General:</u></p> <ul style="list-style-type: none"> • As a condition of future subdivision, the Owner is required to enter into a development agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following. <ul style="list-style-type: none"> ○ Construction of a public internal road system in accordance with the County Servicing Standards complete with cul-de-sacs and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan. ○ Construction of the necessary off-site improvements as identified in the final approved TIA to the satisfaction of the County. ○ Extending the County's sanitary and potable water services to the proposed development including construction of the pressurized central fire suppression system to the satisfaction of the County. ○ Construction of stormwater management facilities in accordance with the recommendations of the approved stormwater management plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan. ○ Mailbox in consultation with Canada Post to the satisfaction of the County. ○ Installation of Street Lighting (Dark Sky). ○ Installation of shallow utilities. ○ Obtain all necessary approvals from AEP.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ Implementation of the recommendations of the approved construction management plan including ESC plan. • As a condition of future subdivision, the applicant will be required to submit a construction management plan in accordance with County's servicing standards. • As a condition of future subdivision, the applicant will be required to submit updated reports as detailed below as the current reports on file are several years old. <p><u>Geotechnical:</u></p> <ul style="list-style-type: none"> • No geotechnical studies were submitted as part of the CS application. • As a condition of future subdivision, the applicant will be required to conduct an onsite geotechnical investigation, conducted by a qualified geotechnical professional, to determine the site's suitability to support the proposed development in accordance with County's servicing standards. <p><u>Transportation:</u></p> <ul style="list-style-type: none"> • The subject site will be accessed from Range Road 285. Two access points are proposed off Range Road 285. • At time of future subdivision for the next applicable phase, the applicant will be required to submit an updated TIA taking into consideration existing background traffic, traffic to be generated from the proposed subdivision and any other traffic from other approved developments in proximity to the proposed development. The TIA is to provide recommendations for off-site improvements that are required to be implemented with the applicable phase of subdivision development. If offsite improvements are required to be implemented to support the applicable phase, the applicant will be required to enter into a Development Agreement with the County for the implementation of the necessary upgrades and be eligible to receive cost recoveries for any oversizing allowed in the infrastructure. • The applicant submitted a Transportation Impact Assessment prepared by McElhanney Consulting Services LTD. dated July 2019. The TIA provides the impact of the proposed development on the adjacent road network and explored the following improvements: <ul style="list-style-type: none"> ○ Stoney Trail interchange/Township Road 250: Widening of Township Road 250 to two lanes in the EB direction and three lanes in the WB through the Stoney Trail/McKnight Interchange and construction of an exclusive left turn lane for the SBL turns on the west intersection of the Stoney Trail and McKnight interchange. ○ 84th Street and Township Road 250: Signalization of the 84th Street and Township Road 250 intersection. Construction dual EBL lanes with 150m of storage. Construction of exclusive NBL and SBL turn lanes. Construction of a free flow SBR turn lane. ○ Range Road 285 and Township Road 250: Construction of dual EBL turn lanes with 300m of storage. Construction of a free flow SBR turning lane.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ Widening of Township Road 250 to three lanes in both the EB and WB directions through the Range Road 285 and 84 Street intersection. ○ As per the TIA, no improvements will be required at the two newly constructed site accesses at the developments opening day. By 2040, the north access may require signalization by 2040. This will be addressed in the updated TIA as condition of future subdivision. ○ By 2030, the ultimate configuration of the Stoney Trail and McKnight Trail interchange will need to be constructed due to background traffic. ○ The TIA determined that even with the above improvements the road network in the vicinity of the development will still have a failing level of service due to background traffic. • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure and all other offsite improvements identified in the updated TIA in accordance with the requirements of the County's Servicing Standards. As the applicant has proposed a multi-phased development, the onsite and offsite infrastructure requirements shall be determined at the subdivision stage in relation to the phase proposed at that time. • Township road 250 and Range Road 285 are both identified as six lane roads in the Long-Range Transportation study requiring 50m of ROW. Township Road 250 has a ROW of 55m thus no ROW will be required by plan of survey. Range Road 285 has approximately 30m ROW currently. As a condition of future subdivision, a land dedication of 5 m by plan of survey and an additional 5 m by caveat will be required along the east boundary of the quarter section as per the applicable TOL bylaw. • As a condition of future subdivision, the applicant will be required to provide a cost recovery payment for the upgrade of Township Road 250 from a two lane to four lane divided road in accordance with the active Cost Recovery Agreement with Canadian National Railway Company. • This development has the ability to impact both City of Calgary and Alberta Transportation infrastructure. As a result, the application will be circulated to both the City of Calgary and Alberta Transportation. The applicant will be required to meet all conditions implemented by the City or Province. • As a condition of future subdivision, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with the applicable by-law at time of approval. <p><u>Sanitary/Waste Water:</u></p> <ul style="list-style-type: none"> • The applicant provided a Technical Memo for the Bridge Water and Wastewater Servicing, prepared by McElhanney, dated March 6, 2022. <ul style="list-style-type: none"> ○ As per the memo, the average daily flow generated from the proposed development will be 313 m³/day with servicing connection to the East Rocky View Water and Wastewater System

AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ Servicing will require that LS-1 be constructed along with the 450mm gravity servicing trunk line to provide wastewater servicing. The 525mm force main to the existing 600mm force main will also need to be constructed. ○ The site-specific servicing will be completed through 200mm diameter gravity pipes, leading to a future connection to a regional wastewater main through a future lift station to the Southeast of the site. <ul style="list-style-type: none"> • At the time of future subdivision, the applicant will be required to provide an updated and detailed Wastewater Servicing Study with each phase to determine all technical requirements and considerations (pressure at tie-in location, actual flows, impacts to the overall system, etc.) when tying into the regional wastewater infrastructure. The applicant will be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement with the County for the required wastewater infrastructure improvements to support the proposed development. • As a condition of subdivision, the applicant will be required to enter into a development agreement for the construction of wastewater infrastructure within the subject lands along with any offsite improvements as required. • As a condition of future subdivision, the applicant will be required to enter into a capacity allocation agreement with the county and provide payment of the Wastewater Offsite Levy in accordance with the applicable by-law at time of approval. • It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed wastewater infrastructure. <p><u>Water Supply:</u></p> <ul style="list-style-type: none"> • As per the above mentioned technical memo, the required ADD for the proposed development will be approximately 314 m3/day connecting to the East Rocky View Water and Wastewater System. • The site-specific servicing for The Bridge will be completed through 150mm and 200mm diameter servicing mains, leading to a future potable water pump station and potable water reservoir at the north of the site referenced as lot PUL 9. Servicing will connect to a future feeder main in the East. • At the time of future subdivision, the applicant will be required to provide a detailed Water Servicing Study with each phase to determine all technical requirements and considerations (pressure at tie-in location, actual flows, impacts to the overall system, etc.) when tying into the regional water infrastructure. The applicant shall also provide an assessment of the existing Conrich Pump Station and Reservoir to understand whether the capacity exists or not. Should any improvements be required, the applicant will be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement with the County for the required all the water infrastructure improvements as per the Conrich Potable Water Network Plan to support the proposed development.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to enter into a development agreement for the extension of feeder main to the subject lands and construction of water infrastructure within the subject lands. As a condition of future subdivision, the applicant will be required to enter into a capacity allocation agreement with the county and provide payment of the Wastewater Offsite Levy in accordance with the applicable by-law at time of approval. It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed wastewater infrastructure. <p><u>Storm Water Management / Environmental:</u></p> <ul style="list-style-type: none"> The applicant provided a Stormwater Management Report, prepared by McElhaney, dated January 13, 2020. As a condition of future subdivision, the applicant will be required provide a detailed stormwater management plan (SWMP) and design drawings for each phase of development in accordance with the requirements of the CSMI, the County's Servicing Standards, Alberta Environment regulations and best practices. As a condition of future subdivision, the applicant will be required enter into a Development Agreement with the County for the construction of the proposed stormwater system and all related infrastructure with the applicable phase of the development. As per the existing stormwater management report, a wet pond will be constructed to capture stormwater runoff. A dual drainage stormwater management method will be applied onsite as required by Rocky View County. Lot and road drainage will enter the minor system through manholes/catch basins sized which will flow down to the piped system and into stormwater ponds. <ul style="list-style-type: none"> The report proposes the interim stormwater management system, which will consist of a normal wet pond located on the SE portion of the site and a private landscaped irrigation area adjacent to the pond to maintain pond's water level. Since the CSMI system is not anticipated to be in operation during the time frame for Phase 1 and Phase 2 development, there is no discharge outlet for this pond in the interim scenario. In the ultimate stormwater management system, the pond will discharge with unit area release rate in accordance with Conrich Master Drainage Plan. In this case, the irrigation area will then be redeveloped with business industrial development. As condition of future subdivision, the applicant will be required to pay the Stormwater Offsite Levy in accordance with applicable Stormwater off-site bylaw at that time. As a condition of future subdivision, the applicant will be required to provide verification of AEP approvals and registration (EPEA) for the stormwater system. As a condition of future subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during the

AGENCY	COMMENTS
	<p>construction. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices.</p> <ul style="list-style-type: none"> It is to be noted that the applicant shall be responsible for any ROW acquisitions and drainage easements required to service the proposed development (ex. overland drainage courses). As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed stormwater ponds, escape routes and all other related infrastructure. <p><u>Environmental</u></p> <ul style="list-style-type: none"> The applicant provided a Biophysical Impact Assessment, prepared by McElhanney, dated November 2019. As a condition of future subdivision, the applicant shall provide an updated report to ensure accuracy. <ul style="list-style-type: none"> Based on the proposed development of the Project Site, impacts on the valued ecosystem components have been identified. To help reduce or eliminate residual and cumulative impacts, mitigation measures have been determined for each valued ecosystem component (soils, surface water, wetlands, vegetation, wildlife, ESAs and Historic and Archaeological Resources) within the Project Site prior to, during and post construction. The applicant shall follow the recommendation of updated Biophysical Impact Assessment in perpetuity and obtain required permits/approvals for the proposed development related to all applicable municipal, provincial, and federal legislation, regulations, and policies.
Agriculture & Environment Services	No agricultural concerns as the parcels fall within the Conrich Area Structure Plan. The application of the Agricultural Boundary Design Guidelines referenced in the Bridge Industrial Park Conceptual Scheme will help to mitigate areas of concern including, trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.

1st Circulation Period: December 9, 2020, to January 4, 2021.

2nd Circulation Period: December 21, 2023, to January 22, 2024.



Stantec Consulting Ltd.
200-325 25 Street SE
Calgary AB T2A 7H8

January 22, 2024

Public Hearing Submission

Xin Deng / Legislative & Intergovernmental Services

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

Dear Xin,

**Reference: Bylaw C-8476-2023 & C-8477-2023
PL20200150 & PL20200151 (05306001/05306005)**

On behalf of Farm Air Properties Inc., Stantec Consulting Ltd ('Stantec') provides the following written submission for consideration of the proposed bylaws at the Public Hearing on February 13, 2024. Farm Air Properties Inc. own several quarter sections of land immediately west of the abovementioned Conceptual Scheme proposal, including:

- SW7-25-28-W4M
- SE7-25-28-W4M
- NW6-25-28-W4M
- NE6-25-28-W4M
- NW5-25-28-W4M
- SW6-25-28-W4M
- SW5-25-28-W4M

As an adjacent landowner with land similarly identified in the Conrich Area Structure Plan (ASP), Farm Air Properties have tracked the progress of the Bridge Industrial Park Conceptual Scheme and connected with both Rocky View County ('the County') and the Applicant. As a significant landowner within the Conrich ASP (~1,100 acres), Farm Air is supportive of development that is consistent with the requirements of the wider ASP area, facilitates integrated planning and servicing infrastructure outcomes, and does not generate conditions that would adversely impact and/or place constraints on the development of the adjacent lands owned by Farm Air. As presented, the Bridge Industrial Park Conceptual will place constraints on the development of Farm Air lands due to updates to the transportation network not being incorporated within the wider ASP. We are therefore requesting the County table or modify the proposed bylaws to explore the necessary adjustments. An outline of the inconsistency is outlined below. In supporting robust planning outcomes and growth for Conrich, Farm Air is available to work with the County and the Applicant on these adjustments.

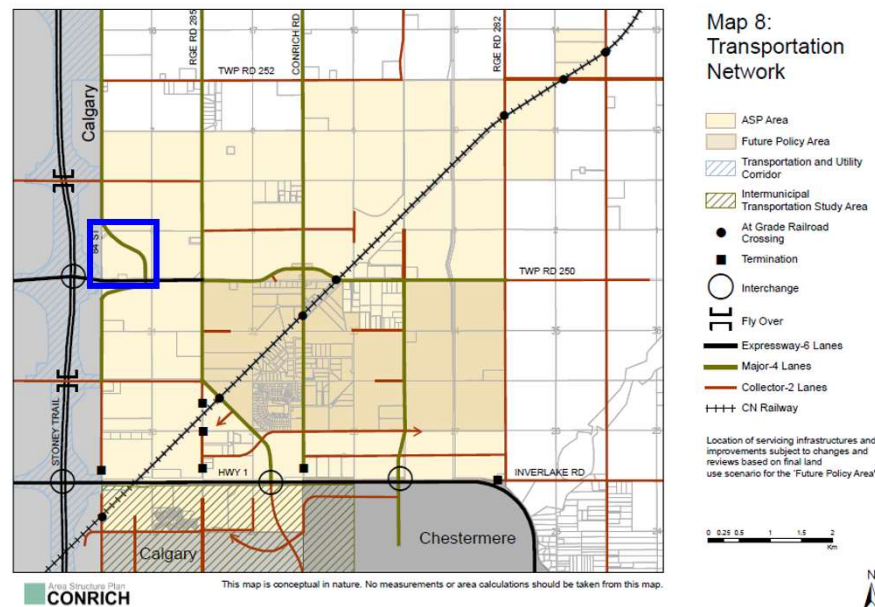
As illustrated in an extract of the Conrich ASP on the following page (Map 8: Transportation Network), growth and development of the northwest areas of Conrich rely on the implementation of a functional and supportive transportation network. As part of original preparation and approval of the Conrich ASP in 2015, this functional transportation network included a 'Major – 4 Lanes' roadway aligning with the current 84th Street alignment that traverses through Farm Air's land and providing direct access to Township Road 250 (this segment is outlined in blue on the extract on the following page). The provision of direct access from Township Road 250 also supported identification of Highway Business/Commercial Uses on Farm Air's land. Since approval of the Conrich ASP, however, the provision of direct access in the form of an all-

January 22, 2024
 Xin Deng / Legislative & Intergovernmental Services
 Page 2 of 3

Reference: Bylaw C-8359-2023 PL20220133 (05307005)

directional intersection at Township 250 and 84th Street has been ultimately removed by Alberta Transportation (AT), noting only a right-in-right-out may be possible. This outcome was confirmed by AT as part of the assessment and approval of the Westcon Business Park Conceptual Scheme, as well as Farm Air's own discussions with AT. Not only does the ultimate removal of all-directional access impact and sterilize land use outcomes in this area of Conrich, but it also requires the County to identify and implement an alternative alignment of the 'Major – 4 Lanes' roadway to protect and ensure the functionality of the Transportation Network.

Conrich ASP Extract: Map 8 – Transportation Network



The practical alternative alignment that should be implemented by the County to ensure the functionality of the Transportation Network is for the 'Major – 4 Lanes' roadway to be realigned through the Bridge Industrial Park Conceptual Scheme and connect with Range Road 285, which represents the nearest segment of the major roadway network and the primary and first access point from Township 250 to areas north.

As presented, the Bridge Industrial Park Conceptual Scheme has not been assessed with these wider ASP requirements in mind. Upon obtaining notice of the Public Hearing we have raised these concerns with the Applicant and Administration and request the County table or modify the proposed bylaws to ensure these concerns are addressed and a functional outcome for the Transportation Network is implemented to avoid piecemeal planning outcomes and conditions that will adversely impact and/or place constraints on the development of the adjacent lands owned by Farm Air.

We reiterate our willingness to collaborate with the County and the Applicant on the satisfactory resolution of the above concerns. Should you have any questions, or require any further information, please contact the undersigned for any questions or concerns.

January 22, 2024
Xin Deng / Legislative & Intergovernmental Services
Page 3 of 3

Reference: Bylaw C-8359-2023 PL20220133 (05307005)

Regards,

STANTEC CONSULTING LTD.

A handwritten signature in black ink, appearing to read 'David Symes', is positioned above the contact information.

David Symes PMP RPP MCIP
Practice Lead, Community Development
Phone: (403) 716-1477
Mobile: (403) 830-2277
David.Symes@stantec.com

Melvin and Andrea Dyck
22 Pleasant Range Place
Rocky View County, AB
T1Z 0H2

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

Attention: Planning Services Department,
Rocky View County

RE: Application Number: PL20200150/PL20200151
Bridge Industrial Park Conceptual Scheme

In the proposed Municipal Development Plan (MDP), the following question was asked of Rocky View residents: **What do you love about the County?**

Their response was:

- Rural lifestyle
- Peace and quiet
- Natural landscape

As I read the MDP further, I see the section called “Distinct Residential and Business Areas”. This is when it becomes apparent to me that not all communities in Rocky View County are treated equally.

In the MDP, Conrich is described as a “well-planned, healthy community with diverse rural neighbourhoods existing alongside a thriving industrial hub”. An oxymoron if I ever heard one!!!

Rural neighbourhoods in Conrich are seeing their natural landscape and peaceful rural lifestyle taken away and replaced with ugly industrial developments that don't even attempt to blend in to the neighbourhood. Warehouses running 24/7, truck storage yards, bringing with them truck traffic, constant noise and unsightly properties. And to make matters worse, these developments are interspersed between residential developments. Residential and Industrial DO NOT MIX!!

If there must be industrial parks in the Conrich area, try to keep them to a centralized location. Don't approve one offs all over the area. If you approve this latest master-planned business park, keep future developments in the same area.

Whatever happened to the Conrich Station development that was introduced in 2014? The property has been cleared but sits empty, ten years later. This proposed development included over 700 acres of land and was to be a master-planned business park.

Why would Council now entertain the idea of another master-planned business park being built just a few kilometers down the road?

How many master-planned business parks do you need in the Conrich area?

The vision for Rocky View County should be shared and enjoyed by ALL communities and residents. Minimize the impact of Industrial districts on rural residential properties. Keep industrial development separate from residential neighbourhoods.

Thank you for your consideration.

Andrea Dyck
22 Pleasant Range Place
[REDACTED]

Melvin and Andrea Dyck
22 Pleasant Range Place
Rocky View County, AB
T1Z 0H2

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

Attention: Legislative & Intergovernmental Services,
Rocky View County

RE: Bylaw C-8476-2023 & Bylaw C-8477-2023 – PL20200150, 151
Bridge Industrial Park Conceptual Scheme

Here are four policy direction statements copied directly from the Future Policies Document for the Conrich area.

1. Support the continuation of existing agricultural operations until development of those lands to another use is deemed desirable.
2. Protect existing and future residential areas with appropriate land use transition and design measures.
3. Arrange land uses that take advantage of commercial and industrial growth opportunities, while minimizing the impact on residential development.
4. Identify transportation corridors and provide the planning to ensure increased traffic volumes, access, and costs are accounted for and impacts are minimized to the greatest extent possible.

You are failing on all accounts by proceeding with the Bridge Industrial Park Development.

Support the continuation of existing agricultural operations until development of those lands to another use is deemed desirable.

You should not allow more agricultural land to be lost when you have 700 acres at what was to be “Conrich Station”, sitting undeveloped and turning into a weed patch. See Appendix A for more details.

Don't approve more developments until previously approved developments are built out.

Arrange land uses that take advantage of commercial and industrial growth opportunities, while minimizing the impact on residential development.

You are letting the developers dictate where the developments are located. You need to have a plan that will minimize the impact to existing and future residential areas.

Don't allow industrial developments to pop up all over the area. Keep this in a common area separate from residential.

Also, I'd like to bring attention to the definition of Industrial Light as per the Rocky View Land Use Bylaw:

“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.

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.

Once properties have been redesignated Industrial (Light), Discretionary uses such as Industrial (Heavy), Industrial (Medium), Industrial (Logistics), Outdoor Storage etc can be approved and built. These uses are in direct conflict with the purpose of the Industrial Light District.

To prevent this, the redesignation should be for the district that is the most intrusive and where all other designations are allowable uses within the district. For example, Industrial (Heavy) includes Industrial (Medium), Industrial (Logistics), Industrial (Light) as allowable uses.

Protect existing and future residential areas with appropriate land use transition and design measures.

The existing residential/non-residential interface is not adequate. If the industrial area was in a central area and separate from residential areas, an appropriate interface could be built around the area to minimize impact to residential homes.

Require developments to have more municipal and environmental reserves that are open for public use. CN Logistics has a municipal reserve on their private land and it can't be accessed by Conrich residents.

The Bridge Industrial Park plan shows an environmental reserve at the far corner of the property. There will be no public access. The municipal reserve shown is probably the mandatory 50 m wide interface and is no good for public use. Why is there no residential/non-residential interface shown for the property along Range Road 285?

Identify transportation corridors and provide the planning to ensure increased traffic volumes, access, and costs are accounted for and impacts are minimized to the greatest extent possible.

Range Road 285 has been identified as a main trucking route. Why are you allowing so many access

points onto Range Road 285?

If the Bridge Industrial Park is built, you will need either lights or a 4-way to control the flow of traffic. Then a little further down the road you have an access from Cambridge Park, and Grace Trucking storage lot, then further down before Township Road 252, you have nine properties at Sunshine Road accessing Range Road 285.

The road will be so slow to drive, truckers will look for alternate routes such as Range Road 284 (Conrich Road). Trucks already use this route to get to Country Hills.

Mel and Andrea Dyck
22 Pleasant Range Place
[REDACTED]

APPENDIX A

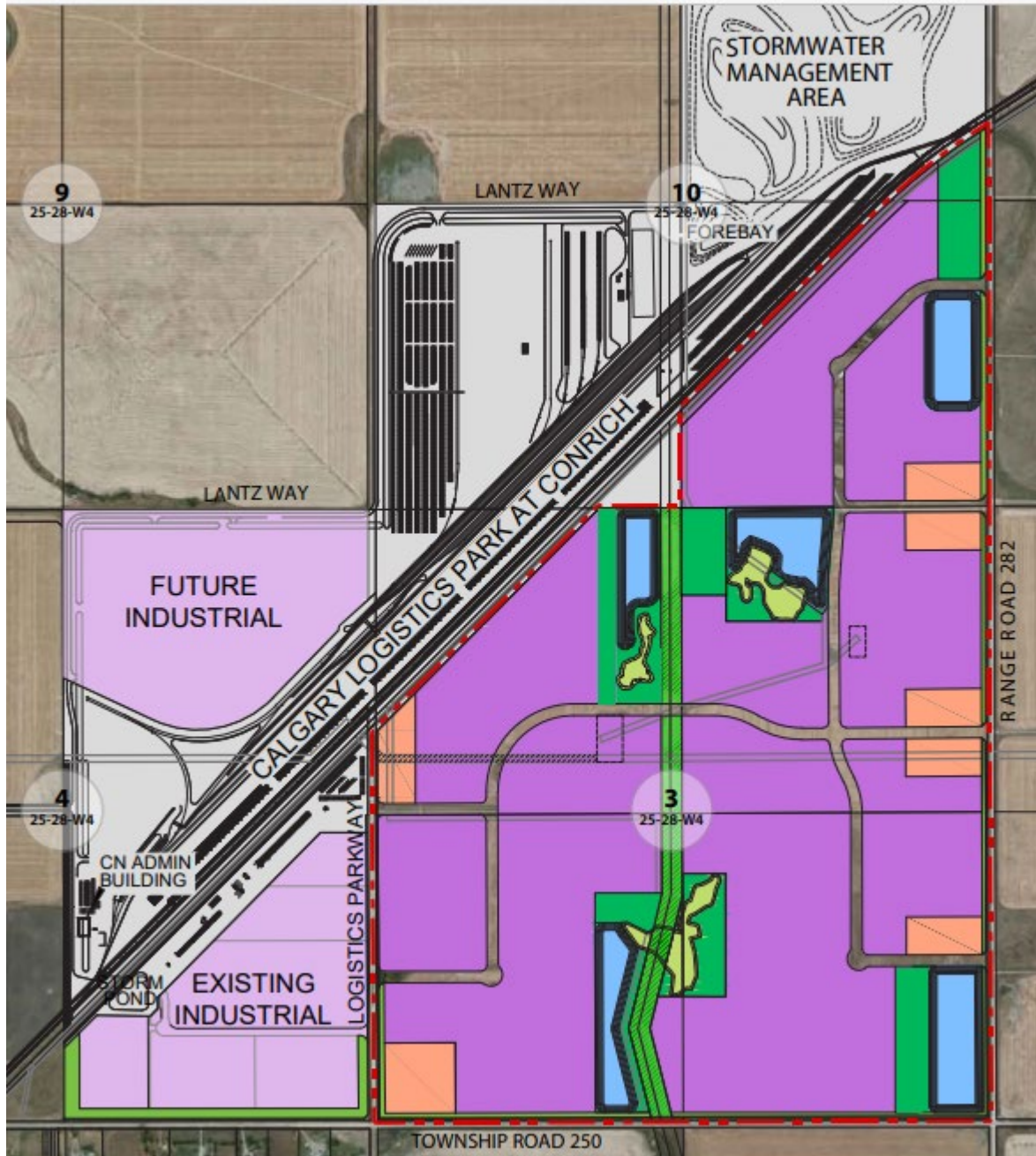


Figure 1: Conrich Station Development Concept





Figure 2: Photos of Conrich Station Today

23 January 2024

Xin Deng / Legislative & Intergovernmental Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Dear Ms. Deng,

**RE: BYLAW C-8476-2023 & C-8477-2023
PL20200150 & PL20200151 (05306001/05306005)**

On behalf of the landowners of the Bridge Industrial Conceptual Scheme, I wish to respond to the letter prepared on behalf of Farm Air Properties Inc, dated 22 January 2023.

First and foremost, it is my clients' wish to work collaboratively with any landowner directly affected by their application. I recognize that while landowners' applications are rarely submitted at the same time, there needs to be cohesion through the municipality and its policies to aid in providing appropriate planning direction.

This application was in abeyance for a period and was revisited last year. A few items needed review and one of those was the Transportation Impact Assessment (TIA), considering any new parameters related to external components. Last fall, Terms of Reference were established with Rocky View County and the work was completed satisfactorily. Throughout this time, no change was made to a policy in the Conceptual Scheme that provided the opportunity to further investigate an east-west access through the Conceptual Scheme to accommodate an alternative access for Farm Air Properties to Range Road 285: Policy 3.3.4.1 (page 25) states:

Future access to 84th Street NE from the Plan area will be accommodated via a Future Road Acquisition Agreement affecting Lot 15 as generally illustrated on Figure 8: Transportation.

This policy is further reinforced through Figure 8 (page 22) of the Conceptual Scheme, attached for your reference.

For the above explanation, we respectfully request that Council not table these applications as it is felt, per the above verbiage, that there is opportunity to address Farm Air's concerns through Policy 3.3.4.1 in the Conceptual Scheme and that this can be addressed successfully through the subdivision process.

Thank you.

Respectfully,

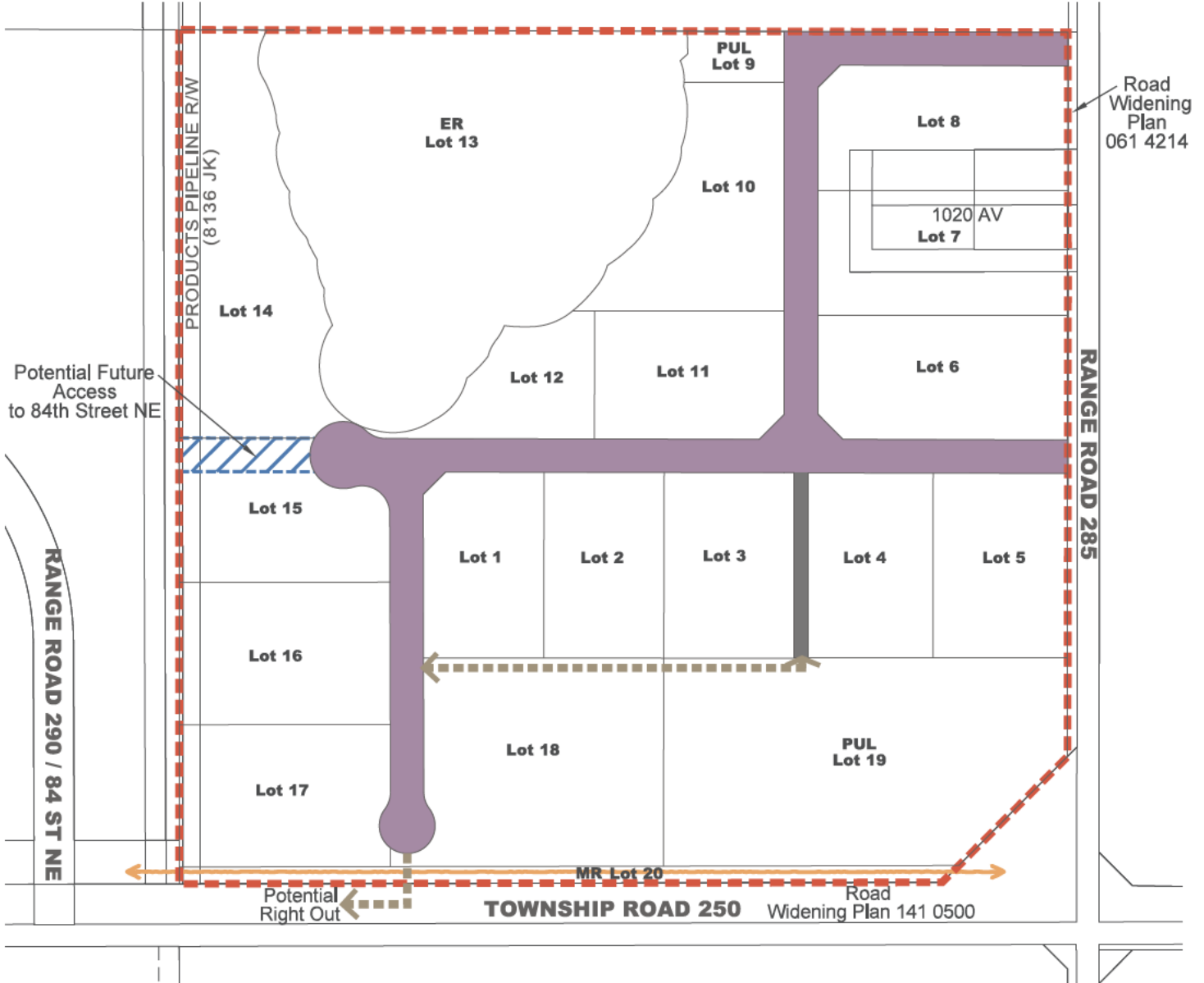
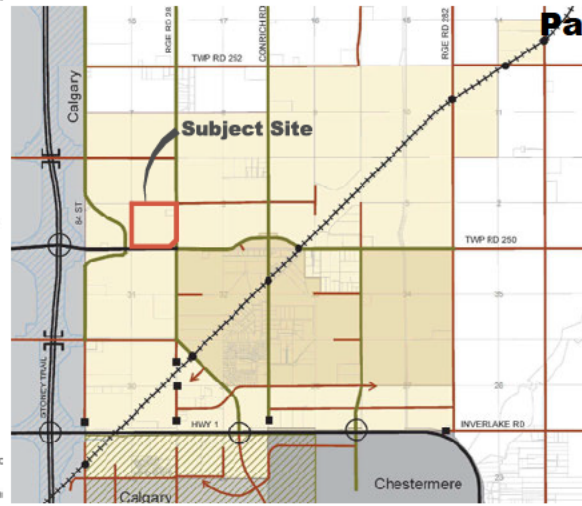


N. Darrell Grant

Community Planner/Designer

Map 8:
Transportation
Network

- ASP Area
 - Future Policy Area
 - Transportation and Utility Corridor
 - Intermunicipal Transportation Study Area
 - At Grade Railroad Crossing
 - Termination
 - Interchange
 - Fly Over
 - Expressway-6 Lanes
 - Major-4 Lanes
 - Collector-2 Lanes
 - CN Railway
- Location of servicing infrastructures and improvements subject to changes and reviews based on final land use scenario for the Future Policy Area.



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Legend

- Conceptual Scheme Boundary
- Industrial Standard Road ($\pm 30m$ ROW)
- Secondary Emergency Access ($\pm 12.5m$ ROW)
- Future Road Acquisition Agreement Area
- Regional Trail
- Potential Secondary / Emergency Access

The Bridge Industrial Park
SE6 -Twp25-Rge28-W4M

Figure 8
Transportation

Page 13 of 430



McElhanney
B&A Planning Group

ATTACHMENT E: POLICY REVIEW

Definitions		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

Rocky View County / City of Calgary Intermunicipal Development Plan (IDP)	
Plan Implementation	
15.1.1	<i>The following that occur partially or wholly within the Plan Area (Map 1) shall be circulated to both municipalities: (a) Statutory and non-statutory plans within the Plan Area and proposed amendments to such plans; (b) Applications for land use redesignation and subdivision;</i>
Consistent	The application was referred to The City of Calgary. The City has no comments.

Municipal Development Plan (County Plan)	
Business Development	
14.2	<i>Direct business development to locate in identified business areas as identified on Map 1.</i>
Consistent	The proposal is located within the identified regional business center in Conrich.
14.3	<i>Encourage the infilling or intensification of existing business areas and hamlet main streets in order to complement other businesses, maximize the use of existing infrastructure, minimize land use conflicts with agriculture uses, and minimize the amount of traffic being drawn into rural areas.</i>
Consistent	The proposed development would utilize the existing infrastructure and is compatible with adjacent business uses.
14.4	<i>A business area shall have an adopted area structure plan in place prior to development, with the exception of lands in business areas that already have the appropriate land use designation allowing business development.</i>
Consistent	The Conrich ASP was adopted in 2015 to guide business development in certain areas.

Conrich Area Structure Plan (ASP)	
Industrial	
11.1	<i>All industrial development shall be located in the areas identified on Map 5.</i>
Consistent	The proposed industrial development is located in the area where industrial development is anticipated on Map 5.
11.2	<i>Development of industrial uses should proceed in an orderly manner and be supported by cost effective and efficient changes to the County's existing infrastructure and transportation networks.</i>

Consistent	The proposal is located within Phase 1 area of Map 13 Phasing. The development would proceed as infrastructure and servicing become available.
11.3	<i>Industrial uses such as distribution logistics, warehousing, transportation, industrial services, construction, manufacturing, services (business, petroleum, professional, scientific, and technical), and industrial storage that do not have significant offsite nuisance factors are appropriate within the industrial area.</i>
Consistent	The proposed future development would comply within the policy.
11.6	<i>A local plan shall be required to support applications for industrial development. The local plan shall:</i> <i>a. ensure that the type of uses for the industrial area are consistent with those identified in Policies 11.3 to 11.5;</i> <i>b. where necessary, provide a strategy to mitigate offsite impacts; including noise reduction due to operations;</i> <i>c. address the policies of this plan regarding non-residential/residential interface areas, where required;</i> <i>d. address the County's Commercial, Office, and Industrial Design Guidelines and document how the local plan meets those guidelines; and</i> <i>e. provide landscaping, lot, and building design requirements that provide for high quality development.</i>
Consistent	The proposed Bridge Industrial Park Conceptual Scheme has addressed the requirements above and meet the policy.
11.7	<i>All private lighting, including security and parking area lighting, shall be designed according to the County's 'dark sky' Land Use bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.</i>
Consistent	The proposed development would address the dark sky requirements at the future development stage.

Land Use Bylaw (LUB)	
Industrial, Light District (I-LHT)	
438 Purpose	<i>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.</i>
Consistent	The proposed use would support future business development and would be compatible with adjacent development.
Special, Public Service District (S-PUB)	
452 Purpose	<i>To provide for the development of Institutional, Educational and Recreational uses</i>
Consistent	The proposed public utility lot would be redesignated to Special, Public Service District (S-PUB) to manage stormwater on-site.
Special, Parks and Recreation District (S-PRK)	
470 Purpose	<i>To provide for the development of active and passive recreational areas at the local, neighborhood and regional levels.</i>
Consistent	The proposed linear pathway would be redesignated to Special, Parks and Recreation District (S-PRK) and be considered as Municipal Reserve.

Special, Natural Open Space District (S-NOS)	
<i>473 Purpose</i>	<i>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.</i>
Consistent	The existing wetland would be considered as Environmental Reserve and redesignated to Special, Natural Open Space District (S-NOS).



BYLAW C-8476-2024

A Bylaw of Rocky View County, in the Province of Alberta, to adopt the *Bridge Industrial Park Conceptual Scheme*.

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8476-2024*.

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) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
 - (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT the “Bridge Industrial Park Conceptual Scheme”, affecting a portion of SE-06-25-28-W04M, be adopted as defined in Schedule ‘A’, which is attached to and forms part of this Bylaw.

Effective Date

- 4 *Bylaw C-8476-2024* 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 this _____ day of _____, 2024

PUBLIC HEARING HELD this _____ day of _____, 2024

READ A SECOND TIME this _____ day of _____, 2024

READ A THIRD AND FINAL TIME this _____ day of _____, 2024

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



ROCKY VIEW COUNTY

SCHEDULE 'A'

FORMING PART OF BYLAW C-8476-2024

A Conceptual Scheme affecting a portion of SE-06-25-28-W04M, referred to as “Bridge Industrial Park Conceptual Scheme” is attached to and forms part of this Bylaw.

THE BRIDGE INDUSTRIAL PARK

A Conceptual Scheme to
guide the development of a
master planned industrial
business park in the Conrich
Area

ACKNOWLEDGEMENT PAGE

PREPARED FOR:

1091758 Alberta Ltd. and Petra Construction Ltd.

PROJECT CONSULTANT TEAM:



N. Darrell Grant *Planning Consultant*

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1.0 INTRODUCTION

1.1 Purpose of this Plan

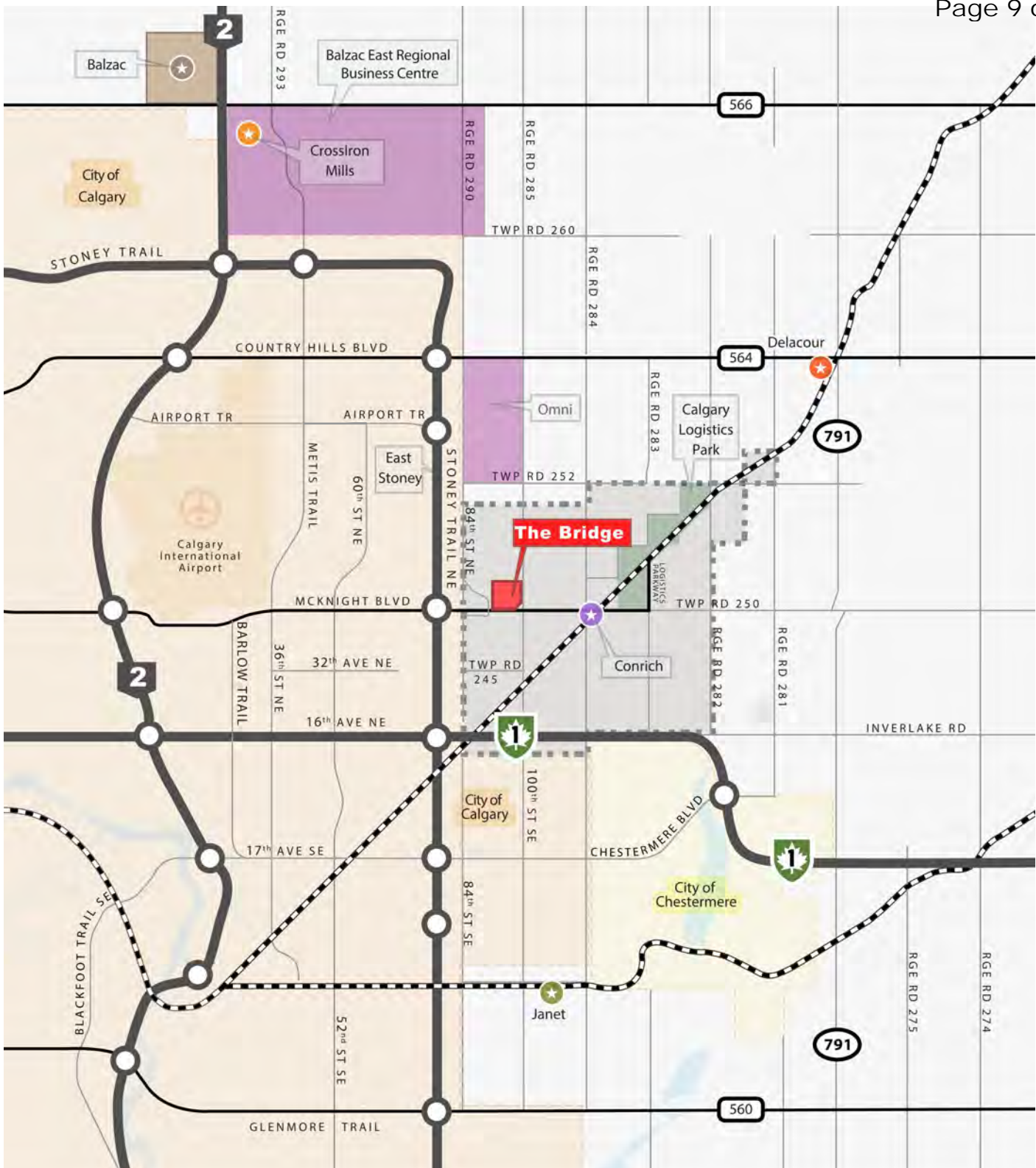
This Conceptual Scheme outlines the proposed implementation of **The Bridge Industrial Park**, a master-planned business development featuring fully-serviced industrial lands intended to accommodate large-format warehousing in addition to a variety of smaller-scale supportive services. The project is expected to leverage proximity to the Stoney Trail transportation corridor to attract business development opportunities that benefit from efficient access to the regional transportation network.

This Conceptual Scheme establishes expectations for future business development within the subject lands. The Plan's proposed land use and subdivision concept has been prepared in consideration of existing site development opportunities and constraints, relevant municipal policy requirements, and in accordance with the recommendations of supporting technical reports. The Plan preparation process was supported by a public consultation process designed to provide stakeholders with opportunity to receive information relative to the project and provide input accordingly.

1.2 Development Rationale

The Plan area comprises ± 60.13 ha (± 148.58 ac) located in Rocky View County along Twp Rd 250 at Rge Rd 285, approximately ± 1.2 km ($\pm \frac{3}{4}$ mile) east of the Stoney Trail NE, strategically located in proximity to existing regionally-significant air, rail and road infrastructure (*i.e. The Calgary International Airport, CN Calgary Logistics Park, and Stoney Trail*). As such, the Plan area is ideally-suited to accommodate business industrial development that supports the Calgary Metropolitan Region's evolving transportation logistics hub, as shown on **Figure 1: Regional Context**.

The development concept included within this Conceptual Scheme proposes the creation of **The Bridge Industrial Park**, a master-planned development purposefully designed to accommodate business opportunities that benefit from proximity to the regional transportation network as contemplated by the Conrich Area Structure Plan.



Legend

- Conceptual Scheme Boundary
- Conrich ASP Boundary



NTS

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1.3 Conceptual Scheme Objectives

The **Bridge Industrial Park Conceptual Scheme** is intended to:

- a) Summarize existing conditions within the Plan area by identifying development opportunities and constraints;
- b) Establish a future development concept with a land use framework designed to facilitate a master-planned industrial development in accordance with the policy provisions of the Conrich Area Structure Plan;
- c) Establish a strategy to implement appropriate transportation, utility service and stormwater management infrastructure as required to support the anticipated development and related uses in accordance with the County Servicing Standards;
- d) Establish expectations for implementation of architectural controls to ensure coordinated treatment of building design, landscaping and signage considerations;
- e) Establish an overall phasing strategy for development within the Plan area;
- f) Establish expectations for provision of fire, emergency response and community support services within the Plan area;
- g) Summarize the conclusions of a community consultation program implemented in support of the Plan's preparation process to inform & educate affected landowners and interested stakeholders.

2.0 PLAN AREA DESCRIPTION

2.1 Location

As shown on **Figure 2: Local Context**, the Plan area is bound to the south by Twp Rd 250, to the east by Rge Rd 285, and to the west and north by existing agricultural lands. Rolling topography, spectacular mountain views, proximity to regional transportation infrastructure and convenient access to services in Conrich and east Calgary make this an ideal location for business industrial development.

2.2 Legal Descriptions & Ownership

As shown on **Figure 3: Legal Descriptions**, the study area includes two (2) individually-titled parcel and an undeveloped road ROW with legal descriptions and current ownership described as follows:

<i>Legal Description</i>	<i>ha (±)</i>	<i>ac (±)</i>	<i>Ownership</i>
SE 6-25-28-W4M	58.49	144.53	1091758 Alberta Ltd. & Petra Construction Ltd.
Lots 3 - 6, Block D, Plan 1020 AV	1.57	3.88	1091758 Alberta Ltd. & Petra Construction Ltd.
Undeveloped Road ROW	0.07	0.17	
TOTAL PLAN AREA	60.13	148.58	

2.3 Existing Land Use

As shown on **Figure 4: Existing Land Use**, lands within the Plan area are currently designated Agricultural, General District (A-GEN) and Agricultural, Small Parcel District (A-SML) in accordance with the County's Land Use Bylaw C-8000-2020. Surrounding parcels are generally Agricultural, General District (A-GEN) with more intensive residential development situated within the Hamlet of Conrich to the east.

2.4 Site Conditions

As shown on **Figure 5: Site Conditions**, the subject lands include an existing agricultural parcel that has, over time, been cultivated to produce a variety of cereal crops. The quarter section has been previously-subdivided to isolate a parcel and an associated road ROW situated in the northeast corner of the site, neither of which are developed. There are no surface improvements within the Plan area.



Legend

- Conceptual Scheme Boundary
- Conceptual Scheme Boundary
- Conrich ASP Boundary



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Legend

--- Conceptual Scheme Boundary



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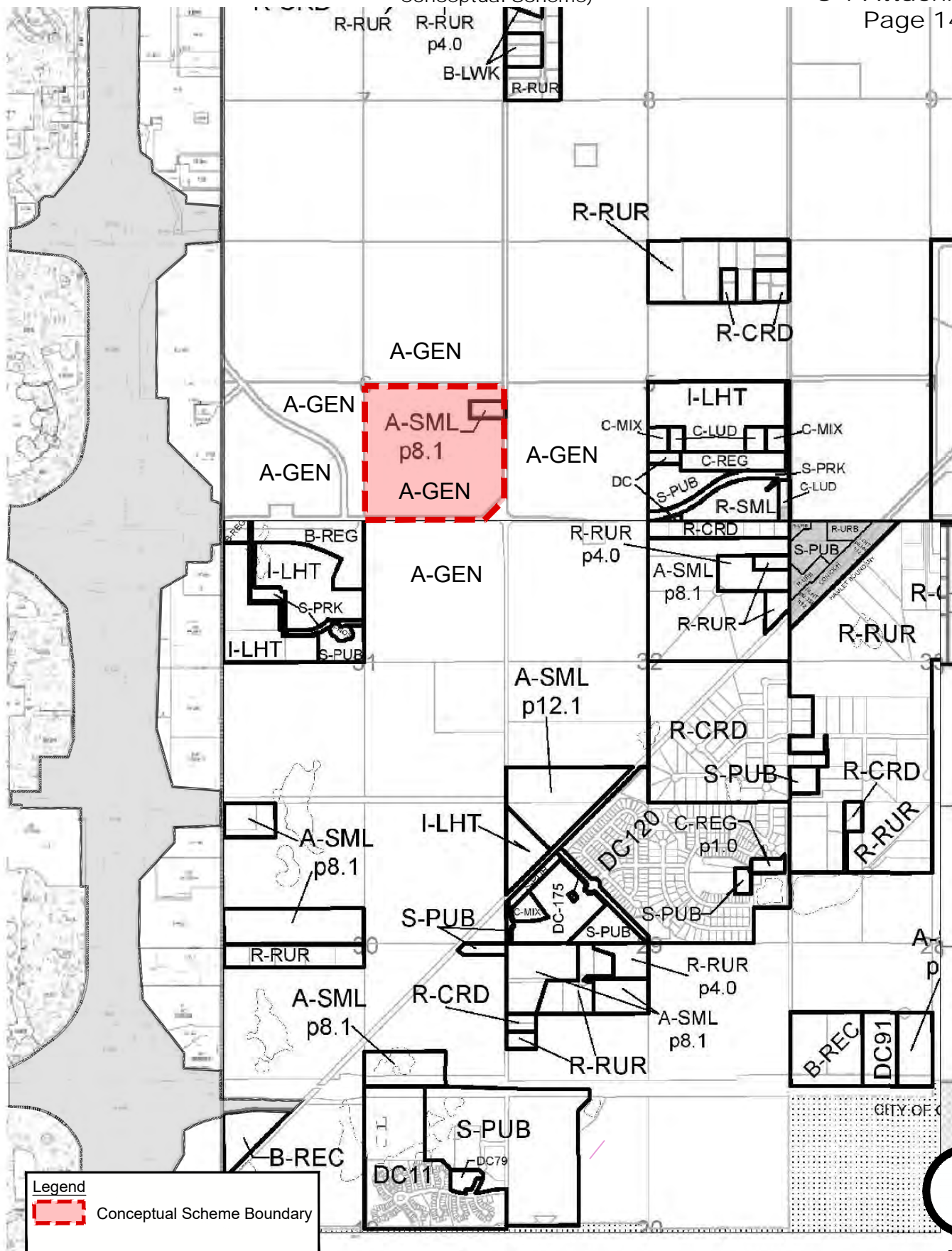
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The Bridge Industrial Park
SE6-Twp25-Rge28-W5M

Figure 3

Legal Description

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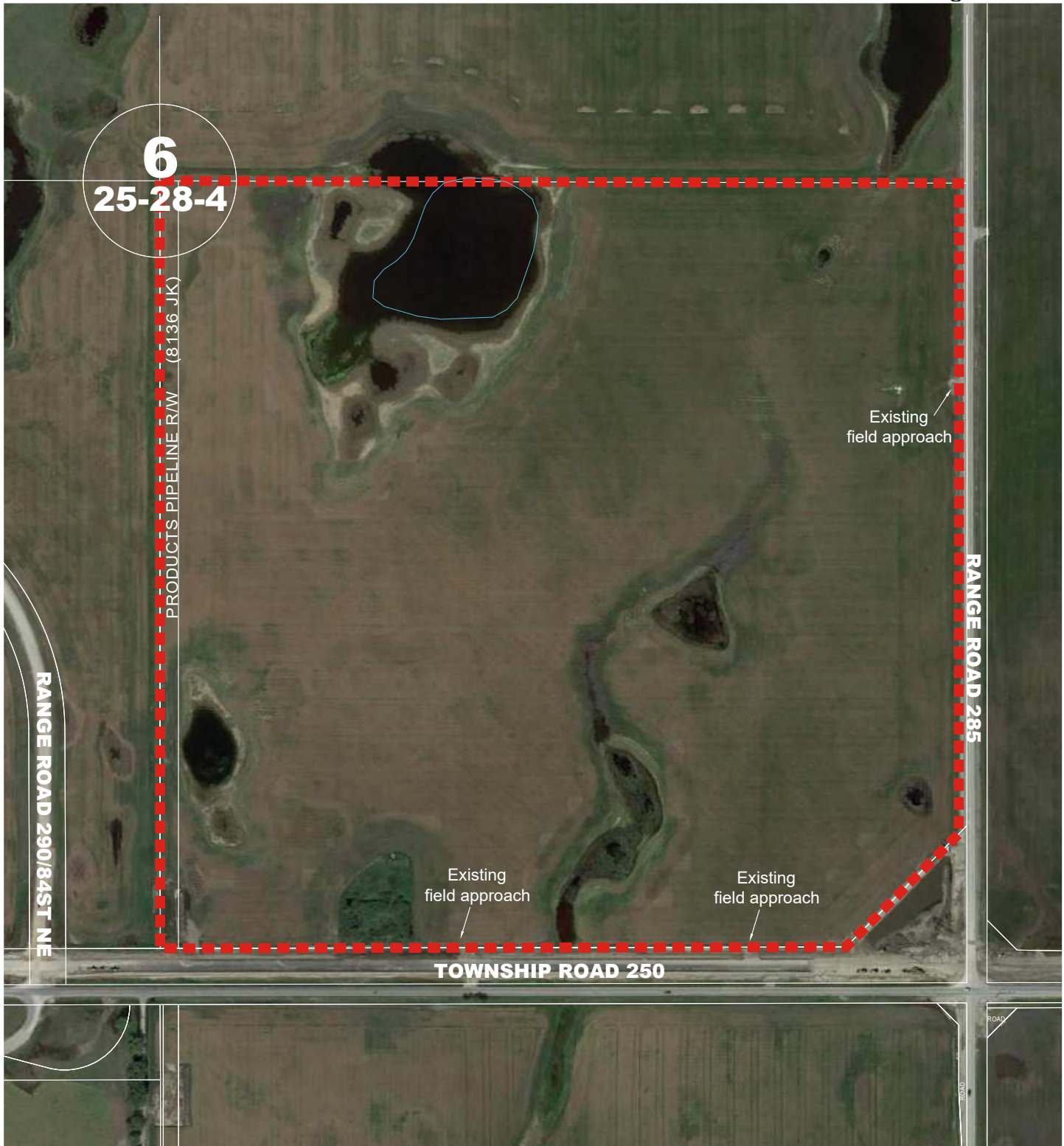


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SE6-Twp25-Rge28-W5M

Figure 4
Existing Land Use

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Legend

--- Conceptual Scheme Boundary



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The Bridge Industrial Park
SE6-Twp25-Rge28-W5M

Figure 5
Site Conditions

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2.4.1 Existing Site Access & Surrounding Roadways

The subject land is bounded to the east and south by existing developed municipal roads which provide access to the site via three (3) existing field approach.

- **Twp Rd 250:** A paved roadway under the jurisdiction of the County aligned east to west and extending from NE Calgary to connect with several regional provincial highways (*i.e.* Hwy 791 & Hwy 9). The portion of Twp Rd 250 situated directly south of the Plan area includes a four-lane divided cross-section with a posted speed limit that transitions from 80 km/h to 50 km/hr traversing to the east.
- **Rge Rd 285:** A paved roadway under the jurisdiction of the County aligned south to north and extending from Highway 560 (*Glenmore Trail*) in the south to Highway 566 in the north. The portion of Rge Rd 285 directly east of the Plan area includes a two-lane undivided cross section with a posted speed limit of 80 km/h within the study area.
- **The portion of 84 Street NE:** Situated directly west of the Plan area is a gravel roadway under the jurisdiction of the County. The oblique alignment of 84th St NE at this location accommodates intersection spacing onto Twp Rd 250 east of Stoney Trail NE. The majority of 84th St NE extending from the Shepard Area in SE Calgary to Highway 566 in the north is a paved road with a two-lane undivided cross section under the jurisdiction of the City of Calgary.
- **The Twp Rd 250 / Rge Rd 285 intersection:** Situated directly southeast of the Plan area, is signalized with dedicated left-turn bays for all movements, as well as right-turn lanes for the eastbound and southbound movements.
- **The Twp Rd 250 / 84 St NE intersection:** Situated to the west of the Plan area, is currently un-signalized with stop-controls for the northbound and southbound movements, while eastbound and westbound movements operate as free flow. In accordance with the 84th St NE Study of Alignment, ROW, Classification and Access Management Report, May 2018, this intersection is planned to be upgraded to an ultimate 6-lane divided (*E-W*) and a 4-lane undivided (*N-S*) cross section with dual left turns in each direction.
- **The Stoney Trail NE interchange:** Situated to the west of the Plan area, has two (2) signalized intersections and ramps to accommodate turning movements between Stoney Trail NE and Twp Rd 250. The signalized intersections and Twp Rd 250 (*extending east/west*) are elevated over Stoney Trail NE, which is oriented north to south.

2.4.2 Topography & Surface Drainage

Topography within the Plan Area is undulating with very slight grades sloping surface drainage generally from southwest to northeast. As illustrated on **Figure 5: Site Conditions**, the subject land includes an existing drainage course traversing the central portion of the Plan area.

2.4.3 Biophysical Considerations

A Biophysical Impact Assessment (BIA) was prepared in support of the Conceptual Scheme. As illustrated on **Figure 6: Wetlands**, the Plan area contains seven (7) identified wetlands with key considerations summarized as follows:

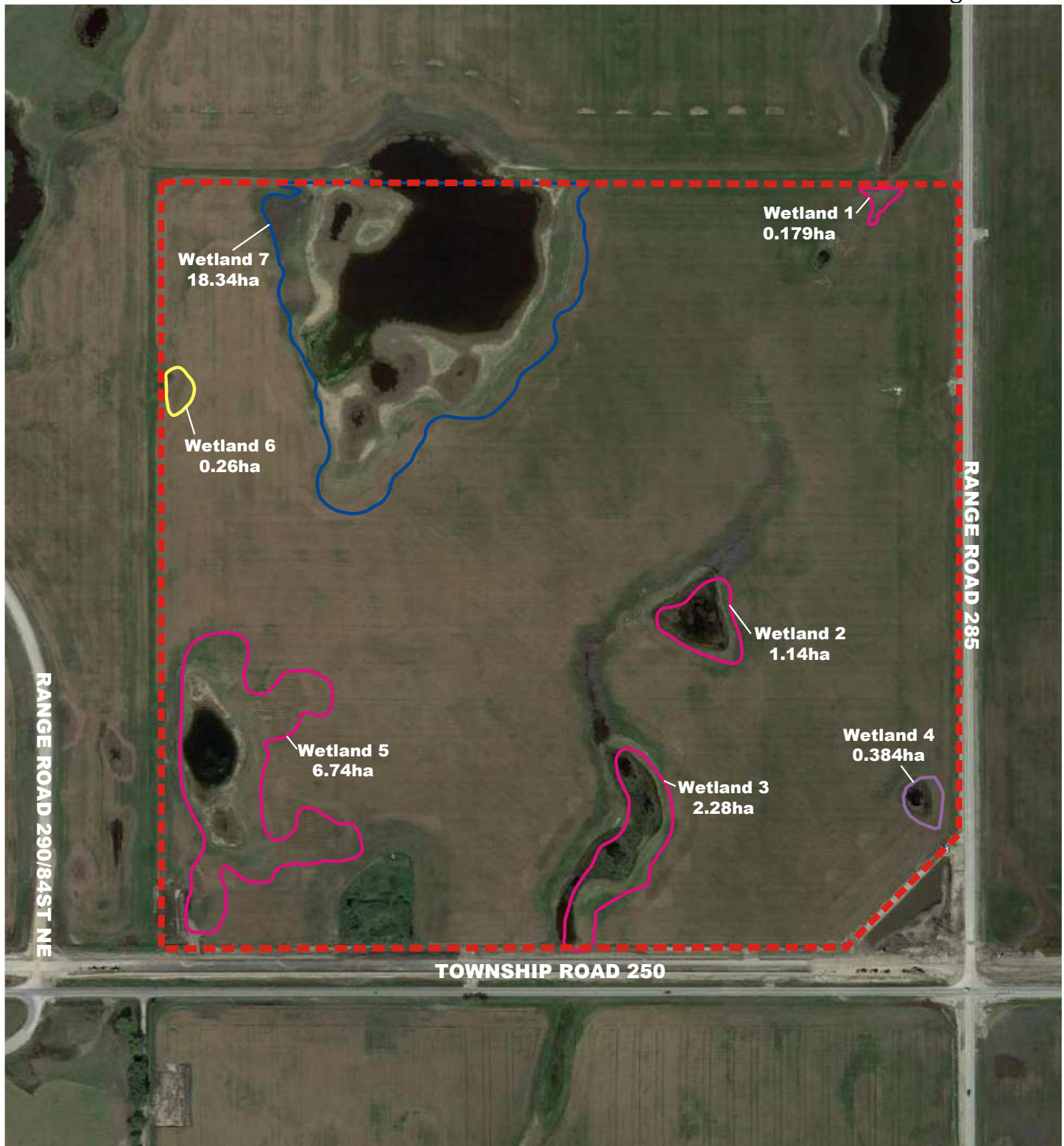
Wetland ID	AWCS	± ha
#1	Semi-permanent, graminoid, marsh (M-G-IV)	0.179
#2	Seasonal, graminoid, marsh (M-G-III)	1.14
#3	Seasonal, graminoid, marsh (M-G-III)	2.28
#4	Semi-permanent, graminoid, marsh (M-G-IV)	0.384
#5	Seasonal, graminoid, marsh (M-G-III)	6.74
#6	Temporary, graminoid, marsh (M-G-II)	0.260
#7	Semi-permanent, shallow open water with aquatic vegetation (W-A-IV)	18.34
Total Area		29.32

Most of the wetlands within the Plan area will be removed to accommodate the proposed development. However, it is acknowledged that wetland disturbances must proceed in accordance with the procedural, technical and compensation requirements established by Alberta Provincial Wetland Policy to the satisfaction of Alberta Environment & Parks (AEP). The relatively large 'semi-permanent' wetland (*referred to in the BIA as #7*) is expected to be claimed by the Province and therefore proposed to be dedicated within an Environmental Reserve (ER) at the subdivision stage.

Policy 2.4.3.1 Wetland disturbances must proceed in accordance with the procedural, technical and compensation requirements established by Alberta Provincial Wetland Policy to the satisfaction of Alberta Environment & Parks (AEP).

Policy 2.4.3.2 The Developer shall prepare a Wetland Assessment Impact Report (WAIR) at the subdivision stage to confirm the specific wetlands to be disturbed and establish required compensation to the satisfaction of Alberta Environment and Parks (AEP), Alberta Public Lands, and Rocky View County.

- Policy 2.4.3.3 As referred to in the Biophysical Impact Assessment, Wetland #7 is expected to be dedicated as Environmental Reserve (ER) at the subdivision stage.
- Policy 2.4.3.4 The boundary of the Environmental Reserve (ER) is expected to include the existing bed & shore of wetland #7 in addition to a \pm 30 m riparian setback, to be established at the subdivision stage to the satisfaction of the County, and if required, Alberta Public Lands and Alberta Environment & Parks (AEP).



Legend

- - - Conceptual Scheme Boundary
- Temporary, graminoid, marsh (M-G-II)
- Seasonal, graminoid, marsh (M-G-III)
- Semi-permanent, graminoid, marsh (M-G-II)
- Semi-permanent, Shallow open water with aquatic vegetation (W-A-IV)



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McElhanney



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The Bridge Industrial Park
SE6-Twp25-Rge28-W5M

Figure 6
Wetlands

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November 13, 2019

2.4.4 Geotechnical Considerations

Although a geotechnical investigation has not been prepared in support of this Conceptual Scheme, it is expected that the geotechnical conditions in the Conrich ASP area are considered favourable for this proposed development. It is acknowledged that a geotechnical investigation will be completed by the developer within the Plan area at the subdivision stage, and any site-specific issues identified by this study are expected to be addressed through the detailed engineering design process and implementation of construction best management practices.

Policy 2.4.4.1 The Developer shall submit a geotechnical analysis at the subdivision stage, to be prepared by a qualified Geotechnical Engineer, to confirm the suitability of subsurface conditions in accordance with the requirements of the County Servicing Standards.

2.4.5 Archaeological & Historical Resources Considerations

Alberta's Listing of Historical Resources identifies the Plan area as HRV 5 - which indicated the site may contain provincially-significant historic resources. Pursuant to the requirements of the Historical Resources Act, a Historical Resource Application (HRA) was submitted to the Province of Alberta via the Online Permitting & Clearance (OPaC) system. Accordingly, the Province has subsequently determined that a Historic Resources Impact Assessment (HRIA) for archaeological resources is to be conducted by a qualified archaeologist prior to any development proceeding within the Plan area. The HRIA will identify any areas of high archaeological potential and the results must be reported to the Province prior to development proceeding within the site. If historic resources are encountered within the Plan area, the developer will be required to undertake appropriate mitigation measures in accordance with applicable regulations and requirements.

Policy 2.4.5.1 The Developer shall obtain a Historical Resources Clearance prior to any subdivision application.

2.4.6 Low Pressure Pipeline ROW

As illustrated on **Figure 3: Legal Descriptions**, the Plan area includes a ± 15 m ROW (Plan 8136JK) situated along the western boundary of the site containing a ± 273 mm ($\pm 10 \frac{3}{4}$ inch) un-coated, low-pressure pipeline which does not require setbacks other than the extent of the existing ROW. As such this existing pipeline is not expected to constrain future development within the Plan area and will be incorporated into the project's overall subdivision design.

3.0 DEVELOPMENT CONCEPT

3.1 The Bridge Industrial Park

The Bridge Industrial Park will accommodate a master-planned industrial business park intended to leverage development opportunities that benefit from proximity to Stoney Trail, the Calgary International Airport and the evolving warehouse distribution centre surrounding the CN Calgary Logistics Park at Conrich.

As illustrated on **Figure 7: Development Concept**, the design of The Bridge Industrial Park anticipates fourteen (14) light industrial parcels, a centralized stormwater management facility to be established within a public utility lot (PUL), dedication of an additional public utility lot (PUL) to accommodate a water booster station and reservoir, dedication of environmental reserve (ER) to preserve the significant wetland within the northwest portion of the site, and dedication of municipal reserve (MR) along the southern boundary of the Plan area to provide for a landscaped buffer and a regional trail.

Intended uses for the light industrial parcels in the Bridge Industrial Park will be associated with warehouse and office forms, either stand-alone or as a combination: office in the front and warehouse in the rear. Businesses that will support the CN Logistics Park will be encouraged to locate here. Supportive commercial uses, to support the local businesses, will form part of the overall uses.

The Plan area will be accessed via a paved industrial subdivision road to be constructed by the developer with two (2) intersections onto Rge Rd 285. The design of the internal subdivision road network will consider requirements for

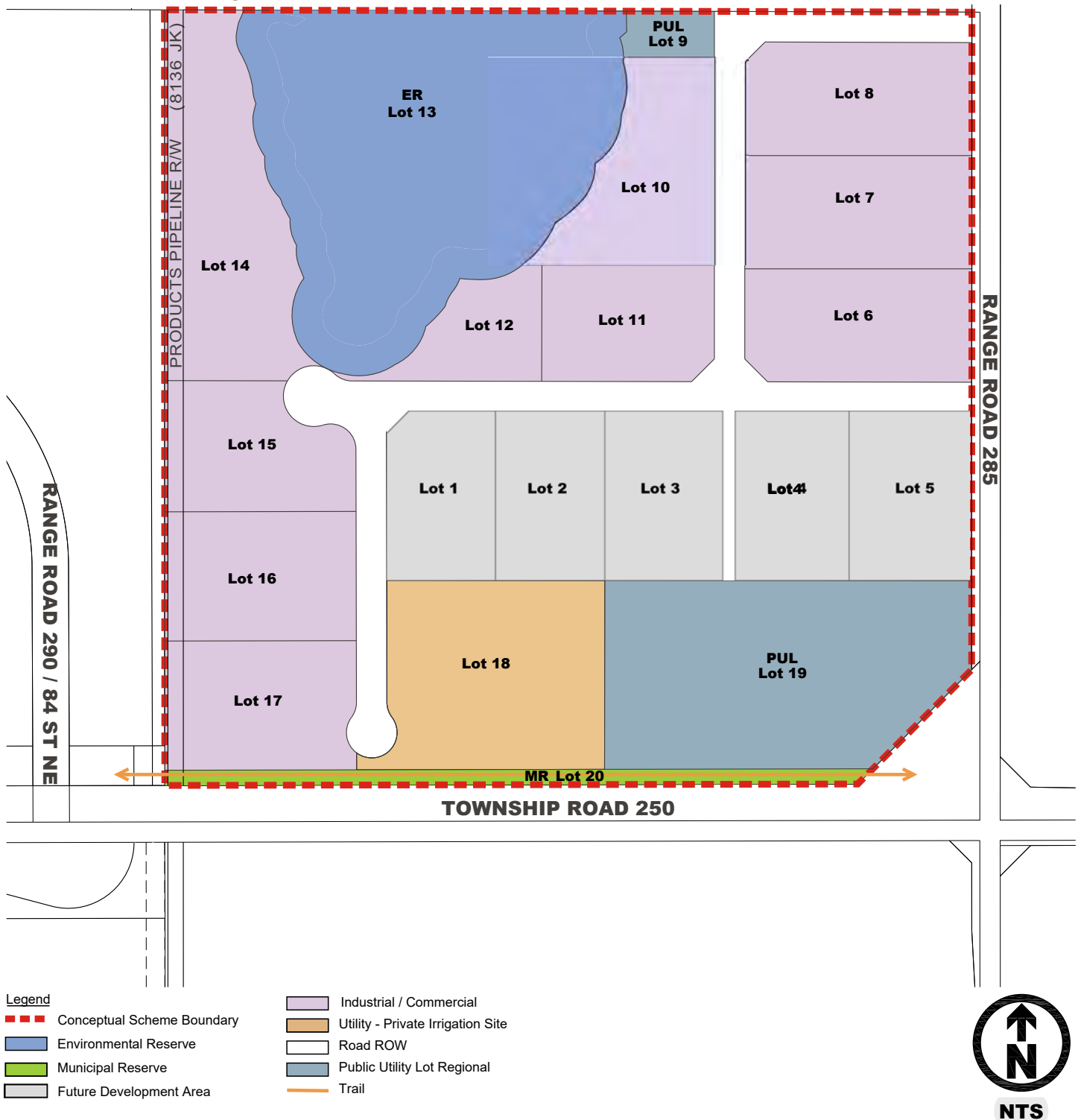
secondary/emergency access and potential future access to 84th St NE.

Potable water and wastewater services will be provided via the County's Conrich Water System and the East Rocky View Wastewater Transmission Line. The developer will construct an internal network of piped water distribution and wastewater collection infrastructure in accordance with the County Servicing Standards. The design of the water system will accommodate fire suppression, including pressurized hydrants.

Stormwater management will be provided via a centralized stormwater facility to be constructed by the developer within a public utility lot (PUL) designed to retain surface drainage generated from each lot and the road rights-of-way. Pending a downstream connection with the Cooperative Stormwater Management Initiative (CSMI), a privately-owned irrigation area will be developed directly adjacent to the PUL to facilitate seasonal drawdown of the stormwater retention pond. At such time that the Plan area is connected

to a regional stormwater system, the privately-owned irrigation area is expected to be redeveloped with business industrial uses.

Architectural controls will be established by the developer at the subdivision stage to ensure the exterior facades of all buildings maintain a unified style, colour, finish and design in keeping with the 'gateway' provisions of the Conrich Area Structure Plan.



Fee simple ownership is anticipated for each business lot. A Business Lot Owner's Association will be established at the subdivision stage to manage various services within the project such as waste removal/recycling and the project's architectural controls.

The Bridge Industrial Park is anticipated to be developed in multiple phases likely spanning a 10 – 15 year time horizon in response to the availability of infrastructure and market demand.

Policy 3.1.1 Future subdivision & development within the Plan area is expected to proceed as generally illustrated on Figure 7: Development Concept.

Policy 3.1.2 Lots 1 through 5, as shown on Figures 7, 8, and 10 through 16, should not receive redesignation or subdivision approval until amendments to the Conrich Area Structure Plan have been approved by County Council to define uses and principles for development within the Future Policy Area (including the Conrich hamlet).

3.2 Development Statistics

The assignment of land uses and approximate areas within the Plan area is anticipated as follows:

Development Type	± ac	± ha	%
Business Industrial Use	82.31	33.31	55.4%
Internal Subdivision Roads (ROW)	13.19	5.34	8.9%
Stormwater Management Facility (PUL) Lot 19	15.44	6.25	10.4%
Pump Station & Reservoir (PUL) Lot 9	1.00	0.40	0.7%
Environmental Reserve (ER)	24.14	9.77	16.2%
Municipal Reserve (MR)	2.57	1.04	1.7%
Private Irrigation Area Lot 18	9.93	4.02	6.7%
Total ¹	148.58	60.13	100%

¹ Any discrepancy between the area described on the Certificates of Title and calculations completed in support of this Conceptual Scheme will be resolved at the Plan of Survey stage.

3.3 Transportation

Access to the Plan area will be as generally illustrated on **Figure 8: Transportation**. The industrial park will be accessed from Rge Rd 285, a paved public municipal road maintained by the County in good condition.

3.3.1 The Traffic Impact Assessment

A Transportation Impact Assessment (TIA) was prepared in 2019 in support of this Conceptual Scheme to evaluate the impacts of the proposed development on the surrounding municipal and regional transportation network. In 2023, a Technical Memo was issued, to provide updated data to the 2019 TIA.

The Technical Memo indicates that each of the two (2) proposed intersections with Rge Rd 285 are expected to operate within acceptable levels of service during the 'opening day' development horizon (2026). A Type II intersection will be required at Access A, a Type I intersection at Access B, and signalization improvements at the interchange is needed to support the development. Refer to **Figure 9: Trip Distribution** for these locations.

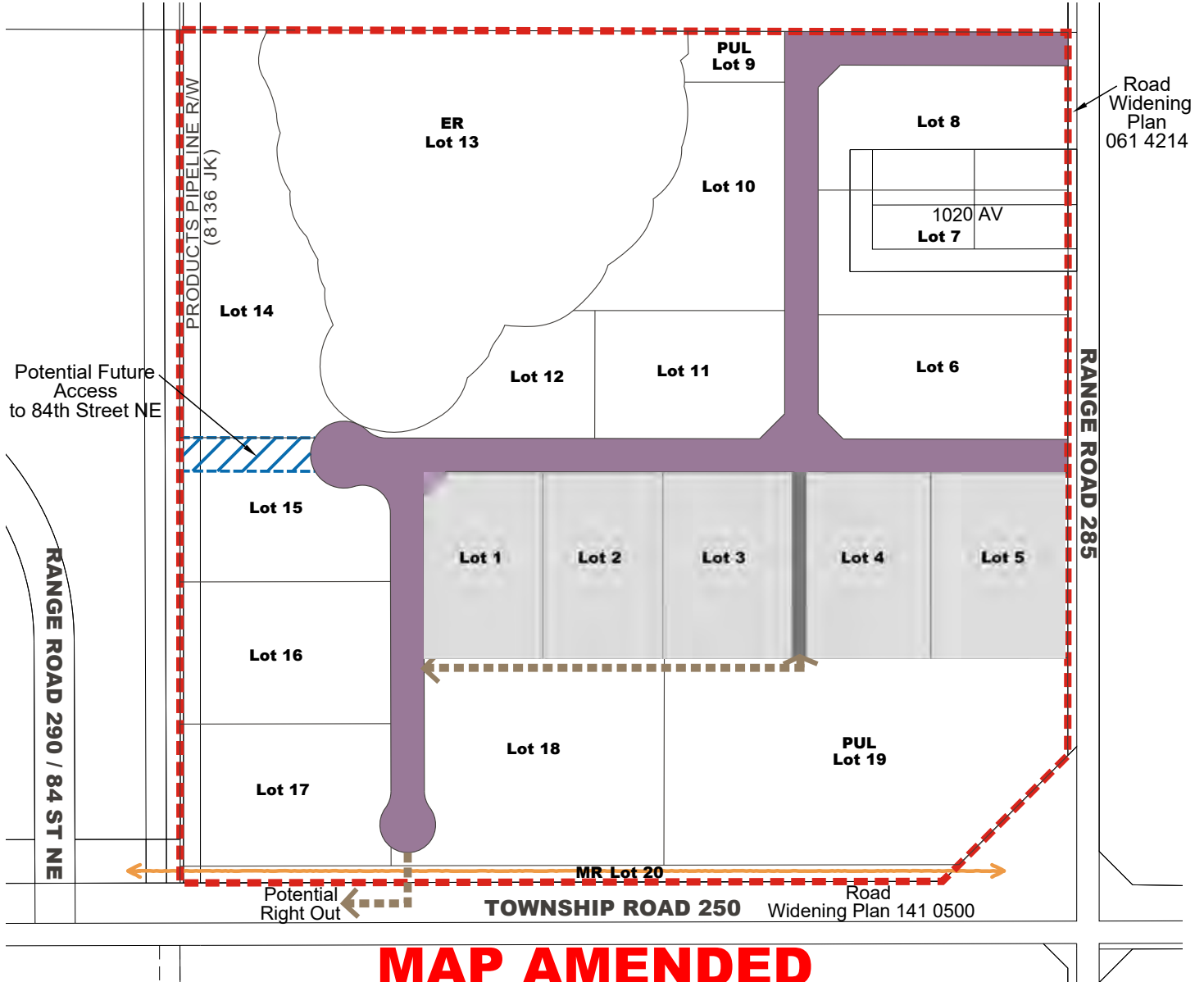
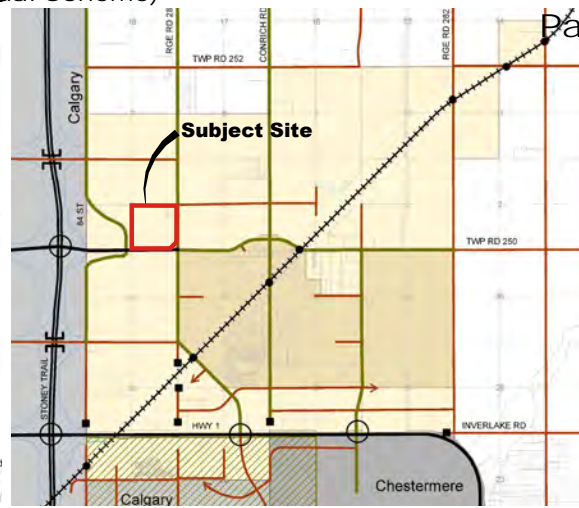
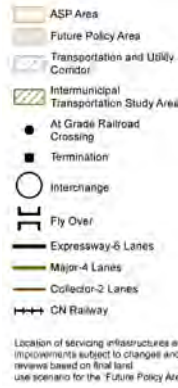
The TIA concludes that traffic at each of the two (2) intersections onto Rge Rd 285 are expected to experience significant delays in the PM peak hour within the long-term development horizon (to 2040) – due to background traffic volumes forecasts along Rge Rd 285. The TIA advises that the County should continually monitor and evaluate the volume of background traffic. This ongoing assessment is essential to address the cumulative effects of all current and future developments that might affect the road network. The goal is to ensure that these traffic volumes are accurately modeled and associated impacts are mitigated.

It is acknowledged that the developer will contribute levies at the subdivision stage in accordance with the County's Transportation Off-Site Levy Bylaw. It is expected that levies collected by the County will be proportionally-directed, over time, to fund future transportation improvements to the municipal and regional road network surrounding the Plan area.

Policy 3.3.1.1 The developer shall be required to provide applicable Transportation Off-Site Levies at the subdivision stage.

Policy 3.3.1.2 An updated TIA shall be provided at the subdivision stage.

Map 8:
Transportation
Network



**MAP AMENDED
APRIL 2024**

Policy 3.3.1.3 The developer shall be responsible for all infrastructure upgrades as contemplated in the Traffic Impact Assessment.



3.3.2 Internal Subdivision Roads

The locations of the two (2) proposed intersections with Rge Rd 285 are illustrated on **Figure 8: Transportation**. The design and capacity of each intersection will be confirmed at the detailed subdivision design stage.

It is anticipated that all internal subdivision roads within the Plan area are expected to include paved industrial / commercial standard road surfaces to be developed within a ± 30 m road ROW designed in accordance with the County Servicing Standards.

The southern intersection alignment will be spaced ± 400 m north of Twp Rd 250 while the northern intersection alignment will be spaced ± 780 m north of Twp Rd 250. The northern intersection is expected to align with the northern access to the CN Calgary Logistics Park (*Ellis Rd*) via adjacent lands situated directly east of the Plan area.

Given the industrial nature of the proposed development within the Plan area, the accommodation of active modes infrastructure (*i.e. sidewalks*) is not expected within the internal subdivision road network. All on-site parking areas are expected to be contained within each lot's subdivision boundary without impacts to the external road network.

Policy 3.3.2.1 The design of the internal subdivision road network, including intersections with the surrounding municipal road network, shall be established at the subdivision stage in accordance with the County Servicing Standards.

3.3.3 Road ROW Widening

Road ROW widening has previously been taken from the Plan area along the Rge Rd 285 frontage via Plan 061 4217 and along the Twp Rd 250 frontage via Plan 141 0550. As such, it is not anticipated that additional road ROW widening will be required from the subject lands.

3.3.4 Future Connection to 84th St SE

Rocky View County and the City of Calgary have jointly prepared a transportation study referred to as *84 Street NE: Study of Alignment, Right-of-way, Classifications and Access Management*. As illustrated in the February 7, 2018 DRAFT report obtained from the County's website, future access to/from the Conceptual Scheme area is anticipated from 84th St NE. The 84 Street NE Alignment Study contemplates significant upgrades to the existing 84th St NE / Twp Rd 250 intersection alongside widening/surface improvements to 84th St NE.

The timing for implementation of this intersection and roadway improvement program is not known, and as such, the construction of a connection to 84th Street from the Plan area is not contemplated by this Conceptual Scheme.

However, the developer acknowledges that, if required by the County, a 'Future Road Acquisition Agreement' will be registered against the certificate of title for Lot 15 in order to accommodate a future ± 30 m road ROW dedication to facilitate future extension of the internal subdivision road network (*by others*) to the western boundary of the Plan area.

Policy 3.3.4.1 Future access to 84th Street NE from the Plan area will be accommodated via a Future Road Acquisition Agreement affecting Lot 15 as generally illustrated on Figure 8: Transportation.

3.3.5 Access to PUL/Stormwater Facility

Access to Lot 19 PUL shall be provided from the internal subdivision road by a ± 12.5 m ROW to be constructed by the developer in accordance with the secondary/emergency access requirements of the County Servicing Standards, as illustrated on **Figure 8: Transportation**.

3.3.6 Access to Private Irrigation Area

Access to the private irrigation area (*Lot 18*) shall be initially be provided via the PUL and ultimately via the western-most segment of the internal subdivision road, subject to the phasing provisions described in Section 4.4 of this Plan.

3.3.7 Secondary Access

In accordance with the County Servicing Standards, an urban development that creates an internal subdivision road greater than 90 m must accommodate a secondary/emergency access to a developed municipal road. As illustrated on **Figure 8: Transportation**, access to most of the Plan area will be provided by the internal subdivision road with two (2) intersections onto Rge Rd 285. However, provision of secondary/emergency access within the western portion of the Plan area may be constrained due to the uncertainty of the future access to 84th St NE. As such, the developer will explore the provision of secondary/emergency access at the subdivision stage, either by a 'right-out' access onto Twp Rd 250 or a linkage to the ROW situated between Lots 3 & 4 in accordance with the requirements of the County Servicing Standards.

Policy 3.3.7.1 Secondary/emergency access shall be provided within the Plan area as generally illustrated on Figure 8: Transportation in accordance with the County Servicing Standards.

3.4 Utility Servicing

3.4.1 Potable Water Service

The Plan area will be serviced with potable water via connection with the Conrich water system as generally illustrated on **Figure 10: Potable Water Servicing**

Policy 3.4.1.1 Potable water service shall be provided within the Plan area by the County's Conrich water system as generally illustrated by **Figure 9: Potable Water Servicing**.

3.4.2 Internal Water Distribution Network

The developer will provide a tie-in to a future potable water feeder main to be situated within the Rge Rd 285 road ROW. The developer will be required to construct an internal water distribution network to provide service within the Plan area at the subdivision stage. The design of the internal water system will accommodate fire suppression, including appropriately-spaced pressurized hydrants, in accordance with applicable regulations and requirements governing same and the County Servicing Standards. It is acknowledged that the Plan area is situated near the 'upper reach' of the water distribution system as contemplated by the ASP, and as such, downstream infrastructure must be completed by other developments in order to accommodate water service within the Plan area.

Policy 3.4.2.1 The internal water distribution network shall be constructed by the developer at the subdivision stage in accordance with the County Servicing Standards.

Policy 3.4.2.2 The internal water distribution network shall be owned and maintained by the County.

Policy 3.4.2.3 The design of the internal water distribution network shall accommodate fire suppression in accordance with the County Servicing Standards.

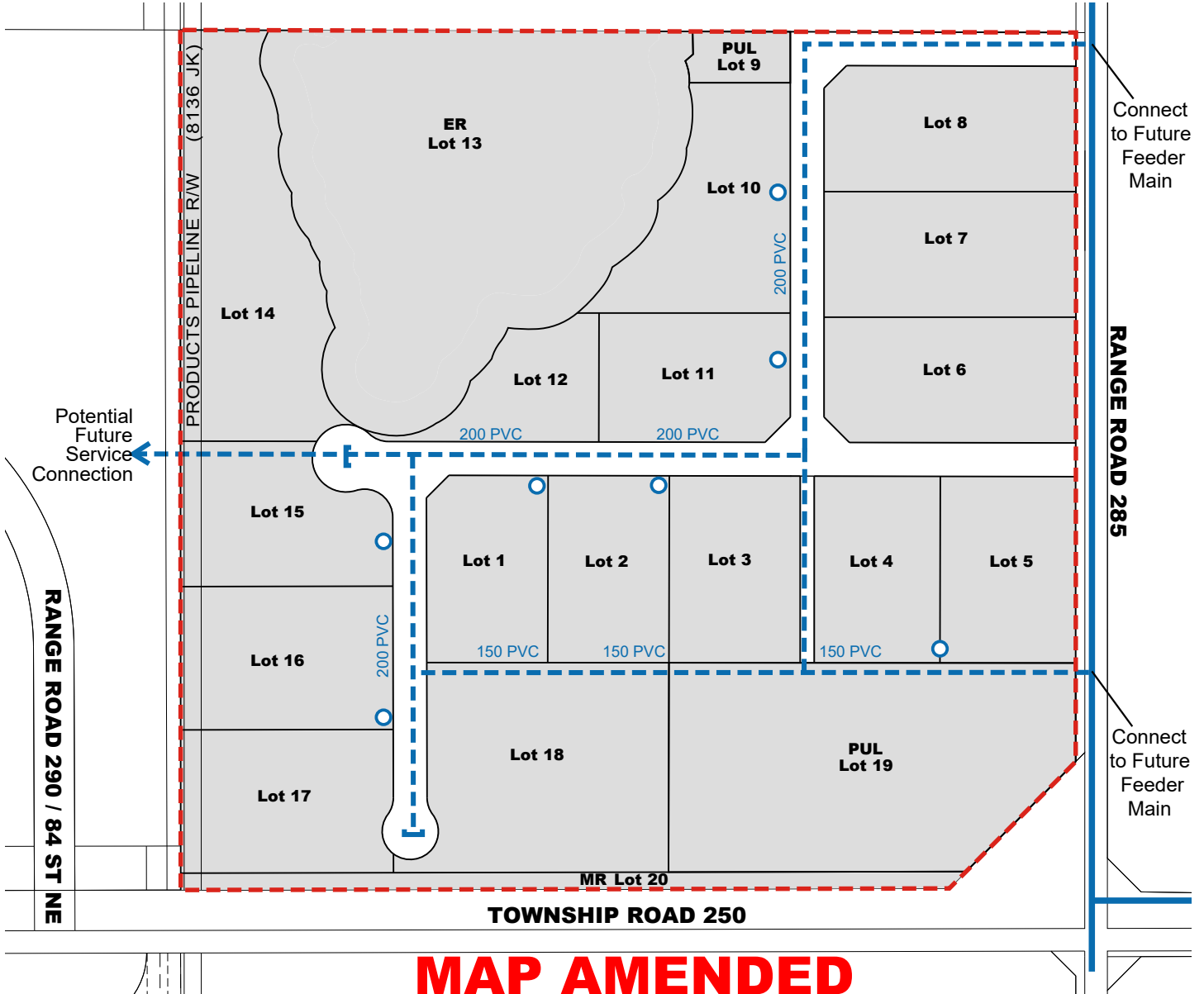
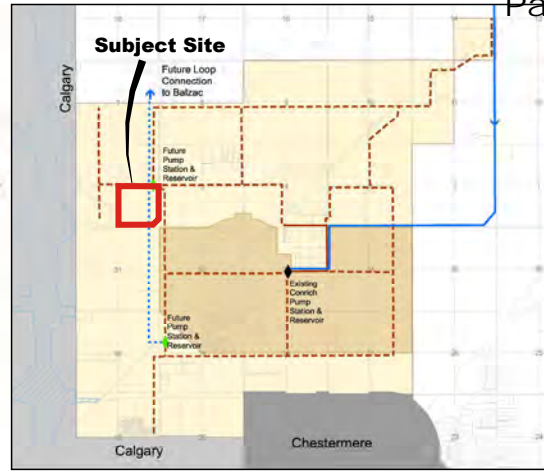
Policy 3.4.2.4 The Developer shall engage a qualified professional at the subdivision stage to prepare a detailed estimation of water demand expected within the subdivision area.

Policy 3.4.2.5 The Developer shall provide payment for required water infrastructure upgrades at the subdivision stage in accordance with the County's Water & Wastewater Off-Site Levy Bylaw.

Policy 3.4.2.6 The Developer shall be responsible for funding all infrastructure that is required as a result of the development. If infrastructure is completed prior to this development proceeding then the Developer shall contribute to an appropriate cost contribution agreement for that infrastructure.

Conrich ASP

Map 9: Water



**MAP AMENDED
APRIL 2024**

Policy 3.4.2.7 Should the developer choose to advance a potable water pipeline to its subdivision, cost recovery shall be addressed, with the County as adjudicator, for prospective developments that would have the ability to connect to this infrastructure.

Policy 3.4.2.8 As illustrated by the Conrich ASP's Figure 10: Potable Water, a future pump station & reservoir is anticipated to be developed within the Plan area. The developer is open to dedicating a Public Utility Lot (PUL) at the subdivision stage to accommodate this future regional utility infrastructure improvement. It is anticipated that this required PUL site will be purchased by the County.

3.4.3 Wastewater Service

The Plan area will be serviced with wastewater via connection with the County's East Rocky View Wastewater Transmission Line as generally illustrated on Figure 10: Wastewater Servicing.

Policy 3.4.3.1 Wastewater shall be provided within the Plan area by the County's East Rocky View Wastewater Transmission Line as generally illustrated by Figure 11: Wastewater Servicing.

3.4.4 Internal Wastewater Collection Network

The developer will provide a gravity sanitary sewer collection system within the Plan area designed in accordance with the County Servicing Standards. In accordance with the servicing strategy described within the Conrich ASP, the Plan area's internal wastewater network is expected to be serviced by a regional sanitary lift station to be constructed directly west of the CN Calgary Logistics Park's north customer warehouse area. It is acknowledged that the Plan area is situated at the 'upper reach' of the wastewater collection system as contemplated by the ASP, and as such, downstream infrastructure must be completed by other developments in order to accommodate wastewater service within the Plan area.

Policy 3.4.4.1 The internal wastewater collection network shall be constructed by the developer at the subdivision stage in accordance with the County Servicing Standards.

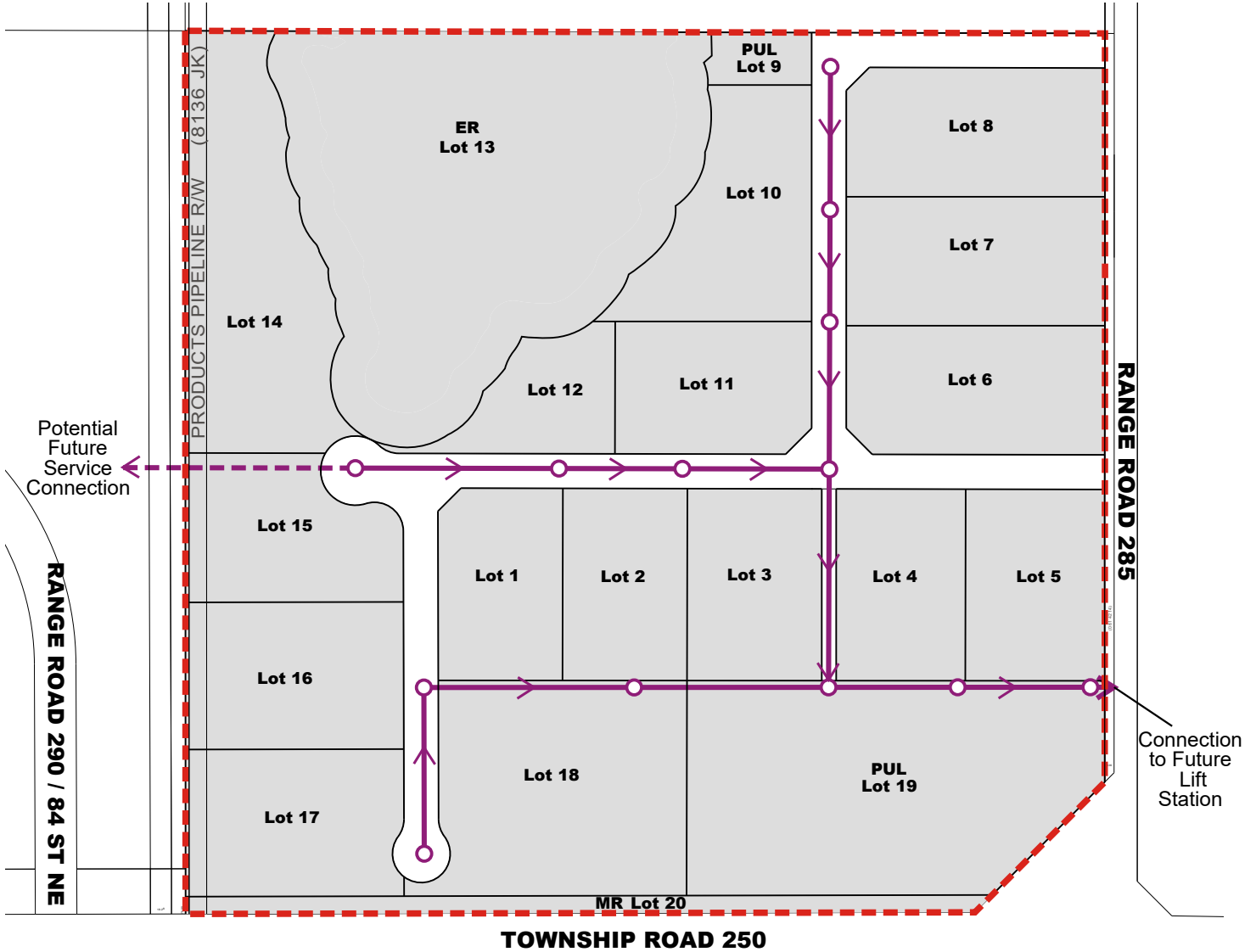
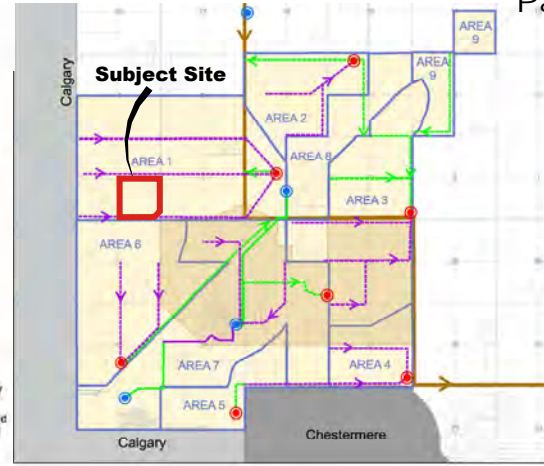
Policy 3.4.4.2 The internal wastewater collection network shall be owned and maintained by the County.

Policy 3.4.4.3 The Developer shall engage a qualified professional at the subdivision stage to prepare a detailed estimation of proposed wastewater generation expected within the subdivision area.

Policy 3.4.4.4 The Developer shall provide payment for required infrastructure upgrades at the subdivision stage in accordance with the County's Water & Wastewater Off-Site Levy Bylaw.

Conrich ASP

Map 10:
Wastewater



**MAP AMENDED
APRIL 2024**

- Policy 3.4.4.5** The Developer shall be responsible for funding all infrastructure that is required as a result of the development. If infrastructure is completed prior to this development proceeding then the Developer shall contribute to an appropriate cost contribution agreement for that infrastructure.
- Policy 3.4.4.6** Should the developer choose to advance a wastewater pipeline to its subdivision, cost recovery shall be addressed, with the County as adjudicator, for prospective developments that would have the ability to connect to this infrastructure.

3.4.5 Shallow Franchise Utilities

Shallow franchise utilities (*i.e. electricity, telecommunication, natural gas, etc.*) will be provided within the Plan area by the developer at the subdivision stage in accordance with the requirements of the applicable shallow utility providers and the County Servicing Standards.

- Policy 3.4.5.1** Shallow franchise utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with the applicable utility providers.
- Policy 3.4.5.2** The alignments for franchise utility installations shall be determined at the subdivision stage in accordance with the County Servicing Standards.

3.5 Stormwater Management

Generally, topographical relief within the Plan area is very slight and slopes generally from the southwest towards the northeast. As illustrated on **Figure 12: Stormwater Management**, the County is pursuing the Cooperative Stormwater Management Initiative (CSMI) which is intended to establish a regional stormwater conveyance and treatment system within the Conrich ASP involving the Western Irrigation District (WID) and multiple jurisdictional partners.

Policy 3.5.1 Stormwater management shall be provided within the Plan area as generally illustrated on **Figure 12: Stormwater Management**.

3.5.1 Conrich Master Drainage Plan

The *Conrich Master Drainage Plan* identifies the surface drainage characteristics of the entire drainage basin and establishes targets for unit area release rates and volumes retention control. All development within the Conrich ASP area, including the subject lands, must be designed to accommodate surface drainage in accordance with the Master Drainage Plan.

3.5.2 Stormwater Management Plan

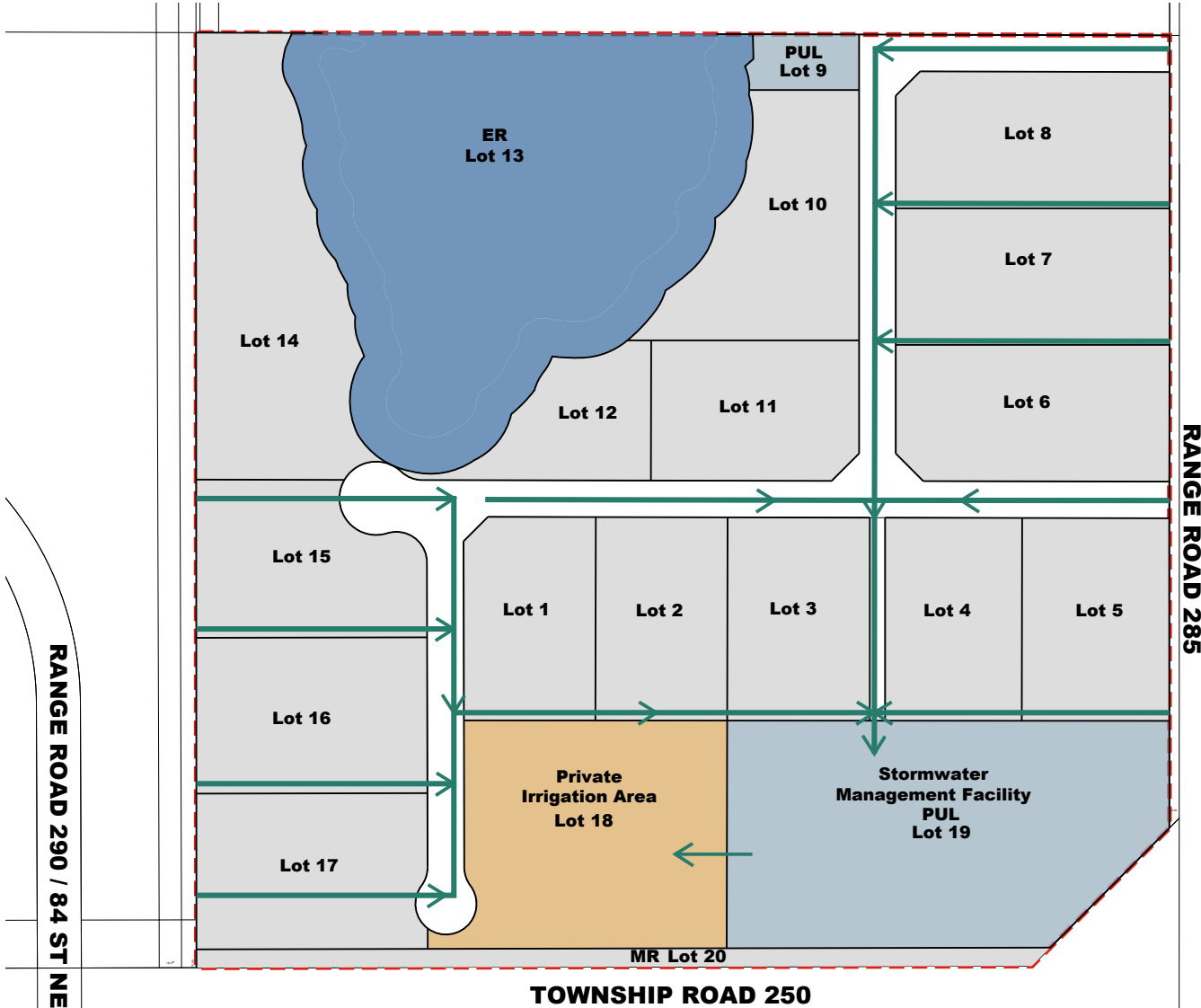
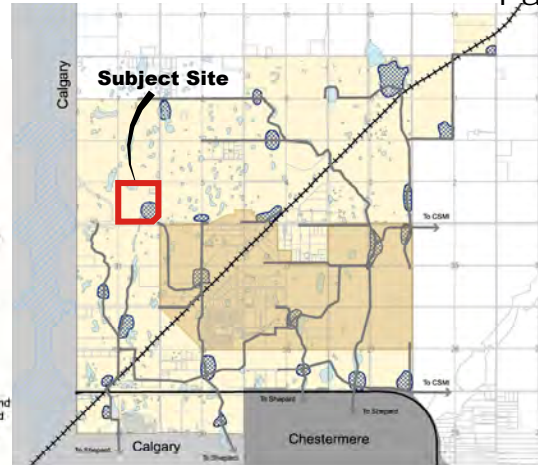
A Stormwater Management Report was prepared in support of the Conceptual Scheme which recommends an engineered stormwater management facility be constructed by the developer as generally illustrated on **Figure 12: Stormwater Management**. The facility is expected to include a detention pond designed in accordance with the requirements of the County Servicing Standards with capacity to retain surface drainage generated within the Plan area in accordance with the established volume retention control and maximum release rates established by the Conrich Master Drainage Plan. Captured runoff will be stored and treated within a Public Utility Lot (PUL) to be dedicated to the County at the subdivision stage.

Utilization of rural road cross sections with ditch conveyance system will support the proposed stormwater management system within the Plan area. The roadside ditches will include vegetation to filter sediment and accommodate uptake of suspended / dissolved pollutants. Surface drainage from each lot will be collected in the ditches and conveyed to the forebay upstream of the stormwater ponds. In no cases shall the roadside ditches be used to store surface drainage.

All public infrastructure associated with the stormwater management system shall be owned and maintained by the County.

Map 11:
Stormwater

- ASP Area
 - Future Policy Area
 - Wetlands
 - Regional Conveyance System
 - Regional Storm Detention Storage
 - Transportation and Utility Corridor
 - CN Railway
 - CSMI- Cooperative Stormwater Management Initiative
 - Shepard-Shepard Regional Drainage System
- Location of servicing infrastructures and improvements subject to changes and reviews based on final land use scenarios for the "Future Policy Area"



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Pending eventual connection with the CSMI's regional downstream stormwater conveyance system, the developer must establish a 'private landscaped irrigation area' adjacent to the PUL stormwater management facility in order to accommodate maintenance of the pond's water level. The 'private landscaped irrigation area' will be designated *Special, Public Service District (S-PUB)* to establish criteria to utilize the site for irrigation purposes and accommodate opportunity for it to be redeveloped with business industrial development at such time a downstream stormwater conveyance connection is provided to the Plan area.

The developer shall register an overland drainage right-of-way plan in favour of the County in order to assign right for the municipality to gain access to this infrastructure in the event of emergency or to ensure required maintenance activities are completed.

It is acknowledged that the developer will provide payment of offsite levies at the subdivision stage in accordance with the County's current Stormwater Offsite Levy.

- Policy 3.5.2.1** The developer shall provide a site-specific Stormwater Management Plan at the subdivision stage to assess pre and post development surface drainage characteristics to ensure positive drainage conditions are maintained during and subsequent to the development's implementation.
- Policy 3.5.2.2** The design of the stormwater management system within the Plan area shall accommodate the unit area release rates and volume retention targets as per the Conrich Master Drainage Plan.
- Policy 3.5.2.3** The stormwater management facility shall be constructed by the developer at the subdivision stage in accordance with the County Servicing Standards.
- Policy 3.5.2.4** The stormwater management facility shall be dedicated within a Public Utility Lot (*PUL*) at the subdivision stage.
- Policy 3.5.2.5** The developer shall be required to establish a private irrigation area adjacent to the stormwater management facility in order to draw down pond levels pending connection with a regional stormwater conveyance system.
- Policy 3.5.2.6** With the exception of the private irrigation area, all stormwater management infrastructure within the Plan area will be owned and operated by the County.
- Policy 3.5.2.7** The developer shall register an overland drainage ROW within the Plan area to reserve the County rights to gain access to all

the stormwater management infrastructure, including the private irrigation area, in the event of emergency or to ensure required maintenance activities are completed.

Policy 3.5.2.8 The developer shall provide payment for required infrastructure upgrades at the subdivision stage in accordance with the County’s Stormwater Offsite Levy Bylaw.

Policy 3.5.2.9 The Business Lot Owner’s Association shall manage the Private Irrigation Lot (Lot 18) until the development is eventual connected with the CSMI’s regional downstream stormwater conveyance system.

3.6 Open Space

The open space system within the Plan area will include a combination of municipal reserve (MR), environmental reserve (ER) and public utility lot(s) (PUL) as generally illustrated on **Figure 13: Open Space**.

Policy 3.6.1 Open space within the Plan area shall be provided by the developer at the subdivision stage to include a combination of municipal reserve (MR), environmental reserve (ER), and public utility lot (PUL) as generally illustrated on **Figure 13: Open Space**.

3.6.1 Environmental Reserve (ER)

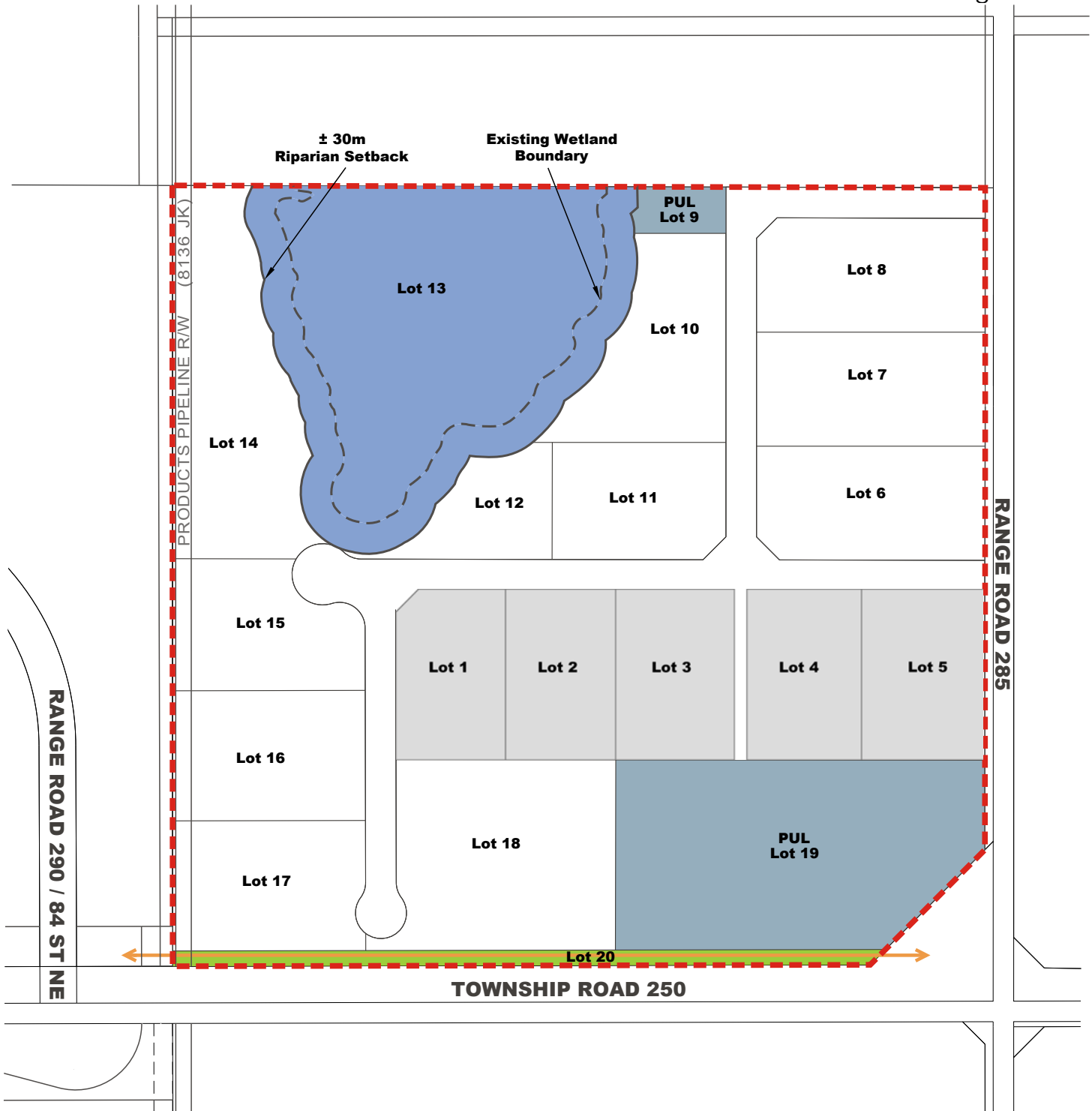
As recommended by the Biophysical Impact Assessment prepared in support of this Conceptual Scheme, the significant wetland situated within the north-central portion of the Plan is proposed to be dedicated as Environmental Reserve. The proposed boundaries of the ER as illustrated on **Figure 13: Open Space** includes the bed & shore of the existing wetland plus a ± 30 m riparian buffer. The exact boundary of the ER will be determined at the subdivision stage.

3.6.2 Municipal Reserve (MR)

Disposition of municipal reserve (MR) within the Plan area shall be provided by the developer at the subdivision stage via combination of land dedication and payment of cash-in-lieu of land in accordance with the requirements of the Municipal Government Act. The amount of municipal reserve outstanding within the Plan area and anticipated disposition is summarized as follows:

Proposed Municipal Reserve Disposition ²		
	± ha	± ac
Gross Development Area	60.13	148.58
Proposed Environmental Reserve (ER)	9.77	24.14
Net Developable Area (NDA)	50.36	124.44
Amount of MR Outstanding (10% of NDA)	5.04	12.44
Proposed MR Dedication (Land)	1.04	2.56
Proposed MR Dedication (Cash-in-lieu of Land)	4.00	9.88

² Estimates only, actual amounts to be determined via Plan of Survey



Legend

- Conceptual Scheme Boundary
- Municipal Reserve
- Regional Trail
- Environmental Reserve
- Public Utility Lot
- Lots 1 - 5 Future Development Area



NTS



McElhanney
B&A Planning Group

MAP AMENDED
APRIL 2024

N. Darrell Grant

The Bridge Industrial Park
SE6 -Twp25-Rge28-W4M

Figure 13
Open Space

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As generally illustrated on **Figure 13: Open Space**, a ± 15 m wide linear MR shall be dedicated along the southern boundary of the Plan area. The developer shall construct a landscaped berm to provide a visual buffer along the Twp Rd 250 roadway frontage. This linear MR shall also include a paved pathway to be constructed by the developer in accordance with the County Servicing Standards. A landscaping plan shall be provided by the developer at the subdivision stage to detail the specific type and configuration of pedestrian amenities and associated landscaping enhancements within the MR in accordance with the County Servicing Standards.

- Policy 3.6.2.1** The wetland situated within the north central portion of the Plan area shall be dedicated as Environmental Reserve (ER), as generally illustrated on Figure 13: Open Space.
- Policy 3.6.2.2** The specific boundary of the ER will be determined at the subdivision stage, to the satisfaction of the County, Alberta Environment and Public Lands.
- Policy 3.6.2.3** The developer shall provide a ± 15 m linear MR dedication along the Twp Rd 250 public road frontage, as generally illustrated on Figure 13: Open Space.
- Policy 3.6.2.4** The developer shall prepare a Landscaping Plan at the subdivision stage, to be prepared by a qualified professional, to detail the proposed landscaping and configuration of recreation improvements, to include a paved regional pathway, in accordance with the County Servicing Standards.
- Policy 3.6.2.5** The County shall **take ownership** of the MR with ongoing maintenance of the MR will be the responsibility of the Lot Owners Association.
- Policy 3.6.2.6** Public utilities may be installed within the MR provided their alignments do not conflict with ongoing access and/or maintenance of landscaping improvements and **pathway alignments**. Private utilities are not permitted to be installed within the MR.
- Policy 3.6.2.7** Entry signage may be installed within the MR subject to the approval of the County. The maintenance of such signage shall be provided by the Business Lot Owners Association in accordance with the terms of a License of Occupation, to the satisfaction of the County.
- Policy 3.6.2.8** Outstanding Municipal Reserve (MR) owing after the proposed land dedication shall be provided by the developer at the subdivision stage via cash-in-lieu payment pursuant to the provisions of the Municipal Government Act.

3.7 Community Support Services

3.7.1 Fire Response

The Bridge Industrial Park, located at Twp Rd 250 and Range Rd 285 falls in the Rocky View County response area. Primary response would be from Balzac Station 107 and Langdon Station 111. Secondary response agreements are in place for both the City of Chestermere and City of Calgary (with no predetermined station) by request. Fire response in this area of the county presently falls outside of the 10-minute response times of Rocky View County Fire Services.

A Fire Station is identified in the Conrich Area Structure Plan to be located approximately 1.6 kilometres east of the Plan area. The timeline for this station is estimated to be 2027. The specific mechanism to provide fire response within the Plan area will be established at the subdivision stage.

3.7.2 Police Response

Police response will be provided by the RCMP Detachment in the City of Chestermere with support from the Rocky View County Community Peace Officers.

3.7.3 Emergency Response

Emergency response will be accommodated by the 911 system with dispatch of ambulance service from EMS facilities located within the City of Chestermere and/or the City of Calgary.

3.7.4 Solid Waste Management

The developer and/or a Business Lot Owner's Association will contract solid waste management as required by development within the Plan area to a qualified waste management service provider. The developer will consider the management and disposal of solid waste generated through all stages of construction including occupancy.

Policy 3.7.4.1 The developer shall prepare a Waste Management Plan at the subdivision stage, to the satisfaction of the County.

Policy 3.7.4.2 The Business Lot Owner's Association shall contract solid waste management services within the Plan area to a qualified waste management provider.

4.0 IMPLEMENTATION FRAMEWORK

4.1 Proposed Land Uses

Land uses within the Plan area are expected to be assigned by Council in accordance with the Rocky View County Land Use Bylaw (C-8000-2020) as generally illustrated on **Figure 14: Proposed Land Uses** and described as follows:

- The Public Utility Lots (PUL) 9 and 19, a Private Irrigation Lot 18, and a Religious Assembly Lot 10 will be designated Special, Public Service District (S-PUB);
- The ER Lot 13 will be designated Special, Natural Open Space District (S-NOS); and
- The MR Lot 20 will be designated Special, Parks and Recreation District (S-PRK).

Policy 4.1.1 Future land uses within the Plan Area are as generally illustrated on **Figure 14: Proposed Land Uses**.

4.2 Proposed Subdivision

Implementation of subdivision is expected to occur within the Plan area as generally illustrated on **Figure 15: Proposed Subdivision** and described as follows:

- Approximately fourteen (14) industrial lots ranging in size from ± 2.5 ac;
- Dedication of public road ROW, Municipal Reserve (MR), Environmental Reserve (ER) and a Private Irrigation Area; and
- Installation of all required infrastructure.

Policy 4.2.1 Subdivision within the Plan area is expected to proceed as generally illustrated on **Figure 15: Proposed Subdivision**.

4.3 Undeveloped Road ROW Closure

The existing subdivision already approved within the Plan area via Plan 1020 AV will be consolidated with the proposed industrial development. As illustrated on **Figure 15: Proposed Subdivision**, the existing undeveloped road ROW is expected to be closed for the purposes of consolidation in accordance with the requirements of the Municipal Government Act and the County's processes and procedures governing same.

Policy 4.3.1 A road allowance closure application shall be submitted to the county, and approval shall be received prior to subdivision of the affected lands.



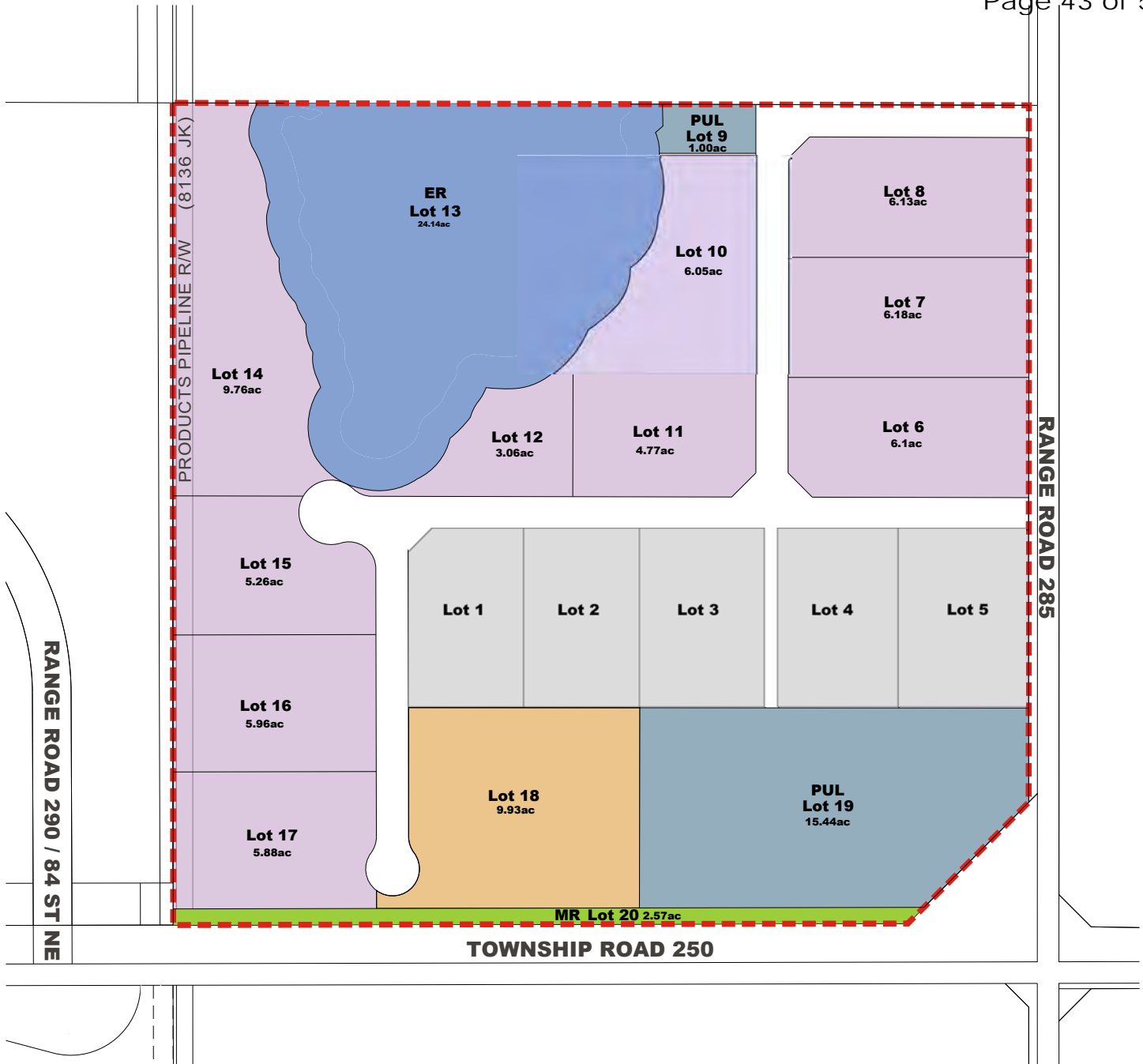
McElhanney
B&A Planning Group

MAP AMENDED
APRIL 2024

The Bridge Industrial Park
SE6 -Twp25-Rge28-W4M

Figure 14
Proposed Land Uses

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April 30, 2024



Parcel	ha	ac
Lot 1	1.78	4.40
Lot 2	1.79	4.42
Lot 3	1.94	4.79
Lot 4	1.86	4.60
Lot 5	2.00	4.94
Lot 6	2.47	6.10
Lot 7	2.50	6.18
Lot 8	2.48	6.13
Lot 10	2.45	6.05
Lot 11	1.93	4.77
Lot 12	1.24	3.06
Lot 14	3.95	9.76
Lot 15	2.13	5.26
Lot 16	2.41	5.96
Lot 17	2.38	5.88
Lot 9 (PUL)	0.40	1.00
Lot 13 (ER)	9.77	24.14
Lot 18	4.02	9.93
Lot 19 (PUL)	6.25	15.44
Lot 20 (MR)	1.04	2.57
ROW	5.34	13.19
Total	60.13	148.58

Legend

- Conceptual Scheme Boundary
- Future Development Area



McElhanney



B&A Planning Group

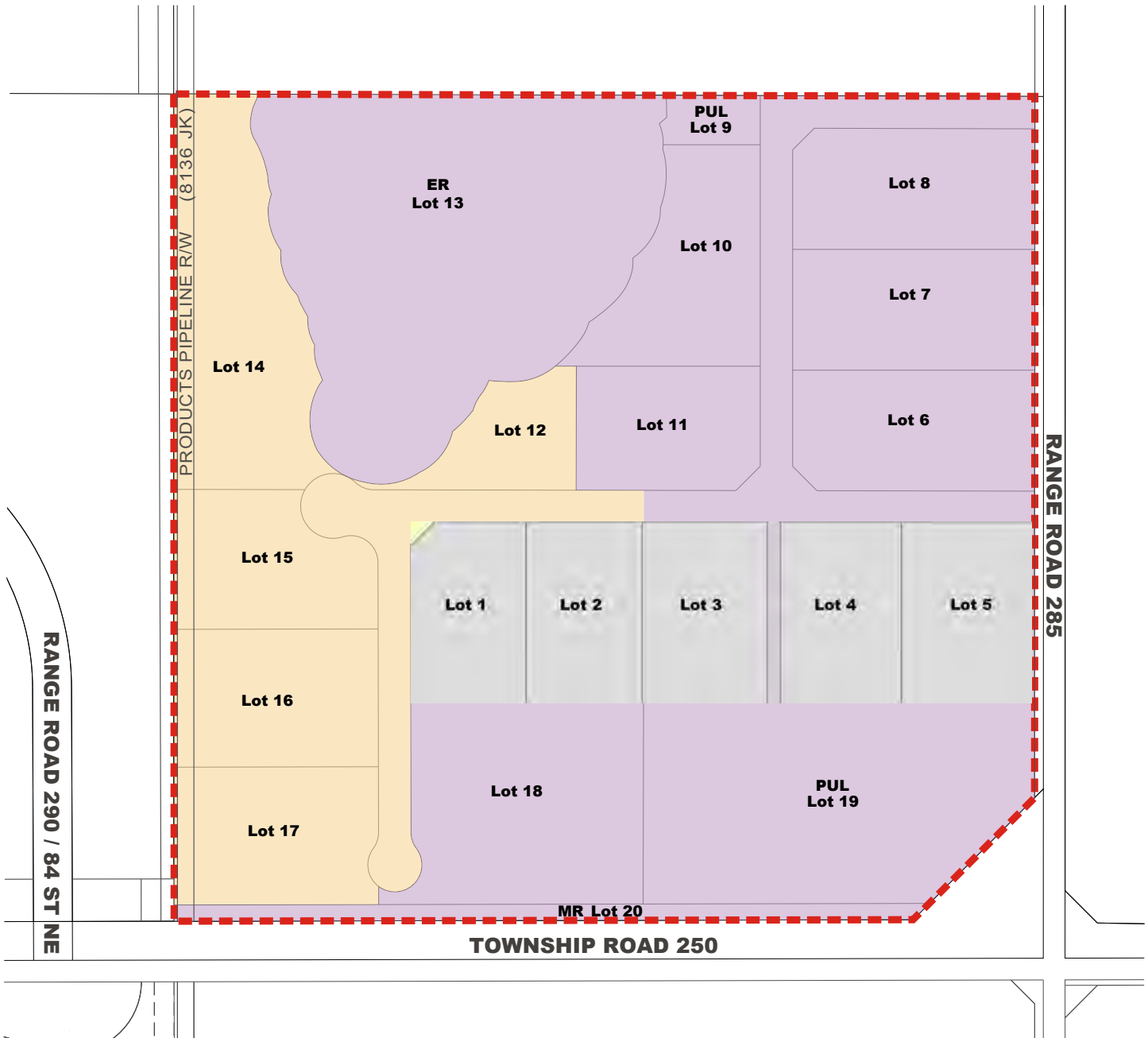
N. Darrell Grant

MAP AMENDED
APRIL 2024

The Bridge Industrial Park
SE6 -Twp25-Rge28-W4M

Figure 15
Proposed Subdivision

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Legend

- Conceptual Scheme Boundary
- Phase 1
- Phase 2
- Future Development Area



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B&A Planning Group

N. Darrell Grant

MAP AMENDED
APRIL 2024

The Bridge Industrial Park
SE6 -Twp25-Rge28-W4M

Figure 16
Proposed Phasing

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April 2024

4.4 Development Phasing

Development within Plan area is expected to proceed in two (2) phases as generally illustrated on **Figure 15: Proposed Phasing**. Notwithstanding, the developer may construct the development with an alternate phasing strategy provided that appropriate infrastructure can be provided to support the development phase.

Policy 4.4.1 The development within the Plan area is expected to proceed in two (2) phases.

Policy 4.4.2 The developer may wish to develop the project in an alternate phasing program provided there is appropriate infrastructure available to support each development phase.

4.5 Architectural Design Considerations

The **Bridge Industrial Park** Conceptual Scheme contemplates the creation of a master-planned industrial park that will be attractively designed, integrate with existing adjacent developments, respect the County's *Commercial, Office and Industrial Design Guidelines* and the requirements of Section 15: Gateways and Appendix B of the Conrich ASP. The specific type and scale of development anticipated within **The Bridge Industrial Park** is expected to include business operations of varying type, scale and intensity. However, in all cases, business development within the Plan area is expected to establish and maintain an attractive development form.

As part of the subdivision application for each phase of development, the developer shall prepare specific architectural guidelines to ensure the form of development within each phase maintains a cohesive built-form. The architectural guidelines to be prepared as part of each subdivision phase will establish specific design criteria such as (*but not limited to*):

- Consistency of public realm design elements (*if any*);
- Water conservation measures (*if any*);
- Landscaping requirements (*public & private*);
- Entrance signage/feature requirements;
- Generalized building form & character (*architectural theming*);
- Appropriate articulation of building massing and treatment of facades, material finishing & colour and glazing with the objective on maintaining a coordinated design aesthetic along the Twp Rd 250 frontage;
- Consistency with other existing business developments adjacent to the Plan area;

- Policy 4.5.1** The developer shall establish Architectural Controls at the subdivision stage to coordinate industrial building design criteria such as massing, material finishing & colour, break of bulk massing, glazing, landscaping, all to be considered as a high quality development.
- Policy 4.5.2** The Developer shall comply with the County Plan's 'dark sky' land use bylaw requirements for all private lighting, including security and parking area lighting.
- Policy 4.5.3** The Developer will be encouraged to provide for green building techniques and energy efficient design, where feasible.
- Policy 4.5.4** At subdivision stage, measures should be secured through architectural controls and/or other instruments on title to ensure that development on proposed Lots 1-5 does not result in unacceptable impacts on existing or future residential lands or the amenity of the Conrich hamlet. Such measures may include, sensitive architectural detailing on building elevations facing towards the hamlet, enhanced landscaping and berming, and appropriate location of parking and outside storage, all in alignment with the County's Commercial, Office and Industrial Design Guidelines.

4.6 Commercial, Office and Industrial Guidelines

It is important that The Bridge Industrial Park demonstrates, over time, to be a legacy for the developer, business community, and County. Building design and placement, hard and soft landscaping, parking areas, sidewalk / pathway functionality, interfaces with the County's adjacent grid roads, and development treatment adjacent to the wetland / riparian setback are elements that require further study at subsequent development stages. As such, the guidelines outlined in *The Commercial, Office, and Industrial Guidelines in Rocky View County* will be reviewed and implemented, wherever feasible.

- Policy 4.6.1** The Developer shall utilize to *The Commercial, Office, and Industrial Guidelines in Rocky View County* to address design principles at the Development and/or Building Permit stage(s).

4.7 The Bridge Business Lot Owners' Association

The developer will establish a Business Lot Owner's Association (BLOA) at the subdivision stage. The purpose of the BLOA will be to manage a contract with the County to manage a contract with a waste management provider and undertake other administrative and maintenance functions as required.

- Policy 4.7.1** A Business Lot Owners' Association shall be established at the subdivision stage for the purposes of managing the private irrigation lot, environment reserve lot, municipal reserve lot, and solid waste services.

5.0 MUNICIPAL POLICY FRAMEWORK

5.1 The County Plan, 2013

Rocky View County adopted a Municipal Development Plan (*The County Plan*) in October 2013. The County Plan includes the following vision statement:

'Rocky View is an inviting, thriving and sustainable county that balances agriculture with diverse residential, recreational and business development opportunities.'

The County Plan establishes a series of '*planning principles*' which all future developments within the municipality are expected to consider including:

- Growth & Fiscal Sustainability;
- The Environment;
- Agriculture;
- Rural Communities;
- Rural Service; and
- Partnerships.

The County Plan's Business Policies seek to facilitate sustainable non-residential development within identified business areas and/or within hamlets. Emphasis is placed on the support for new business development within Regional Business Centres which are intended to accommodate regionally and even nationally significant development within master-planned business parks that are supported by municipal infrastructure that is suited for the anticipated scale of operations. In doing so, the County continues to leverage its' non-residential assessment base to ensure the municipality can achieve its fiscal sustainability objectives.

The Bridge Industrial Park Conceptual Scheme proposes to situate new business industrial development within an identified Regional Business Centre which is supported by an adopted statutory plan within vicinity of appropriate transportation & utility servicing infrastructure. This Conceptual Scheme's objectives are consistent with the County Plan's growth management framework.

5.2 Conrich Area Structure Plan

The County adopted the Conrich Area Structure Plan (ASP) in 2017. The ASP's development strategy is based upon the four (4) following components:

- 1) Accommodate expansion of the hamlet of Conrich and its evolution as a diverse, vital residential community. The hamlet location and land use will be developed as a separate process following adoption of this plan and amended into the Conrich Area Structure Plan later;
- 2) Support the development of the Conrich area as a regional business centre with more than half of the plan area devoted to industrial and commercial uses;
- 3) Ensure integration between residential and business uses in a manner that provides for the transition of land uses, promotes land use compatibility, and mitigates impacts on adjacent lands; and
- 4) Support the keeping of agricultural land in production until such time as it is required for other uses and the protection of the natural environment in the face of significant growth.

The proposed development area is situated within an identified industrial land use policy area with attendant policies that support the development of a regional business centre that provides local and regional employment opportunities, increase the County's business assessment base, and contribute to the long-term financial sustainability of the County in accordance with the following objectives:

- Support the development of well-designed industrial areas;
- Provide for the growth of local and regional employment opportunities;
- Support the development of industries associated with the provincial and regional economic base such as construction, manufacturing, transportation, warehousing, distribution logistics, and oil and gas services; and
- Promote financial sustainability by increasing the County's business assessment base.

The Bridge Industrial Park Conceptual Scheme development strategy is consistent with the development objectives of the Conrich Area Structure Plan.

5.3 Agricultural Boundary Design Guidelines

The County adopted a design guideline intended to minimize land use conflicts that can occur when agricultural and nonagricultural uses are located next to one another. The guidelines provide a set of tools to incorporate into the design of an application to ensure consideration of agriculture and to reduce problems for agricultural operators, homeowners, and businesses.

It is acknowledged that the Bridge Business Park Conceptual Scheme is located directly south of an agricultural parcel. Notwithstanding the industrial land use policies of the Conrich ASP which contemplates the eventual transition of agricultural lands to business industrial land use, the timing of potential transition of the lands situated directly north of the Plan area is not known.

As illustrated on **Figure 7: Development Concept**, most of the northern boundary of the Plan area is expected to include a significant wetland dedicated within an Environmental Reserve (*ER*), a public utility lot (*PUL*) to contain a reservoir and pump station and an internal subdivision road ROW. Except for the proposed industrial parcel at the most western boundary of the site (*Lot 15*), the transition between existing agricultural land use occurring within the adjacent parcel to the north and the business development anticipated by this plan can be appropriately mitigated by virtue of the configuration of the proposed subdivision design. As such, the development concept proposed by **The Bridge Industrial Park Conceptual Scheme** is consistent with the intent of the County's Agricultural Boundary Design Guidelines.

6.0 COMMUNITY CONSULTATION

The proponent of **The Bridge Industrial Park Conceptual Scheme** is committed to consulting with the adjacent landowners and key stakeholders from the broader community to ensure that specific details relative to this proposed development are communicated openly and transparently in accordance with the following principles:

- To ensure all key stakeholders are identified and included in the process;
- To generate awareness about the Conceptual Scheme and provide opportunity for stakeholders to provide input;
- To present preliminary development plans for the development;
- To solicit and record concerns from key stakeholders so they can be proactively addressed during the Conceptual Scheme review process;
- To ensure stakeholders are kept informed of the Plan's progress and provided opportunity to review additional information if desired;
- To inform stakeholders how their input was used;
- To ensure the engagement process is monitored and measured, and results are shared with all stakeholders; and
- To conduct communications related to the proposed development in an open, honest and respectful manner.

Terradigm hosted a Community Information Session on Thursday, November 28th, 2019 to invite adjacent landowners and local stakeholder to learn about the proposed development. Notice of this meeting was published in November 19th and 26th, 2019 editions of the Rocky View Weekly.

Approximately 5 landowners registered as attendees all of whom expressed general support for the project noting the proposed development concept was consistent with the Conrich Area Structure Plan and appeared to provide a logical extension of business industrial land uses relative to the Calgary Logistics Park.

On February 13th, 2024, a Public Hearing was held for the Bridge Industrial Conceptual Scheme. Rocky View County Council requested additional information to address the interface this development would have with the future Conrich Area Structure Plan. Additional policy was included in the Conceptual Scheme and a mail-out to all landowners within 1.6 kilometres identifying the changes, was made on March 15th, 2024. No responses were received by April 30th.

SUPPORTING TECHNICAL REPORTS

(submitted under separate cover)

- 1) Biophysical Impact Assessment, McElhanney Engineering, November 2019
- 2) Traffic Impact Assessment, McElhanney Engineering, July 2019 and
Updated Technical Memo, November 2023
- 3) Stormwater Management Plan, McElhanney Engineering, December 2019
- 4) Water and Wastewater Servicing Technical Memo, McElhanney
Engineering, March 2022



BYLAW C-8477-2024

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-8477-2024*.

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) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
 - (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT Schedule B, Land Use Map, of C-8000-2020 be amended by redesignating a portion of SE-06-25-28-W04M and Lot 3-6, Block D, Plan 1020 AV within SE-06-25-28-W04M from Agricultural, General District (A-GEN) and Agricultural, Small Parcel District (A-SMLp8.1) to Industrial, Light District (I-LHT), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), and Special, Parks and Recreation District (S-PRK), as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT a portion of SE-06-25-28-W04M and Lot 3-6, Block D, Plan 1020 AV within SE-06-25-28-W04M are hereby redesignated to Industrial, Light District (I-LHT), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), Special, Parks and Recreation District (S-PRK), as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

- 5 *Bylaw C-8477-2024* 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 this _____ day of _____, 2024

PUBLIC HEARING HELD this _____ day of _____, 2024

READ A SECOND TIME this _____ day of _____, 2024

READ A THIRD AND FINAL TIME this _____ day of _____, 2024


Reeve


Chief Administrative Officer or Designate


Date Bylaw Signed


Schedule 'A'
Bylaw
C-8477-2024


Amendment

FROM
 Agricultural, General District (A-GEN)
TO
 Industrial, Light District (I-LHT) 

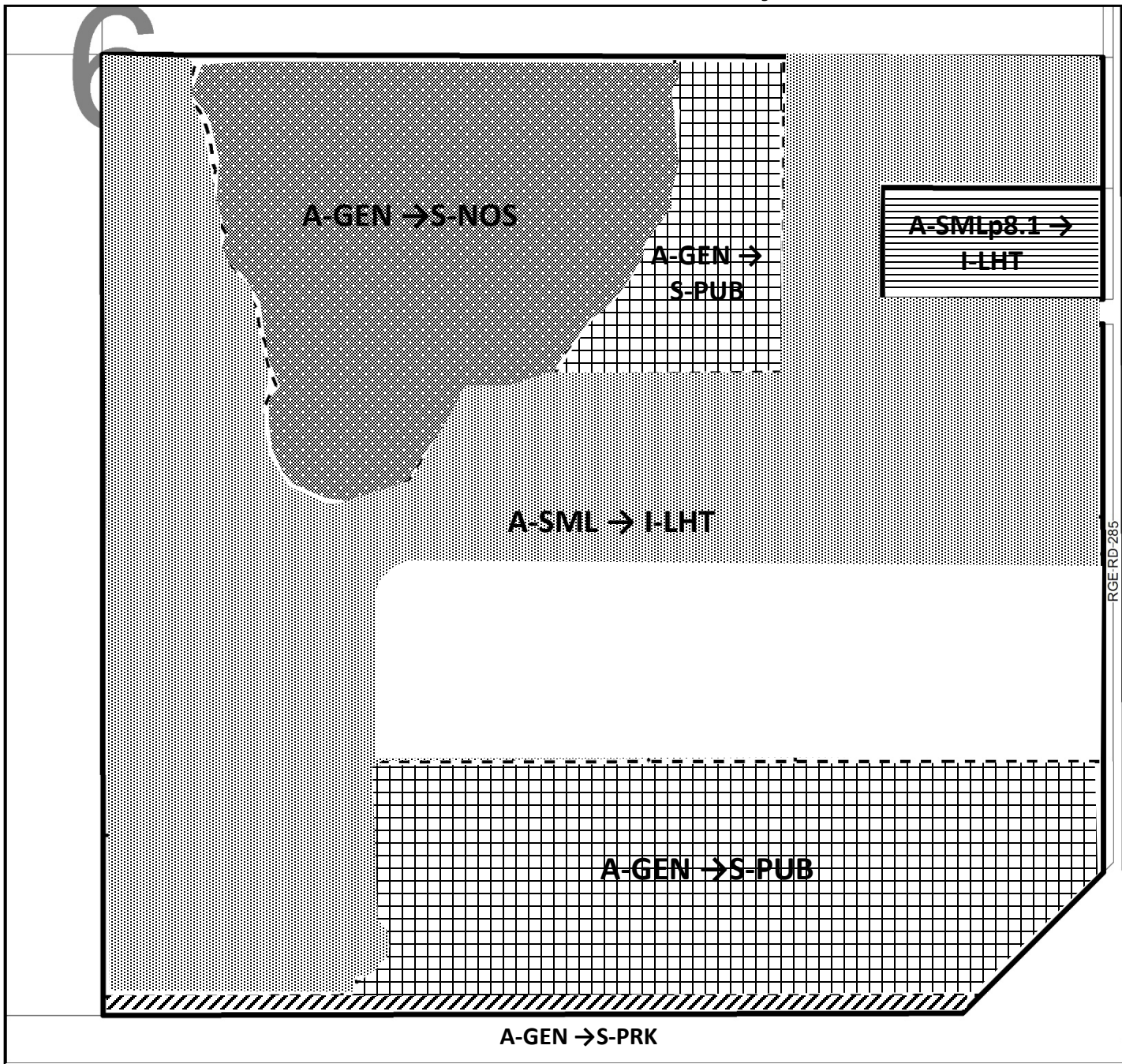
FROM
 Agricultural, General District (A-GEN)
TO
 Special, Public Service District
 (S-PUB) 

FROM
 Agricultural, Small Parcel District (A-SMLp8.1)
TO
 Industrial, Light District (I-LHT) 

FROM
 Agricultural, General District (A-GEN)
TO
 Special, Natural Open Space District
 (S-NOS) 

FROM
 Agricultural, General District (A-GEN)
TO
 Special, Parks and Recreation District
 (S-PRK) 

Division: 5
 Roll: 05306005/6001
 File: PL20200151
 Printed: November 5, 2020
 Legal: Lot:3, Plan: 1020 AV
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 SE-06-25-28-W04M





NOTICE OF MOTION

Submitted in accordance with *Procedure Bylaw C-8277-2022*

Presented By: Councillor Samra, Division 6
Seconded By: Councillor Hanson, Division 1

This notice of motion is read into the Council record on **May 14, 2024**. The motion as read into the record will be debated on **May 28 2024**

TITLE: **Council as the Development Authority for Certain Uses in the Business, Live-Work District (B-LWK) Land Use District**

WHEREAS Council adopted the following resolution at the April 23, 2024 Council meeting:

MOVED by Councillor Samra that Council be the Development Authority for any development permit applications on Business, Live-Work District (B-LWK) land use, in accordance with section 49 of the *Land Use Bylaw*.
Carried

AND WHEREAS the resolution adopted by Council has made Council the Development Authority for all development permit applications within the B-LWK district of the *Land Use Bylaw*;

AND WHEREAS Council may not want to be the Development Authority for all development permit applications within the B-LWK district of the *Land Use Bylaw* due to the number of less intense development permit applications that would need to be considered by Council;

AND WHEREAS Council instead may want to be the Development Authority for development permit applications only for certain uses within the B-LWK district of the *Land Use Bylaw*;

AND WHEREAS the following uses are generally more intense than other uses within the B-LWK district of the *Land Use Bylaw* and should be considered by Council as the Development Authority;

- Accessory Building > 150.00 m2 (1614.59 ft2)
- Automotive Services (Minor)
- Automotive Services (Major)
- Care Facility (Child)
- Care Facility (Clinic)
- Care Facility (Group)
- Home-Based Business (Type II)
- Industrial (Light)
- Industrial (Medium)

- Kennel
- Outdoor Storage
- Special Function Business

THEREFORE, BE IT RESOLVED THAT THAT Council rescinds the following resolution adopted at the April 23, 2024 Council meeting in accordance with section 169 of the *Procedure Bylaw*:

MOVED by Councillor Samra that Council be the Development Authority for any development permit applications on Business, Live-Work District (B-LWK) land use, in accordance with section 49 of the *Land Use Bylaw*.

Carried

AND THAT, in accordance with section 49 of the *Land Use Bylaw*, Council be the Development Authority for development applications for the following uses within the Business, Live-Work District (B-LWK) land use district:

- Accessory Building > 150.00 m² (1614.59 ft²)
- Automotive Services (Minor)
- Automotive Services (Major)
- Care Facility (Child)
- Care Facility (Clinic)
- Care Facility (Group)
- Home-Based Business (Type II)
- Industrial (Light)
- Industrial (Medium)
- Kennel
- Outdoor Storage
- Special Function Business