



# ROCKY VIEW COUNTY

## MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Wednesday, January 27, 2021

9:00 AM

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

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Present: Chair J. Gautreau  
Vice-Chair A. Schule (arrived at 11:20 a.m. and present electronically)  
Member G. Boehlke  
Member K. Hanson (present electronically)  
Member D. Henn  
Member M. Kamachi (present electronically)  
Member K. McKylor (present electronically and left at 12:04 p.m.)  
Member S. Wright (present electronically)

Also Present: A. Hoggan, Chief Administrative Officer  
B. Riemann, Executive Director, Operations  
T. Cochran, Executive Director, Community Development Services Division  
G. Nijjar, Manager, Planning and Development Services  
H. McInnes, Supervisor, Planning and Development Services  
S. MacLean, Supervisor, Planning and Development Services  
J. Anderson, Planner, Planning and Development  
X. Deng, Planner, Planning and Development Services  
S. Thompson, Planner, Planning and Development Services  
J. Targett, Senior Development Officer, Planning and Development Services  
S. Khouri, Development Officer, Planning and Development Services  
W. Van Dijk, Development Officer, Planning and Development Services  
B. Culham, Development Officer, Planning and Development Services  
K. Tuff, Legislative Officer, Legislative Services  
K. Jiang, Legislative Officer, Legislative Services  
M. Mitton, Legislative Coordinator, Legislative Services

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### **A Call Meeting to Order**

The Chair called the meeting to order at 9:00 a.m. with all members present with the exception of Vice-Chair Schule.

### **B Updates/Approval of Agenda**

MOVED by Member Boehlke that the January 27, 2021 Municipal Planning Commission meeting agenda be accepted as presented.

Carried



**C-1 January 13, 2021 Municipal Planning Commission Minutes**

MOVED by Member Boehlke that the January 13, 2021 Municipal Planning Commission meeting minutes be approved as presented.

Carried

**D-1 Division 2 - Rural Residential Subdivision**

Presenter: Robert Price, the Applicant

The Chair called for a recess at 9:57 a.m. and called the meeting back to order at 10:10 a.m. with all previously mentioned members present.

MOVED by Member Boehlke that subdivision application PL202001333 be tabled until a subdivision design and condition set is prepared to accommodate the proposed changes the Applicant presented including accommodation for a pathway design at the January 27 Municipal Planning Commission meeting;

AND THAT the Municipal Planning Commission direct Administration to work with the Applicant to do a site specific amendments to DC-168 to support the proposed subdivision design, to be considered by Council.

Carried

**D-2 Division 4 - Creation of Fifteen Residential Lots**

MOVED by Member Boehlke that Subdivision Application PL20200013 be approved with the conditions noted in Appendix 'B'.

A. The application to create fifteen  $\pm$  1.6 ha ( $\pm$  3.95 ac) residential lots, one  $\pm$  1.20 ha ( $\pm$  2.96 ac) public utility lot (PUL) and an internal road within a portion of SW-19-23-27-W04M and a portion of NW-18-23-27-W04M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:

1. The application is consistent with the Statutory Policy;
2. The subject lands hold the appropriate land use designation;
3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.



- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the Municipal Government Act, the application shall be approved subject to the following conditions of approval:

*Plan of Survey*

1. Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
2. The Owner is to dedicate:
  - a) a  $\pm$  5 m wide strip of land by Plan of Survey, and additional  $\pm$  3 m wide strip of land by a Caveat along the southern boundary of Lot 13, Plan 7911308, for future Township Road 233 road widening, as shown on the approved Tentative Plan,
  - b) a  $\pm$  3 m wide strip of land by Caveat along the southern boundary of Lot 14, Block 2, Plan 0613763, for future Township Road 233 road widening, as shown on the approved Tentative Plan.

*Development Agreement*

3. The Owner is to enter into a Development Agreement for the provision of the following infrastructure and improvements:
  - a) Construction of a new internal paved road system from Township Road 233 to Canal Court (approximately 950 m) to a Country Collector (400.5) standard complete with all necessary signage and paved approaches to each lot, in accordance with the County Servicing Standards;
  - b) Construction of intersection of Township Road 233 & Site Access to Type 1a standard in accordance with the submitted TIA;
  - c) Appropriate connection of the new internal road to Township Road 233 and Canal Court;
  - d) Improvements to the intersection of Township Road 233 and Highway 791 to Type IIb standard in accordance with the submitted TIA including obtaining necessary approvals from Alberta Transportation;
  - e) Upgrade Township Road 233 to a Regional Transitional Paved Road (400.10) standard from the southern site access to Highway 791 (Approximately 500 m) including any paved approaches to the existing lots and appropriate tie-in to Highway 791;



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- f) Design, construction and implementation of the recommendations of the approved Stormwater Management Plan with a centralized municipal pond. This will also include:
  - o A drafting hydrant to address all fire suppression requirements for the proposed development in accordance with the requirements of NFPA 1142 and all applicable County standards and bylaws
  - o the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of Alberta Environment and the County.
- g) Obtain all necessary Alberta Environment and Park approval for the disturbances to any of the onsite wetlands
- h) Implementation of the recommendations of the Construction Management Plan;
- i) Implementation of the recommendations of the Geotechnical Report;
- j) Implementation of the recommendations of the Erosion & Sedimentation Control plan;
- k) Dedication of necessary easements and right of ways for utility line assignments;
- l) Installation of power, natural gas and telephone lines;
- m) Mailboxes are to be located in consultation with Canada Post.

### *Site Servicing*

- 4. Water is to be supplied by an individual well on Lots 2-12, 13 and 15. The subdivision shall not be endorsed until:
  - a) A Phase 2 Aquifer Testing Report is provided for Lots 2-12, 13 and 15, which is to include aquifer testing and the locations of the water wells on each lot; and the results of the aquifer testing meet the requirements of the Water Act and County's servicing standards.
- 5. The Owner shall enter into a Development Agreement (Site Improvements Services Agreement) with the County for the installation of an advanced treatment system on all proposed parcels in accordance with the recommendations of the Level 4 PSTS assessment prepared by Groundwater information Technologies dated April 17, 2015.
- 6. The Owner shall enter into Deferred Services Agreement with the County, to be registered on title for each proposed Lots 1-15, indicating:
  - a) Requirements for each future Lot Owner to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
  - b) Requirements for decommissioning and reclamation once County servicing becomes available;



### *Stormwater*

7. The Owner shall provide a detailed design of all required stormwater infrastructure incorporating a centralized municipal pond in accordance with County's servicing standards. Implementation shall include:
  - a) Registration of any required easements and/or utility rights-of-way;
  - b) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland disturbance;
  - c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system;
8. The Owner shall provide an Erosion and Sediment Control (ESC) Plan, to address all ESC measures to be implemented during the construction of all infrastructure for the proposed development, in accordance with the County's Servicing Standards.

### *Developability*

9. The Owner shall provide a Geotechnical Investigation to determine the soil suitability to support the proposed subdivision. The Geotechnical Investigation shall also make recommendations for centralized stormwater pond design, and the pavement structure design of the proposed internal road and Township Road 233.
10. The Owner shall provide a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details. Specific other requirements include:
  - a) Weed management during the construction phases of the project;
  - b) Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement.

### *Municipal Reserve*

11. The provision of Reserve in the amount of 10% of the subject lands, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the value per acre listed in the appraisal report provided by RDS Appraisal Group, November 20, 2020, pursuant to Section 666(3) of the Municipal Government Act.

### *Others*

12. The Owner is eligible to enter into a Cost Recovery Agreement with the County for the offsite upgrades in accordance with County Policy 406.

### *Payments*

13. The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8007-2020. The County shall calculate the total gross acreage of the lands to be subdivided, excepting proposed Lots 1 & 14 where the existing dwellings are located.
14. The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of fifteen (15) new lots.



*Taxes*

15. All taxes owing up to and including the year in which subdivision is to be registered, are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the Municipal Government Act.

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

**D-3 Division 4 - Creation of One Agricultural Lot**

MOVED by Member Hanson that Subdivision Application PL20200128 be tabled until a redesignation application is submitted and approved for the following reasons:

- Further subdivision usually requires redesignation first, to obtain appropriate land use, in order to support the proposed development and the parcel size. The existing land use (A-GEN) does not support the size of the new lot ( $\pm$  54 acre).
- It should be noted that, a large waterbody covers 85% of the new lot, leaving approximately  $\pm$  8 acre developable area, which may restrict future development potential.

Carried

**D-4 Division 7 - Creation of One Industrial Parcel**

Presenter: Paul Schneider, the Applicant

MOVED by Member Henn that Subdivision Application PL20200157 be approved with the conditions noted in Appendix 'B'.

A. The application to create a  $\pm$  10.13 hectare (25.02 acre) parcel (Lot 1), an internal subdivision road, with a  $\pm$  23.14 hectare (57.19 acre) remainder (Lot 2) within Lot 1, Block 2, Plan 1113277, NE-01-26-29-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:

1. The application is consistent with the Statutory Policy;
2. The subject lands hold the appropriate land use designation;
3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.



- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the Municipal Government Act, the application shall be approved subject to the following conditions of approval:

*Plan of Subdivision*

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

*Development Agreement*

2. The Owner shall enter into and comply with a Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved tentative plan and shall include the following:
  - a) Design and construction of a public road system with associated infrastructure which includes the following:
    - Intersection treatment in accordance with the approved TIA;
    - Approaches to each lot;
    - Temporary cul-de-sac including access easement;
    - Sidewalks/Pathways;
    - Offsite network improvements, if required, in accordance with the approved TIA;
  - b) Design and construction of Landscaping features for all public pathways, and public roadways and the Environmental Reserve, in accordance with the approved Landscaping Plan;
  - c) Design and construction of a piped wastewater system with connection to the East Rocky View Wastewater System and related infrastructure;
  - d) A detailed sanitary servicing study is required in order to determine if upgrades or additional lift station capacity is required. All improvements shall be constructed as part of the Development Agreement;
  - e) Design and construction of a piped water distribution system and fire suppression system;
  - f) A detailed hydraulic network analysis is required in order to determine if upgrades or additional infrastructure is required. All improvements shall be constructed as part of the Development Agreement;
  - g) Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013, as amended;



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- h) Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;
- i) Dedication of necessary easements and right of ways for utility line assignments;
- j) Mailboxes are to be located in consultation with Canada Post;
- k) Installation of power, natural gas and telephone lines;
- l) Implementation of the recommendations of the Construction Management Plan;
- m) Implementation of the recommendations of the Geotechnical Report;
- n) Implementation of the recommendations of the Biophysical Impact Assessment and Wetland Impact Assessment;
- o) Alberta Environment and Parks approvals are required for disturbance to any onsite wetlands;
- p) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement;
- q) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
- r) The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands.

### *Transportation*

- 3. The Owner shall provide an updated Traffic Impact Assessment (TIA) in accordance with the Rocky View County 2013 Servicing Standards, the High Plains Traffic Impact Assessment, and the Balzac Global TIA.
  - a) If the recommendations of the Traffic Impact Assessment require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements.
  - b) The updated TIA needs to confirm timing for several off-site improvements that were identified in the 2018 Stage 4 and 5 TIA, as it relates to this Phase 3ciii parcel advancing

### *Site Servicing*

- 4. The Owner shall provide a detailed Potable Water Servicing and Hydraulic Design Study to ensure the pipelines are sized adequately considering existing and future phases. The study shall confirm servicing requirements for this phase are in place and include provision for fire protection in accordance with County Servicing Standards.
  - a) If upgrades or improvements are identified in the potable water servicing and hydraulic design study, then the Owner shall enter into a Development Agreement.
- 5. The Owner shall provide a detailed Sanitary Servicing Study to support this phase of the development. The study shall confirm the servicing capacity required for the development of the proposed parcel and determine if offsite upgrades to the regional system are required.
  - a) If offsite upgrades or additional lift station capacity are required, then all improvement shall be constructed under a Development Agreement.
  - b) Improvements that benefit other lands will qualify for cost recovery in accordance with Rocky View County Policy 406.





6. The Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the lots based upon the servicing need identified in the potable water servicing and sanitary servicing reports.

#### *Stormwater*

7. The Owner shall provide an updated Stormwater Management Report and detailed stormwater servicing design, including any improvements related water re-use, LID measures, purple pipe system, and irrigation system for the proposed development in accordance with the County Servicing Standards and any applicable provincial regulations, standards, and/or guidelines.
  - i) All improvements shall be constructed under a Development Agreement.
  - ii) Acquiring any related provincial licensing and registration requirements are the responsibility of the developer.
8. The Owner shall provide an Erosion and Sediment Control Plan and Report in accordance with the County's Servicing Standards.

#### *Developability*

9. The Owner shall provide a Geotechnical Investigation in accordance with the Rocky View County 2013 Servicing Standards to verify that the site is suitable for the proposed buildings, site works, and utilities.
  - a) For areas with greater than 1.2 m of fill, a Deep Fill report is required.
10. The Owner shall provide a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details. Specific other requirements include:
  - a) Weed management during the construction phases of the project;
  - b) Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement.

#### *Landscaping*

11. The Owner shall provide a Landscaping Plan for the Landscaping Easement, as shown on the Tentative Plan.
  - a) Implementation of the approved landscaping plan shall be included within the requirements of the Development Agreement.

#### *Lot Owner's Association*

12. That an encumbrance or instrument shall be concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the High Plains Development Association.
13. The Owner shall prepare a Solid Waste Management Plan, which will outline the responsibility of the Lot Owner's Association for the management of solid waste.
14. The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Guidelines as listed in the Conceptual Scheme.



*Municipal Reserve*

15. That  $\pm 2.83$  hectares ( $\pm 7.00$  acres) of Municipal Reserve owing is to be provided by payment of cash-in-lieu in accordance with the value per acre listed in the updated appraisal report provided by Altus Group, dated December 18, 2020, pursuant to Section 666(3) of the Municipal Government Act;
  - a) The remaining  $\pm 10.72$  hectares ( $\pm 26.49$  acres) of Municipal Reserve owing is to be deferred by Caveat to the remainder land within Lot 1, Block 2, Plan 1113277, NE-01-26-29-W04M, pursuant to Section 669 of the *Municipal Government Act*.
  - b) The existing Deferred Reserve Caveat (191 021 862) shall be discharged and replaced with the new one above.

*Payments and Levies*

16. The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8007-2020. The County shall calculate the total owing for:
  - a) the total gross acreage of Lot 1 and the internal road, as shown on the Plan of Survey.
17. The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020 for Lot 1.
  - a) If required, the Owner shall enter into any related agreements for payment of the Water and Wastewater Off-Site Levy for the subject lands.
18. The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

*Taxes*

19. All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the Municipal Government Act.

**D. SUBDIVISION AUTHORITY DIRECTION:**

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

Carried



**D-5 Division 9 - Boundary Adjustment**

MOVED by Member Wright that Subdivision Application PL20200160 be approved with the conditions noted in Appendix 'B'.

- A. The application to adjust the boundaries between a  $\pm$  4.04 hectare (9.98 acre) parcel and a  $\pm$  10.29 hectare (25.44 acre) parcel, in order to create a  $\pm$  4.09 hectare (10.11 acre) parcel (Lot 1) and a  $\pm$  10.24 hectare (25.30 acre) parcel (Lot 2) within Lot 1, Block 1, Plan 1312163, SW-15-28-04-W05M & Lot 2, Block 2, Plan 2010674, SW-15-28-04-W05M having been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the Municipal Government Act, the application shall be approved subject to the following conditions of approval:

*Plan of Survey*

1. Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
2. The Applicant/Owner is to provide a Site Plan, prepared by an Alberta Land Survey, which illustrates the following in relation to the new property lines:
  - a) The Site Plan shall confirm that the existing water well and private sewage treatment system are located within the boundary of Lot 1.

*Payments*

3. The Owner shall pay the County subdivision endorsement fee for the boundary adjustment, in accordance with the Master Rates Bylaw.



*Taxes*

4. All taxes owing up to and including the year in which subdivision is to be registered, are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the Municipal Government Act.

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

The Chair called for a recess at 10:45 a.m. and called the meeting back to order at 10:51 a.m. with all previously mentioned members present with the exceptions of Member Henn, Member Wright, and Member Hanson.

Member Wright entered the meeting at 10:56 a.m.

Member Hanson entered the meeting at 10:56 a.m.

Member Henn entered the meeting at 11:00 a.m.

**E-1 Division 1 - Vacation Rental**

MOVED by Member Kamachi that Development Permit Application PRDP20203500 be approved with the conditions noted in Attachment 'A'.

**Description:**

- 1) That the *Vacation Rental* may operate on the subject property, within the proposed addition to the existing dwelling, single detached and accessory dwelling unit, in accordance with the approved site plan, floor plans and the conditions of this permit.

**Permanent:**

- 2) That no off-site advertisement signage associated with the Vacation Rental shall be permitted.
- 3) That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
- 4) That the Owner shall be responsible for ensuring that any renters are familiar with the property boundaries, whether that be by means of a fence, signage, or other means, to ensure no trespassing to adjacent properties.
- 5) That all customer parking shall be on the Owner's property at all times.
- 6) That the operation of the vacation rental shall not change the residential character and external appearance of the land and dwellings.



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- 7) That the operation of this *Vacation Rental* shall not generate noise, smoke, dust, fumes, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of adjacent residential dwellings shall be preserved. The *Vacation Rental* shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 8) That the operation of the *Vacation Rental* shall be subordinate and incidental to the principal use of the dwelling unit as an owner-occupied residence.
- 9) That any minimal exterior modification of the structure or grounds may be considered by the County upon request, to ensure that no additional permits are required and that it is not changing the residential character of the property.

### **Advisory:**

- 10) That a Building permit and applicable subtrade permits shall be obtained through Building Services, if required, prior to commencement of the *Vacation Rental*.
- 11) That any other government permits, including a Roadside Development Permit through Alberta Health Services, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 12) That the site shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 13) That this Development Permit shall be valid until **February 24, 2022**, at which time a new application shall be submitted. *Note, that the County will take into consideration any enforcement action of this Vacation Rental prior to considering subsequent applications.*

Carried

### **E-2 Division 1 - Addition**

MOVED by Member Kamachi that proposed condition 1 for development application PRDP20203502 as noted in Administration's report be amended to read:

- 1) That construction of an addition, to the existing dwelling, single detached may be constructed on the parcel in accordance to the site plan.
  - i. That the minimum side rear yard setback requirement shall be relaxed from 8.00 m (26.27 ft.) to 1.52 m (4.90 ft.)

Carried

MOVED by Member Kamachi that Development Permit Application PRDP20203502 be approved with the conditions noted in Attachment 'A', as amended.

### **Description:**

- 1) That construction of an addition, to the existing dwelling, single detached may be constructed on the parcel in accordance to the site plan.
  - i. That the minimum side rear yard setback requirement shall be relaxed from 8.00 m (26.27 ft.) to 1.52 m (4.90 ft.)

### **Permanent:**



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- 2) That the existing trees and terrain shall be retained except as required to meet conditions of this permit. Any disturbed areas shall be replanted with vegetation similar to existing predevelopment ground cover.
- 3) That flood proofing measures shall be followed in accordance with the Alberta Building Code, good engineering practice, and any recommendations stated in the Greater Bragg Creek Area Structure Plan.
- 4) That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Issuance condition shall be implemented and adhered to in perpetuity.

### **Advisory:**

- 5) That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 6) That during construction, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 7) That a Building permit and applicable subtrade permits shall be obtained through Building Services, if required, prior to commencement for the addition.
- 8) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 9) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.
- 10) That if this Development Permit is not issued by **July 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

### **E-3 Division 1 - Accessory Dwelling Unit**

MOVED by Member Kamachi that Development Permit Application PRDP20203504 be approved with the conditions noted in Attachment 'A'.

### **Description:**

- 1) That an Accessory Dwelling Unit, approximately 35.70 sq. m. (384.00 sq. ft.). in habitable floor area, may be constructed on the subject parcel, in general accordance with the submitted site plan and application.

### **Permanent:**

- 2) That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
- 3) That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
- 4) That the Accessory Dwelling Unit shall be subordinate to the dwelling, single detached.



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- 5) That there shall be a distinct municipal address created for each dwelling unit (the dwelling, single detached and the Accessory Dwelling Unit) located on the subject site, to facilitate accurate emergency response.
- 6) That there shall be adequate water servicing provided for the Accessory Dwelling Unit and it is the Applicant/Owner's responsibility to provide water quantity in accordance with the recommendations found in Module 2 of the document "Water Wells That Last for Generations" published by Agriculture and Agri-Food Canada, Alberta Environment, Alberta Agriculture and Food.
- 7) That it is the Applicant/Owner's obligation/responsibility to undertake water quality testing in accordance with the Guidelines for Canadian Drinking Water Quality and Alberta Health Services criteria. Should there be any adverse results or should questions arise concerning the interpretation of the results of the analyses, it will be the obligation/responsibility of the Owner/Applicant to contact the local Public Health Inspector for recommendations/ requirements.
- 8) That there shall be adequate sanitary sewer servicing provided for the Accessory Dwelling Unit.

### **Advisory:**

- 9) That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 10) That during construction, all construction and building materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 11) That a Building Permit and sub-trade permits for the Accessory Dwelling Unit, shall be obtained through Building Services prior to any construction taking place.
- 12) That water conservation measures shall be implemented in the Accessory Dwelling Unit such as low-flow toilets, shower heads and other water conserving devices.
- 13) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 14) That any other government permits, approvals, or compliances are the sole responsibility of the Owner/Applicant.
- 15) That if this Development Permit is not issued by **July 31, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 16) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

Carried



**E-4 Division 7 - Single Lot Regrading**

MOVED by Member Boehlke that Development Permit Application PRDP20203434 be approved with the conditions noted in Attachment 'A'.

**Description:**

1. That the single-lot regrading, for the stockpiling of a stockpile shall remain on site in accordance with the drawings submitted with the application and the conditions of this permit.

**Prior to Issuance:**

2. That prior to issuance of this permit, the Applicant/Owner shall submit a \$3,800.00 Irrevocable Letter of Credit or Refundable Security, to be deposited with the County to ensure that conditions of this permit are met. If conditions of this permit are not met, the County may use the funds, enter onto the described land, and carry out the work necessary to meet the condition.

**Permanent:**

3. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance condition shall be implemented and adhered to in perpetuity.
4. That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
5. That any material entering to or leaving from the site, shall be hauled on/off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
  - i. That the clean-up of any mud tracking and/or dirt that enters onto any County roads during hauling, shall be the responsibility and cost of the Applicant/Owner for clean-up.
6. That no topsoil shall be removed from the site.
7. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
8. That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
9. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
10. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
11. That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways. That all garbage and waste shall be stored





in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.

**Advisory:**

12. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
13. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
14. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
15. That if the development authorized by this Development Permit is not completed within twelve (12) months of the date of issuance, the permit is deemed to be null and void.
16. That if this Development Permit is not issued by **July 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
17. That this Development Permit, once issued, shall be valid until **February 24, 2022**.

Carried

**E-5 Division 6 - Home-Based Business, Type II**

Presenter: Lisa and Eric Milton, the Applicants

MOVED by Member Boehlke that proposed condition 2 for development application PRDP20203792 as noted in Administration's report to be amended to read:

2. That the number non-residential employees shall not exceed ~~two (2)~~ **three (3)** at any time.
  - i. That an employee in this home based business is a person who attends the property more than once in a seven (7) day period for business purposes.

Carried

MOVED by Member Wright that the amending motion to amend proposed condition 2 for development application PDRP20203792 as noted in Administration's report be amended to read:

2. That the number non-residential employees shall not exceed ~~two (2)~~ **three (3)** at any time.
  - ~~i. That an employee in this home based business is a person who attends the property more than once in a seven (7) day period for business purposes.~~

Defeated

Member Schule entered the meeting at 11:20 a.m.

MOVED by Member Boehlke that proposed condition 13 for development application PRDP20203792 as noted in Administration's report be amended to read:

13. That this Development Permit shall be valid until **February 17, 2022 2025**.

Carried

Abstained: Councillor Schule



MOVED by Member Boehlke that Development Permit Application PRDP 0203792 be approved with the conditions noted in Attachment 'A', as amended.

**Description:**

1. That a Home-Based Business, Type II, for a general contractor and millwork manufacturer may operate on the subject parcel in accordance with the approved site plan and conditions of this permit.

**Permanent:**

2. That the number of non-resident employees shall not exceed three (3) at any time.
  - i. That an employee in this home-based business is a person who attends the property more than once in a seven (7) day period for business purposes.
3. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
4. That the Home-Based Business, Type II shall not change the residential character and external appearance of the land and buildings.
5. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
6. That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Base Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
7. That the Home-Based Business shall be limited to the dwelling and its accessory buildings.
8. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building.
9. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
10. That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
11. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.

**Advisory:**

12. That any other government permits, approvals including a Roadside Development Permit through Alberta Transportation, or compliances are the sole responsibility of the Applicant/Owner.
13. That this Development Permit shall be valid until **February 17, 2025**.

Carried  
Abstained: Councillor Schule



**E-6 Division 6 - Accessory Building**

Presenter: Lisa and Eric Milton, the Applicants

MOVED by Member Boehlke that proposed condition 5 for development application PRDP20203794 as noted in Administration's report be deleted in its entirety.

Carried

MOVED by Member Boehlke that Development Permit Application PRDP 20203794 be approved with the conditions noted in Attachment 'A', as amended.

**Description:**

1. That construction of the accessory building (shop), approximately **418.06 sq. m. (4,500.00 sq. ft.)** in area, may commence on the subject land in general accordance with the drawings submitted with application.
  - i. That the maximum building area for the accessory building (shop) is relaxed from **190.00 sq. m (2,045.14 sq. ft.) to 418.06 sq. m (4,500.00 sq. ft.)**.

**Permanent:**

2. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
3. That the accessory building shall not be used for residential occupancy or commercial purposes at any time unless approved by a Development Permit.
4. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
5. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

6. That during construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
7. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
8. That a Building Permit/Farm Building Exemption, for the accessory building shall be obtained through Building Services, prior to any construction taking place.
9. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.



10. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

**E-7 Division 9 - Accessory Building**

MOVED by Member Boehlke that Development Permit Application PRDP20203880 be approved with the conditions noted in Attachment 'A'.

**Description:**

1. That the accessory building (existing shed) may remain on the subject parcel, in general accordance with the drawings prepared by Genesis Geomatics and submitted with the application.
  - i. That the minimum side yard setback requirement shall be relaxed from **3.00 m (9.84 ft.) to 2.09 m (6.86 ft.)**.

**Permanent:**

2. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

**E-8 Division 2 - Accessory Building**

MOVED by Member McKylor that Development Permit Application PRDP20203819 be approved with the conditions noted in Attachment 'A'.

**Description:**

1. That the accessory building (sea-can), for an existing Automotive Services business, may be placed on the subject parcel, in general accordance with the drawings and site plan submitted with the application.
  - i. That the minimum side yard setback requirement shall be relaxed from **6.00 m (19.69 ft.) to 1.52 m (5.00 ft.)**

**Permanent:**

2. That the accessory building (sea-can) shall be painted to match the existing principal building onsite, within 6 months of approval.
3. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried



**E-9 Division 7 - Home-Based Business, Type II (Automotive)**

MOVED by Member Henn that Development Permit Application PRDP20204016 be approved with the conditions noted in Attachment 'A'.

**Description:**

1. That a Home-Based Business, Type II, for a Trucking Business may continue to operate on the subject parcel in accordance with the approved plans.
  - i. That the proposed Automotive use is permitted as a Home-Based Business, Type II.
  - ii. That the number of non-resident employees be relaxed from **two to six**
    - a. That an employee in this Home-Based Business is a person who attends on the property more than once in a seven (7) day period for business purposes.

**Permanent:**

2. That the operation of this Home-Based Business may generate up to a maximum of 8 business-related visits per day.
3. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
4. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
5. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
6. That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
7. That the Home-Based Business shall be limited to the dwelling, accessory building and the outside storage area.
8. That all outside storage that is a part of the Home-Based Business, Type II shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed **400.00 sq. m (4,305.56 sq. ft.)**.
9. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the storage area in accordance with the approved Site Plan.
10. That there shall be no business vehicle idling at any time, associated with the business operations.
11. That any non-domestic wastewater, anti-freeze, oils or fuels that accumulate on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site in accordance with the regulations administered by Alberta Environment.
12. That all business vehicles shall be newer or used models. No salvaged or damaged vehicles shall be brought/stored on site.



13. That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
14. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
15. That this Development Permit shall be valid until **February 17, 2022**.

**Advisory:**

16. That any other Federal, Provincial, or County permits, approvals, and/or compliances, including a Road Side Development Permit from Alberta Transportation, are the sole responsibility of the Applicant/Owner.
17. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.

Carried

**E-10 Division 5 - Home-Based Business, Type II (Automotive)**

MOVED by Member McKylor THAT Development Permit Application PRDP20203739 be approved with the conditions noted in Attachment 'A'.

**Description:**

1. That a Home-Based Business, Type II, for an automotive tow truck business may commence to operate on the subject parcel in accordance with the approved site plan and conditions of this permit.
  - a. That the proposed automotive use is permitted as a Home-Based Business, Type II

**Permanent:**

2. That the number of non-resident employees, for the operation of this Home-Based Business, in conjunction with any other Home-Based Business approved for this parcel, shall not exceed two (2) at any time.
  - a. That an employee in this home-based business is a person who attends the property more than once in a seven (7) day period for business purposes.
3. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
4. That the Home-Based Business, Type II shall not change the residential character and external appearance of the land and buildings.
5. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
6. That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Base Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.



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7. That the Home-Based Business shall be limited to the dwelling, its accessory buildings and outside storage area.
8. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the storage area.
9. That all outside storage that is a part of the Home-Based Business, Type II shall be completely visually screened from adjacent lands, including the existing 2.00 m (6.56 ft.) fencing, shall meet the minimum setback requirements for buildings, and shall not exceed **400.00 sq. m (4,305.56 sq. ft.)**, in accordance with the approved Site Plan.
10. That there shall be no signage, exterior display or advertisement of goods and services discernable from the outside of the building.
11. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
12. That between the hours of 10:00 pm and 7:00 am, there shall be no truck idling or truck traffic entering or leaving the subject property associated with the home-based business.
13. That the operation of this Home-Based Business, in conjunction with any other Home-Based Business approved for this parcel, may generate up to a maximum of eight (8) business-related visits per day.
  - a. That a business-related visit per day includes site entry/site exit per vehicle.

### **Advisory:**

14. That the Home-Based Business, Type II, shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
15. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
16. That this Development Permit shall be valid until **February 24, 2022**.

Carried

Member McKylor left the meeting at 12:04 PM and did not return to the meeting.

### **E-11 Division 5 - Home-Based Business, Type II (Automotive)**

MOVED by Member Schule that Development Permit Application PRDP20203752 be approved with the conditions noted in Attachment 'A'.

### **Description:**

1. That a Home-Based Business, Type II, for automotive repair and sales may continue to operate on the subject parcel in general accordance with the approved site plan and application.
  - a. That the proposed Automotive use is permitted as a Home-Based Business, Type II

### **Permanent:**

2. That there shall be no non-resident employees at any time.
3. That an employee in this home-based business is a person who attends the property more than once in a seven (7) day period for business purposes.



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4. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
5. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
6. That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
7. That the Home-Based Business shall be limited to the dwelling, accessory buildings and the outside storage area.
8. That all outside storage that is a part of the Home-Based Business shall be completely screened from adjacent lands with a fence, shall meet the minimum setback requirements for buildings, and **shall not exceed 4,305.56 sq. ft. (400.00 sq. m).**
9. That all vehicles, trailers, or equipment that is used in the Home-Based Business shall be kept within a building or storage area.
10. That one (1) identification sign, (3.30 ft. x 2.0 ft.) shall remain onsite in accordance with the renewal application.
11. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
12. That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
13. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.

### **Advisory:**

14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
15. That this Development Permit shall be valid until **January 14, 2026.**





## **E-12 Division 5 - Accessory Building**

MOVED by Member Boehlke that Development Permit Application PRDP20203719 be approved with the conditions noted in Attachment 'A'.

### **Description:**

1. That an accessory building (oversize storage shed), approximately **267.56 sq. m (2,880.00 sq. ft.)** in footprint, may be constructed on the subject land in general accordance with the submitted application, site plan and design drawings, titled *Main Floor and Elevations* as prepared by Integrity Buildings.
  - i. That the maximum building area is relaxed from **190.00 sq. m. (2,045.14 sq. ft.)** to **267.56 sq. m. (2,880.00 sq. ft.)**.
  - ii. That the maximum height requirement is relaxed from **7.00 m (22.96 ft.)** to **7.12 m (23.37 ft.)**.

### **Permanent:**

2. That the accessory building shall not be used for residential occupancy or commercial purposes at any time.
3. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
4. That there shall be no more than 1.00 m (3.28 ft.) of fill placed or 2.00 m (6.56 ft.) cut/excavated adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill.

### **Advisory:**

5. That during construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
6. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
7. That a Building Permit for the accessory building shall be obtained through Building Services, prior to any construction taking place.
8. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
9. That any other government permits, approvals, or compliance is the sole responsibility of the Applicant/Owner.

**Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland is impacted by the proposed development.**

Carried



**E-13 Division 4 - Dwelling, Single Detached**

MOVED by Member Schule that Development Permit Application PRDP20203785 be approved with the conditions noted in Attachment 'A'.

**Description:**

1. That construction of a dwelling, single detached may commence on the subject parcel, in general accordance with the site plan and drawings prepared by Tynan Design Ltd., and conditions noted herein:
  - i. That the minimum side yard setback requirement for the dwelling, single-detached, **shall be relaxed from 3.00 m (9.84 ft.) to 1.86 m (5.47 ft.)**

**Permanent:**

2. That it is the responsibility of the Applicant/Owner to obtain approval from Rocky View County Road Operations for any new construction, installation or alterations of any driveways/approaches, prior to commencing any work on the driveways/approaches.
3. That there shall be no more than 2.00 m (6.56. ft.) of excavation or 1.00 m (3.28 ft.) of fill and/or topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
4. That no topsoil shall be removed from the subject property.
5. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
6. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.

**Advisory:**

7. That a Building Permit and sub-trade permits shall be obtained through Building Services, for construction of the dwelling, single detached.
8. That during construction of the dwelling, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
9. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
10. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

Carried



**E-14 Division 2 - Accessory Dwelling Unit + Accessory Buildings**

MOVED by Member Hanson that Development Permit Application PRDP20203559 be approved with the conditions noted in Attachment 'A'.

**Description:**

- 1) That an accessory dwelling unit (suite within an accessory building, approximately 62.11 sq. m (668.56 sq. ft.) in habitable floor area), located above a stable, approximately 195.10 sq. m (2,100.00 sq. ft.) in size, may be constructed on the subject land in accordance with the drawings prepared by Jackson McCormick Design Group dated 2020-11-03 (project no. 2020-19) as submitted with the application.
  - i. That the maximum height of the accessory dwelling unit is relaxed from **7.00 m (22.97 ft.)** to **7.60 m (24.92 ft.)**; and
- 2) That the four (4) existing accessory buildings may remain on the subject property, in accordance with the site plan and details provided with the application.
  - a. That the minimum side yard setback requirement for one accessory building is relaxed from **3.00 m (9.84 ft.)** to **0.97 m (3.18 ft.)**;
  - b. That the minimum side yard setback requirement for one accessory building is relaxed from **3.00 m (9.84 ft.)** to **0.89 m (2.92 ft.)**; and
  - c. That the minimum rear yard setback requirement for one accessory building is relaxed from **7.00 m (22.97 ft.)** to **5.15 m (16.90 ft.)**.

**Prior to Issuance:**

- 3) That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Contribution for Community Recreation Funding on the form provided by the County, and that the contribution, if accepted, is \$800.00, calculated at \$800.00 for each residential unit.

**Permanent:**

- 4) That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the accessory dwelling unit.
- 5) That the accessory dwelling unit shall be constructed on a permanent foundation and shall include sleeping, sanitary, and cooking facilities.
- 6) That a distinct County address for the new dwelling unit, in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), shall be located on the subject site, to facilitate accurate emergency response.
- 7) That the accessory dwelling unit shall be subordinate to the dwelling, single detached.
- 8) That there shall be adequate water servicing provided for the accessory dwelling unit.
- 9) That there shall be adequate wastewater servicing provided for the accessory dwelling unit and that the Applicant/Owner is responsible for obtaining all permits for the new or expanded private sewage treatment system.
- 10) That the exterior siding and roofing materials of the accessory dwelling unit shall be similar to the existing dwelling, single-detached and/or area.



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- 11) That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed unit under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill.
- 12) That no accessory buildings shall be used for commercial purposes at any time unless otherwise permitted.
- 13) That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity and includes the following:

**Advisory:**

- 14) That prior a building permit shall be obtained through Building Services for the accessory building (stable) and accessory dwelling unit prior to construction taking place.
- 15) That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 16) That the site shall be maintained in compliance with County Bylaw C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 17) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 18) That any other Federal, Provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 19) That if this Development Permit is not issued by **July 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried



**E-15 Division 4 - Dwelling, Single Detached**

MOVED by Member Schule that Development Permit Application PRDP20203712 be approved with the conditions noted in Attachment 'A'.

**Description:**

1. That the construction of a dwelling, single detached may commence on the subject property, in accordance with the plot plan prepared by Archi Design Inc., dated September 08, 2020.
  - i. That the minimum side yard setback requirement for the dwelling is relaxed from **3.00 m (9.84 ft.)** to **1.53 m (5.02 ft.)**.

**Permanent:**

2. That it is the responsibility of the Applicant/Owner to obtain approval from Rocky View County Road Operations for any new construction, installation or alterations of any driveways/approaches, prior to commencing any work on the driveways/approaches.
3. That the Dwelling, Single Detached shall be used for residential purposes only, unless otherwise approved by a Development Permit.
4. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill and/or topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
5. That no topsoil shall be removed from the subject property.
6. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
7. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.
8. That the Applicant/Owner shall provide adequate frost protection for the dwelling, single detached as per the Geotechnical Report provided by GTECH Earth Sciences Corp. dated March 14, 2017, approved for the subdivision.
9. That the dwelling, single detached shall be serviced via the Bridges of Langdon Lift Station.
10. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
  - i. That the Applicant/Owner shall adhere to the approved building grade plan for the Bridges of Langdon Subdivision.

**Advisory:**

11. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



12. That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
13. That during construction, all construction and building materials shall be maintained on-site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
14. That a Building Permit and subtrade permits shall be obtained through Building Services, prior to any construction taking place.
15. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Carried

#### **E-16 Division 3 - Accessory Building + Accessory Dwelling Unit**

MOVED by Member Hanson that Development Permit Application PRDP20203023 be approved with the conditions noted in Attachment 'A'.

##### **Description:**

- 1) That an accessory building (oversize garage) including an accessory dwelling unit (suite within an accessory building, located above a detached garage), approximately 110.36 sq. m (1,187.91 sq. ft.) in size, may be constructed on the subject land in accordance with the drawings prepared by JMB Drafting and Design dated June 11, 2020 as submitted with the application.
  - a. That the maximum building area of the accessory building (garage) is relaxed from **80.00 sq. m (861.11 sq. ft.) to 110.36 sq. m (1,187.91 sq. ft.)**.
  - b. That the maximum height of the accessory dwelling unit is relaxed from **7.00 m (22.97 ft.) to 7.85 m (25.75 ft.)**.

##### **Prior to Issuance:**

- 2) That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Contribution for Community Recreation Funding on the form provided by the County, and that the contribution, if accepted, is \$800.00, calculated at \$800.00 for each residential unit.

##### **Permanent:**

- 3) That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the accessory dwelling unit.
- 4) That the accessory dwelling unit shall be constructed on a permanent foundation and shall include sleeping, sanitary, and cooking facilities.
- 5) That a distinct County address for each dwelling unit onsite, in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), shall be located on the subject site, to facilitate accurate emergency response.
- 6) That the accessory dwelling unit shall be subordinate to the dwelling, single detached.



## ROCKY VIEW COUNTY

- 7) That there shall be adequate water servicing provided for the accessory dwelling unit.
- 8) That there shall be adequate wastewater servicing provided for the accessory dwelling unit and that the Applicant/Owner is responsible for obtaining all permits for the new or expanded private sewage treatment system.
- 9) That the exterior siding and roofing materials of the accessory dwelling unit shall be similar to the existing dwelling, single-detached and/or area.
- 10) That there shall be no more than 2.00 m (6.56. ft.) of excavation or 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed unit under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill.
- 11) That the accessory building shall not be used for commercial purposes at any time unless otherwise permitted.
- 12) That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity and includes the following:

### **Advisory:**

- 13) That prior a building permit and sub-trade permits shall be obtained through Building Services prior to construction taking place.
- 14) That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 15) That the site shall be maintained in compliance with County Bylaw C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 16) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 17) That any other Federal, Provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 18) That if this Development Permit is not issued by **July 31, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried



**E-17 Division 5 - Single Lot Regrading**

MOVED by Member Boehlke that Development Permit Application PRDP20203808 be approved with the conditions noted in Attachment 'A'.

**Description:**

- 1) That single-lot regrading and filling, for the placement of approximately 133.00 m<sup>3</sup> (4,696.85 ft.<sup>3</sup>) of gravel, may be permitted on the subject property in accordance with the approved drawings and the conditions of this permit.

**Permanent:**

- 2) That the property shall not be used for commercial purposes at any time, except for a Home-Based Business, Type I or if a Development Permit has been issued for commercial operations.
- 3) That the existing Drainage Right-of-Way (Plan No. 0512239) shall remain unaffected by the placement of gravel.
- 4) That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
- 5) That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.

**Advisory:**

- 6) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 7) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act*.
- 8) That if the development authorized by this Development Permit is not completed within six (6) months of the date of issuance, the permit is deemed to be null and void.

Carried





**E-18 Division 2 - Vacation Rental**

MOVED by Member Hanson that Development Permit Application PRDP20203760 be approved with the conditions noted in Attachment 'A'.

**Description:**

1. That a Vacation Rental (Airbnb) may operate on the subject property, within the existing dwelling, single detached, in accordance with the approved site plan, floor plans and the conditions of this permit.

**Permanent:**

2. That no off-site advertisement signage associated with the Vacation Rental shall be permitted.
3. That there shall be no non-resident employees at any time, with the exception of support staff such as cleaning companies (if required).
4. That the *Vacation Rental* shall be limited to the dwelling, single detached.
5. That the Owner shall be responsible for ensuring that any renters are familiar with the property boundaries, whether that be by means of a fence, signage, or other means, to ensure no trespassing to adjacent properties.
6. That all customer parking shall be on the Owner's property at all times.
7. That the operation of the vacation rental shall not change the residential character and external appearance of the land and dwellings.
8. That the operation of this *Vacation Rental* shall not generate noise, smoke, dust, fumes, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of adjacent residential dwellings shall be preserved. The *Vacation Rental* shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
9. That the operation of the *Vacation Rental* shall be subordinate and incidental to the principal use of the dwelling unit as an owner-occupied residence.
10. That any minimal exterior modification of the structure or grounds may be considered by the County upon request, to ensure that no additional permits are required and that it is not changing the residential character of the property.

**Advisory:**

11. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
12. That this Development Permit shall be valid until **FEBRUARY 22, 2022**, at which time a new application shall be submitted.

Carried



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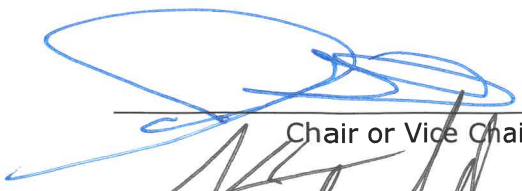
**G** Adjourn the Meeting

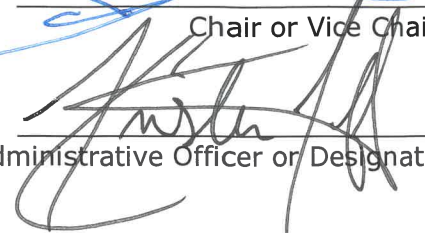
MOVED by Member Boehlke that the January 27, 2021 Municipal Planning Commission meeting be adjourned at 12:34 p.m.

Carried

**H** Next Meeting

February 10, 2021

  
\_\_\_\_\_  
Chair or Vice Chair

  
\_\_\_\_\_  
Chief Administrative Officer or Designate