



MUNICIPAL PLANNING COMMISSION MEETING AGENDA

Date: Wednesday, March 24, 2021
Time: 9:00 AM
Location: <https://www.rockyview.ca/>

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G. ADJOURN THE MEETING

H. NEXT MEETING

April 14, 2021



MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Wednesday, March 10, 2021
9:02 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)
Member G. Boehlke
Member K. Hanson (present electronically)
Member D. Henn (present electronically)
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
J. Fleischer, Manager, Agricultural and Environmental Services
H. McInnes, Supervisor, Planning and Development Services
S. MacLean, Supervisor, Planning and Development Services
J. Targett, Senior Development Officer, Planning and Development Services
B. Culham, Development Officer, Planning and Development Services
S. Khouri, Development Officer, Planning and Development Services
W. Van Dijk, Development Officer, Planning and Development Services
C. Figueroa-Conde, Development Compliance Officer, Planning and Development Services
K. Tuff, Legislative Officer, Legislative Services
M. Mitton, Legislative Coordinator, Legislative Services

A Call Meeting To Order

The Chair called the meeting to order at 9:02 a.m. with all members present.

B Updates/ Approval of Agenda

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

Carried



C-1 February 24, 2021 Municipal Planning Commission Minutes

MOVED by Member Henn that the February 24, 2021 Municipal Planning Commission meeting minutes be approved as presented.

Carried

E-1 Division 4 - Home-Based Business, Type II
File: PRDP20210306 (03219004)

Presenter: Shane Robinson, the Applicant

MOVED by Vice-Chair Schule that a new permanent condition for development application PRDP20210306 be added to read:

That all outside storage, that is part of the Home-Based Business, Type II, shall be visually screened from adjacent lands, and shall not exceed 470.95 sq. m (5,069.26 sq. ft.), in accordance with the approved Site Plan.

Carried

MOVED by Member Boehlke that proposed condition 14 for development application PDRP20210306 as noted in Administration's report be amended to read:

That this Development Permit shall be valid until April 7, ~~2022~~ 2023.

MOVED By Vice-Chair Schule that Development Permit Application PRDP20210306 be approved with the conditions noted in Attachment 'A', as amended.

Description:

1. That a Home-Based Business, Type II, for firewood sales, may operate on the subject parcel and that three (3) accessory buildings (sea-can) may be placed 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 two (2) at any time.
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 no off-site advertisement signage associated with the Home-Based Business shall be permitted.
9. That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
10. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
11. That the accessory buildings (sea-cans) shall be painted to match the existing structures within 6 months from date of permit issuance.
12. That all outside storage, that is part of the Home-Based Business, Type II, shall be visually screened from adjacent lands, and shall not exceed 470.95 sq. m (5,069.26 sq. ft.), in accordance with the approved Site Plan.

Advisory:

13. That a Building Permit shall be obtained through Building Services, for the accessory buildings (sea cans) and for the change of use/occupancy required for the existing farm building (barn), prior to any development taking place.
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 **April 7, 2023.**

Carried

E-2 Division 9 - Single-lot regrading
File: PRDP20210331 (06929010)

MOVED by Member Hanson that Development Permit Application PRDP20210331 be approved with the conditions noted in Attachment 'A'.

Description:

1. That the single-lot regrading for the construction of a pond and berm may commence on the subject land in general accordance with the drawings submitted with application.
 - i. That the excavation of approximately **10.00 m (32.81 ft.) wide, 40.00 m (131.23 ft.) long and 6.00 m (19.69 ft.) in depth**, may take place on the subject lands.
 - ii. That the placement of clean fill approximately **10.00 m (32.81 ft.) wide, 100.00 m (328.08 ft.) long and 2.50 m (8.20 ft.) high** may take place on the subject lands.



Prior to Release:

2. That Prior to Release of this permit, the Applicant/Owner shall provide a stormwater memo, prepared by a qualified professional, confirming whether the proposed developments conforms with the overall stormwater management strategy for the subject land without any adverse impacts to neighboring properties and/or the public road network. Should further improvements be necessary, the applicant will be required to provide a site specific stormwater management report, prepared by a qualified professional, addressing the necessary improvements to be implemented on the subject land to support the proposed development in accordance with County servicing standards.
3. That Prior to Release of this permit, the Applicant/Owner shall submit a Erosion and Sedimentation Control 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 and includes recommendations for mitigation measures for Erosion & Sediment Control as a result of the proposed development to the satisfaction of the County..

Permanent:

4. That the Applicant/Owner shall submit a Deep Fill Report, conducted and stamped by a professional geotechnical engineer for the placement of fill for areas where the fill is greater than 1.20 m (3.93ft) in depth, in accordance with County Servicing Standards..
5. That the Applicant/Owner shall ensure the excavation and fill has been completed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on drainage.
6. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands form drainage alteration.
7. 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.
8. That 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 or landscaped, to the satisfaction of the County.
9. 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 Release or Occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

10. 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*].
11. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
12. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 6 months from the date of issue, and completed within 12 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 if this Development Permit is not issued by **September 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

E-3 Division 2 - Accessory Building
File: PRDP20210471 (04723121)

MOVED by Member Boehlke that Development Permit Application PRDP20210471 be approved with the conditions noted in Attachment 'A'.

Description:

1. That the construction of an accessory building (oversize garage) may commence on the subject land in general accordance with the drawings submitted with application.
 - i. That the maximum accessory building area shall be relaxed from **80.00 sq. m (861.11 sq. ft.) to 108.61 sq. m (1,168.96 sq. ft.)**.
 - ii. That the maximum accessory building height shall be relaxed from **7.00 m (22.97 ft.) to 7.56 m (24.80 ft.)**.

Permanent:

2. That the color of the exterior siding and roofing materials of the proposed accessory building (garage) shall be similar/cohesive to the existing dwelling, single detached and/or surrounding area.
3. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.

Advisory:

4. That a Building Permit shall be obtained, prior to any construction taking place.
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 the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
7. 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*].
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 compliances are the sole responsibility of the Applicant/Owner.

Carried



E-4 Division 1 - Accessory Building
File: PRDP20210414 (03912182)

MOVED by Member Boehlke that Development Permit Application PRDP20210414 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 Lovse Surveys Ltd. and submitted with the application.
 - i. That the accessory building shall be permitted to remain in the front yard of the parcel.
 - ii. That the minimum side yard setback requirement is relaxed from **0.60 m (1.97 ft.) to 0.21 m (0.69 ft.)**.

Permanent:

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

Carried

E-5 Division 8 - Signs
File: PRDP20202427 (05630010)

The Chair called for a recess at 9:37 a.m. and called the meeting back to order at 9:44 a.m. with all previously mentioned members present, with the exception of Member Hanson and Vice-Chair Schule.

Member Hanson returned to the meeting at 9:45 a.m.

MOVED by Member McKylor that proposed condition 1 for development application PRDP20202427 as noted in Administrations report be amended to read:

1. That the installation of three (3) freestanding, digitally illuminated signs ~~Signs~~, may be placed on the subject property in general accordance with the submitted application and drawings, as prepared by Pride Signs:
 - i. Three freestanding signs; all digitally illuminated. The Pre-sale signs approximately 0.67 sq. m (~~7.17~~ **7.21** sq. ft.) in area and the menu board approximately Area: 2.00 sq. m (~~7.17~~ **21.53** sq. ft.).

Carried

Absent: Vice-Chair Schule

Vice-Chair Schule returned to the meeting at 9:46 a.m.



MOVED by Member McKylor that Development Permit Application PRDP20202427 be approved with the conditions noted in Attachment 'A', as amended.

Description:

1. That the installation of three (3) freestanding, digitally illuminated signs, may be placed on the subject property in general accordance with the submitted application and drawings, as prepared by Pride Signs:
 - i. Three freestanding signs; all digitally illuminated. The Pre-sale signs approximately 0.67 sq. m (7.21 sq. ft.) in area and the menu board approximately Area: 2.00 sq. m (21.53 sq. ft.).
 - i. LED digital signs shall not be more than 300 nits from sunrise to sunset.
 - ii. Digital sign shall be multi-colour, full colour board;
 - iii. Digital signs to have static cop withhold time of a minimum of six seconds or more; no moving or flashing images.

Permanent:

2. That the signs shall be kept in a safe, clean and tidy condition at all times.
3. That the signs shall be maintained in accordance with the design drawings and site plan as submitted with the application.
4. The LED signs shall be equipped with an ambient light detector.
5. That the LED signs shall be multi-colour boards.
6. 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.
7. That a digital display shall not increase the light levels adjacent to the digital display be more than 3.0 LUX above the ambient light level.
8. That the LED signs shall at no time display an image or transition between images in such a manner 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.
9. That 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.
10. That the electrical power supply to the LED signs shall be provided underground.



11. 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 the components are repaired and operating as approved.
12. That the hours of operation for the digital LED signs will be between 5:00 am to 10:00 pm; the sign will be deactivated or set to emit 0.0 lux between the hours of 10:01 pm to 4:59 am.

Advisory:

13. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
14. 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.

Carried

E-6 Division 1 - Gravel Pit (Renewal)
File: PRDP20210168 (04818004)

Presenter: Beverly Copithorne, the Applicant

MOVED by Member Kamachi that Development Permit Application PRDP20210168 be approved with the conditions noted in Attachment 'A'.

Description:

1. That the Natural Resource Extraction/Processing for gravel extraction, processing, crushing, and sales may continue on the subject site in accordance with the approved Site Plan submitted with the application.
 - a. That the total area of the gravel pit is 4.86 hectares (12.00 acres); and
 - b. That the active mining area of the gravel pit shall not exceed 4.05 hectares (10.00 acres) at any time.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details associated with the use of Township Road 242 as a haul route to and from the gravel pit to confirm if a Road Use Agreement will be required pursuant to Rocky View County's Road Use Agreement Bylaw C-8065-2020.
 - a. 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.
3. That prior to release of this permit, the Applicant/Owner shall submit all available annual reports from previous years to the County. The annual reports shall be comprised of Site Plan showing extraction activities and all reclamation activities during the year and a Sound Monitoring Report outlining operating and baseline or ambient noise levels for the site.



Permanent:

4. That any plan, technical submission, or agreement submitted and approved as part of this application or part of PRDP20151800 shall be implemented and adhered to in perpetuity, including but not limited to:
 - a. The Site Specific Stormwater Implementation Plan and Erosion and Sediment Control, prepared by Westhoff Engineering Resources Inc., dated November 30, 2016; and
 - b. The updated Traffic Impact Assessment (TIA), prepared by Bunt & Associates, dated August 26, 2020.
5. That the area of the site that is open and not reclaimed shall not exceed 4.86 hectares (12.00 acres) at any time.
6. That no water may be used for washing of gravel unless and until written approval has been received from Alberta Environment.
7. That no wash water shall be discharged off of the site or into any water channel.
8. That no topsoil shall be removed from the site.
9. That there shall not be any storage of any materials or vehicles on the property that are not directly related to the operation of the sand and gravel pit.
10. That this approval does not include any blasting, asphalt, or concrete operations.
11. That the berms, overburden stockpiles, and similar earthworks shall be seeded and maintained using erosion control measures as outlined in the Erosion and Sediment Control plan.
12. That the hours of operation of the gravel pit including aggregate excavating, hauling, crushing, stock piling, sales, and stripping of overburden, shall be as follows:
 - a. Hauling is permitted only from 7:00 a.m. to 5:00 p.m. on Monday through Saturday, closed Sundays and Statutory Holidays;
 - b. Crushing is permitted only from 7:00 a.m. to 7:00 p.m. on Monday through Saturday, closed Sundays and Statutory Holidays;
 - c. Closed on Sundays and Statutory Holidays.
13. That the Applicant/Owner shall not use engine retarder brakes and is responsible to post signage on Township Road 242 and Range Road 45 to this effect.
14. That the Applicant/Owner is responsible to annually apply calcium chloride on Township Road 242 and Range Road 45, in accordance with Rocky View County standards and at their own expense.
15. That only on-site extraction material may be processed on site, except on occasions whereby blend materials from off-site are required to bring products to specification.
16. That all sanitary sewage and water services shall be supplied in accordance with Alberta Safety Codes Act and Alberta Environment.
17. That the 4.80 km long section of Township Road 242 west off Highway 22 is to be used as the designated "Haul Route" to and from the proposed gravel pit in accordance with the findings of the TIA.



18. That the Applicant/Owner shall submit an annual report to the County starting on April 1, 2022. The annual report shall be comprised of an updated Site Plan showing extraction activities and all reclamation activities during the previous year and a Sound Monitoring Report outlining operating and baseline or ambient noise levels for the site.
19. That dust control measures shall be utilized for all vehicles during mining and transport of material and dust control measures applied to haul and access roads so that no visible dust is allowed on adjacent lands from the site.
20. That in the case of any spillage of hazardous materials, Alberta Environment and the County shall be notified immediately, and the appropriate clean-up procedures shall be implemented.
21. That noise control measures that limit noise to 55 dba and 60 dba at the nearest residence, shall be followed including the crusher to be enclosed for noise attenuation.

Advisory:

22. 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].
23. That the Applicant/Owner shall be required to provide payment of the Community Aggregate Payment (CAP) Levy in accordance with Bylaw C-7748-2018, in the amount of \$0.40 per ton of aggregate extracted and removed.
24. That the development shall conform to the County's Noise Bylaw (C-5773-2003) in perpetuity.
25. That extraction shall not occur below the water table. Should operations negatively impact groundwater on adjacent parcels, groundwater testing may be required by the County and/or Alberta Environment.
26. That fire suppression and abatement measures shall be followed to the satisfaction of the County.
27. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
28. That if this Development Permit is not issued by **November 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
29. That this Development Permit, if and when issued, shall be valid until **April 30, 2026** or until Phase 1 of the gravel pit has been completely mined, whichever is the lesser.

Carried



E-7 Division 5 - Special Function Business
File: PRDP20210208 (04332012)

Presenter: Manjit Gill, the Applicant

MOVED by Member Hanson that Development Permit Application PRDP20210208 be approved with the conditions noted in Attachment 'A'.

Description:

1. That a Special Function Business, for a wedding ceremony venue may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit and includes:
 - i. An indoor wedding ceremony space within the existing private riding arena, approximately 873.39 sq. m (9,401.09 sq. ft.) in area; and
 - ii. A maximum guest attendance not to exceed **500 guests** per event.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised parking plan that identifies the following:
 - i. Either relocation of the proposed parking area to an alternative location on the subject parcel so that the parked vehicles are less visible to adjacent landowners;
or
 - ii. Implementation of screening around the proposed parking area to help mitigate the visual impact of the parked vehicles from adjacent lands, either by way of fencing or landscaping.
3. That prior to release of this permit, the Applicant/Owner shall submit a revised parking plan identifying a minimum of four (4) accessible parking stalls, in accordance with the Alberta Building Code.
4. That prior to release of this permit, the Applicant/Owner shall contact the County's Road Operations department to discuss how they intend to mitigate the potential dust on Township Road 245A that would be generated by the increased traffic during events. Any dust mitigation measures should be to the satisfaction of the County's Road Operations Department and shall be adhered to in perpetuity.
 - 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:

5. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Release condition shall be implemented and adhered to in perpetuity.
6. That no off-site advertisement signage associated with the Special Function Business shall be permitted.



7. That if any onsite or offsite signage is required, a separate development permit shall be applied for, excluding onsite wayfinding signage (such as parking identification or directions).
8. That there shall be a minimum of 86 parking stalls, 4 of which are accessible stalls, available onsite during operation of the Special Function Business.
9. That the existing private sewage treatment system shall not be used for events. Wastewater supply and treatment shall be restricted to portable facilities or other acceptable methods in accordance with the County's Servicing Standards.
10. That the existing water well shall not be used for events. Potable water supply shall be provided through a holding tank and cistern or other acceptable methods in accordance with the County's Servicing Standards.
11. That the Special Function Business shall not operate on the subject property for more than 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures.
 - i. The time taken to erect or dismantle any temporary structures shall be no sooner or later than **7 days** before or after a scheduled Special Function event.
12. That the operation of the Special Function Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
13. That the Special Function 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 resident dwellings shall be preserved. The Special Function Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
14. That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
15. That if this permit is not issued by **October 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
16. That this Development Permit, once issued, shall be valid until **April 30, 2022**.

Advisory:

17. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
18. That Building Permit(s) shall be obtained from Building Services prior to the erection of any temporary event tents and prior to occupancy of the existing private riding arena for special event purposes, as required under the Alberta Building Code.



19. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall obtain any required Alberta Health Services requires for events and food handling onsite, prior to commencement of operation.
 - ii. That if the water well is to be used for potable water for events, the Applicant/Owner shall obtain a commercial water well license from Alberta Environment and Parks prior to commencement of the operation.

Carried

E-8 Division 4 - Dwelling, Single Detached
File: PRDP20210293 (03215020)

MOVED by Member Boehlke that Development Permit Application PRDP20210293 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 site plan submitted with the application.
 - i. That the minimum side yard setback requirement for the dwelling is relaxed from **3.00 m (9.84 ft.)** to **1.50 m (4.92 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-9 Division 7 - Home Based Business, Type II
File: PRDP20210284 (06630005)

MOVED by Member Wright that proposed condition 13 for development application PRDP20210284 as noted in Administrations report be amended to read:

That this Development Permit shall be valid until **March 24, 2025 2026**.

Carried

MOVED by Member Hanson that proposed condition 2 for development application PRDP20210284 as noted in Administrations report be amended to read:

That the number of non-resident employees shall not exceed ~~two~~ **three** (3) at any time.

Carried



MOVED by Member Henn that Development Permit Application PRDP20210284 be approved with the conditions noted in Attachment 'A', as amended.

Description

1. That a Home-Based Business, Type II, for renewal of a vacuum truck service may continue to operate on the subject parcel in accordance with the approved plans.
 - a. That the number of non-resident employees be **relaxed from two (2) to three (3)**.

Permanent:

2. That the number of non-resident employees shall not exceed three (3) at any time.
 - 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.
3. That the operation of this Home-Based Business may generate up to a maximum of four (4) business-related visits per day.
4. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
5. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
6. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
7. 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.
8. That the Home-Based Business shall be limited to the dwelling, accessory building and the outside storage area.
9. 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 **200.00 sq. ft. (18.58 sq. m.)**.
10. 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.
11. That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
12. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
13. That this Development Permit shall be valid until **March 24, 2026**.

Carried



The Chair called for a recess at 10:10 a.m. and called the meeting back to order at 10:15 a.m. with all previously mentioned members present, with the exception of Member Hanson who returned to the meeting at 10:17 a.m.

E-10 Division 9 - Dwelling, Manufactured
File: PRDP202100932 (07936009)

MOVED by Member Boehlke that Development Permit Application PRDP20210093 be approved with the conditions noted in Attachment 'A'.

Description

1. That the construction/placement of a Dwelling, Manufactured may commence on the subject property, in accordance with approved site plan, application details, and conditions of this permit.

Permanent:

2. That the Dwelling, Manufactured shall not be used for *commercial* or *vacation rental* purposes at any time, unless approved by a Development Permit.
3. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address [50166 TWP RD 280] 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:

4. That during construction/placement of the structure, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
5. That during construction/ placement, 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 a Building Permit and sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
7. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
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.

Carried



E-11 Division 8 - Accessory Dwelling Unit
File: PRDP20210073 (05631121)

Presenter: James Sanford, the Applicant

MOVED by Member Wright that Development Permit Application PRDP20210073 be approved with the conditions noted in Attachment 'A'.

Description

1. That the proposed Accessory Dwelling Unit, located within the basement of the dwelling, single detached, approximately 65.00 m² (700.00 ft²) in area, may be constructed on the subject land in general accordance with the approved Site Plan and submitted application plans.

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.

Permanent:

3. That the accessory dwelling unit shall be used for residential purposes only, unless otherwise approved by a Development Permit.
4. 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).
5. That there shall be a minimum of one (1) parking stall maintained on site at all times dedicated to the Accessory Dwelling Unit.
6. That there shall be adequate site servicing provided for the Accessory Dwelling Unit.
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 each dwelling unit located on the subject site, to facilitate accurate emergency response.
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.

Advisory:

9. 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.
10. That a Building Permit and sub-trade permits shall be obtained from Building Services, prior to any construction taking place, using the Accessory Dwelling Unit 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.
13. That if this Development Permit is not issued by **September 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

E-12 Division 6 - Accessory Building
File: PRDP20210345 (06122007)

MOVED by Member Boehlke that proposed condition 1 for development application PRDP20210345 as noted in Administration's report be amended to read:

1. That the proposed addition to the accessory building (detached garage), approximately 97.54 m² (1,050.00 ft²), be allowed to be constructed as per the site plan and submitted application and includes:
 - i. That the maximum building area of the accessory building shall be relaxed from **79.99 m² (861.11 ft²) to 218.13 218.32 m² (2,348.00 2,350.00 ft²).**
 - ii. That the maximum parcel coverage shall be relaxed from **120.00 m² (1,291.67 ft²) to 218.13 256.54 m² (2,348.00 2,761.45 ft²).**
 - iii. That the minimum side yard setback requirement shall be relaxed from **3.00 m (9.81 ft.) to 1.51 m (5.00 ft).**

Carried

MOVED by Member Boehlke that Development Permit Application PRDP20210345 be approved with the conditions noted in Attachment 'A', as amended.

Description

1. That the proposed addition to the accessory building (detached garage), approximately 97.54 m² (1,050.00 ft²), be allowed to be constructed as per the site plan and submitted application and includes:
 - i. That the maximum building area of the accessory building shall be relaxed from **79.99 m² (861.11 ft²) to 218.32 m² (2,350.00 ft²).**
 - ii. That the maximum parcel coverage shall be relaxed from **120.00 m² (1,291.67 ft²) to 256.54 m² (2,761.45 ft²).**
 - iii. That the minimum side yard setback requirement shall be relaxed from **3.00 m (9.81 ft.) to 1.51 m (5.00 ft).**



Permanent:

2. That the accessory building shall be used for residential purposes only, unless otherwise approved by a Development Permit.
3. 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.
4. 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 building under construction, which is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
5. That the exterior siding and roofing materials of the Accessory Building (detached garage) shall be similar/cohesive to the existing dwelling, single detached.

Advisory:

6. That during the 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 of at an approved disposal facility.
7. 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.
8. 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.
9. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

Carried

E-13 Division 8 - Accessory Dwelling Unit
File: PRDP20204018 (05630044)

MOVED by Member Boehlke that Development Permit Application PRDP20204018 be approved with the conditions noted in Attachment 'A'.

Description

1. That the proposed accessory building (garage) and accessory dwelling unit, located above the garage [approximately 119.06 m² (1,280.01 ft²) in area], may be constructed on the subject land in general accordance with the approved site plan and submitted plans provided by the applicant.
 - i. That the maximum building area of the accessory building (oversize garage) shall be relaxed from **80.00 sq. m (861.11 sq. ft.) to 119.66 sq. m (1,288.00 sq. ft.)**.
 - ii. That the maximum accessory building height shall be relaxed from **7.00 m (22.96 ft.) to 8.22 m (26.99 ft.)**.



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 submit a stormwater memo, prepared by a qualified professional, confirming whether the addition of the proposed building conforms with the overall stormwater management strategy for the subject land without any adverse impacts to neighboring properties or further improvements are required.
 - i. Should improvements be necessary, the applicant will be required to provide a site-specific stormwater management report, prepared by a qualified professional, addressing the necessary improvements to be implemented on the subject land to support the proposed building in accordance with Bearspaw Master Drainage Plan and County Servicing Standards.

Permanent:

4. That the accessory building and accessory dwelling unit shall be used for residential purposes only, unless otherwise approved by a Development Permit.
5. That there shall be a minimum of one (1) parking stall maintained on site at all times dedicated to the Accessory Dwelling Unit.
6. That there shall be adequate site servicing provided for the Accessory Dwelling Unit.
7. That the color of the exterior siding and roofing materials of the proposed accessory building (garage) shall be similar/cohesive to the existing dwelling, single detached and/or surrounding area.
8. 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.
9. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
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 Release or Occupancy condition, shall be implemented and adhered to in perpetuity including the noted Stormwater memo and grading drawings.

Advisory:

11. 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.
12. That a Building Permit and sub-trade permits shall be obtained from Building Services, prior to any construction taking place, using the Accessory Dwelling Unit checklist.



13. 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.
14. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
15. That if this Development Permit is not issued by **July 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

The Chair called for a recess at 10:30 a.m. and called the meeting back to order at 10:35 a.m. with all previously mentioned members present.

E-14 Division 1 - Dwelling, Single Detached
File: PRDP20210276 (03913031)

MOVED by Member Kamachi that Development Permit Application PRDP20210276 be approved with the conditions noted in Attachment 'A'.

Description:

1. That construction of a dwelling, single detached, within a flood hazard area (flood fringe), may commence on the subject site, in accordance with the approved application and drawings, as prepared by Flechas Architecture, Project Number 2009; dated January 14, 2021, Dwgs. A0.1, A1.1-A1.3, A2.1-A2.4, A3.1-3.2; as amended, and conditions of approval.

Prior to Issuance:

2. That prior to release of this permit, the Applicant/Owner shall submit a geotechnical report conducted and stamped by a professional geotechnical engineer, that confirms that there is a minimum contiguous developable area suitable for the development and recommend any flood mitigation measures to reduce potential damage from a flood event, in accordance with Section 203 of the Land Use Bylaw.
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 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 first floor of the proposed dwelling, single detached shall be located at or above the 1:100 year flood level plus 0.50 m (1.64 ft.) freeboard and that any mechanical or electrical equipment within the dwelling, single detached shall be located at or above the designated flood level. *Note: the current Flood Elevation Level for the property is 1291.01 m.*
5. That until Municipal waste and water servicing within the hamlet service area is available, there shall be interim potable water (i.e. well or cistern) and wastewater servicing (i.e. collection or treatment systems) provided by the Applicant/Owner to the subject site.
6. 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.
7. That minimal tree clearing shall occur within any part of the riparian setback and minimal vegetation shall be disturbed within a minimum of 10.00 m (32.81 ft.) from the top of bank or furthest extent of a wetted area. Any existing trees and terrain shall be retained onsite except as included within the development permit approval or required to meet conditions of this permit.
 - i. Any disturbed areas shall be replanted with vegetation similar to existing pre-development ground cover upon development completion.
8. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling under construction, unless a separate Development Permit has been issued for additional fill.
9. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
10. 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.
11. 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:

12. That the Applicant/Owner shall contact County Road Operations and submit application for approval for any new installation or alteration of any driveway/approach for the subject property, prior to commencing any work on the driveway/approach, if required.
13. That during construction, any required temporary fencing should be erected no more than 3.00 m (9.84 ft.) from the proposed building, to help prevent disturbance of the existing trees and vegetation.
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 the Applicant/Owner shall incorporate best management practices for erosion and sedimentation control onsite. These practices shall be followed for all construction activities performed on the site to minimize impacts to adjacent lots and nearby water courses.
16. 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].
17. That it is recommended that the Applicant/Owner test the water quality of the existing groundwater, to ensure a safe, adequate supply of potable water.
18. 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 checklist and shall include written submission from a professional engineer, addressing design flood proofing measures for the structure.
 - i. That the roofing material shall be constructed of fire resistant materials in compliance with the Alberta Building Code.
19. That flood proofing measures shall be followed in accordance with the Alberta Building Code, good engineering practice and recommendations stated in the Bragg Creek Areas Structure Plan.
20. 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.
21. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
22. That if this Development Permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

Carried

Member Wright left the meeting at 10:44 a.m.



E-15 Division 4 - Dwelling, Single Detached
File: PRDP20204199 (03215086)

MOVED by Vice-Chair Schule that Development Permit Application PRDP20204199 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 prepared by Ace Surveys Ltd. dated December 2020, 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 1.52 m (4.98 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
Absent: Member Wright

Member Wright returned to the meeting at 10:48 a.m.



E-16 Division 4 - Accessory Building
File: PRDP20210160 (03222188)

MOVED by Vice-Chair Schule that Development Permit Application PRDP20210160 be approved with the conditions noted in Attachment 'A'.

Description:

1. That the accessory buildings (existing sheds) shall be permitted to remain in the side yard setbacks of the property, in accordance with the Real Property Report prepared by Arc Surveys Ltd., (File No.: 203321) dated December 1, 2020.
 - i. That the minimum side yard setback requirement is relaxed from **1.52 m (4.98 ft.)** to **0.96 m (3.14 ft.)**.
 - ii. That the minimum rear yard setback requirement is relaxed from **1.52 m (4.98 ft.)** to **1.05 m (3.44 ft.)**

Advisory:

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

Carried

E-17 Division 6 - Cannabis Cultivation
File: PRDP20204175 (07104003)

Presenter: Lei Wang, the Applicant

MOVED by Member McKylor that proposed condition 4 for development application PRDP20204175 as outlined in Administration's report be deleted in its entirety.

AND THAT proposed condition 7 for development application PRDP20204175 as outlined in Administration's report be deleted in its entirety.

Carried

MOVED by Member McKylor that Development Permit Application PRDP20204175 be approved with the conditions noted in Attachment 'A', as amended.

Description:

1. That *Cannabis Cultivation* may commence on the subject lands in general accordance with the submitted application, Site Plan and Floor Plan and includes:
 - i. Construction of a Greenhouse, approximately 6,154.68 sq. ft. (571.78 sq. m.) in area.



Prior to Release:

2. That prior to release of this permit, that the Applicant/Owner shall submit a revised site plan that identifies the location and size of the parking area.
3. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations:
 - i. To discuss any upgrades to the existing approach off Range Rd 264 to an industrial/commercial standard as per county servicing standards.
 - ii. To determine the need for a Road Use Agreement or permits for the site construction, for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - a. 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:

4. That prior to building occupancy, an inspection and approval of the road approach by County Road Operations shall be completed and confirmed.
5. That prior to building occupancy, the Applicant/Owner shall ensure that a municipal address for the building is posted.

Permanent:

6. That Cannabis shall not be consumed in the Cannabis facility at any time.
7. That this approval does not include a Cannabis Retail Store.
8. That the hours of operation for the Cannabis facility shall be 7 hours a day, seven days a week throughout the year, 10:00 am to 5:00 pm (Monday to Sunday).
9. That the subject property shall be shaped so that the entire property drains to the on-site storage facilities and that no water is discharged off site.
10. That the facility shall maintain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the facility, to facilitate accurate emergency response.
11. That sewage disposal shall be by a pump-out holding tank that is hauled off-site to an approved sewage disposal site or by connection to a piped collection system.
12. That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift. All development shall demonstrate lighting designs that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
13. That no signage shall be placed on the subject property, related to the approved *Cannabis Cultivation* use. Any future signage related to the development shall require separate development permit approval.
14. That no outdoor storage shall be allowed at any time for business use.
15. That six (6) parking stalls shall be maintained on site at all times for staff.



16. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.
17. That any waste containers, garbage or recycling shall be completely screened from view from all adjacent properties and public thoroughfares.
18. 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.

Advisory:

19. That the site shall be maintained in compliance with County Bylaw No. 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.
20. That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
21. 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*].
22. That any future change in use of the building, including any exterior changes or additions, or change in tenants shall require a Development Permit for the use and signage.
23. That a Building Permit/Farm Building Exemption and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place. *Note: That the subject development shall conform to the National Energy Code 2017, with documentation/design at Building Permit:*
24. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - a. That if a groundwater well is being used for commercial purposes, it is the applicant responsibility to obtain a commercial water license from Alberta Parks & Environment (AEP).
 - b. That should the Applicant/Owner propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.
 - c. That the Applicant/Owner shall obtain a Roadside Development Permit from Alberta Transportation for the proposed Development and installation of the new approach.
 - d. That the Applicant/Owner shall obtain any required Alberta Health Services approval(s) or licensing approvals through Alberta Gaming & Licensing Commission, if required.
25. 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.



26. That if this Development Permit has not been issued by **September 30, 2021** then this approval is null and void and the Development Permit shall not be issued.

27. That this Development Permit, once issued, shall be valid until **March 31, 2022**.

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

Carried

E-18 Division 6 - Single-lot Regrading
File: PRDP20210473 (06315001)

MOVED by Member Boehlke that Development Permit Application PRDP20210473 be approved with the conditions noted in Attachment 'A'.

Description:

1. That single-lot regrading and the placement of clean topsoil (loam) shall be permitted in accordance with the drawings submitted with the application, [*as prepared by CIMA Canada Inc., File W758 / C04-00384.02; "Farmers Earthworks Fill," dated February, 2021*] as amended, and includes:
 - i. The placement of approximately 150,000.00 cubic metres;

Prior to Issuance:

2. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan, to the satisfaction of Rocky View County ("the County") in accordance with the County's Servicing Standards, Section 1100. The Construction Management Plan shall:
 - i. Include a Weed Management Plan;
 - ii. Provide details regarding how dust mitigation will be provided onsite, along with a process for how any complaints will be handled;
 - iii. Provide details regarding the supply and use of water for dust suppression; and
 - iv. Provide construction notification sign design including proposed locations for the signs situated on the subject lands, identifying the Owner, Engineer, Contractor and contact information for local resident questions or concerns, in accordance with the County's Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner shall obtain and submit proof of \$5,000,000.00 liability insurance with the County named as an additional insured for the works associated with the permit, to the satisfaction of the County.
4. That prior to release of this permit, the Applicant/Owner shall submit proof of \$2,000,000.00 commercial vehicle insurance, for the truck hauling related to the works associated with the permit.
5. That prior to release of this permit, the Applicant/Owner(s) shall submit a Letter of Credit or refundable security in accordance with the County Policy C-407. The requirement shall be \$1,250.00/disturbed acre of the development area.



6. That prior to release of this permit, the Applicant/Owner shall submit an Erosion Sediment Control Plan, in accordance with the County's Servicing Standards. *Note: based on the size of the disturbed area, a full ESC Report is required.*
7. That prior to release of this permit, the Applicant/Owner shall submit a stamped and endorsed statement from a Professional Agrologist or Certified Crop Advisor, to the satisfaction of the County. The statement shall confirm the soil quality improvements achieved by the proposed addition of topsoil and the anticipated agricultural benefits, to the satisfaction of the County.
8. That prior to release of this permit, the Applicant/Owner submit a soil testing analysis, to the satisfaction of the County, completed on the proposed topsoil, which includes where the topsoil originated from and confirm that:
 - i. Texture is balanced and not over 40.00% clay;
 - ii. Organic matter is a minimum of 3.00%, and equal to or greater than the organic matter of the soil on the application site;
 - iii. SAR/EC rating is at least "good"; and
 - iv. PH value is in the "acceptable" range for crop growth.
9. 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. The Applicant shall also discuss and submit a New Approach application to County Road Operations, for the proposed gravel approach off Range Road 282.
 - ii. Written confirmation shall be received from County Road Operations, confirming the status of this condition. Any agreement or permit shall be issued by the County, unless otherwise confirmed by County Road Operations.
10. That prior to release of this permit, the Applicant/Owner shall submit a limited scope storm drainage report, prepared by a qualified stormwater management engineering professional, to the satisfaction of the County, confirming:
 - i. Stormwater management requirements and recommendations to accommodate the construction period;
 - ii. Verify that post development site grades will not result in impacts to downstream properties or infrastructure;
 - iii. The report shall include recommendations for any short term or permanent stormwater management facilities on the site.



Permanent:

11. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
 - i. That if any future development occurs on the subject development graded area, the Applicant/Owner shall obtain any required approvals from the County, with the proper supporting technical documentation approved by the County, prior to commencement. *Note: For future applications, unless otherwise conditioned, the Applicant/Owner shall register a Caveat on title, including a site plan attachment, stating that the identified area may be limited/restricted for future development, with the exception of minor agricultural pursuits.*
12. That if conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or Refundable Security, once registered with the County, without recourse to the Applicant/Owner, to cover the costs in surface reclamation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
13. That upon completion of the proposed development, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
14. That the Applicant/Owner shall conduct a completion soil testing, by a qualified professional, at the destination location of the topsoil material, at a frequency of 1 test per 10,000 cu. m. (with standard processing times).
 - i. Texture is balanced and not over 40.00% clay;
 - ii. Organic matter is a minimum of 3.00%, and equal to or greater than the organic matter of the soil on the application site;
 - iii. SAR/EC rating is at least "good"; and
 - iv. PH value is in the "acceptable" range for crop growth.

The results shall be recorded and summarized to confirm compliance within the standards specified above. Once completed, the recorded results shall be submitted to the County, for review and acceptance. Should the results not be within tolerance of the standards specified above, the County reserves the right to suspend all hauling activities and not permit further material to be placed at the destination location.
15. That for any areas with greater than 1.20 m (3.93 ft.) of topsoil placed, a Deep Fill report shall be submitted to County, in accordance with County Servicing Standards, upon completion.
16. That no native topsoil shall be removed from the site.
17. That it shall be the responsibility of the Applicant/Owners to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
18. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
19. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.



20. 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.
 - i. That no potable water shall be used for grading and/or construction purposes.
 - ii. That water trucks shall be available at all times onsite to control dust blowing from the site and/or roadways.
 - iii. That if at any time the removal/placement of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
21. That any material entering to or leaving from the site, shall be hauled on/off in a covered trailer/truck, to help 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 adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
22. That the proposed development graded area, as per the approved application, shall be spread and seeded to native vegetation or farm crop, to the satisfaction of the County, upon completion.
23. That the County staff or agents shall have access to the site at all times.
24. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
25. 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.

Advisory:

26. That the Applicant/Owners shall be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw.

Note: For any 3rd party review work completed prior to Issuance of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance, the invoices shall be paid as per the required deadline.
27. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
28. That the site shall adhere to any requirements of Instrument #751 098 545 [Utility Right of Way (UROW)]. Any impact to the UROW, the Applicant/Owner shall contact Rocky View Gas Co-op, prior to commencement.
29. 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*].



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

- i. The Applicant/Owner shall submit a copy of the issued Roadside Development Permit from Alberta Transportation, to the County once obtained, for hauling activities.

Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland is impacted by the placement of the topsoil, prior to commencement.

Carried

E-19 Division 5 - Single-lot Regrading
File: PRDP20203812 (04324016)

Presenter: Devon Terrant, the Applicant

MOVED by Member Boehlke that proposed condition 2 for development application PRDP20203812 be deleted in its entirety.

Carried

MOVED by Member Hanson that Development Permit Application PRDP20203812 be approved with the conditions noted in Attachment 'A', as amended.

Description:

1. That single-lot regrading and the placement of clean topsoil shall be permitted in general accordance with the site plan submitted with the application and includes:
 - i. Total area of approximately $\pm 31,965$ sq. m (± 7.89 acres) and placement of approximately 10,000.00 cubic meters of clean topsoil not exceeding ± 0.30 m (12.00 in) in depth.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner(s) shall submit a Letter of Credit or refundable security in accordance with County Policy C-407. The requirement shall be \$5,000.00/disturbed acre of the development area.
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 submit a limited-scope site-specific storm water 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 placement of fill 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.
5. That prior to release of this permit, the Applicant/Owner shall submit a stamped and endorsed statement from a Professional Agrologist, or Certified Crop Advisor, confirming the soil quality improvements achieved by the proposed addition of topsoil. The anticipated agricultural benefits must be identified.
6. That prior to release of this permit, the Applicant/Owner shall submit a soil testing analysis, completed on the proposed topsoil, that includes where the topsoil originated from. The report and approval shall be to the satisfaction of the County. The soil analysis report will need to confirm that:
 - i. Texture is balanced and not over 40% clay; and
 - ii. Organic matter is a minimum of 3%, and equal to or greater than the organic matter of the soil on the application site; and
 - iii. SAR/EC rating is at least 'good'; and
 - iv. PH value is in the 'acceptable' range for crop growth.

Permanent:

7. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
8. That if conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or Refundable Security, once registered with the County, without recourse to the Applicant/Owner, to cover the costs in surface reclamation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
9. That upon completion of the proposed development, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.



10. That the Applicant/Owner shall conduct a completion soil testing, by a qualified professional, at the destination location of the topsoil material, at a frequency of 1 test per 10,000 cu. m. (with standard processing times).

- i. Texture is balanced and not over 40.00% clay;
- ii. Organic matter is a minimum of 3.00%, and equal to or greater than the organic matter of the soil on the application site;
- iii. SAR/EC rating is at least "good"; and
- iv. PH value is in the "acceptable" range for crop growth.

The results shall be recorded and summarized to confirm compliance within the standards specified above. Once completed, the recorded results shall be submitted to the County, for review and acceptance. Should the results not be within tolerance of the standards specified above, the County reserves the right to suspend all hauling activities and not permit further material to be placed at the destination location.

11. That for any areas with greater than 1.20 m (3.93 ft.) of topsoil placed, a Deep Fill report shall be submitted to County, in accordance with County Servicing Standards, upon completion.
12. That no native topsoil shall be removed from the site.
13. That it shall be the responsibility of the Applicant/Owners to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
14. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
15. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
16. 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.
- i. That if at any time the removal/placement of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
17. 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.
18. That the proposed development graded area, as per the approved application, shall be spread and seeded to native vegetation or farm crop, to the satisfaction of the County, upon completion.
19. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.



20. 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.
21. That if this permit is not issued by **AUGUST 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
22. That once this Development Permit is issued, the proposed development of single-lot regrading and placement of clean fill/topsoil shall be completed within twelve (12) months of the date of issue.

Advisory:

23. 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*].
24. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
25. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

G Adjourn the Meeting

MOVED by Member Henn that the March 10, 2021 Municipal Planning Commission meeting be adjourned at 11:46 a.m.

Carried

H Next Meeting

March 24, 2021

Chair or Vice Chair

Chief Administrative Officer or Designate

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Subdivision Authority

DATE: March 24, 2021

FILE: 06403002

SUBJECT: Subdivision Item - Creation of Three Industrial Lots

DIVISION: 7

APPLICATION: PL20200165

APPLICATION: To create a ± 18.27 ha (± 45.13 ac) parcel (Lot 1), a ± 8.94 ha (± 22.08 ac) parcel (Lot 2) with a ± 24.83 ha (± 60.61 ac) remainder (Lot 3) in three phases.

GENERAL LOCATION: Located in Balzac, at the northwest junction of Dwight McLellan Trail and 144 Avenue.

LAND USE DESIGNATION: Direct Control District (DC-99)

ADMINISTRATION RECOMMENDATION: Administration recommends approval as per Option #1.

OPTIONS:

- Option #1: THAT Subdivision Application PL20200165 be approved with the conditions noted in Appendix 'A'. (Administration Recommended)
- Option #2: THAT Subdivision Application PL20200165 be approved with the conditions noted in Appendix 'B'. (Applicant Requested)
- Option #3: THAT Subdivision Application PL20200165 be refused as per the reasons noted

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services



APPLICATION EVALUATION:

The original subdivision application (PL20180088) was conditionally approved by the Subdivision Authority on October 22, 2019 to create one (1) PUL, one (1) internal road and three (3) industrial lots. In March of 2020, the Applicant requested that the development be broken out into three (3) phases, and thus, a revised Transmittal of Decision was issued with the initial phase being registered in October 2020. The Applicant is now proposing to re-apply for subdivision for the remaining phases through this application for the following reasons:

- To be considered under the new Transportation Off-Site Levy Bylaw (C-8007-2020) and Water and Wastewater Off-Site Levy Bylaw (C-8009-2020).
- To request that ATCO Pipeline Right of Way (\pm 4.48 acres) be excluded from the payment of Transportation Off-Site Levy.

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • County Plan; • Rocky View County / City of Calgary Intermunicipal Development Plan (IDP) • Balzac East Area Structure Plan • Interlink Logistics Park Conceptual Scheme • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Appraisal Report (Altus Group, January 12, 2021)

Transportation:

The proposed three lots would be accessed from Dwight McLellan Trail, Range Road 293 and the proposed Nose Creek Boulevard. The Interlink Logistics Park Conceptual Scheme indicates that the location of access points along Nose Creek Boulevard would be determined at the Development Permit stage. The proposed new internal road Nose Creek Boulevard and RR 293 upgrading is being constructed under the Development Agreement of Phase 1 (PL20180088). Transportation Off-Site Levy owing for Phase 1 was also paid at that time. As a condition of this subdivision, the Owner is required to provide an updated Traffic Impact Assessment (TIA), register a private access easement over Lot 2 in favour of Lot 1, in order to provide access to Nose Creek Boulevard, and pay Transportation Off-Site Levy for three new lots.

Water and Wastewater:

The proposed lots would obtain water servicing from the East Balzac Water Distribution System, and obtain wastewater servicing from the East Balzac Sanitary Collection System. Offsite infrastructure is being constructed under the Development Agreement of Phase 1 (PL20180088). As a condition of this subdivision, the Owner is required to enter into a Capacity Allocation Agreement for servicing allocation to the proposed lots, and pay the Water and Wastewater Offsite Levy.

Stormwater:

Surface drainage generated from the development will be conveyed to the public utility lot (PUL), which is being constructed under the Development Agreement of Phase 1 (PL20180088). There are no further requirements at this time.



ROCKY VIEW COUNTY

Municipal Reserve

Municipal Reserve owing for the subject land is ±15 acres, of which ± 2.22 acre was paid in Phase 1. The remaining ± 12.78 acres is registered on the Deferred Reserve Caveat and would be paid by cash in lieu payment at each phase.

Lot Owners Association

The Owner will be required to register a Lot Owners' Association to ensure that the open space and stormwater infrastructure are managed.

Payments and Levies

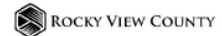
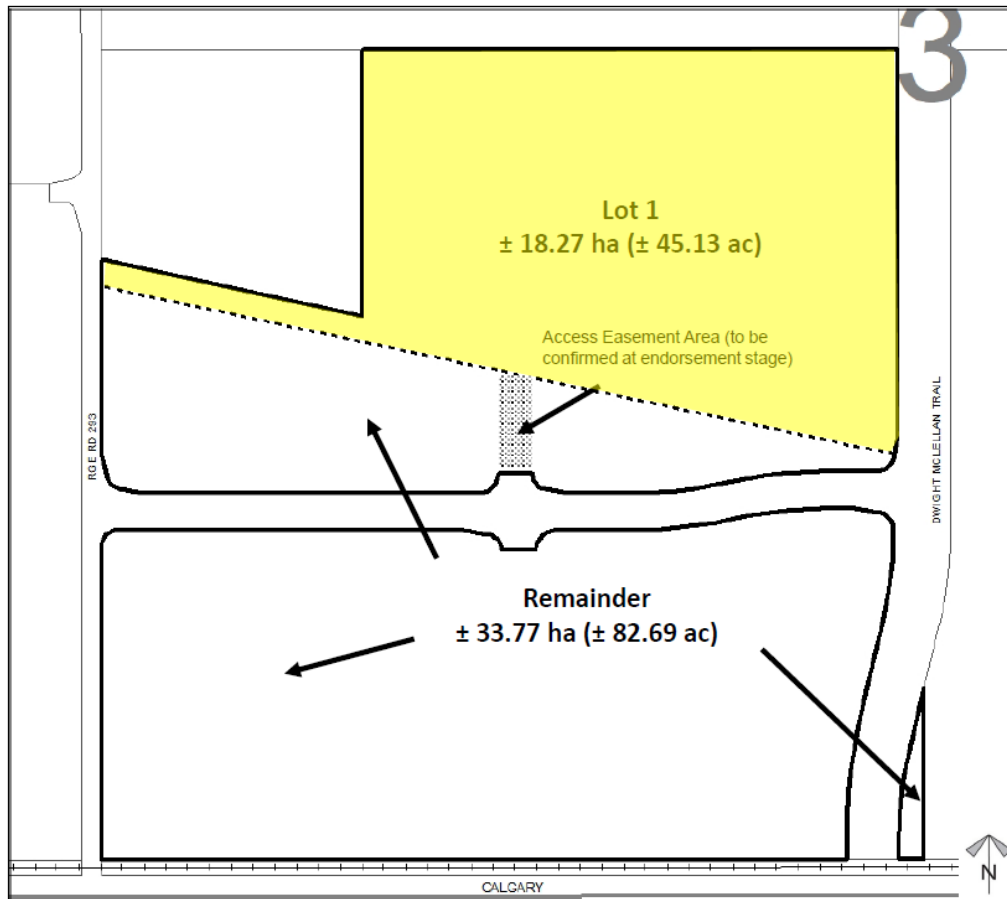
ATCO Pipeline Right of Way is registered on Plan 299 JK and is included in the proposed Lot 2. The Owner requests that the utility right of way containing ± 4.48 acres of land be excluded from the payment of Transportation Offsite Levy, as that area is undevelopable. However, the levy is supposed to be applied to the gross development area, including any areas to be dedicated for roads and utilities.

Section 12 of the Transportation Offsite Levy Bylaw (C-8007-2020) states that both Council and the Municipal Planning Commission have the discretion to impose a whole or a part of TOL on the land. Should the Commission support the Owner's request to waive TOL on the utility right of way, Option #2 is available.

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	<p><u>Administration Recommended</u> - TOL is applied to gross development area ±127.825 ac</p> <p>Base Levy = \$4595/ac x 127.825 ac = \$587,355.88</p> <p>Special Area 1 Levy = \$17,200/ac x 127.825 ac = \$2,198,590 (plus borrowing costs to payment date)</p> <p>Total = \$2,785,945.88 (plus borrowing costs to payment date)</p> <p><u>Applicant Requested</u> - TOL is applied to the gross development area ±127.825 ac minus utility right of way ± 4.48 ac, then become 123.345 ac</p> <p>Base Levy = \$4595/ac x 123.345 ac = \$566,700.28</p> <p>Special Area 1 Levy = \$17,200/ac x 123.345 ac = \$2,121,534 (plus borrowing costs to payment date)</p> <p>Total = \$2,688,234.28 (plus borrowing costs to payment date)</p> <hr/> <p>Difference is \$97,711.6 (plus borrowing costs to payment date)</p>
WATER AND WASTEWATER OFFSITE LEVY	To be determined when servicing allocation is confirmed at the endorsement stage.
MUNICIPAL RESERVE (cash in lieu payment)	<p>\$1,597,500</p> <p>Market value \$125,000/ac (shown on the appraisal report) x 12.78 acres (MR owing) = \$1,597,500</p>



Tentative Plan – Phase 2



Tentative Plan

Phase 2 - Subdivision Proposal

To create a ± 18.27 hectare (± 45.13 acre) parcel (Lot 1) with a ± 33.77 hectare (± 82.69 acre) remainder.

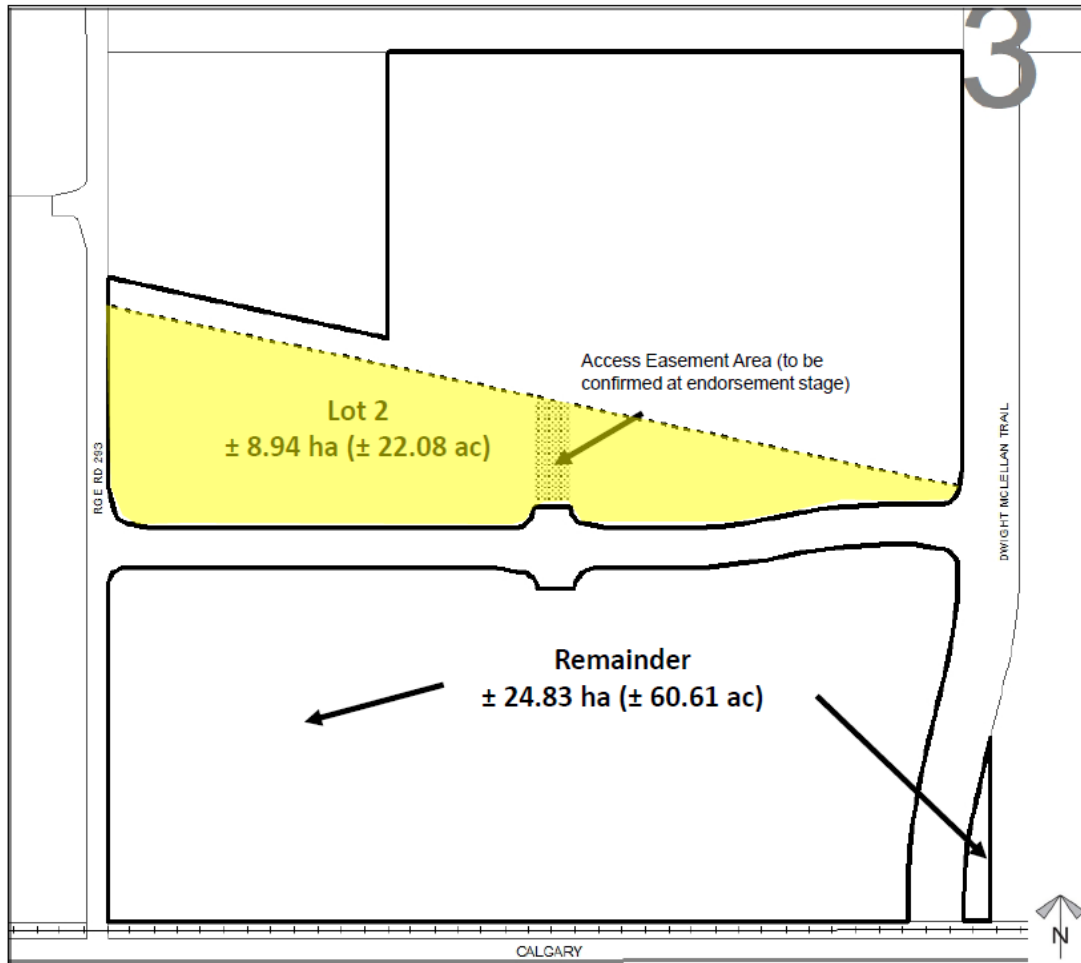
Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Widening	
Road Acquisition	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 7
 Roll: 06403002
 File: PL20200165
 Legal: A portion of SW-03-26-29-W04M
 Printed: December 7, 2020

Tentative Plan – Phase 3

Tentative Plan
**Phase 3 - Subdivision
Proposal**

To create a ± 8.94 hectare (± 22.08 acre) parcel (Lot 2) with a ± 24.83 ha (± 60.61 ac) remainder.

Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Widening	
Road Acquisition	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 7

Roll: 06403002

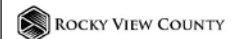
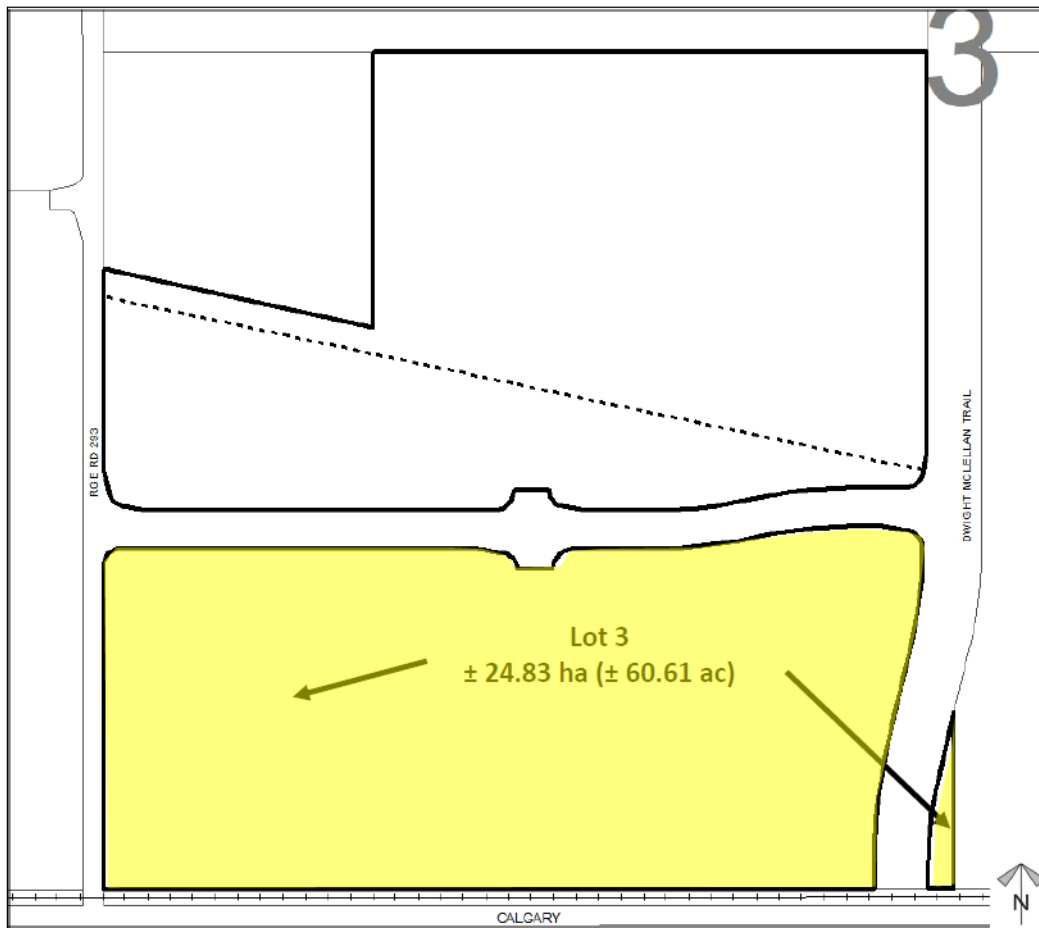
File: PL20200165

Legal: A portion of SW-03-26-29-W04M

Printed: December 7, 2020



Tentative Plan – Phase 4



Tentative Plan Phase 4 - Subdivision Proposal

To create a ± 24.83 ha (± 60.61 ac) parcel (Lot 3).

Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Widening	
Road Acquisition	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 7

Roll: 06403002

File: PL20200165

Legal: A portion of SW-03-26-29-W04M

Printed: December 7, 2020

**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for approval in accordance with Option #1. Should the Commission support the Owner's request to waive Transportation Offsite Levy on the utility right of way, Option #2 is available.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS:

ATTACHMENT 'A': Approval Conditions (Administration Recommended)

ATTACHMENT 'B': Approval Conditions (Applicant Requested)

ATTACHMENT 'C': Maps and Other Information

ATTACHMENT 'D': Applicant's Letter



ATTACHMENT 'A': APPROVAL CONDITIONS
(Administration Recommended)

Phase 2:

- A. The application to create a ± 18.27 hectare (± 45.13 acre) parcel (Lot 1) with a ± 33.77 hectare (± 82.69 acre) remainder within SW-03-26-29-W4M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 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 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 submit an updated Traffic Impact Assessment (TIA) in accordance with the County Servicing Standards and the Balzac Global TIA.
 - a) Any improvements identified or road right-of-way that is required will be constructed and dedicated at the Owner's expense;
 - b) If the recommendations of the updated TIA require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements.
- 3) The Owner shall register a private access easements in favour of proposed Lot 1, over proposed remainder, to provide for access to Nose Creek Boulevard as per the Tentative Plan.

Site Servicing

- 4) The Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the Lots created in this development. The agreement shall be based on the servicing need identified in the wastewater and potable water servicing studies.



ROCKY VIEW COUNTY

- 5) The Owner shall enter into an agreement, to be registered on the title of each new lot created, requiring that each Lot Owner, be responsible for the operations and maintenance of all pathway/trail systems, landscaping, irrigation, solid waste collection, stormwater facilities, and other features associated with these lands.

Municipal Reserve

- 6) The provision of Municipal Reserve in the amount of 10% of the gross area of Lot 1 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Altus Group, dated January 12, 2021, pursuant to Section 666(3) of the *Municipal Government Act*.
 - a) That the Municipal Reserve dedication outstanding on the remainder is to be deferred by Caveat pursuant to Section 669 of the Municipal Government Act;

Payments and Levies

- 7) The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020. The County shall calculate the total amount owing:
 - a) Based on the engineering assessment of the projected usage.
- 8) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total amount owing for:
 - a) the total gross acreage of Lot 1 as shown on the Plan of Survey.
- 9) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.
- 10) The Owner shall be responsible for all required payments of third party reviews and/or inspection as per the Master Rates Bylaw, as amended.

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.



Phase 3:

- A. The application to create a ± 8.94 hectare (± 22.08 acre) parcel (Lot 2) with a ± 24.83 ha (± 60.61 ac) remainder within SW-03-26-29-W4M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 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 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 submit an updated Traffic Impact Assessment (TIA) in accordance with the County Servicing Standards and the Balzac Global TIA.
 - a) Any improvements identified or road right-of-way that is required will be constructed and dedicated at the Owner's expense;
 - b) If the recommendations of the updated TIA require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements.
- 3) The Owner shall register a private access easements in favor of parcel to the north, over proposed Lot 2, to provide for access to Nose Creek Boulevard as per the Tentative Plan.

Site Servicing

- 4) The Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the Lots created in this development. The agreement shall be based on the servicing need identified in the wastewater and potable water servicing studies approved.



ROCKY VIEW COUNTY

- 5) The Owner shall enter into an agreement, to be registered on the title of each new lot created, requiring that each Lot Owner, be responsible for the operations and maintenance of all pathway/trail systems, landscaping, irrigation, solid waste collection, stormwater facilities, and other features associated with these lands.

Municipal Reserve

- 6) The provision of Municipal Reserve in the amount of 10% of the gross area of Lot 2 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Altus Group, dated January 12, 2021, pursuant to Section 666(3) of the *Municipal Government Act*.
 - a) That the Municipal Reserve dedication outstanding on the remainder is to be deferred by Caveat pursuant to Section 669 of the Municipal Government Act;

Payments and Levies

- 7) The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020. The County shall calculate the total amount owing:
 - a) Based on the engineering assessment of the projected usage.
- 8) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total amount owing for:
 - a) the total gross acreage of Lot 2 as shown on the Plan of Survey.
- 9) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.
- 10) The Owner shall be responsible for all required payments of third party reviews and/or inspection as per the Master Rates Bylaw, as amended.

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



Phase 4:

- A. The application to create a ± 24.83 ha (± 60.61 ac) parcel (Lot 3) within SW-03-26-29-W4M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 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 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 submit an updated Traffic Impact Assessment (TIA) in accordance with the County Servicing Standards and the Balzac Global TIA.
 - a) Any improvements identified or road right-of-way that is required will be constructed and dedicated at the Owner's expense;
 - b) If the recommendations of the updated TIA require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements.

Site Servicing

- 3) The Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the Lots created in this development. The agreement shall be based on the servicing need identified in the wastewater and potable water servicing studies approved.
- 4) The Owner shall enter into an agreement, to be registered on the title of each new lot created, requiring that each Lot Owner, be responsible for the operations and maintenance of all pathway/trail systems, landscaping, irrigation, solid waste collection, stormwater facilities, and other features associated with these lands.



ROCKY VIEW COUNTY

Municipal Reserve

- 5) The provision of Municipal Reserve in the amount of 10% of the gross area of Lot 3 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Altus Group, dated January 12, 2021, pursuant to Section 666(3) of the *Municipal Government Act*.

Payments and Levies

- 6) The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020. The County shall calculate the total amount owing:
 - a) Based on the engineering assessment of the projected usage.
- 7) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total amount owing for:
 - a) the total gross acreage of Lot 3 as shown on the Plan of Survey.
- 8) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.
- 9) The Owner shall be responsible for all required payments of third party reviews and/or inspection as per the Master Rates Bylaw, as amended.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



ROCKY VIEW COUNTY

ATTACHMENT 'B': APPROVAL CONDITIONS

(Applicant Requested)

Phase 2:

- A. The application to create a ± 18.27 hectare (± 45.13 acre) parcel (Lot 1) with a ± 33.77 hectare (± 82.69 acre) remainder within SW-03-26-29-W4M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 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 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 submit an updated Traffic Impact Assessment (TIA) in accordance with the County Servicing Standards and the Balzac Global TIA.
 - a) Any improvements identified or road right-of-way that is required will be constructed and dedicated at the Owner's expense;
 - b) If the recommendations of the updated TIA require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements.
- 3) The Owner shall register a private access easements in favour of proposed Lot 1, over proposed remainder, to provide for access to Nose Creek Boulevard as per the Tentative Plan.

Site Servicing

- 4) The Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the Lots created in this development. The agreement shall be based on the servicing need identified in the wastewater and potable water servicing studies.



ROCKY VIEW COUNTY

- 5) The Owner shall enter into an agreement, to be registered on the title of each new lot created, requiring that each Lot Owner, be responsible for the operations and maintenance of all pathway/trail systems, landscaping, irrigation, solid waste collection, stormwater facilities, and other features associated with these lands.

Municipal Reserve

- 6) The provision of Municipal Reserve in the amount of 10% of the gross area of Lot 1 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Altus Group, dated January 12, 2021, pursuant to Section 666(3) of the *Municipal Government Act*.
 - a) That the Municipal Reserve dedication outstanding on the remainder is to be deferred by Caveat pursuant to Section 669 of the Municipal Government Act;

Payments and Levies

- 7) The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020. The County shall calculate the total amount owing:
 - a) Based on the engineering assessment of the projected usage.
- 8) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total amount owing for:
 - a) the total gross acreage of Lot 1 minus ATCO pipeline right of way (± 4.48 ac), as shown on the Plan of Survey.
- 9) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.
- 10) The Owner shall be responsible for all required payments of third party reviews and/or inspection as per the Master Rates Bylaw, as amended.

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.

**Phase 3:**

- A. The application to create a ± 8.94 hectare (± 22.08 acre) parcel (Lot 2) with a ± 24.83 ha (± 60.61 ac) remainder within SW-03-26-29-W4M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 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:
 4. The application is consistent with the Statutory Policy;
 5. The subject lands hold the appropriate land use designation;
 6. 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 submit an updated Traffic Impact Assessment (TIA) in accordance with the County Servicing Standards and the Balzac Global TIA.
 - a) Any improvements identified or road right-of-way that is required will be constructed and dedicated at the Owner's expense;
 - b) If the recommendations of the updated TIA require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements.
- 3) The Owner shall register a private access easements in favor of parcel to the north, over proposed Lot 2, to provide for access to Nose Creek Boulevard as per the Tentative Plan.

Site Servicing

- 4) The Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the Lots created in this development. The agreement shall be based on the servicing need identified in the wastewater and potable water servicing studies approved.



ROCKY VIEW COUNTY

- 5) The Owner shall enter into an agreement, to be registered on the title of each new lot created, requiring that each Lot Owner, be responsible for the operations and maintenance of all pathway/trail systems, landscaping, irrigation, solid waste collection, stormwater facilities, and other features associated with these lands.

Municipal Reserve

- 6) The provision of Municipal Reserve in the amount of 10% of the gross area of Lot 2 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Altus Group, dated January 12, 2021, pursuant to Section 666(3) of the *Municipal Government Act*.
 - a) That the Municipal Reserve dedication outstanding on the remainder is to be deferred by Caveat pursuant to Section 669 of the Municipal Government Act;

Payments and Levies

- 7) The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020. The County shall calculate the total amount owing:
 - a) Based on the engineering assessment of the projected usage.
- 8) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total amount owing for:
 - a) the total gross acreage of Lot 2 as shown on the Plan of Survey.
- 9) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.
- 10) The Owner shall be responsible for all required payments of third party reviews and/or inspection as per the Master Rates Bylaw, as amended.

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



ROCKY VIEW COUNTY

Phase 4:

- A. The application to create a ± 24.83 ha (± 60.61 ac) parcel (Lot 3) within SW-03-26-29-W4M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 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:
 7. The application is consistent with the Statutory Policy;
 8. The subject lands hold the appropriate land use designation;
 9. 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 submit an updated Traffic Impact Assessment (TIA) in accordance with the County Servicing Standards and the Balzac Global TIA.
 - a) Any improvements identified or road right-of-way that is required will be constructed and dedicated at the Owner's expense;
 - b) If the recommendations of the updated TIA require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements.

Site Servicing

- 3) The Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the Lots created in this development. The agreement shall be based on the servicing need identified in the wastewater and potable water servicing studies approved.
- 4) The Owner shall enter into an agreement, to be registered on the title of each new lot created, requiring that each Lot Owner, be responsible for the operations and maintenance of all pathway/trail systems, landscaping, irrigation, solid waste collection, stormwater facilities, and other features associated with these lands.



ROCKY VIEW COUNTY

Municipal Reserve

- 5) The provision of Municipal Reserve in the amount of 10% of the gross area of Lot 3 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Altus Group, dated January 12, 2021, pursuant to Section 666(3) of the *Municipal Government Act*.

Payments and Levies

- 6) The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020. The County shall calculate the total amount owing:
 - a) Based on the engineering assessment of the projected usage.
- 7) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total amount owing for:
 - a) the total gross acreage of Lot 3 as shown on the Plan of Survey.
- 8) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.
- 9) The Owner shall be responsible for all required payments of third party reviews and/or inspection as per the Master Rates Bylaw, as amended.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



ROCKY VIEW COUNTY

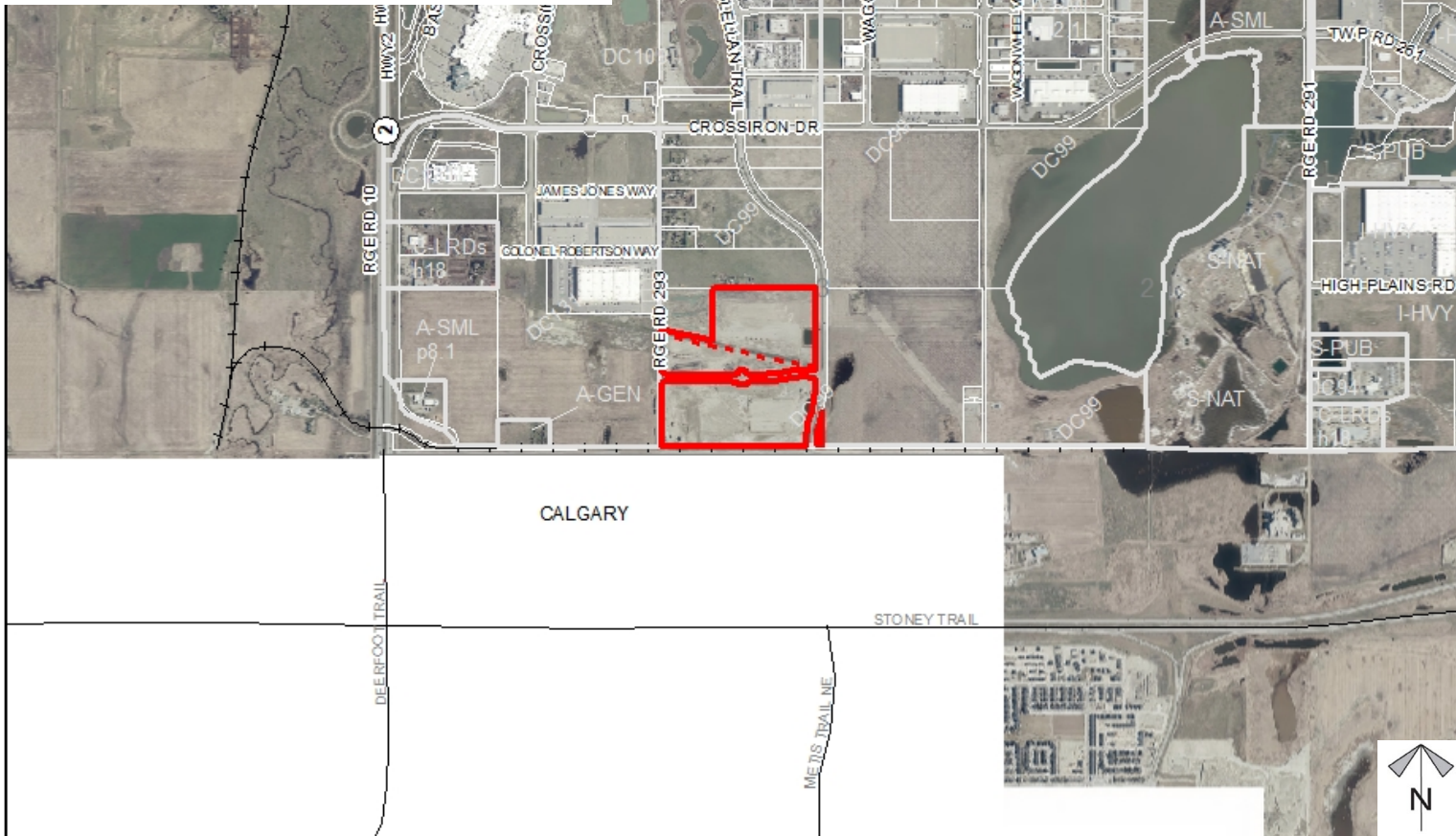
ATTACHMENT 'C': MAPS AND OTHER INFORMATION

APPLICANT: Kellam Berg Engineering & Surveys Ltd.	OWNER: MH Crosspointe II GP Inc.
DATE APPLICATION RECEIVED: December 3, 2020	DATE DEEMED COMPLETE: February 1, 2021
GROSS AREA: ± 51.89 hectares (± 128.23 acres)	LEGAL DESCRIPTION: A Portion of SW-3-26-29-W04M
APPEAL BOARD: Development and Subdivision Appeal Board	
HISTORY: <div> <div>May 20, 2020</div> <div>The Applicant requested that the development be breakdown into 3 phases, therefore, a revised Transmittal of Decision for PL20180088 was issued.</div> </div> <div> <div>October 22, 2019</div> <div> <p>Council adopted the Interlink Logistics Park Conceptual Scheme application PL20180140 that provide guidelines for the proposed development.</p> <p>Council approved the policy application PL20180139, to amend DC-99 to allow for an increase in site coverage (from 40% to 55%) and additional uses.</p> <p>Subdivision Authority approved the subdivision application PL20180088, to create one PUL, one internal road and three industrial lots.</p> </div> </div>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 18 adjacent landowners. No letters were received.</p> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

Subdivision Proposal

To create a ± 18.27 ha (± 45.13 ac) parcel (Lot 1), a ± 8.94 ha (± 22.08 ac) parcel (Lot 2) with a ± 24.83 ha (± 60.61 ac) remainder (Lot 3) in three phases.

Division: 7
Roll: 06403002
File: PL20200165
Legal: A portion of SW-03-
26-29-W04M
Page 58 of 272
Printed: 05/27/2020



Development Proposal

Subdivision Proposal

To create a ± 18.27 ha (± 45.13 ac) parcel (Lot 1), a ± 8.94 ha (± 22.08 ac) parcel (Lot 2) with a ± 24.83 ha (± 60.61 ac) remainder (Lot 3) in three phases.

Phase 1 - PUL
(PL20180088)

Phase 2 - Lot 1
 ± 18.27 ha (± 45.13 ac)

Phase 3 - Lot 2
 ± 8.94 ha (± 22.08 ac)

Nose Creek Boulevard

Phase 4 - Lot 3
 ± 24.83 ha (± 60.61 ac)

CALGARY



Division: 7
 Roll: 06403002
 File: PL20200165
 Legal: A portion of SW-03-
 26-29-W04M
 Page 59 of 277
 December 27, 2020

Applicant Request

Subdivision Proposal

To create a ± 18.27 ha (± 45.13 ac) parcel (Lot 1), a ± 8.94 ha (± 22.08 ac) parcel (Lot 2) with a ± 24.83 ha (± 60.61 ac) remainder (Lot 3) in three phases.

Phase 1 - PUL
(PL20180088)

Phase 2 - Lot 1
 ± 18.27 ha (± 45.13 ac)

The Applicant request that
TOL be waived on ATCO
right of way (± 4.48 ac)

Phase 3 - Lot 2
 ± 8.94 ha (± 22.08 ac)

Nose Creek Boulevard

Phase 4 - Lot 3
 ± 24.83 ha (± 60.61 ac)

CALGARY





Environmental

Subdivision Proposal

To create a ± 18.27 ha (± 45.13 ac) parcel (Lot 1), a ± 8.94 ha (± 22.08 ac) parcel (Lot 2) with a ± 24.83 ha (± 60.61 ac) remainder (Lot 3) in three phases.

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

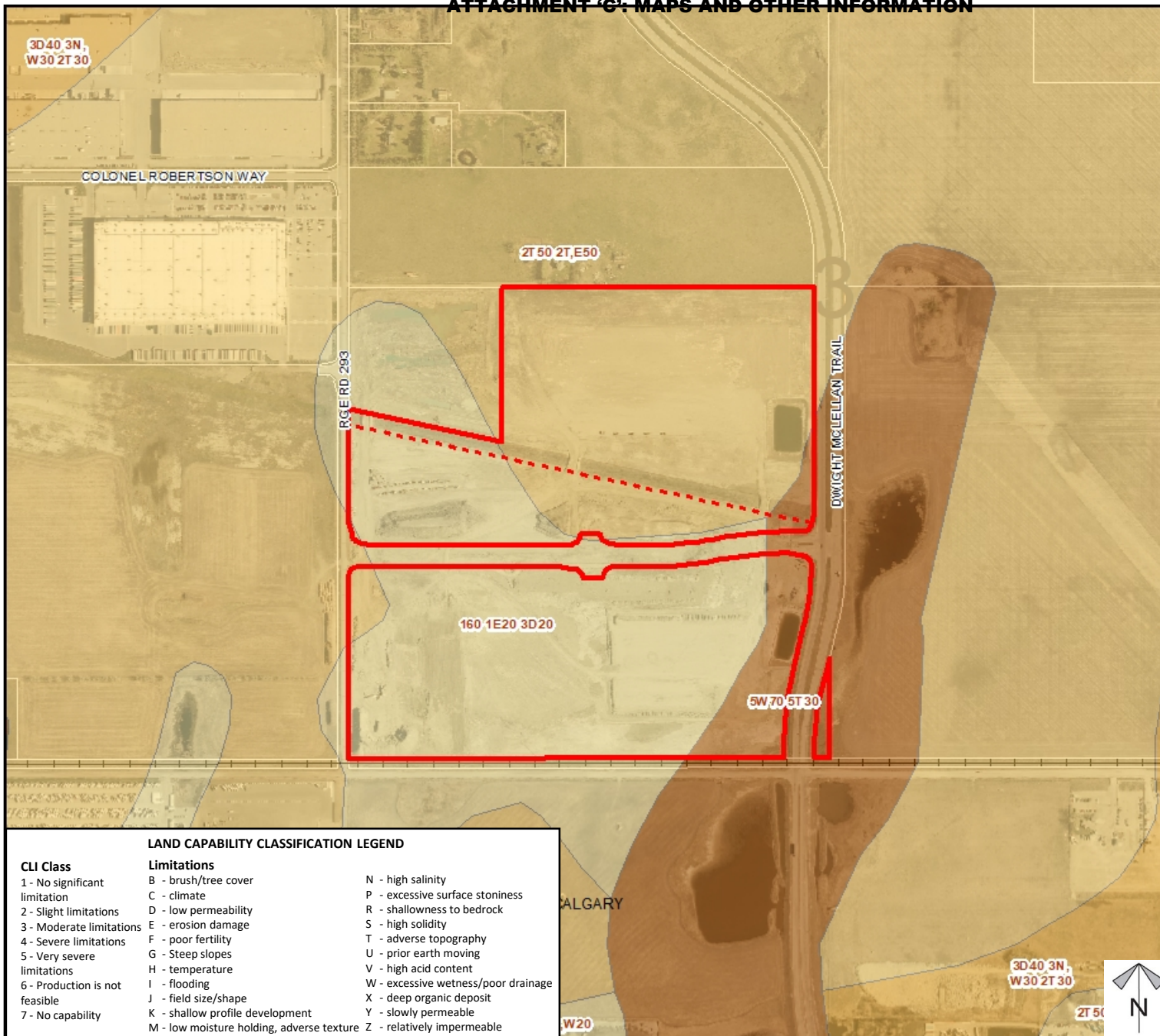
Division: 7
 Roll: 06403002
 File: PL20200165
 Legal: A portion of SW-03-26-29-W04M
 Project: 27720
 Date: 27/10/2020



Soil Classifications

Subdivision Proposal

To create a ± 18.27 ha (± 45.13 ac) parcel (Lot 1), a ± 8.94 ha (± 22.08 ac) parcel (Lot 2) with a ± 24.83 ha (± 60.61 ac) remainder (Lot 3) in three phases.



Division: 7
 Roll: 06403002
 File: PL20200165
 Legal: A portion of SW-03-26-29-W04M
 Prepared by: [illegible]
 Date: December 27, 2020



Landowner Circulation Area

Subdivision Proposal

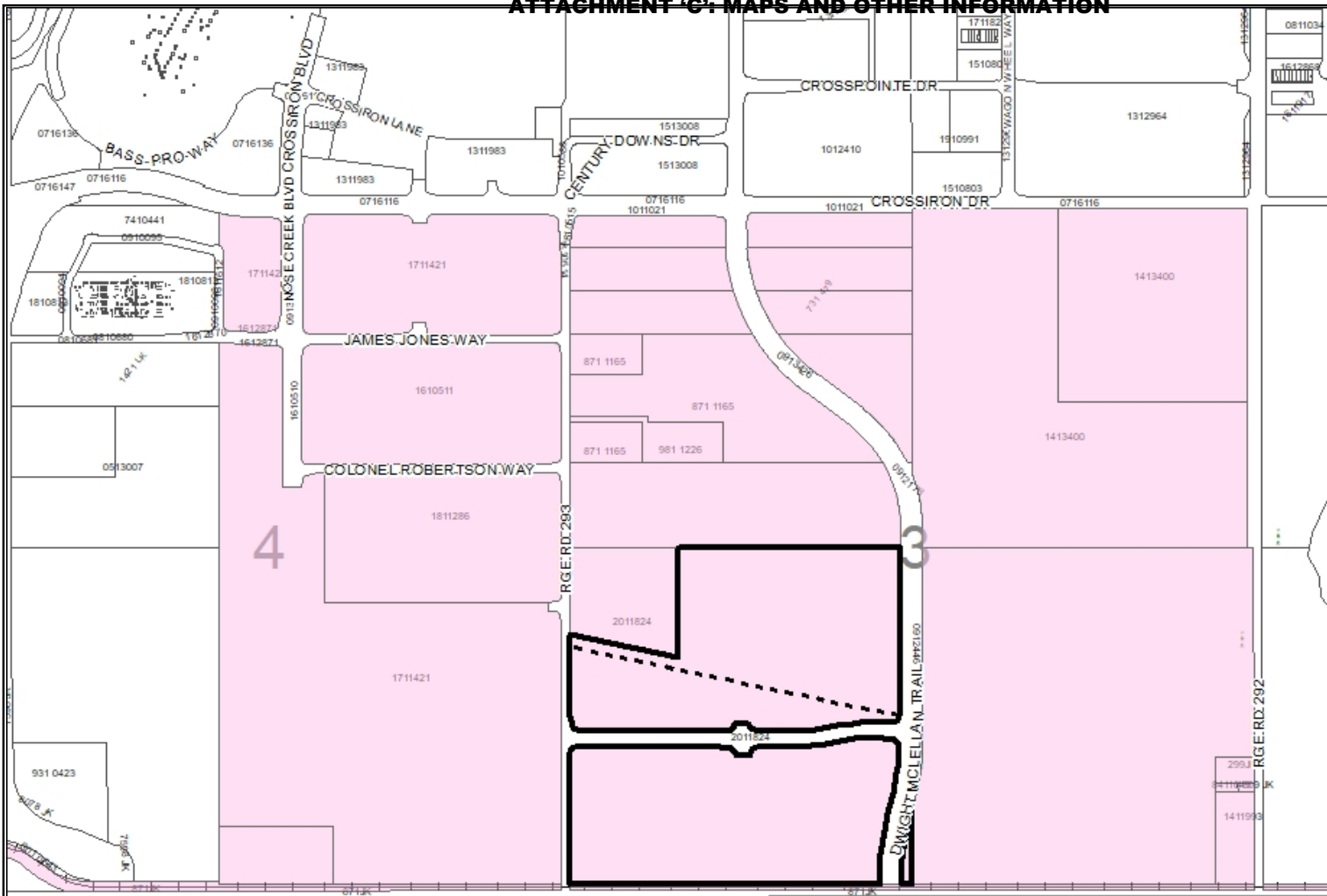
To create a ± 18.27 ha (± 45.13 ac) parcel (Lot 1), a ± 8.94 ha (± 22.08 ac) parcel (Lot 2) with a ± 24.83 ha (± 60.61 ac) remainder (Lot 3) in three phases.

Legend

Support



Opposition



CALGARY

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

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



Division: 7
Roll: 06403002
File: PL20200165
Legal: A portion of SW-03-26-29-W04M
Page 26 of 30
Printed on December 27, 2020

Tentative Plan

Phase 2 - Subdivision Proposal

To create a ± 18.27 hectare (± 45.13 acre) parcel (Lot 1) with a ± 33.77 hectare (± 82.69 acre) remainder.

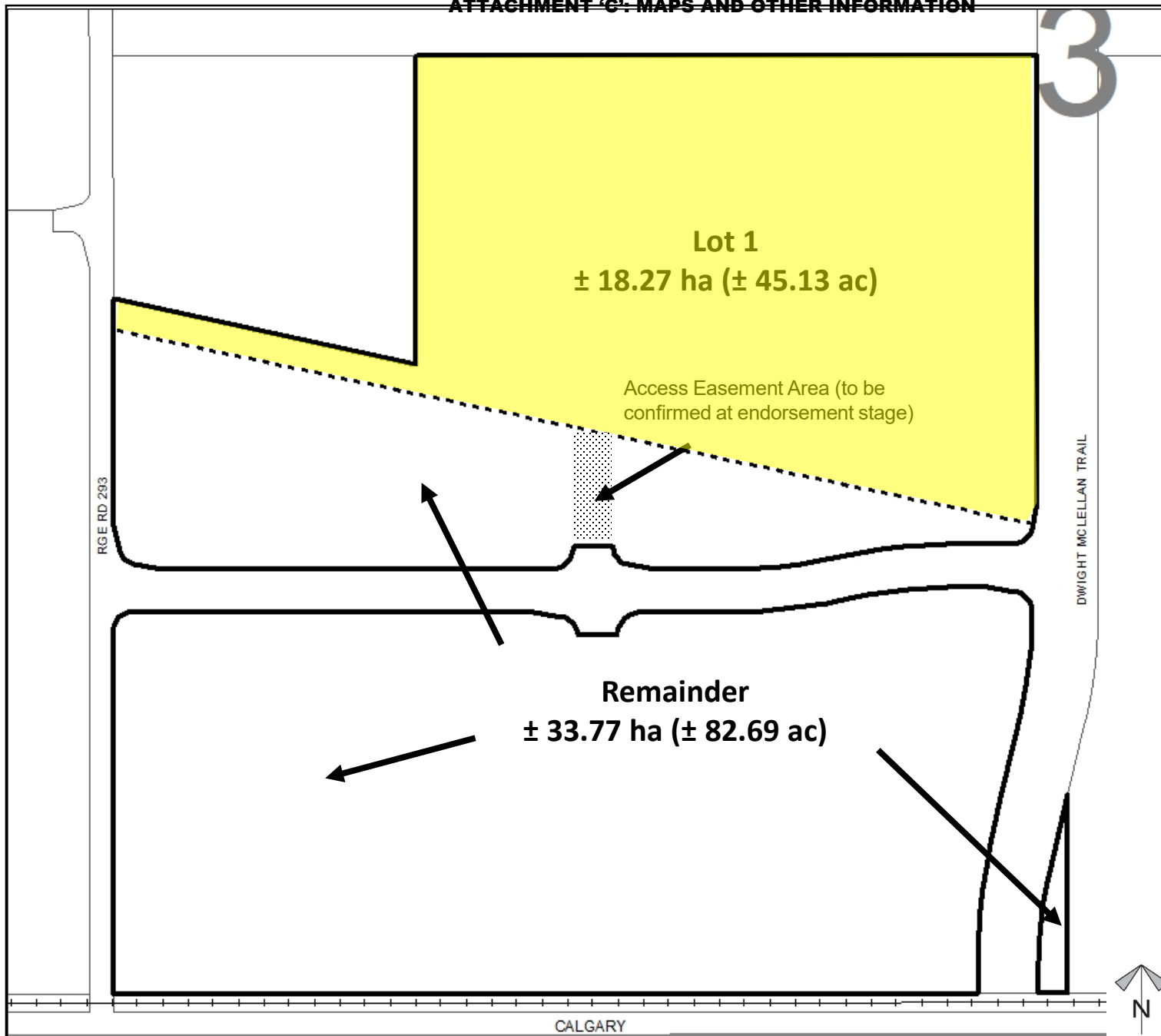
Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Widening	
Road Acquisition	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 7
 Roll: 06403002
 File: PL20200165
 Legal: A portion of SW-03-26-29-W04M
 Prepared by: [illegible]
 Date: [illegible]



Tentative Plan

Phase 3 - Subdivision Proposal

To create a ± 8.94 hectare (± 22.08 acre) parcel (Lot 2) with a ± 24.83 ha (± 60.61 ac) remainder.

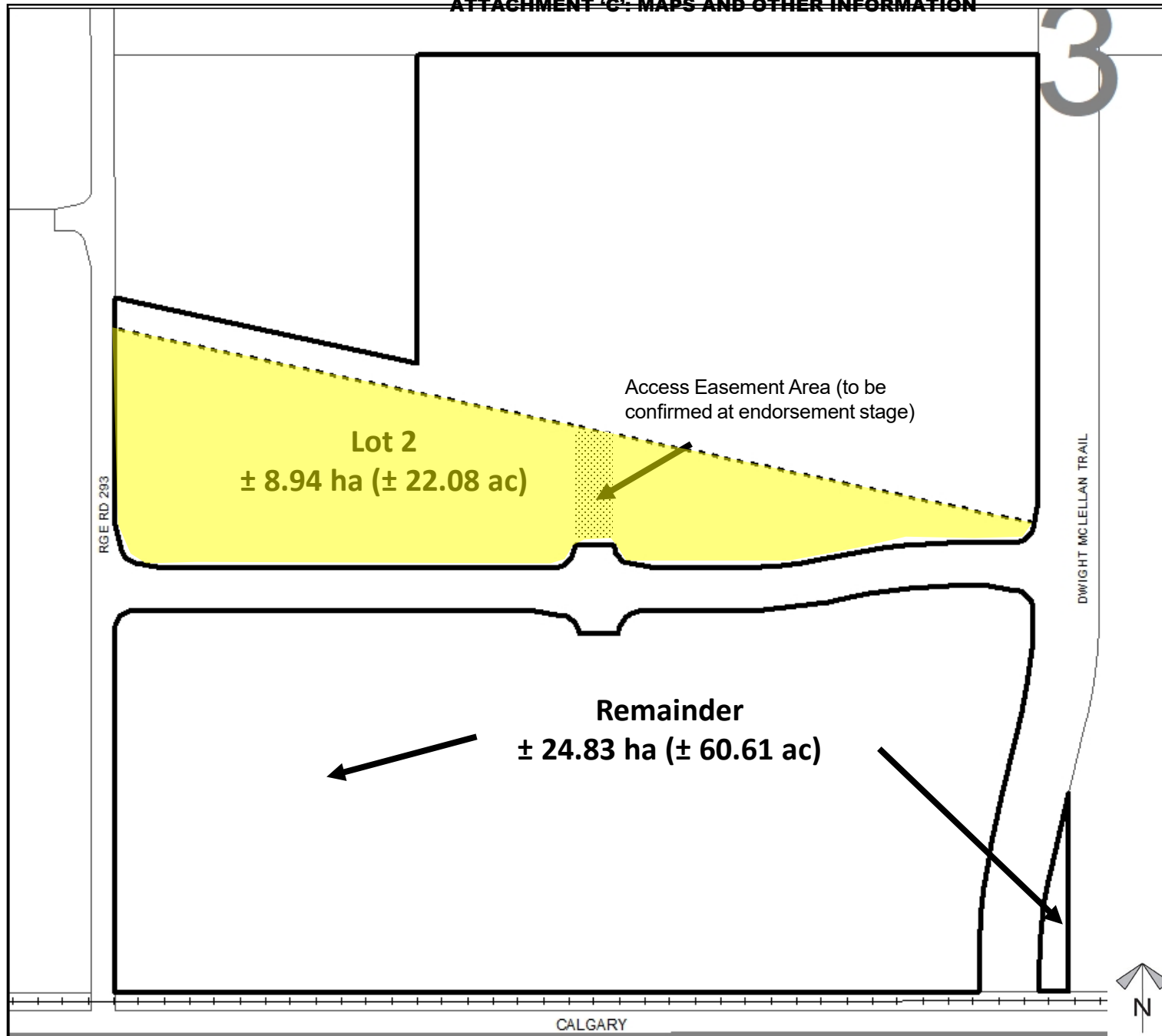
Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Widening	
Road Acquisition	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 7
 Roll: 06403002
 File: PL20200165
 Legal: A portion of SW-03-26-29-W04M
 Prepared by: [illegible]
 Date: [illegible]



Tentative Plan

Phase 4 - Subdivision Proposal

To create a ± 24.83 ha (± 60.61 ac) parcel (Lot 3).

Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Widening	
Road Acquisition	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

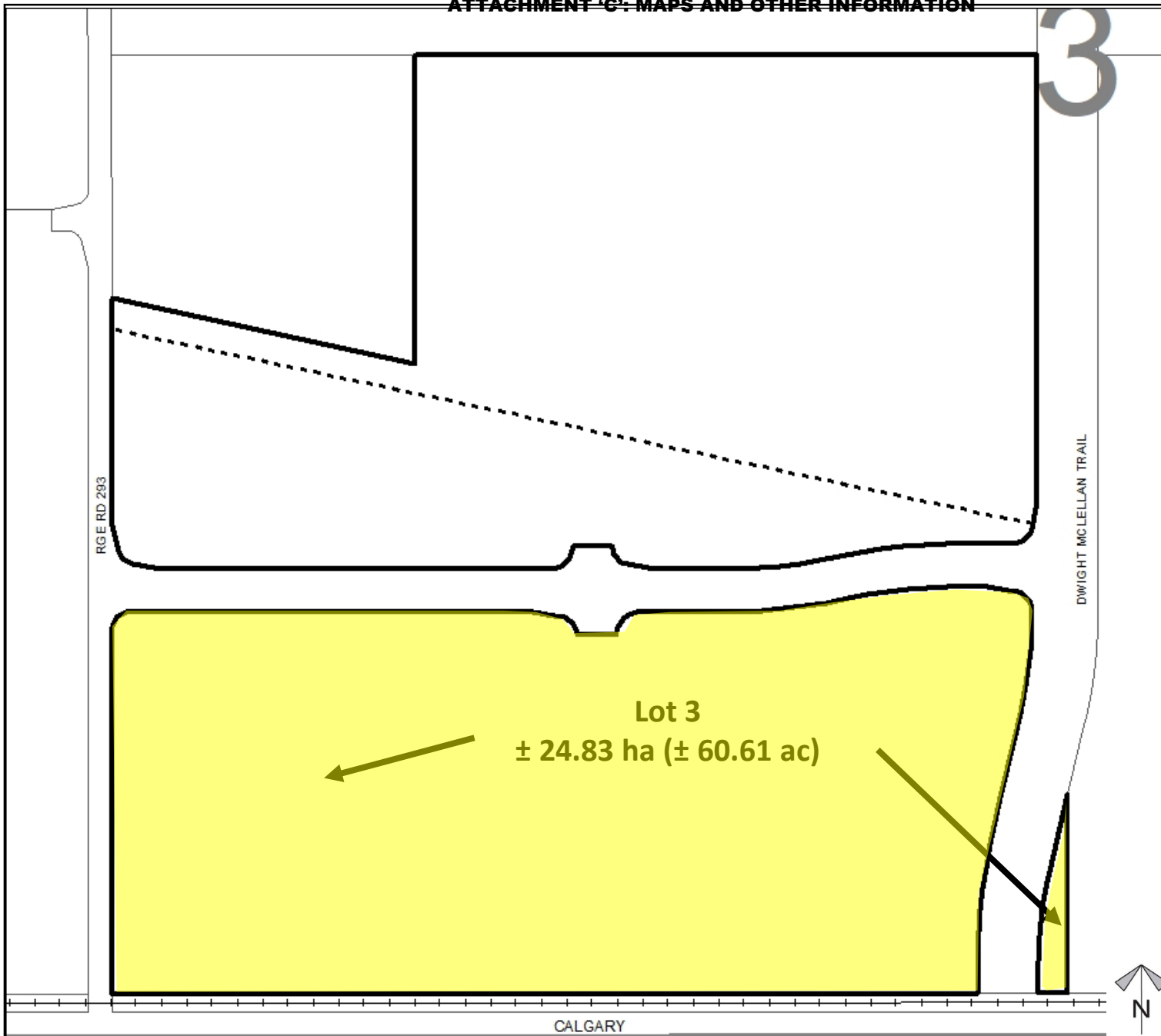
Division: 7

Roll: 06403002

File: PL20200165

Legal: A portion of SW-03-26-29-W04M

Prepared by: 27720



Rocky View County
262075 Rocky View Point
Rocky View County Alberta T4A 0X2

February 17, 2021

**Attention: Ms. Xin Deng, MPlan, RPP, MCIP
Municipal Planner | Planning and Development Services**

**Reference: Interlink Logistics Park Subdivision | Hopewell Development
Request for relaxation of payment of the Transportation Off-Site Levy
payment from ATCO Pipeline Right of Way (Reg'd Plan 299 JK)
Tentative Plan Application No. PL20200165**

Dear Ms. Xin Deng

This letter seeks an approval from Rocky View County Municipal Planning Commission (MPC) to grant a variance to exclude the area encompassed by the ATCO Pipeline right-of-way ("R/W Plan 299 JK") from the total eligible area used to calculate the Transportation Off-Site Levy payment for Block 1; Lot 2, as proposed on PL20200165.

Development restrictions imposed by ATCO Pipelines renders the affected lands undevelopable and will not contribute to the overall developability and use of the lot. The lands encumbered by R/W Plan 299 JK will be left in a natural state. We understand that our request, if approved, will prevent the County from collecting the Transportation Off-Site levy payment on this right-of-way. However, the County, by Statute in the Municipal Government Act, is entitled to collect Municipal Reserves on the entire lot, including the land encumbered by the ATCO Pipelines right-of-way.

We ask that since it will not add value to the lot's developable potential, that the Transportation Offsite Levy charges should be excluded from that portion of R/W Plan 299 JK within Block 1; Lot 2.

Yours truly,



DEREK FOX
DIRECTOR OF CONSTRUCTION
DFOX@HOPEWELL.COM

HOPEWELL DEVELOPMENT
410, 2020 4TH STREET SW
CALGARY, ALBERTA T2S 1W3

OFFICE 403.476.1282
CELL 403.690.7295
FAX 403.234.9340

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Subdivision Authority	DIVISION: 6
DATE:	March 24, 2021	APPLICATION: PL20200167
FILE:	08501007	
SUBJECT:	Subdivision Item - Creation of One Residential Lot	

APPLICATION: To create a ± 1.62 hectare (± 4.00 acre) parcel (Lot 1) with a ± 7.82 hectare (± 19.33 acre) remainder (Lot 2).

GENERAL LOCATION: Located approximately 2.5 miles north of the city of Airdrie, at the southeast intersection of Township Road 280A and Dickson Stevenson Trail.

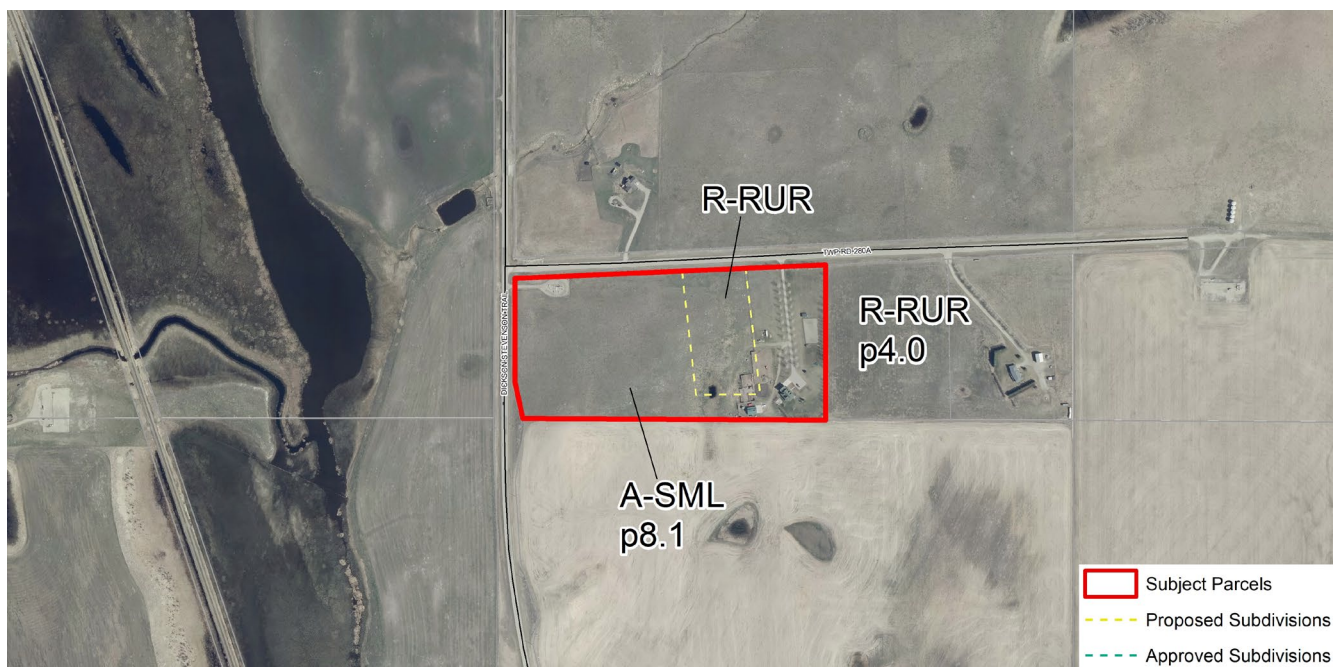
LAND USE DESIGNATION: Residential, Rural District (R-RUR p4.0) and Agricultural, Small Parcel District (A-SML p8.1)

ADMINISTRATION RECOMMENDATION: Administration recommends approval as per Option #1.

OPTIONS:

- Option #1: THAT Subdivision Application PL20200167 be approved with the conditions noted in Appendix 'A'.
- Option #2: THAT Subdivision Application PL20200167 be refused as per the reasons noted

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services

**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • County Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Level 2 PSTS Assessment (Sedulous Engineering Inc. November 2, 2020) • Appraisal Report (Sage Appraisals, December 31, 2020)
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Transportation:

The proposed new lot (Lot 1) will be accessed through the proposed new approach off Range Road 280A. As a condition of this subdivision, the Applicant is required to construct a new gravel approach, and also provide payment of the Transportation Off-Site Levy for Lot 1.

Water and Wastewater:

The remainder is serviced by an existing water well and private sewage treatment system. The proposed new lot would be serviced in the same method. The Applicant submitted a Level II PSTS Assessment which concluded that the new lot is suitable for conventional private sewage treatment system. As a condition of this subdivision, the Applicant is required to provide a Waste Driller's Report for the new lot.

Stormwater:

Drainage will be managed on-site. As a condition of this subdivision, the Applicant is required to prepare a site-specific stormwater management plan.

Municipal Reserve

Municipal Reserve is owing for the subject land. As a condition of this subdivision, the Applicant is required to pay cash in lieu payment for the outstanding Municipal Reserve.

Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	\$18,380 Base Levy = \$4595/ac x 4 ac = \$18,380
MUNICIPAL RESERVE (cash in lieu payment)	\$6000 Market value \$15,002/ac (shown on the appraisal report) x 4 ac x 10% = \$6000

Sour Gas Pipelines

As shown on the map, there are sour gas pipelines running in the northern and western portion of the subject land. The pipeline owner TAQA North Ltd. indicated that permanent dwellings should not be built within the 100 meter setback from the pipeline right of way, with the exception of the water well and private sewage treatment system. As a condition of subdivision, the Applicant is required to contact TAQA North and register all of required utility agreements to their satisfaction.

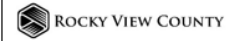
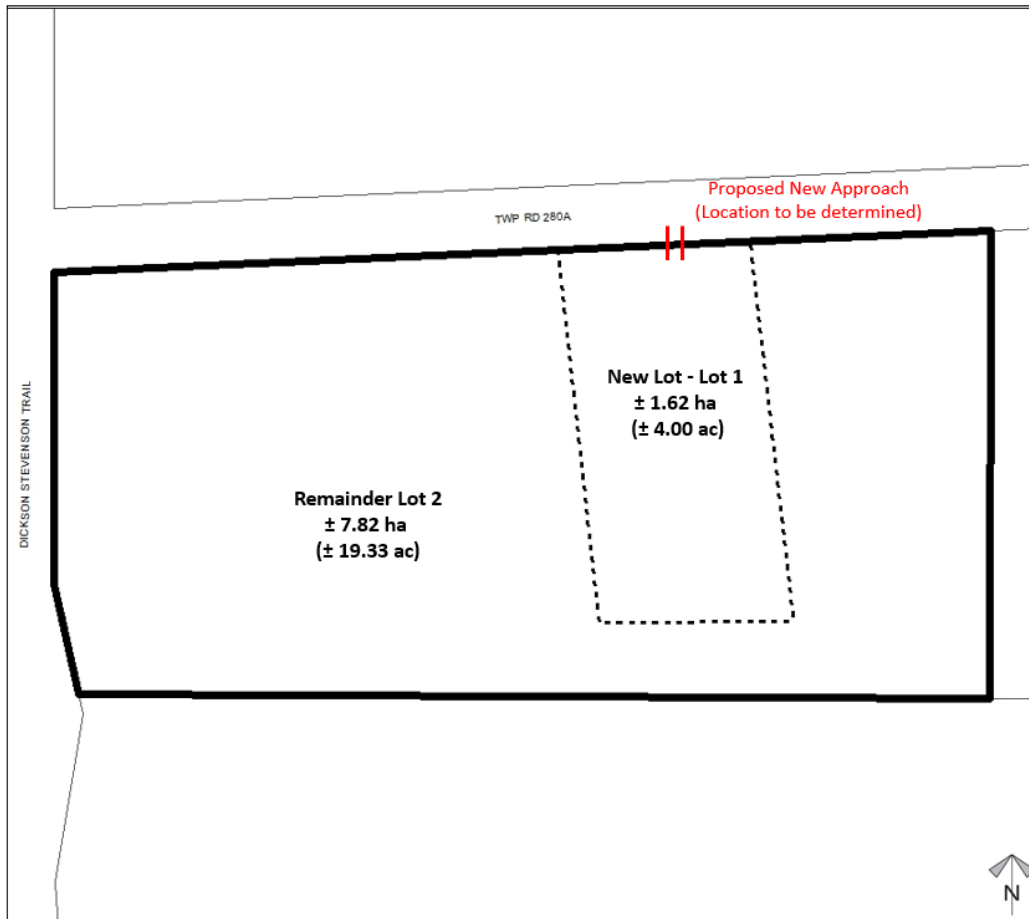


Land Use Bylaw

The proposed new lot is designated to Residential, Rural District (R-RUR) after Council approved their redesignation application (PL20190006) on July 21, 2020. Given the required 100 m setback from the pipeline to the north, and a 7 m rear yard setback from the proposed southern property line, the building envelope area would be limited, but still able to accommodate a new dwelling (refer to the maps).



Tentative Plan



Tentative Plan

Subdivision Proposal

To create a ± 1.62 hectare (± 4.00 acre) parcel (Lot 1) with a ± 7.82 hectare (± 19.33 acre) remainder (Lot 2)

Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Widening	
Road Acquisition	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 6
 Roll: 06501007
 File: PL20200167
 Legal: Block 2
 Plan: 9310095;
 NW-01-28-01-W05M

Printed: November 7, 2020



ROCKY VIEW COUNTY

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval in accordance with Option #1.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS:

ATTACHMENT 'A': Approval Conditions

ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create a ± 1.62 hectare (± 4.00 acre) parcel (Lot 1) with a ± 7.82 hectare (± 19.33 acre) remainder (Lot 2) within Block 2, Plan 9310095, NW-01-28-01-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 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 off Township Road 280A in order to provide access to Lot 1.

Site Servicing

- 3) Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:
 - a) The Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 1.
 - b) Verification is provided that each well is located within each respective proposed lot's boundaries.
 - c) It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes.

Stormwater

- 4) The Owner is to provide Site-Specific Stormwater Management Plan for Lot 1, which meets the requirements outlined in the Nose Creek Watershed Water Management Plan and



ROCKY VIEW COUNTY

County's Servicing Standards. Implementation of the Stormwater Management Plan shall include:

- a) Registration of any required easements and/or utility rights-of-way;
- b) Should the Site-Specific Stormwater Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.

Municipal Reserve

- 5) The provision of Municipal Reserve in the amount of 10% of the gross area of Lot 1 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu, in accordance with the per acre value as listed in the land appraisal prepared by Sage Appraisals, dated December 31, 2020, pursuant to Section 666(3) of the *Municipal Government Act*.
 - a) That the Municipal Reserve dedication outstanding on the remainder Lot 2 is to be deferred by Caveat pursuant to Section 669 of the *Municipal Government Act*;

Utilities

- 6) The Owner shall contact utility provider and register required Utility Easements, Agreements and Plans on the new lot (Lot 1) (concurrent with a Plan of Survey or prior to registration) to the satisfaction of TAQA North.

Payments and Levies

- 7) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total amount owing for:
 - a) the total gross acreage of Lot 1 as shown on the Plan of Survey.
- 8) 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

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



ROCKY VIEW COUNTY

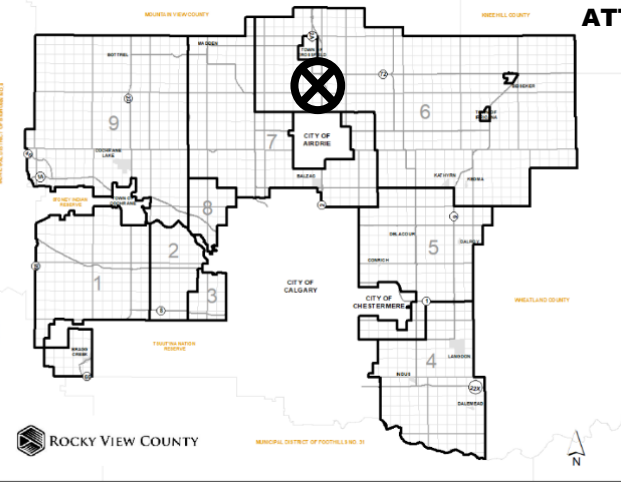
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Katie Smith	OWNER: Carolyn Thomas
DATE APPLICATION RECEIVED: December 3, 2020	DATE DEEMED COMPLETE: December 31, 2020
GROSS AREA: ± 9.44 hectares (± 23.33 acres)	LEGAL DESCRIPTION: Block 2, Plan 9310095, NW-01-28-01-W05M
APPEAL BOARD: Development and Subdivision Appeal Board	
HISTORY: <div> <div>July 21, 2020</div> <div>Council approved redesignation application PL20190006, to redesignate a portion of the land from Agricultural Holdings District to Residential Two District, in order to facilitate the future subdivision of a ± 3.95 acre parcel, with a ± 19.35 acre remainder.</div> </div> <div> <div>April 28, 1992</div> <div>Council approved subdivision application 1992-RV-012, to create one ± 20 acre parcel, one ± 23 acre parcel, with a ± 100 acre remainder. The subject land is ± 23 acre parcel.</div> </div>	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 13 adjacent landowners. No letters were received. The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

Location & Context

Subdivision Proposal

To create a ± 1.62 hectare (± 4.00 acre) parcel with a ± 7.82 hectare (± 19.33 acre) remainder



Development Proposal

Subdivision Proposal

To create a ± 1.62 hectare
(± 4.00 acre) parcel with a
 ± 7.82 hectare (± 19.33
acre) remainder



Division: 6
Roll: 08501007
File: PL20200167
Legal: Block:2
Plan:9310095;
NW-01-28-01-W05M
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Printed: November 7, 2020

Sour Gas & Natural Gas Pipelines Nearby

Subdivision Proposal

To create a ± 1.62 hectare (± 4.00 acre) parcel with a ± 7.82 hectare (± 19.33 acre) remainder

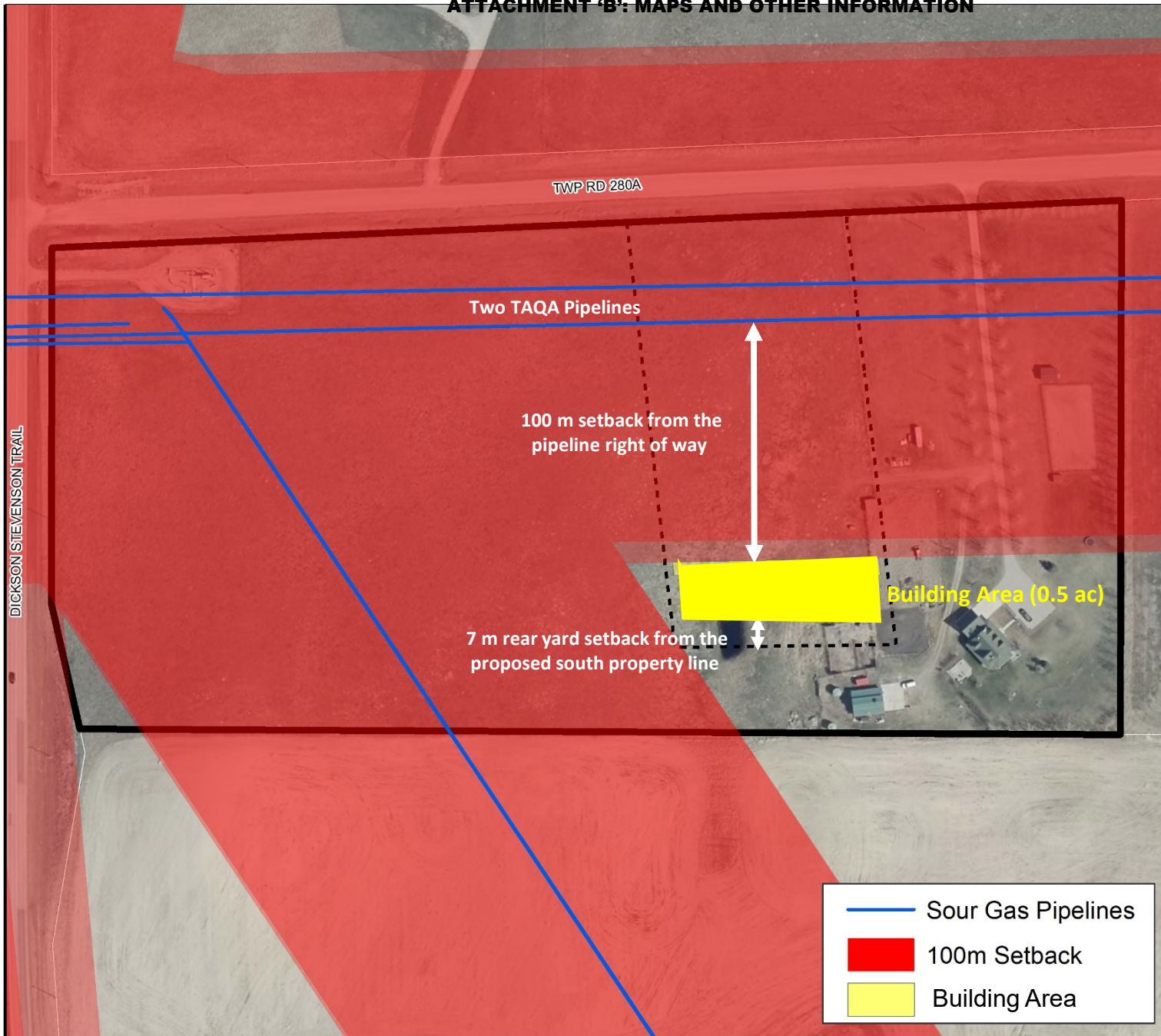


Division: 6
 Roll: 08501007
 File: PL20200167
 Legal: Block:2
 Plan:9310095;
 NW-01-28-01-W05M
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Setbacks & Building Area

Subdivision Proposal

To create a ± 1.62 hectare (± 4.00 acre) parcel with a ± 7.82 hectare (± 19.33 acre) remainder



Environmental

Subdivision Proposal

To create a ± 1.62 hectare (± 4.00 acre) parcel with a ± 7.82 hectare (± 19.33 acre) remainder



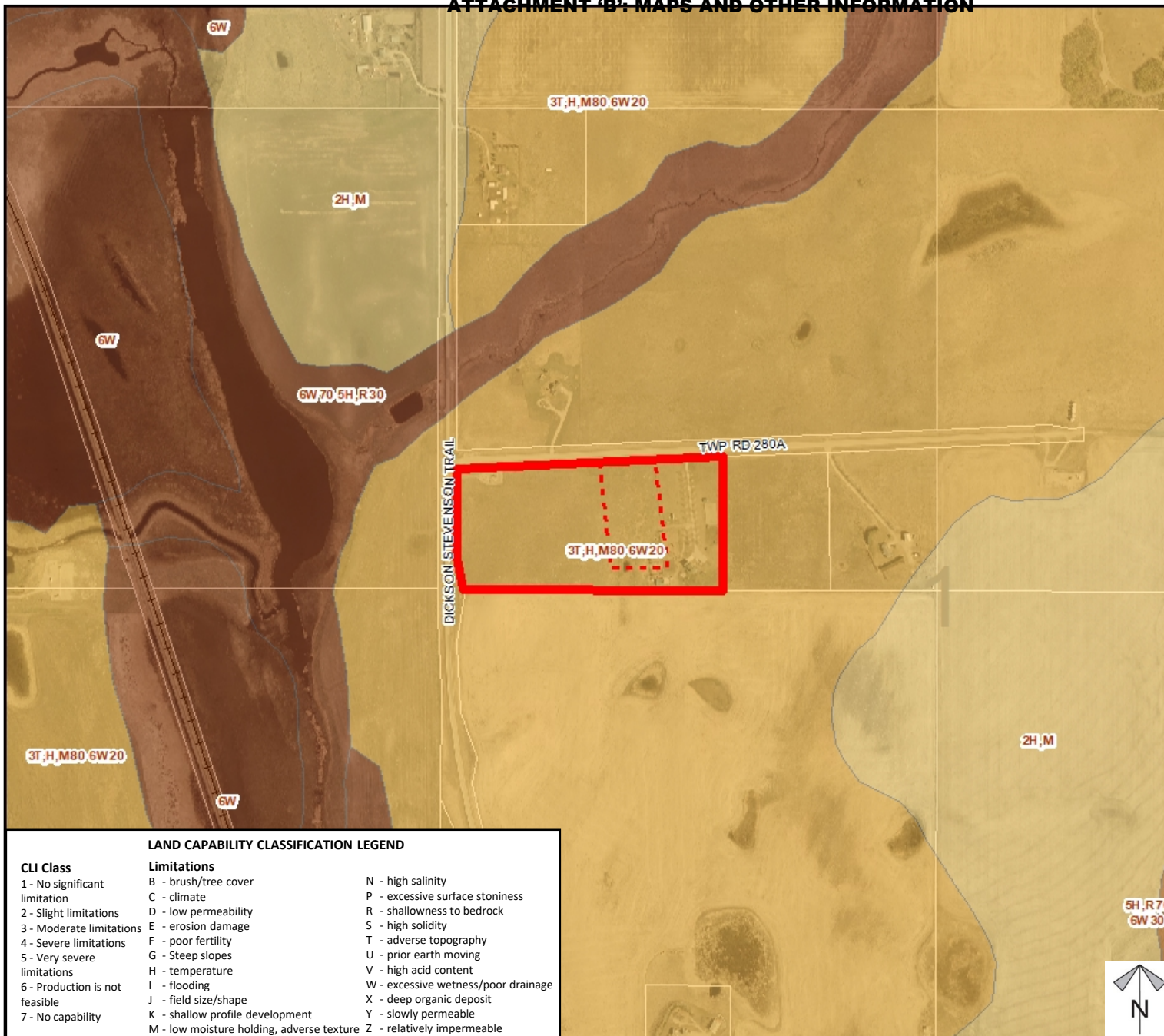
-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Division: 6
 Roll: 08501007
 File: PL20200167
 Legal: Block:2
 Plan:9310095;
 NW-01-28-01-W05M
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 Printed: November 7, 2020

Soil Classifications

Subdivision Proposal

To create a ± 1.62 hectare
 (± 4.00 acre) parcel with a
 ± 7.82 hectare (± 19.33
 acre) remainder



Division: 6
 Roll: 08501007
 File: PL20200167
 Legal: Block:2
 Plan:9310095;
 NW-01-28-01-W05M
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 Printed: November 7, 2020

Landowner Circulation Area

Subdivision Proposal

To create a ± 1.62 hectare (± 4.00 acre) parcel with a ± 7.82 hectare (± 19.33 acre) remainder

Legend

Support



Opposition



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

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

Division: 6
Roll: 08501007
File: PL20200167
Legal: Block:2
Plan:9310095;
NW-01-28-01-W05M
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Printed: November 7, 2020

Tentative Plan

Subdivision Proposal

To create a ± 1.62 hectare (± 4.00 acre) parcel (Lot 1) with a ± 7.82 hectare (± 19.33 acre) remainder (Lot 2)

Legend

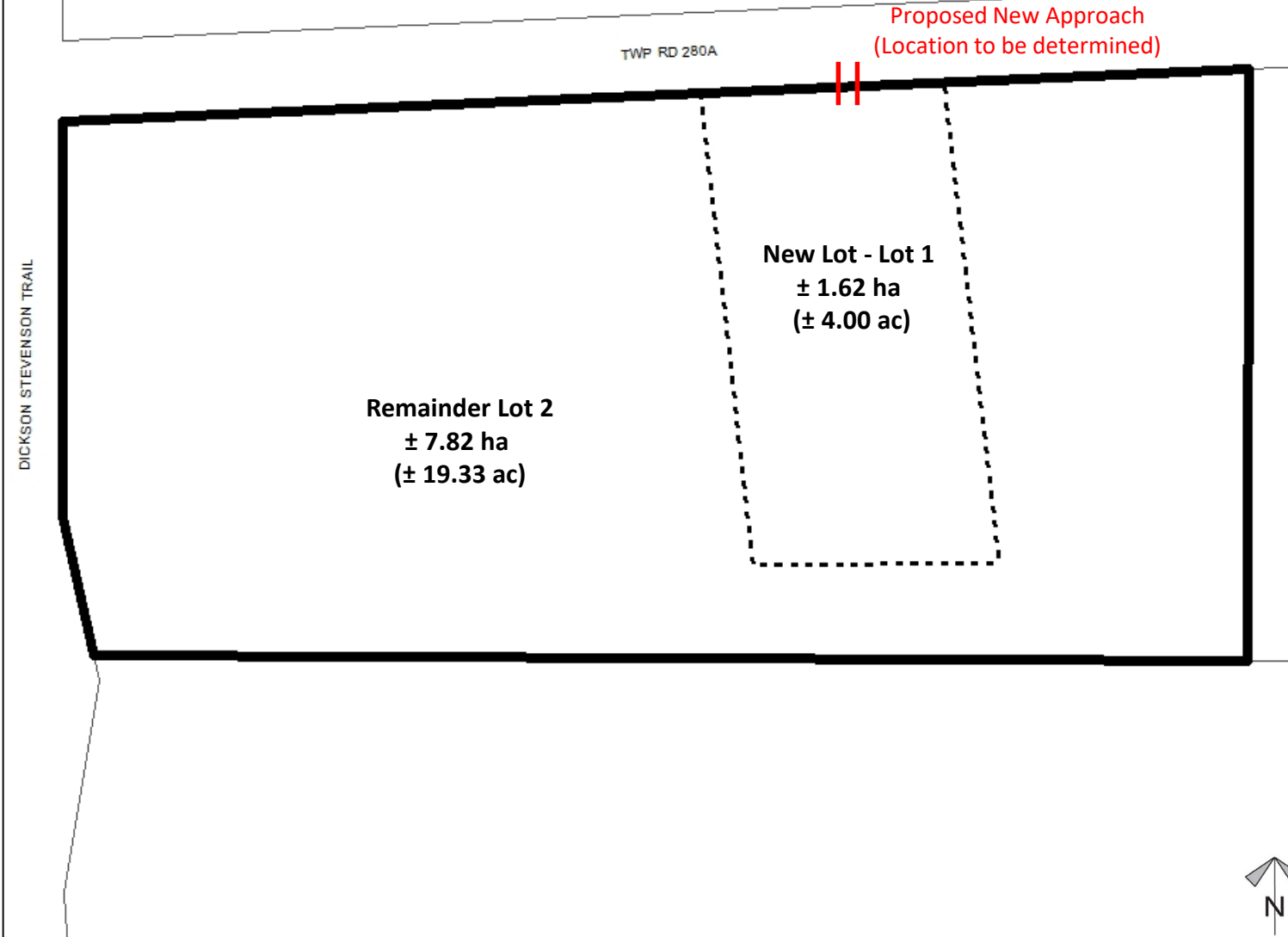
Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Widening	
Road Acquisition	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 6
 Roll: 08501007
 File: PL20200167
 Legal: Block:2
 Plan:9310095;
 NW-01-28-01-W05M

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 Printed: November 7, 2020



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Subdivision Authority	DIVISION: 9
DATE:	March 24, 2021	APPLICATION: PL20200108
FILE:	06823006	
SUBJECT:	Subdivision Item - Creation of Three New Residential Lots	

APPLICATION: To create three \pm 1.62 hectare (\pm 4.00 acre) parcels (Lots 1-3) with a \pm 2.76 hectare (\pm 6.82 acre) remainder (Lot 4).

GENERAL LOCATION: Located within the Cochrane North Area Structure Plan, approximately 0.4 km (0.25 mile) west of Range Road 41 on the south side of Camden Lane.

LAND USE DESIGNATION: Residential, Rural District (R-RUR)

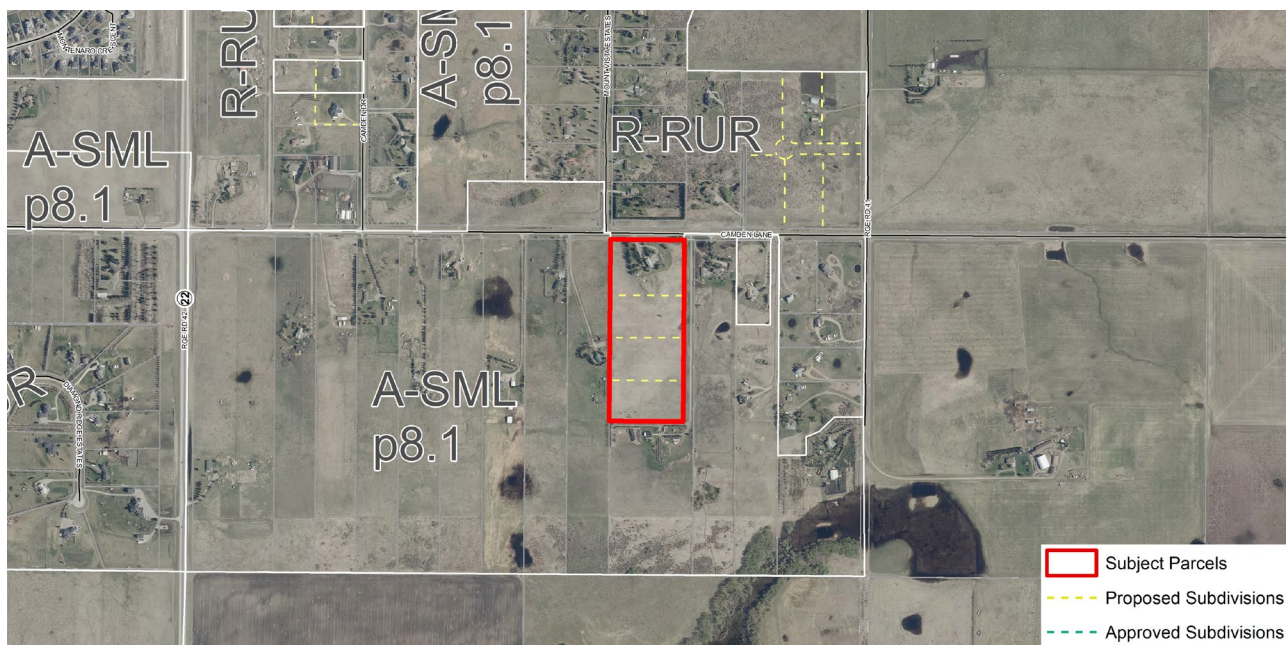
ADMINISTRATION RECOMMENDATION: Administration recommends approval as per Option #1.

OPTIONS:

Option #1: THAT Subdivision Application PL20200108 be approved with the conditions noted in Appendix 'A'.

Option #2: THAT Subdivision Application PL20200108 be refused as per the reasons noted

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services

**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • County Plan; • Cochrane North Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Appraisal Report (Wallace Appraisal Services, September 17, 2020) • Phase 1 Groundwater Supply Evaluation (Solstice Environmental Management, September 28, 2020) • Level 3 PSTS Assessment (Solstice Environmental Management, October 22, 2020) • Site-Specific Stormwater Management Plan (Stormwater Solutions, October 30, 2020)
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Transportation:

The remainder lot (Lot 4) contains a dwelling that has direct access to Camden Lane. The proposed three new lots (Lots 1-3) would be accessed from a new internal subdivision road. The internal road would be built by converting the existing 25 m panhandle on the adjacent lands to a public road allowance using the existing Road Acquisition Agreement. As the adjacent lands have the potential for further subdivision, the construction of the internal subdivision road would benefit this potential development, and thus, the cost of road construction should be shared by adjacent landowners through a cost recovery agreement.

As a condition of this subdivision, the Owner is required to register the road right of way plan, enter into a Development Agreement for construction of an internal subdivision road and enter into a Cost Recovery Agreement. The Transportation Off-Site Levy is also triggered for the three new lots (Lots 1-3).

Water and Wastewater:

The remainder lot (Lot 4) is serviced by an existing water well and a septic tank and field. The Applicant proposes to service the three new lots (Lots 1-3) with individual water wells and private sewage treatment systems. The Phase I Groundwater Supply Evaluation indicated that there is sufficient water supply to service the proposed development. As a condition of this subdivision, the Owner is required to provide a Phase II Groundwater Study.

Stormwater:

The Applicant provided a Site-Specific Stormwater Management Plan, which recommends that drainage would be managed by construction rain gardens on the proposed three new lots. As a condition of subdivision, the Owner is required to provide an updated Site-Specific Stormwater Management Plan to include the stormwater strategy for the paved internal subdivision road and enter into a Development Agreement to implement the recommendations from the stormwater management plan.

Municipal Reserve

Municipal Reserve is owing for the subject land and would be paid by cash in lieu payment in accordance with the market value provided in the appraisal report.

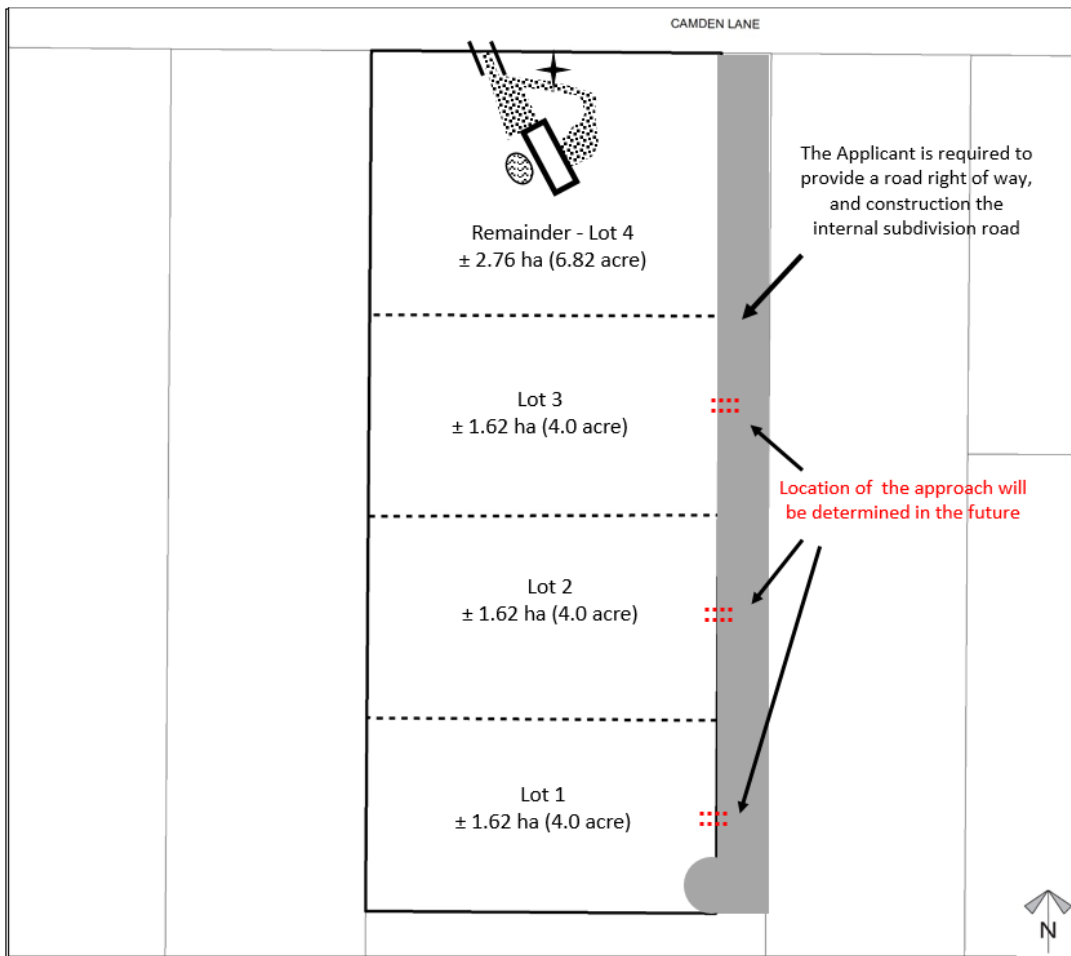
*Payments and Levies*

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	\$55,140 Development Area = 3 new lots x 4 ac/lot = 12 ac Base Levy = \$4595/ac x 12 ac = \$55,140
MUNICIPAL RESERVE (cash in lieu payment)	\$56,000 Market value \$560,000 (shown on the appraisal report) x 10% = \$56,000

Cochrane North Area Structure Plan

The subject land falls within the Residential Infill C Policy Area of the Cochrane North Area Structure Plan, which requires the minimum parcel shall be four (4) acres in size. The proposed three new lots meet this requirement.

The subject quarter section contains several large lands that have the potential to be further subdivided into multiple four (4) acre parcels, as set in the Cochrane North Area Structure Plan. Construction of an internal road would facilitate future infill development and could provide linkage to a future road network.

Tentative Plan**Tentative Plan****Subdivision Proposal**

To create three ± 1.62 hectare (4.0 acre) parcels with a ± 2.76 hectare (6.82 acre) remainder.

Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Widening	
Road Acquisition	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 9
Roll: 06823006
File: PL20200108
Legal: Lot: 1, Block: 2
Plan: 0913804
NE-23-26-04-W05M
Printed: November 9, 2020



CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval in accordance with Option #1.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS:

ATTACHMENT 'A': Approval Conditions

ATTACHMENT 'B': Maps and Other Information

ATTACHMENT 'C': Public Submissions



ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create three ± 1.62 hectare (± 4.00 acre) parcels (Lots 1-3) with a ± 2.76 hectare (± 6.82 acre) remainder (Lot 4) within Lot 1, Block 2, Plan 0913804, NE-23-26-04-W05M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 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 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 shall prepare and register all of the required documents to create the road right of way for the proposed internal subdivision road.
- 3) The Owner shall enter into an Access Easement Agreement with the County for the temporary public access through the off-site cul-de-sac bulb.

Geotechnical

- 4) The Owner shall provide a Geotechnical Investigation assessing subgrade conditions to determine the soil suitability to support the proposed subdivision and provide recommendations for the pavement structure design of the proposed internal road.

Development Agreement

- 5) The Owner shall enter into a Development Agreement with the County, pursuant to Section 655 of the *Municipal Government Act* for the following:
 - a) Construction of a new internal paved road system from Camden Lane (approximately 450 m) to a Country Residential (400.4) standard complete with a temporary off-set cul-de-sac, all necessary signage and paved approach to each lot as well as the parcel to the south (Lot 2, Block 2, Plan: 0913804) in accordance with the County Servicing Standards;



ROCKY VIEW COUNTY

- b) Appropriate tie-in of the new internal road to Camden Lane;
- c) Submission of an updated Site-Specific Stormwater Management Plan for a new paved internal road and implementation and construction of necessary stormwater facilities, in accordance with the recommendations of the approved Stormwater Management Plan including registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County;
- d) Submission of Construction Management Plan and implementation of recommendation of the approved Construction Management Plan in accordance with County's servicing standards.
- e) Submission of Erosion & Sedimentation Control (ESC) plan and implementation of the identified ESC measures in accordance with the recommendations of the approved ESC Plan.
- f) Implementation of the recommendations of the Geotechnical Report in accordance with County's Servicing Standards.
- g) Appropriate onsite grading (if required) to facilitate drainage in accordance with the requirements of the approved Stormwater Management Plan;
- h) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the Municipality;
- i) Installation of power, natural gas, internet and communication utilities.

Transportation and Access

- 6) The Owner shall obtain approval for a road name by way of application to, and consultation with, the Rock View County;
- 7) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands.
 - a) This Agreement shall apply to the proposed internal subdivision road in accordance with Policy C-406.

Site Servicing

- 8) The Owner shall provide a Phase 2 Groundwater Report, which is to include aquifer testing and the locations of the wells on each new lot (Lots 1-3):
 - a) Confirming a minimum pump rate of 1.0 IGPM, and
 - b) The results of the aquifer testing meet the requirements of the *Water Act*; if they do not, the subdivision shall not be endorsed or registered.
- 9) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each proposed Lots 1-4, 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.



ROCKY VIEW COUNTY

Stormwater

- 10) The Owner shall provide an updated Stormwater Management Plan incorporating internal paved road, in accordance with the County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
 - a) Registration of any required easements and/or utility rights-of-way;
 - b) Necessary approvals from Environment Environment for the stormwater infrastructure as required.

Site Development

- 11) The Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, fire fighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include:
 - a) Weed management during the construction of the project;
 - b) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement;
- 12) The Owner shall provide a detailed Erosion and Sedimentation Control (ESC) Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.

Municipal Reserve

- 13) The provision of Municipal Reserve in the amount of 10% of the subject land, is to be provided by payment of cash-in-lieu in accordance with the market value listed in the appraisal report, prepared by Wallace Appraisal Services, dated September 17, 2020, pursuant to Section 666(3) of the *Municipal Government Act*.

Payments and Levies

- 14) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total amount owing for the three new lots (Lots 1-3):
- 15) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of three (3) new lots.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Neil & Pamela Richardson, Amanda Hart, and Ian Richardson	OWNER: Neil & Pamela Richardson, Amanda Hart, and Ian Richardson
DATE APPLICATION RECEIVED: August 31, 2020	DATE DEEMED COMPLETE: October 30, 2020 (re-assigned on January 18, 2021)
GROSS AREA: ± 7.62 hectare (± 18.82 acres)	LEGAL DESCRIPTION: Lot 1, Block 2, Plan 0913804, NE-23-26-04-W05M
APPEAL BOARD: Development and Subdivision Appeal Board	
HISTORY: <div> <div>June 3, 2008</div> <div>Subdivision Authority approved subdivision application (2008-RV-060), to adjust the boundaries between two parcels to increase the width of the existing panhandle from 15 m to 25 m, in order to facilitate construction of an internal subdivision road in the future. The owners entered into a Road Acquisition Agreement through the condition of subdivision.</div> </div> <div> <div>November 6, 2007</div> <div>Council approved redesignation application (2007-RV-101), to redesignate the subject land from Agricultural Holdings District to Residential Two District, in order to facilitate the creation of four 4 acre parcels accessed by an internal road.</div> </div>	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 85 adjacent landowners. 2 letters with concerns were received. The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

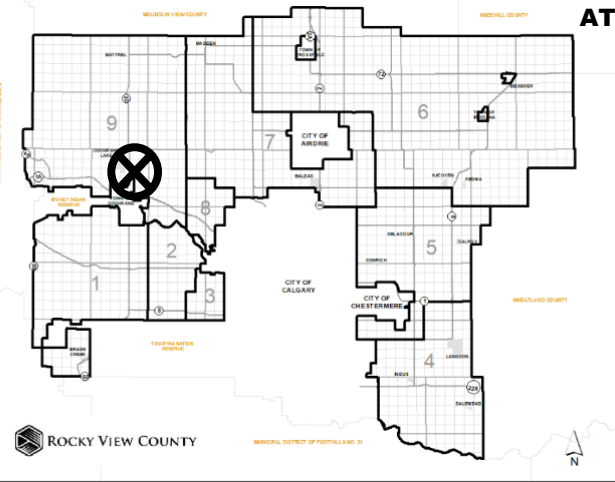


Location & Context

Subdivision Proposal

To create three ± 1.62 hectare (4.0 acre) parcels with a ± 2.76 hectare (6.82 acre) remainder.

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 9
 Roll: 06823006
 File: PL20200108
 Legal: Lot:1, Block:2
 Plan:0913804
 NE-23-26-04-W05M
 Printed: November 9, 2020

Development Proposal

Subdivision Proposal

To create three ± 1.62 hectare (4.0 acre) parcels with a ± 2.76 hectare (6.82 acre) remainder.



Division: 9
Roll: 06823006
File: PL20200108
Legal: Lot:1, Block:2
Plan:0913804
NE-23-26-04-W05M
Printed: November 9, 2020



Environmental

Subdivision Proposal

To create three ± 1.62 hectare (4.0 acre) parcels with a ± 2.76 hectare (6.82 acre) remainder.



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

Division: 9
 Roll: 06823006
 File: PL20200108
 Legal: Lot:1, Block:2
 Plan:0913804
 NE-23-26-04-W05M
 Printed: November 9, 2020

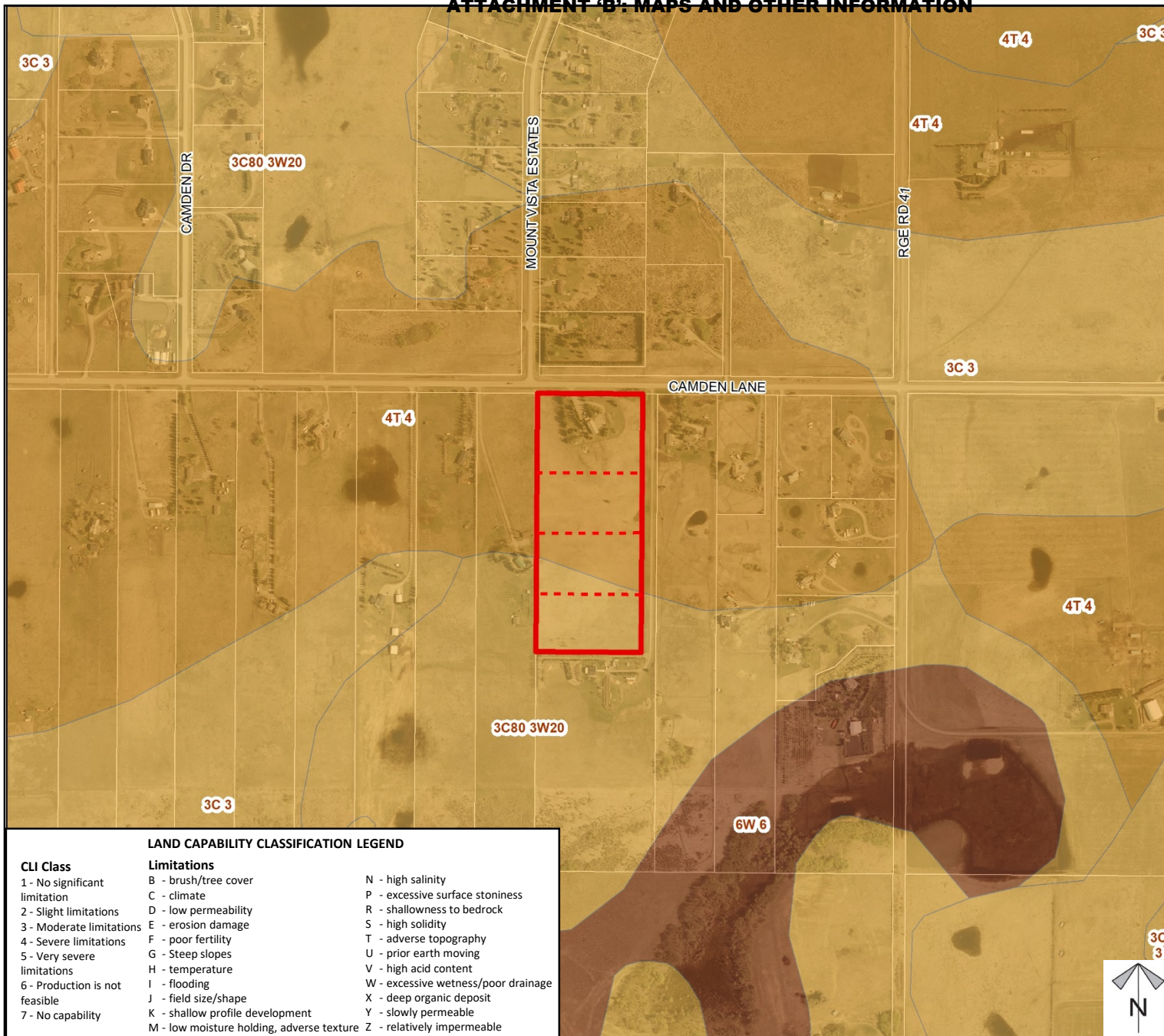




Soil Classifications

Subdivision Proposal

To create three ± 1.62 hectare (4.0 acre) parcels with a ± 2.76 hectare (6.82 acre) remainder.



LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class

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

Limitations

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

Division: 9
 Roll: 06823006
 File: PL20200108
 Legal: Lot:1, Block:2
 Plan:0913804
 NE-23-26-04-W05M
 Printed: November 9, 2020
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Landowner Circulation Area

Subdivision Proposal

To create three ± 1.62 hectare (4.0 acre) parcels with a ± 2.76 hectare (6.82 acre) remainder.

Legend

Support



Opposition



Concern (2)



Division: 9

Roll: 06823006

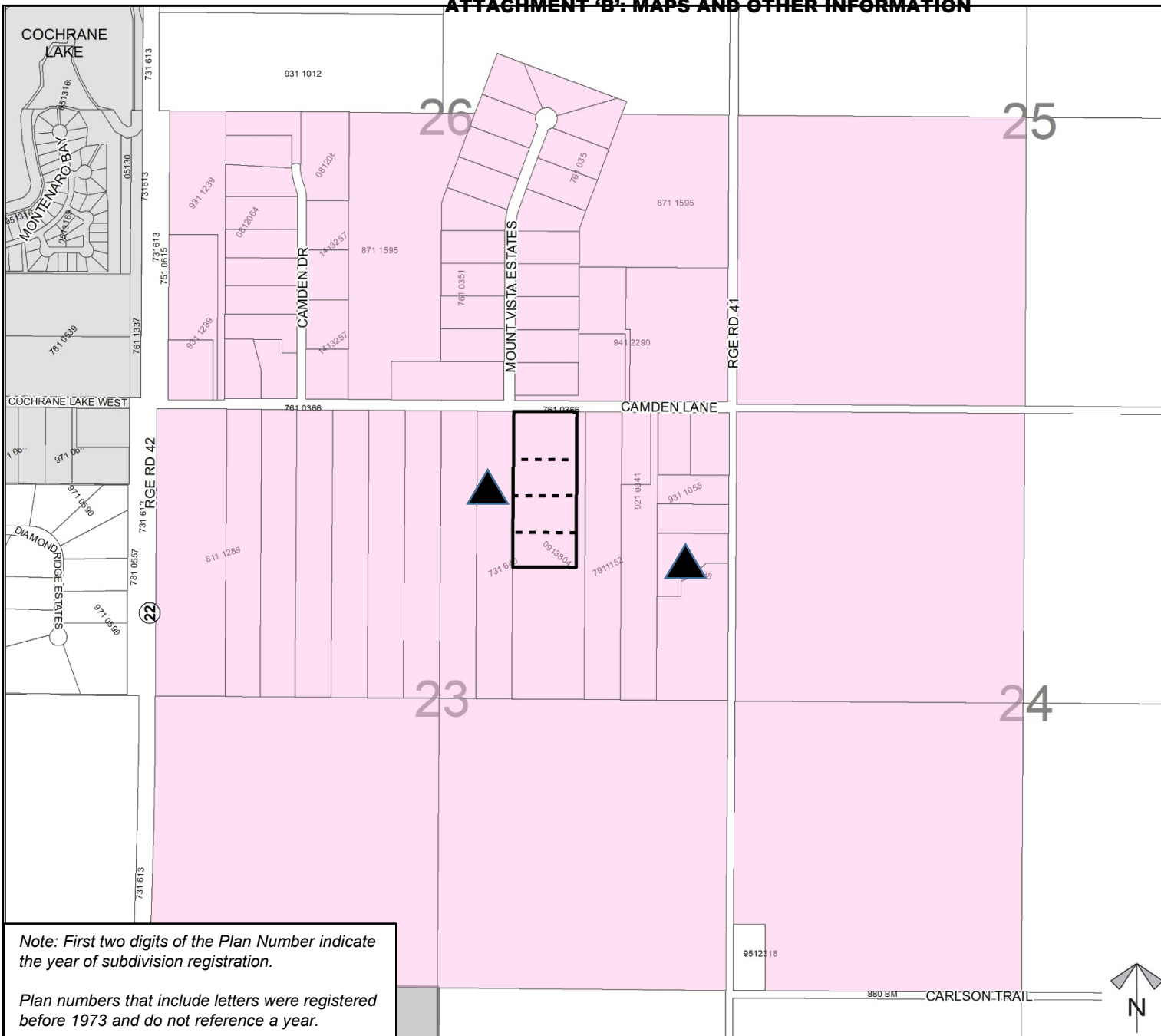
File: PL20200108

Legal: Lot:1, Block:2

Plan:0913804

NE-23-26-04-W05M

Printed: November 9, 2020



Tentative Plan

Subdivision Proposal

To create three ± 1.62 hectare (4.0 acre) parcels with a ± 2.76 hectare (6.82 acre) remainder.

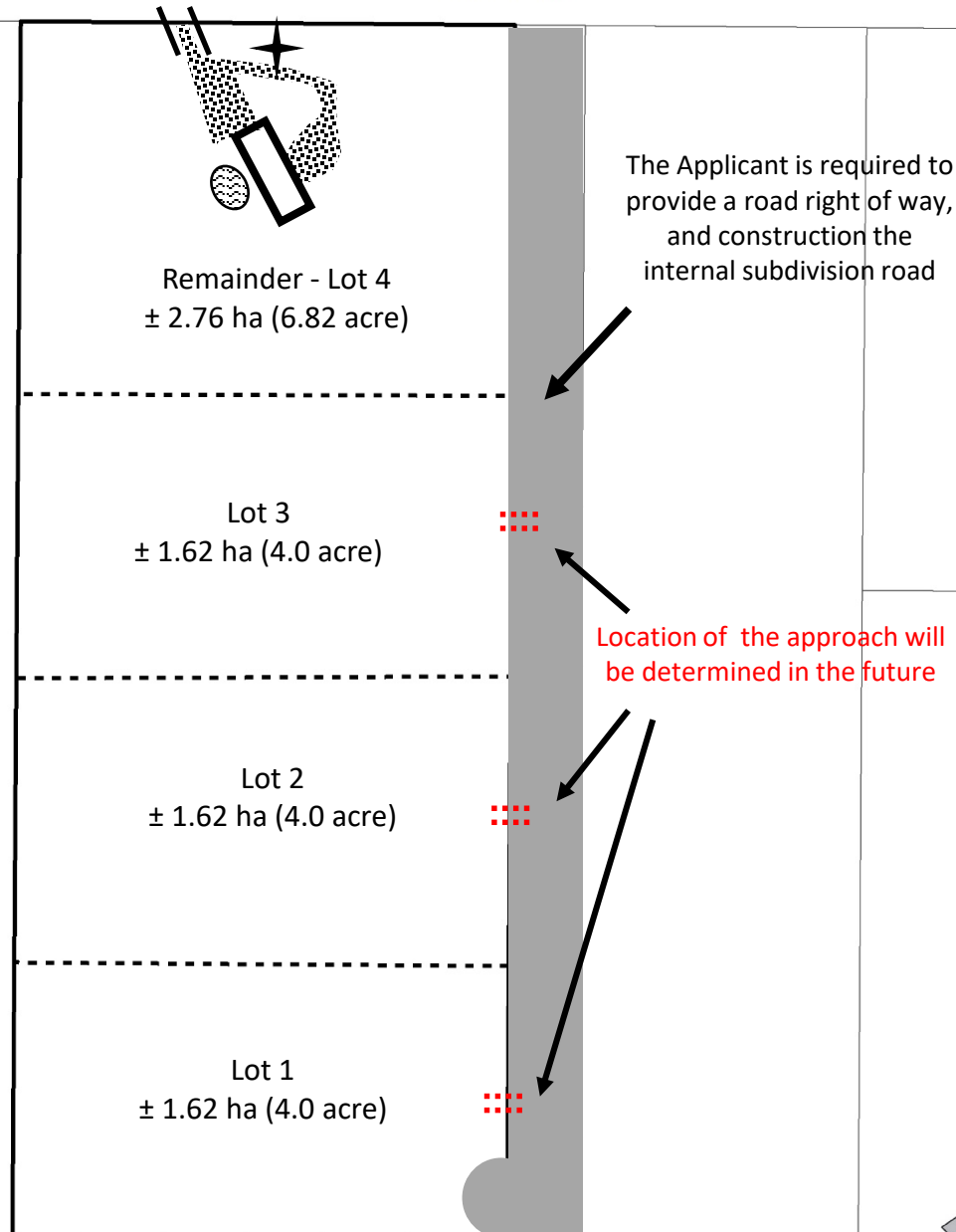
Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Widening	
Road Acquisition	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 9
 Roll: 06823006
 File: PL20200108
 Legal: Lot:1, Block:2
 Plan:0913804
 NE-23-26-04-W05M
 Printed: November 9, 2020



From: [REDACTED]
To: [Andrea Bryden](#)
Subject: [EXTERNAL] - file number 06823006, application number PL20200108
Date: November 18, 2020 8:30:15 AM

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

November 18, 2020

Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, ab
T4A0X2

This email is in regards with application on Camden lane Div 9 to subdivide

File number 06823006
Application number PL20200108

We Allan & Carole Hall have a few objections and / or concerns regarding this subdivision.
One is dogs running free over our land. In summer we have cattle grazing.
Therefore we would request a 4 foot farm fence be installed on our property line.

One other concern is the lack of road access information . If it is on the east side of property sight,
access to Camden Lane is not acceptable.
It would be suicidal to use for all this new traffic.

We are also very concerned about water and sewer.

The final concern is lack of communication, at least the folks could have introduced themselves and
their ideas to the neighbours

Thank you for your time

Allan & carole Hall

From: [REDACTED]
To: [Andrea Bryden](#)
Subject: [EXTERNAL] - File Number: 0623006 Application Number: PL20200108
Date: November 30, 2020 8:06:58 PM

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

Sent from [Mail](#) for Windows 10
Andrea Bryden,

Alan and Wilma Edgecombe of 263195 RR41 OPPOSE the proposed subdivision.
Where's the access to the properties?
Too many parcels are being approved in the area without sufficient water available.
Prove the water source is sufficient, just not say "it's there".
Six parcels were just approved in the northeast corner of RR 41 and Camden Lane.
WE NEED A WATER PIPELINE!
Regards
Alan and Wilma Edgecombe



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority

DATE: March 24, 2021 **DIVISION:** 4

FILE: 03316008 **APPLICATION:** PRDP20202115

SUBJECT: Industrial (Medium) & Outdoor Storage / Discretionary Uses, with Variances

APPLICATION: Industrial (Medium) & Outdoor Storage, for a transportation company including truck trailer storage, single-lot regrading, the placement of clean fill, construction of an overheight fence, signage, and relaxation of the location and minimum rear yard setback requirement for Parking and Storage.

GENERAL LOCATION: located approximately 0.41 km (1/4 mile) north of Twp. Rd. 232 and on the west side of Rge. Rd. 283

LAND USE DESIGNATION: Industrial, Light District (I-LHT), under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: This proposal is for the approval of a transportation company, West Pacific Transport Ltd, on the subject property, which includes office operations and the outdoor storage of truck trailers and commercial vehicles. The business includes transportation and shipping services of goods and products, with the head office located in Vancouver. The hours of operation are predominately Monday to Friday, 7:00 a.m. to 6:00 p.m. There may be occasional truck deliveries outside of standard operating hours, depending on road and weather conditions and delays. Deliveries are to/from Vancouver, to British Columbia, Alberta, Saskatchewan and Manitoba. There is three full-time employees, who reside offsite. As Outdoor Storage will be located onsite at all times, overheight chain-link perimeter fencing is proposed as a security measure. It is estimated, at up to 30 trailers and 25 trucks will be stored onsite.

The application is a result of Enforcement Action as the business is occupying onsite, with various elements pre-completed, such as site stripping & grading up to 0.91 m (3.00 ft.) grade change and fencing installation.

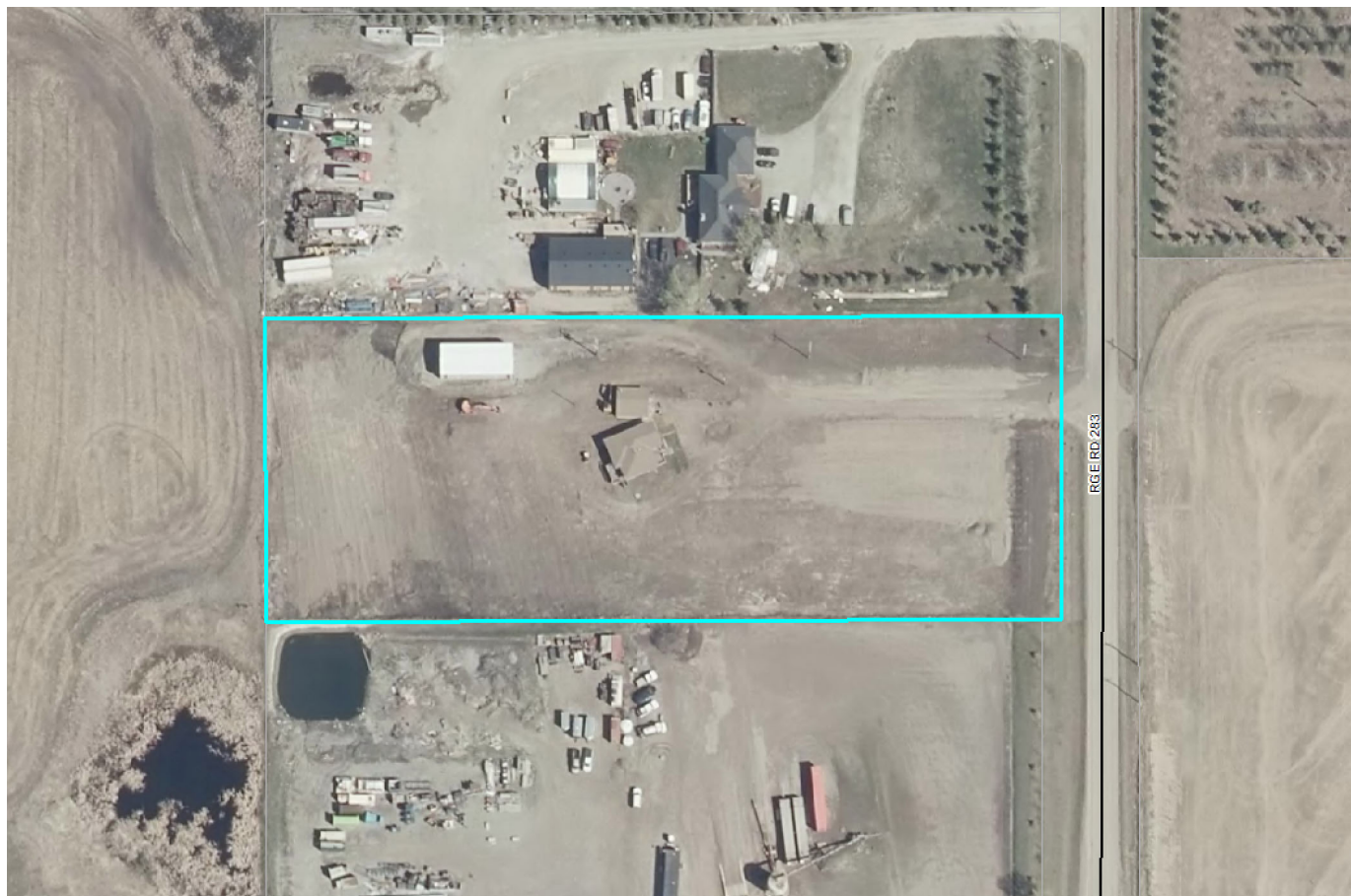
The subject location of the parcel is located within an identified Calgary Growth area of the County Plan. Within the County, the parcel is located in a transitional area of the County, which is converting from residential uses to live/work, business and industrial uses. As such, the proposed business appears to align with the desired change in the area.

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

OPTIONS:

- Option #1: THAT Development Permit No. PRDP20202115 approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRDP20202115 be refused noted below
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
269 Fencing Height	2.00 m (6.56 ft.)	2.73 m (9.00 ft.)	50.00%
443 Parking & Storage Rear Yard Setback	6.00 m (19.68 ft.)	0.00 m (0.00 ft.)	100.00%
444 Additional Requirements: Screening	Storage shall be located to the rear and side of the principal building	As per site plan	N/A

APPLICATION EVALUATION:

The application was evaluated based on the application submitted and the applicable policies and regulations.

Administration Resources

Jacqueline Targett, Planning & Development Services

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • City of Calgary Intermunicipal Development Plan • Land Use Bylaw C-8000-2020 [LUB]; • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> ○ Applications Support Package
DISCRETIONARY USE: <ul style="list-style-type: none"> • Industrial (Medium) • Outdoor Storage 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Subdivision and Development Appeal Board

Additional Review Considerations

As the application was received prior to the adoption of the new LUB, the Applicant has provided written confirmation to assess the application under the new LUB. The application was assessed in accordance the Sections Table 5, 253-261, 269, 438 through 444 of the LUB. The application appears to comply with the regulations except as noted.

The business is proposing to use a septic holding tank, existing septic field and an existing water well for business operations. A commercial water well license is required from Alberta Parks & Environment prior to use. If not, the Applicant will have to install water cisterns for business operations.

- The chain-link perimeter fencing will be 2.73 m (9.00 ft.) fencing, including barbed-wire topping.
- The minimum landscape area for the lands is 1,618.74 sq. m (17,423.97 sq. ft.) and the minimum requirements is 40 trees and 20 shrubs. The Applicant proposing 24 Coniferous trees, 8 Deciduous trees and 20 Shrubs.
- As per Table 5, the required parking requirements for Outdoor Storage is *0.5 stalls per 100.0 sq. m (1,076.39 sq. ft.) gross floor area (minimum of 4)*. The existing dwelling is 139.35 sq. m (1,500.00 sq. ft.) in area and the minimum requirement is 4 stalls. The site has adequate area to accommodate the minimum parking requirements.
- One identification sign, 0.60 m x 0.91 m (2.00 ft. x 3:00 ft.) is proposed at the property entrance and one (1) façade sign of similar size, is located at the office location. Any other signage onsite is wayfinding and ancillary information.

The business is proposing to move office operations from the existing Dwelling, Single Detached to a future Office, to be constructed at the front of the property. As that projected timeline is well into the future, the new Office is not considered under this application and an additional Development Permit is required.

The application appears to comply with district regulations of setback requirements for buildings and storage, except as noted above.

CONCLUSION:

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

Administration Resources

Jacqueline Targett, Planning & Development Services

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JT/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps & Other Information

Administration Resources

Jacqueline Targett, Planning & Development Services



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That Industrial (Medium) & Outdoor Storage, may take place on the subject site in general accordance with the revised application and drawings prepared by Planning Protocol 3 Ltd., File No. 720-01; dated August 2020 & February, 2021, subject to the amendments required in accordance with the conditions of this approval and shall including the following:
 - i. Transportation Company, including truck trailer and commercial vehicle outdoor storage;
 - ii. Conversion of the existing Dwelling, Single Detached to an Office and existing Accessory Buildings (shop & garage) for business use and storage;
 - iii. Parking & Storage of Truck Trailers and Commercial Vehicles;
 - a. That the minimum rear yard setback requirement for Parking & Storage **shall be relaxed from 6.00 m (19.68 ft.) to 0.00 m. (0.00 ft.);**
 - b. That the location of the Parking & Storage locations is permitted in accordance with the final site plan, as proposed;
 - iv. One (1) freestanding sign; One (1) fascia sign, approximately 0.55 sq. m (6.00 sq. ft.) in area; Wayfinding and ancillary signage;
 - v. Overheight Perimeter Fencing;
 - a. That the maximum fencing height **shall be relaxed from 1.82 m (6.00 ft.) to 2.74 m. (9.00 ft.) in height;**
 - vi. Site Grading.

Prior to Release:

2. That prior to the release of this permit, the Applicant/Owner shall submit a revised Landscape Plan, in accordance with Section 444(a) and Sections 253 through 261 of the County's Land Use Bylaw (LUB), to the satisfaction of the County including:
 - i. Identifying the minimum landscape area of 10% of the subject lands;
Required area: 1,618.74 sq. m.;
 - ii. A minimum 6.00 m (19.69 ft.) wide landscaped yard that is adjacent to Range Road 283, with noted dimensions;
 - iii. One tree for every 40.00 sq. m (430.56 sq. ft.) of the landscaped area, to a minimum of four trees; **Required: 40;**
 - iv. One shrub for every 80.00 sq. m (861.11 sq. ft.) of the landscaped area shall be provided, to a minimum of six shrubs; **Required: 20;**
 - v. Deciduous trees shall be a minimum 63.00 mm (2.48 inches) caliper measured 450.0 mm (17.72 inches) from ground level;
 - vi. Coniferous trees shall be 2.50 m (8.20 ft.) in height.
3. That prior to the release of this permit, the Applicant/Owner shall submit details on the proposed Sea Containers, which will be located within the Outdoor Storage Areas. The number of units, dimensions and location shall be included on a site plan.
4. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical report prepared by a licensed professional. The report shall evaluate the soil characteristics, existing

Administration Resources

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groundwater conditions and provide a recommendation on soil suitability for the proposed industrial use, in accordance with County Servicing Standards.

5. That prior to release of this permit, the Applicant/Owner shall submit a traffic impact assessment, addressing business operations, in accordance with the County Servicing Standards.
6. That prior to release of this permit, the Applicant/Owner shall submit a site specific storm water management plan, prepared by a qualified professional, assessing the post development site storm water management and any adverse impacts to neighbouring properties, to identify any storm water management measures that are required to be implemented to service the proposed development. The plan shall also include a final site grading plan.
 - i. If the findings of the plan require local improvements, the site specific storm water management plan shall provide an onsite storm water management strategy for the proposed development in accordance with the County Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations and:
 - i. Discuss 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. Discuss and arrange a pre-construction approach inspection, to verify that the existing approach location meets current standards and to confirm the County Servicing Standards to which the approach is to be upgraded to. The Applicant/Owner shall submit a New Road Approach application for the approach upgrade.
 - a. 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 Site & Building Occupancy:

8. That prior to occupancy of the site and/or buildings, the Applicant/Owner shall contact County Road Operations for an interim-construction inspection and a post-construction inspection for final acceptance of the upgraded Road Approach. If required.
9. That prior to occupancy of the site and/or buildings, the Applicant/Owner shall submit as-built drawings, certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built stormwater infrastructure (including but not limited to liner verification, traplow volumes, inverts), as-built sanitary infrastructure, as-built water infrastructure and any other information that is relevant to the approved Stormwater Management Plan.
10. That prior to occupancy of the site and/or buildings, all landscaping, parking, and final site surface completion shall be in place.
 - i. That should permission for occupancy of the site and/or buildings be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces required, shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Administration Resources

Jacqueline Targett, Planning & Development Services

**Permanent:**

11. 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 or occupancy condition, shall be implemented and adhered to in perpetuity.
12. That all landscaping shall be in accordance with the amended Landscape Plan, once approved.
13. That the quality and extent of landscaping shall be maintained for the life of the development.
14. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30th of the next growing season.
15. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater.
16. That water servicing shall be by water cistern and sanitary sewage shall be contained in pump out tanks and transported off-site to an approved waste water receiving facility for disposal, unless otherwise permitted through the Province.
17. That once installed, the septic field method of sewage disposal shall be fully engineered and justified for the industrial/commercial development.
18. That if water servicing is desired to continue using the existing Water Well, the Applicant/Owner shall submit proof of licensing and approval from Alberta Environment & Parks, prior to operation.
19. That no topsoil shall be removed from the site.
20. That all on-site lighting shall be "dark sky" and all private lighting including site security lighting and parking area lighting shall be designed to conserve energy, reduce glare and reduce uplight. All development shall be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
21. That all garbage and waste for this site shall be disposed of with environmentally-appropriate waste disposal methods. The waste shall be stored in weatherproof and animal proof containers in the garbage bins and screened from view by all adjacent properties and public thoroughfares.
22. That there shall be a minimum of 4 identified parking stalls maintained on-site at all times, in general accordance with the revised Site Plan, as prepared by Planning Protocol 3 Ltd., File No: 720-01, dated February, 2021.
23. That all customer, employee and business parking shall be restricted to the subject property boundaries.
24. That all outside storage of equipment, materials, and vehicles related to the business shall be contained to the subject property boundaries.
25. That unless permitted within this approval, all buildings and Outdoor Storage buildings (including Sea Containers), Parking and Storage areas, shall comply with the Industrial Light setback requirements noted in Section 442 and Section 443 of the County's LUB.
26. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
27. That during emergent night time operations, back up alarms on trailer trucks or commercial vehicles shall not be used and shall be replaced with strobe lights.

Administration Resources

Jacqueline Targett, Planning & Development Services



28. That any truck trailer or commercial vehicle idling or truck activity onsite shall be in accordance with the County's Noise Bylaw C-5772-2003.
29. That any future development construction, including the proposed business office, signage or phases of development shall require separate Development Permit approval. *Note, any onsite wayfinding or ancillary signage (such as onsite directions, security details, trespassing, etc.) does not require future Development Permit approval.*
30. That dust control shall be maintained on the site at all times and that the Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
31. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.

Advisory:

32. 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.
33. That during construction, the County's Noise Control Bylaw C-5772-2003 must be adhered to at all times.
34. 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*].
35. That Change of Use Building Permits and applicable sub-trade permits shall be obtained through Building Services, using the Commercial/Industrial Checklist requirements, for conversion of the existing dwelling, single detached for office purposes and the existing residential accessory building, for business storage.
Note: That all buildings shall conform to the National Energy Code 2011, with documentation provided at Building Permit stage.
36. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
37. That any impacts to wetlands will require Alberta Environment and Parks approvals for disturbance and compensation.
38. 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 date of issue, the permit is deemed to be null unless an extension to this permit shall first have been granted by the Development Authority.
39. That if the Development Permit is not issued by **OCTOBER 31, 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 placement of the topsoil, prior to commencement.

Administration Resources

Jacqueline Targett, Planning & Development Services

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Planning Protocol 3 Inc. (Rodney Potrie)	OWNER: 2249324 Alberta Ltd. (Balwinder Dhanoa)
DATE APPLICATION RECEIVED: July 23, 2021	DATE DEEMED COMPLETE: October 16, 2020
GROSS AREA: ± 1.61 hectares (± 4.00 acres)	LEGAL DESCRIPTION: SE-16-23-28-W04M; Lot 1, Block 1, Plan 0214125 232071 RANGE ROAD 283
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <i>Planning Applications:</i> <ul style="list-style-type: none"> • PL20170134 (Redesignation): To redesignate the subject lands from Residential Two District to Business Industrial Campus District; Approved September 12, 2017; • 2001-RV-329 (Subdivision): To create one +/- four acre parcel with a +/- 12 acre remainder. Approved April 30, 2002; • 2001-RV-055 (Redesignation): To redesignate a portion of the subject land from Agricultural Holdings District to Residential Two District to facilitate the creation of one +/- four acre lot with a +/- 12.51 acre remainder. Approved; <i>Development Permits:</i> <ul style="list-style-type: none"> • PRDP20172099 to 1999-DP-8369: Home-Based Business, Type II, for auto and truck repairs; Expiry: August 3, 2020 <i>Building Permits:</i> <ul style="list-style-type: none"> • 2003-BP-16688; Accessory Building (Garage); Final Inspection January 18, 2008 • 1998-BP-112544; Accessory Building (Shed); Progress inspection January 18, 2008 <i>Assessment History:</i> <ul style="list-style-type: none"> • 1960: Dwelling, Single Detached • 1960: Accessory Building (Garage) • 1965: Accessory Building (Garage) • 2003: Accessory Building (Garage) 	
AGENCY SUBMISSIONS: <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

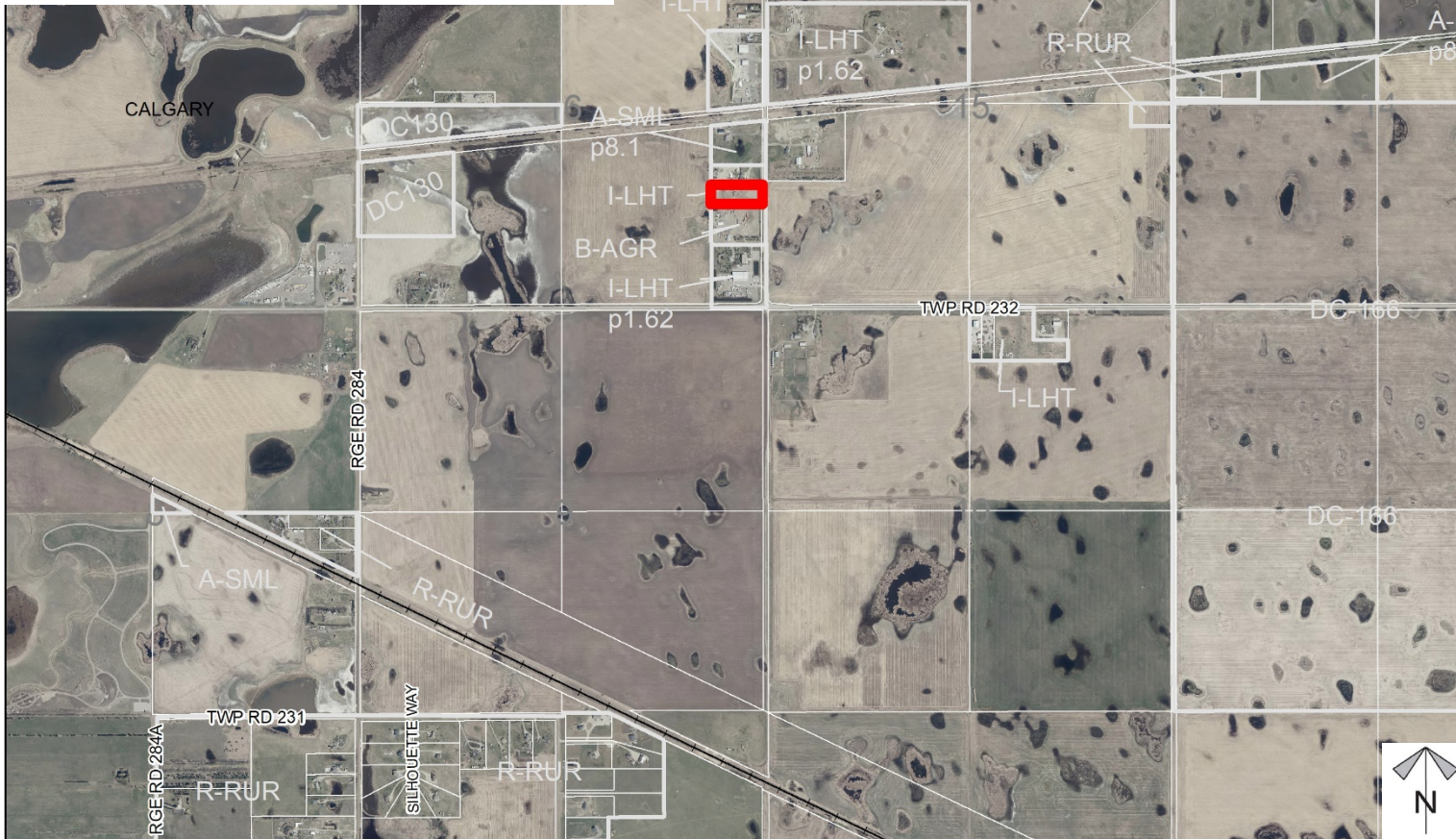
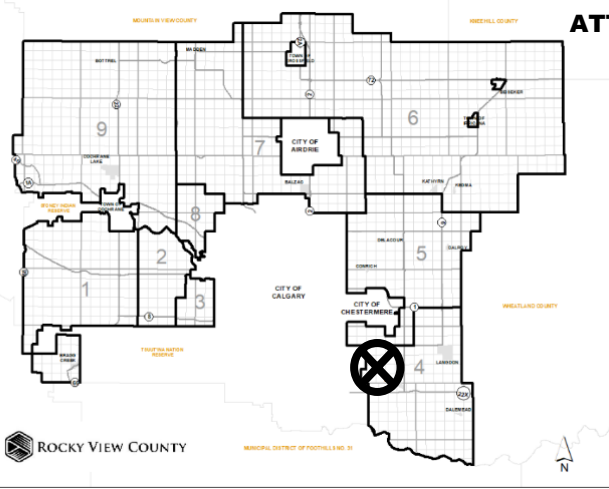
Administration Resources

Jacqueline Targett, Planning & Development Services

Development Proposal

Industrial (Medium) & Outdoor Storage, for a transportation company including truck trailer storage, single-lot regrading, the placement of clean fill, construction of an overheight fence, signage, and relaxation of the location and minimum rear yard setback requirement for Parking and Storage.

Division: 04
Roll: 03316008
File: PRDP20202115
Printed: Jan 27, 2021
Legal: Lot:1 Block:1
Page 211 of 277
23-28-W04M



Location & Context

Development Proposal

Industrial (Medium) & Outdoor Storage, for a transportation company including truck trailer storage, single-lot regrading, the placement of clean fill, construction of an overheight fence, signage, and relaxation of the location and minimum rear yard setback requirement for Parking and Storage.



Division: 04
 Roll: 03316008
 File: PRDP20202115
 Printed: Jan 27, 2021
 Legal: Lot:1 Block:1
 Page 11 of 15
 23-28-W04M

Site Plan

Development Proposal

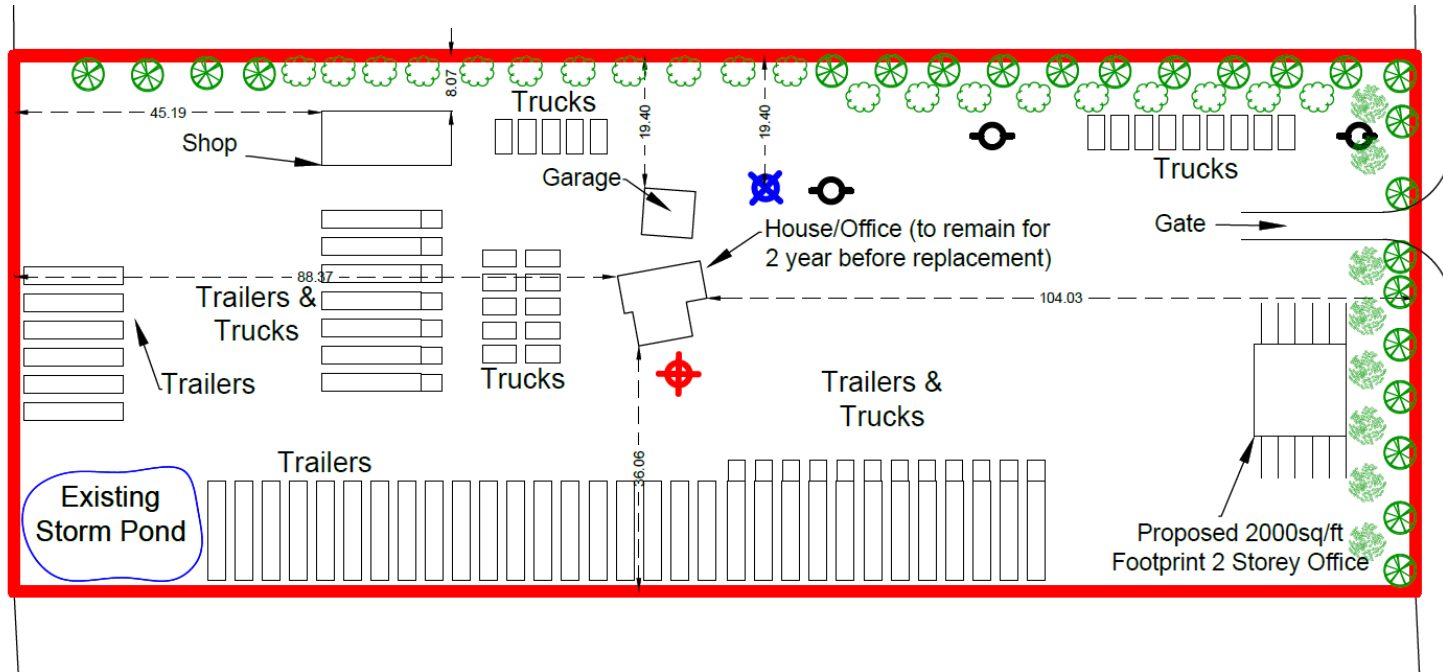
Industrial (Medium) & Outdoor Storage, for a transportation company including truck trailer storage, single-lot regrading, the placement of clean fill, construction of an overheight fence, signage, and relaxation of the location and minimum rear yard setback requirement for Parking and Storage.



Site Plan

Development Proposal

Industrial (Medium) & Outdoor Storage, for a transportation company including truck trailer storage, single-lot regrading, the placement of clean fill, construction of an overheight fence, signage, and relaxation of the location and minimum rear yard setback requirement for Parking and Storage.



Site Photos

August 2020

Development Proposal

Industrial (Medium) & Outdoor Storage, for a transportation company including truck trailer storage, single-lot regrading, the placement of clean fill, construction of an overheight fence, signage, and relaxation of the location and minimum rear yard setback requirement for Parking and Storage.



Division: 04
 Roll: 03316008
 File: PRDP20202115
 Printed: Jan 27, 2021
 Legal: Lot: 1 Block: 1
 Page 11 of 15
 23-28-W04M



Site Photos

December 2020

Development Proposal

Industrial (Medium) & Outdoor Storage, for a transportation company including truck trailer storage, single-lot regrading, the placement of clean fill, construction of an overheight fence, signage, and relaxation of the location and minimum rear yard setback requirement for Parking and Storage.



Division: 04
 Roll: 03316008
 File: PRDP20202115
 Printed: Jan 27, 2021
 Legal: Lot:1 Block:1
 Page 11 of 15
 23-28-W04M



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority

DATE: March 24, 2021 **DIVISION:** 9

FILE: 10013236/37/38/39 **APPLICATION:** PRDP20210025

SUBJECT: Multi-lot Regrading / Discretionary Use, with no Variances

APPLICATION: Multi-lot regrading and the excavation of fill (four lots).

GENERAL LOCATION: located approximately 0.81 km (1/2 mile) west of Rge. Rd. 60 and 0.20 km (1/8 mile) east of Hwy. 1A.

LAND USE DESIGNATION: Direct Control District 123 (Cell A), under Land Use Bylaw C-4841-97

EXECUTIVE SUMMARY: This application is for the multi-lot regrading of four undeveloped residential lots within Phase 3 of the CottageClub development, located along CottageClub Cove. The regrading is to accommodate new residential units onsite that are proposed to include walk-out basements. All material that is excavated from the sites, will be kept at the CottageClub borrow pit, located in Phase 5 of the development and reused within the CottageClub development. Upon completion, the lots will be re-loamed (with their native topsoil) and seeded.

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

OPTIONS:

- Option #1: THAT Development Permit No. PRDP20210025 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRDP20210025 be refused noted below
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Jacqueline Targett, Planning & Development Services

APPLICATION EVALUATION:

The application was evaluated based on the application submitted and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • Municipal District of Bighorn Intermunicipal Development Plan; • CottageClub Ghost Lake Conceptual Scheme; • Direct Control District 123 [DC 123]; • Land Use Bylaw C-4841-97 [LUB]; • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Application Cover Letter Package, as prepared by Urban Systems, File 2600.0014.04; • Urban Systems Drawings Package, A1-A3; File 2600.0014.04, dated December 2020, including: <ul style="list-style-type: none"> ○ Existing & Proposed Site Conditions; ○ Cut/Fill Plan. • Cottage Club Phase 3 Building Grade Plan, as prepared by Urban Systems, dated March 2021; • Geotechnical Evaluation, as prepared by Technosol Engineering Ltd, dated December 2020;
DISCRETIONARY USE: <ul style="list-style-type: none"> • Stripping, Grading, Fill and Excavation 	DEVELOPMENT VARIANCE AUTHORITY:

Additional Review Considerations

The application was assessed in accordance with Sections 1.0.0 & 5.0.0 of DC 123 and Section 33 of the LUB, which requires that any Stripping, Grading, Filling or Excavation proposal requires a Development Permit. The application appears to comply with the regulations.

Over the four lots, the proposed details include:

- Total Area of Work: 4,030.00 sq. m (43,378.55 sq. ft.)
 - Length: 60.00 m (196.85 ft.)
 - Width: 75.00 m (246.06 ft.)
 - Height: 0.00 m to 2.50 m (0.00 ft. to 8.20 ft.)
- Total Volume: 4,500.00 cu. m (158,916.00 cu. ft.)
- Total Number of Truckloads: 790
- Hauling Duration: Spring 2021; ~3 weeks

The CottageClub Ghost Lake Conceptual Scheme was amended and adopted by Rocky View County in January 2020, allowing the construction of walk-out basements within the CottageClub development.

The Applicant has submitted supporting technical information that was reviewed by Administration, with no concerns noted. The proposed works would positively improve the impact on the waterfront slope and will not impact on-site drainage patterns.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JT/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps & Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That multi-lot regrading and the excavation of fill, shall be permitted on Units 234, 235, 236 and 237; Plan 1412822 in accordance with the drawings submitted with the application, [*as prepared by Urban Systems., File: 2600.0014.04; dated December 2020*] as amended, and includes:
 - i. A total Area of work of 4,030.00 sq. m (43,378.55 sq. ft.) over 4 parcels
 - ii. A total Volume of 4,500.00 cu. m (158,916.00 cu. ft.) over 4 parcels

Permanent:

2. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
3. That for any areas with greater than 1.20 m (3.93 ft.) of topsoil placed, compaction testing results shall be submitted to County, in accordance with County Servicing Standards, upon completion.
4. That no native topsoil shall be removed from the site.
5. That it shall be the responsibility of the Applicant/Owners to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
6. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
7. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
8. That the Applicant/Owners shall take effective mitigation measures for Erosion & Sediment Controls and to control dust on the parcels so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
 - i. That if at any time the removal/placement of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
9. That any material entering to or leaving from the sites, shall be hauled on/off in a covered trailer/truck, to help 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 adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
10. That the proposed development graded area, as per the approved application, shall be spread with topsoil and seeded to native vegetation, upon completion.
11. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
12. That the subject lands 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.

**Advisory:**

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 all proposed site works shall be completed within twelve (12) months from the date of issuance of this permit.
16. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.

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



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Urban Systems Ltd. (Jon Van Heyst)	OWNER: CottageClub Ghost Lake Inc.
DATE APPLICATION RECEIVED: January 5, 2021	DATE DEEMED COMPLETE: January 5, 2021
GROSS AREA: ±0.34 hectares (±0.86 acres)	LEGAL DESCRIPTION: NE-13-26-06-W06M; Lot: Unit 234; Plan 1412822 (455 COTTAGECLUB COVE) Lot: Unit 235; Plan 1412822 (453 COTTAGECLUB COVE) Lot: Unit 236; Plan 1412822 (451 COTTAGECLUB COVE) Lot: Unit 237; Plan 1412822 (449 COTTAGECLUB COVE)
APPEAL BOARD: Municipal Government Board	
HISTORY: <i>Development Permits:</i> <ul style="list-style-type: none">No development history	
AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

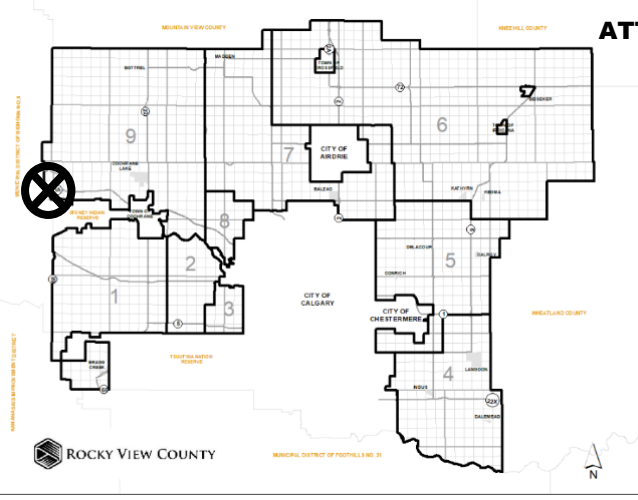


Location & Context

Development Proposal

Multi-lot regrading and the
excavation of fill (four lots)

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 09
 Roll: 10013236 - 10013239
 File: PRDP20210025
 Printed: Jan 27, 2021
 Legal: Lot: Unit 234 -237
 Page 1222 of 2713-
 26-06-W05M



Location & Context

Development Proposal

Multi-lot regrading and the excavation of fill (four lots)



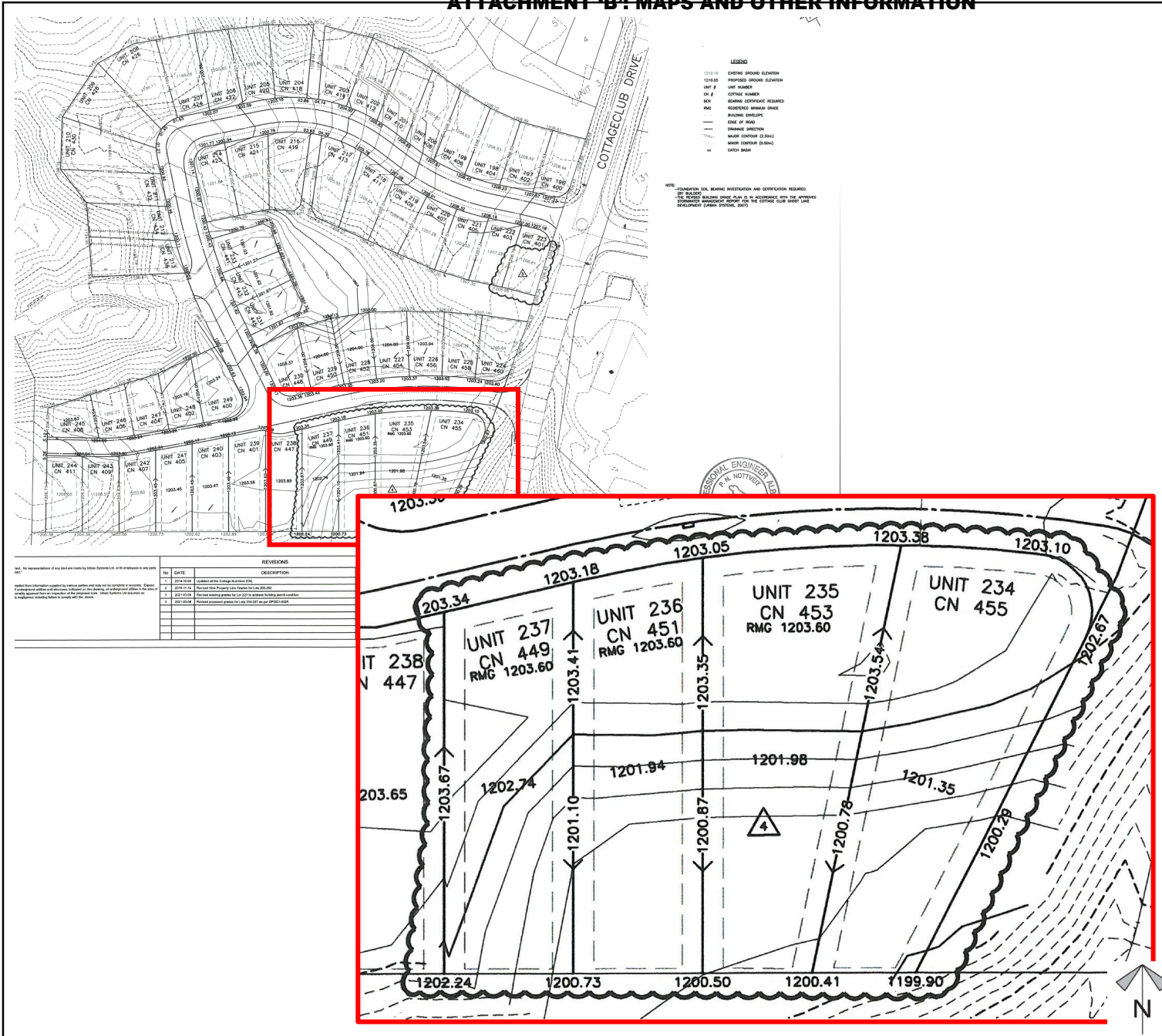
Division: 09
 Roll: 10013236 - 10013239
 File: PRDP20210025
 Printed: Jan 27, 2021
 Legal: Lot: Unit 234 -237
 Page 1223 of 2713
 26-06-W05M



Site Plan

Development Proposal

Multi-lot regrading and the excavation of fill (four lots)



Site Photos

Development Proposal

Multi-lot regrading and the excavation of fill (four lots)



Division: 09
Roll: 10013236 - 10013239
File: PRDP20210025
Printed: Jan 27, 2021
Legal: Lot: Unit 234 -237
Page 1223 of 27
26-06-W05M

**PLANNING AND DEVELOPMENT SERVICES**

TO: Municipal Planning Commission
Development Authority
DIVISION: 7

DATE: March 24, 2021
APPLICATION: PRDP20210583

FILE: 07723018

SUBJECT: Accessory Building / Permitted use, with Variances

APPLICATION: Application is for the construction of an accessory building (workshop), relaxation to the minimum side yard and rear yard setback requirements.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) south of Twp. Rd. 274 and on the east side of Hwy 766.

LAND USE DESIGNATION: Residential, Rural District (R-RUR) under Land Use Bylaw C-8000-2020

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

EXECUTIVE SUMMARY: The Applicant is proposing to construct a new accessory building approximately 160.54 sq. m (1,728.00 sq. ft.) in area, for use as a personal workshop. The proposed accessory building will be located approximately 12.91 m (42.36 ft.) from the rear property line and approximately 5.91 m (19.39 ft.) from the side property boundary. The proposed location requires variances to the minimum rear and side yard setbacks.

OPTIONS:

Option #1: THAT Development Permit Application PRDP20210583 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210583 be refused for the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Wayne Van Dijk, Planning and Development



AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage
Rear Yard Setback	30.00 m (98.43 ft.) from all other parcels over 4.00 ha (9.88 acres)	12.91 m (42.36 ft.)	56.97%
Side Yard Setback	15.00 m (49.21 ft.) from other uses for parcels over 4.00 ha (9.88 acres)	5.91 m (19.39 ft.)	60.60%

APPLICATION EVALUATION:

The application was evaluated based on the information submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> <i>Municipal Government Act</i> Land Use Bylaw C-8000-2020 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None
PERMITTED USE: <ul style="list-style-type: none"> Accessory Building <190 sq. m (2,045.14 sq. ft.) is permitted but requires variances 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission



Additional Review Considerations

A dwelling, single detached was approved under permit PRDP20202964 for this parcel. The Applicant has stated that the terrain is quite undulating and the proposed location is the only suitable location. The adjacent landowners have expressed no issues with the proposal (see attached adjacent landowner letters in Attachment B).

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

WV/ltt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1:

Approval subject to the following conditions:

Description:

1. That construction of the accessory building (workshop), approximately **160.54 sq. m. (1,728.00 sq. ft.)** in area, may commence on the subject land in general accordance with the drawings submitted with the application.
 - i. That the minimum rear yard setback requirement is relaxed from **30.00 m (98.43 ft.) to 12.91 m (42.36 ft.)**.
 - ii. That the minimum side yard setback requirement is relaxed from **15.00 m (49.21 ft.) to 5.91 m (19.39 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 the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
6. 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.

Advisory:

7. That during the 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.
8. That during the construction of the proposed development, the Applicant/Owner shall implement appropriate erosion and sedimentation control measures, in accordance with County Servicing Standards.
9. That 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.
 - i. That the Applicant/Owner shall obtain any required Alberta Environment and Parks approvals for wetland disturbance.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Sheila Nielson & David Rudsuela	OWNER: David Rudisuela
DATE APPLICATION RECEIVED: February 15, 2021	DATE DEEMED COMPLETE: February 15, 2021
GROSS AREA: ± 4.29 hectares (± 10.60 acres)	LEGAL DESCRIPTION: Lot 6, Block 3, Plan 1912391, SW-23-27-03-W05M (273056 Lochend Road)
APPEAL BOARD: Municipal Government Board	
HISTORY: <ul style="list-style-type: none"> PRDP20202964: construction of a dwelling, single detached within top of bank setback requirement. 	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

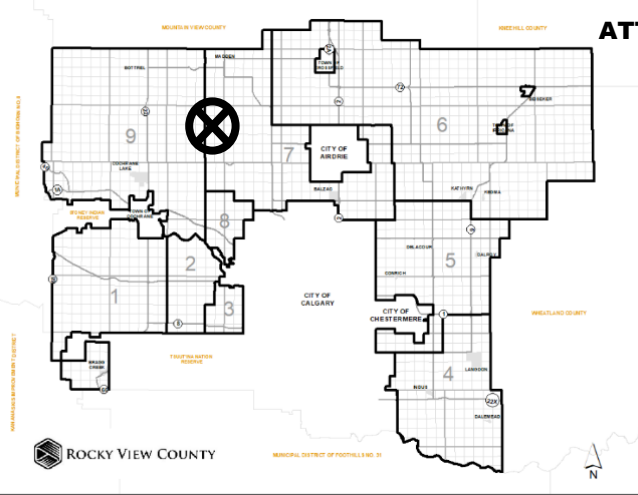


Location & Context

Development Proposal

Accessory Building

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

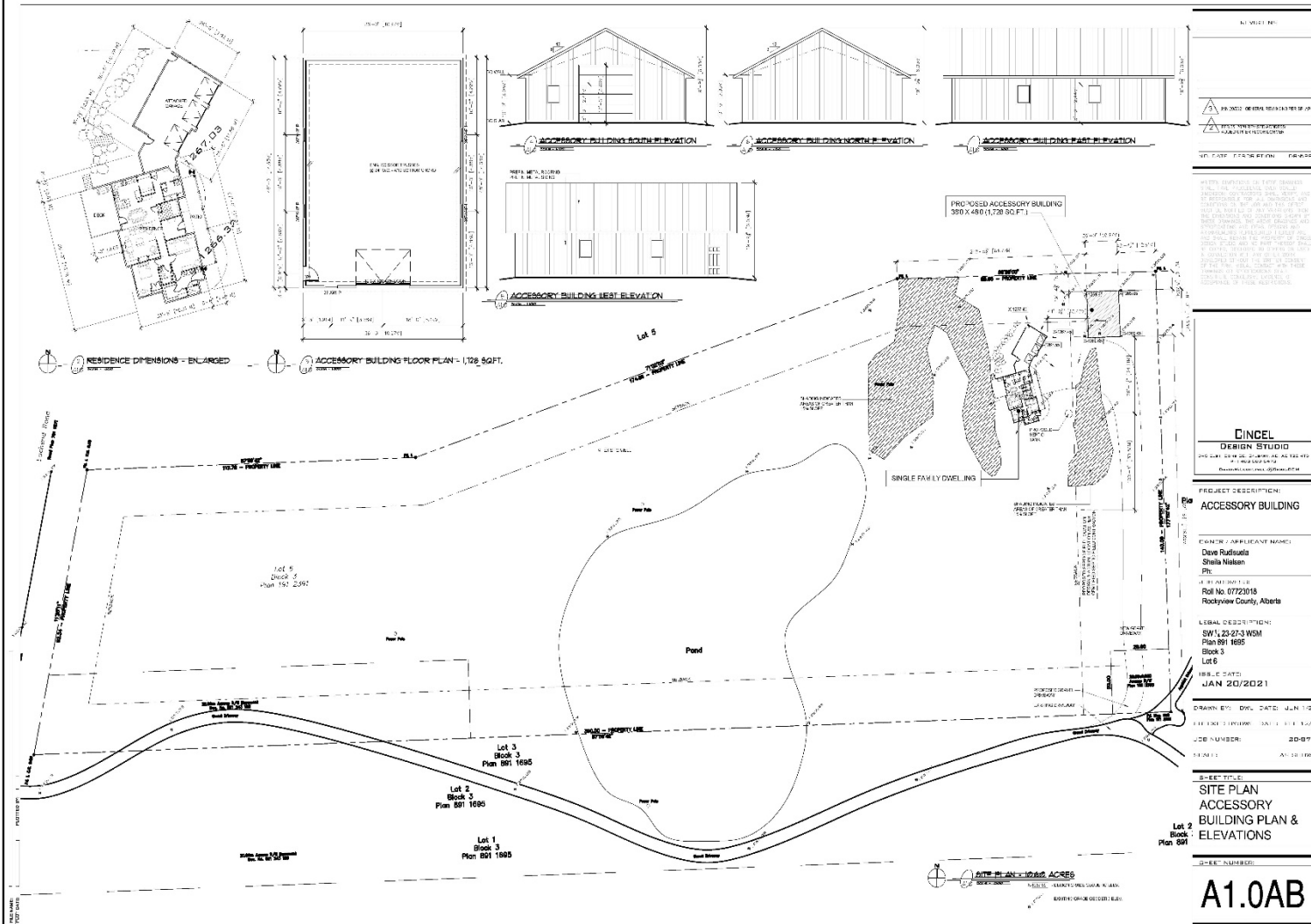


Division: 07
 Roll: 07723018
 File: PRDP20210583
 Printed: Feb 19, 2021
 Legal: Lot: 6 Block: 3
 Page 12 of 27
 27-03-W05M

Site Plan

Development Proposal

Accessory Building



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

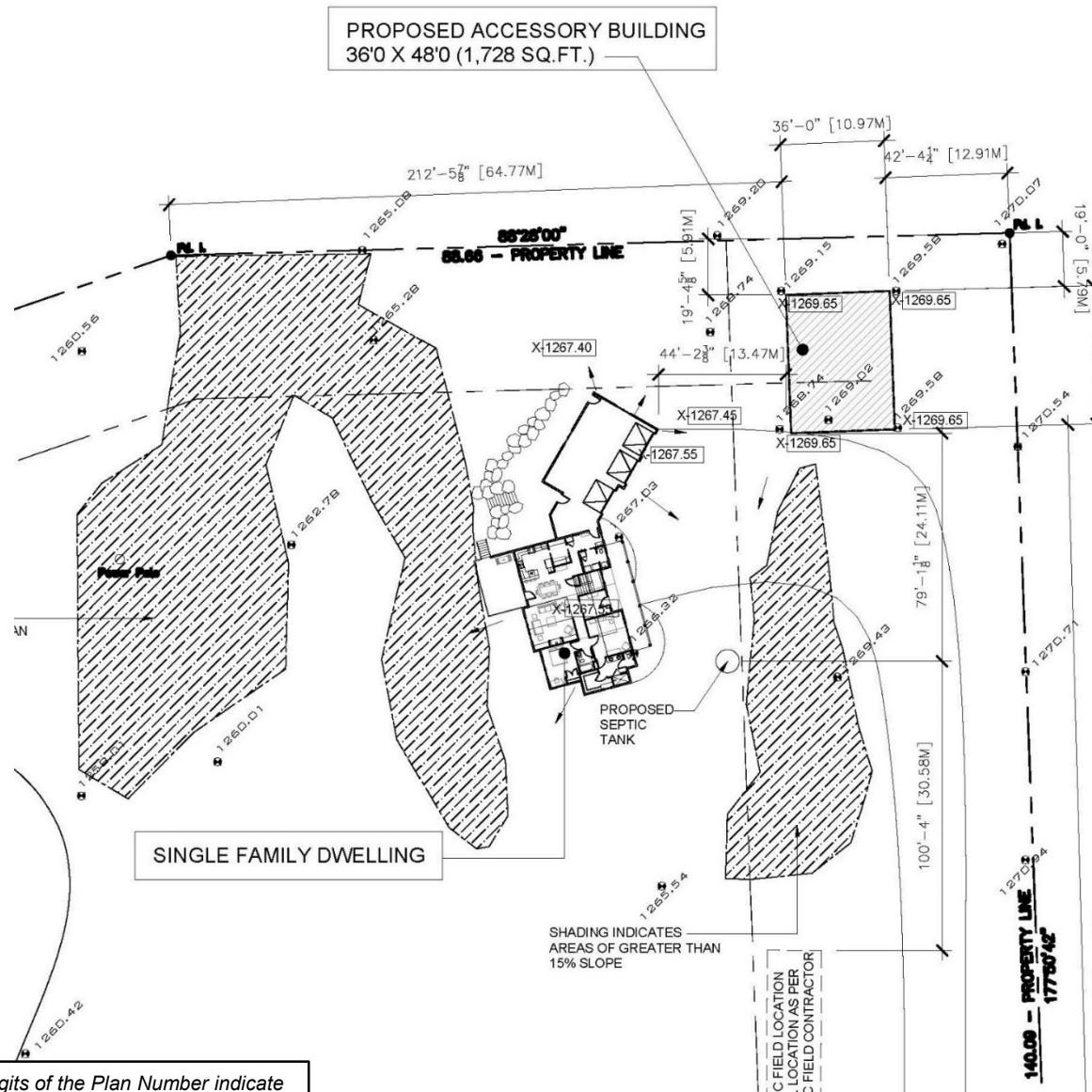
Plan numbers that include letters were registered before 1973 and do not reference a year.

Division: 07
Roll: 07723018
File: PRDP20210583
Printed: Feb 19, 2021
Legal: Lot:6 Block:3
Page 1233 of 277
27-03-W05M

Site Plan

Development Proposal

Accessory Building



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

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

Division: 07
 Roll: 07723018
 File: PRDP20210583
 Printed: Feb 19, 2021
 Legal: Lot 6 Block 3
 Page 1234 of 237
 27-03-W05M

Aerial Imagery

Development Proposal

Accessory Building



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

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



Division: 07
 Roll: 07723018
 File: PRDP20210583
 Printed: Feb 19, 2021
 Legal: Lot: 6 Block: 3
 Page 12 of 27
 Plan 27-03-W05M

Cover Letter

Development Proposal

Accessory Building

February 16, 2021

Sheila Nielsen & David Rudisuela
 265215 Range Road 24A
 Rocky View County, AB
 T4B 5A2

Scope of work – 273056 Lochend Road – Accessory Building

We are planning on building a 36' X 48' accessory building on our land to the east of our house. This building will be used for a workshop for personal use. The building will be outside of the rear and side setback requirements as referenced in section 323 of the Land Use Bylaw.

The reason we would like to put the building in this location is because our land is hilly and this area is relatively flat making it the logical place to build the structure. We would also like the building close to the house. This will have no impact on our neighbors. The 3 neighbors we share a driveway with will not see this building from their yards. The neighbor to the north will not be impacted either as our house and accessory building are approximately 180 m from his house. We have talked to several of our neighbors about this proposal and they have no concerns. Letters of support are included with this letter.

Thank you.



Sheila Nielsen



David Rudisuela

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

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

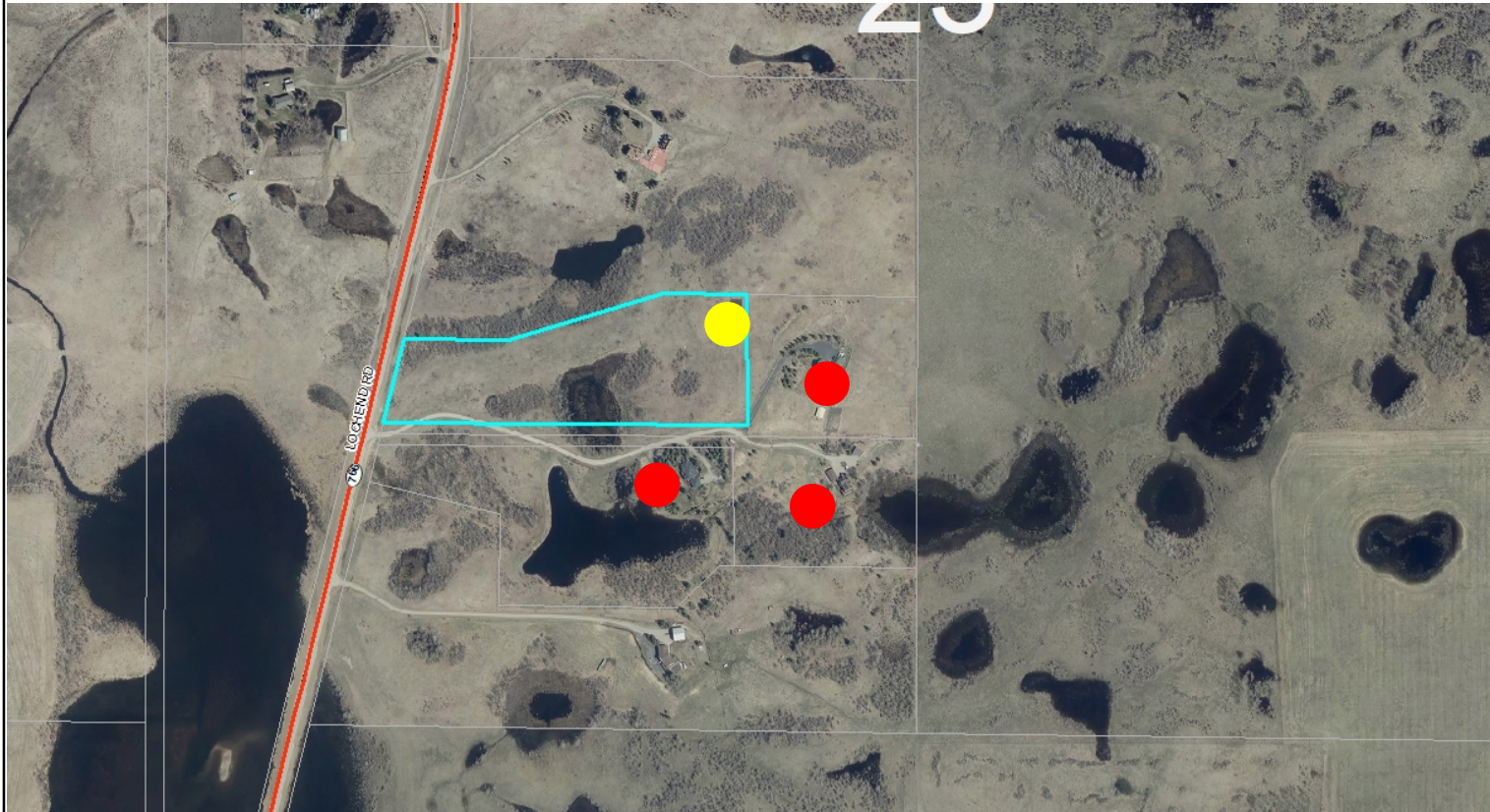


Division: 07
 Roll: 07723018
 File: PRDP20210583
 Printed: Feb 19, 2021
 Legal: Lot: 6 Block: 3
 Page 11 of 17
 27-03-W05M

Site Plan

Development Proposal

Accessory Building



- Adjacent landowner letter of support provided
- Approximate accessory building location



Adjacent Landowner Letter

Development Proposal

Accessory Building

To whom it may concern.

I understand that Sheila Nielsen and David Rudisuela are planning to build an accessory building on their property at 273056 Lochend Road. I understand that they plan to situate the building closer to the property line than the minimum side and rear yard setbacks outlined in the Rocky View County Land Use Bylaw # 323 allow.

Sheila and David have discussed this with me and I have no concerns.

2021.02.13

Date



Signature

ROBYN SWANSON

Printed Name

273054 LOCHEND RD
Rocky View County
 Address T4C 2Z8

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

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



Division: 07
 Roll: 07723018
 File: PRDP20210583
 Printed: Feb 19, 2021
 Legal: Lot: 6 Block: 3
 Page 13 of 17
 27-03-W05M

Adjacent Landowner Letter

Development Proposal

Accessory Building

To whom it may concern.

We understand that Sheila Nielsen and David Rudisuela are planning to build an accessory building on their property at 273056 Lochend Road. We understand that they plan to situate the building closer to the property line than the minimum side and rear yard setbacks outlined in the Rocky View County Land Use Bylaw # 323 allow.

Sheila and David have discussed this with us and we have no concerns.

2021-2-13

Date

Diana Doyle

Signature

Diana Doyle

Printed Name

273052 Lochend Rd

Address

BT Rudisuela

Signature

Brian Davidson

Printed Name

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

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



Division: 07
 Roll: 07723018
 File: PRDP20210583
 Printed: Feb 19, 2021
 Legal: Lot: 6 Block: 3
 Page 1239 of 237
 27-03-W05M

**Adjacent
Landowner
Letter****Development Proposal**

Accessory Building


To whom it may concern.

I understand that Sheila Nielsen and David Rudisuela are planning to build an accessory building on their property at 273056 Lochend Road. I understand that they plan to situate the building closer to the property line than the minimum side and rear yard setbacks outlined in the Rocky View County Land Use Bylaw # 323 allow.

Sheila and David have discussed this with me and I have no concerns.

Feb. 15 / 21

Date



Signature

Heather Piercy

Printed Name

273050 Lochend Rd.

Address

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

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



Division: 07
Roll: 07723018
File: PRDP20210583
Printed: Feb 19, 2021
Legal: Lot: 6 Block: 3
Page 1240 of 237
Page 1240 of 237
27-03-W05M

Site Photos

Development Proposal

Accessory Building

Building site looking north



Building site looking south



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

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



Division: 07
 Roll: 07723018
 File: PRDP20210583
 Printed: Feb 19, 2021
 Legal: Lot:6 Block:3
 Page 16 of 17
 Plan 1241 of 257-23-27-03-W05M

Site Photos

Development Proposal

Accessory Building

Building site looking west



Building site looking east



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

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



Division: 07
 Roll: 07723018
 File: PRDP20210583
 Printed: Feb 19, 2021
 Legal: Lot:6 Block:3
 Page 17 of 17
 Plan 1242 of 25W-23-27-03-W05M

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 1

DATE: March 24, 2021
APPLICATION: PRDP20210478

FILE: 03917031

SUBJECT: Bed and Breakfast / Discretionary use, with no Variances

APPLICATION: Application is for the development of a Bed and Breakfast.

GENERAL LOCATION: located approximately 0.40 km (1/4 mile) north of Twp. Rd. 232 and 0.20 km (1/8 mile) west of Rge. Rd. 54.

LAND USE DESIGNATION: Residential, Rural District (R-RUR) under Land Use Bylaw C-8000-2020

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

EXECUTIVE SUMMARY: The Applicant is proposing to establish a Bed and Breakfast within an existing dwelling. The proposed Bed and Breakfast utilises approximately 61.32 sq.m (660.00 sq. ft.) of the basement, of the existing dwelling. The applicant states that the Bed and Breakfast would operate approximately 120-160 days of the year, maximum occupancy of two (2) people (additional child/adult upon special request) with a maximum stay of 14 days. There are two (2) assigned parking spaces for any potential guests.

OPTIONS:

Option #1: THAT Development Permit Application PRDP20210478 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210478 be refused for the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Wayne Van Dijk, Planning and Development



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the information submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i> • Land Use Bylaw C-8000-2020 • Greater Bragg Creek Area Structure Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
DISCRETIONARY USE: <ul style="list-style-type: none"> • Bed and Breakfast 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

This location had a previous Bed and Breakfast permitted, PRDP20171084, by the previous owners.

CONCLUSION:

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



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

WV/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Option #1:

Approval subject to the following conditions:

Description:

1. That a Bed and Breakfast may operate on the subject parcel, within the existing dwelling, single detached, in general accordance with the submitted application and site plans.

Permanent:

2. That there shall be no off-site advertisement signage associated with the Bed and Breakfast.
3. That there shall be no non-resident employees at any time.
4. That the Bed and Breakfast 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 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 Bed And Breakfast shall not change the residential character and external appearance of the parcel and dwellings.
8. That the operation of this Bed and Breakfast 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 landowners shall be preserved. The Bed and Breakfast shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent landowners.
9. That the operation of the Bed and Breakfast shall be subordinate and incidental to the principal use of the dwelling, single-detached.

Advisory:

10. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
11. That a Building Permit shall be obtained for the Bed & Breakfast use, if required, through Building Services.
12. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
13. That this Development Permit shall be valid until **April 21, 2022**, at which time a new application shall be required.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Charlotte Funke	OWNER: Charlotte Funke
DATE APPLICATION RECEIVED: February 8, 2021	DATE DEEMED COMPLETE: February 25, 2021
GROSS AREA: ± 2.13 hectares (± 5.26 acres)	LEGAL DESCRIPTION: Lot 3, Plan 9211658, SE-17-23-05-W05M (36 Hawk Eye Road)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> PRDP20171084: Bed and Breakfast 	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

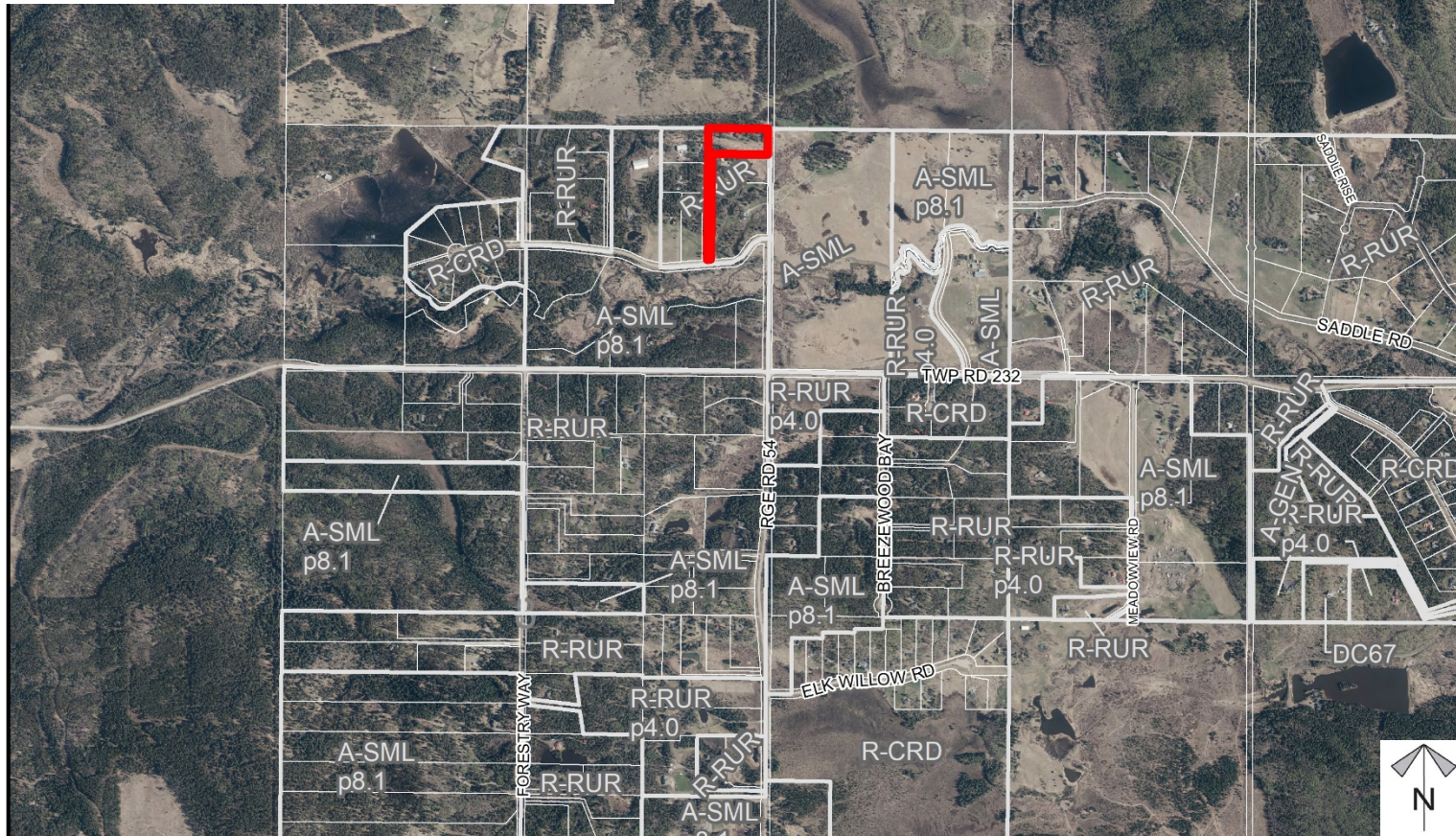
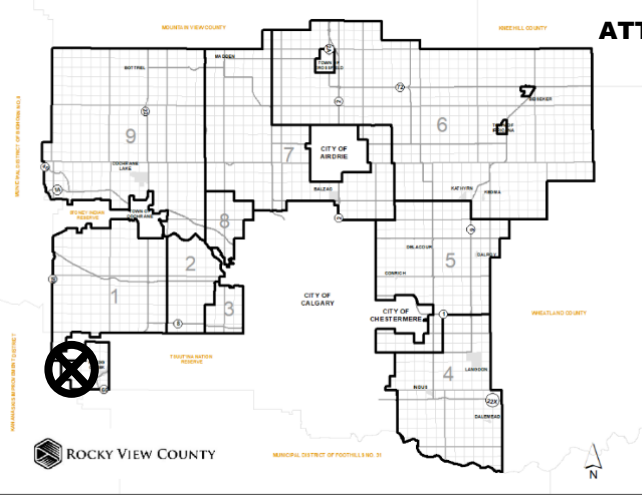


Location & Context

Development Proposal

Bed and Breakfast

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

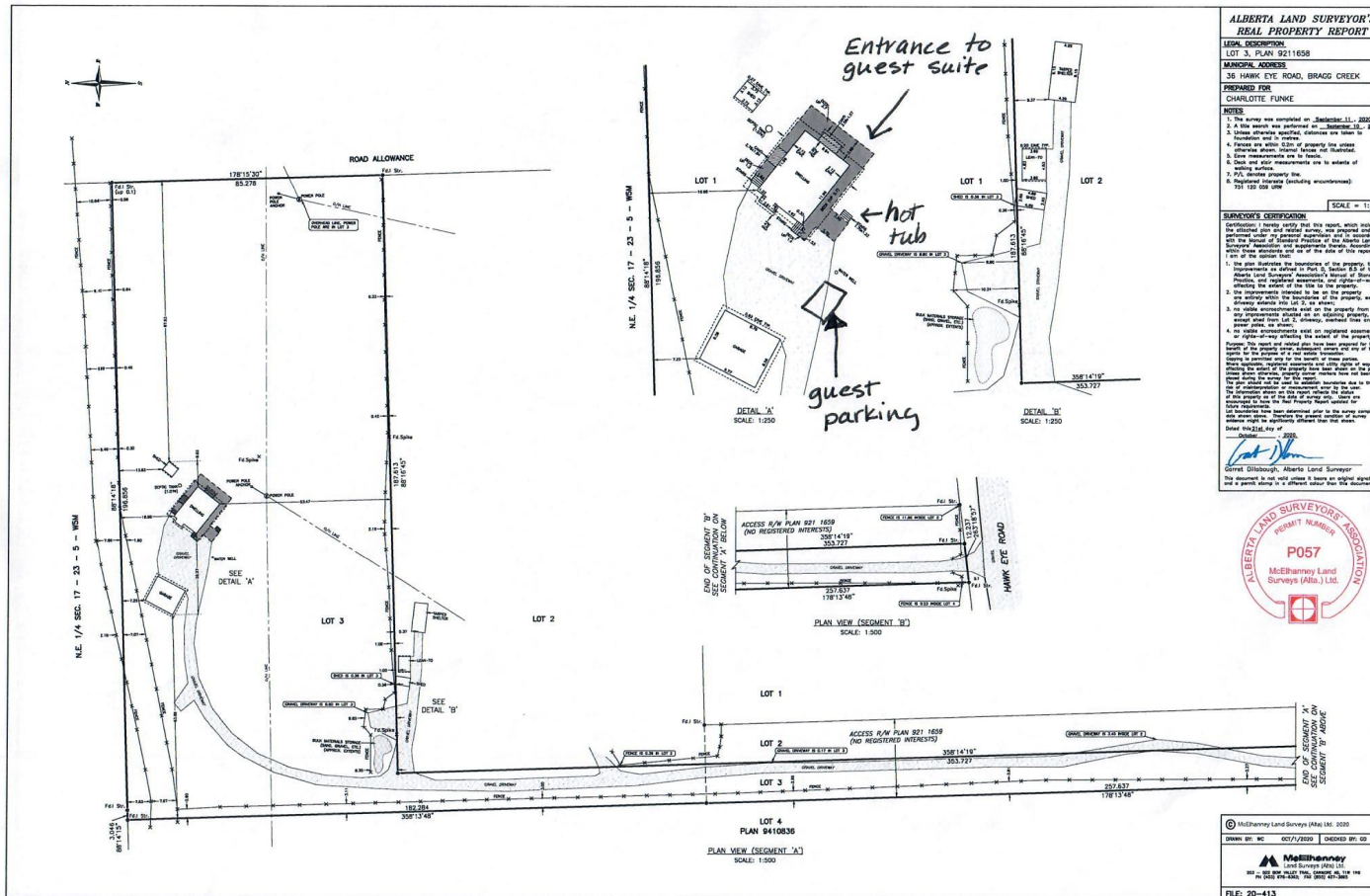


Division: 01
Roll: 03917031
File: PRDP20210478
Printed: Feb 25, 2021
Legal: Lot:3 Plan:9211658
Page 6 of 11

Site Plan

Development Proposal

Bed and Breakfast



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

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

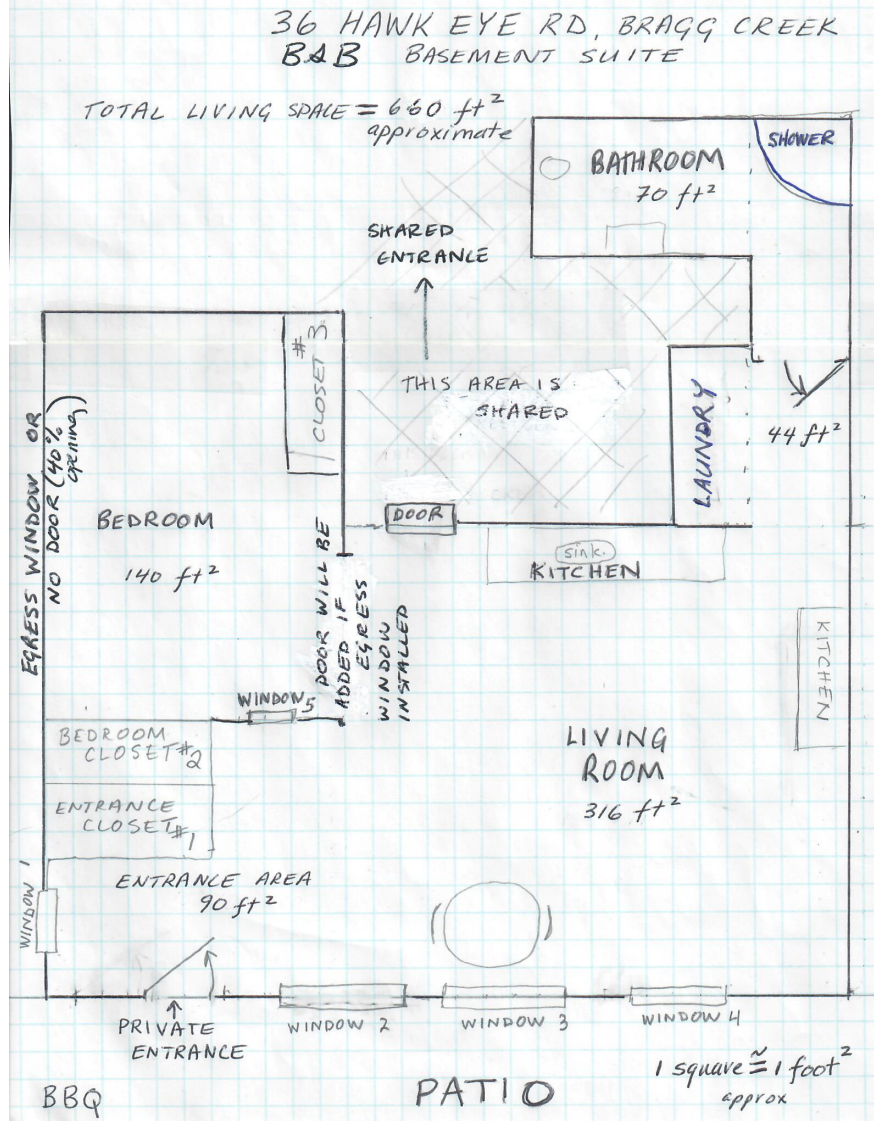
Division: 01
Roll: 03917031
File: PRDP20210478
Printed: Feb 25, 2021
Legal: Lot:3 Plan:9211658
Page 149 of 2705



Site Plan

Development Proposal

Bed and Breakfast



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

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



Division: 01
Roll: 03917031
File: PRDP20210478
Printed: Feb 25, 2021
Legal: Lot:3 Plan:9211658
Page: 5020052705M



Cover Letter

Development Proposal

Bed and Breakfast

Charlotte Funke

36 Hawk Eye Road, Bragg Creek, AB
TOL0K0

February 8, 2021

RE: Development Permit for Bed & Breakfast at 36 Hawk Eye Road, Bragg Creek

To whom this may concern,

My name is Charlotte FUNKE, I am the registered landowner of 36 Hawk Eye Road in Bragg Creek. I would like to formally request a Bed & Breakfast Permit for the existing basement walk-out suite of my home located at 36 Hawk Eye Road in Bragg Creek. The previous owners (Charlie Holschuh and Pam Shewchuk), used the suite as a Bed & Breakfast but their permit expired in June 2018 approximately.

The existing suite is approximately 660 sq ft. We have made the following changes to the rental suite since the previous owners had their B&B permit (mostly because of COVID19):

- A separate laundry area has been added to the suite next the bathroom so that guests do not have to share the laundry area of the main house.
- We have also made our hot tub accessible to guests
- Although the west entrance to the basement is shared we will encourage our guests to use the private walk-out patio entrance on the East side of the house to minimize shared living space during the Covid19 Pandemic.

We would like to rent out the 660 sq ft basement suite for short term rentals during 120-160 days of the year. Each rental would be for a maximum occupancy of 2 adults (additional baby/child/adult only upon special request). Each rental will be for a maximum duration of 14 days. We have assigned two parking spaces for guests in the front of the hot tub area (south-west side of the house).

The kitchen area is equipped with a fridge, sink, microwave, toaster oven, and 2 electric induction hot plates. The private walk out patio is equipped with a propane BBQ.

Please find attached:

- the application form and checklist
- a copy of the most recent Real Property Report dated 1-Oct-2020, indicating the guest parking and the entrance to the rental suite.
- a floor Plan of the rental suite
- 10 photos

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

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



Division: 01
 Roll: 03917031
 File: PRDP20210478
 Printed: Feb 25, 2021
 Legal: Lot:3 Plan:9211658
 Page 5 of 11
 Page 5120052705M

Site Photos

Development Proposal

Bed and Breakfast



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

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Division: 01
 Roll: 03917031
 File: PRDP20210478
 Printed: Feb 25, 2021
 Legal: Lot:3 Plan:9211658
 Page 10 of 11

Site Photos

Development Proposal

Bed and Breakfast



Division: 01
Roll: 03917031
File: PRDP20210478
Printed: Feb 25, 2021
Legal: Lot:3 Plan:9211658
Page 11 of 11
Page 11 of 11

**PLANNING AND DEVELOPMENT SERVICES**

TO: Municipal Planning Commission
Development Authority
DIVISION: 5

DATE: March 24, 2021
APPLICATION: PRDP20210154

FILE: 03231033

SUBJECT: Single-lot Regrading / Discretionary Use, with no Variances

APPLICATION: Application is for single-lot regrading and the placement of clean fill and topsoil.

GENERAL LOCATION: Located approximately 0.20 km (1/8 mile) east of Hwy 791 and 0.81 km (1/2 mile) south of Twp. Rd. 240. (2-235109 Rge. Rd. 275 A)

LAND USE DESIGNATION: Agriculture, Small Parcel District (A-SML) p8.1 under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: The Applicant is proposing to place approximately 50.00 m³ (1,765.73 ft.³) of clean fill onto an area of approximately 360.00 sq. m (3,875.01 sq. ft.) in size to an approximate depth of 0.10 m (0.33 ft.). The applicant proposes the addition of the clean fill to improve the growing potential of the parcel for vegetation growth and horse grazing. The applicant proposes to utilize a sand and topsoil mixture, ratio 1:3.5, as fill. The applicants have placed approximately six (6) truckloads of sand on the parcel, currently being utilized as a toboggan hill, and propose to mix that sand with approximately 20 loads of topsoil. There are potential wetlands on the parcel and the Applicant is not proposing placement of any fill in those areas.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20210154 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210154 be refused for the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Wayne Van Dijk, Planning and Development



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> <i>Municipal Government Act</i> Land Use Bylaw C-8000-2020 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> No technical reports
DISCRETIONARY USE: Stripping, Grading, Excavation and Fill is listed as Discretionary Use	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission

Additional Review Considerations

There are no additional considerations.

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

WD/lt

ATTACHMENTS

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONSOption #1:

Approval, subject to the following conditions:

Description:

1. That the single-lot regrading and placement of clean fill and topsoil, approximately 50.00 m³(1,765.73 ft.³), to a depth of approximately **0.10 m (0.32 ft.)** may commence on the subject parcel, in general accordance with the submitted application and drawings.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Grading Plan, prepared and stamped by a qualified professional, that illustrates the pre and post grades, depth of fill, as well as any resulting impacts to existing drainage conditions, potential wetland impacts and/or provide recommendations to mitigate any potential impacts.
3. That prior to release of this permit, the Applicant/Owner shall submit a stamped and endorsed statement from a Professional Agrologist, or Certified Crop Advisor, confirming the soil quality improvements achieved by the proposed addition of topsoil. The anticipated agricultural benefits must be identified.
4. That prior to release of this permit, the Applicant/Owner shall submit a soil testing analysis, completed on the proposed topsoil, that includes where the topsoil originated from. The report and approval shall be to the satisfaction of the County. The soil analysis report will need to confirm that:
 - i. Texture is balanced and not over 40% clay; and
 - ii. Organic matter is a minimum of 3%, and equal to or greater than the organic matter of the soil on the application site; and
 - iii. SAR/EC rating is at least 'good'; and
 - iv. PH value is in the 'acceptable' range for crop growth.
5. 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 the condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

6. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands from drainage alteration.
7. That the Applicant/Owner shall ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on drainage and/or potential wetlands.
8. That the applicant/Owner 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.



ROCKY VIEW COUNTY

9. That the proposed development graded area, as per the approved application, shall be spread and seeded to native vegetation or farm crop, to the satisfaction of the County, upon completion.
10. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.

Advisory:

11. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
12. 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*].
13. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 6 months from the date of issue, and completed within 12 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 Applicant/Owner.
 - i. That the Applicant/Owner shall be responsible for obtaining all required Alberta Environment And Parks (AEP) approvals should the proposed development have a direct impact on any wetlands.
15. That if this Development Permit is not issued by **September 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Billie-Jo Dekort	OWNER: Nathan and Billie-Jo Dekort
DATE APPLICATION RECEIVED: January 10, 2021	DATE DEEMED COMPLETE: January 20, 2021
GROSS AREA: ± 5.30 hectares (± 13.09 acres)	LEGAL DESCRIPTION: SW-31-23-27-W04M (2-235109 Rge. Rd. 275A)
APPEAL BOARD: Municipal Government Board	
HISTORY: PRDP20130876 - Dwelling, Moved-in.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

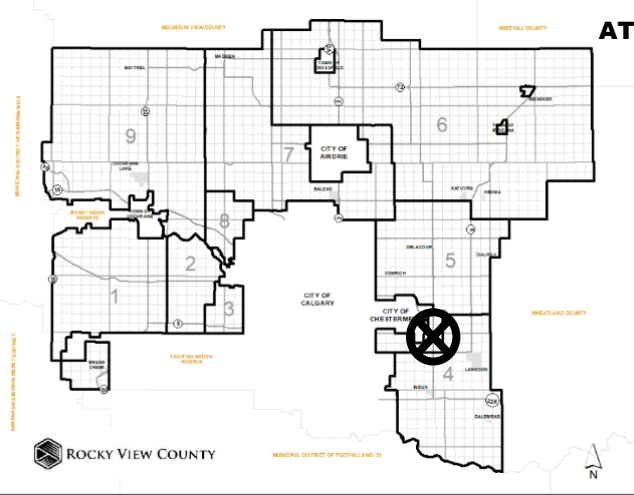


Location & Context

Development Proposal

Single-lot Regrading,
placement of clean fill

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 05
 Roll: 03231033
 File: PRDP20210154
 Printed: Jan 14, 2021
 Legal: A portion of SW-31-
 235-274 of 277





Aerial Imagery

Development Proposal

Single-lot Regrading,
placement of clean fill



January 20, 2021

Billie-Jo & Nathan Dekort
2-235109 RR 275A
Rocky View Alberta T1X 2H3

Hello,

We are applying for a development permit for our property to make unusable land usable for animals.

We are wanting to fill an area with clean topsoil mixed with left over sand so we can seed and allow our horses to graze. We are currently unable to grow any grass or trees in our field due to high alkaline levels. We are hoping with adding less than 100mm of topsoil/ sand mixture it will give the grass a good base to grow in.

We currently have 2 ponds and have the WDI go through our property, so all winter and spring runoff naturally go to these 3 areas. Also all of this work will be done before or after the birds nesting period in the spring with respect to ground dryness.

We hauled in sand to make our kids and neighbors kids a toboggan hill to use during covid shut down, this sand in the spring will be used for a 20'x20' boxed play area for a sandbox and swing set, unused sand will be used to mix in with the topsoil to help with drainage and reduce the amount of clean topsoil we are bringing in.

Kind regards,



Billie-Jo Wheeler Dekort

Cover Letter

Development Proposal

Single-lot Regrading,
placement of clean fill



Site Photos

Development Proposal

Single-lot Regrading,
 placement of clean fill



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

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



*Division: 05
 Roll: 03231033
 File: PRDP20210154
 Printed: Jan 14, 2021
 Legal: A portion of SW-31-235109
 Page 11 of 277*

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 3
DATE:	March 24, 2021	APPLICATION: PRDP20204032
FILE:	04714177	
SUBJECT:	Single-Lot Regrading / Discretionary use, without Variances	

APPLICATION: Single-lot regrading and construction of three (3) berms and two (2) ponds, for general landscaping purposes

GENERAL LOCATION: Located approximately 0.40 km (1/4 mile) west of Rge. Rd. 31 and 0.20 km (1/8 mile) south of Lower Springbank Rd.

LAND USE DESIGNATION: Residential, Country Residential District (R-CRD)

EXECUTIVE SUMMARY: The intent of the application is for general landscaping purposes and includes the construction of three landscaped berms around the perimeter of the property and two ponds in the rear yard. Drainage would be directed towards the larger pond at the far rear of the property. The entire property would be landscaped with various trees and shrubs. The proposal includes the following:

- Construction of a berm along the west and southwest property lines, approximately 72.20 m (236.88 ft.) in length and up to 2.50 m (8.20 ft.) in height;
- A second berm to be located along a portion of the southeast property line, approximately 35.10 m (115.16 ft.) in length and up to 2.00 m (6.56 ft.) in height;
- A third berm to be located along the south property line, approximately 26.60 m (87.27 ft.) in length and up to 1.00 m (3.28 ft.) in height;
- A larger pond, approximately 30.00 m (98.43 ft.) in length, 19.00 m (62.34 ft.) in width, and up to 1.50 m (4.92 ft.) in depth; and
- A smaller pond, approximately 15.10 m (49.54 ft.) in length, 13.40 m (43.96 ft.) in width, and up to 1.50 m (4.92 ft.) in depth.

This application is the result of enforcement action by Development Compliance. Administration has reviewed the proposal in accordance with the County Servicing Standards and technical considerations have been reflected in the proposed condition set.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20204032 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20204032 be refused.

Administration Resources

Sandra Khouri, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Central Springbank Area Structure Plan; • Montebello Conceptual Scheme • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: Stripping, filling, and regrading is a discretionary use in all districts	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

All technical considerations have been addressed in the proposed condition set.



ROCKY VIEW COUNTY

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

SK/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Description**

1. That single-lot regrading for the construction of three (3) berms and excavation of two (2) ponds may commence on the subject property, in accordance with the Grading and Drainage plan prepared by Browning Design Inc., dated November 16, 2020 (Project No. 20-20) and in accordance with the conditions of this permit, including:
 - a. Berm approximately 72.20 m (236.88 ft.) in length and up to 2.50 m (8.20 ft.) in height;
 - b. Berm approximately 35.10 m (115.16 ft.) in length and up to 2.00 m (6.56 ft.) in height;
 - c. Berm approximately 26.60 m (87.27 ft.) in length and up to 1.00 m (3.28 ft.) in height;
 - d. Pond approximately 30.00 m (98.43 ft.) in length, 19.00 m (62.34 ft.) in width, and up to 1.50 m (4.92 ft.) in depth; and
 - e. Pond approximately 15.10 m (49.54 ft.) in length, 13.40 m (43.96 ft.) in width, and up to 1.50 m (4.92 ft.) in depth.

Prior to Release

2. That prior to release of this permit, the Applicant/Owner shall submit an updated site grading plan and a letter from a professional engineer confirming that the placement of fill will have no impact on adjacent lands. The grading plan shall show the extent of proposed work (with dimensions) and pre and post site grades.
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.
 - a. 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 any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition shall be implemented and adhered to in perpetuity.
5. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
6. That upon request of the County, the Applicant/Owner shall submit an as-built grading survey, to confirm that post grades align with final grades as approved with the application.
7. 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.
8. That no topsoil shall be removed from the subject property.
9. That the proposed regrading area shall have a minimum of six (6) 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.
10. That the Applicant/Owner shall take effective measures to control dust in the regrading area of the subject property, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.



ROCKY VIEW COUNTY

- a. That if at any time the removal or handling of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
11. 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.
12. That with the removal of any fill, the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
 - a. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
13. That the fill shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
14. 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

15. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
16. 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]*.
17. That if the development authorized by this Development Permit is not completed within six (6) months of the date of issuance, or the approved extension date, the permit is deemed to be null and void.
18. That if this Development Permit is not issued by **October 31, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Note: That the Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation should the development result in the direct impact of any wetlands.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: David Vandermeer	OWNER: David & Marnie Vandermeer
DATE APPLICATION RECEIVED: December 8, 2020	DATE DEEMED COMPLETE: January 20, 2021
GROSS AREA: ± 0.81 hectares (± 2.00 acres)	LEGAL DESCRIPTION: Lot 22, Block 3, Plan 0914791; NE-14-24-03-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: N/A	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

Location & Context

Development Proposal

Single-lot regrading and construction of three (3) berms and two (2) ponds, for general landscaping purposes



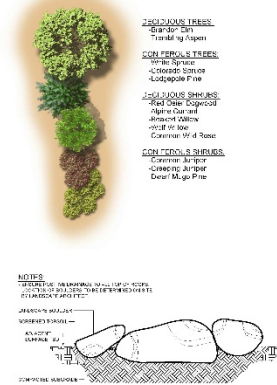
Site Plan

Development Proposal

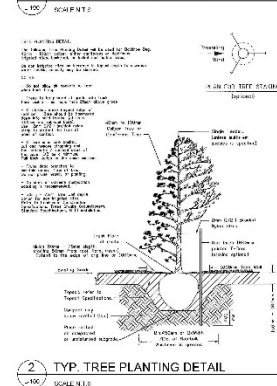
Single-lot regrading and construction of three (3) berms and two (2) ponds, for general landscaping purposes



SUGGESTED PLANT MATERIAL:



1 BOULDER PLACEMENT DETAIL



GENERAL NOTES

[illegible]

2006) (Table 1).

The drawing is and at all times remains the exclusive property of **BROWNING DESIGN INC.**, and shall not be used without their consent. The contractor shall check and verify all dimensions and report all errors and omissions to the consultant. This drawing is not to be sealed or shall not be used for construction purposes until signed.

Revisions			
Description	No.	Date	By
Revised from previous issue	1	1/1/2007	WJ

Soils & Permits



Votes:

THE LANDSCAPE CONSULTANT (small text) is a night to make changes in order to improve the landscape design, or aesthetics of any time during the construction operation, as long as that construction has not started. It is a degree, or a title, in the U.S. in the LANDSCAPE CONSULTING or any other professional associated with the project. Real to go to the US to find the answer.

Client:

VANDERMEER
RESIDENCE

Project Title

LOT 2, BLK 3, PLAN 091 4791
31081 Windhorse Drive
Rocky View County, AB

Draw no title

LANDSCAPE PLAN

Project No:	20-
Date:	11/19/20
Designed By:	C
Drawn By:	M
Checked By:	C
Scale:	AS SHOWN
Sheet:	Sheet 1 of 1

Division: 03
Roll: 04714177
File: PRDP20204032
Printed: Jan 19, 2021
Legal: Lot:22 Block:3
Page 1172 of 2172
24-03-W05M



Site Plan

Development Proposal

Single-lot regrading and construction of three (3) berms and two (2) ponds, for general landscaping purposes



GENERAL NOTES:

[illegible]

GRADING NOTES

4. 在“数据”菜单中选择“数据有效性”，在“数据有效性”对话框中，在“数据源”列表框中输入“=工作簿1!\$A\$2:\$A\$10”，在“允许的数据列表”列表框中输入“=工作簿1!\$B\$2:\$B\$10”，单击“确定”按钮。

5. 在“数据”菜单中选择“数据有效性”，在“数据有效性”对话框中，在“数据源”列表框中输入“=工作簿1!\$A\$2:\$A\$10”，在“允许的数据列表”列表框中输入“=工作簿1!\$B\$2:\$B\$10”，单击“确定”按钮。

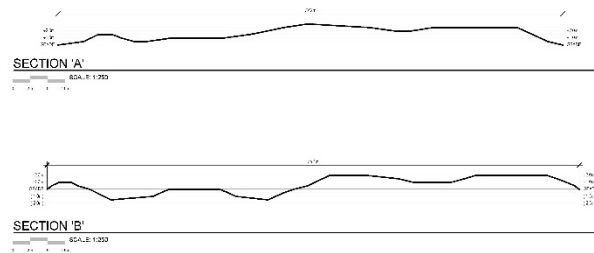
6. 在“数据”菜单中选择“数据有效性”，在“数据有效性”对话框中，在“数据源”列表框中输入“=工作簿1!\$A\$2:\$A\$10”，在“允许的数据列表”列表框中输入“=工作簿1!\$B\$2:\$B\$10”，单击“确定”按钮。

7. 在“数据”菜单中选择“数据有效性”，在“数据有效性”对话框中，在“数据源”列表框中输入“=工作簿1!\$A\$2:\$A\$10”，在“允许的数据列表”列表框中输入“=工作簿1!\$B\$2:\$B\$10”，单击“确定”按钮。

8. 在“数据”菜单中选择“数据有效性”，在“数据有效性”对话框中，在“数据源”列表框中输入“=工作簿1!\$A\$2:\$A\$10”，在“允许的数据列表”列表框中输入“=工作簿1!\$B\$2:\$B\$10”，单击“确定”按钮。

9. 在“数据”菜单中选择“数据有效性”，在“数据有效性”对话框中，在“数据源”列表框中输入“=工作簿1!\$A\$2:\$A\$10”，在“允许的数据列表”列表框中输入“=工作簿1!\$B\$2:\$B\$10”，单击“确定”按钮。

10. 在“数据”菜单中选择“数据有效性”，在“数据有效性”对话框中，在“数据源”列表框中输入“=工作簿1!\$A\$2:\$A\$10”，在“允许的数据列表”列表框中输入“=工作簿1!\$B\$2:\$B\$10”，单击“确定”按钮。



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Calgary AB T2C 3S4
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[illegible]

Scale & Portals: The Alberta Association of



Notes:

THE LANDSCAPE CONSULTANT reserves the right to make changes and/or in order to improve the landscape design, or as a result of any time saving the construction operation, as long as that considered appropriate is in the program, all in order to the OWNER. THE LANDSCAPE CONSULTANT or any other professional associated with the project, shall be responsible for a clear definition.

Clin—

VANDERMEER
RESIDENCE

Project Title:

LOT 2, BLK 3, PLAN 091 4791
31081 Windhorse Drive
Rocky View County, AB

Drawing Title:

GRADING & DRAINAGE PLAN

Project No:	20-28
Date:	11/1/2005
Designed By:	GL
Drawn By:	ML
Checked By:	GL
Scale:	AS SHOWN
Sheet:	ISSUED/REVISED

L-101

Division: 03
Roll: 04714177
File: PRDP20204032
Printed: Jan 19, 2021
Legal: Lot:22 Block:3
Page 1173 of 271-14-
24-03-W05M

Inspection Photos

Development Proposal

Single-lot regrading and construction of three (3) berms and two (2) ponds, for general landscaping purposes



Inspection Photos

Development Proposal

Single-lot regrading and construction of three (3) berms and two (2) ponds, for general landscaping purposes



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 2

DATE: March 24, 2021
APPLICATION: PRDP20210229

FILE: 05704081

SUBJECT: Industrial (Light) and Outdoor Storage / Discretionary use, with no Variances

APPLICATION: Industrial (Light) and Outdoor Storage, change of use and tenancy of an existing building and surrounding area for indoor and outdoor storage of tools, equipment, and vehicles.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) north of Twp. Rd. 250 and 0.81 km (1/2 mile) west of Rge. Rd. 33.

LAND USE DESIGNATION: Commercial, Local Rural District (C-LRD)

EXECUTIVE SUMMARY: This application is for the change of use of an existing building and land from Personal Service Business and Health Care Services to Industrial (Light) and Outdoor Storage. The property would be leased by the Government of Alberta's Infrastructure division, who would utilize both the building and surrounding area for the storage of equipment, tools, and vehicles, including boats, ATVs, and trucks.

The property is developed with a warehouse building, approximately 427.35 sq. m (4,600.00 sq. ft.) in size. The proposed outdoor storage area is approximately 2,972.90 sq. m (32,000 sq. ft.). In accordance with the parking plan approved with the previous development permit, the site contains 12 assigned parking stalls and two accessible stalls. The outdoor storage area can accommodate parking/storage for up to 60 vehicles, trucks, and equipment. There will be up to 10 employees attending the site at once with no customer visits anticipated. No signage is proposed with this application. There are no technical considerations related to the application and the proposal is compatible with surrounding uses.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210229 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210229 be refused.

Administration Resources

Sandra Khouri, Planning & Development Services



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • North Springbank Area Structure Plan • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: Industrial (Light) and Outdoor Storage are discretionary uses in the C-LRD district	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

Conditions were set based on the following items:

Parking

Required:

- Industrial (Light) 1 stall per 100 sq. m GFA;
- Outdoor Storage 0.5 per 100.0 sq. m GFA (minimum of 4)
- Total = 18 stalls; 2 accessible stalls

Proposed: 12 stalls with wheel stops, 2 accessible stalls with signage, up to 60 stalls for outdoor storage



ROCKY VIEW COUNTY

Given that the site has sufficient space for up to 60 vehicles in the outdoor storage area and that only 10 employees would attending the site at once with no customer visits, there is sufficient parking provided on site.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

SK/llt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS****Description:**

- 1) That Industrial (Light) and Outdoor Storage, tenancy for indoor and outdoor storage of tools, equipment, and vehicles may take place on the subject site in accordance with the Site Plan submitted with the application.

Permanent:

- 2) That the development shall maintain all parking on-site, in accordance with the approved Parking Plan for PRDP20192570. That no customer/business parking shall be permitted within the adjacent County Road Allowance.
- 3) That any future signage shall require separate development permit approval.
- 4) That all outdoor lighting shall be full cut-off (shielded) light fixtures that direct light downward and designed to minimize light pollution, glare, and light trespass onto adjacent properties, while maintaining night-time, on-site safety and security during evening operating hours.
- 5) That the entire site shall be maintained in a neat and orderly manner at all times. All garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers located within the building or adjacent to the side or rear of the building and screened from view from all adjacent properties and public thoroughfares. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
- 6) That all landscaping shall be in accordance with the approved Landscape Plan, as per Development Permit 2007-DP-12724.
- 7) That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30 of the next growing season.
- 8) That the development shall be operated in perpetuity with the On-Site Stormwater Management Plan approved for this site.

Advisory:

- 9) That a change of use Building Permit shall be obtained, through Building Services, prior to tenant occupancy and/or interior renovations.
- 10) That any other government permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.
- 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.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Eire Corp. (John Nuttal)	OWNER: Eire Corp. (John Nuttal)
DATE APPLICATION RECEIVED: January 18, 2021	DATE DEEMED COMPLETE: January 20, 2021
GROSS AREA: ± 0.61 hectares (± 1.50 acres)	LEGAL DESCRIPTION: Lot 16, Block R, Plan 0712095; SE-04-25-03-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>December 2, 2019: Development permit PRDP20192570 approved for Personal Service Business and Health Care Services (existing building), tenancy and signage for a private fitness facility. Tenant never occupied the building</p> <p>July 31, 2019: Development permit PRDP20191529 approved for General Industry, Type II (existing building), tenancy for a light manufacturing company and ancillary outside storage</p> <p>April 1, 2015: Development permit PRDP20150466 approved for installation of one (1) freestanding sign</p> <p>July 16, 2014: Development permit PRDP20141419 approved for Automotive Equipment and Vehicle Services for maintenance and repair of recreational vehicles and signage</p> <p>February 4, 2009: Development permit 2008-DP-13421 approved for General Industry Type II (existing building), tenancy and signage for tool & equipment rental and landscaping supply</p> <p>December 3, 2007: Development permit 2007-DP-12724 approved for General Industry Type II, for a landscaping business and Automotive Services for vehicle storage and construction of a warehouse building</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



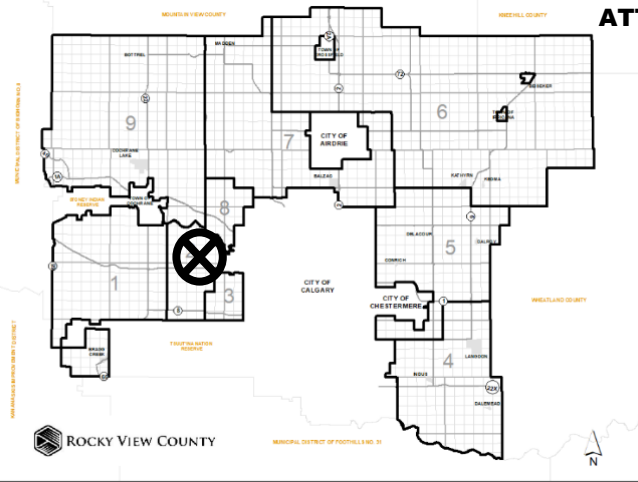
Location & Context

Development Proposal

Industrial (Light) and Outdoor Storage, change of use of an existing building and tenancy for indoor and outdoor storage of tools, equipment, and vehicles

Division: 02
 Roll: 05704081
 File: PRDP20210229
 Printed: Feb 18, 2021
 Legal: Lot: 16 Block: R
 Page 12 of 27
 25-03-W05M

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

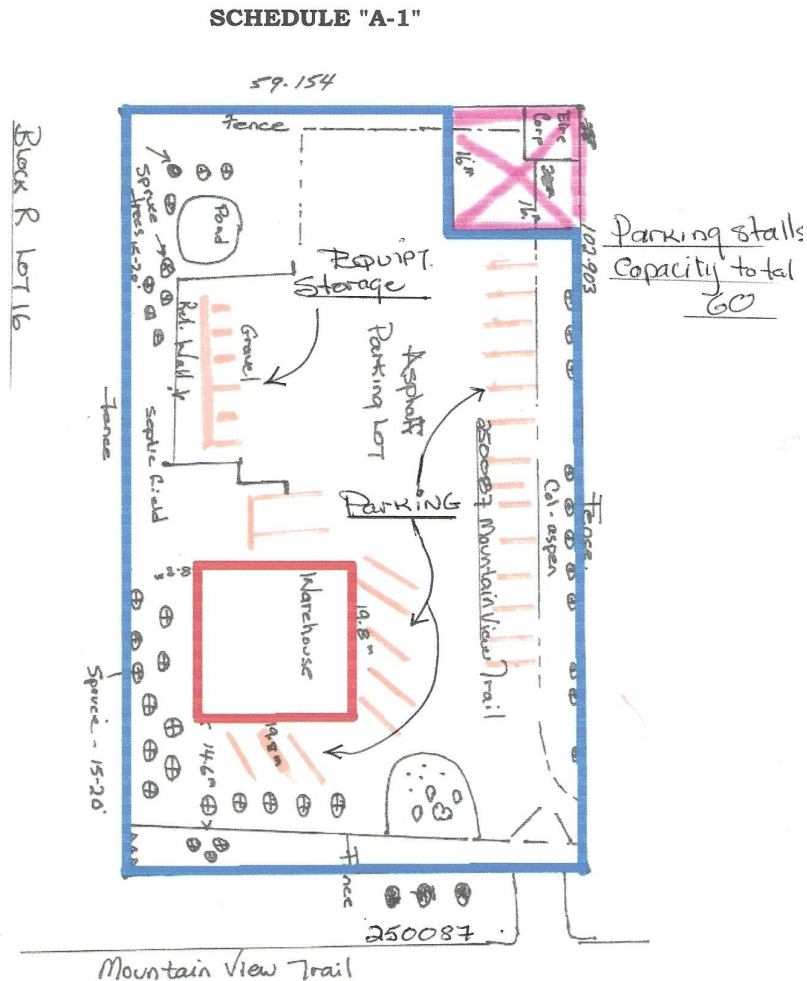


Site Plan

Development Proposal

Industrial (Light) and Outdoor Storage, change of use of an existing building and tenancy for indoor and outdoor storage of tools, equipment, and vehicles

Division: 02
Roll: 05704081
File: PRDP20210229
Printed: Feb 18, 2021
Legal: Lot:16 Block: R
Page 1182 of 257
25-03-W05M

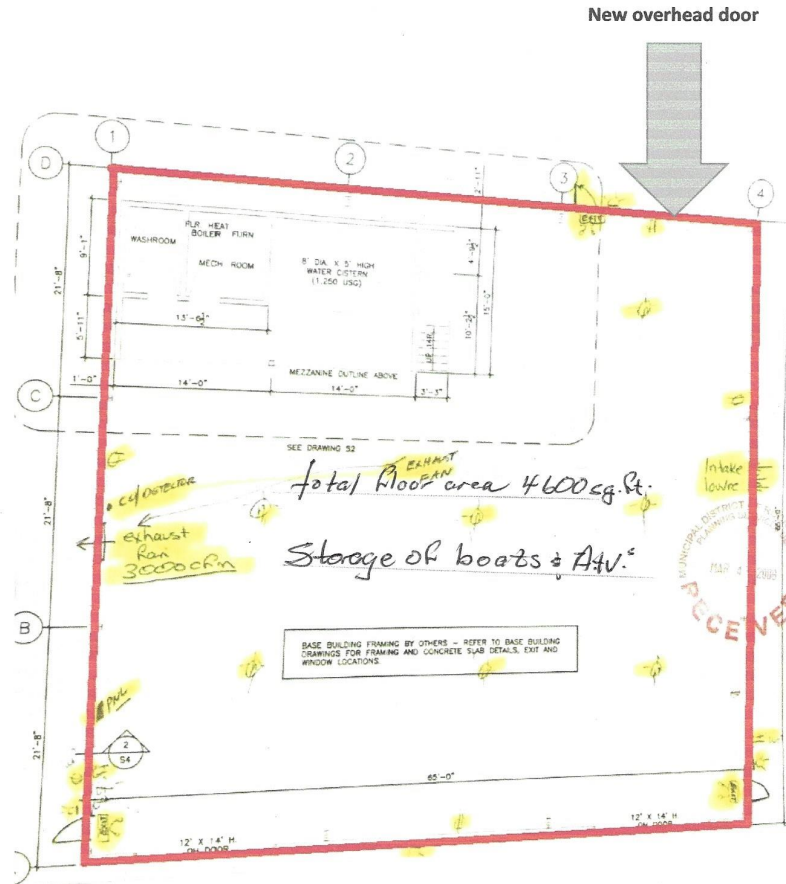


SCHEDULE "A"

Site Plan

Development Proposal

Industrial (Light) and Outdoor Storage, change of use of an existing building and tenancy for indoor and outdoor storage of tools, equipment, and vehicles



Mountain View Trail

Classification: Protected A



Division: 02
Roll: 05704081
File: PRDP20210229
Printed: Feb 18, 2021
Legal: Lot:16 Block: R
Page 2183 of 257-04-
25-03-W05M



Inspection Photos

Development Proposal

Industrial (Light) and Outdoor Storage, change of use of an existing building and tenancy for indoor and outdoor storage of tools, equipment, and vehicles



Division: 02
 Roll: 05704081
 File: PRDP20210229
 Printed: Feb 18, 2021
 Legal: Lot: 16 Block: R
 Page 1294 of 277
 25-03-W05M

Inspection Photos

Development Proposal

Industrial (Light) and Outdoor Storage, change of use of an existing building and tenancy for indoor and outdoor storage of tools, equipment, and vehicles



Division: 02
 Roll: 05704081
 File: PRDP20210229
 Printed: Feb 18, 2021
 Legal: Lot:16 Block: R
 Page 10 of 27
 25-03-W05M

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority **DIVISION:** 8

DATE: March 24, 2021 **APPLICATION:** PRDP20210237

FILE: 05619025

SUBJECT: Care Facility (Clinic) / Discretionary, no Variances

APPLICATION: Care Facility (Clinic) (existing building), expansion of a speciality health office, services, and signage (amendment to PRDP20190270).

GENERAL LOCATION: Located approximately 0.53 km (1/3 mile) east of Rge. Rd. 30 and on the north side of Hwy. 1A.

LAND USE DESIGNATION: Residential, Country Residential District (R-CRD)

EXECUTIVE SUMMARY: The subject property was granted approval on June 14, 2019 to convert a portion of the existing house (main floor and attached garage; approximately 71.30 sq. m [767.46 sq. ft.]) to a *Care Facility (Clinic)* – previously called *Health Care Practice* under Land Use Bylaw C-4841-97. The remaining portion of the dwelling was intended to be used as doctor's residence until such a time that a new principal dwelling could be constructed. A Building Permit for the new principal dwelling has been issued and construction has commenced; as such, the Applicant/Owner wishes to expand the clinic by renovating the remainder of the original dwelling. The clinic expansion includes additional patient rooms on the main floor, approximately 80.96 sq. m (871.43 sq. ft.), and a fitness facility and patient rooms on the lower level, approximately 92.97 sq. m (1,000.71 sq. ft.). The Applicant/Owner has indicated that the number of employees (one doctor) and patients (up to 25) will not increase as a result of the expansion.

Administration has reviewed the technical considerations of the development, which have been reflected in the proposed condition set. Administration is of the opinion that the proposed expansion will not unduly impact adjacent parcels. Overall, the proposal aligns with the scope and intent of the existing approval.

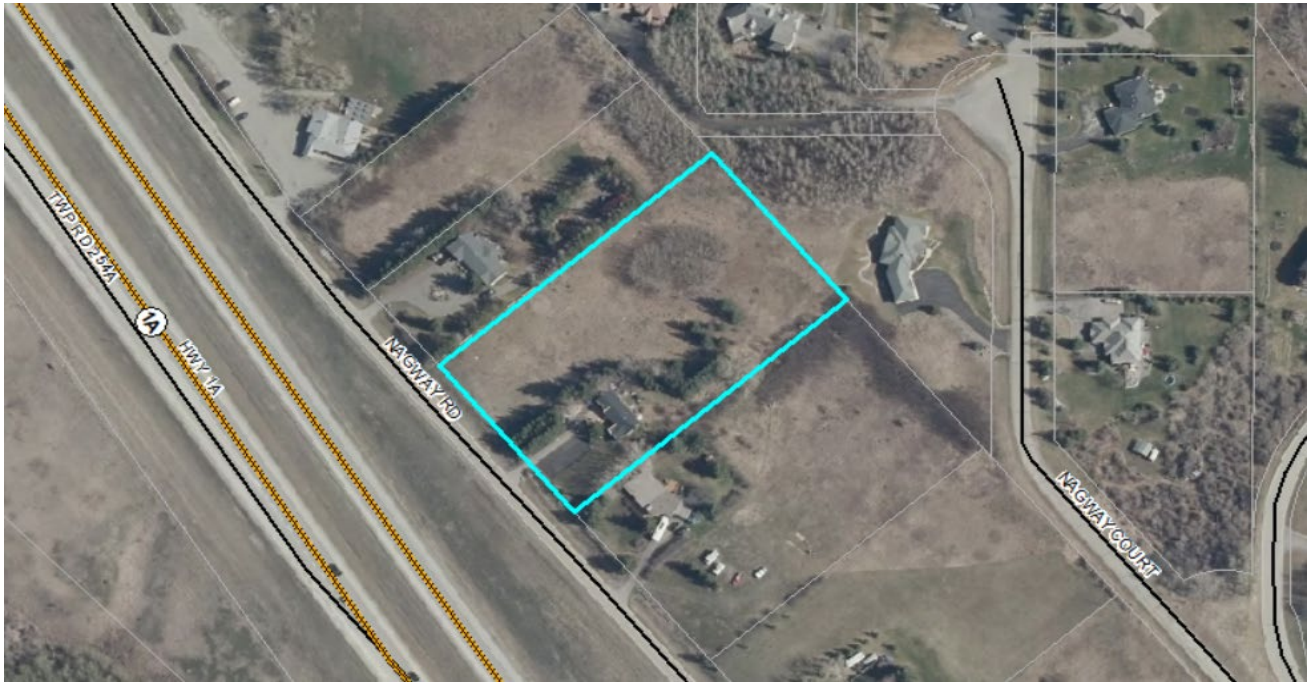
ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210237 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210237 be refused.

Administration Resources

Sandra Khouri, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Bearspaw Area Structure Plan • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: Care Facility (Clinic) is a discretionary uses in the R-CRD district	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	\$82.71



ROCKY VIEW COUNTY

Additional Review Considerations*Parking***Required:**

- Care Facility (Clinic) 2 stall per 100 sq. m GFA;
- Total = 5 stalls; 1 accessible stalls

Proposed: 7 stalls; 1 accessible stall

Road Approach

- Site plan shows a second approach proposed to be built in close proximity to the existing approach (+/- 20 m) to service this single lot. County Servicing Standards only permit one approach per residential lot.
- Prior to Release: The Applicant/Owner shall submit a revised site plan identifying only one approach on the subject property, in accordance with the County Servicing Standards.
 - If the Applicant/Owner decides to remove the existing approach and construct a new one, a Road Approach application must be submitted and approved by the County's Road Operation's department prior to construction of the new approach.
- Advisory: That should any additional approach be added, the Applicant/Owner will be required to contact the County's Road Operations department.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

SK/llt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Description:**

- 1) That a change of use of an existing Dwelling, Single Detached to Care Facility (Clinic) in order to facilitate the expansion of the existing Care Facility (Clinic), may take place on the subject property, in accordance with the approved site plan.
 - a) The expansion includes approximately 80.96 sq. m (871.43 sq. ft.) of the main floor and 92.97 sq. m (1,000.71 sq. ft.) of the lower level of the existing Dwelling, Single Detached; and
 - b) The gross floor area of the Care Facility (Clinic) is approximately 245.23 sq. m (2,639.60 sq. ft.).

Prior to Release:

- 2) That prior to release of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy in accordance with Transportation Offsite Levy Bylaw (C-8007-2020) at time of approval for the total gross acreage associated with the expanded Care Facility (Clinic). Total acreage will be based on the final site plan.
- 3) That prior to release of this permit, the Applicant/Owner shall submit a revised site plan that shows only one approach on the subject property, in accordance with the County Servicing Standards.
 - a) If the Applicant/Owner decides to remove the existing approach and construct a new one, a Road Approach application must be submitted to and approved by the County's Road Operation's department prior to construction of the new approach.

Permanent:

- 4) That all conditions of PRDP20190270 shall remain in effect.
- 5) That the number of Health Care patients shall not exceed 25 per day.
- 6) That a minimum of five (5) parking stalls and one (1) accessible stall shall be maintained on site at all times.
- 7) That upon completion of the proposed development, the Applicant/Owner shall submit compaction testing results for fill areas greater than 1.20 m in depth.
- 8) That a distinct County address for both the dwelling and Care Facility (Clinic) shall be located on the subject site, to facilitate an accurate emergency response, in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016).
- 9) That there shall be no parking within the County Road right-of-way at any time.

Advisory:

- 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 should any additional approach(es) be added to the property or the existing approach be expanded, the Applicant/Owner shall contact the County's Road Operations department prior to construction.
- 12) That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.



ROCKY VIEW COUNTY

- 13) 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].
- 14) That a Building Permit and sub-trade permits shall be obtained through Building Services, for the change of use from a residential dwelling to a Care Facility (Clinic), prior to operation/occupancy onsite.
- 15) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
 - a) That if the water well is to be used for potable water for the Care Facility (Clinic), the Applicant/Owner shall obtain a commercial water well license from Alberta Environment and Parks prior to commencement of the operation.
- 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 date of issue, the permit is deemed to be null unless an extension to this permit shall first have been granted by the Development Authority.
- 17) That if this Development Permit is not issued by **October 31, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Design Hauss Studio Inc. (Rob Kieboom)	OWNER: Gill, Kanwar & Aashna
DATE APPLICATION RECEIVED: January 19, 2021	DATE DEEMED COMPLETE: January 21, 2021
GROSS AREA: ± 1.21 hectares (± 2.98 acres)	LEGAL DESCRIPTION: Lot 3, Block 1, Plan 4582GB; NW-19-25-02-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <i>June 14, 2019:</i> Development permit (PRDP20190270) for a Health Care Practice (existing building), for a specialty health office, services and signage was issued	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

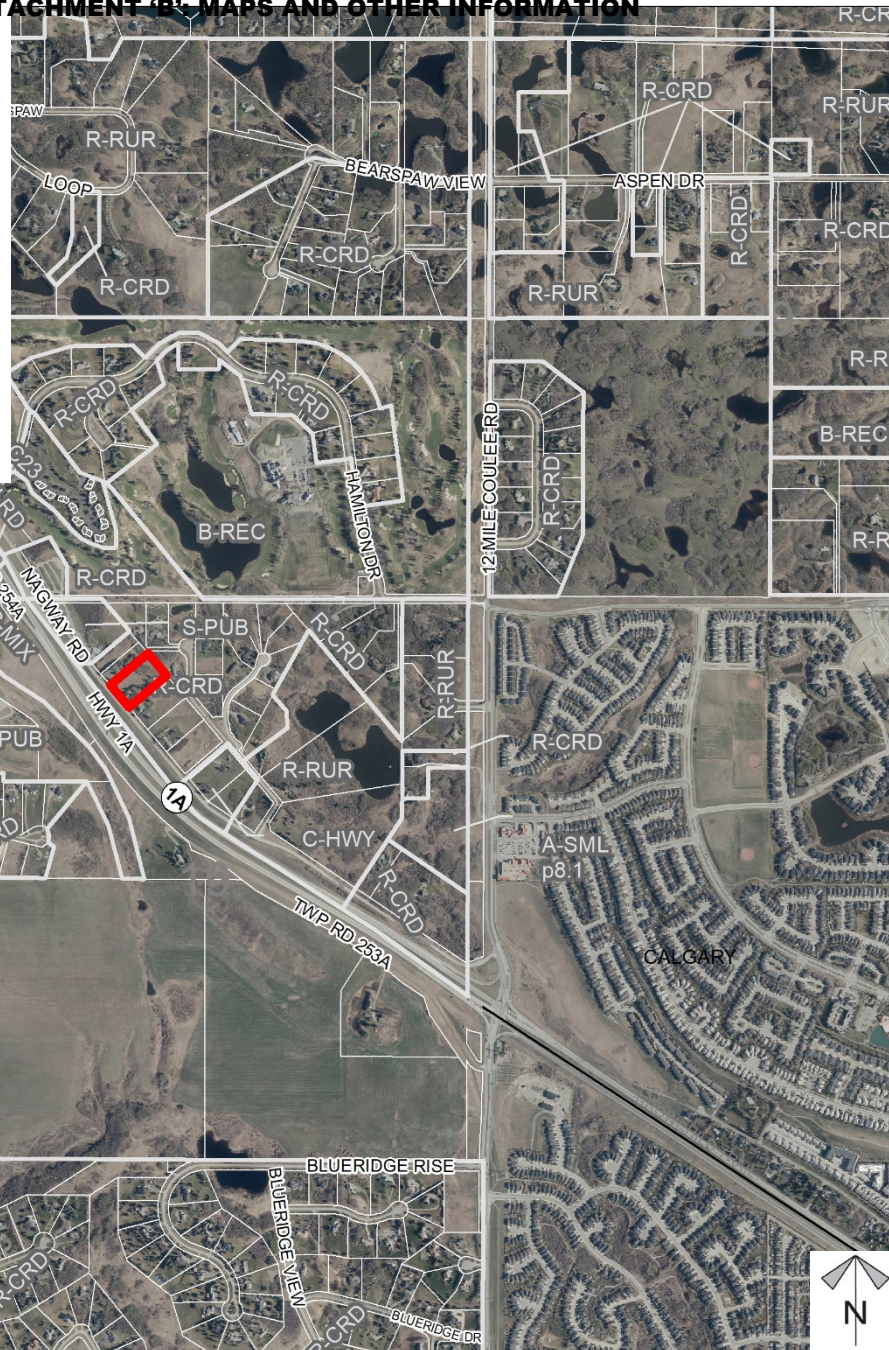
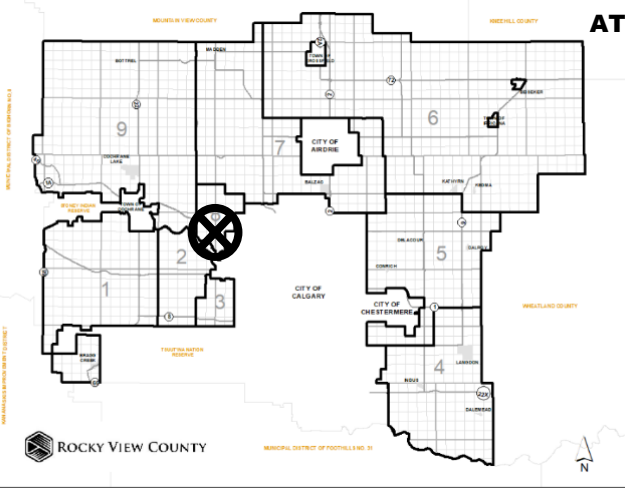


Location & Context

Development Proposal

Care Facility (Clinic)
 (existing building),
 expansion of a specialty
 health office, services, and
 signage (amendment to
 PRDP20190270)

ATTACHMENT 'B' MAPS AND OTHER INFORMATION

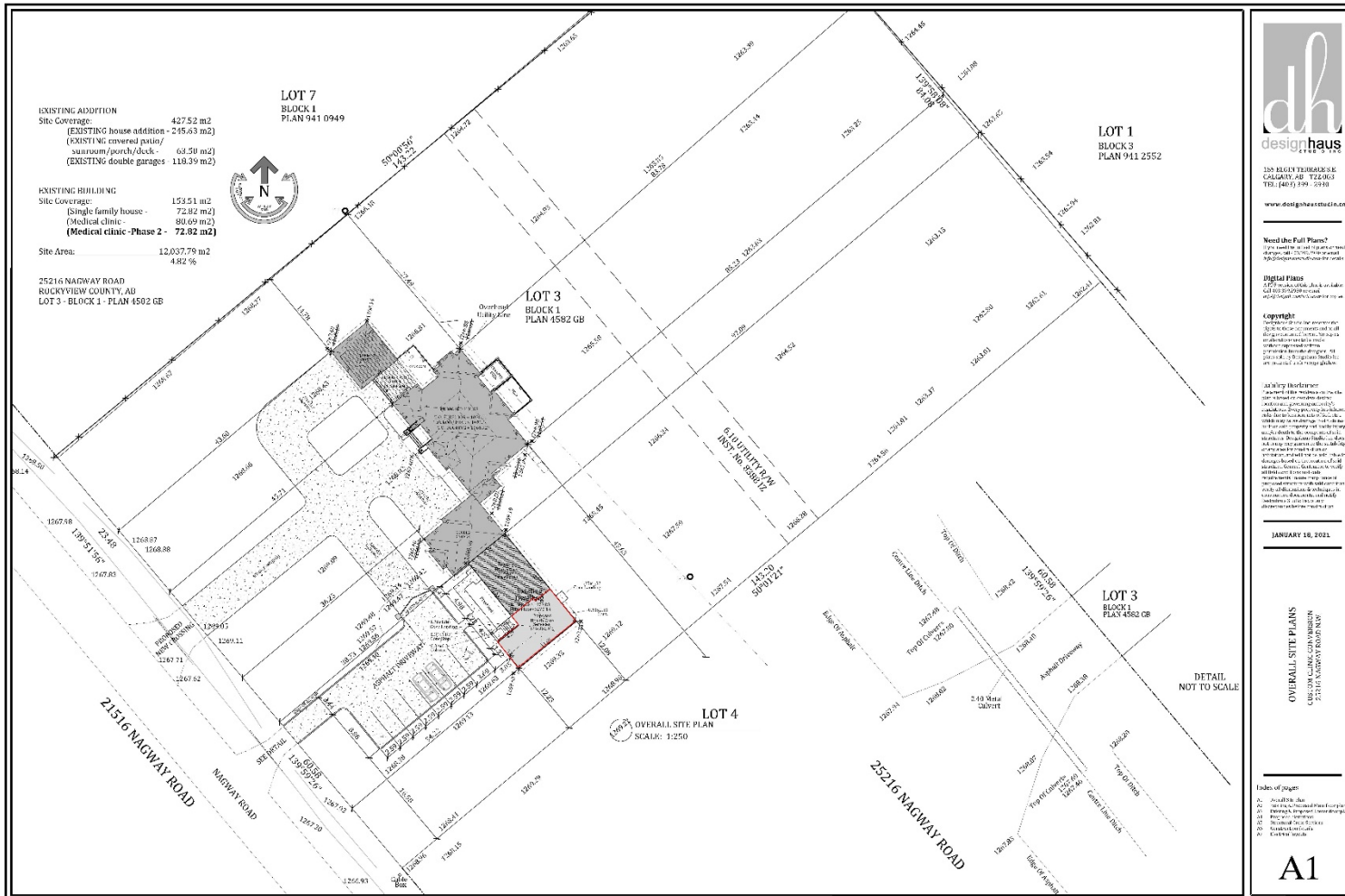


Division: 08
 Roll: 05619025
 File: PRDP20210237
 Printed: Feb 18, 2021
 Legal: Lot:3 Block:1
 Page 52 of 277
 25-02-W05M

Site Plan

Development Proposal

Care Facility (Clinic)
 (existing building),
 expansion of a specialty
 health office, services, and
 signage (amendment to
 PRDP20190270)

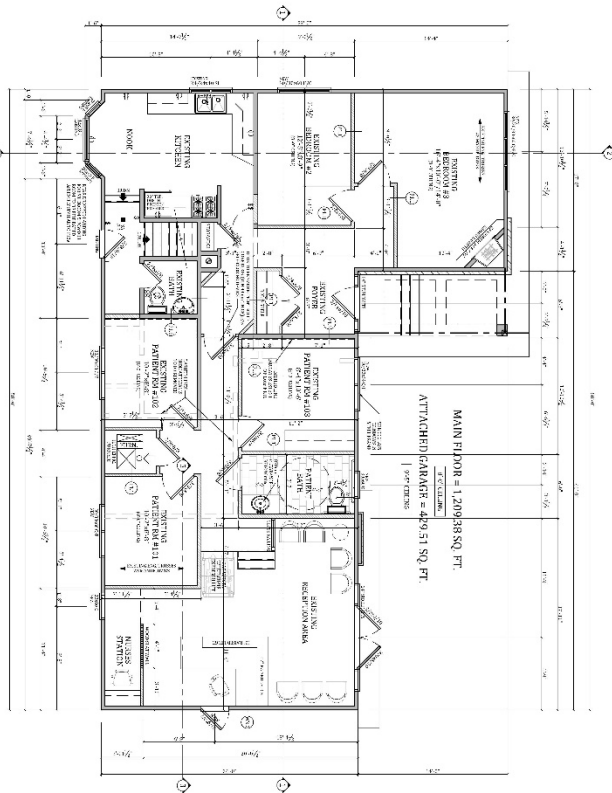


Division: 08
 Roll: 05619025
 File: PRDP20210237
 Printed: Feb 18, 2021
 Legal: Lot:3 Block:1
 Plan: 4582 GB of 27
 25-02-W05M

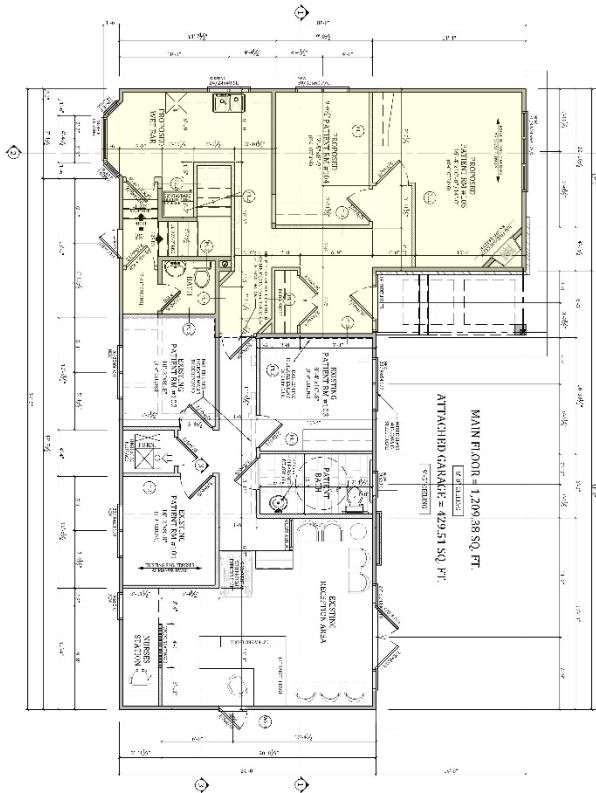
Site Plan

Development Proposal

Care Facility (Clinic)
(existing building),
expansion of a specialty
health office, services, and
signage (amendment to
PRDP20190270)



EXISTING PHASE #1 MAIN FLOOR PLANS
SCALE: 1/4" = 1'-0"



PROPOSED PHASE #2 MAIN FLOOR PLANS
SCALE: 1/4" = 1'-0"

FOR FINAL CONSTRUCTION
RELEASE



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Faculty Dismissal

Day and Offie conducted an analysis of faculty dismissals in the United States from 1970 to 1990. The researchers found that the number of dismissals increased over time, and that the most common reason for dismissal was "incompetence." They also found that the majority of dismissals occurred in the private sector, and that the majority of dismissed faculty were men.

JANUARY 18, 2021

EXISTING MAIN FLOOR PLANS &
PROPOSED PHASE 2 MAIN FLOOR PLANS

Index of targets

A1	Overall Strategy
A2	Building up Programme Module
A3	Enabling Co-ordinated Learning
A4	Programme also there
A5	Direct and Indirect
A6	Direct and Indirect
A7	Direct and Indirect

A2

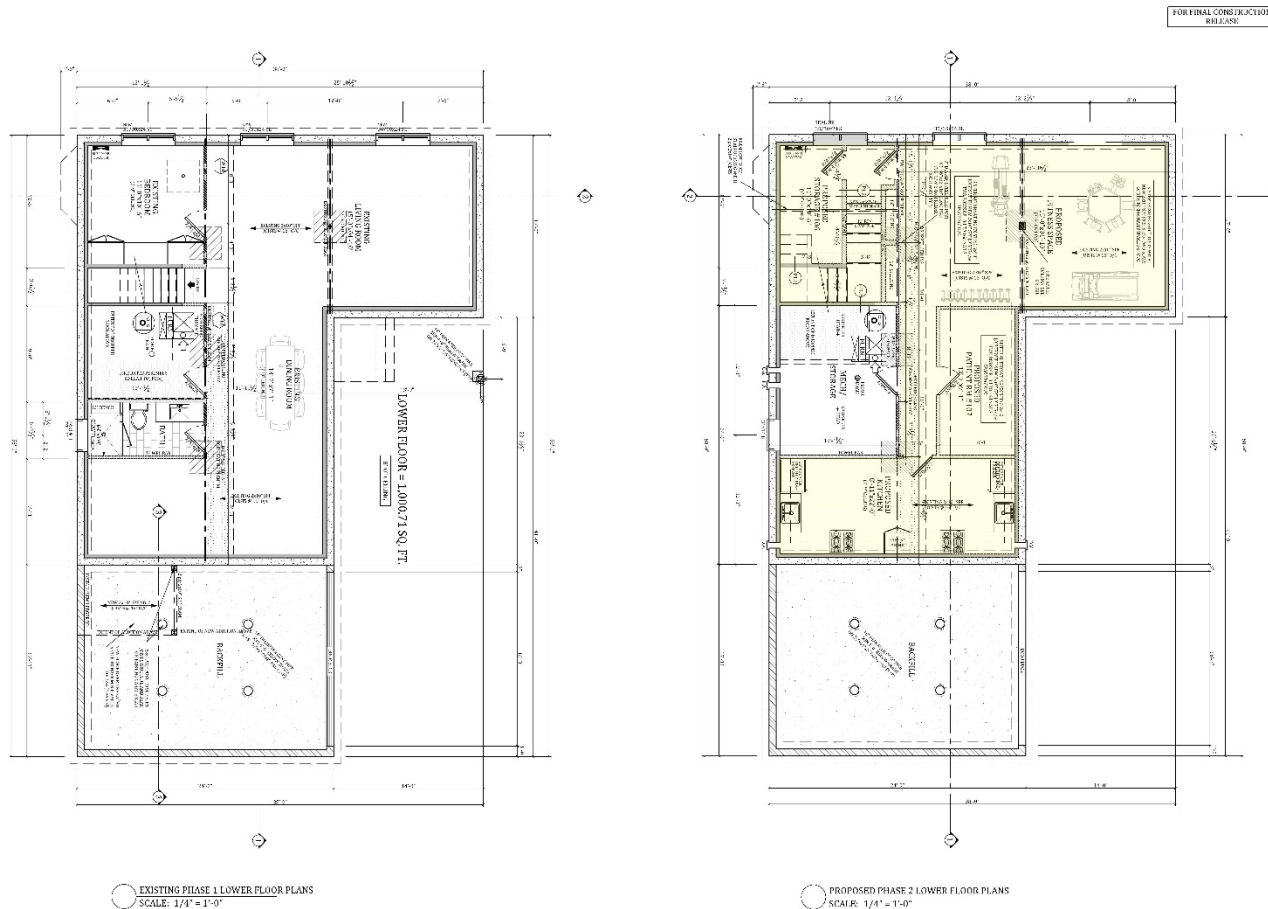


Division: 08
Roll: 05619025
File: PRDP20210237
Printed: Feb 18, 2021
Legal: Lot:3 Block:1
Page 4581 of 4717
25-02-W05M

Site Plan

Development Proposal

Care Facility (Clinic)
 (existing building),
 expansion of a specialty
 health office, services, and
 signage (amendment to
 PRDP20190270)



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Architect's Statement

I, the undersigned, being a duly licensed architect or engineer, do hereby certify that these drawings were prepared by me or under my direct supervision and that I am a duly licensed architect or engineer in the State of Alabama.

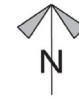
JANUARY 18, 2021

EXISTING LOWER FLOOR PLANS &
 PROPOSED PHASE 2 LOWER FLOOR PLANS
 CHERYL C. HAY, ARCHITECT
 25218 MAGWAY ROAD, S.W.

Index of Sheets

- 1. Title Sheet
- 2. General Notes
- 3. Site Plan
- 4. Foundation Plan
- 5. First Floor Plan
- 6. Second Floor Plan

A3



Division: 08
 Roll: 05619025
 File: PRDP20210237
 Printed: Feb 18, 2021
 Legal: Lot: 3 Block: 1
 Page 10 of 11
 25-02-W05M

Site Photos

Development Proposal

Care Facility (Clinic)
 (existing building),
 expansion of a specialty
 health office, services, and
 signage (amendment to
 PRDP20190270)



Division: 08
 Roll: 05619025
 File: PRDP20210237
 Printed: Feb 18, 2021
 Legal: Lot:3 Block:1
 Page 11 of 11
 PRDP20190270-19-
 25-02-W05M

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 2

DATE: March 24, 2021
APPLICATION: PRDP20210455

FILE: 04734028

SUBJECT: Automotive Services (Major) / Discretionary use, with Variances

APPLICATION: Automotive Services (Major) (Existing Dealership/Rental Agency), construction of three (3) accessory buildings (hail shelter tents), relaxation of the minimum side yard setback requirement

GENERAL LOCATION: located approximately 0.41 km (1/4 mile) south of Hwy. 1 and 0.81 km (1/2 mile) east of Rge. Rd. 33

LAND USE DESIGNATION: Business, Regional Campus District (B-REG)

EXECUTIVE SUMMARY: The application is for the construction of three hail shelters for a car dealership. The shelters are semi-permanent white tent structures that will be erected side by side, covering the majority of the property. Shelter I is approximately 615.16 sq. m (6,621.53 sq. ft.) and will cover 42 vehicles, shelter II is approximately 966.68 sq. m (10,405.26 sq. ft.) and will cover 66 vehicles, and shelter III is approximately 1,318.20 sq. m (14,188.99 sq. ft.) and will cover 90 vehicles. Shelter 3 requires a side yard setback relaxation from 6.00 m (19.69 ft.) to 5.80 m (19.03 ft.), which is a variance of 3.33%.

On May 25, 2017, a development permit (PRDP20170377) was issued for the construction of 17 shelter tents on the subject property. The development did not commence within the 24 month period which voided the permit. This application is now proposing a different layout for the shelters and utilizes three (3) large tents – rather than 17 small ones – to cover the same approximate area as the previous permit.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210455 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210455 be refused.

Administration Resources

Sandra Khouri, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Side Yard Setback	6.00 m (19.69 ft.)	5.80 m (19.03 ft.)	3.33%

APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • City of Calgary IDP; • North Springbank ASP; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: Automotive Services (Major) is a discretionary use in the B-REG district	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning.



ROCKY VIEW COUNTY

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

SK/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

- 1) That the construction of three (3) hail shelters for the existing Automotive Services (Major) may take place on the subject site in accordance with the submitted Site Plan and drawings and includes:
 - a) Shelter 1, approximately 615.16 sq. m (6,621.53 sq. ft.) in size;
 - b) Shelter 2, approximately 966.68 sq. m (10,405.26 sq. ft.) in size;
 - c) Shelter 3, approximately 1,318.20 sq. m (14,188.99 sq. ft.) in size; and
 - i. That the minimum side yard setback requirement is relaxed from **6.00 m (19.69 ft.)** to **5.80 m (19.03 ft.)** for Shelter 3.

Permanent:

- 2) That all conditions of Development Permit 2012-DP-15189 shall remain in effect.
- 3) That the garbage and waste material on-site shall be stored in weatherproof and animal proof containers located within buildings or adjacent to the side or rear of buildings.
- 4) That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.

Advisory:

- 5) That Building Permits shall be obtained for each accessory building (hail shelter) through Building Services, prior to construction commencement.
- 6) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 7) 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.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Scott Wright	OWNER: 1043408 Alberta Ltd
DATE APPLICATION RECEIVED: February 1, 2021	DATE DEEMED COMPLETE: February 10, 2021
GROSS AREA: ± 0.82 hectares (± 2.02 acres)	LEGAL DESCRIPTION: Lot 5, Block 1, Plan 0413544; SW-34-24-03-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>May 25, 2017: development permit (PRDP20170377) was issued for the construction of 17 shelter tents on the subject property. The development did not commence within the 24 month period so the permit became void.</p> <p>February 21, 2013: development permit (2012-DP-15189) was issued for a Dealership/Rental Agency, Automotive for vehicle storage (80 vehicles)</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



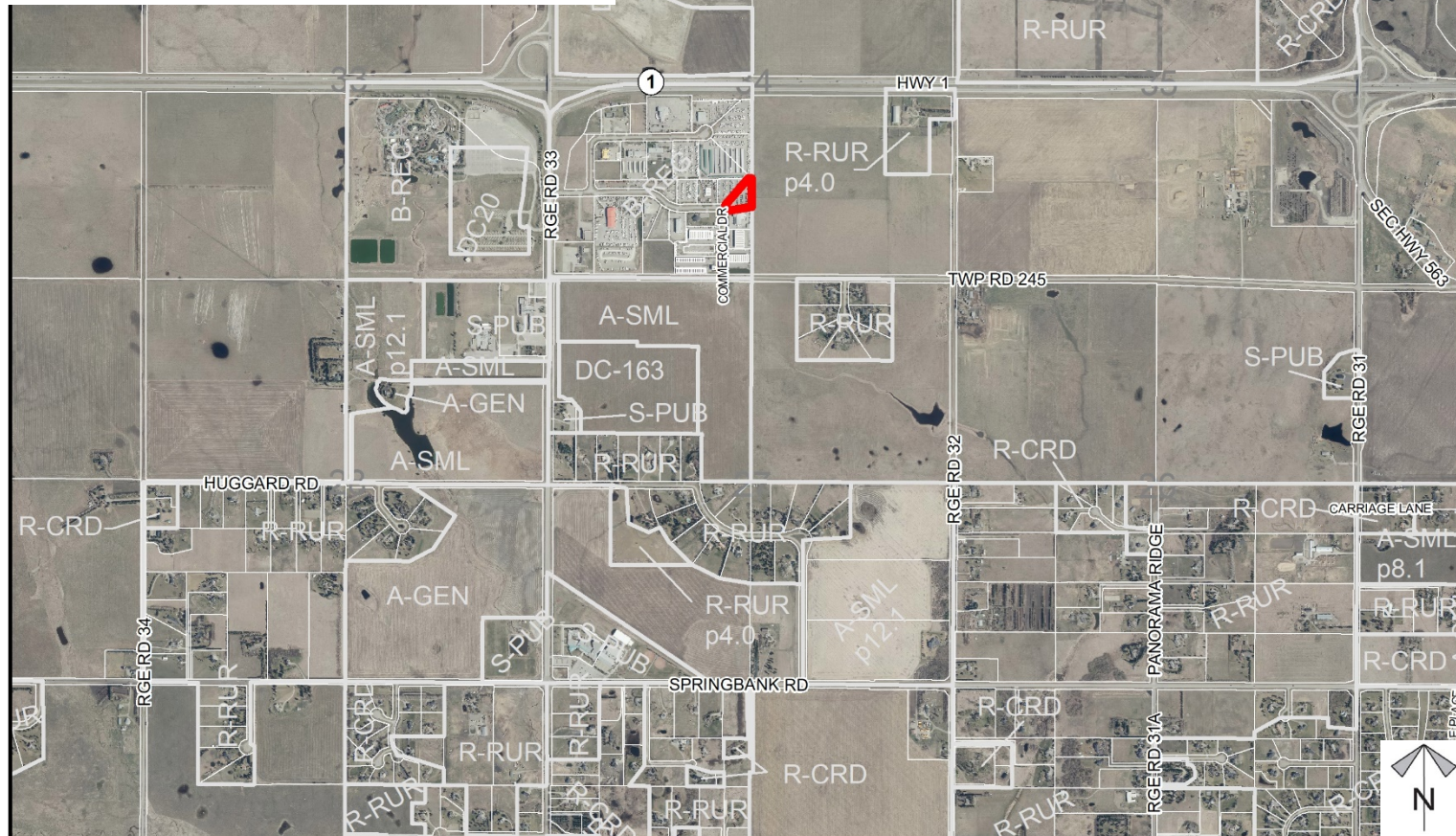
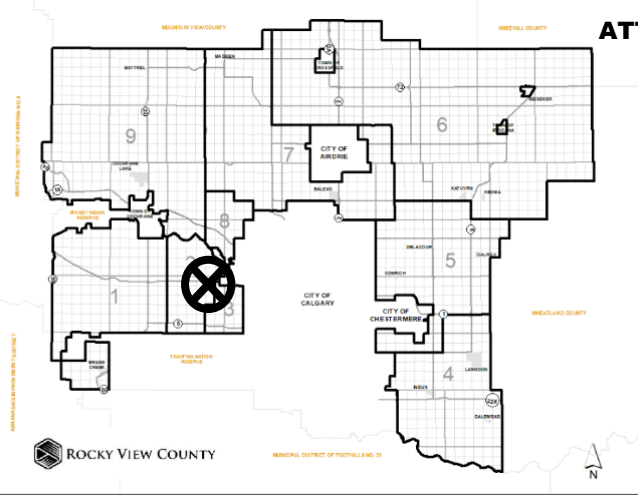
Location & Context

Development Proposal

Automotive Services (Major) (Existing Dealership/Rental Agency), Construction of three (3) accessory buildings (hail shelter tents), relaxation of the minimum side yard setback requirement

Division: 02
Roll: 04734028
File: PRDP20210455
Printed: March 9, 2021
Legal: Lot: 5 Block: 1
Page 1262 of 2374
24-03-W05M

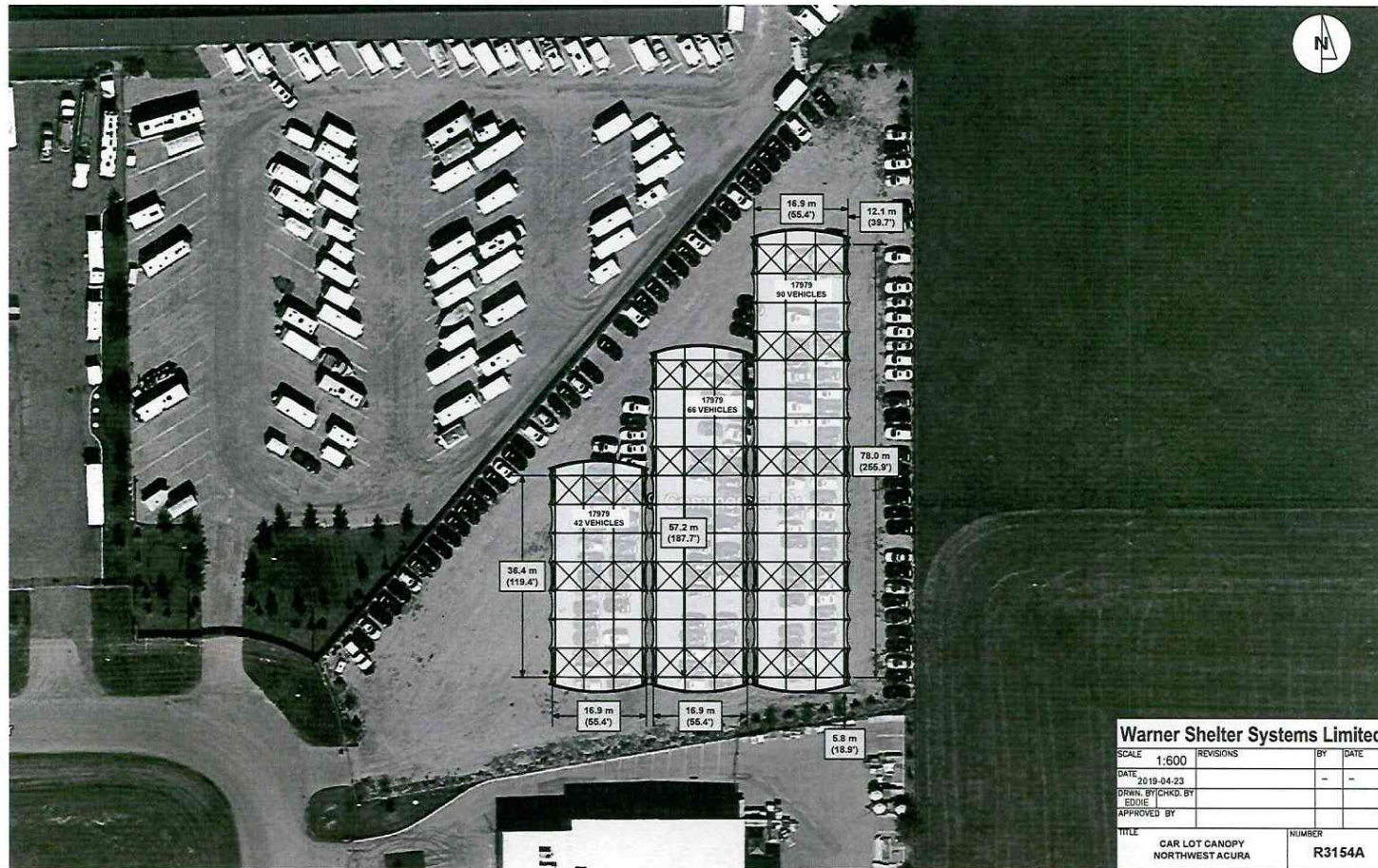
ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Site Plan

Development Proposal

Automotive Services (Major) (Existing Dealership/Rental Agency), Construction of three (3) accessory buildings (hail shelter tents), relaxation of the minimum side yard setback requirement



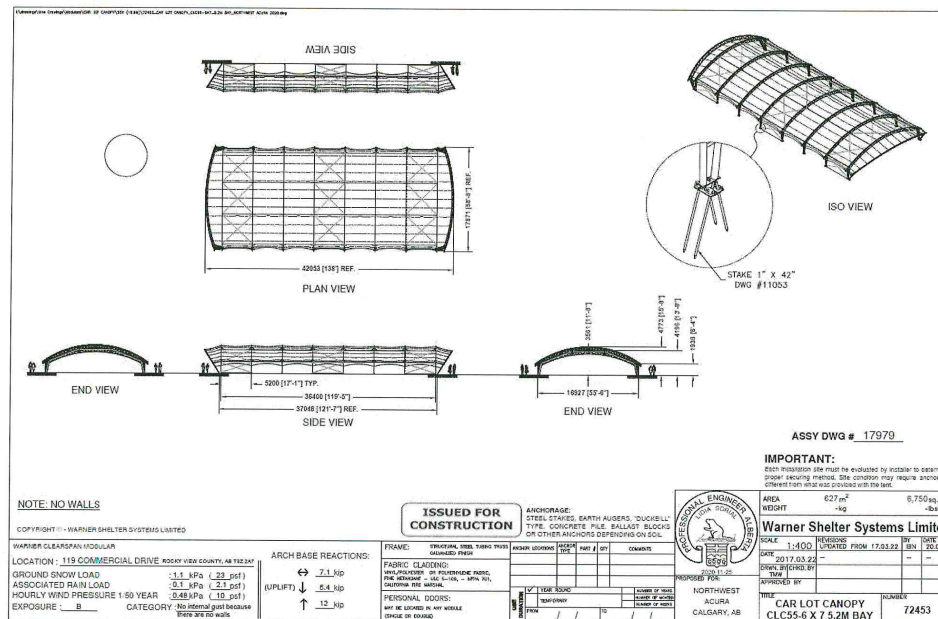
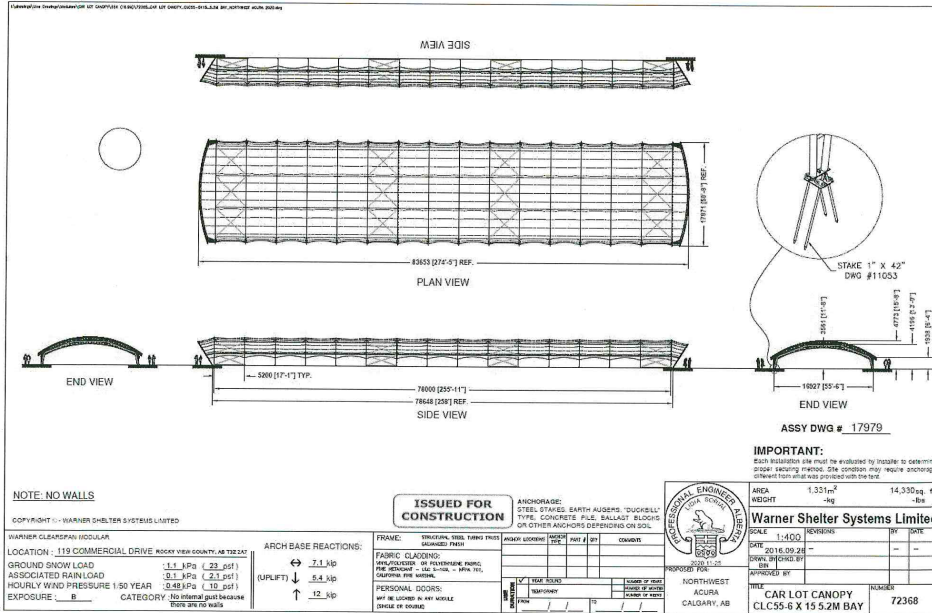
Division: 02
 Roll: 04734028
 File: PRDP20210455
 Printed: March 9, 2021
 Legal: Lot: 5 Block: 1
 Page 12 of 27
 24-03-W05M



Site Plan

Development Proposal

Automotive Services
(Major) (Existing
Dealership/Rental
Agency), Construction of
three (3) accessory
buildings (hail shelter
tents), relaxation of the
minimum side yard
setback requirement



Division: 02
Roll: 04734028
File: PRDP20210455
Printed: March 9, 2021
Legal: Lot: 5 Block: 1
Page 12 of 27
24-03-W05M

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 7
DATE:	March 24, 2021	APPLICATION: PRDP20210589
FILE:	07624012	
SUBJECT:	Kennel / Discretionary use, with no Variances	

APPLICATION: Kennel (within an existing building), including daycare, training, grooming, and a private off-leash park [for up to 100 dogs], boarding [for up to 50 dogs and cats], and signage

GENERAL LOCATION: located approximately 0.41 km (1/4 mile) south of Twp. Rd. 274 and 0.41 km (1/4 mile) west of Rge. Rd. 20

LAND USE DESIGNATION: Agricultural, Small Parcel District (A-SML)

EXECUTIVE SUMMARY: The intent of this application is to move an existing Kennel, Love Your Pet K9 Lodge, from the town of Crossfield to the subject property. The facility operations include dog and cat boarding for up to 50 animals, training, daycare, grooming, and a private off-leash dog park for up to 100 dogs. The Kennel will operate within the existing Quonset on the subject property, approximately 1,403.00 sq. m (15,101.77 sq. ft.) in size, and contain three (3) fenced outdoor dog runs each approximately one acre in size. Additional details are as follows:

- Hours of operation are 6:30 am to 8:30 pm, 365 days a year;
- Up to 11 employees;
- Approximately 29 daily vehicle visits anticipated, including 4 company vans offering pickup service; and
- The Kennel building will tie into the existing septic field and the existing well will be used for potable water.

The Applicant has sent letters to the adjacent landowners explaining the proposal in an effort to answer any questions or concerns. At the time this report was written, no written submissions were received.

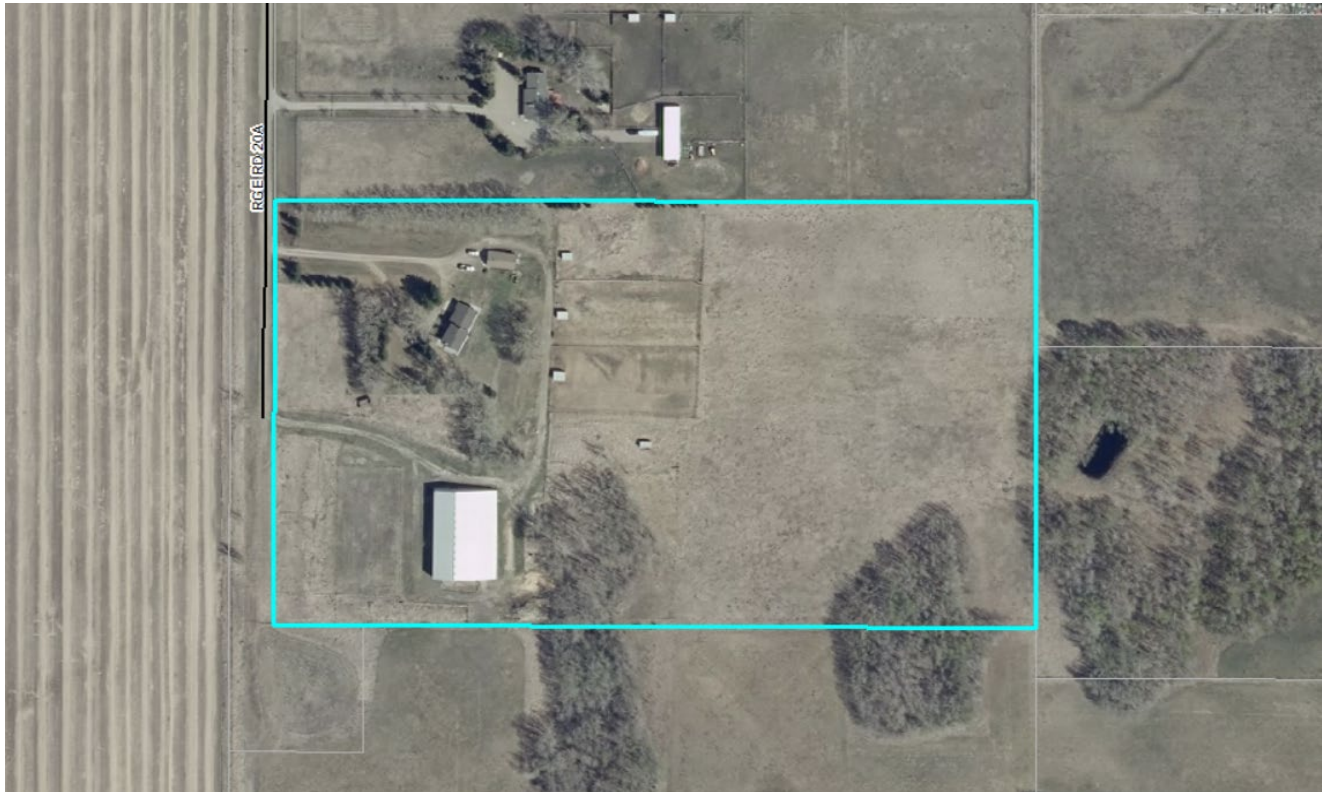
ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210589 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210589 be refused.

Administration Resources

Sandra Khouri, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: Kennel is a discretionary use in the A-SML district	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	Total development area to be determined



Additional Review Considerations

Conditions were set based on the following items:

Traffic

- 29 daily vehicle visits are anticipated, including four company vehicles taking two trips a day for pickup service. Range Road 20A is a graveled roadway that provides access to an agricultural parcel and an additional residential parcel. Given the existing low volume of traffic on this roadway, further improvements are not warranted with this proposal. The transportation offsite levy is triggered by this proposal.

Parking

- **Required:** Kennel 1 stall per 100 sq. m = 14 stalls, including 2 accessible stalls
- **Proposed:** N/A
- Prior to Release: the Applicant shall provide a revised parking plan

Potable Water

- Existing well to be used
- Advisory Condition: AEP approval required to use a residential well for commercial purposes

Noise

- Existing mature trees on-site to help with screening and noise.
- A proposed fence to be erected around the Kennel facility:
 - “6 feet high, with 6 inch diameter wood posts. The fencing material is strong heavy-duty commercial wire. The fence will be identical to that installed at our current Crossfield location Doggy Daycare at 283211 TWP. Rd 284, Crossfield, Alberta under Rocky View County Application No. PRDP20182734. This fencing has been proven to limit barking when compared to solid wooden fencing and securely contain dogs. If required, internal building upgrades will include noise control measures.”

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

SK/lt



ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions
ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That a *Kennel* for dog and cat boarding, dog training, dog daycare, dog grooming, a private off-leash park and minor ancillary uses may operate on the subject property in accordance with the submitted Site Plan, cover letter, application details, and drawings (as amended) and includes the following:
 - i. A maximum of **50 animals** (dogs & cats) may be boarded overnight on the subject site at any time;
 - ii. A maximum of **100 dogs** may be permitted on site at any time, for training, daycare, and grooming purposes only;
 - iii. Three (3) outside dog runs each enclosed by a 1.83 m (6.00 ft.) high fence; and
 - iv. The placement of signage, in accordance with the final approved site plan, as amended.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised parking plan identifying the following:
 - i. At minimum of two (2) barrier-free parking stalls, in accordance with the Alberta Building Code.
 - ii. A minimum of 14 parking stalls, with dimensions, in accordance with Section 235 and 238 of Land Use Bylaw C-8000-2020.
3. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan identifying signage details, type, location, and dimensions, to the satisfaction of the County.
4. That prior to release of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy, in accordance with Bylaw C-8007-2020, for the total gross area associated with the proposed kennel operation. The Applicant/Owner shall be required to submit a revised site plan identifying the total development area of the proposal.
 - i. The development area refers to the portion of lands utilized directly for development purposes, and includes: the driveway access, all structures (buildings), the storage and display areas directly associated to the use, and the parking area.

Permanent:

5. That any dogs that cause a nuisance by barking shall be kept indoors at all times.
6. That dogs residing on-site in the kennel operation shall not run outside at large, at any time.
7. That all dogs shall be kept indoors between the hours of 10:00 p.m. and 7:00 a.m. on weekdays and 10:00 p.m. and 9:00 a.m. on weekends, in order to adhere to the County's Noise Control Bylaw C-5772-2003.
8. That all waste shall be stored in solid metal or plastic containers and shall be disposed of off-site.
9. That all water used for cleaning of runs and washing of animals shall be collected and disposed of in accordance with Provincial regulations.
10. That the kennel area containing outside runs shall be enclosed with fencing (permanent wire containment fence/chain link) to ensure the dogs are contained, and shall be maintained at all times.



ROCKY VIEW COUNTY

11. That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
12. That upon request from the County, the Applicant/Owner shall submit a Noise Impact Assessment, prepared by a qualified professional, to understand the Sound Transmission Class (STC) of the existing space and address the noise generated from the business operations. The assessment should include noise control recommendations that will eliminate or reduce noise impacts to adjacent properties and the surrounding area, to the satisfaction of the County.
13. That a separate development permit application shall be obtained for any additional onsite or offsite identification or directional business signage.
14. 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.
15. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
16. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Release condition shall be implemented and adhered to in perpetuity.

Advisory:

17. That the County's Animal Control Bylaw shall be adhered to at all times.
18. That any personally owned dogs of the Applicant/Owner, shall be registered and licensed with the County, as per the Animal Control Bylaw.
19. That a Building Permit and applicable sub-trade permits, for a change of use of the kennel building, shall be obtained through Building Services, prior to construction commencement.
20. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall be responsible for obtaining approvals from Alberta Environment and Parks, for using groundwater from the existing water well for business/commercial purposes, prior to commencement of the business.
21. 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.
22. That if this Development Permit is not issued by **October 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Constance Burlock	OWNER: Dennis Tokar
DATE APPLICATION RECEIVED: February 18, 2021	DATE DEEMED COMPLETE: February 19, 2021
GROSS AREA: ± 7.19 hectares (± 17.77 acres)	LEGAL DESCRIPTION: Block 2, Plan 7410409; NE-24-27-02-W05M
APPEAL BOARD: Municipal Government Board	
HISTORY: N/A	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



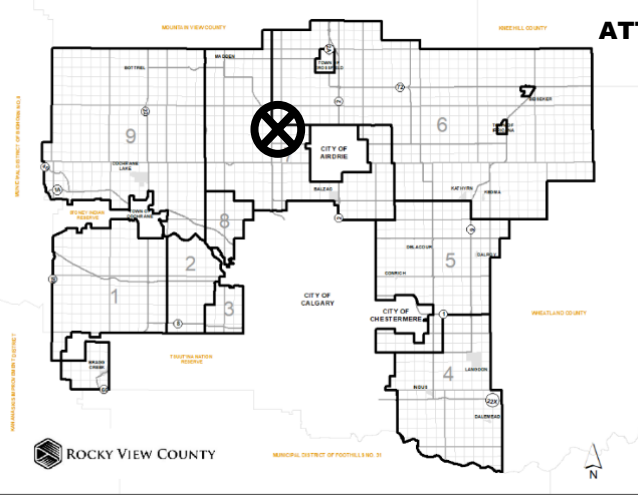
Location & Context

Development Proposal

Kennel (within an existing building), including daycare, training, grooming, and a private off-leash park [for up to 150 dogs] and boarding [for up to 100 dogs and cats], and signage

Division: 07
Roll: 07624012
File: PRDP20210589
Printed: Mar 1, 2021
Legal: Block:2 Plan:7410409
Page: 21 of 27

ATTACHMENT 'B': MAPS AND OTHER INFORMATION





Site Plan



P.O. Box 90001, 2002 Luxstone Blvd.
Airdrie, Alberta T4B 0A2
www.loveyourpet.ca

273188 Range Rd. 20 A, Plan 7410409, Block 2, Title 71 009 100

All Measurements are approx. Metres.

Buildings Annotaed as follow:

- 1- House dim. 12X20, setback 65.
- 2- Detached Garage dim. 9.2X18.3, setback 90
- 3- Kennel Dim. 30.5X46, setback 65

White circle = Signage 2.5m x 0.6m

Red circle = Signage 1.0 x 0.6m

Green rectangle = waste storage 16 yard



Development Proposal

Kennel (within an existing building), including daycare, training, grooming, and a private off-leash park [for up to 150 dogs] and boarding [for up to 100 dogs and cats], and signage

Division: 07
Roll: 07624012
File: PRDP20210589
Printed: Mar 1, 2021
Legal: Block:2 Plan:7410409
Page 21 of 27



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 5
DATE:	March 24, 2021	APPLICATION: PRDP20210086
FILE:	05205006	
SUBJECT:	Home-Based Business, Type II / Discretionary use, with Variances	

APPLICATION: The application is for a Home-Based Business Type II, for automotive storage of hobby vehicles and relaxation of the allowable use.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) north of Twp. Rd. 250 and on the east side of Rge. Rd. 274

LAND USE DESIGNATION: Agricultural, General District under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: The Applicant utilizes an outdoor storage area, 125.42 sq. m (1,350.00 sq. ft.) in size, for the storage of personal hobby vehicles. The previous Development Permit (PRDP20181271) was never issued due to prior to release conditions not being met and expired on June 13, 2019. As such, the current Development Permit application requires prior to release conditions to be carried forward. The Applicant indicated that they do not have any business sales on site. The Development Permit for a Home-Based Business, Type II, allows the Applicant to utilize the outside storage area to store nine (9) personal hobby vehicles. There are no non-resident employees, no customers, and no signage. There is an Enforcement file for this parcel; the Applicant was required to either remove the existing vehicles from the property or apply for a Development Permit for storage of those cars. The Applicant chose to apply for a Development Permit.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210086 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210086 be refused for the following reasons:
1. That the application does not meet the requirements for a Home-Based Business, Type II, as specified in Section 145 (f) of the Land Use Bylaw, C-8000-2020.
 - *Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).*
 2. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Bronwyn Culham, Planning and Development



AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Section 145 (f) Home-Based Business (Type II) General Requirements	Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).	Allowance of an automotive related Home-Based Business (Type II)	N/A

APPLICATION EVALUATION:

The application was evaluated based on the information submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> Land Use Bylaw C-8000-2020 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Site Plan
DISCRETIONARY USE: <ul style="list-style-type: none"> Home-Based Business, Type II is listed as a Discretionary use. 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission

Additional Review Considerations

The subject property is located partially within a Riparian Protection Area. The vehicles are stored in both the Riparian Area as well as southeast of the Riparian Area. As such, Administration deemed it prudent to relocate the proposed storage area outside of the Riparian Area, approximately towards the southeast section of the parcel. The Applicant sent an email on May 15, 2018, confirming that they agreed with the new location of the outside storage area recommended by Administration. They have moved the majority of the vehicles and have also erected a fence as screening from the road.



Section 145 (f) of the Land Use Bylaw states that automotive related businesses shall not be permitted as a Home-Based Business, Type II. The storage area does not appear to unduly interfere with the amenities of the neighbourhood or materially interfere with and affects the use, enjoyment, and value of neighbouring parcels of land.

CONCLUSION:

Subject to the proposed Development Permit conditions, the application is recommended for Approval.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

BC/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Option #1:

APPROVAL, subject to the following conditions:

Description:

- 1) That a Home-Based-Business, Type II, for automotive storage, may take place on the subject parcel in general accordance with the approved application and site plan, submitted on December 12, 2020.
 - a) That the proposed Automotive use is permitted as a Home-Based Business, Type II.

Prior to Release:

- 2) That prior to release of this permit, all of the unregistered vehicles shall be either removed from the subject property or relocated to the designated storage area of 123 sq. m (1,324.00 sq. ft.), which is located outside of the Riparian Protection Area, in accordance with the revised site plan.
 - a) Upon completion of the relocation of the vehicles, a site inspection shall be completed by Planning Services, to ensure that all unregistered vehicles have been removed from the Riparian Protection area and appropriately stored in the outside storage area or removed from the subject property.
- 3) That prior to release of this permit, the Applicant shall submit a revised site plan, detailing that the outside storage area meets the land setback requirements and that it shall be completely screened from adjacent properties by adequate screening elements that may include landscaping and/or solid fencing, to the satisfaction of the County.
 - a) Upon approval of the revised site plan, a site inspection shall be completed by Planning Services, to ensure that the outside storage area is completely screened from adjacent properties, as per the approved site plan.
 - b) If the screening is deemed inadequate, a revised site plan that incorporates additional screening elements shall be submitted, reapproved and re-inspected by Planning Services until deemed approved.

Permanent:

- 4) That there shall be zero (0) non-resident employees at any time.
- 5) That an employee in this Home-Based Business is a person who attends the property more than once in a seven day period for business purposes.
- 6) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighborhood or immediate area.
- 7) 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. The Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 8) That the Home-Based Business shall be limited to the dwelling, its accessory buildings, and the outside storage area.
- 9) That no outside storage of equipment, goods, materials, commodities, or finished products shall not be allowed except as permitted in this Development Permit.
- 10) That all vehicles or equipment used in the Home-Based Business shall be kept within an existing building or within the designated outside storage area.



ROCKY VIEW COUNTY

- 11) That all outside storage that is a part of the Home-Based Business, including vehicles and vehicles parts, shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed 123.00 sq. m (1,324.00 sq. ft.) or nine (9) vehicles, whichever is the lesser.
- 12) That there shall be no outside storage of equipment, goods, materials, commodities, vehicles or finished products stored within the Riparian Protection Area at any time.
- 13) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 14) That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
- 15) That any on-site Lighting shall be "dark sky", and all private lighting, including site security lighting and parking area lighting, should be designed to conserve energy, reduce glare and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
- 16) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 17) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
- 18) 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.
- 19) 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 or occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

- 20) That the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 21) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 22) That if this Development Permit is not issued by **September 30, 2021** or the approved extension date, then this approval shall become null and void and the Development Permit shall not be issued.
- 23) That once issued, this Development Permit shall be valid until **April 21, 2022**.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Rene & Annette Clemens	OWNER: Rene & Annette Clemens
DATE APPLICATION RECEIVED: January 7, 2021	DATE DEEMED COMPLETE: January 28, 2021
GROSS AREA: ± 1.23 hectares (± 3.04 acres)	LEGAL DESCRIPTION: SE 05-25-27-W04M
APPEAL BOARD: Municipal Government Board	
HISTORY: PRDP20181271 Development Permit for Home-Based Business, Type II, for automotive storage of motor vehicles – Closed – expired Sep 17, 1999: (1999-BP-13309) Building Permit for “addition to the existing dwelling” May 20, 1993: (1993-BP-3413) Building Permit for “a single family dwelling”	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

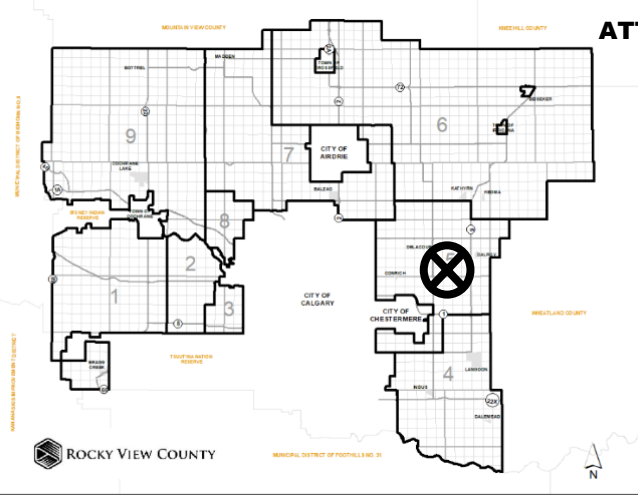


Location & Context

Development Proposal

Home-Based Business
Type II, for automotive
storage and relaxation of
the allowable use

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



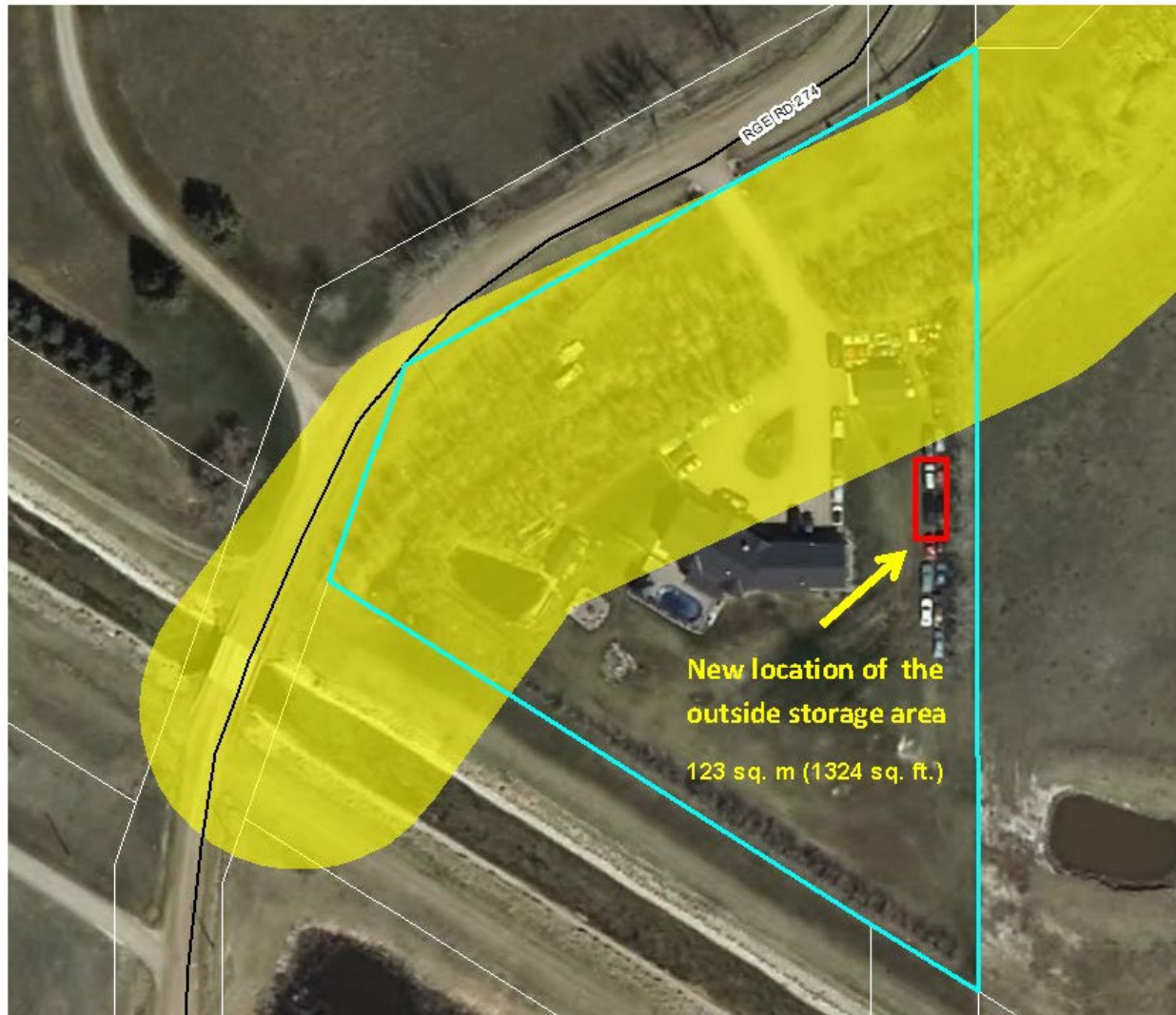
New Location of the Outside Storage Area

Site Plan

DP Application: PRDP20181271 - 05205006

Development Proposal

Home-Based Business
 Type II, for automotive
 storage and relaxation of
 the allowable use



Division: 05
 Roll: 05205006
 File: PRDP20210086
 Printed: Feb 3, 2021
 Legal: A portion of SE-05-
 2021-001 of 277

Inspection Photos

March 8, 2021



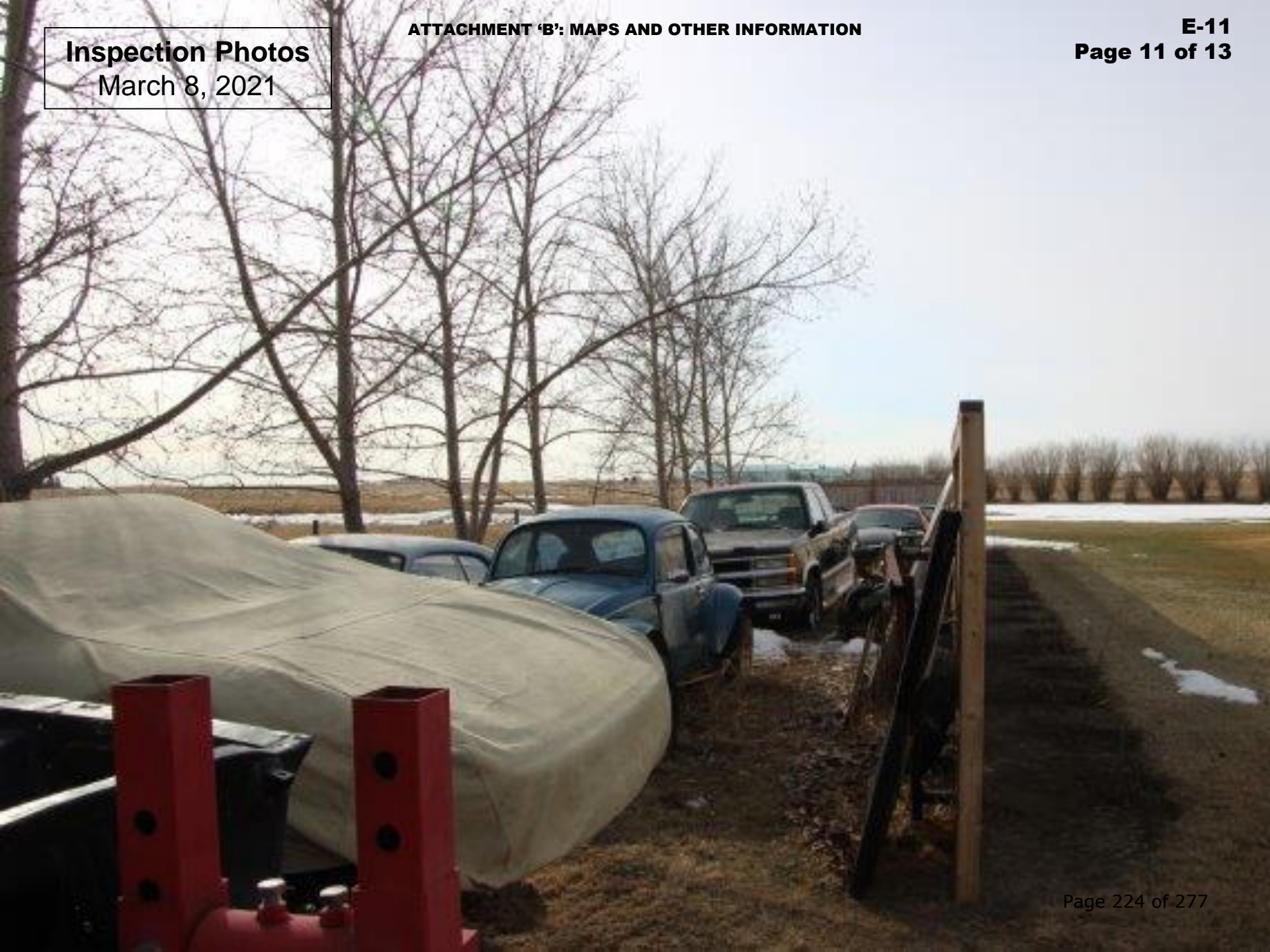
Inspection Photos

March 8, 2021



Inspection Photos

March 8, 2021



Inspection Photos

March 8, 2021



Inspection Photos

March 8, 2021



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 9
DATE:	March 24, 2021	APPLICATION: PRDP20210372
FILE:	08829001	
SUBJECT:	Riding Arena / Discretionary use, with no Variances	

APPLICATION: Riding Arena utilizing indoor boarding in various accessory buildings (existing).

GENERAL LOCATION: Located approximately 0.21 km (1/8 mile) from Rge. Rd. 44 and on the east side of Twp. Rd. 284

LAND USE DESIGNATION: Agricultural, Small Parcel District (A-SML) under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: The application is for a Riding Arena utilizing indoor boarding in various accessory buildings (existing). The horses would be primarily boarded outdoors in existing pastures/paddocks, outdoor round pen and riding area on the property. Indoor boarding would utilize existing accessory buildings on site including a small barn, 180.51 sq. m (1,942.99 sq. ft.) in size, large barn 514.60 sq. m (5,539.10 sq. ft.) in size, stable 116.22 sq. m (1,250.98 sq. ft.) in size and horse shelter 37.57 sq. m (404.44 sq. ft.) in size. There are four (4) horses for public boarding and a total of 14 horses on site. The grazing and manure management plans submitted with the application have been deemed acceptable by the County. There are no issues with the setbacks for the dwelling or accessory buildings. The application states the arena will not be used for any events where people visit and pay a fee to watch or participate and will remain for private use. The application appears to be compliant with Agricultural, Small Parcel District (A-SML) and Land Use Bylaw regulations.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210372 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210372 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Bronwyn Culham, Planning & Development Services

AIR PHOTO & DEVELOPMENT CONTEXT:**APPLICATION EVALUATION:**

The application was evaluated based on the information submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Site Plan / prepared by Midwest Surveys Inc. / dated June, 2020.
DISCRETIONARY USE: <ul style="list-style-type: none"> • Riding Arena is a discretionary use in the A-SML District 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review ConsiderationsOperations:

- Manure Management:
 - Manure is to be spread and incorporated into the land. The applicant is proposing to use a quad and harrow to ensure the land is kept in good condition.
 - The applicant turns the land every three (3) years and seeds as required.



ROCKY VIEW COUNTY

- Water:
 - Applicant has fenced off all water areas and cross fenced where required to ensure there is no manure does not spread into water bodies.
 - Applicant is proposing to use a combination of post and rail fencing in addition to electric fencing to ensure horses are contained.
- Pest management:
 - A combination of harrowing, pasture rotation and soil turning to control moles and noxious weeds on the property.

Livestock Requirements

- The property is 59.11 acres in size, therefore there is no maximum number of animal units.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

BC/LLT

ATTACHMENTS

ATTACHMENT ‘A’: Development Permit Report Conditions
ATTACHMENT ‘B’: Maps and Other Information



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONSOption #1:

APPROVAL, subject to the following conditions:

Description

- 1) That a Riding arena located within existing accessory buildings including a small barn, 180.51 sq. m (1,942.99 sq. ft.) in size, large barn, 514.60 sq. m (5,539.10 sq. ft.) in size, stable, 116.22 sq. m (1,250.98 sq. ft.) in size, and horse shelter 37.57 sq. m (404.44 sq. ft.) in size, may be operated on the parcel in accordance with the approved site plan, as prepared by Midwest Surveys Inc.; Job No. #UA-0014-20-J1, dated June, 2020, as submitted with the application.

Permanent:*Waste/Manure*

- 2) That the Manure and Grazing Management Plan as submitted with the application shall be practiced at all times.
- 3) That no liquid waste/water or solid waste from a livestock operation shall be disposed of in any river, stream, canal or slough.
- 4) That no groundwater or surface water sources shall become polluted due to livestock operations on the subject lands, and the Applicant/Owner shall ensure that the potable water source is adequately protected from any run-off, nuisance, or contaminants that have the potential to adversely impact human health.
- 5) That there shall be no spreading or placement of manure within 30 m of a common body of water (e.g. irrigation canal, stream, creek, etc.) or 30 m of water well, and the application of manure should comply with Alberta's Agricultural Operation Practices Act, Standards and Administration Regulation (AR267/2001).
- 6) That all manure shall be collected and disposed of off-site or worked into the fields on a continual basis at least once a month.
- 7) That if there is an excessive build-up of manure, that manure must be removed immediately.

General

- 8) That the Riding Arena shall not be operated as an Equestrian Centre at any time, unless a new Development Permit has been approved.
- 9) That the Applicant/Owner shall ensure the property contains adequate livestock fencing, to ensure all livestock units (horses) remain on the subject property at all times.
- 10) That the Riding Arena shall only be used by the Owners/Occupants and non-paying guests of the parcel.
- 11) That the number of people occupying the private riding arena shall not exceed 20 at any time and there shall be no bleachers in the arena at any time.
- 12) That the Riding Arena shall only be used for the training and exercising of horses and shall not be used for horse shows, rodeos, or similar events for which there is a fee to participate, or to use or attend the facilities.
- 13) That the Owner/Occupant may board horses and the boarders may ride their horses in the Riding Arena.



ROCKY VIEW COUNTY

- 14) That the Owner/Occupant, along with non-paying guests, may participate in horse jumping, dressage, team roping, cattle penning, steer wrestling or similar events on an occasional basis.
- 15) That the Owner/Occupant may have an instructor come to the arena to instruct the owner, boarders, or non-paying guests in horsemanship and riding skills where the horse and rider are participating in the training.
- 16) That the Owner/Occupant shall not charge spectators a fee for entry to the facility.
- 17) That the Riding Arena shall not be rented out to persons or groups that are not owners of the site.
- 18) That a fee shall not be charged for people to participate in an event in the Riding Arena.
- 19) That the Riding Arena shall not include any mezzanines, viewing areas or bleachers.
- 20) That this Riding Arena approval shall not allow an instructor who is hired to show an audience how to train horses, where the audience has paid a fee to attend and the audience views the training from the sidelines or stands.
- 21) That the Applicant/Owner shall ensure that all surface drainage, from the proposed parking lot is directed east, away from Range. Road 285.
- 22) 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 Release or Occupancy condition, shall be implemented and adhered to in perpetuity and includes the following:
 - i. Application drawings as prepared by Midwest Surveys Inc.; Job No. #UA-0014-20-J1, dated June, 2020.

Advisory:

- 23) That a Farm Building Location Permit shall be obtained, through Building Services, prior to operation of the Riding Arena taking place.
- 24) 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.
- 25) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Shelby Kilpatrick	OWNER: Shelby Kilpatrick
DATE APPLICATION RECEIVED: January 29, 2021	DATE DEEMED COMPLETE: February 18, 2021
GROSS AREA: ± 23.92 hectares (± 59.11 acres)	LEGAL DESCRIPTION: SE-29-28-04-05 Lot:2 Block:2 Plan:2010726 (44108 TWP RD 284)
APPEAL BOARD: Municipal Government Board	
HISTORY: <p>September 27, 2019: Planning Application (PL20190136) Subdivision - Plan Registered</p> <p>March 26, 2019: Planning Application (PL20190038) Redesignation - Closed - Approved</p> <p>April 14, 2014: Planning Application (2013031) Subdivision - Plan Registered</p> <p>March 28, 2013: Planning Application (2013030) – Redesignation – Open – Processing</p> <p>PRDP20201422 Development Permit - Home-based business Type 2, retired horse boarding</p> <p>*Applicant withdrew application.*</p> <p>May 23, 2017 : (PRBD20171835) Building Permit - Farm Building Hay Shed (3200sqft) – Closed Complete</p> <p>May 23, 2017 (PRBD20171836) Building Permit - Farm Building Shelter/Stable – Closed-Complete</p> <p>Mar 13, 2013 (2013-BP-25582) Building Permit – Single Family Dwelling – PSR – In Compliance</p> <p>Mar 12, 2013 (FBL_12Mar2013_1184) Building Permit – Farm Building</p> <p>Mar 12, 2013 (FBL_12Mar13_1185) Building Permit – Farm Building</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

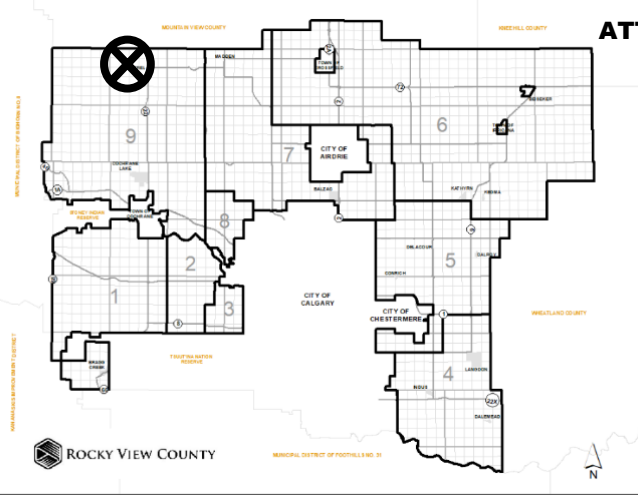


Location & Context

Development Proposal

Riding Arena utilizing indoor training and boarding in various accessory buildings (existing)

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



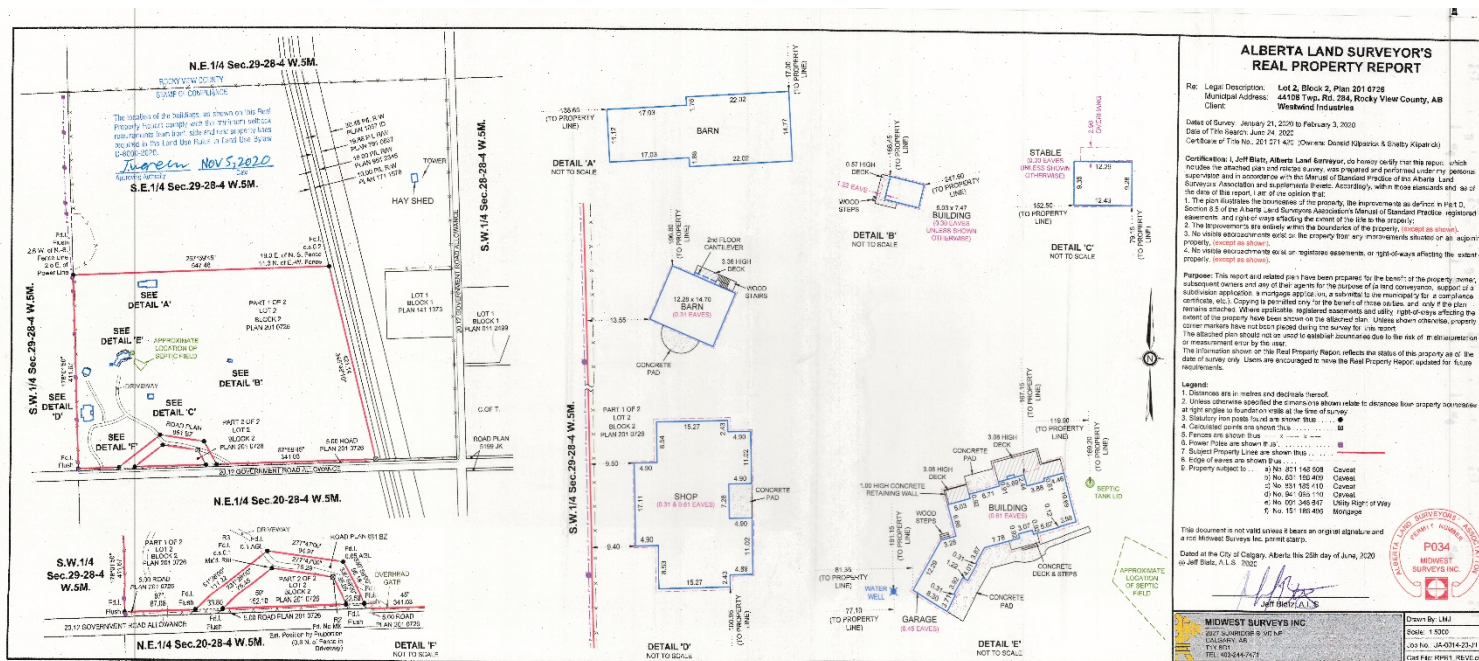
Division: 09
Roll: 08829001
File: PRDP20210372
Printed: Feb 26, 2021
Legal: Lot: 2 Block: 2
Page 12 of 27
28-04-W05M

Site Plan

Development Proposal

Riding Arena utilizing indoor training and boarding in various accessory buildings (existing)

Division: 09
Roll: 08829001
File: PRDP20210372
Printed: Feb 26, 2021
Legal: Lot:2 Block:2
Page 1234 of 277-29-28-04-W05M



Inspection Photos
March 3, 2021



Inspection Photos
March 3, 2021



Inspection Photos
March 3, 2021



Inspection Photos
March 3, 2021



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 4
DATE:	March 24, 2021	APPLICATION: PRDP20210413
FILE:	03215053	
SUBJECT:	Dwelling, Single Detached / Permitted Use, with Variances	

APPLICATION: Construction of a dwelling, single detached, relaxation of the minimum side yard setback requirement.

GENERAL LOCATION: Located in the hamlet of Langdon

LAND USE DESIGNATION: Residential, Small Lot District (R-SML) and under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: The application is for the construction of a dwelling, single detached, relaxation of the minimum side yard setback requirement. The applicant is requesting a relaxation from 3.00 m (9.84 ft.) to 1.50 m (4.92 ft.), which is a variance of 50.00%. The application complies with all other Residential, Small Lot District regulations.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20210413 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210413 be refused for the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Bronwyn Culham, Planning and Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Side Yard Setback Requirement	3.00 m (9.84 ft.)	1.50 m (4.92 ft.)	50.00%

APPLICATION EVALUATION:

The application was evaluated based on the information and site plan submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> <i>Municipal Government Act</i> Langdon Area Structure Plan Bridges of Langdon Conceptual Scheme Land Use Bylaw 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Site Plan / prepared by Ace Surveys Ltd. / dated February 18, 2021
PERMITTED USE: <ul style="list-style-type: none"> A Dwelling, Single Detached is a permitted use in the Residential, Small Lot District (R-SML) 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning.



CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

BC/llt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS****Description:**

1. That construction of a dwelling, single detached may commence on the subject parcel, in general accordance with the site plan prepared by Ace Surveys Ltd. dated February 18 2021, 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 1.50 m (4.92 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.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Kelly Wenstrom (Kelly Kustom Homes Ltd.)	OWNER: Pollyco (Langdon North) Developments Ltd.
DATE APPLICATION RECEIVED: January 29, 2021	DATE DEEMED COMPLETE: February 19, 2021
GROSS AREA: ± 0.12 hectares (± 0.32 acres)	LEGAL DESCRIPTION: NE-15-23-27-04 Lot: 44 Block: 1 Plan: 2011558 (133 NORTH BRIDGES BAY)
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> • There are no related planning applications • There are no related building permits • There are no related development permits 	
PUBLIC & AGENCY SUBMISSIONS: The application was also circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

Development Proposal

Construction of a dwelling,
single detached, relaxation
of the minimum side
yard setback requirement.

Division: 04
Roll: 03215053
File: PRDP20210413
Printed: Mar 1, 2021
Legal: Lot:44 Block:1
Page 9 of 27
23-27-W04M

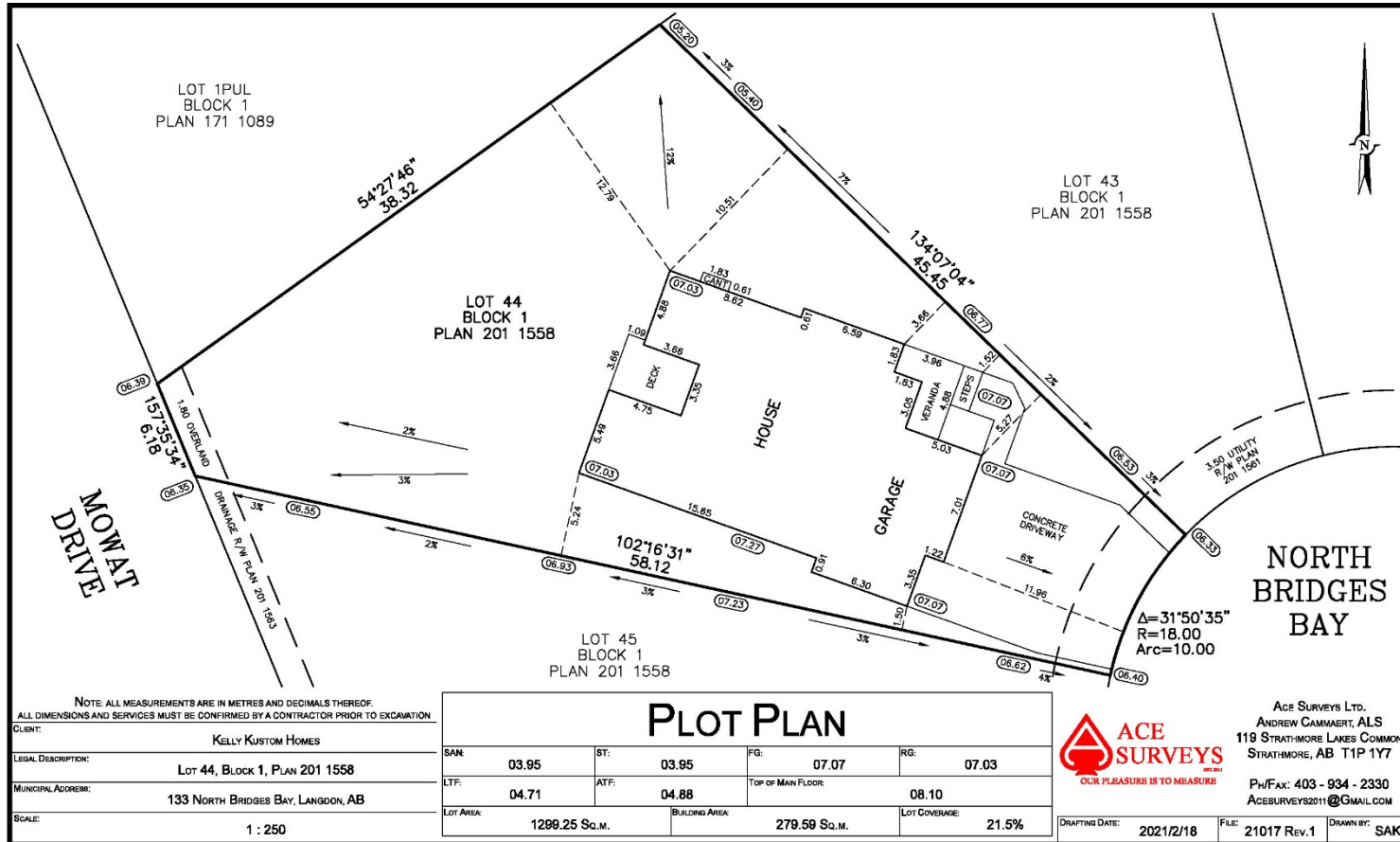
Map of Rocky View County showing numbered regions 1 through 9. The map includes labels for surrounding areas: METRO VEEV COUNTY, HILLSIDE COUNTY, CITY OF CALGARY, CITY OF AIRDRIE, CITY OF CHESTERMERE, and MUNICIPAL DISTRICT OF FOOTHILLS AND 31. A large 'X' is marked over the City of Chestermere area.



Site Plan

Development Proposal

Construction of a dwelling, single detached, relaxation of the minimum side yard setback requirement.



Division: 04
 Roll: 03215053
 File: PRDP20210413
 Printed: Mar 1, 2021
 Legal: Lot:44 Block:1
 Page 12 of 27
 23-27-W04M

Inspection Photo
March 8, 2021



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 9
DATE:	March 24, 2021	APPLICATION: PRDP20210412
FILE:	08706006	
SUBJECT:	Accessory Building / Permitted use, with Variances	

APPLICATION: The proposal is for an accessory building (existing shed), relaxation of the minimum rear yard setback requirement.

GENERAL LOCATION: Located approximately 1.61 km (1mile) north of Twp. Rd. 275 and on the west side of Rge. Rd. 35

LAND USE DESIGNATION: Agriculture General District (A-GEN)

EXECUTIVE SUMMARY: This application is for an accessory building, approximately 594.36 m² (1,950.00 ft²) which is located within the rear yard setback of the property . The shed is small in height and does not appear to negatively impact adjacent parcels, as its surroundings are comprised of farmland and dense vegetation.

Additionally there are two other accessory structures on the site, a shed, and a detached garage. Both accessory structures are within the front yard setback however in 2011 both successfully applied for an obtained development permits for variances to the front yard setback.

This application is to ensure that all the accessory structures on the parcel are compliant with the Land Use Bylaw as this is the final structure needing a permit with a variance on site.

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

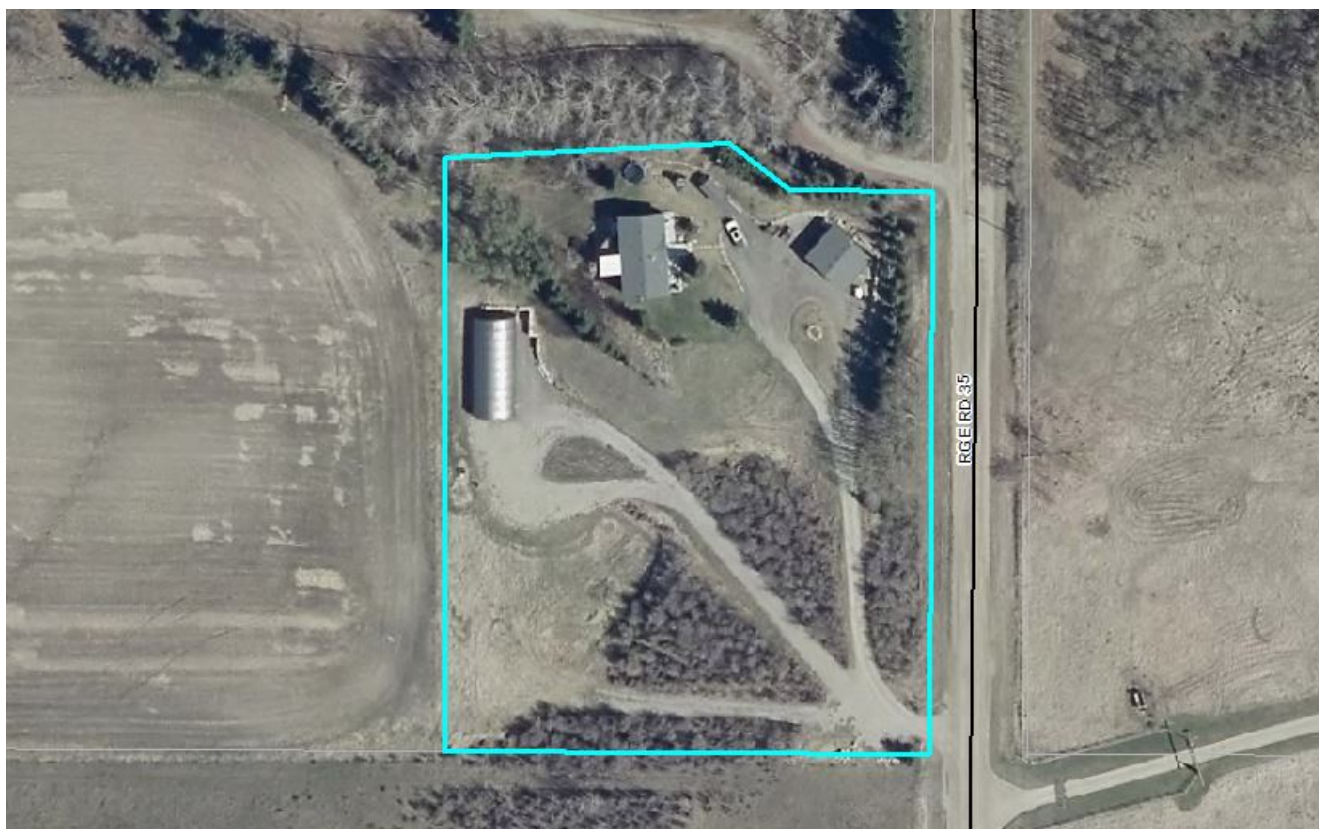
OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210412 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210412 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Camilo Conde, Planning and Development Services

AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
308 Minimum Setbacks	15.00 m (49.21 ft.) from other parcels	7.30 m (23.95 ft.)	48.66 %

APPLICATION EVALUATION:

The application was evaluated based on the site plan submitted with the application and the Land Use Bylaw C-8000-2020.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> <i>Municipal Government Act</i> Land Use Bylaw C-8000-2020 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Real Property Report
PERMITTED USE: <ul style="list-style-type: none"> Accessory building 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission (MPC)



Additional Review Considerations

Land Use Bylaw C-8000-2020 was consulted for this application as the application is to bring the property into compliance with current zoning and setback regulations.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

CC/

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1

APPROVAL, subject to the following conditions:

Description:

1. That the accessory building (existing shed, approximately 594.36 m²(1,950.00 ft²) in area) shall be permitted to remain, in accordance with the Real Property Report prepared by global raymac surveys, (File No.: 20CR0628) dated July 7, 2020.
 - i. That the minimum rear yard setback requirement **shall be relaxed from 15.00 m (49.21 ft.) to 7.30 m (23.95 ft.)**.

Permanent:

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



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Devon Markert	OWNER: Brittany Toth, Kyle Barkey
DATE APPLICATION RECEIVED: February 2, 2021	DATE DEEMED COMPLETE: November 2, 2021
GROSS AREA: ± 1.20 hectares (± 2.98 acres)	LEGAL DESCRIPTION: SE-06-28-03-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
<p>Planning Applications</p> <ul style="list-style-type: none"> • There are no Planning related application on file for this parcel <p>Development Permits</p> <ul style="list-style-type: none"> • 2011-DP-14424 Approved (Front yard setback relaxation) • 2011-DP-14619 Approved by SDAB (Relaxation of front yard setback of garage) <p>Building Permits</p> <ul style="list-style-type: none"> • 1995-BP-4599 Occupancy Granted (Dwelling, Single Detached) • 2011-BP-24396 In compliance (Detached Garage) 	

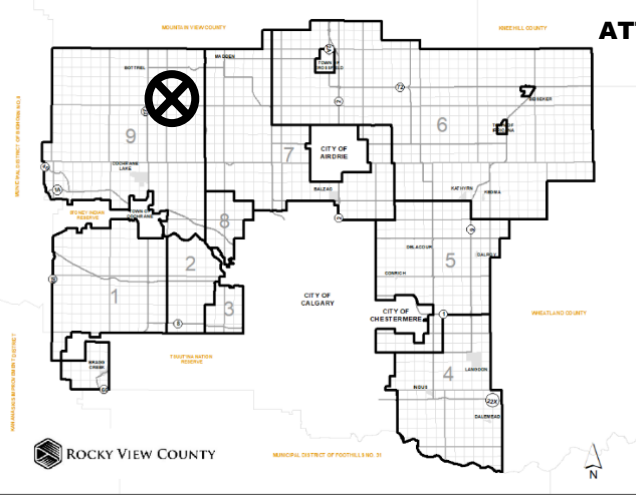


Location & Context

Development Proposal

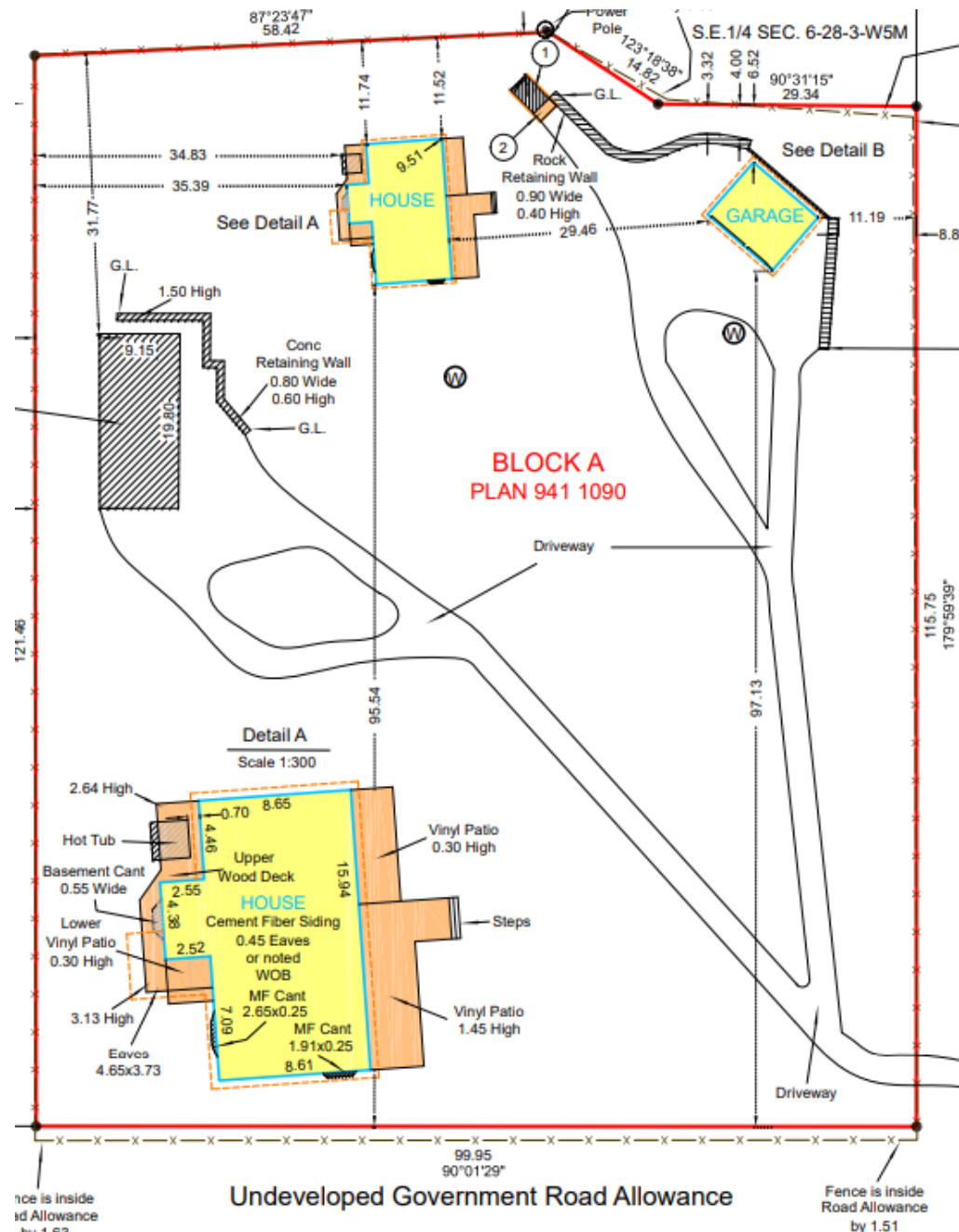
Relaxation of the side yard setback for a shed (existing)

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 9
Roll: 08706006
File: PRDP20210412
Printed: March 5, 2021
Legal: Block: A Plan:
Page 02 of 02
94-00252-03-W05M

Division: 9
Roll: 08706006
File: PRDP20210412
Printed: March 5, 2021
Legal: Block: A Plan:
9402530 of 5277
Page 02530 of 5277
03-W05M



Site photos

Development Proposal

Relaxation of the side yard setback for a shed (existing)







PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DATE: March 24, 2021 **DIVISION:** 2
FILE: 04726040 **APPLICATION:** PRDP20210323
SUBJECT: Single-lot Regrading / Discretionary use, with no Variances

APPLICATION: single-lot regrading and the placement of clean fill, to accommodate construction of a dwelling, single detached.

GENERAL LOCATION: Located approximately 0.41 km (1/2 mile) North of Springbank Rd. and on the east side of Rge Rd 32.

LAND USE DESIGNATION: Residential, Rural District (R-RUR)

EXECUTIVE SUMMARY: The Applicant is proposing the placement clean fill, up to a height of 2.00 m (6.56 ft.) meters, over a total area of 3,024 m² (9,921.26 ft²). The regrading is required to raise the pre-grades to establish post-grades, in order to construct a dwelling, single detached with a walk-out basement.

The proposed dwelling, single detached meets all other requirements within the R-RUR district and requires no variances.

This Applicant has stated the fill being used will be from an existing approved parking pad on the parcel and any additional material needed will be imported onsite. The exact location of the fill will vary depending on who is available to provide it at the time.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210323 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210323 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Bronwyn Culham, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • Land Use Bylaw • Calgary Intermunicipal Development Plan • Central Springbank Area Structure Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Site Plan • Elevation Plans • Grading Plan • Plan drawings
DISCRETIONARY USE: <ul style="list-style-type: none"> • Stripping and Grading is a discretionary use within the Land Use Bylaw 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

- The Applicant has proposed to regrade a portion of the subject land, approximately $\pm 3,024 \text{ m}^2$ (± 0.75 acres) in size to allow the placement of a dwelling, single detached.
- It is anticipated approximately 391 cubic meters of material will be brought on site. The applicant has noted this is approximately 49 truckloads.
- The highest point will be 2 meters adjacent to the dwelling, with the slope slowly decreasing in size until the original grade is met, with an average height change of 1.20 m (3.93 ft.)
- The subject land is located along Rge. Rd. 32, surrounded by predominately residential and agricultural parcels. Currently, the parcel remains vacant and undeveloped.
- The calculated height of the dwelling is of 8.34 m (27.38 ft)
- The proposed dwelling meets all the minimum setback requirements.
 - The front yard is setback far exceeds the minimum setback requirement of 45.00 m (147.64 ft.)
 - The side yard setbacks being 30.19 m (99.04 ft.) to the south, and 34.01 m (111.58 ft.) on the north side.
 - The rear yard setback is 89.69 m (294.25 ft.) with the required being 7.00 m (22.97 ft.).



CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

CC/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Option #1:

Approval, subject to the following conditions:

Description:

1. That single-lot regrading and the placement of clean fill shall be permitted in general accordance with the site plan submitted with the application and includes:
 - i. Total area of approximately $\pm 3,024 \text{ m}^2$ (± 0.75 acres) and placement of approximately 391 cubic meters of clean fill, not exceeding $\pm 2.00 \text{ m}$ (6.56 ft.) in depth.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fill report, prepared by a geotechnical engineer, for areas where fill depth exceeds 1.20 m (3.93 ft.), to the satisfaction of the County.
3. That prior to release of this permit, the Applicant/ Owner shall submit a grading plan prepared and stamped by a qualified professional, that illustrates the original ground profile, identifies the depth of proposed fill, indicates the total amount of soil to be imported/exported from the site and analyzes the pre and post grades to determine if there are any impacts to adjacent properties or the public road network. The engineer shall confirm conditions, in both pre and post grading, associated with site stormwater storage, site releases and offsite drainage, in accordance with the Springbank Master Drainage Plan and Springbank Creek Catchment Drainage Study. The analysis shall also include recommendations for mitigating measures for Erosion and Sediment control as a result of the activity, as per County Servicing Standards.
4. 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:

5. That the Applicant/Owner shall provide compaction testing verifying that the fill areas greater than 1.2 m in depth were placed in accordance with the Deep Fills report accepted by the County.
6. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
7. That upon completion of the proposed development, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
8. That no native topsoil shall be removed from the site.
9. That it shall be the responsibility of the Applicant/Owners to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
10. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.



ROCKY VIEW COUNTY

11. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
12. 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.
 - i. That if at any time the removal/placement of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
13. 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.
14. That the proposed development graded area, as per the approved application, shall be spread and seeded to native vegetation or farm crop, to the satisfaction of the County, upon completion.
15. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
16. 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.
17. That if this permit is not issued by **SEPTEMBER 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
18. That once this Development Permit is issued, the proposed development of single-lot regrading and placement of clean fill shall be completed within twelve (12) months of the date of issue.

Advisory:

19. 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*].
20. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
21. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Mike Kandil	OWNER: Rab & Insaf Kandil
DATE APPLICATION RECEIVED: January 26, 2021	DATE DEEMED COMPLETE: January 26, 2021
GROSS AREA: ± 2.08 hectares (± 5.15 acres)	LEGAL DESCRIPTION: SW-26-24-03-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: Development Permit History <ul style="list-style-type: none"> • 2012-DP-15031 Placement of clean fill (Approved) 	
PUBLIC & AGENCY SUBMISSIONS: The application was also circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

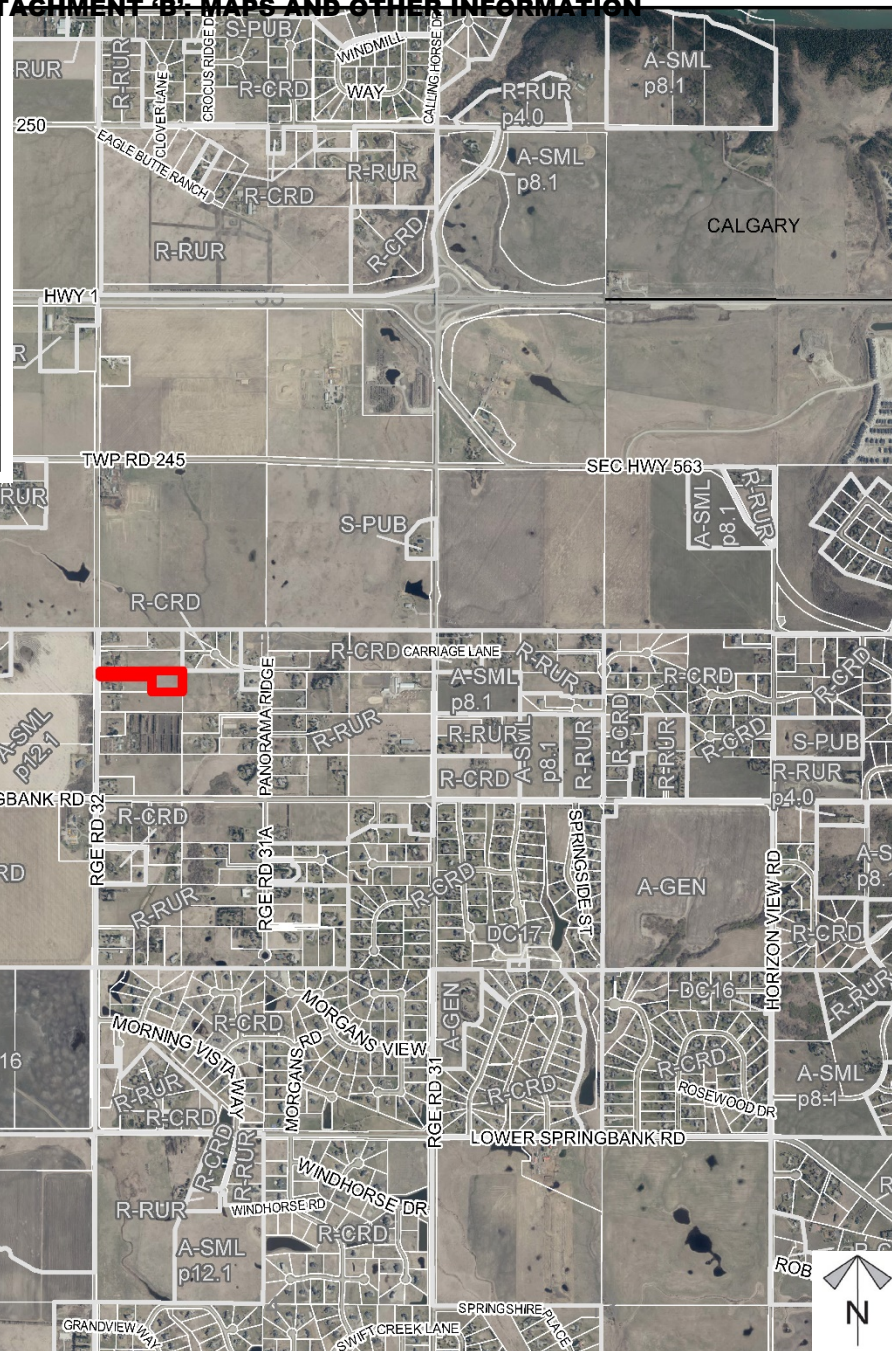
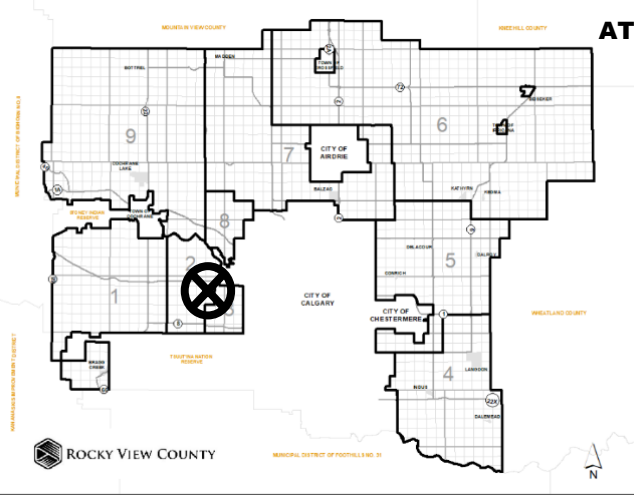


Location & Context

Development Proposal

The placement of clean fill to raise the house and accommodate a walk out basement.

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

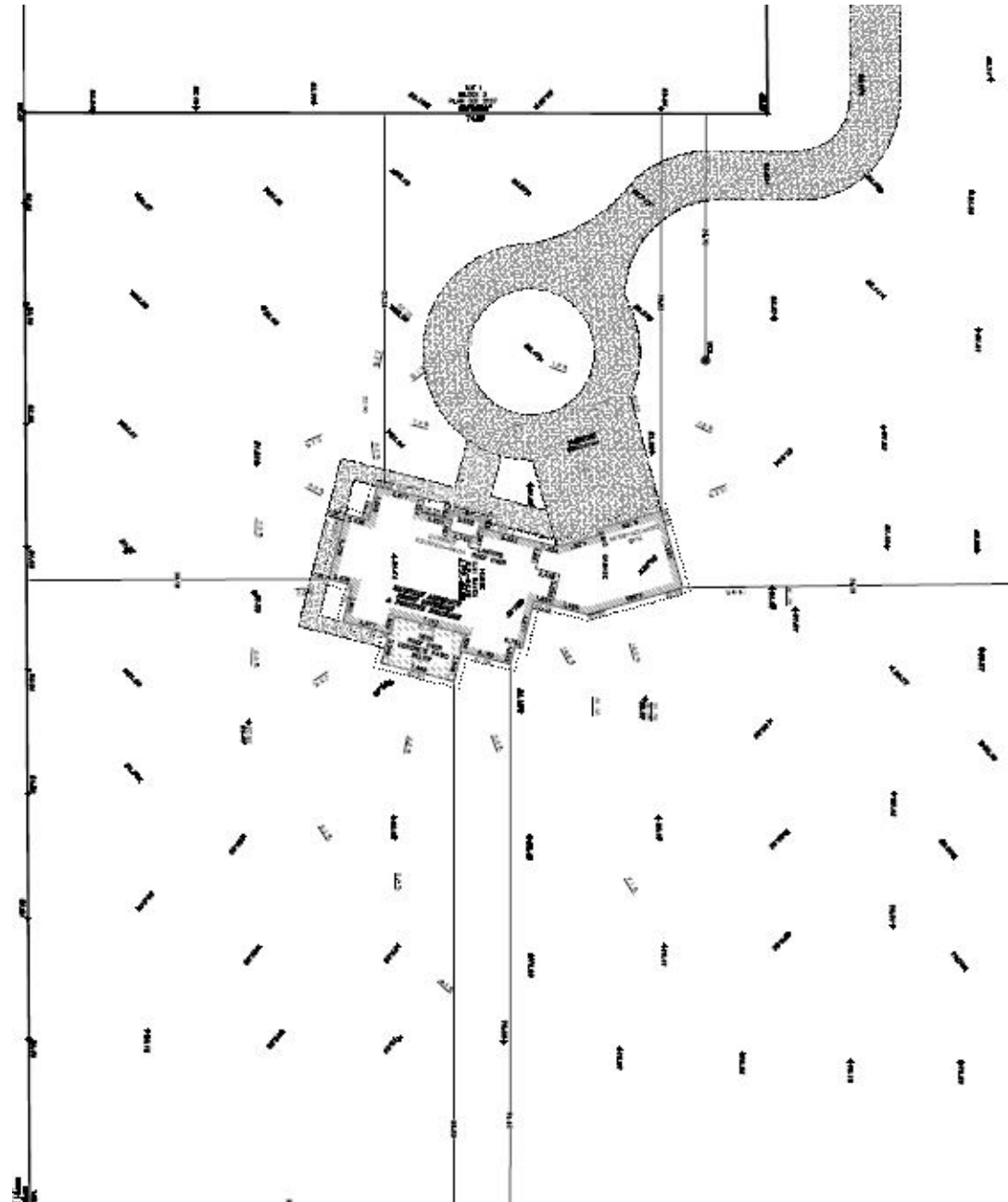


Division: 2
Roll: 04726040
File: PRDP20210323
Printed: March 11, 2021
Legal: Block: 3 -N1/2
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Site Plan/ Grades

Development Proposal

The placement of clean fill to raise the house and accommodate a walk out basement.

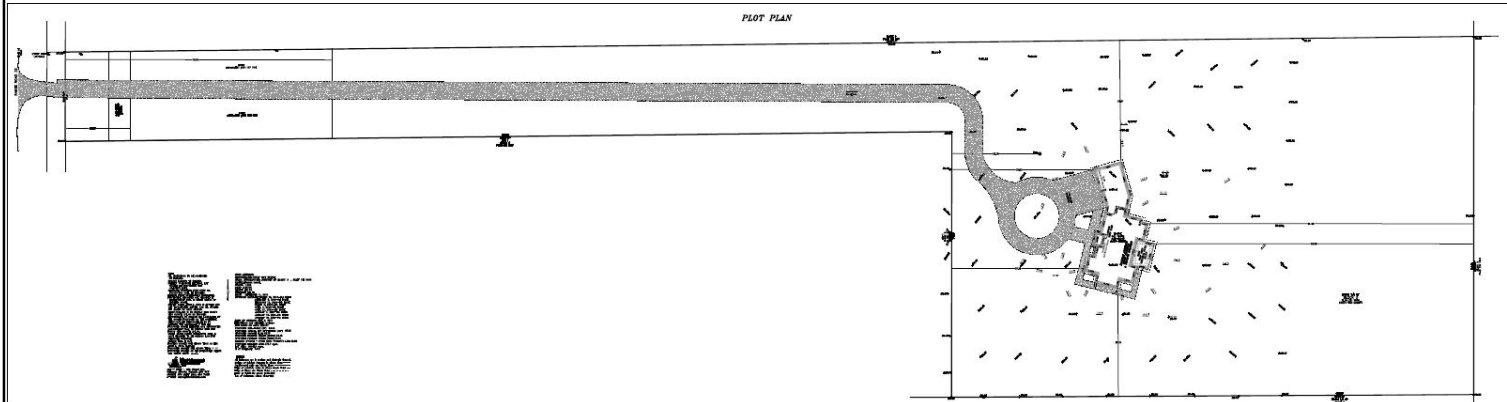




Full Site

Development Proposal

The placement of clean fill to raise the house and accommodate a walk out basement.











PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority

DATE: March 24, 2021

FILE: 03222412

SUBJECT: Retail Store and Ancillary Dwelling / Discretionary use, with no Variances

DIVISION: 4

APPLICATION: PRPD20210334

APPLICATION: The construction of a new Retail store with two units and ancillary dwellings (3 units). This application is the continuation of PRDP20130723.

GENERAL LOCATION: located in the hamlet of Langdon

LAND USE DESIGNATION: Direct Control District 64 (DC 64); Cell A

EXECUTIVE SUMMARY: The application is consistent with the relevant policies of the County Plan, Land Use Bylaw, Langdon Area Structure Plan and DC 64. This application is a continuation of Development Permit PRDP20130723. A stop work order was issued by building services in February of 2018 as the Building Permit has expired. The building permit could not be renewed, as there were changes to the building plan. Consequently, a new Development Permit is required.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRPD20210334 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRPD20210334 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Scott Thompson, Planning and Development

APPLICATION EVALUATION:

The application was evaluated based on the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none">• <i>Municipal Government Act</i>;• Subdivision and Development Regulations;• Municipal Development Plan;• Langdon Area Structure Plan;• Direct Control Bylaw 64• Land Use Bylaw; and• County Servicing Standards.	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none">• No technical reports were submitted as a part of this application.
Discretionary USE: Retail Store, Local and Dwelling Unit ancillary and subordinate to the principal use.	DEVELOPMENT VARIANCE AUTHORITY:

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

ST/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS****OPTIONS:**

APPROVAL, subject to the following conditions:

Description:

1. That a new Retail Store (2 units) and ancillary dwellings (3 units) may be constructed on the subject site in general accordance with the Site Plan and Elevations as prepared by David Watkin Architect, dated August 26, 2013, as submitted with the application and includes the following:
 - i. construction of a new Retail Store (2 units) and ancillary dwellings (3 units) about 10,405.25 sq. ft. (966.68 sq. m.) in area;
 - ii. Installation of three (3) fascia signs; details to be provided to the County and approved prior to installation.

Permanent:

2. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
3. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30th of the next growing season.
4. That all on site Lighting shall be "dark sky" and all private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
5. That all garbage and waste for the site, shall be stored in weatherproof and animal proof containers in the garbage bins and screened from view by all adjacent properties and public thoroughfares.
6. That dust control shall be maintained on the site during construction and that the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.

Advisory:

7. That the development shall be serviced by a piped water supply, supplied by Langdon Waterworks.
8. This Development shall be subject to Wastewater monitoring by Utility Operations, in order to ensure compliance with Bylaw C-7662-17, as amended.
9. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place and shall address the following:
 - i. The commercial checklist requirements shall be used, including stamped/sealed architectural, mechanical, electrical, structural and geotechnical reports and drawings with professional schedules. Sprinkler and fire suppression drawings including Siamese connection.
10. That water supply for fire suppression and emergency vehicle access shall be provided in accordance with Alberta Building Code.
11. 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

- 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.
12. That any future tenants shall require Development Permits for use and signage.
13. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
14. That if the development authorized by the 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 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.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: 1221530 Alberta Ltd	OWNER: 1221530 Alberta Ltd.
DATE APPLICATION RECEIVED: 01/27/2021	DATE DEEMED COMPLETE: 02/09/2021
GROSS AREA: ± 0.03 hectares (±0.08 acres)	LEGAL DESCRIPTION: Lot UNIT 20 Block Plan 0411285, NE-22-23-27-04
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: September 11, 2014: Development Permit PRDP20130723 for a new retail store (two units). November 24, 2014: Building Permit PRBD20143649 for mixed use building. February 6, 2018: Stop work order issued as building permit had expired.	
PUBLIC & AGENCY SUBMISSIONS: The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

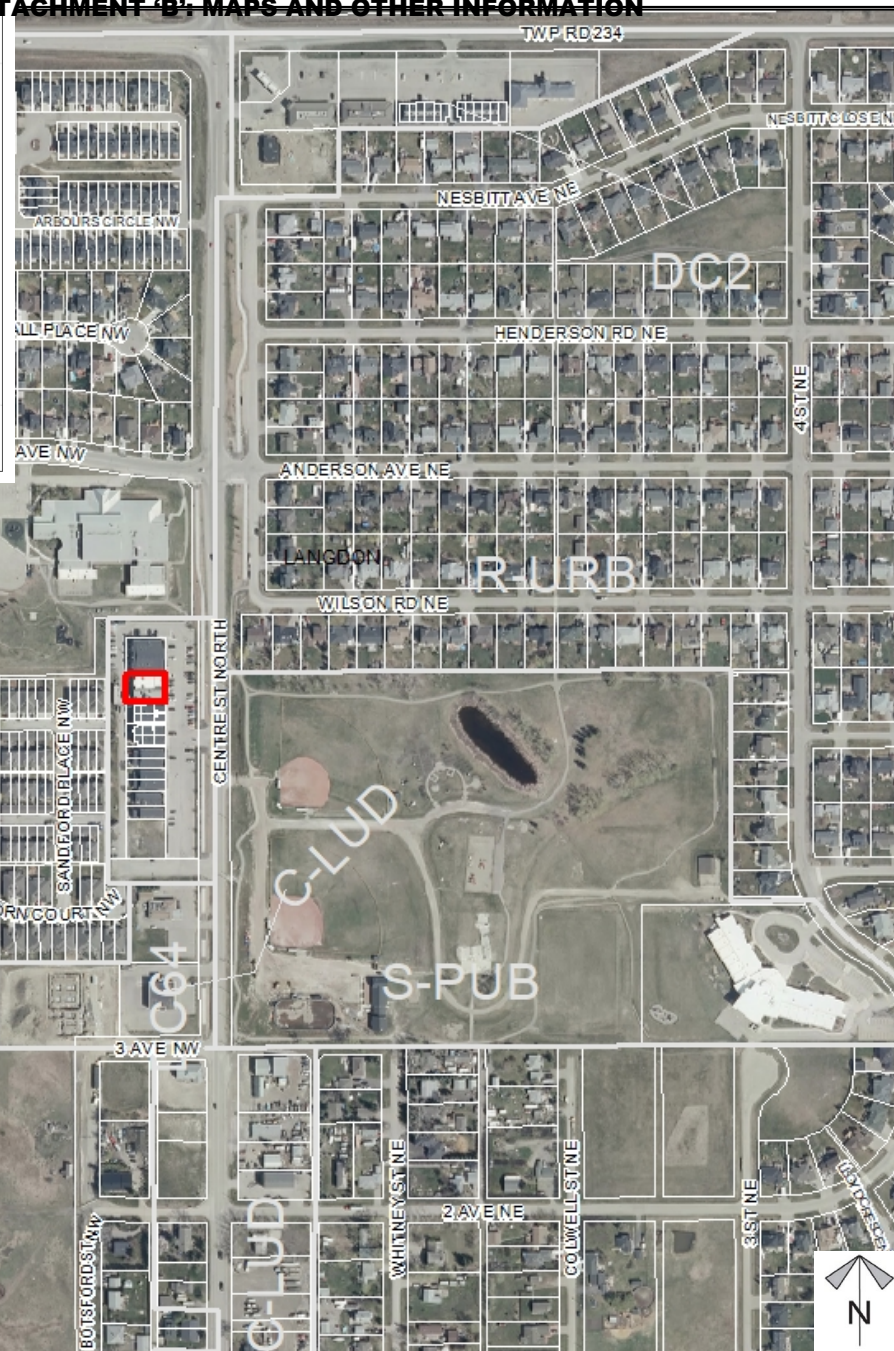
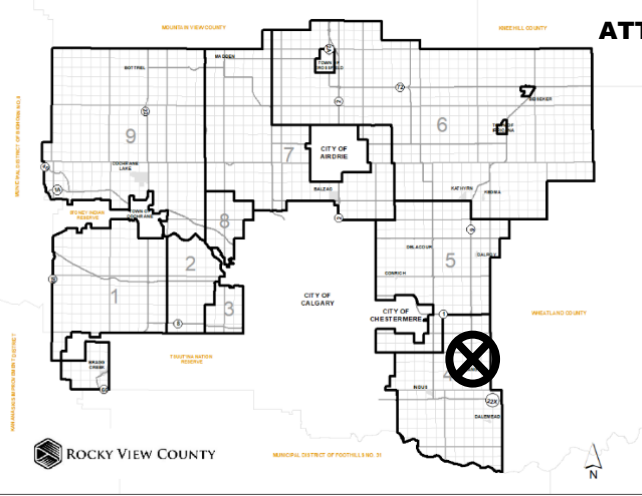


Location & Context

Development Proposal

construction of a new
Retail Store (2 units) and
ancillary dwellings (3
units)

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

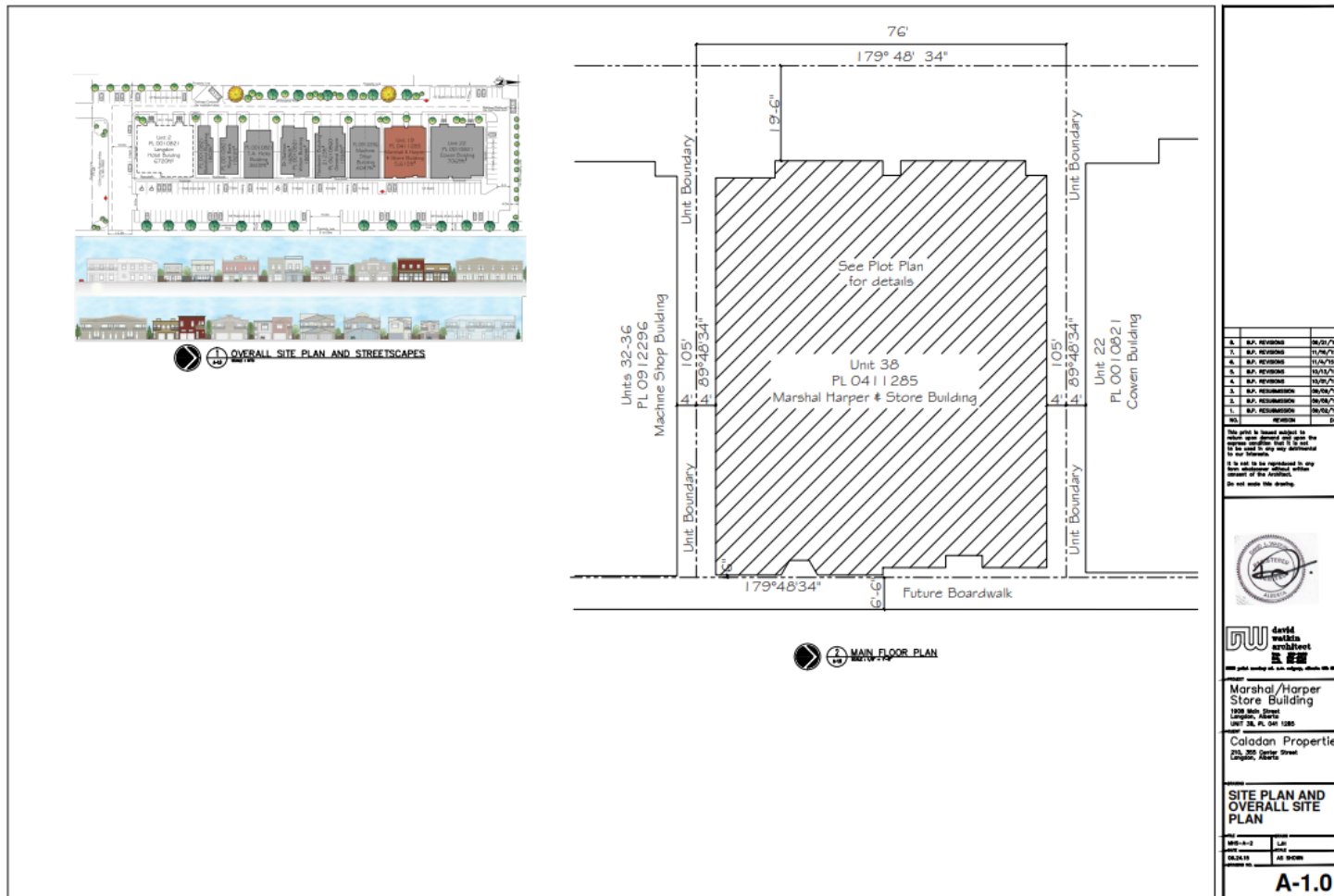


Division: 4
Roll: 03222412
File: PRDP20210334
Printed: February 5, 2021
Legal: Lot: UNIT 38
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Site Plan

Development Proposal

construction of a new
Retail Store (2 units) and
ancillary dwellings (3
units)



Division: 4
Roll: 03222412
File: PRDP20210334
Printed: February 5, 2021
Legal: Lot: UNIT 38
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