



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