



MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Wednesday, February 10, 2021
9:00 AM

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

Present:

Chair J. Gautreau
Vice-Chair A. Schule (present electronically) (arrived at 9:42 a.m.)
Member G. Boehlke (arrived at 9:02 a.m.)
Member K. Hanson (present electronically)
Member D. Henn
Member M. Kamachi (present electronically)
Member K. McKylor (present electronically)
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
O. Newmen, Planner, Planning and Development Services
S. Thompson, Planner, 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
C. Condo, Development Compliance Officer, Planning and Development Services
K. Tuff, Legislative Officer, Legislative Services
K. Jiang, Legislative Officer, Legislative Services

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 and Member Boehlke.

Member Boehlke arrived at the meeting at 9:02 a.m.

The Chair called for a recess at 9:02 a.m. and called the meeting back to order at 9:13 a.m. with all previously mentioned members present.

B Updates/Approval Of Agenda

MOVED by Member Henn that the February 10, 2021 Municipal Planning Commission meeting agenda be accepted as presented.

Carried



C-1 January 27, 2021 Municipal Planning Commission Minutes

MOVED by Member Henn that the January 27, 2021 Municipal Planning Commission meeting minutes be approved as presented.

Carried

D-1 Division 1 - Residential Subdivision

MOVED by Member Kamachi that Subdivision Application PL20200135 be approved with the conditions noted in Attachment 'A'.

- A. The application to create a ± 0.12 hectare (± 0.29 acre) parcel (Lot 1) and a ± 0.12 hectare (± 0.29 acre) parcel (Lot 2) at Lot 1, Block D, Plan 3052JK, 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 each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Transportation and Access

- 2) *The Owner shall construct a new gravel approach on Park Place in order to provide access to Lot 2.*



Stormwater and Developability

- 3) The Owner is to provide and implement a Site Specific Stormwater Management Plan conducted and stamped by a professional engineer that is in accordance with the Bragg Creek Master Drainage Plan and the County Servicing Standards. Implementation of the Stormwater Management Plan shall include:
 - i) If the recommendations of the Stormwater Management Plan require improvements, then a Site Improvements / Services Agreement or Development Agreement shall be entered into;
 - ii) Registration of any required easements and / or utility rights of way;
 - iii) Necessary Alberta Environment licensing documentation for the stormwater infrastructure system;

Site Servicing

- 4) The Owner shall construct appropriately sized & designed water and wastewater utilities main connections & service connections. All work shall be done in accordance with the County Servicing Standards and the Water & Wastewater Utilities Bylaw (C-8009-2020), including:
 - i) The Applicant/Owner shall submit engineered design drawings of the connections for review by the County. Written approval of the design drawings shall be obtained from the Manager of Utility Services prior to construction commencement;
 - ii) The Applicant/Owner shall provide the necessary security for the tie-in to the existing water distribution system and the sanitary collection system, based on an estimated construction cost prepared by a qualified professional; and,
- 5) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lot(s) 1 and 2, indicating:
 - i) Each future Lot Owner is required to connect to County piped stormwater systems at their cost when such services become available;
 - ii) Requirements for decommissioning and reclamation once County servicing becomes available;
- 6) Utility Easements, Agreements and Plans are to be provided and registered to the satisfaction of ATCO Gas.

Site Construction

- 7) The Owner is to provide a Construction Management Plan prepared by a qualified professional which is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment; construction and
 - i) Weed management during the construction phases of the project;
 - ii) Traffic accommodation;
 - iii) Management of storm water during construction; and,
 - iv) Any other relevant construction management detail.



Payments and Levies

- 8) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.
- 9) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to subdivision endorsement. The County shall calculate the total amount owing;
 - i) from the total gross acreage of lot 1 as show on the Plan of Survey.
- 10) The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020 prior to subdivision endorsement.

Taxes

- 11) 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-2 Division 4 - Residential, Rural District (R-RUR)

Presenter: Paul Schneider, the Applicant

MOVED by Member Boehlke that proposed condition 5 for subdivision application PL20190112 as noted in Attachment 'B' of Administration's report be deleted in its entirety.

Carried

MOVED by Member Boehlke that Subdivision Application PL20190112 be approved with the conditions noted in Attachment 'B' as amended.

- A. The application to create a ≥ 1.60 hectare (≥ 3.95 acre) parcel with a ± 6.69 hectare (± 16.52 acre) remainder, within Block 2, Plan 628 LK, SE-5-23-28-W4M, 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 recommended to be approved.



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

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to dedicate, by Plan of Survey, a 5.0 metres wide portion of land for road widening along the eastern boundary of Lots 1 & 2, as shown on the approved Tentative Plan.

Transportation and Access

- 3) The Owner shall construct a new gravel approach accessing Lot 2.

Site Servicing

- 4) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each of the proposed Lots 1-2, indicating the following:
 - a) Requirements for each future Lot Owner to connect to County piped wastewater, potable water, and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available;

Payments and Levies

- 5) 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

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



D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

E-1 Division 1 - Communications Facility (Type C)

Member Kamachi declared a pecuniary interest and abstained from the discussion and voting on Development Permit Application PRDP20204027. Member Kamachi left the meeting at 9:41 a.m.

Vice-Chair Schule arrived at the meeting at 9:42 a.m.

Presenter: Brenden Smith, the Applicant

MOVED by Member McKylor that Development Permit Application PRDP20204027 be approved with the conditions noted in Attachment 'A'.

Description:

1. That a *Commercial Communication Facility, Type C*, may be situated on the subject parcel in accordance with the approved Site Plan and details submitted with the application, and includes the following:
 - i. Placement of one monopole self-support telecommunications tower, approximately 43.00 m (141.08 ft.) high; tower base area: 100.00 sq. m (1,076.39 sq. ft.);
 - ii. Placement of an equipment shelter; 7.44 sq. m (80.11 sq. ft.) in area; and
 - iii. Installation of a 2.10 m (6.89 ft.) high security fence.

Permanent:

2. That the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
3. That no topsoil shall be removed from the site.
4. That the Commercial Communication Facility shall be neutral in colour and blend with the surroundings, mitigation of the visual aspects of the facility should include painting, decorative fencing, screening, landscaping, and should not clash with the sky or landscape.
5. That should the Commercial Communication Facility become deactivated or unused; the Commercial Communication Facility shall be removed from the parcel within six months of becoming deactivated or unused.



6. That where possible, light shielding shall be considered to minimize the impact of the lighting to adjacent communities.

Advisory:

7. That a Building Permit, if applicable, shall be obtained for the equipment shelter through Building Services, prior to any construction taking place.
8. That any other federal, provincial or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.
9. That if the development authorized by this Development Permit has 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
Abstained: Member Kamachi

E-9 Division 4 - Accessory Building

Member Kamachi returned to the meeting at 10:03 a.m.

Presenter: Scotty Volk, the Applicant

MOVED by Vice-Chair Schule that Development Permit Application PRDP20203894 be approved with the conditions noted in Attachment 'A'.

Description:

1. That construction of the accessory building (oversize shop) may commence on the subject parcel in accordance with the site plan provided with the application.
 - i. That the maximum building area shall be relaxed from $\leq 190.00 \text{ m}^2$ (2, 045.14 ft²) to **223.00 m² (2,400.00 ft²) in area.**
 - ii. That the maximum building height shall be relaxed from **7.00 m (22.97 ft.) to 7.92 m (26.00 ft.).**
 - iii. That the maximum accessory building parcel coverage shall be relaxed from **285.00 m² (3,067.71 ft.²) to 316.00 m² (3,400.00 ft.²).**

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations



Permanent:

3. That the accessory building shall not be used for residential occupancy or discretionary commercial purposes at any time unless otherwise approved by a Development Permit.
4. That the exterior siding and roofing materials of the Accessory Building shall be similar/cohesive to the existing dwelling, single-detached and/or area.
5. That there shall be no more than 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction that is used to establish approved final grades, unless a Development Permit has been issued for additional fill.
6. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
7. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.

Advisory:

8. That during construction of the building, 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 at an approved disposal facility.
9. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
10. That a Building Permit and sub-trade permits shall be obtained from Building Services, prior to any construction taking place, using the Accessory Building checklist.
11. 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.
12. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

Carried

The Chair called for a recess at 10:07 a.m. and called the meeting back to order at 10:12 a.m. with all previously mentioned members present, with the exception of Member McKylor, Member Hanson, and Vice-Chair Schule.



E-2 Division 4 - Dwelling, Single Detached, Accessory Building and Single-lot Regrading

Member McKylor and Vice-Chair Schule returned to the meeting at 10:13 a.m.

Member Hanson returned to the meeting at 10:14 a.m.

MOVED by Vice-Chair Schule that Development Permit Application PRDP20203952 be approved with the conditions noted in the report, as proposed by Administration.

Description:

1. That construction of a dwelling, single detached and the accessory building may commence on the subject land in general accordance with the drawings submitted with application.
 - i. That the single-lot regrading and the placement of clean fill, to a depth of approximately **2.15 m (7.05 ft.)**, may take place on the subject lands.
 - ii. That the maximum building area for the accessory building (pole barn) is relaxed from **190.00 sq. m (2,045.14 sq. ft.) to 297.29 sq. m (3,200.00 sq. ft.)**.
 - iii. That the maximum accessory building parcel coverage is relaxed from **285.00 sq. m (3,067.71 sq. ft.) to 297.29 sq. m (3,200.00 sq. ft.)**.

Prior to Release:

2. That Prior to Release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Plan (SSIP), in accordance with County Servicing Standards.
3. That Prior to Release of this permit, the Applicant/Owner shall submit a Deep Fill report, conducted and stamped by a professional geotechnical engineer that provides recommendations on the placement of fill for areas where the fill is greater than 1.20 m (3.93 ft.) in depth, in accordance with County Servicing Standards.
4. That Prior to Release of this permit, the Applicant/Owner shall submit a detailed Erosion and Sedimentation Control/Construction Management Plan, prepared and stamped by a qualified professional that analyzes the pre and post fill grades to determine if there are any impacts to adjacent properties or the public road network. The engineer in both pre and post grading shall confirm conditions associated with site stormwater storage, site releases and offsite drainage. The analysis shall also include recommendations for mitigating measures for Erosion & Sediment Control as a result of the activity, as per County Servicing Standards.
5. That Prior to Release of this permit, the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.



6. That prior to Release of this permit, the Applicant/Owner shall contact County Road Operations:
 - i. With haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions;
 - ii. To submit a new Road Approach application and arrange a pre-construction inspection to confirm the approach location and that the approach meets the County Servicing Standards;
7. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Prior to Occupancy:

8. That Prior to Occupancy, the Applicant/Owner shall contact County Road Operations for an interim and post-construction inspection to ensure the approach meets County Servicing Standards.
 - i. Written confirmation shall be received from County Road Operations confirming the final acceptance of the Approach.

Permanent:

9. That the Applicant/Owner shall submit a Compaction Testing Report that verifies that the fill areas greater than 1.2 m in depth were placed in accordance with the Deep Fill Report.
10. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
11. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six inches of topsoil placed on top, which shall then be spread and seeded to native vegetation, farm crop, or landscaped, to the satisfaction of the County.
12. That the accessory building shall not be used for residential occupancy or commercial purposes at any time unless approved by a Development Permit.
13. That the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing from the subject site onto adjacent lands or roadways at all times.
14. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
15. 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:

16. 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.
17. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
18. That Building Permit(s) shall be obtained through Building Services, prior to any construction taking place.
19. 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.
20. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

E-3 Division 5 - Accessory Building

MOVED by Member McKylor that Development Permit Application PRDP20204219 be approved with the conditions noted in Attachment 'A'.

Description:

1. That construction of the accessory building (oversize pole barn) 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 (pole barn) is relaxed from **190.00 sq. m (2,045.14 sq. ft.) to 297.29 sq. m (3,200.00 sq. ft.)**.
 - ii. That the maximum accessory building parcel coverage is relaxed from **285.00 sq. m (3,067.71 sq. ft.) to 485.10 sq. m (5,200.00 sq. ft.)**.
 - iii. That the minimum side yard setback requirement is relaxed from **15.00 m (49.21 ft.) to 12.19 m (40.00 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 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 the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions, in accordance with the Road Use Agreement Bylaw C-8065-2020.
6. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
7. 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:

8. 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.
9. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
10. That a Building Permit/Farm Building Exemption, for the accessory building shall be obtained through Building Services, prior to any construction taking place.
11. 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.
12. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

E-4 Division 9 - Dwelling, Single detached (existing)

MOVED by Member Hanson that Development Permit Application PRDP20204012 be approved with the conditions noted in Attachment 'A'.

Description:

1. That the dwelling, single detached (existing decks) may remain on the subject parcel, in general accordance with the drawings prepared by ACE Surveys Ltd. and submitted with the application.
 - i. That the total deck area is relaxed from **37.00 sq. m (398.27 sq. ft.) to 54.07 sq. m (582.00 sq. ft.)**.
 - ii. That the minimum rear yard setback requirement is relaxed from **0.60 m (1.97 ft.) to 0.47 m (1.54 ft.)**.



Permanent:

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

Carried

E-5 Division 4 - Home-Based Business, Type II

MOVED by Vice-Chair Schule that Development Permit Application PRDP20203885 be approved with the conditions noted in Attachment 'A'.

Description:

- 1) That a Home-Based Business, Type II, for a home-improvement contracting company may operate on the subject parcel in accordance with the approved plans.

Permanent:

- 2) That the operation of this Home-Based Business may generate up to a maximum of eight (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 and accessory building. There shall be no outside storage area related to the business operations.
- 8) That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building, in accordance with the approved Site Plan.
- 9) That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
- 10) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 11) That this Development Permit shall be valid until **FEBRUARY 10, 2022.**



Advisory:

- 12) That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 13) That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.

Carried

E-6 Division 4 - Accessory Building

MOVED by Vice-Chair Schule that Development Permit Application PRDP20203954 be approved with the conditions noted in Attachment 'A'.

Description:

1. That an accessory building (oversize storage shed) may be constructed on the subject land in general accordance with the submitted application, site plan and design drawings, titled *Floor Plan and Elevations* as prepared by Remuda Buildings.
 - i. That the maximum building area is relaxed from **190.00 sq. m. (2,045.14 sq. ft.)** to **445.93 sq. m (4,800.00 sq. ft.)**
 - ii. That the minimum side yard setback requirement is relaxed from **6.00 m (19.68 ft.)** to **3.00 m (9.84 ft.)**.
 - iii. That the minimum rear yard setback requirement is relaxed from **15.00 m (49.21 ft.)** to **7.00 m (22.96 ft.)**

Permanent:

2. That the accessory building shall not be used for residential occupancy or commercial purposes at any time unless approved through a Development Permit.
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.
5. That the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions
6. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
7. 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:

8. 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.
9. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
10. That a Building Permit and subtrade permits for the accessory building shall be obtained through Building Services, prior to any construction taking place.
11. 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.
12. 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-7 Division 5 - Accessory Building

MOVED by Member Hanson that Development Permit Application PRDP20203989 be approved with the conditions noted in Attachment 'A'.

Description:

1. That an accessory building (oversize storage shed), approximately **222.96 sq. m (2,400 sq. ft.)** in footprint, may be constructed on the subject land in general accordance with the submitted application, site plan and design drawings, titled *Site Plan, Elevations and Floor Plan* as prepared by Remuda Buildings Ltd., dated Oct 21, 2020.
 - i. That the maximum building area is relaxed from **80.00 sq. m (861.11 sq. ft.)** to **222.96 sq. m (2,400.00 sq. ft.)**.
 - ii. That the maximum accessory building parcel coverage relaxed from **120.00 sq. m (1,291.67 sq. ft.)** to **232.25 sq. m. (2,500.00 sq. ft.)**.



Prior to Release

2. That prior to release of this permit, the Applicant/Owner shall submit a limited-scope site-specific stormwater management plan for the subject lands, in accordance with County Servicing Standards. The report shall be stamped by a qualified professional and can be limited to addressing the following:
 - i. The report shall include both pre- and post-development site grading in the vicinity of the work, and shall confirm post-development site run-off characteristics;
 - ii. The report shall evaluate possible impacts the proposed accessory building will have on adjacent lands. The report shall provide mitigating measures, if necessary, for any impacts the work may have on adjacent lands; and
 - iii. The report shall provide Erosion and Sedimentation Control measures for the proposed activities

Permanent:

3. That the accessory building shall not be used for residential occupancy or commercial purposes at any time unless approved through a Development Permit.
4. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
5. That the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
6. 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.
7. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
8. 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 including the required site-specific stormwater management plan.

Advisory:

9. 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.
10. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
11. That a Building Permit and sub-trade permits for the accessory building shall be obtained through Building Services, prior to any construction taking place.



12. 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.
13. That any other government permits, approvals, or compliance is the sole responsibility of the Applicant/Owner.
14. That if this Development Permit is not issued by **August 30, 2021** or the approved extension date then this approval is null and void and the Development Permit shall not be issued.

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

Carried

E-8 Division 4 - Accessory Building

MOVED by Vice-Chair Schule that Development Permit Application PRDP20203847 be approved with the conditions noted in Attachment 'A'.

Description:

1. That the accessory building (existing shed, 6.00 m² (64.00 ft²) in area) shall be permitted to remain in the side yard setback of the property, in accordance with the Real Property Report prepared by Vista Geomatics Ltd., (File No.: 20095436) dated October 22, 2020.
 - i. That the minimum side yard setback requirement **shall be relaxed from 0.60 m (1.96 ft.) to 0.20 m (0.65 ft.).**

Permanent:

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

Carried

E-10 Division 1 - Dwelling, Single Detached

MOVED by Member Kamachi that Development Permit Application PRDP20203922 be approved with the conditions noted in Attachment 'A'.

Description:

1. That a dwelling, single detached, may be constructed on the subject land in general accordance with the approved site plan and the drawings submitted by Elemental Design Studios dated November 17, 2020.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Recreation 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 new residential unit.



3. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
4. That prior to release of this permit, the Applicant/Owner shall connect to the Bragg Creek water & wastewater piped services and shall enter into a Customer Services Agreement with the County.
5. That prior to release of this permit, the Applicant/Owner shall submit a Site Specific Implementation Plan (SSIP), conducted and stamped by a professional engineer, that assess and provides storm water management recommendations for the proposed development in accordance with the Bragg Creek Master Drainage Plan and the County Servicing Standards.

Permanent:

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 each dwelling unit located on the subject site, to facilitate accurate emergency response.
7. That Applicant/Owner shall connect the proposed development to the Bragg Creek water distribution and sewer system.
8. That water and wastewater volumes used by the development shall be within the amounts allocated to the subject lands, and all overages shall be billed in accordance with the Master Rates Bylaw and the Water & Wastewater Utilities Bylaw (C-8009-2020).
9. That the existing trees and terrain shall be retained onsite except as required to meet conditions of this permit, to help preserve the character of the area. Any disturbed areas shall be replanted with vegetation similar to existing predevelopment ground cover.
10. That any flood proofing measures shall be followed in accordance with the Alberta Building Code, good engineering practice and recommendations stated in the Greater Bragg Creek Area Structure Plan.
11. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.93 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit under construction, that is used to establish approved final grades unless a Development Permit has been issued for additional fill.
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 including the required SSIP.



Advisory:

13. That during construction of the building, 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 at an approved disposal facility.
14. That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
15. That a Building Permit and subtrade permits shall be obtained through Building Services, prior to any construction taking place.
16. 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.
17. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall be responsible for obtaining all required Alberta Environment & Park (AEP) approvals should the Owner propose development that has a direct impact on any wetlands.
18. 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-11 Division 7 - Accessory Dwelling Unit

MOVED by Member Boehlke that Development Permit Application PRDP20204198 be approved with the conditions noted in Attachment 'A'.

Description:

1. That the proposed Accessory Dwelling Unit, located within the basement of the proposed dwelling, single detached, approximately 85.33 m² (919.00 ft²) in area, may be constructed on the subject land in general accordance with the approved Site Plan and submitted plans provided by Inertia on August 26, 2020.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Recreation 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 new residential unit.



3. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

4. That the accessory dwelling unit shall be used for residential purposes only, unless otherwise approved by a Development Permit.
5. That the accessory dwelling unit shall not be used for commercial purposes at any time, unless approved by a Development Permit or if the business meets the criteria for a Home Based Business Type I (HBB I).
6. That the exterior siding and roofing materials of the Accessory Building shall be similar/cohesive to the existing dwelling, single-detached and/or area.
7. That there shall be a minimum of one (1) parking stall maintained on site at all times dedicated to the Accessory Dwelling Unit.
8. That there shall be adequate site servicing provided for the Accessory Dwelling Unit.
9. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be seeded after building construction is complete, as part of site restoration.
10. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
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 may be 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.
12. 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 each dwelling unit located on the subject site, to facilitate accurate emergency response.
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.

Advisory:

14. That during construction of the building, 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 at an approved disposal facility.



15. That a Building Permit and sub-trade permits shall be obtained from Building Services, prior to any construction taking place, using the Single Family Dwelling and Accessory Dwelling Unit checklists.
16. 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.
17. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

Carried

E-12 Division 6 - Signs (digital freestanding)

MOVED by Member Boehlke that Development Permit Application PRDP20203975 be approved with the conditions noted in Attachment 'A'.

Description:

1. That three (3) freestanding digital signs may be installed on the subject property located at Block:B Plan:7410680, NE-22-28-29-W04M, in accordance with the site plan provided within the application.
 - i. One (1) digital pre-sale board 1.84 m (6.03 ft.) in height by 0.67 m (2.19 ft.) in width, installed at the start of the drive thru.
 - ii. Two (2) digital menu boards 1.84 m (6.03 ft.) in height by 1.84 m (6.03 ft.) in width, installed at the end of the drive thru queue.

Permanent:

2. That the signs shall be kept in a safe, clean and tidy condition at all times.
3. That the LED signs shall not display any moving, flashing or animated images and shall not otherwise give the appearance of animation or movement;
 - i. That any images or transitions between images shall not be displayed using any visible effects, including but not limited to action, motion, fading in and out, dissolving, blinking, intermittent or flashing light, or the illusion of such effects.
 - ii. That any copy displayed on the LED signs shall not be shown in a manner that requires the copy to be viewed or read over a series of sequential copy messages on a single digital display, or sequenced on multiple digital displays
4. A digital display shall not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level.
5. The LED signs shall at no time display an image or any transition between images in such a way as to be potentially distracting to drivers, the identification of a potentially distracting image or image transition shall be at the sole discretion of the development authority.



ROCKY VIEW COUNTY

6. The light output of the LED signs shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:
 - i. From sunrise to sunset: 7500 Nits.
 - ii. From activation to sunrise: 300 Nits.
 - iii. From sunset to deactivation: 300 Nits.
7. The electrical power supply to the LED Signs shall be provided underground on the subject parcel.
8. That if any component on the signs fails or malfunctions in any way, or fails to operate as indicated on the approved development permit plans, the sign shall be turned off until all components are fixed and operating as approved.

Advisory:

9. That any other 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 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

F Other Business

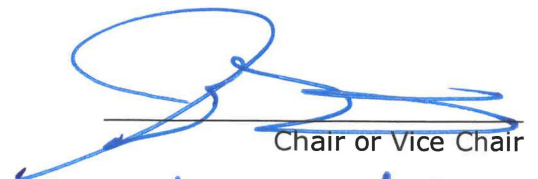
G Adjourn the Meeting

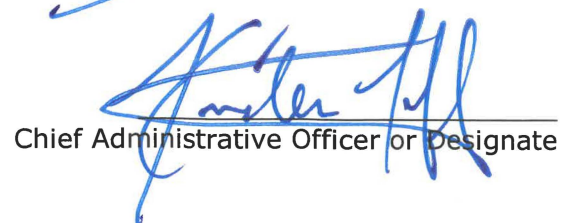
MOVED by Member Boehlke that the February 10, 2021 Municipal Planning Commission meeting be adjourned at 10:41 a.m.

Carried

H Next Meeting

February 24, 2021


Chair or Vice Chair


Chief Administrative Officer or Designate