

MUNICIPAL PLANNING COMMISSION MEETING AGENDA

Date: Wednesday, April 14, 2021 Time: 9:00 AM Location: https://www.rockyview.ca/

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ADJOURN THE MEETING				
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April 28, 2021				

F.

G.

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MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Wednesday, March 24, 2021

9:00 AM

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

Present:	Chair J. Gautreau Vice-Chair A. Schule (present electronically) Member G. Boehlke Member K. Hanson (present electronically) (arrived at 9:03 a.m.) Member D. Henn Member M. Kamachi (present electronically) Member K. McKylor (present electronically) Member S. Wright (present electronically)
Also Present:	 A. Hoggan, Chief Administrative Officer B. Riemann, Executive Director, Operations B. Beach, A/Executive Director, Community Development Services Division G. Nijjar, Manager, Planning and Development Services H. McInnes, Supervisor, Planning and Development Services S. MacLean, Supervisor, Planning and Development Services S. Thompson, Planner, 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 C. Figueroa-Conde, Development Compliance Officer, Planning and Development Services T. Andreasen, Legislative Officer, Legislative Services M. Mitton, Legislative Coordinator, Legislative Services

A <u>Call Meeting to Order</u>

The Chair called the meeting to order at 9:00 a.m. with all members present, with the exception of Member Hanson, who arrived to the meeting at 9:03 a.m.

B Updates/Approval of Agenda

MOVED by Member Henn that the March 24, 2021 Municipal Planning Commission meeting agenda be accepted as presented.

Carried



C-1 March 10, 2021 Municipal Planning Commission Minutes

MOVED by Member Boehlke that the March 10, 2021 Municipal Planning Commission meeting minutes be approved as presented.

Carried

D-1 <u>Division 7 - Creation of Three Industrial Lots</u> File: PL20200165 (06403002)

Member McKylor left the meeting at 9:05 a.m. and returned to the meeting at 9:06 a.m.

Member McKylor had her video disabled from 9:06 a.m. until 9:15 a.m.

MOVED by Member Hanson that Subdivision Application PL20200165 be approved with the conditions noted in Appendix A'.

Phase 2:

A. The application to create a \pm 18.27 hectare (\pm 45.13 acre) parcel (Lot 1) with a \pm 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.
- 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.
- 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 \pm 24.83 ha (\pm 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.

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.

Carried



D-2 <u>Division 6 - Creation of One Residential Lot</u> File: PL20200167 (08501007)

Presenter: Kate Smith, the Applicant

MOVED by Member Boehlke that Subdivision Application PL20200167 be approved with the conditions noted in Appendix 'A'.

A. The application to create a \pm 1.62 hectare (\pm 4.00 acre) parcel (Lot 1) with a \pm 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 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*.
 - b) 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:
 - b) 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.

Carried

D-3 <u>Division 9 - Creation of Three New Residential Lots</u> File: PL20200108 (06823006)

MOVED by Member Boehlke that Subdivision Application PL20200108 be approved with the conditions noted in Appendix 'A'.

- A. The 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) 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;
 - 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:
 - Requirements for each future Lot Owner to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available.

Stormwater

- 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

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.

Carried

The Chair called for a recess at 9:35 a.m. and called the meeting back to order at 9:40 a.m.

E-1 <u>Division 4 - Industrial (Medium) and Outdoor Storage</u> File: PRDP20202115 (03316008)

Presenter: Rodney Potrie, the Applicant

Member Kamachi and Member Wright left the meeting at 9:55 a.m.

Member Wright returned to the meeting at 9:56 a.m.

Member Kamachi returned to the meeting at 9:58 a.m.

MOVED by Vice-Chair Schule that a new condition 40 be added to 'Attachment A' for Development Permit No. PRDP20202115 with the following wording:

That this permit shall be valid for one year from the date of permit of issuance.

Carried

MOVED by Vice-Chair Schule that Development Permit No. PRDP20202115 be approved with the conditions noted in Attachment 'A', as amended.

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 Protocal 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 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:
 - 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.



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 environmentallyappropriate 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 Protocal 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.
- 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 with in 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.



40. That this permit shall be valid for one year from the date of permit of issuance.

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-2 <u>Division 9 - Multi-lot regrading</u> File: PRDP20210025 (10013236/7/8/9)

Vice-Chair Schule left the meeting at 10:22 a.m.

MOVED by Member Henn that Development Permit No. PRDP20210025 be approved with the conditions noted in Attachment 'A'.

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 (158,916.00.00 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.

Carried Absent: Vice-Chair Schule



E-3 <u>Division 7 - Accessory Building</u> File: PRDP20210583 (07723018)

Vice-Chair Schule returned to the meeting at 10:24 a.m.

MOVED by Vice-Chair Schule that Development Permit Application PRDP20210583 be approved with the conditions noted in Attachment 'A'.

Description:

- 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.
 - 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.
- 13. That the Applicant/Owner shall obtain any required Alberta Environment and Parks approvals for wetland disturbance.

Carried

E-4 <u>Division 1 - Bed & Breakfast</u> File: PRDP20210478 (03917031)

MOVED by Member Kamachi that proposed condition 13 for development application PRDP20210478 as noted in Administration's report be amended to read:

That this Development Permit shall be valid until April 21, 2022 2027, at which time a new application shall be required.

Carried

MOVED by Member Kamachi that Development Permit Application PRDP20210478 be approved with the conditions noted in Attachment 'A', as amended.

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, 2027,** at which time a new application shall be required.

Carried

The Chair called for a recess at 10:30 a.m. and called the meeting back to order at 10:36 a.m.

E-5 <u>Division 5 - Single-lot regrading</u> File: PRDP20210154 (03231033)

Presenter: Billie-Jo Wheeler Dekort, the Applicant

MOVED by Vice-Chair Schule that Development Permit Application PRDP20210154 be approved with the conditions noted in Attachment 'A'.

Description:

 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.
- 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.

Carried

E-6 <u>Division 3 - Single-lot regrading</u> File: PRDP20204032 (04714177)

MOVED by Member Hanson that Development Permit Application PRDP20204032 be approved with the conditions noted in Attachment 'A'.

Description

- 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.
- 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.
 - 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.
 - 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.

Carried

E-7 <u>Division 2 - Industrial (Light) and Outdoor Storage</u> File: PRDP20210229 (05704081)

MOVED by Member Boehlke that Development Permit Application PRDP20210229 be approved with the conditions noted in Attachment A'.=

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.
- 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.

Carried

E-8 <u>Division 8 - Care Facility (Clinic)</u> File: PRDP20210237 (05619025)

MOVED by Member Wright that Development Permit Application PRDP20210237 be approved with the conditions noted in Attachment 'A'.

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.
- 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.
- 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 with in 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.

Carried



E-9 <u>Division 2 - Automotive Services (Major)</u> File: PRDP20210455 (04734028)

MOVED by Member McKylor that Development Permit Application PRDP20210455 be approved with the conditions noted in Attachment 'A'.

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:
 - i. Shelter 1, approximately 615.16 sq. m (6,621.53 sq. ft.) in size;
 - ii. Shelter 2, approximately 966.68 sq. m (10,405.26 sq. ft.) in size;
 - iii. 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.

Carried



E-10 <u>Division 7 - Kennel</u> File: PRDP20210589 (07624012)

Member McKylor left the meeting at 10:55 a.m. and returned to the meeting at 11:01 a.m.

Presenter: Constance Burlock, the Applicant

Member Kamachi and Vice-Chair Schule left the meeting at 11:01 a.m.

Member Kamachi returned to the meeting at 11:03 a.m.

Vice-Chair Schule returned to the meeting at 11:05 a.m.

MOVED by Member Henn that Development Permit Application PRDP20210589 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.

Carried

E-11 <u>Division 5 - Home-Based Business, Type II</u> File: PRDP20210086 (05205006)

MOVED by Vice-Chair Schule that Development Permit Application PRDP20210086 be approved with the conditions noted in Attachment 'A'.

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.
- 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.

Carried

MOTION ARISING

MOVED by Chair Schule that the Municipal Planning Commission recommends to Council that Home Based-Business, Type II with the restriction of automotive be brought back to Council for further consideration by the first meeting of September, 2021.

Carried

E-12 <u>Division 9 - Riding Arena</u> File: PRDP20210372 (08829001)

MOVED by Member Hanson that Development Permit Application PRDP20210372 be approved with the conditions noted in Attachment 'A'.

Description

 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.
- 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.

Carried

E-13 <u>Division 4 - Dwelling, Single Detached</u> File: PRDP20210413 (03215053)

MOVED by Vice-Chair Schule that Development Permit Application PRDP20210413 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 February 18 2021, and conditions noted herein:
 - i. That the minimum side yard setback requirement for the dwelling, singledetached, 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.

Carried

Member Wright left the meeting at 11:30 a.m. and did not return.

E-14 <u>Division 9 - Accessory Building</u> File: PRDP20210412 (08706006)

MOVED by Member Hanson that Development Permit Application PRDP20210412 be approved with the conditions noted in the report.

Description:

- 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.

Carried

E-15 <u>Division 2 - Single-lot regrading</u> File: PRDP20210323 (04726040)

MOVED by Member McKylor that Development Permit Application PRDP20210323 be approved with the conditions noted in the report.

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 m² (\pm 0.75 acres) and placement of approximately 391 cubic meters of clean fill, not exceeding \pm 2.00 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 realease 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.
- 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.

Carried

E-16 <u>Division 4 - Retail Store and Ancillary Dwelling</u> File: PRDP20210334 (03222412)

MOVED by Vice-Chair Schule that Development Permit Application PRPD20210334 be approved with the conditions noted in Attachment 'A'.

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.

Carried

G Adjourn the Meeting

MOVED by Vice-Chair Schule that the March 24, 2021 Municipal Planning Commission meeting be adjourned at 11:40 a.m.

Carried

H <u>Next Meeting</u>

April 14, 2021

Chair or Vice Chair

Chief Administrative Officer or Designate

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Subdivision Authority

DATE: April 14, 2021

DIVISION: 9 APPLICATION: PL20200060

FILE: 06710007

SUBJECT: Subdivision Item: Residential

APPLICATION: To create a \pm 1.62 hectare (\pm 4.00 acre) parcel (Lot 1), and a \pm 4.05 hectare (\pm 10.00 acre) parcel (Lot 2), with a \pm 10.32 hectare (\pm 25.51 acre) remainder (Lot 3).

GENERAL LOCATION: Located approximately 4.80 kilometres (3 miles) east of the town of Cochrane, 0.8 kilometres (0.5 mile) west of Lochend Road, and on the south side of Township Road 262.

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

EXECUTIVE SUMMARY: The application is consistent with the relevant policies of the Land Use Bylaw and the Bearspaw Area Structure Plan.

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

OPTIONS:

- Option #1: THAT Subdivision Application PL20200060 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Subdivision Application PL20200060 be refused.

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:	TECHNICAL REPORTS SUBMITTED:
 <i>Municipal Government Act;</i> Subdivision and Development Regulations; 	 Biophysical Impact Assessment (Westhoff Engineering/Sept 2019)
 Municipal Development Plan; Bearspaw Area Structure Plan Land Use Bylaw; and County Servicing Standards. 	 Level 3 Private Sewage Treatment System Assessment (Solice Environmental Management/Nov 2020)
	 Traffic Memo (ISL Engineering/June 2020) StormWater Memo (ISL Engineering/June 2019)
	 Land Appraisal (Bourgeois Brooke Chin Associates/July 2020)

Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	\$18,380.00
Base Levy (Gross Lot 1 acreage)	
\$4,595 / acre x (4.00 acres)	
MUNICIPAL RESERVE (\$/ACRE)	\$8,402.94
\$21,007.34 / acre	
(4.00 acres) x 0.10	

Additional Review Considerations

Conditions were set based on the following items:

Accessibility to a Road

Lots 1 & 2 can maintain direct access to Township Road 262, located immediately north of the subject lands. The Applicant has proposed access to Lot 3 via a panhandle, however the lot is oversized and has further development potential, with the ability to create an additional five (5) lots. Under the Bearspaw Area Structure Plan (BASP) panhandles are not supported, especially when they propose access to collector roads such as Township Road 262. Additionally, the feasibility of the roadway construction decreases with each subsequent development. As such, a condition to upgrade the existing access to a paved mutual approach to allow for access to all three (3) proposed lots. Additionally, a condition of this subdivision requires a land acquisition agreement to be placed on the pan handle of Lot 3 to ensure dedication of the land is available upon further subdivision of the subject lands. An associated Restrictive Covenant will be placed by Caveat on Lots 1 & 2 to restrict any development or erection of any structures within 15.0 m of the future road right-of-way.

Township Road 262 is a Network A Road in the County's Long Range Transportation Plan, requiring 36.00 m ultimate right of way. The current right of way width is 30.00 m. As a condition of subdivision, the applicant shall dedicate by plan of survey the remaining 3.00 m along the entire northern boundary of the subject lands in order to accommodate future road upgrades.



Servicing

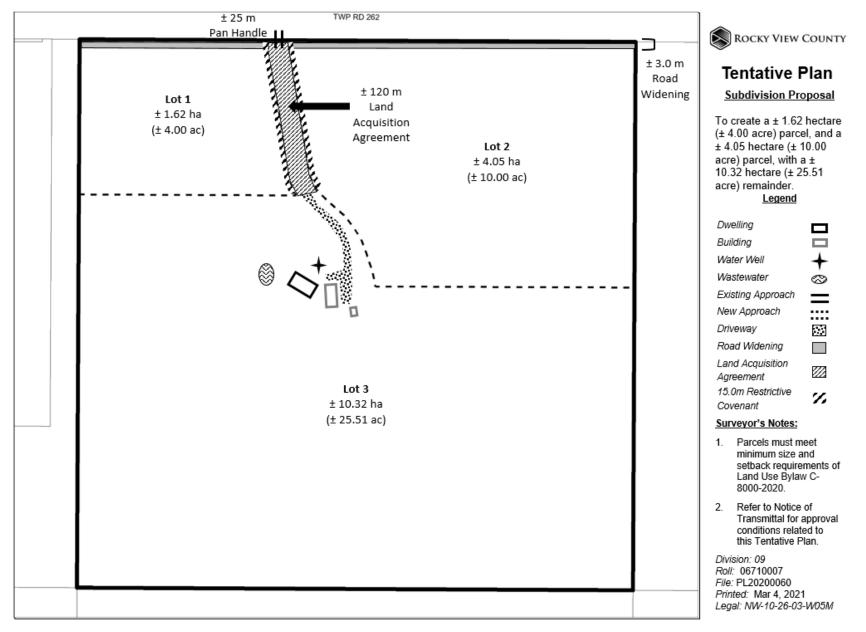
Lot 3 contains a dwelling, with servicing provided by means of a water well and private sewage treatment system. Lots 2 and 3, currently undeveloped, propose to be serviced via the same means. The lands are in the vicinity of piped water servicing, however, Rocky View Water Co-op has indicated that it doesn't have capacity to service any lots on the site due to inadequate pressure. As such, the Applicant has proposed water wells. A Phase 1 Aquifer Analysis confirmed that there appears to be sufficient water supply for the proposed development with no impact to the existing surrounding developments. As a condition subdivision, the applicant will be required to drill new wells on Lots 1 and 2. Additionally, a Level 3 PSTS assessment was submitted concluding that the soil types identified are able to accommodate the effluent and the existing septic field meets the required setbacks.

For Lot 1, which is 4 acres in size, a Site-specific Stormwater Implementation Plan is required as a condition of subdivision in order to confirm this. Lots 2 and 3 are 10 acres and 25.51 acres in size, and as such, a site-specific stormwater implementation plan is not warranted for these lots at this time. As a condition of subdivision, the applicant is required to enter into a Deferred Services Agreement with the County for connection of the proposed lots to municipal services once available.

Payments and Levies

TOL will be calculated on the gross acreage of Lot 1 and will be deferred for the remaining lands at this time. Municipal Reserve is also being requested for Lot 1 at this time, as future subdivision on the parcel is not supported by policy. Reserves on Lots 2 and 3, however are being deferred at this time for collection on future subdivision applications.







CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services Chief Administrative Officer

CL/IIt

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 and a ± 4.05 hectare (± 10.00 acre) parcel, with a ± 10.32 hectare (± 25.51 acre) remainder, within a portion of NW-10-26-3-W5M, 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 is to dedicate by Plan of Survey, a 3.0 m wide portion of land for road widening along the entire northern boundary of the subject lands;
- 3) The Owner shall construct a new mutual paved approach on Township Road 262 in order to provide access to Lots 1-3 (inclusive). In addition, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.
- 4) The Owner is to enter into a new Land Acquisition Agreement with the County, to be registered by Caveat on the title of Lot 3, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
 - a) The provision of ± 25.00 m wide strip approximately ± 120.00 m in length containing approximately (± 0.30 ha) road acquisition along the pan handle of Lot 3;
 - b) The purchase of land at future fair market value.



5) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the titles of Lot(s) 1 & 2 that restricts the erection of any structure on or within 15.0 m of a future road right-of-way, as shown on the approved tentative plan.

Site Servicing

- 6) Water is to be supplied by an individual well on Lots 1 and 2. The subdivision shall not be endorsed until:
 - a) An Aquifer Testing (Phase II) Report is provided demonstrating a minimum flow rate of 1.0 IGPM, and including aquifer testing and the location of the wells within Lots 1 and 2 in accordance with County's servicing standards, and;
 - b) The results of the aquifer testing meet the requirements of the Water Act.
- 7) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each of the proposed Lots 1-3 (inclusive), indicating the following:
 - a) Requirements for each future Lot Owner to connect to County piped wastewater, potable water, and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available;

Developability

- 8) The Owner is to provide and implement a Site-Specific Storm Water Plan for Lot 1 that meets the requirements of all regional plans for the area and the County Servicing Standards. Implementation of the Site-Specific Storm Water Plan shall include:
 - a) Registration of any required easements, utility rights-of-way, and utility right-of-way agreements;
 - b) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation;
 - c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the storm water infrastructure system; and
 - d) Should the Storm Water Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.

Payments and Levies

- 9) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total amount owing from the total gross acreage of Lot 1, as shown on the Plan of Survey.
- 10) The provision of Reserve in the amount of 10 % of the 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 listed in the appraisal report provided by Bourgeois Brooke Chin Associates, July 5, 2020, pursuant to Section 666(3) of the *Municipal Government Act;*
 - a) Reserves for Lot(s) 2 & 3, are to be deferred by Caveat pursuant to Section 669(2) of the *Municipal Government Act;*
 - b) Existing Deferred Reserve Caveat, Instrument #8462 KY, is to be discharged
- 11) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two (2) new lots.



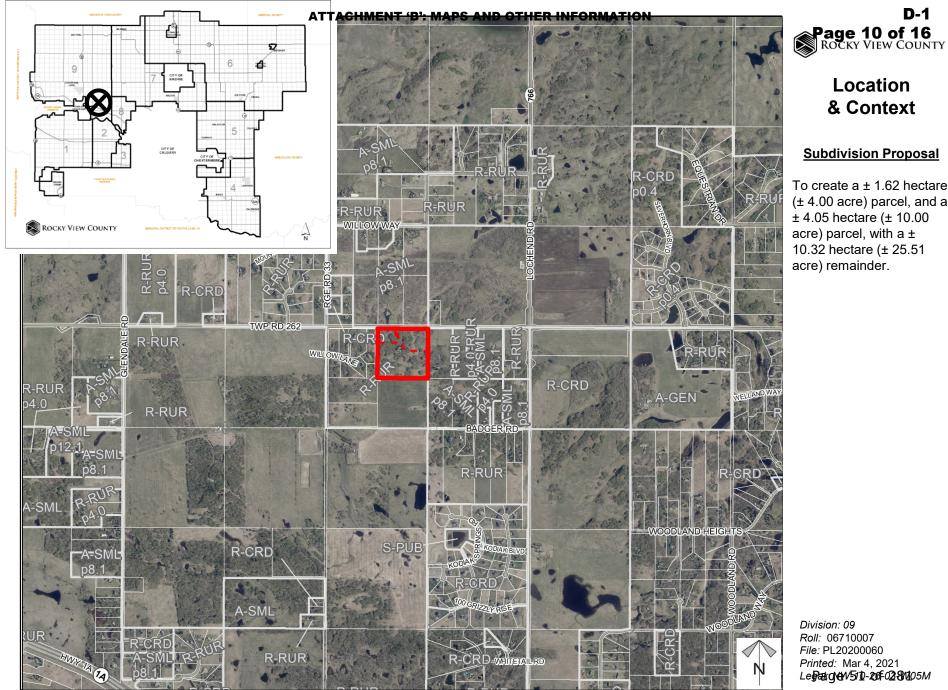
Taxes

- 12) 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:
 - 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



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: ERW Consulting Inc.	OWNER: Seth & Heidi Allred	
DATE APPLICATION RECEIVED: May 5, 2020	DATE DEEMED COMPLETE: Jan 8, 2021	
GROSS AREA: ± 15.99 hectares (± 39.51 acres)	LEGAL DESCRIPTION: NW-10-26-3-W5M	
APPEAL BOARD: Municipal Government Board		
HISTORY: <i>March 8, 1976:</i> Subject parcel registered at Land Titles, as part of Plan 8462KY creating a ± 15.99 hectares (± 39.51 acres)		
PUBLIC & AGENCY SUBMISSIONS:		
The application was circulated to 75 adjacent landowners. One letter was received in opposition of the application. The response has been included in Appendix 'C.'		
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.		



Printed: Mar 4, 2021 Legen grew 510-20 02 81105M

Location

D-1

& Context

Subdivision Proposal

To create a ± 1.62 hectare (± 4.00 acre) parcel, and a ± 4.05 hectare (± 10.00 acre) parcel, with a ± 10.32 hectare (± 25.51



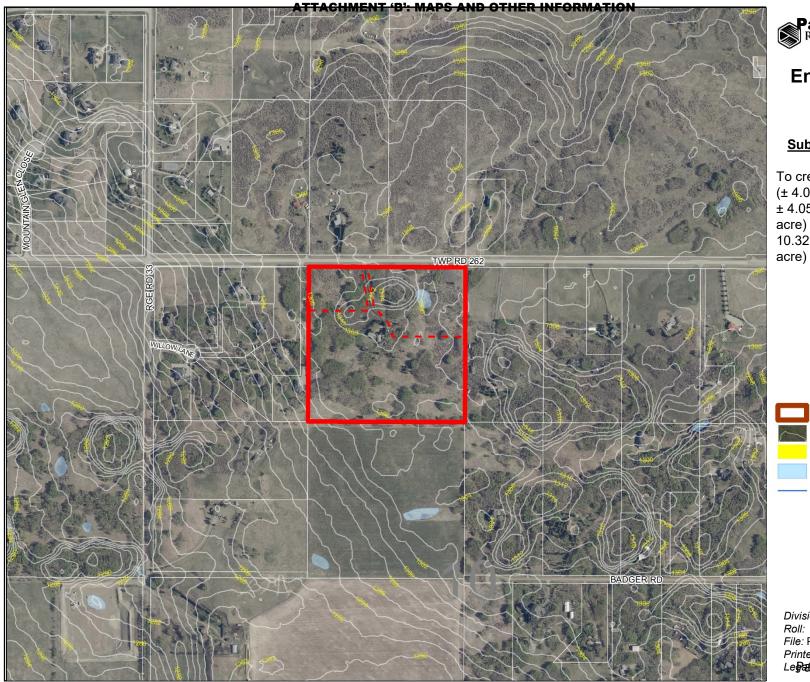


Development Proposal

Subdivision Proposal

To create a \pm 1.62 hectare (\pm 4.00 acre) parcel, and a \pm 4.05 hectare (\pm 10.00 acre) parcel, with a \pm 10.32 hectare (\pm 25.51 acre) remainder.

Division: 09 Roll: 06710007 File: PL20200060 Printed: Mar 4, 2021 Legatgev5/2-26-028/105M



D-1 Page 12 of 16 ROCKY VIEW COUNTY

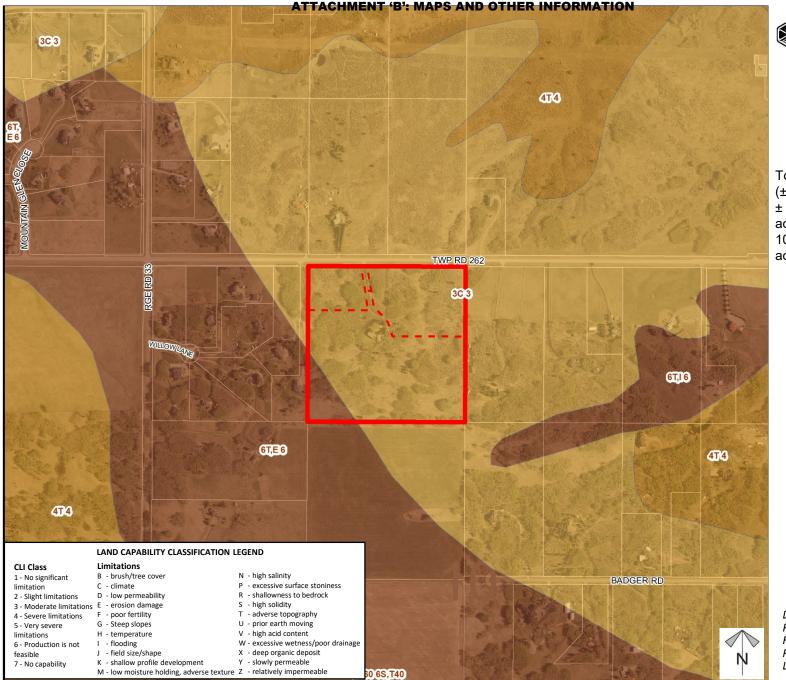
Environmental

Subdivision Proposal

To create a \pm 1.62 hectare (\pm 4.00 acre) parcel, and a \pm 4.05 hectare (\pm 10.00 acre) parcel, with a \pm 10.32 hectare (\pm 25.51 acre) remainder.



Division: 09 Roll: 06710007 File: PL20200060 Printed: Mar 4, 2021 Legatgev5/3-20F028105M



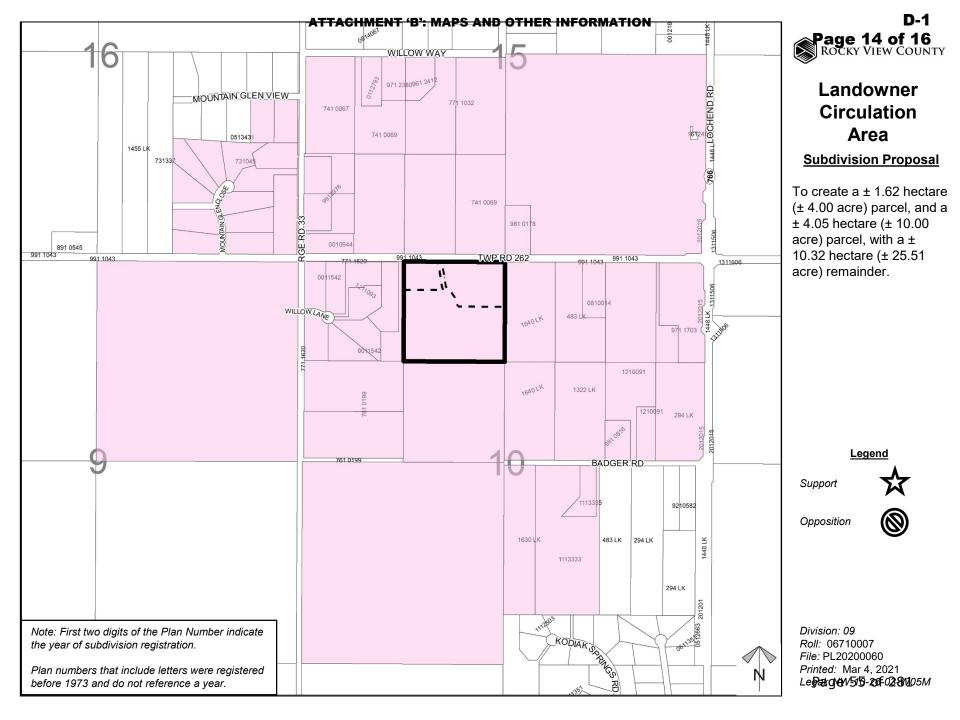
D-1 Page 13 of 16 ROCKY VIEW COUNTY

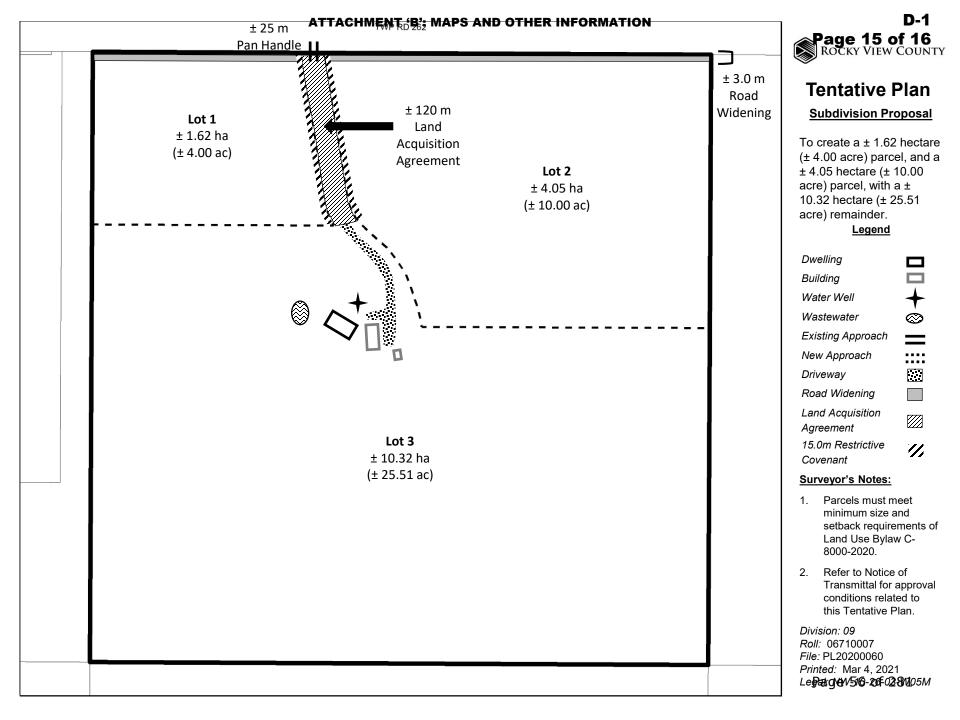
Soil Classifications

Subdivision Proposal

To create a \pm 1.62 hectare (\pm 4.00 acre) parcel, and a \pm 4.05 hectare (\pm 10.00 acre) parcel, with a \pm 10.32 hectare (\pm 25.51 acre) remainder.

Division: 09 Roll: 06710007 File: PL20200060 Printed: Mar 4, 2021 Leftat get 514-20f-028105M





Stefan Kunz

From: Sent: To: Subject:

July 10, 2020 3:30 PM Stefan Kunz [EXTERNAL] - File # 06710007 Application # PL2020006

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

Dear Mr. Kunz;

I am writing in regards to the application #PL20200060. My husband and I are against any further development in the area due to the impact this is having on the water table and the wildlife. Please let this letter stand as our opposition to the proposed subdivision.

Sincerely, John and Joanne Vandenberg 32040 Badger Road Cochrane, AB T4C 1A2

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Subdivision Authority

DATE: April 14, 2021

DIVISION: 2 APPLICATION: PL20200148

FILE: 05708082 / 05707001 / 05707004

SUBJECT: Subdivision Item – Harmony Stage 1, Phase 18

APPLICATION: To create 18 Commercial and Multi-Family Residential lots ranging from \pm 1,858.54 sq. m (0.45 ac) to \pm 40,491.91 sq. m (10.00 ac) in size, and 2 Open Space lots \pm 1,445.15 sq. m (0.35 ac) and \pm 7,209.84 sq. m (1.78 ac) in size.

GENERAL LOCATION: Located in the Hamlet of Harmony.

LAND USE DESIGNATION: Direct Control Bylaw (DC-129)

EXECUTIVE SUMMARY: The application is consistent with the relevant policies of the Harmony Conceptual Scheme.

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

OPTIONS:

- Option #1: THAT Subdivision Application PL20200148 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Subdivision Application PL20200148 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Christina Lombardo, 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:	TECHNICAL REPORTS SUBMITTED:	
 Municipal Government Act; Subdivision and Development Regulations; Municipal Development Plan; Harmony Conceptual Scheme Direct Control Bylaw (DC-129); and County Servicing Standards. 	 Stage 1 Stormwater Master Drainage Plan Report (Urban Systems / September 2008) Geotechnical Report (McIntosh Lalani Engineering / June 2000) Biophysical Impact Assessment (EnviroConsult Inc / March 2006) Environmental Site Assessment (Pinchin Environmental / May 2014) Water Treatment & Wastewater Treatment Facilities Capacity Letter (Corix Utilities / August 2017) 	

Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	(\$214,494.60 + \$431,649.96)
18.89 ha = 46.68 acres	= \$646,144.56
(Base Levy + Special Area 4)	
\$4,595/ac + \$9,247/ac	
MUNICIPAL RESERVE (\$/ACRE)	Deferred to the balance

Additional Review Considerations

Conditions were set based on the following items:

Accessibility

This development will be accessed via Harmony Circle and facilitated through an internal public road system. A Development Agreement is required to review and approve the design and construction of this infrastructure. The owner is to provide payment of the Transportation Offsite Levy for the gross lands in accordance with the C-8007-2020 Bylaw.

Stormwater

A Stormwater Management Plan is required that meets the requirements outlined in the Springbank Master Drainage Plan, the Harmony Staged Master Drainage Plans, and the Integrated Water Plan. Additionally, an Erosion and Sediment Control Plan and Report is required in accordance with the County Servicing Standards for the subject lands. A Development Agreement is required for the site to ensure the construction and implementation is upheld.



Servicing

Water Supply

The proposed lots will obtain potable water servicing through the Harmony Water Treatment and Distribution System. The owner will need to provide a water servicing analysis to detail potable water, raw water irrigation, and fire suppression, in relation to the Franchise Agreement and Integrated Water Systems Master Plan. The Owner will also need to provide confirmation of tie-ins to the piped water systems as well as detailed construction drawings noting service connections to each lot.

Sanitary / Waste Water

The proposed lots will obtain wastewater servicing through the Harmony Sanitary Collection and Treatment System in accordance with the terms of the Franchise Agreement, as amended. The owner will be required to provide a detailed sanitary servicing study, provide confirmation of tie-ins along with verification of capacity. A detailed construction plan is required for the implementation of the recommendation of the study as required.

Municipal Reserve and Levies

The Municipal Reserves owing on the subject lands to be confirmed by the Plan of Survey will be deferred by caveat to the remainder parcels and other Harmony lands.

The transportation offsite levy will be collected in accordance with Bylaw C-8007-2020, with the amount to be confirmed by the Plan of Survey.

Policy Considerations

Interim Growth Plan

The community of Harmony is considered as 'Unincorporated urban community' in accordance with the Calgary Metropolitan Region Interim Growth Plan. The proposal is compliant with Section 3.4.1.2 of the IGP, which lists requirements for the intensification and infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities.

County Plan

The County Plan (Section 5.1) support the development of the Hamlet of Harmony as a full-service rural community providing a range of land uses, housing types, and rural services to their residents and local area; in accordance with their area structure plan or conceptual scheme.

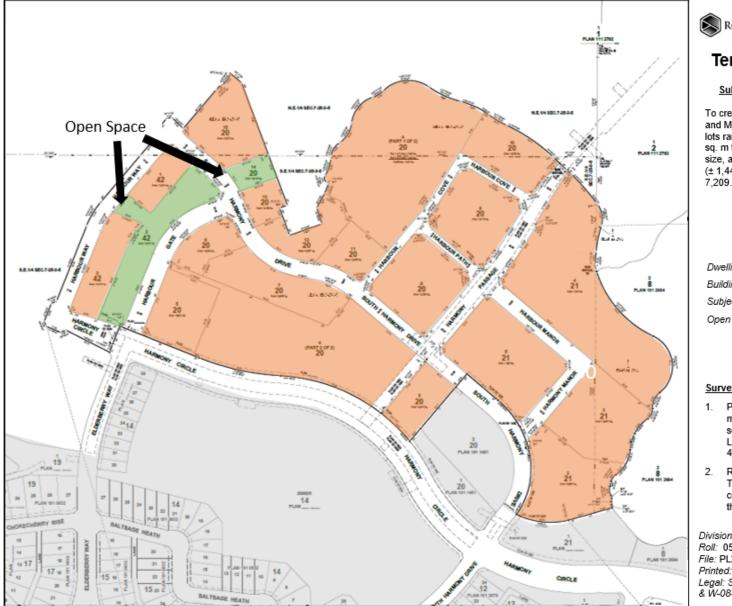
Harmony Conceptual Scheme

Harmony is not located within any Area Structure Plan. The subject lands are contained within the Harmony Conceptual Scheme, and are located in an area identified as Village Core in the Stage 1 Neighbourhood Plan. This indicates that this area is designed to provide a focal point for the overall Harmony community through a mix of land uses, including a variety of housing forms within a higher density setting and to provide small to medium scale commercial, institutional and personal service uses.

The subject lands hold the Direct Control land use designation, which is the appropriate land use for the intended parcel sizes.



Tentative Plan

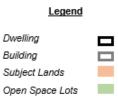


ROCKY VIEW COUNTY

Tentative Plan

Subdivision Proposal

To create 18 Commercial and Multi-Family Residential lots ranging from \pm 1,858.54 sq. m to \pm 40,491.91 sq. m in size, and 2 Open Space lots (\pm 1,445.15 sq. m and \pm 7,209.84 sq. m in size)



Surveyor's Notes:

- Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
- Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 2 Roll: 05707001/4 & 05708082 File: PL20200148 Printed: November 2, 2020 Legal: SE/NE-07-25-03-W05M & W-08-25-03-W05M



CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services

Chief Administrative Officer

CL/IIt

ATTACHMENTS:

ATTACHMENT 'A': Approval Conditions ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create 18 Commercial and Multi-Family Residential lots ranging from ± 1,858.54 sq. m to ± 40,491.91 sq. m in size, and 2 Open Space lots (± 1,445.15 sq. m and ± 7,209.84 sq. m in size) located within a portion of SE-7-25-3-W5M / NE-7-25-3-W5M / W-8-25-3-W5M, 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.

Development Agreement

- 2) The Owner is to enter into and comply with a Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved tentative plan and shall include the following:
 - Design and construction of an internal public road system in accordance with an approved Traffic Impact Assessment and as shown in the Tentative Plan, with associated infrastructure to support the proposed development;
 - Design and construction of Landscaping features for all public pathways, and public roadways and open space, in accordance with the approved Landscaping Plan;
 - Construction of a piped potable water and raw water distribution system (including the registration of necessary easements), connection to the potable water treatment plant, and service connections to each lot;
 - Construction of a piped sanitary collection system (including the registration of necessary easements), connection to the wastewater treatment plant, and service connections to each lot;



ROCKY VIEW COUNTY

- Construction of a fire suppression and distribution system designed to meet minimum fire flows as per County Standards and Bylaws;
- Construction and implementation of stormwater management facilities and piped stormwater collection system in accordance with the recommendations of the approved Stormwater Management Plan, and the registration of any overland drainage easements and/or restrictive covenants, as determined by the Stormwater Management Plan, all to the satisfaction of the County and Alberta Environment and Parks;
- Design and construction of landscaping features for all Municipal Reserve Lots, public pathways and public roadways, Owners Association of Harmony open space, all in accordance with an approved Landscaping Plan;
- Implementation of the recommendations of the Construction Management Plan and Weed Management Plan;
- Implementation of the revised Water and Wastewater Franchise Agreement with Harmony Advanced Water Systems Corporation (HAWSCO), as amended;
- The Owner shall obtain approval for road naming by way of application to, and consultation with, the County.
- Dedication of necessary easements and right of ways for utility line assignments;
- Mailboxes are to be located in consultation with Canada Post;
- Installation of power, natural gas and telephone lines;
- Implementation of the recommendations of the Construction Management Plan;
- Implementation of the recommendations of the Geotechnical Reports;
- Implementation of the recommendations of the Biophysical Impact Assessment and/or Wetland Impact Assessment;
- Alberta Environment approvals are required for disturbance to any onsite wetlands, prior to signing of the Development Agreement.
- The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands.

Developability

3) The Owner is to provide a Geotechnical Investigation in accordance with the Rocky View County Servicing Standards is required to verify the site is suitable for the proposed buildings, site works, and utilities. For any areas with greater than 1.2 m of fill a Deep Fill report is required

Transportation and Access

- 4) The Owner shall provide an updated Traffic Impact Assessment (TIA) to reflect current on-site and off-site development and network conditions, detailing the related required improvements, to the County's satisfaction. The TIA update shall confirm local road standards proposed to provide access to this phase of subdivision, and:
 - The Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements, if the recommendations of the Traffic Impact Assessment identify improvements are required.



5) The Owner shall obtain approval for road naming by way of application to, and consultation with, the County;

Site Servicing

- 6) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details. Other specific requirements include:
 - Weed management during the construction phases of the project;
 - Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.
 - We understand the developer is intending to construct Harmony's west Lake (Lake B) that front's the village core under a future stage. Please note that the parcels fronting the Lake B may see additional shoreline/lake construction in the future that coincide with detailed design of the Lake itself.
 - The Owner is to provide detailed construction drawings, based on the approved sanitary servicing study & potable water servicing study, for a sanitary collection system and water distribution and fire suppression system respectively (including the registration of necessary easements), connection to the wastewater treatment plant & water treatment plant, and service connections to each lot;
- 7) The Owner is to provide a detailed sanitary servicing study in support of this subdivision, building off of the Franchise Agreement and the Integrated Water Systems Master Plan, to determine:
 - Pipe type and sizes;
 - Number of lift stations, if applicable; and
 - Wastewater Treatment Plan capacity, and treated effluent storage requirements.
- 8) The Owner is to provide confirmation of the tie-in for connections to HAWSCO, an Alberta Environment licensed piped waste-water supplier, for all lots, as shown on the approved Tentative Plan. This includes providing for the following information:
 - Confirmation from the wastewater utility supplier that adequate capacity has been allocated and reserved for the proposed new lots;
- 9) The Owner is to provide a detailed water servicing analysis for potable water, raw water irrigation, and fire suppression, building off of the Franchise Agreement and the Integrated Water Systems Master Plan, to determine:
 - Pipe type and sizes;
 - Ability to meet fire flow requirements;
 - Water treatment plant capacity and reservoir storage requirements
- 10) The Owner is to provide confirmation of the tie-in for connections to HAWSCO, an Alberta Environment licensed piped water supplier, for lots, as shown on the approved Tentative Plan. This includes providing the following information:
 - Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new lots;
 - Documentation proving that water supply has been purchased for all proposed lots;



- Documentation proving all necessary paperwork has been completed, to the County's satisfaction;
- 11) Utility Easements, Agreements and Plans are to be provided and registered to the satisfaction of ATCO;
- 12) The Owner is to provide and implement a Stormwater Management Plan that meets the requirements outlined in the Springbank Master Drainage Plan, the Staged Master Drainage Plan, the Integrated Water Systems Master Plan, and the Stage 3 Master Drainage Plan. Implementation of the Stormwater Management Plan shall include:
 - Registration of any required easements and / or utility rights-of-way
 - Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation; and
 - Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.
 - Should the Stormwater Management Plan indicate that improvements are required, the Owner shall enter into a Development Agreement with the County;
- 13) The applicant shall submit an Erosion and Sediment Control Plan and Report in accordance with the County's Servicing Standards.

Levies and Payments

- 14) The owner is to provide payment of the Transportation Off-Site Levy (including the Base Levy and the Special Area Levy) in accordance with the Transportation Off-Site Bylaw C-8007-2020, as amended. The County shall calculate the total amount owing;
 - From the total gross acreage of the lands to be subdivided, as shown on the plan of survey.
- 15) The provision of Reserve, in the amount of 10% of all Lots, is to be deferred by caveat proportionately to the existing Deferred Reserve Caveat on NE-7-25-03-W5M, SE-7-25-03-W5M, pursuant to Section 669(2) of the Municipal Government Act;
- 16) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of nineteen (19) new lots.

Taxes

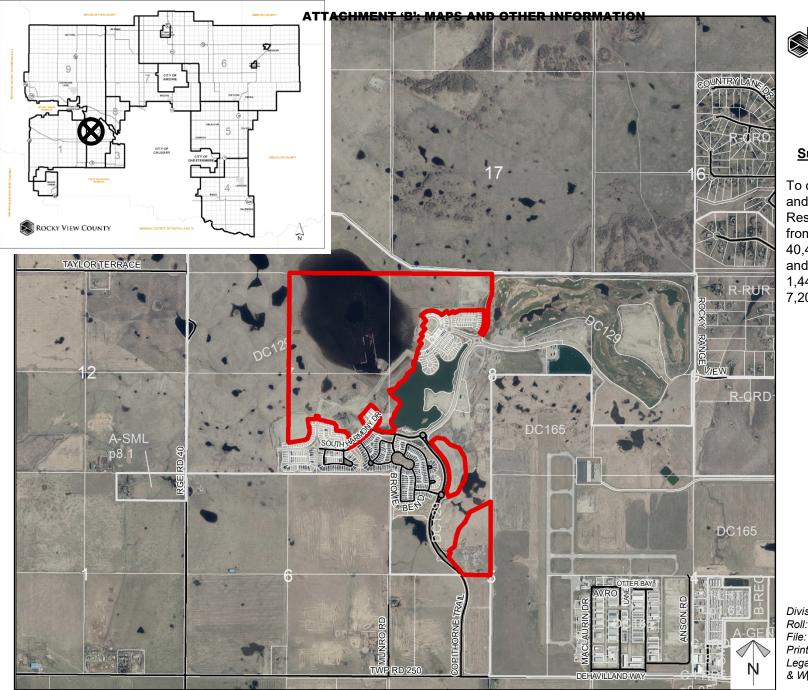
- 17) All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.
- D. SUBDIVISION AUTHORITY DIRECTION:
 - Prior to final endorsement of the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



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Stantec Geomatics Ltd. (Mark Woychuk)		OWNER: Harmony Developments Inc.	
DATE APPLICATION RECEIVED: October 30, 2020		DATE DEEMED COMPLETE: November 13, 2020	
GROSS AREA: ± 144.54 hectares (± 357.16 acres)		LEGAL DESCRIPTION: SE-7-25-3-W5M / NE-7-25-3-W5M / W-8-25-3-W5M	
APPEAL BOARD: Municipal Government Board			
HISTORY:			
October 2008	Direct Control Bylaw (DC-129) was approved for the area.		
February 2007	Harmony Conceptual Scheme (Bylaw C-6411-2007) was approved, which sets out a vision and framework for the development of the Harmony community.		
PUBLIC & AGENCY SUBMISSIONS:			
The application was circulated to 177 adjacent landowners. One letter was received in concern of the application. The responses have been included in Appendix 'C.'			
The application was	The application was also circulated to a number of internal and external agencies and where		

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 18 Commercial and Multi-Family Residential lots ranging from \pm 1,858.54 sq. m to \pm 40,491.91 sq. m in size, and 2 Open Space lots (\pm 1,445.15 sq. m and \pm 7,209.84 sq. m in size)

Division: 2 Roll: 05707001/4 & 05708082 File: PL20200148 Printed: November 2, 2020 Legal: SE/NE-07-25-03-W05M & WP0305-058/w05//281





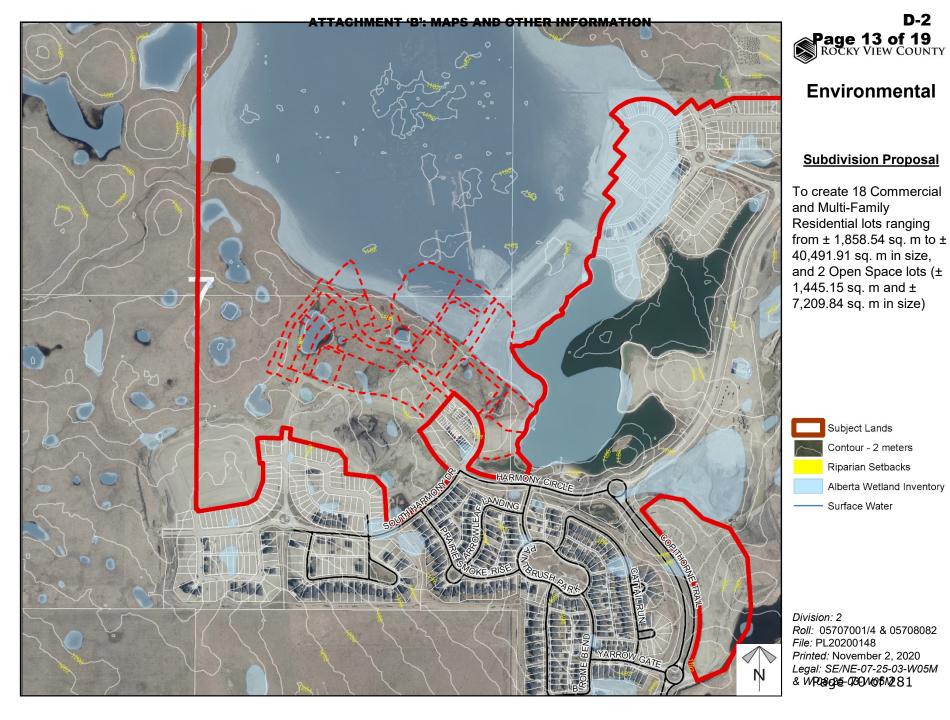


Development Proposal

Subdivision Proposal

To create 18 Commercial and Multi-Family Residential lots ranging from ± 1,858.54 sq. m to ± 40,491.91 sq. m in size, and 2 Open Space lots (± 1,445.15 sq. m and ± 7,209.84 sq. m in size)

Division: 2 *Roll:* 05707001/4 & 05708082 File: PL20200148 Printed: November 2, 2020 Legal: SE/NE-07-25-03-W05M & WPOBOE-0391001281





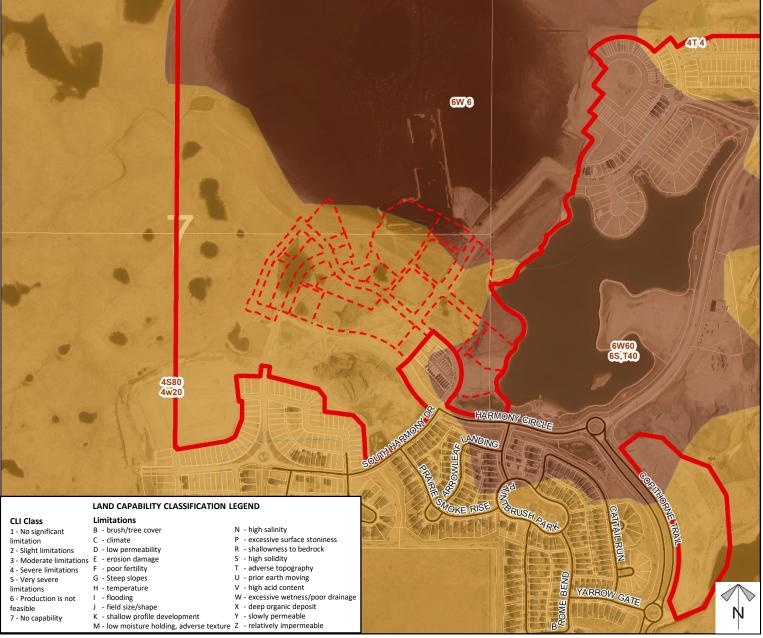
D-2 Page 14 of 19 ROCKY VIEW COUNTY

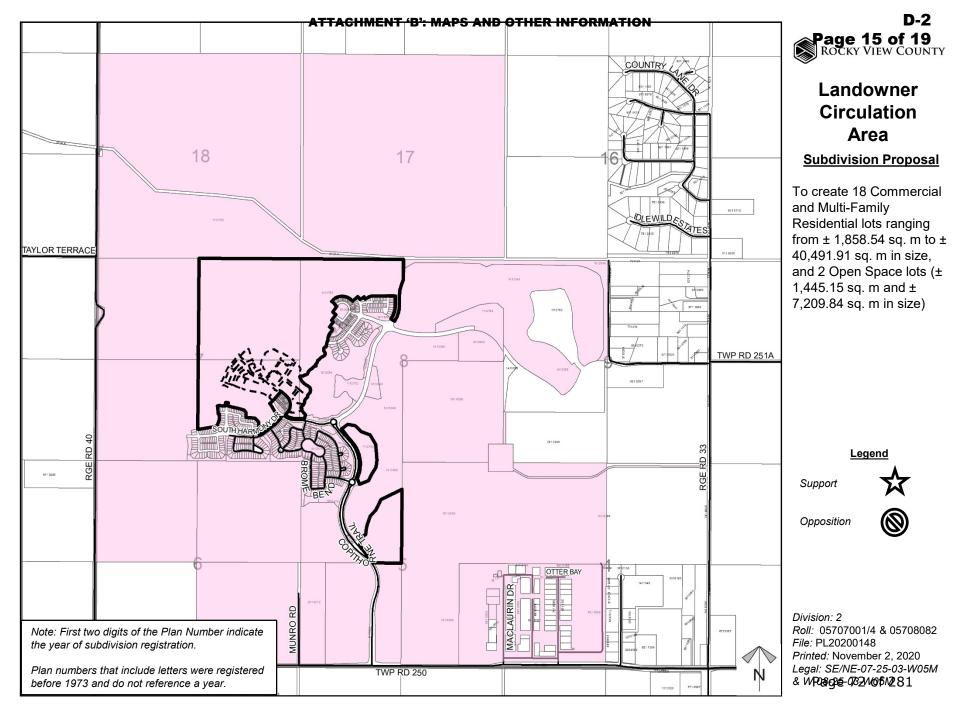
Soil Classifications

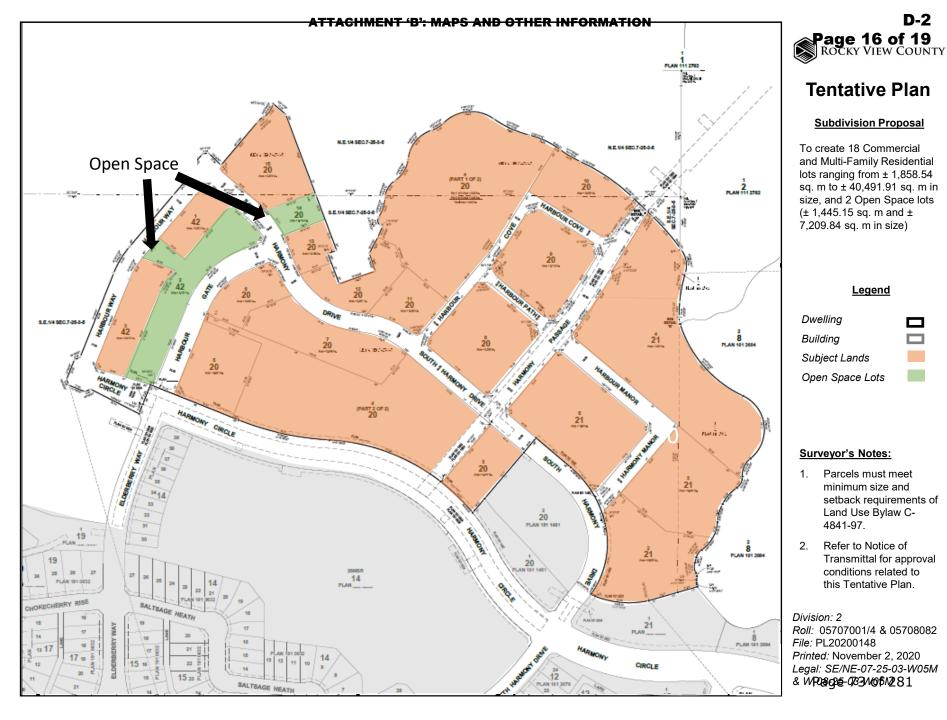
Subdivision Proposal

To create 18 Commercial and Multi-Family Residential lots ranging from ± 1,858.54 sq. m to ± 40,491.91 sq. m in size, and 2 Open Space lots (± 1,445.15 sq. m and ± 7,209.84 sq. m in size)

Division: 2 Roll: 05707001/4 & 05708082 File: PL20200148 Printed: November 2, 2020 Legal: SE/NE-07-25-03-W05M & WPO8025-031W051281







D-2

PL20200148 File Assessment Summary

TECHNICAL CONSIDERATIONS:

This application was evaluated in accordance with the matters listed in Section 7 of the Subdivision and Development Regulation, which are as follows:

a) The site's topography:

The subject lands do not contain any significant slopes. The property has been stripped and graded under an approved development permit (PRDP20200211). All details on deep fill reporting and rough grading plans/elevations can be referenced.

Conditions: None

b) The site's soil characteristics:

The site contains Class 4 soils with severe limitations to crop production due to high sodicity and excessive wetness/poor drainage, and Class 6 soils where crop production is not feasible due to excessive wetness/poor drainage, high sodicity, and adverse topography

6W

6W60 6S, T40

4S80 4W20

Conditions: None

c) Stormwater collection and disposal:

A Stormwater Management Plan is required that meets the requirements outlined in the Springbank Master Drainage Plan, the Staged Master Drainage Plan, the Integrated Water.

Additionally an Erosion and Sediment Control Plan and Report in accordance with the County Servicing Standards is required for the subject lands. Because the site is larger than 2 hectares a full report is required for this application.

A Development Agreement is required for the site to ensure the construction and implementation is upheld.

Conditions: (2, 12)

d) Any potential for flooding, subsidence, or erosion of the land:

The Village Core lands have been stripped and graded under a previously approved permit (PRDP20200211). All details on wetland impacts and other environmental considerations in Stage 3a were previously reviewed and approved. Engineering has not requested any further investigation of the lands.

Conditions: None

e) Accessibility to a road:

This development will be accessed via Harmony Circle and facilitated through an internal road system (containing: Harbour Way, Habour Gate, South Harmony Drive, Harmony Passage, Harbour Cove, Habour Path, Harbour Manor – to be approved by GIS) The design and construction of these internal roads will be accommodated through an internal public road system. A Development Agreement is required to review and approve this infrastructure.

PL20200148 File Assessment Summary

The applicant will be required to provide an updated TIA to reflect on-site and off-site development and network conditions. A Development Agreement will be required to address improvements as directed by the TIA.

The owner is to provide payment of TOL (calculated with base and special area) in for the gross lands accordance with the 2020 Bylaw.

Conditions: (2, 4, 5)

f) Water supply, sewage, and solid waste disposal:

Water Supply

The proposed lots will obtain potable water servicing from the HAWSCO Potable Water Treatment and Distribution System. The owner will need to provide a water servicing analysis to detail the following; potable water, raw water irrigation, fire suppression; in relation to the Franchise Agreement and Integrated Water Systems Master Plan.

The Owner will also need to provide confirmation of Tie-ins to the piped water systems as well as detailed construction drawings noting service connections to each lot.

Sanitary / Waste Water

The proposed lots will obtain wastewater servicing from the HAWSCO Sanitary Collection and Treatment System in accordance with the terms of the Franchise Agreement, as amended. The owner will be required to provide a detailed sanitary servicing study, provide confirmation of the tie ins along with verification of capacity. A detailed construction plan is required for this information as well.

Conditions: (Water – 2, 6, 9, 10) (waste water – 2, 7, 8, 9)

g) The use of the land in the vicinity of the site:

This parcel is located within Stage 1 of the Harmony Conceptual Scheme, identified as Phase 18 it is located north of the school Site (Phase 5) and will sit directly adjacent to the proposed Lakes 1 & 2.

The surrounding area is also designated as Direct Control District (DC-129), intended to facilitate the subdivision and development of the Hamlet of Harmony.

Conditions: None

h) Other matters:

Municipal Reserves

The applicant has indicated they would like to defer the Municipal Reserve owing to the balance lands. As per the tentative plan, the development is utilizing approx. 47 acres, which will be deferred by caveat to the reaminder parcels and other Harmony lands.

18.89 hectares = 46.68 acres x 10%

4.668 acres are transferred to the remainder lands

Conditions: (15) DRC

PL20200148 File Assessment Summary

POLICY CONSIDERATIONS:

Interim Growth Plan

The community of Harmony is considered as 'Unincorporated urban community' in accordance with the Calgary Metropolitan Region Interim Growth Plan. The proposal is compliant with Section 3.4.1.2 of the IGP, which lists requirements for the intensification and infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities.

County Plan

The County Plan (Section 5.1) support the development of the Hamlet of Harmony as a full service rural community providing a range of land uses, housing types, and rural services to their residents and local area; in accordance with their area structure plan or conceptual scheme.

Harmony Conceptual Scheme

Harmony is not located within any Area Structure Plan. The subject lands are contained within the Harmony Conceptual Scheme, and are located in an area identified as Village Core in the Stage 1 Neighbourhood Plan. This indicates that this area is designed to provide a focal point for the overall Harmony community through a mix of land uses, including a variety of housing forms within a higher density setting and to provide small to medium scale commercial, institutional and personal service uses.

The subject lands hold the Direct Control land use designation, which is the appropriate land use for the intended parcel sizes.

Harmony Conceptual Scheme

5.2.1 Village Core 1 (VC-1) Designation (Page 52)

"The purpose and intent of the Village Core 1 (VC-1) designation is to provide a vibrant focal point for the overall Harmony community through the provision of a mix of land uses within this well defined area. The intent is to accommodate for a variety of housing forms within a higher density setting, and to provide small to medium scale commercial, institutional and personal service uses. There is also the inclusion of community amenity space, the school site and the implementation of utility infrastructure within the proposed VC-1 area."

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Subdivision Authority

DATE: April 14, 2021

DIVISION: 2 APPLICATION: PL20200153

FILE: 05707001

SUBJECT: Subdivision Item: Harmony Phase 4B Resubmission

APPLICATION: To create 37 Residential parcels ranging from ± 495.79 sq. m to ± 647.40 sq. m in size.

GENERAL LOCATION: Located in the Hamlet of Harmony.

LAND USE DESIGNATION: Direct Control Bylaw (DC-129)

EXECUTIVE SUMMARY: The application is consistent with the relevant policies of Harmony Conceptual Scheme.

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

OPTIONS:

- Option #1: THAT Subdivision Application PL20200153 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Subdivision Application PL20200153 be refused

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:	TECHNICAL REPORTS SUBMITTED:
 Municipal Government Act; Subdivision and Development Regulations; Municipal Development Plan; Harmony Conceptual Scheme Land Use Bylaw; and County Servicing Standards. 	 Staged Master Drainage Plan – Stage 1 (Urban Systems, September 2008) Biophysical Impact Assessment & Environmental Protection Plan (Urban Systems, March 2006) Geotechnical Evaluation (McIntosh Lalani Engineering Ltd., June 2000) Phase 1 Environmental Site Assessment (Pinchin Environmental, May 2014) Stage 2 & 3 TIA – Draft Report (Urban Systems, February 2016) Water Treatment & Wastewater Treatment Facility Capacities (Corix Utilities, August 2017)

Additional Review Considerations

Conditions were set based on the following items:

The purpose of this application is to create 37 residential lots. The original Stage 1, Phase 4-9 (PL20170126) was approved in April 2018 and included the subject lands. The subject lands are currently vacant and would gain access from Chokecherry Ridge and Chokecherry Rise as well as a lane between the two. The lands will be serviced by the existing Harmony water and wastewater systems and all technical requirements were addressed as part of the original Phase 4-9 subdivision and secured through a development agreement. To ensure all conditions from the previous application are upheld as a condition of this subdivision the Transmittal of Decision from PL20170126 must be fully completed and endorsed prior to registration of this subdivision.

All infrastructure, levy payments and other technical deliverables for the subject 37 lots in this application are considered under Phase 4B.

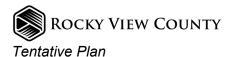
Policy Considerations

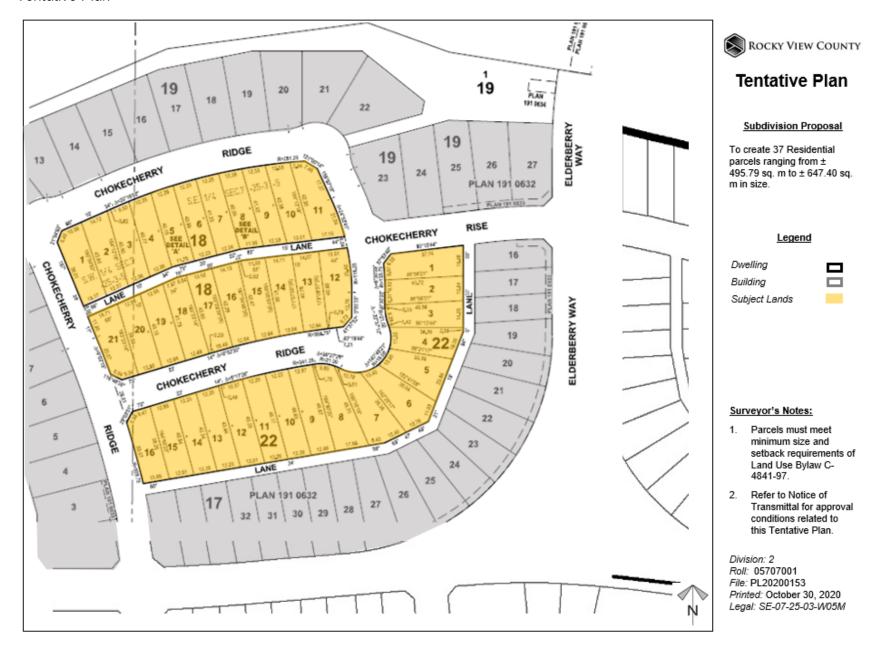
County Plan

The County Plan (Section 5.1) support the development of Harmony as a full-service rural community providing a range of land uses, housing types, and rural services to their residents and local area; in accordance with their area structure plan or conceptual scheme.

Harmony Conceptual Scheme

Harmony is not located within any Area Structure Plan. The subject lands are contained within the Harmony Conceptual Scheme and are located in an area that the plan identifies as appropriate for Residential Use and in the Stage 1 Neighbourhood Plan.







CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services Chief Administrative Officer

CL/IIt

ATTACHMENTS:

ATTACHMENT 'A': Approval Conditions ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create 37 residential parcels ranging from ± 495.79 sq. m to ± 647.40 sq.m in size located within a portion of SW-07-25-3-W5M AND SE-7-25-3-W5M, 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

- Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is required, to register and satisfy all conditions attached to and forming part of the Transmittal of Decision for PL20170126 dated April 20, 2018 prior to the registration of this application to the satisfaction of the County.

Payments and Levies

3) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of thirty-seven (37) new lots.

Servicing

4) Utility Easements, Agreements and Plans are to be provided and registered to the satisfaction of ATCO;

Taxes

5) 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:
 - 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

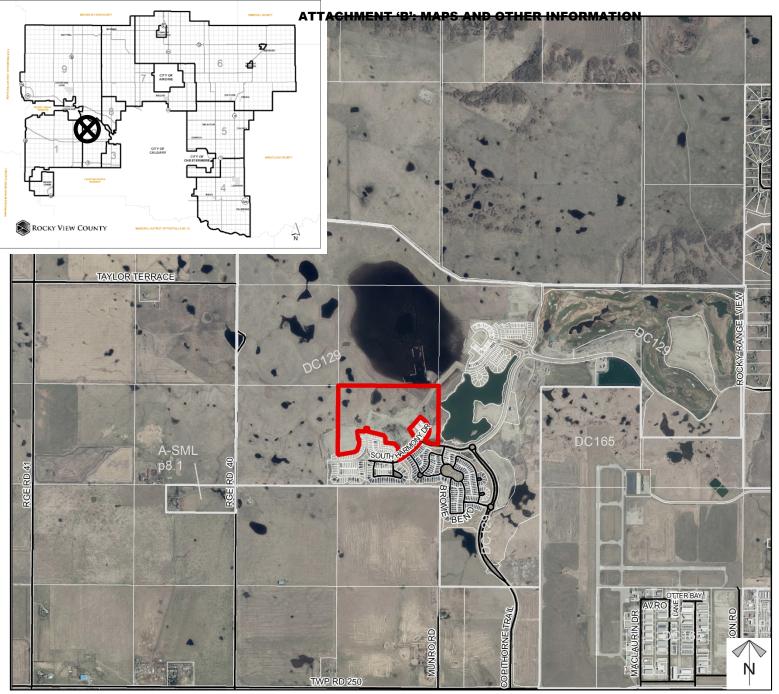


ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Stantec Geomatics Ltd. (Mark Woychuk)		OWNER: Harmony Developments Inc.	
DATE APPLICATION RECEIVED: October 30, 2020		DATE DEEMED COMPLETE: November 13, 2020	
GROSS AREA: ± 98.51 hectares (± 243.42 acres)		LEGAL DESCRIPTION: NE-7-25-3-W5M	
APPEAL BOARD: Municipal Government Board			
HISTORY:			
April 2018	Stage 1, Phase 4B subdivision was approved under application PL20170126		
October 2008	Direct Control Bylaw (DC-129) was approved for the area.		
February 2007	Harmony Conceptual Scheme (Bylaw C-6411-2007) was approved, which sets out a vision and framework for the development of the Harmony community.		
	CY SUBMISSIONS:		
The application was circulated to 260 adjacent landowners, one letter of support was received for this			

The application was circulated to 269 adjacent landowners, one letter of support was received for this application. The responses have been included in Appendix 'C.'

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 37 Residential parcels ranging from \pm 495.79 sq. m to \pm 647.40 sq. m in size.

Division: 2 Roll: 05707001 File: PL20200153 Printed: October 30, 2020 Legal: SE-07-25-03-W05M Page 84 of 281





Development Proposal

Subdivision Proposal

To create 37 Residential parcels ranging from \pm 495.79 sq. m to \pm 647.40 sq. m in size.

Division: 2 Roll: 05707001 File: PL20200153 Printed: October 30, 2020 Legal: SE-07-25-03-W05M Page 85 of 281





Environmental

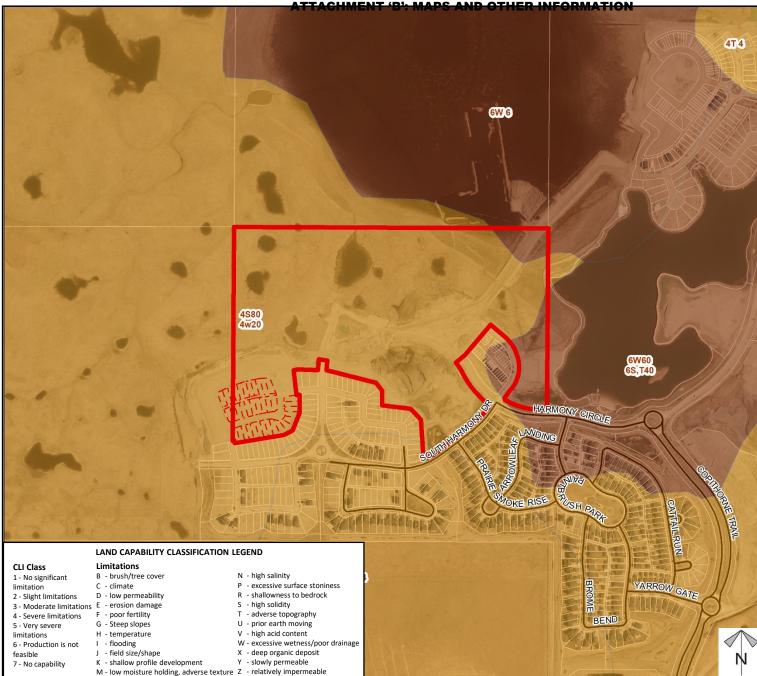
Subdivision Proposal

To create 37 Residential parcels ranging from \pm 495.79 sq. m to \pm 647.40 sq. m in size.



Division: 2 Roll: 05707001 File: PL20200153 Printed: October 30, 2020 Legal: SE-07-25-03-W05M Page 86 of 281





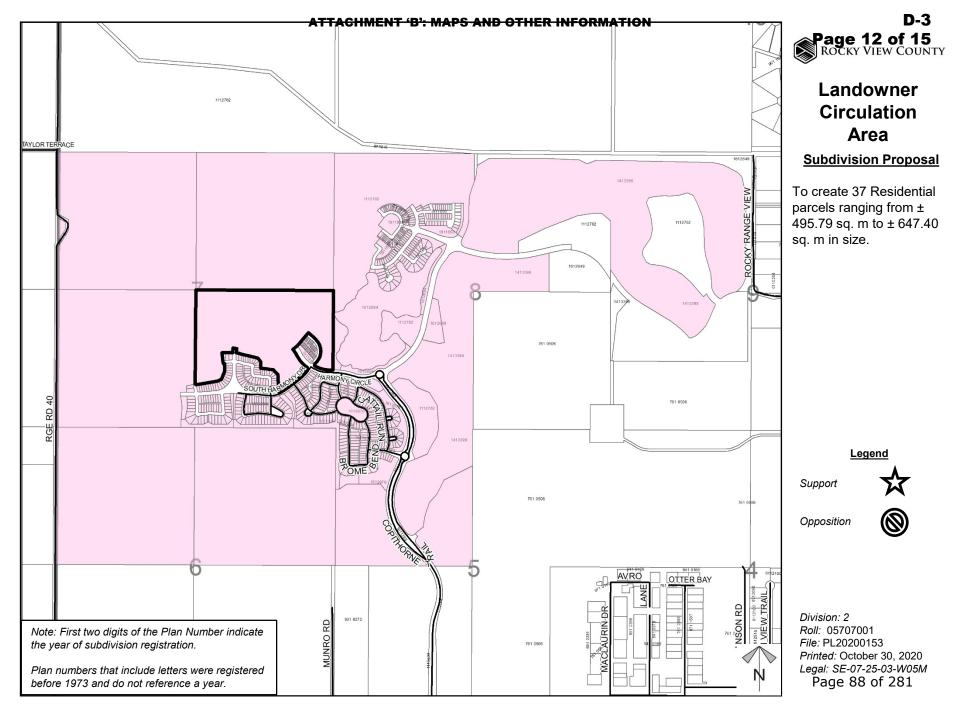


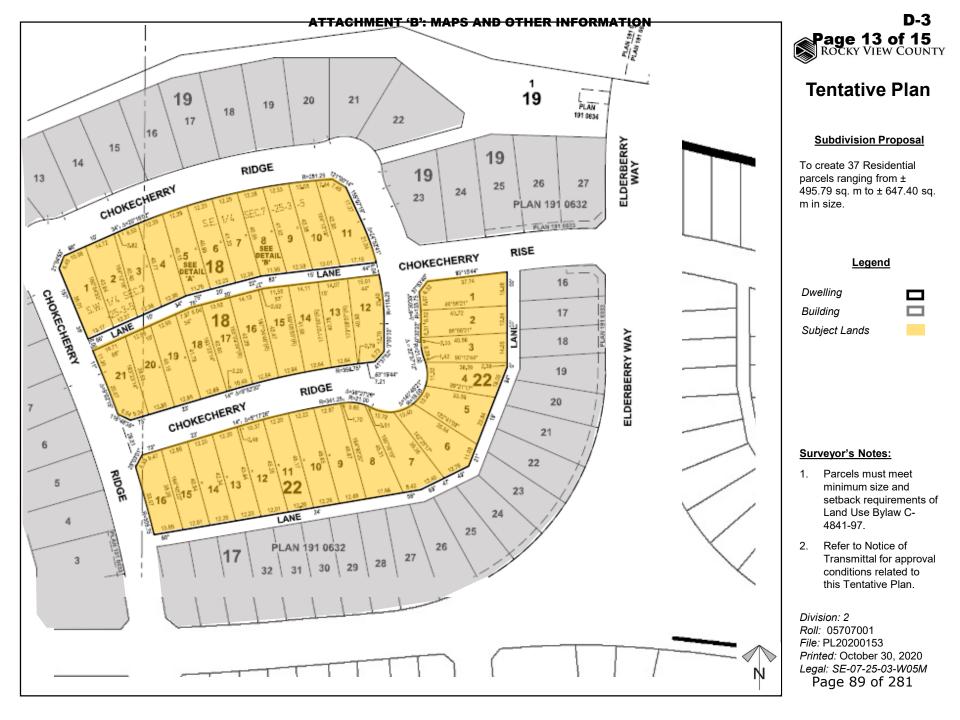
Soil Classifications

Subdivision Proposal

To create 37 Residential parcels ranging from ± 495.79 sq. m to ± 647.40 sq. m in size.

Division: 2 Roll: 05707001 File: PL20200153 Printed: October 30, 2020 Legal: SE-07-25-03-W05M Page 87 of 281





PL20200153 File Assessment Summary

TECHNICAL CONSIDERATIONS: Previous subdivision was approved under PL20170126

This application was evaluated in accordance with the matters listed in Section 7 of the Subdivision and Development Regulation, which are as follows:

a) The site's topography:

The subject land is generally flat. The property evaluated and approved under the previous Phase 4B application (PL20170126). The subject lands do not contain any significant slopes and no geotechnical information is required to proceed.

Conditions: None

b) The site's soil characteristics:

The site contains Class 4 soils with severe limitations to crop production due to high sodicity and excessive wetness/poor drainage.

4S 80

Conditions: None

c) Stormwater collection and disposal:

No further stormwater requirements are required as they had been previously reviewed under the 2017 applications and enforced by the Development Agreement required. There is a note on the north side of Chokecherry Ridge that is currently designed with a "lawn basin swale" which would make front drive access challenging. This affects lots fronting the North side of the road and covered by this subdivision. Any crossings of the drainage ditch would need specific review/approval by the County under Phase 4b and are not currently accounted for.

Conditions: None

d) Any potential for flooding, subsidence, or erosion of the land:

No concerns for flooding subsidence or erosion of the land.

Conditions: None

e) Accessibility to a road:

The proposed residential lots would gain access from Chokecherry ridge and Chokecherry Rise as well as a lane between the two. The Development Agreement required from the previous application will consider any outstanding infrastructure required for the development.

A subdivision condition is required to ensure that all conditions on Transmittal of Decision PL20170126 dated April 20, 2018 are met prior to registration of this subdivision. This is because all infrastructure, levy payments and other technical deliverables for the 37 lots in this subdivision are being covered under Phase 4b.

Conditions: None

PL20200153 File Assessment Summary

f) Water supply, sewage, and solid waste disposal:

No further servicing requirements apply. These sites have been serviced under the Phase 4b engineering review and the development agreement noted above.

Conditions: None

g) The use of the land in the vicinity of the site:

The surrounding area is also designated as Direct Control District (DC-129), intended to facilitate the subdivision and development of the hamlet of Harmony.

Conditions: None

h) Other matters:

Municipal Reserves

Municipal Reserves were previously considered under the previous application by partial dedication and the remaining deferred to the remainder.

POLICY CONSIDERATIONS:

Interim Growth Plan

The community of Harmony is considered as 'Unincorporated urban community' in accordance with the Calgary Metropolitan Region Interim Growth Plan. The proposal is compliant with Section 3.4.1.2 of the IGP, which lists requirements for the intensification and infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities.

County Plan

The County Plan (Section 5.1) support the development of Harmony as a full service rural community providing a range of land uses, housing types, and rural services to their residents and local area; in accordance with their area structure plan or conceptual scheme.

Harmony Conceptual Scheme

Harmony is not located within any Area Structure Plan. The subject lands are contained within the Harmony Conceptual Scheme, and are located in an area that the plan identifies as appropriate for Residential Use and in Stage 1 Neighbourhood Plan.

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Subdivision Authority

DATE: April 14, 2021

FILE: 03304004

SUBJECT: Residential Subdivision

DIVISION: 4 APPLICATION: PL20210009

APPLICATION: Subdivision of one \pm 4.00 acre parcel leaving a \pm 92.47 acre remainder.

GENERAL LOCATION: Located approximately 1.60 kilometres east of the city of Calgary, 0.80 kilometres north of Township Road 230, and on the east side of Range Road 283A.

LAND USE DESIGNATION: ± 4.00 acres Residential, Rural and ± 92.47 acres Agricultural, General

EXECUTIVE SUMMARY: The application is consistent with the relevant policies of Rocky View County / City of Calgary Intermunicipal Development Plan, County Plan and Land Use Bylaw.

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

OPTIONS:

- Option #1: THAT Subdivision Application PL20210009 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Subdivision Application PL20210009 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources Logan Cox, 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:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act;	• N/A
Subdivision and Development Regulations;	
Municipal Development Plan;	
 Rocky View County / City of Calgary Intermunicipal Development Plan 	
Land Use Bylaw; and	
County Servicing Standards.	

Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
MUNICIPAL RESERVE (\$/ACRE) based on the appraisal completed by Alpine Appraisals, File No. 2021-11kw	\$4,000
\$10,000 (per acre) x 4.0 acres x 10% = \$4,000	

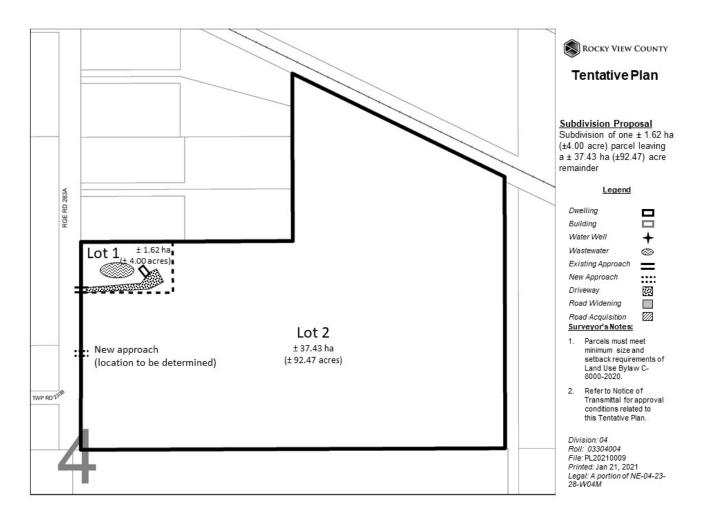
Transportation Offsite Levy is not applicable with this application as the proposed parcel has an existing residence and the proposed balance parcel is large enough where this levy is not required.

Additional Review Considerations

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



Tentative Plan





CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services Chief Administrative Officer

LC/IIt

ATTACHMENTS:

ATTACHMENT 'A': Approval Conditions ATTACHMENT 'B': Maps and Other Information ATTACHMENT 'C': Application Referrals ATTACHMENT 'D': Public Submissions



ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create one ± 1.62 hectare (± 4.00 acre) parcel (Lot 1) with a ± 37.43 hectare (± 92.47 acre) remainder (Lot 2) at NE-04-23-28-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 - 1. The application is consistent with the Statutory Policy;
 - 2. The subject lands hold the appropriate land use designation;
 - 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate 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.

Access

- 2) The Owner shall construct a new gravel approach on Range Road 283A in order to provide access to the remainder parcel, Lot 2.
 - a) The applicant shall contact County Road Operations to arrange a pre-construction inspection to confirm proposed approach location and the County Servicing Standards to which the approach is to be built.
 - b) The applicant shall also contact County Road Operations for an interim-construction inspection and a post-construction inspection for final acceptance.

Site Servicing

3) The Owner shall provide a Level 1 Variation Assessment, provided by a qualified professional, that identifies the type of PSTS and drain field that is existing on the subject lands and demonstrates that the proposed development meets adequate setbacks in accordance with the Alberta Private Sewage Systems Standard of Practice.

Payment and Levies

4) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.



Municipal Reserve

5) The provision of Reserve in the amount of 10 percent of the area of the proposed 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 Alpine Appraisals, File No. 2021-11kw, as of March 3, 2021, pursuant to Section 666(3) of the Municipal Government Act. Reserves for the remainder parcel, Lot 2, are to be deferred without Caveat pursuant to Section 669(2) of the *Municipal Government Act*.

Taxes

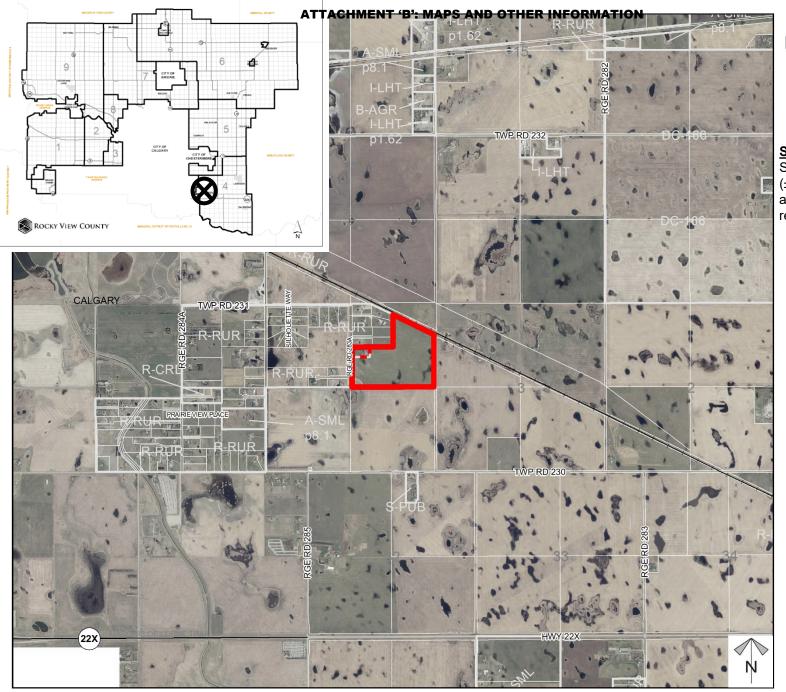
- 6) All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.
- D. SUBDIVISION AUTHORITY DIRECTION:
 - Prior to final endorsement of the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



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Ivan Busic	OWNER: Ivan & Diana Busic	
DATE APPLICATION RECEIVED: January 14, 2021	DATE DEEMED COMPLETE: February 4, 2021	
GROSS AREA:	LEGAL DESCRIPTION:	
± 39.04 hectares (± 96.48 acres)	(± 92.47 acre) remainder of NE-04-23-28-W04M	
APPEAL BOARD: Subdivision and Development Appeal Board		
HISTORY:		
<i>July 29, 2014:</i> Council gave third and final reading to Bylaw C-7371-2014 to allow for the redesignation of a \pm 4.00 acre portion of the subject parcel from Ranch and Farm District to Residential Two District.		
November 28, 2017: The Subdivision Authority approved subdivision of one ± 4.00 parcel, subject to conditions. These conditions were not completed and the application expired.		
PUBLIC & AGENCY SUBMISSIONS:		
The application was circulated to forty-five adjacent landowners; two letters of support have been received and these responses have been included in Appendix 'C.'		
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

Subdivision of one \pm 1.62 ha (\pm 4.00 acre) parcel leaving a \pm 37.43 ha (\pm 92.47) acre remainder

Division: 04 Roll: 03304004 File: PL20210009 Printed: Jan 21, 2021 Legal: A portion of NE-04-23-28Prage 99 of 281



ATTACHMENT 'B': MAPS AND OTHER INFORMATION





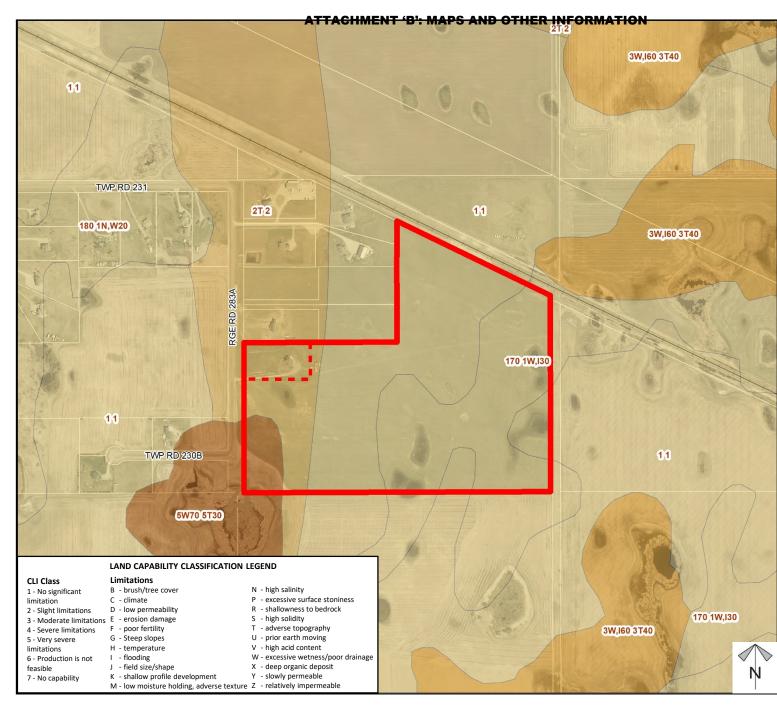
Environmental

Subdivision Proposal

Subdivision of one \pm 1.62 ha (\pm 4.00 acre) parcel leaving a \pm 37.43 ha (\pm 92.47) acre remainder



Division: 04 Roll: 03304004 File: PL20210009 Printed: Jan 21, 2021 Legal: A portion of NE-04-23-PetreM101 of 281



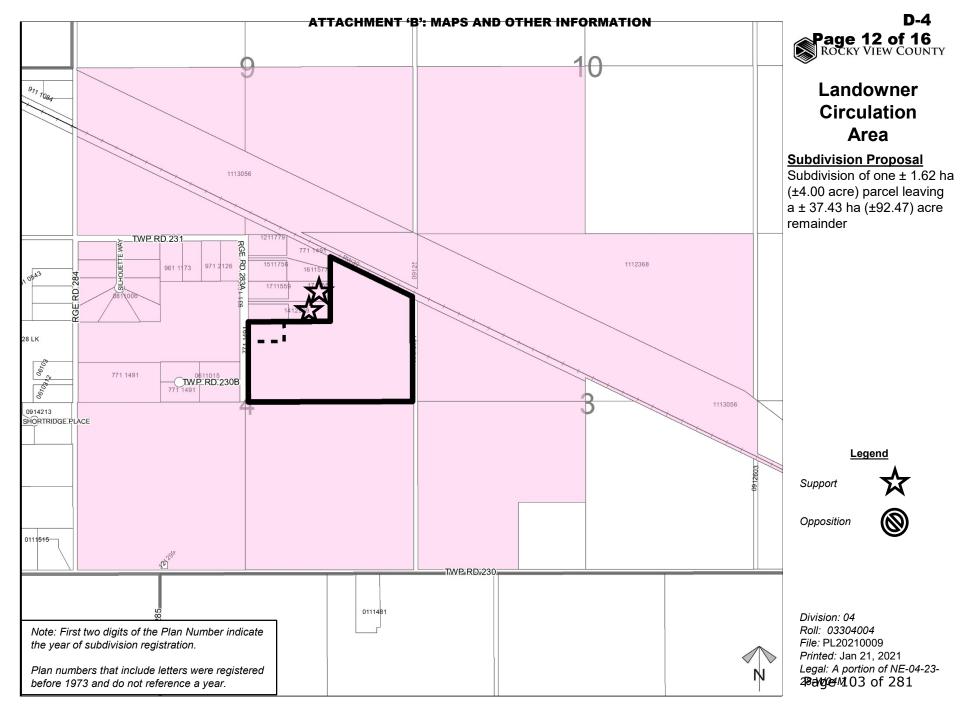


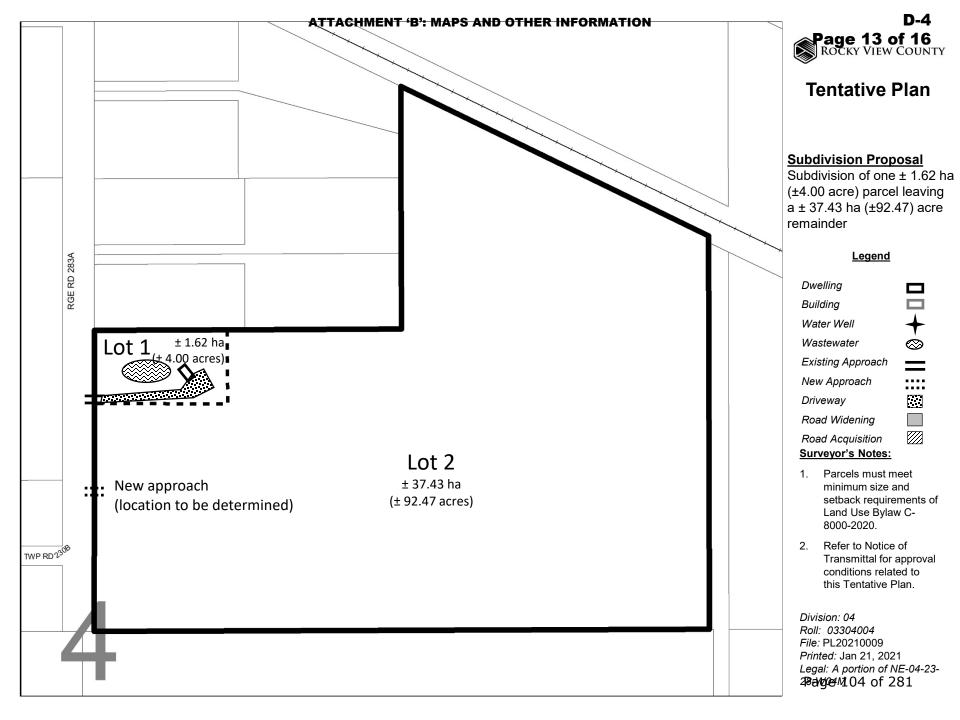
Soil Classifications

Subdivision Proposal

Subdivision of one \pm 1.62 ha (\pm 4.00 acre) parcel leaving a \pm 37.43 ha (\pm 92.47) acre remainder

Division: 04 Roll: 03304004 File: PL20210009 Printed: Jan 21, 2021 Legal: A portion of NE-04-23-28-0000000 MILO2 of 281







AGENCY	CIRCULATED	RESPONSE RECEIVED
School Authority		
Rocky View Schools	Yes	No
Calgary Catholic School District	Yes	Yes
Public Francophone Education	Yes	No
Catholic Francophone Education	Yes	No
Province of Alberta	·	
Alberta Culture and Community Spirit (Historical Resources)	Yes	No
Alberta Energy Regulator (AER)	Yes	No
Alberta Health Services	Yes	No
Public Utility	·	
ATCO Gas	Yes	Yes
ATCO Pipelines	Yes	Yes
AltaLink Management	Yes	No
FortisAlberta	Yes	Yes
Telus Communications	Yes	Yes
TransAlta Utilities Ltd.	Yes	No
Adjacent Municipali	ity	
The City of Calgary	Yes	No
Other External Age	ncies	T
EnCana Corporation	Yes	No
Rocky View County	Boards and Con	nmittees
ASB Farm Members	No	No
Internal Departments	5	
Recreation, Parks and Community Support	Yes	No
Development Authority	Yes	No
GIS Services	Yes	No

Building Services

Yes

No

ATTACHMENT 'C': APPLICATION REFERRALS

AGENCY	CIRCULATED	RESPONSE RECEIVED
Fire Services & Emergency Management	Yes	Yes
Development Compliance	Yes	Yes
Planning and Development Services (Engineering)	Yes	Yes
Transportation Services	Yes	Yes
Capital Project Management	Yes	Yes
Utility Services	Yes	Yes
Agricultural and Environmental Services	Yes	Yes

Circulation Period: February 10, 2021 to March 3, 2021

Agencies that were not required for distribution are not listed.

February 19, 2021

Notice of Support for Subdivision Application

This letter is to show support for the Application Number PL20210009. File Number 03304004 Division 4. By Ivan and Diana Busic

I'm a neighbor with vacant farmland adjacent to their property . I'm located at: Lo 6 Block 10/ Plan 1711559

I fully support the creation of the additional lot on the property.

If you have any questions I can be reached at 403 238-8678

Thanks,

Kyra Hanson

ATTACHMENT 'D': PUBLIC SUBMISSIONS

To Rocky View county

Re Application #PL23021009 - Ivan and Diana Busic Subdivision

This is my support s for this pplication I own the lot directly north of them.

I also live on 230183 range road 284 to the west.

inde Sheila Buckley

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Development Authority

DATE: April 14, 2021

DIVISION: 1 APPLICATION: PRDP20210285

FILE: 03912056

SUBJECT: Bed and Breakfast / Discretionary use, with Variances

APPLICATION: renewal of a Bed and Breakfast and relaxation of the allowance of a Bed and Breakfast in a principal dwelling which has an existing Home-Based Business (Type II).

GENERAL LOCATION: Located in the hamlet of Bragg Creek

LAND USE DESIGNATION: Residential, Urban District (R-URB) under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: The proposal is for the renewal of a Bed and Breakfast and relaxation of the allowance of a Bed and Breakfast in a principal dwelling which has an existing Home-Based Business (Type II). This is the second renewal to date. The previous development permit, PRDP20201138, was issued on August 5, 2020 and expired on January 12, 2021. Section 125 (b) of the newly adopted Land Use Bylaw states that Bed and Breakfasts shall not be permitted in a principal dwelling which has an existing Home-Based Business (Type I) or Home-Based Business (Type II). As such, a relaxation for the allowance of a Bed and Breakfast is requested. The Bed and Breakfast utilizes 1,470 sq. ft. of a 3,000 sq. ft. single detached dwelling and three (3) out of four (4) bedrooms are occupied by guests. There is one (1) customer visit per day and seven (7) vehicles per week with seven (7) parking stalls available on the property. There is one (1) full-time employee who lives on site. The Bed and Breakfast operates seven days per week and 24 hours a day. There is no signage. A complaint was filed in 2019 regarding the B&B becoming an Airbnb with the addition of cabins. As the County has a moratorium for the enforcement on Airbnb's, the County was unable to proceed with gaining compliance. If the Bed & Breakfast turned into a Vacation Rental, then an additional Development Permit is required.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210285 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210285 be refused for the following reasons:
 - 1. That the application does not meet the requirements for a Bed and Breakfast, as specified in Section 125 (b) of the Land Use Bylaw, C-8000-2020.
 - Bed and Breakfasts shall not be permitted in a principal dwelling which has an existing Home-Based Business (Type I) or 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.



AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Section 125 (b) Bed and Breakfast General Requirements	Bed and Breakfasts shall not be permitted in a principal dwelling which has an existing Home-Based Business (Type I) or Home-Based Business (Type II)	Allowance of a Bed and Breakfast in a principal dwelling which has an existing 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:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act;	Site Plan
Municipal Development Plan;	
Greater Bragg Creek ASP	
Land Use Bylaw; and	
County Servicing Standards.	





DISCRETIONARY USE:		DEVELOPMENT VARIANCE AUTHORITY:
	 Bed and Breakfast is a discretionary use in the R-URB District 	Municipal Planning Commission

Additional Review Considerations

Section 125 (b) of the Land Use Bylaw states that Bed and Breakfasts shall not be permitted in a principal dwelling which has an existing Home-Based Business (Type I) or Home-Based Business (Type II). A Home-Based Business, Type II, for specialty sales of antiques and collectables under the name "Archers Antiques" has been operating from the site for over 20 years.

The Bed and Breakfast 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 conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Chief Administrative Officer

Acting Executive Director **Community Development Services**

BC/IIt

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 continue to operate on the subject parcel in accordance with the approved site plan and the conditions of this permit.
 - i) That the Bed and Breakfast is permitted in a principal dwelling which has an existing Home-Based Business (Type II).

Permanent:

- 2) That the Bed and Breakfast home shall be limited to the dwelling unit and be secondary to the residential use of the subject parcel.
- 3) That a maximum of three (3) bedrooms may be used for the Bed and Breakfast Home at any time.
- 4) That the only meal to be provided to registered guests shall be breakfast. No food preparation or cooking for or by guests shall be conducted within any bedroom made available for rent.
- 5) That all customer-parking shall be on the Applicant's property.
- 6) That a maximum stay of 14 days per person shall be permitted.
- 7) That the operation of this Bed and Breakfast Home shall not generate noise, smoke, dust, fumes, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of adjacent residential dwellings shall be preserved.
- 8) The Bed and Breakfast Home shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 9) That no off-site or on-site advertisement signage associated with the Bed and Breakfast Home shall be permitted.
- 10) That minimal exterior modification of the structure or grounds may be made, and only if such changes are compatible with the character of the area or neighbourhood and pursuant to Development Permit and Building Permit requirements.
- 11) That the operation of the Bed and Breakfast Home shall be subordinate and incidental to the principal use of the dwelling unit as an owner-occupied residence.
- 12) That the Bed and Breakfast Home hours of operation should attempt to not overlap with the hours of operation of the approved Home Based Business, Type II, operated Thursday to Sunday from 12:00 pm to 5:00 pm.
- 13) That the Bed & Breakfast shall not operate onsite unless the dwelling, single detached is being permanently, full-time resided in.
- 14) That this approval does not include a Vacation Rental.

Advisory:

- 15) That there shall be a fire extinguisher on each level of the Bed and Breakfast Home.
- 16) That there shall be a smoke detector in each bedroom of the Bed and Breakfast Home.
- 17) That the Applicant shall contact the County yearly to arrange for an inspection (if required), to be carried out by the Fire Chief for Rocky View County.



- 18) That the Applicant/Owner shall obtain a Food Establishment Permit from Alberta Health Services and meet any requirements of the Public Health Act Food Regulation as it pertains to Bed & Breakfasts.
- 19) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 20) That this Development Permit, shall be valid until May 12, 2026



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

E-1

Page 6 of 12

APPLICANT:	OWNER:
Steven Archer	Steven Archer
DATE APPLICATION RECEIVED:	DATE DEEMED COMPLETE:
January 21, 2021	February 11, 2021
GROSS AREA: ± 0.17 hectares (± 0.43 acres)	LEGAL DESCRIPTION: Lot 2, Block B, Plan 5513 HL; NE-12-23-05-W05M (A 24 WHITE CRESCENT)

APPEAL BOARD: Municipal Government Board

HISTORY:

May 4, 2004 – August 5, 2020: Development Permits (PRDP20201135) for a Home-Based Business, Type II, for specialty sales of antiques and collectables - There have been twenty-two renewals to date

May 15, 2001: Development Permit (2001-DP-9258) A Bed & Breakfast was applied for but expired due to a sanitary sewage condition not being completed

Jul 16, 2012: Building Permit (2012-BP-25050) Construction of a detached garage/storage small shop – PSR Issued - Closed

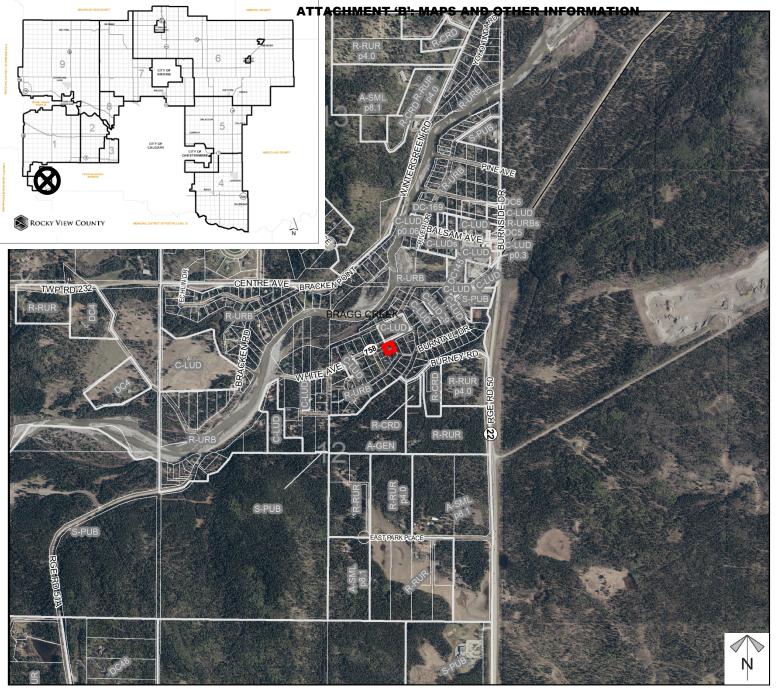
Jul 05, 1990: Building Permit (1990-BP-1796) Construction of an accessory building (workshop)– Occupancy Granted

Jun 02, 1989: Building Permit (1989-BP-1060) Renovation of a basement – Occupany Granted

May 11, 1987: Building Permit (1987-BP-299) Construction of a foundation for move on residence and renovation of a residence interior and addition – Occupancy Granted

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

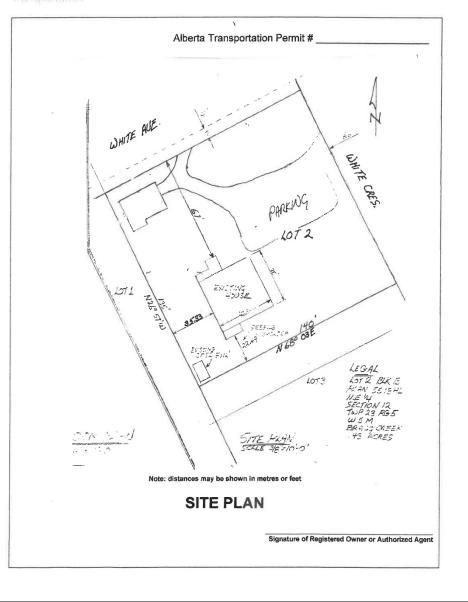
Development Proposal

Renewal of a Bed and Breakfast, relaxation of the allowance of a Bed and Breakfast in a principal dwelling which has an existing Home-Based Business (Type II).

Division: 01 Roll: 03912056 File: PRDP20210285 Printed: Mar 5, 2021 Legal: Lot:2 Block:B FParcfie 12 1:44 vojfti 28/E-12-23-05-W05M

Government of Alberta 📾

ROADSIDE DEVELOPMENT APPLICATION FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY



E-1 Page 8 of 12 ROCKY VIEW COUNTY

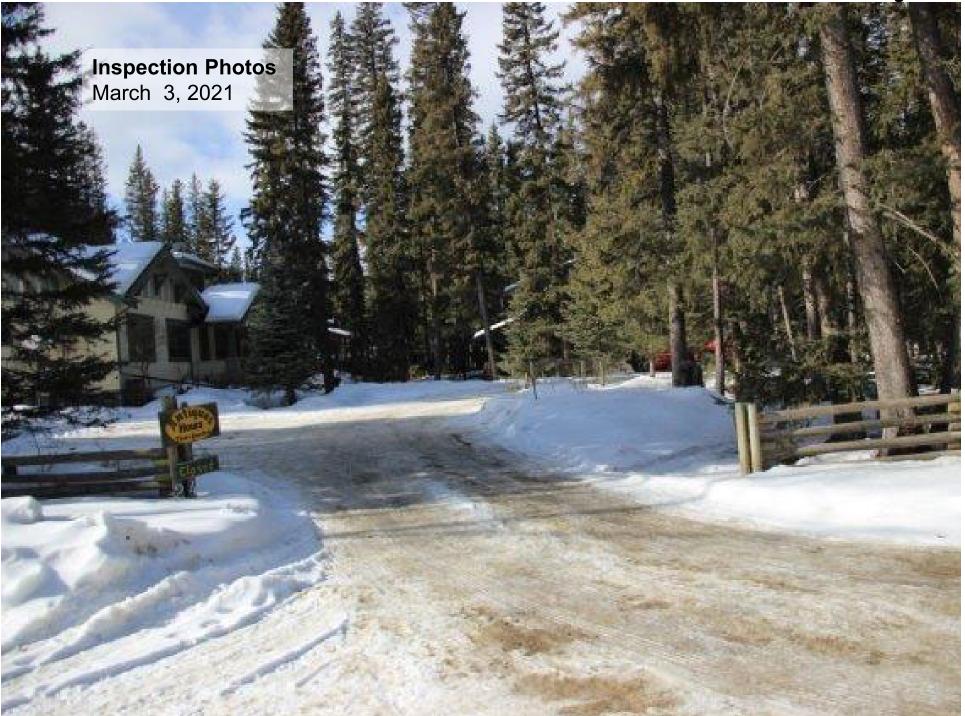
Site Plan

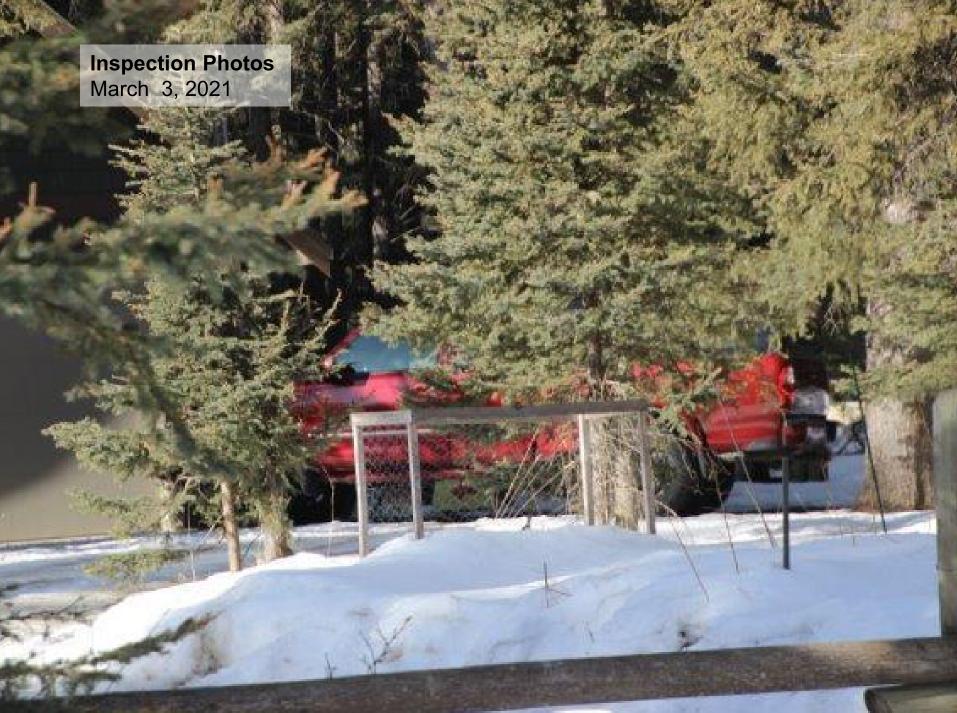
Development Proposal

Renewal of a Bed and Breakfast, relaxation of the allowance of a Bed and Breakfast in a principal dwelling which has an existing Home-Based Business (Type II).

Division: 01 Roll: 03912056 File: PRDP20210285 Printed: Mar 5, 2021 Legal: Lot:2 Block:B FParcte 1\$ 15 voifn@8/E-12-23-05-W05M

N









PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Development Authority

DATE: April 14, 2021

DIVISION: 3 APPLICATION: PRDP20210477

FILE: 04630047

SUBJECT: Accessory Building / Discretionary use with Variances

APPLICATION: Construction of an accessory building (oversize garage), relaxation of the maximum building area, relaxation of the maximum building parcel coverage, relaxation of the maximum building height, and relaxation of the minimum front yard setback requirement.

GENERAL LOCATION: located approximately 0.20 km (1/8 mile) north and 0.41 km (1/4 mile) east of Hwy. 563

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

EXECUTIVE SUMMARY: The Applicant is proposing to construct an oversize accessory building (detached garage) for storage of personal vehicles and workshop purposes. The accessory building would be 166.53 sq. m (1,792.59 sq. ft.) in gross footprint, with four (4) bays, and would be located 13.04 m (42.78 ft.) away from the south property line, and 3.00 m (9.84 ft.) from the east property line. There are four variances requested and the application appears compliant with Residential, Country Residential District (R-CRD) regulations.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210477 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210477 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.



AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY

Variance	Requirement	Proposed	Percentage (%)
Maximum Accessory Building Area	90.00 sq. m (968.75sq. ft.)	166.53 sq. m (1,792.59 sq. ft.)	85.03%
Maximum Parcel Coverage	120.00 sq. m (1,291.67 sq. ft.)	166.53 sq. m (1,792.59 sq. ft.)	38.78%
Maximum Building Height	7.00 m (22.97 ft.)	7.64 m (25.08 ft.)	9.14%
Minimum Front Yard Setback Requirement	15.00 (49.21 ft.)	13.04 m (42.78 ft.)	13.06%

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:	TECHNICAL REPORTS SUBMITTED:
<i>Municipal Government Act;</i>Municipal Development Plan;	 Site Plan prepared by AA Structural Engineering / dated Jan 26, 2021
 Central Springbank Area Structure Plan Calgary Intermunicipal Development Plan Land Use Bylaw C-8000-2020 	 Elevations / prepared by AA Structural Engineering / dated Feb 21, 2021 Floor Plan & Wall Details / prepared by AA Structural Engineering / dated Feb 21, 2021
DISCRETIONARY USE:	DEVELOPMENT VARIANCE AUTHORITY:
 Accessory Building > 90.00 sq. m is a discretionary use in the Residential, Country Residential District (R-CRD) 	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,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services Chief Administrative Officer

BC/IIt

ATTACHMENTS

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



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

- 1. That an accessory building (detached garage) may be constructed on the subject land in general accordance with the submitted application and site plan dated January 26, 2021 and design drawings titled *Elevations, Floor Plan & Wall Details* dated February 21, 2021 as prepared by AA Structural Engineering.
 - i. That the maximum building area is relaxed from **90.00 sq. m (968.75 sq. ft.) to 166.53 sq. m (1,792.59 sq. ft.)**
 - ii. That the maximum parcel coverage is relaxed from **120.00 sq. m (1,291.67 sq. ft.) to 166.53 sq. m (1,792.59 sq. ft.)**
 - iii. That the maximum building height is relaxed from **7.00 m (22.97 ft.) to 7.64 m (25.08 ft.)**
 - iv. That the minimum front yard setback requirement is relaxed from **15.00 m (49.21 ft.) to 13.04 m (42.78 ft.)**

Prior to Release:

- 2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
- 3. That prior to release of this permit, the Applicant/Owner shall submit a stormwater memo, that adheres to the requirements of the Springbank Master Drainage Plan (MDP) and the County Servicing Standards as per section 5.4 of the Springbank MDP.

Permanent:

- 4. That the accessory building shall not be used for residential occupancy or commercial purposes at any time unless approved through a Development Permit.
- 5. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
- 6. That there shall be no more than 1.00 m (3.28 ft.) of fill placed or 2.00 m (6.56 ft.) cut/excavated adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill.
- 7. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
- 8. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Release 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 on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.



- 10. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
- 11. That a Building Permit and subtrade permits for the accessory building shall be obtained through Building Services, prior to any construction taking place.
- 12. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 13. That any other government permits, approvals, or compliance is the sole responsibility of the Applicant/Owner.
- 14. 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



APPLICANT:	OWNER:
Kemp, Michael	Makkinga, Courtney L
DATE APPLICATION RECEIVED:	DATE DEEMED COMPLETE:
February 8, 2021	March 12, 2021
GROSS AREA: ± 0.80 hectares (± 2.00 acres)	LEGAL DESCRIPTION: Lot 24 Block 1 Plan 7510024, NW-30-24-02-05; (253 ARTISTS VIEW WAY)

APPEAL BOARD: Subdivision & Development Appeal Board

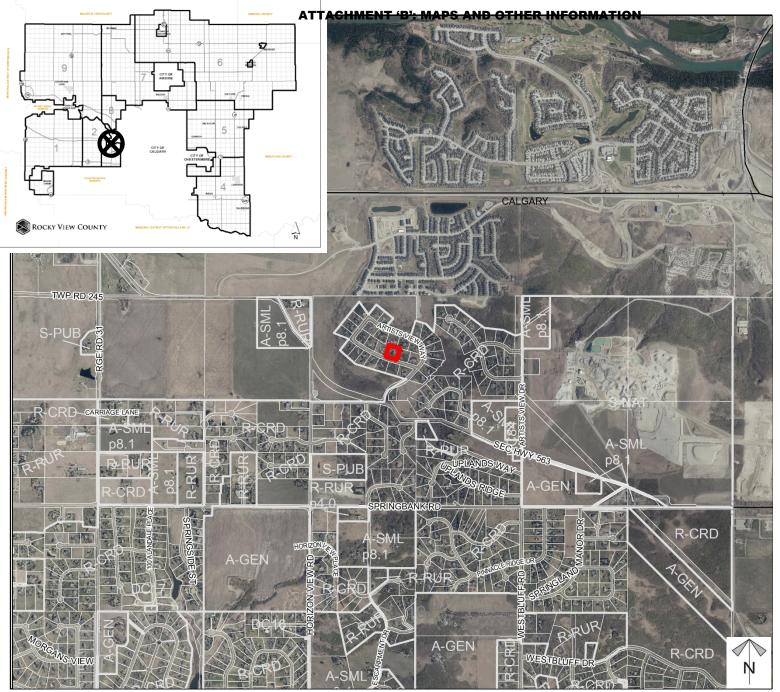
HISTORY:

- There are no related Building Permits (According to assessment records, dwelling and attached garage were constructed in 1976, therefore no digital record on file)
- There are no related Development Permits
- There are no related Planning Applications

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.

E-2



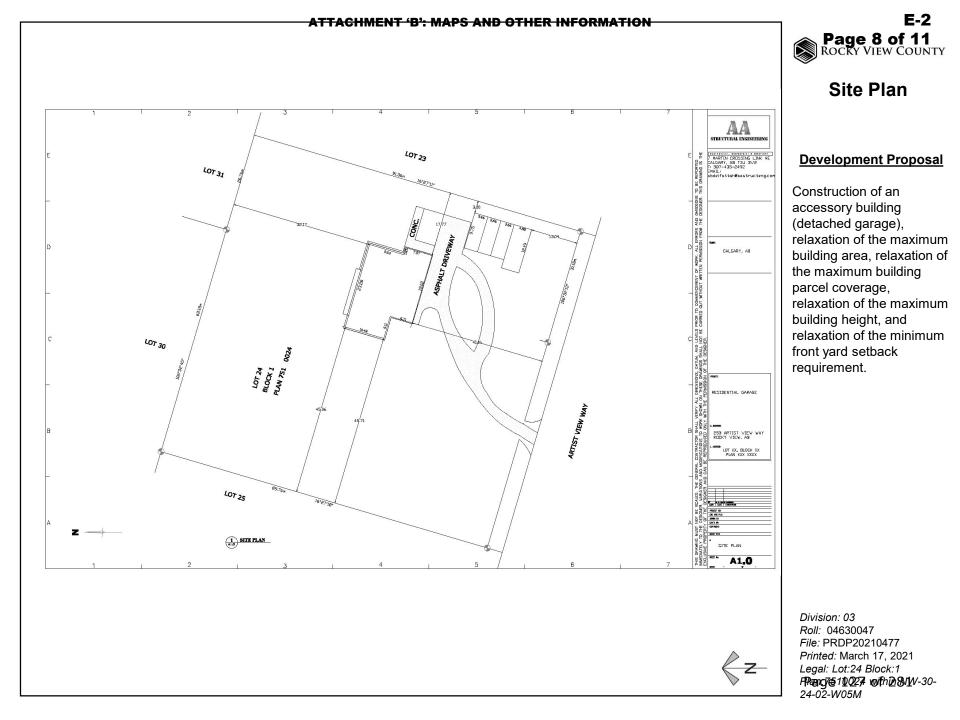
E-2 Page 7 of 11 ROCKY VIEW COUNTY

Location & Context

Development Proposal

Construction of an accessory building (detached garage), relaxation of the maximum building area, relaxation of the maximum building parcel coverage, relaxation of the maximum building height, and relaxation of the minimum front yard setback requirement.

Division: 03 Roll: 04630047 File: PRDP20210477 Printed: March 17, 2021 Legal: Lot:24 Block:1 Francie 1022 with 28/1/V-30-24-02-W05M







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PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Development Authority

DATE: April 14, 2021

DIVISION: 9 APPLICATION: PRDP20210684

FILE: 06823021

SUBJECT: Accessory Building / Discretionary use, with Variances

APPLICATION: Construction of an accessory building (oversize Quonset), relaxation of the maximum building area and the maximum building height requirement.

GENERAL LOCATION: located approximately 0.20 km (1/8 mile) south of Camden Lane and 0.81km (1/2 mile) east of Highway 22.

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

EXECUTIVE SUMMARY: The Applicant is proposing to construct an oversize accessory building (Quonset) for personal storage needs. The accessory building will be 222.96 sq. m (2,400.00 sq. ft.) in gross floor area. There are two variances requested and the application appears to be compliant with Residential, Rural District (R-RUR) regulations. Six (6) letters were submitted with the application, from adjacent neighbours, supporting the application.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210684 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210684 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.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources Bronwyn Culham, Planning and Development Services



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Maximum Building Area	190.00 sq. m. (2,045.14 sq. ft.)	222.96 sq. m. (2,400.00 sq. ft.)	17.34%
Maximum Building Height	7.00 m (22.96 ft.)	7.18 m (23.57 ft.)	2.57%

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: Municipal Government Act Cochrane North Area Structure Plan Land Use Bylaw C-8000-2020 	TECHNICAL REPORTS SUBMITTED:ElevationsFloor PlanSite Plan
 DISCRETIONARY USE: Accessory Building > 190.00 m² is a discretionary use in the Residential, Rural District (R-RUR) 	DEVELOPMENT VARIANCE AUTHORITY: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,

"Brock Beach"

"Al Hoggan"

Chief Administrative Officer

Acting Executive Director Community Development Services

BC/IIt

ATTACHMENTS:

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



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

- 1. That an accessory building (oversize Quonset), approximately **222.96 sq. m (2,400.00 sq. ft.)** in footprint, may be constructed on the subject land in general accordance with the submitted application, site plan and design drawings.
 - i. That the maximum building area is relaxed from **190.00 sq. m. (2,045.14 sq. ft.)** to **222.96 sq. m. (2,400.00 sq. ft.).**
 - ii. That the maximum height requirement is relaxed from **7.00 m (22.96 ft.)** to **7.18 m (23.57 ft.).**

Permanent:

- 2. That the accessory building shall not be used for residential occupancy or commercial purposes at any time.
- 3. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
- 4. That the Applicant/Owner shall ensure that post development drainage does not exceed pre development drainage and there are no stormwater implications to neighboring property due to proposed development. The Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration.
- 5. That there shall be no more than 1.00 m (3.28 ft.) of fill placed or 2.00 m (6.56 ft.) cut/excavated adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill.

Advisory:

- 6. That the Applicant/Owner shall implement appropriate Erosion & Sediment Control measures during the construction of the proposed development and infrastructure in accordance with County's servicing standards.
- 7. 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.
- 8. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
- 9. That a Building Permit for the accessory building shall be obtained through Building Services, prior to any construction taking place.
- 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 Officer.
- 11. That any other government permits, approvals, or compliance is the sole responsibility of the Applicant/Owner.

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



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

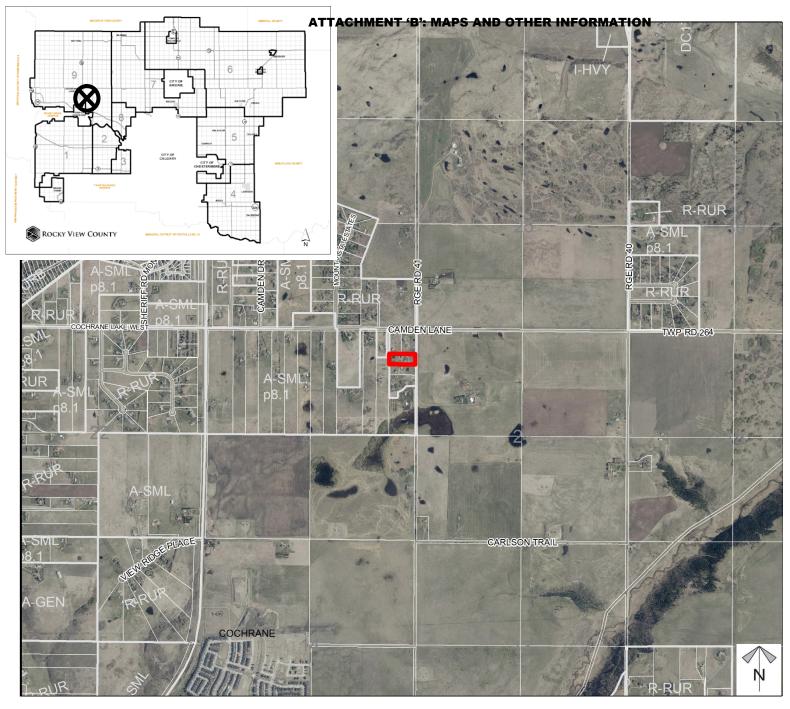
APPLICANT: Foster, Christina & David	OWNER: Foster, Christina & David
DATE APPLICATION RECEIVED: February 23, 2021	DATE DEEMED COMPLETE: March 4, 2021
GROSS AREA: ± 1.61 hectares (± 4.00 acres) LEGAL DESCRIPTION: Lot 5 Block 4 Plan 9311055, NE-23-26-04-05; (263225 RGE RD 41)	
APPEAL BOARD: Subdivision and Development Appeal Board	

HISTORY:

May 30, 1994: Building Permit (1994-BP-3998) – Construction of a Single Family Dwelling – Occupancy Granted

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.



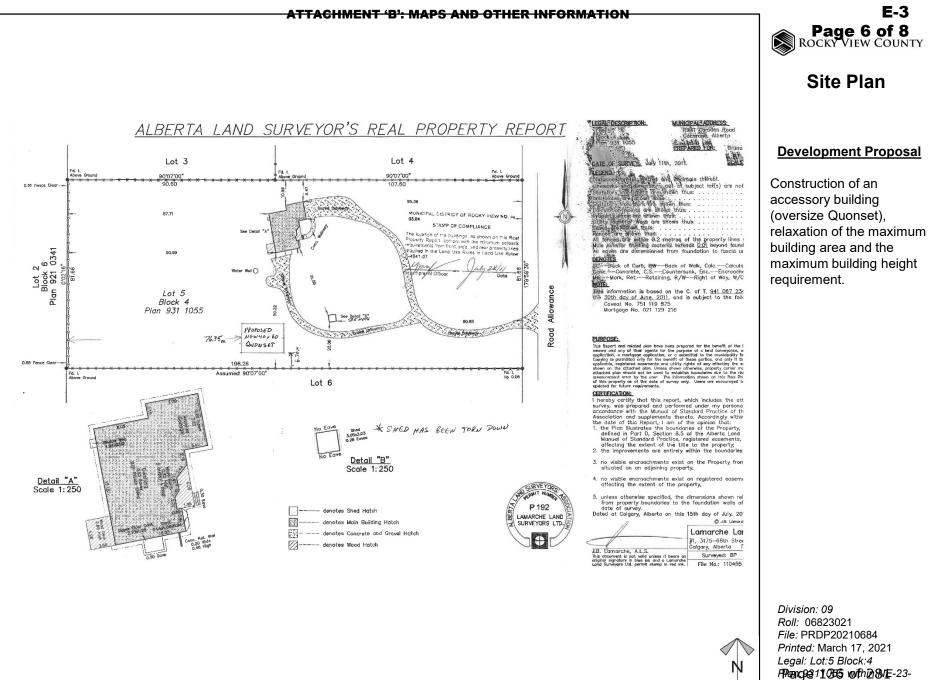


Location & Context

Development Proposal

Construction of an accessory building (oversize Quonset), relaxation of the maximum building area and the maximum building height requirement.

Division: 09 Roll: 06823021 File: PRDP20210684 Printed: March 17, 2021 Legal: Lot:5 Block:4 FParche 11055 with 2015-23-26-04-W05M



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PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Development Authority

DATE: April 14, 2021

DIVISION: 5 APPLICATION: PRDP20210425

FILE: 04332043

SUBJECT: Single-Lot Regrading / Discretionary use, with no Variances

APPLICATION: Single-lot regrading and placement of clean fill, gravel, and large stones around the perimeter of the storm pond for landscaping purposes

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) west of Rge. Rd. 284 and 1.61 km (1 mile) south of Twp. Rd. 250

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

EXECUTIVE SUMMARY: The intent of the application is to place approximately 7.62 cm (3.00 inches) of fill around the perimeter of the existing storm pond, and then top it with gravel and large stones for landscaping purposes. The storm pond is associated with an overland drainage right-of-way registered on title (Plan No. 0210498). No fill or aggregate will be placed within the boundaries of the right-of-way, as indicated on the site plan. The subject area to be filled is approximately 0.76 m (2.50 ft.) in width and spans the length of the southern right-of-way boundary line.

This application is the result of enforcement action by Development Compliance. This development is not anticipated to modify stormwater management infrastructure so there are no concerns with potential impacts to drainage for the surrounding lands within the subdivision.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20210425 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210425 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources Sandra Khouri, Planning & 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:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act;	• N/A
Municipal Development Plan;	
City of Calgary Intermunicipal Development Plan;	
Conrich Area Structure Plan;	
City of Chestermere Notification Area;	
Land Use Bylaw; and	
County Servicing Standards.	
PERMITTED USE:	DEVELOPMENT VARIANCE AUTHORITY:
Stripping, Grading, Excavation and/or Fill is a discretionary use in all districts	Municipal Planning Commission

Additional Review Considerations

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

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services Chief Administrative Officer

SK/IIt

ATTACHMENTS:

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



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description

1. That the placement of aggregate and up to 7.62 cm (3.00 inches) of clean fill on the perimeter of the storm pond may commence on the subject property, in accordance with the approved site plan and conditions of this permit.

Prior to Release

- 2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - 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

- 3. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
- 4. That upon request of the County, the Applicant/Owner shall submit an as-built grading survey, to confirm that post development grades align with final grades as approved with the application.
- 5. 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.
- 6. That no topsoil shall be removed from the subject property.
- 7. That no work shall occur within the boundaries of the overland drainage right-of-way (Plan No. 0210498). If the Applicant/Owner wishes to carry out work in the right-of-way, a Stormwater Management Plan shall be submitted to and approved by the County, confirming that the work occurring will not impact drainage for the overall subdivision.
- 8. 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.
 - a. That if at any time the removal or handling of the fill or aggregate creates a visible dust problem, the removal or handling of the fill or aggregate shall cease immediately until remedial measures are taken.
- 9. 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.
- 10. 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.
- 11. 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.



- 12. 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 properties 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.
- 13. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Relese or Occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory

- 14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 15. 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].
- 16. 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.
- 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.



APPLICANT:	OWNER:
Sarabjit Sumal	Sarabjit Sumal
DATE APPLICATION RECEIVED:	DATE DEEMED COMPLETE:
February 3, 2021	February 8, 2021
GROSS AREA: ± 0.99 hectares	LEGAL DESCRIPTION: Lot 16, Block 1,
(± 2.44 acres)	Plan 0210496; SE-32-24-28-W04M

APPEAL BOARD: Subdivision and Development Appeal Board

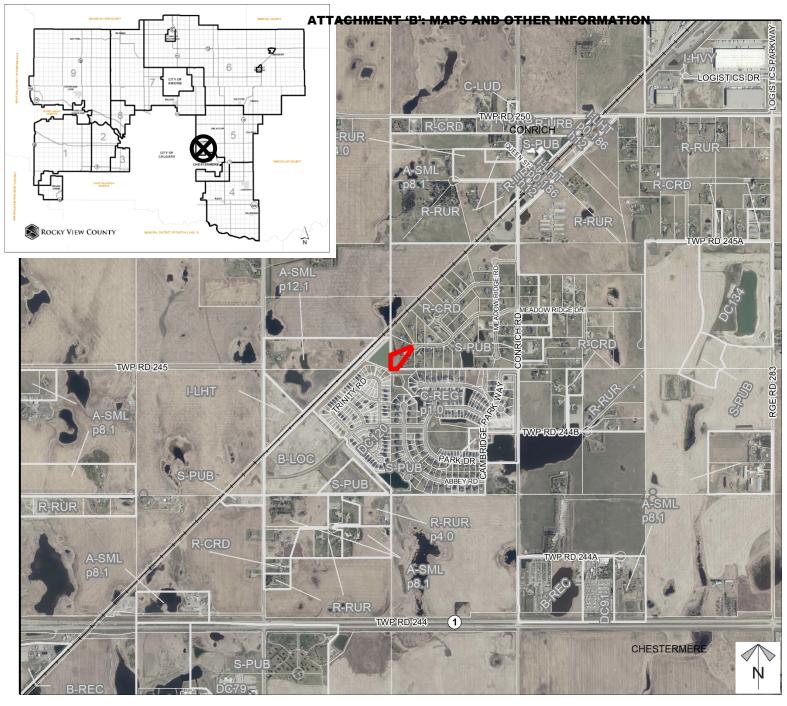
HISTORY:

June 3, 2009: development permit issued for the construction of a dwelling, single detached, placement of clean fill and relaxation of the maximum height 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.

E-4



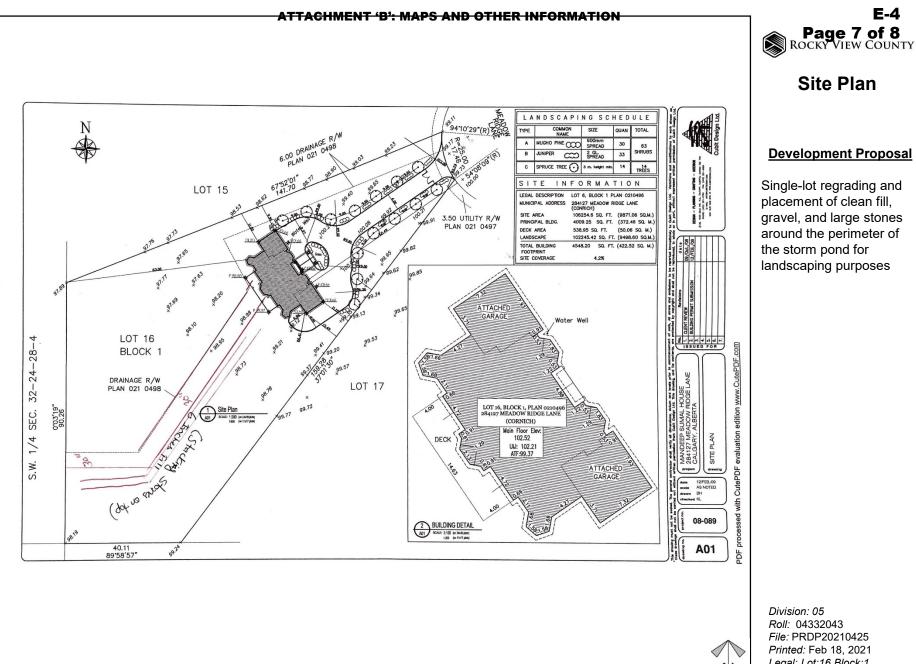


Location & Context

Development Proposal

Single-lot regrading and placement of clean fill, gravel, and large stones around the perimeter of the storm pond for landscaping purposes

Division: 05 Roll: 04332043 File: PRDP20210425 Printed: Feb 18, 2021 Legal: Lot:16 Block:1 France: 10494 with 25E-32-24-28-W04M



Legal: Lot:16 Block:1 FPange 10495 with 2812-32-24-28-W04M





Site Photos

Development Proposal

Single-lot regrading and placement of clean fill, gravel, and large stones around the perimeter of the storm pond for landscaping purposes

Division: 05 Roll: 04332043 File: PRDP20210425 Printed: Feb 18, 2021 Legal: Lot:16 Block:1 France: 10496 with 25E-32-24-28-W04M

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Development Authority

DATE: April 14, 2021

DIVISION: 5 APPLICATION: PRDP20210294

FILE: 03326001

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

APPLICATION: Single-lot Regrading and placement of clean topsoil, for agricultural purposes.

GENERAL LOCATION: located approximately 1.61 km (1 mile) east of Hwy. 22 and on the south side of Hwy. 567.

LAND USE DESIGNATION: Agricultural, General District (A-GEN)

EXECUTIVE SUMMARY: The aapplication to place up 105,582.00 cubic metres of top soil on 46.20 hectares (114 acres) of land, at a maximum depth of 22.96 cm (9 inches) for agricultural purposes. The placement of loam will help to improve the productivity of the land and will provide agricultural benefit to the subject site disturbed by the owner.

This application is the result of an enforcement file. The applicant originally applied under PRDP20191283. However, the application was filled out incorrectly and identified the adjacent parcel to the north as the subject property. The development permit was issued and worked commenced before the error was recognized. This application is to rectify the mistake.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210294 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRDP20210294 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:



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:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act;	 No technical reports were submitted.
• Subdivision and Development Regulations;	
Land Use Bylaw; and	
County Servicing Standards.	
PERMITTED USE:	DEVELOPMENT VARIANCE AUTHORITY:
Stripping, Grading, Excavation and Fill	Municipal Planning Commission

Additional Review Considerations

The application was assessed in accordance the Sections 157 and 158 of the LUB, which required that any Stripping, Grading, Excavation or Fill proposals require a Development Permit. The application appears to comply with the regulations.

No supporting technical information has been provided as part of this application. The applicant has not confirmed where the fill is from, but has said that the material will be coming from several different sources. The applicant is committed to provide testing to ensure it is not contaminated per provincial guidelines. The testing will be performed by a qualified agronomist.

The hauling will take place of the course of several months, but may be stopped entirely for periods of time to facilitate client needs. This will result in 10 to 15 trucks hauling to site per day.



CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services Chief Administrative Officer

ST/IIt

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 topsoil (loam) shall be permitted in accordance with the drawings submitted with the application, [*as prepared by Ironclad Earthworks, dated February 17, 2021*] as amended, and includes:
 - i. The placement of approximately 105,582.00 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 submit written details confirming how much topsoil material has been placed onsite, related to the subject development proposal, to the satisfaction of the County.
- 4. 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 \$5,000.00/disturbed acre of the development area.
- 5. 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.
- 6. 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.
- 7. That prior to release of this permit, the Applicant/Owner shall submit a soil testing analysis, of three individual samples, of the topsoil material that has already been placed on the subject site. The samples shall 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.



- 1. That if the Soil Samples are deemed inadequate, the Applicant shall work with the County to determine an acceptable solution for the material placed onsite.
- 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 (to be placed onsite), 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. 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 Stormwater Management Plan, for the subject lands prepared by a professional engineer, licensed by APEGA, in accordance with County Servicing Standards. The plan shall include the following items:
 - i. The report shall evaluate possible impacts that the proposed site grading will have on adjacent lands and any on-site wetlands.
 - ii. The report shall provide mitigating measures, if necessary, for any impacts the work may have on adjacent lands and any on-site wetlands.
 - iii. Both pre and post-development site grading must be included in the report.

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 asbuilt 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 Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
- 24. 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.

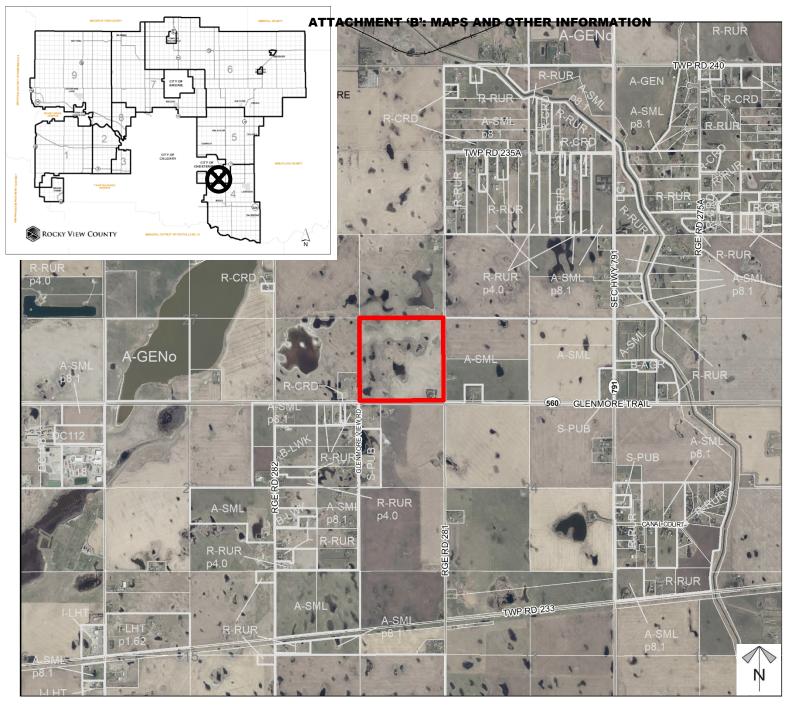
Advisory:

- 25. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 26. 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].*
- 27. That if the 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.
- 28. That if the development authorized by this Development Permit is not completed within twelve (12) months of the date of issuance, or an approved extension date, the permit is deemed to be null and void.
- 29. 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 if required.

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.



APPLICANT: Ironclad Earthworks Ltd	OWNER: 311466 Alberta Ltd.	
DATE APPLICATION RECEIVED: 01/22/2021	DATE DEEMED COMPLETE: 02/23/2021	
GROSS AREA: ± 64.7 hectares (± 160 acres)	LEGAL DESCRIPTION: SE-26-23-28-04	
APPEAL BOARD: Municipal Government Board		
HISTORY:		
No prior application history		
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

Application to place up 105,582.00 cubic metres of top soil on 46.2 hectares (114 acres) of land at a maximum depth of 22.96 cm (9 inches) for agricultural purposes to help improve the productivity of the land

Division: 05 Roll: 03326001 File: PRDP20210294 Printed: March 19, 2021 Legal: SE-26-23-28-W04M Page 155 of 281



Site Plan

Development Proposal

Application to place up 105,582.00 cubic metres of top soil on 46.2 hectares (114 acres) of land at a maximum depth of 22.96 cm (9 inches) for agricultural purposes to help improve the productivity of the land



Division: 05 Roll: 03326001 File: PRDP20210294 Printed: March 19, 2021 Legal: SE-26-23-28-W04M Page 156 of 281



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Development Authority

DATE: April 14, 2021

DIVISION: 9 APPLICATION: PRDP20210502

FILE: 07936002

SUBJECT: Dwelling, Manufactured / Discretionary Use, with no Variances

APPLICATION: Dwelling, Manufactured

GENERAL LOCATION: located at the southeast junction of Rge. Rd. 51 and Twp. Rd. 280.

LAND USE DESIGNATION: Agricultural, General (A-GEN), under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: This application is for the placement of a new dwelling, manufactured on the subject property. The property is developed with an existing dwelling, single detached (Cottage) and accessory buildings (Quonset & shed). The subject dwelling will be the principal dwelling onsite and will be serviced by a new septic field and a water well. The dwelling complies with all regulations of the Land Use Bylaw and no variances are being required.

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

OPTIONS:

- Option #1: THAT Development Permit No. PRDP20210502 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRDP20210502 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:



APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act;	Application Package
• Subdivision and Development Regulations;	
• Land Use Bylaw C-8000-2020 [LUB];	
County Servicing Standards.	
DISCRETIONARY USE:	DEVELOPMENT VARIANCE AUTHORITY:
Dwelling, Manufactured	

Rocky View County

Additional Review Considerations

The application was assessed in accordance with Table 2 (s) & (v) and Sections 301 to 307 of the LUB.

Section 307(c) states a dwelling, manufactured may be considered as an Accessory Dwelling Unit where the development conforms with Section 122 to 124 of the LUB. As the dwelling unit is built to a CAN/CSA standard, will serve as the principal dwelling onsite and the gross floor area exceeds Section 122(b)(iii), this unit was classified as a Dwelling, Manufactured.

"Dwelling, Manufactured" means a detached Dwelling Unit consisting of a transportable dwelling that is designed and built to CAN/CSA Standard, to be moved, from one point to another as a single unit, and which is upon its arrival at the site where it is to be located, ready for occupancy except for incidental building operations such as connection to utilities. A Dwelling, Manufactured shall has a minimum GFA of 37.1 m² (399.34 ft²).

The dwelling unit is 393.90 sq. ft. (4,240.00 sq. ft.) in gross floor area and will include a covered patio of (18.39 sq. m) 198.00 sq. ft. and uncovered deck of 18.39 sq. m (198.00 sq. ft.). The dwelling unit is 5.93 m (19.48 ft.) in maximum height and will be placed on a permanent foundation. The unit complies with all setback requirements. No additional grading is required, above the maximums stated within Table 2(v).

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services Chief Administrative Officer

JT/IIt

ATTACHMENTS:

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



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That the proposed Dwelling, Manufactured, may be placed on the subject parcel, NW-36-27-05-W5M, in accordance with the approved application and site plan.

Permanent:

2. 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.

Note: The addressing for the site are 50215 TWP RD 280 & 50181 TWP RD 280

- 3. That no topsoil shall be removed from the site. All topsoil shall be retained on-site. Any undeveloped graded area shall be seeded after building construction is complete, as part of site restoration.
- 4. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
- 5. 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.
- 6. That the Applicant/Owner shall contact County Road Operations:
 - i. To obtain an overweight/over dimension permit for traveling on the County road system for the subject house move and
 - ii. With haul details on 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.
- 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.

Advisory:

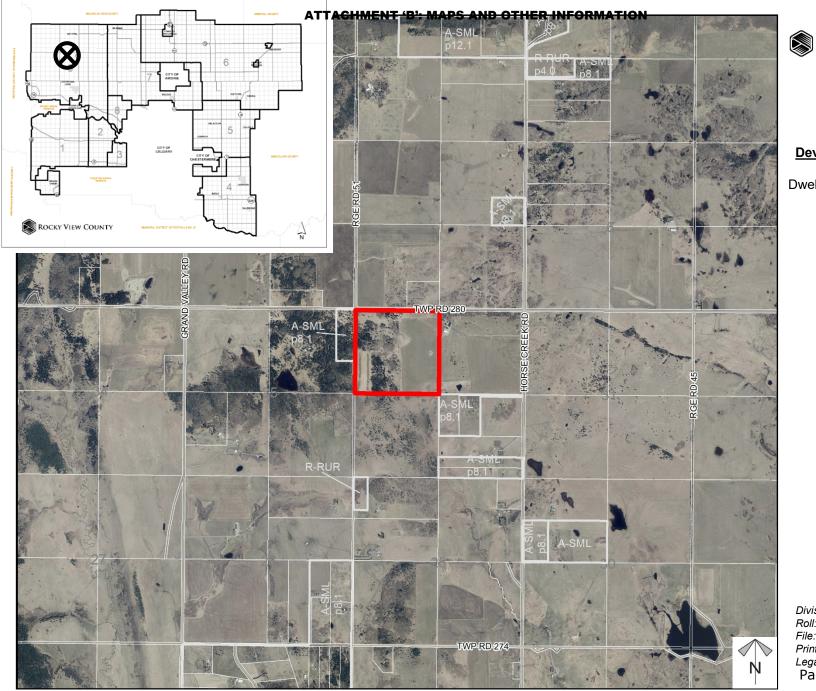
- 8. That the Dwelling, Manufactured shall not be used for *commercial* or *vacation rental* purposes at any time, unless approved by a Development Permit.
- 9. That the subject lands shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined 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.
- 10. 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.
- 11. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 12. 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*].



- 13. That a Building Permit and sub-trade permits shall be obtained from Building Services, prior to any construction taking place, using the Manufactured Dwelling checklist.
- 14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
- 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.
- *Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland is impacted by the proposed development.*



APPLICANT: Stephen Sydenham	OWNER: Stephen Sydenham	
DATE APPLICATION RECEIVED: February 2, 2021	DATE DEEMED COMPLETE: February 11, 2021	
GROSS AREA: ±64.33 hectares (±158.97 acres)	LEGAL DESCRIPTION: NW-36-27-05-W05M	
APPEAL BOARD: Subdivision & Development Appeal Board		
HISTORY:		
Development Permits:		
No development history		
Assessment History:		
Dwelling, Single Detached (1980)		
AGENCY SUBMISSIONS:		
The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.		



Division: 09 Roll: 07936002 File: PRDP20210502 Printed: March 22, 2021 Legal: NW-36-27-05-W05M Page 163 of 281

E-6 Page 7 of 11 ROCKY VIEW COUNTY

Location & Context

Development Proposal

Dwelling, Manufactured





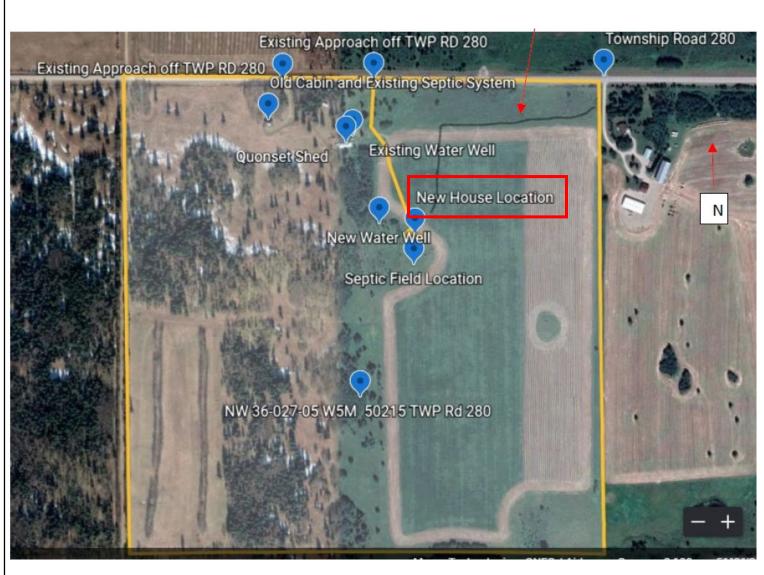
Location & Context

Development Proposal

Dwelling, Manufactured

Division: 09 Roll: 07936002 File: PRDP20210502 Printed: March 22, 2021 Legal: NW-36-27-05-W05M Page 164 of 281

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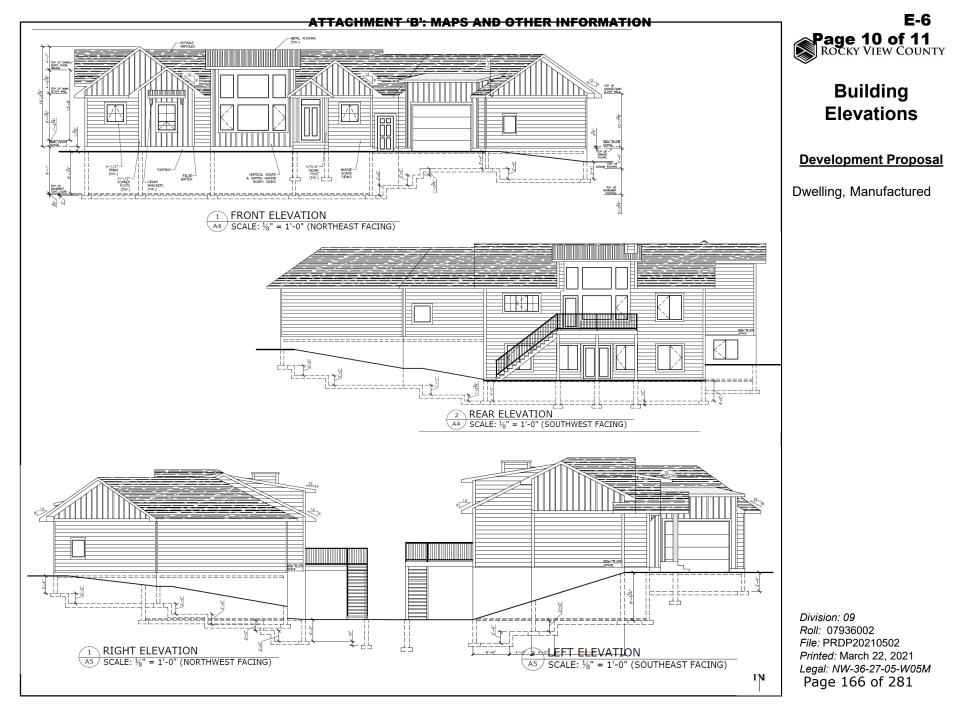
Site Plan

Development Proposal

Dwelling, Manufactured

Division: 09 Roll: 07936002 File: PRDP20210502 Printed: March 22, 2021 Legal: NW-36-27-05-W05M Page 165 of 281

N









Site Photos January, 2021

Development Proposal

Dwelling, Manufactured

Division: 09 Roll: 07936002 File: PRDP20210502 Printed: March 22, 2021 Legal: NW-36-27-05-W05M Page 167 of 281



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Development Authority

DATE: April 14, 2021

DIVISION: 2 APPLICATION: PRDP20203898

FILE: 04721007

SUBJECT: Equestrian Centre / Discretionary Use, with no Variances

APPLICATION: Equestrian Centre

GENERAL LOCATION: located on the southwest junction of Springbank Road and Range Road 33

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

EXECUTIVE SUMMARY: This proposal is for the operation of an Equestrian Centre onsite. The operation, *Discovering the Horse*, includes equestrian lessons, equine assisted learning, small camps, and horse training within the field area of the property. Ancillary horse boarding, currently 7 boarders, is also included. There is currently 19 animal units onsite [17 Horses & 2 Miniature Donkeys], with a maximum requested to 20 animal units.

Manure is predominately composted onsite, spread & incorporated or hauled offsite. It is used for composting for soil (used to fill holes) and harrowed regularly.

The site is divided into fenced pastures and rotational grazing is implemented. In the spring and summer months, the select pastures are used for grazing throughout summer and seeding is completed in spring, to help the other grazed pastures recover. Supplemental feed (including round bates) are contained in tombstone feeders and slow feeder nets.

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

OPTIONS:

- Option #1: THAT Development Permit No. PRDP20203898 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRDP20203898 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:



APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act;	Manure Management Plan
• Subdivision and Development Regulations;	Pasture & Grazing Plan
Municipal Development Plan;	
Central Springbank Area Structure Plan;	
• Land Use Bylaw C-8000-2020; and	
County Servicing Standards.	



ROCKY VIEW COUNTY

DISCRETIONARY USE:

• Equestrian Centre

DEVELOPMENT VARIANCE AUTHORITY:

Subdivision and Development Appeal Board

Additional Review Considerations

This application was assessed in accordance with Section 136 through 138 of the LUB and appears to be comply with the regulations.

On this site, 5.5 animal units are permitted without requiring a permit. As this is an Equestrian Centre application, the increase to number of animal units is permitted under the same permit.

The operation proposes up to a maximum of 30 people onsite, including staff and volunteers. No overnighting camping is proposed. Class sizes average six (6) students and classes are held below, with the option to increase to 2-3 hours on the single session days:

- Sundays in three, one-hour sessions from 11:30 a.m. to 3:00 p.m.;
- Monday to Thursday, with a single, one-hour session from 4:30 p.m. to 5:30 p.m.;
- Friday, with a single, one-hour session from 3:00 p.m. to 4:00 p.m.

As per the LUB Table 5, the minimum parking requirement is one (1) stall per spectator. The application and site plan identifies eight (8) parking stalls, with the driveway and multiple grass overflow areas available for parking, which appear adequate to accommodate up to 30 people onsite.

The site does include a Riparian Protection Area for a tributary of the Springbank Creek, which does not appear to be impacted by this application. The area is fenced off with electric fencing and all runoff is captured into two existing small ponds onsite.

This application is to bring the Equestrian operations into compliance with the Land Use Bylaw, as an evolving equine operation has been operating onsite for several years. The site is developed with a dwelling, single detached and multiple accessory buildings including a barn, horse shelters, and ancillary accessory buildings. Most buildings onsite meet the LUB district regulations, while others are legally non-conforming. No site or structural changes are being proposed with the application. There are 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,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services Chief Administrative Officer

JT/IIt



ATTACHMENTS:

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



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1:

Approval, subject to the following conditions:

Description:

- 1. That an Equestrian Centre may take place on the subject site in accordance with the submitted application and approved site plan and includes:
 - i. That two (2) mounted business identification signs, along the fence line, approximately 1.39 sq. m (15.00 sq. ft.) shall be permitted.
- 2. That any existing accessory buildings onsite may be used for ancillary uses related to the Equestrian Centre, Type II.
- 3. That for purposes of this permit, an equestrian event is an activity that involves the training of horses and/or horse riders, horsemanship lessons, equine or student learning programs, day camps, day sessions and the boarding of horses.

Permanent:

- 4. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted, shall be implemented and adhered to in perpetuity including the pasture and grazing management plan.
- 5. That the maximum of 25 livestock animal units shall be allowed on the subject site at any one time for any events.
- 6. That the maximum livestock animal units kept onsite (kept means when the animal is on the site overnight) shall not exceed 20.
 - i. That if the Equestrian Centre operations are discontinued, the Livestock animals units kept onsite shall be reduced and in accordance with the County's Land Use Bylaw Animal Units by Parcel Size Table [C-8000-2020], unless otherwise permitted through an active Development Permit.
- 7. That the Owner/Occupant may board horses, up to 10 animal units, and the boarders may ride their horses in the riding area.
- 8. That a commercial use on the site, which is any event where there is a fee for admission or for use of the facilities or for services provided, shall be for equestrian events only.
- 9. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
- 10. That any food services shall be limited to participants and the guests of participants.
- 11. That the total number of participants at any outdoor event shall not exceed 30 people.
- 12. That this Development Permit does not permit overnight camping on the site.
- 13. That all manure shall be collected and disposed of on a continual basis, in accordance with the submitted manure management plan.
 - i. That if there is a deemed/determined excessive build-up of manure, that manure shall be removed immediately.
 - ii. Upon request of the County, the Applicant/Owner may have to update or revise the approved Manure and Grazing management plan if any issues arise or complaints are received on the property, to the satisfaction of the County.



ROCKY VIEW COUNTY

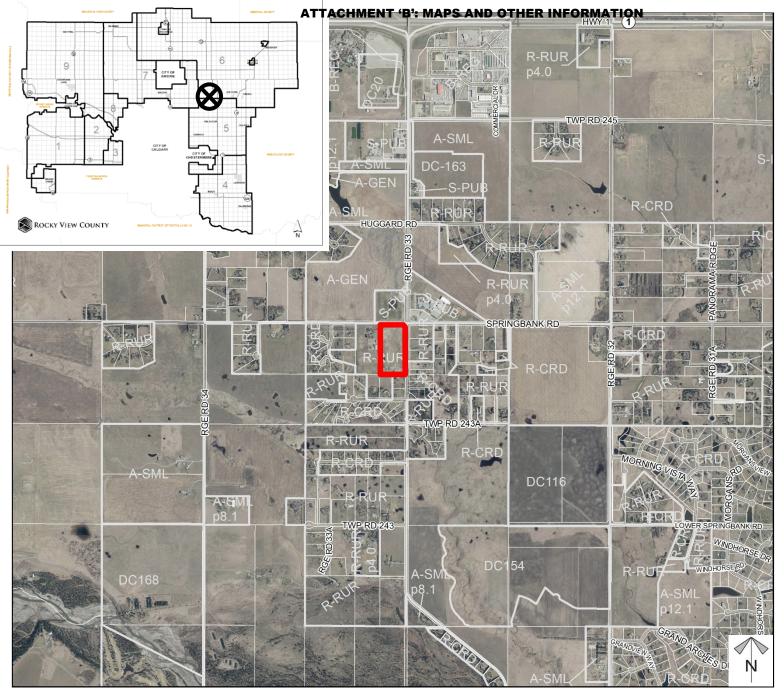
- 14. That no liquid waste/water or solid waste from the operation shall be disposed of in any river, stream, canal or slough.
- 15. That no groundwater or surface water sources shall become polluted due to livestock operations on the subject lands and ensure the potable water source is adequately protected from any run-off, nuisance or contaminants that have the potential to adversely impact human health.
- 16. That there shall be no adverse impact to the Springbank Creek Tributary or Riparian Protection Area. That the Applicant/Owner shall ensure that all mitigation measures, protecting the Riparian Area of the Tributary, remains in place. No Equestrian Centre operations may occur within the Riparian Protection Area.
- 17. That there shall be no spreading or placement of manure within 30.00 m of a common body of water (e.g. irrigation canal, stream, creek, etc.) or 30.00 m of water well, the application of manure should comply with Alberta's Agricultural Operation Practices Act, Standards and Administration Regulation (AR267/2001).
- 18. That the onsite parking area(s) shall be available at all times. All parking of vehicles, including trailers and participant/spectator parking, shall be limited to the parking areas. At no time shall there be parking on the County's Road Right of Way(s).
- 19. That all outdoor building or site lighting shall use full cut-off (shielded) fixtures that direct the light downward, and that no direct glare shall be visible from adjacent properties, roadways, and highways. All lighting shall be dark-sky complaint.
- 20. That any 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. The containers shall be screened from view from all adjacent properties and public thoroughfares.
- 21. That the subject property shall be adequately fenced and maintained at all times when livestock is present. No livestock shall be allowed in unfenced areas.

Advisory:

- 22. That the site shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 23. That it is recommended that the Applicant/Owner obtain a Premises Identification number, through the Province of Alberta.
- 24. That any Building Permit(s) / Farm Building Exemption(s) shall be obtained through Building Services, for any buildings used for the operation, if required.
- 25. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



	•	
APPLICANT: Kevin & Bryanne Doyle	OWNER: Jacob Piera & John Piera	
DATE APPLICATION RECEIVED: November 30, 2020	DATE DEEMED COMPLETE: November 30, 2020	
GROSS AREA: ± 7.77 hectares (± 19.21 acres)	LEGAL DESCRIPTION: NE-21-24-03-W05M	
APPEAL BOARD: Municipal Government Board		
HISTORY:		
Development Permits:		
No history		
Building Permits:		
 1989-BP-1381 (Addition); No information 		
Assessment History:		
1970 Dwelling, Single Detached		
1970 Attached Garage		
AGENCY SUBMISSIONS:		
The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.		



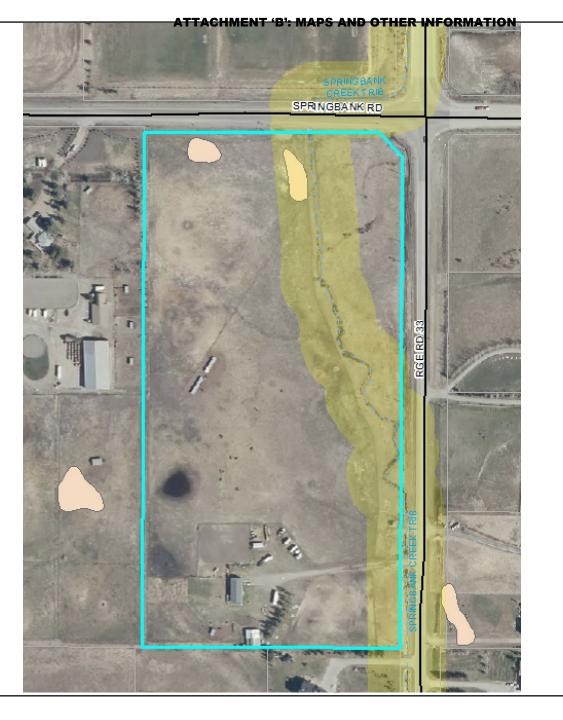


Location & Context

Development Proposal

Equestrian Centre

Division: 02 Roll: 04721007 File: PRDP20203898 Printed: Jan 27, 2021 Legal: A portion of NE-21-24-CPatrope M175 of 281





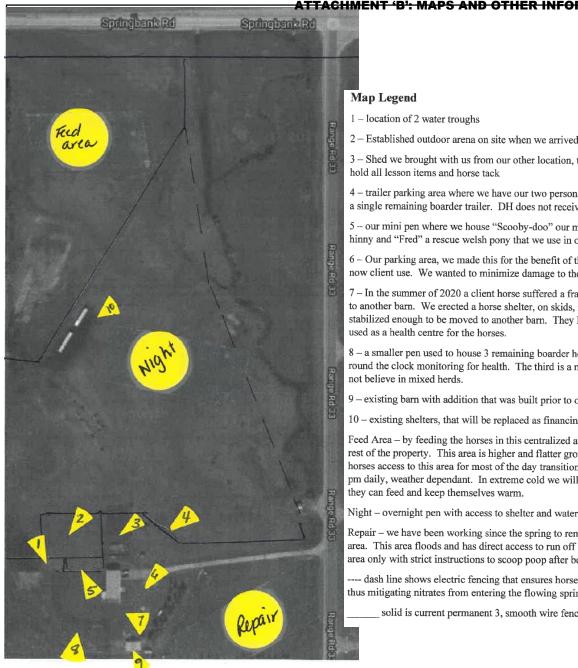
Location & Context

Development Proposal

Equestrian Centre

Division: 02 Roll: 04721007 File: PRDP20203898 Printed: Jan 27, 2021 Legal: A portion of NE-21-24-Patron 176 of 281

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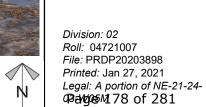
E-7 Page 10 of 11 ROCKY VIEW COUNTY SITE PLAN 2-Established outdoor arena on site when we arrived in April 2019 **Development Proposal** 3 - Shed we brought with us from our other location, temporary building on skids that is used to Equestrian Centre 4 - trailer parking area where we have our two personal trailers, my brother's welding truck and a single remaining boarder trailer. DH does not receive revenue from the trailers that are parked. 5 - our mini pen where we house "Scooby-doo" our mini donkey, "Velma" his companion, a hinny and "Fred" a rescue welsh pony that we use in our lessons but do not ride. 6 - Our parking area, we made this for the benefit of the current boarders, personal family and now client use. We wanted to minimize damage to the land so we have space for 4 -6 vehicles. 7 - In the summer of 2020 a client horse suffered a fracture and was not stable enough to move to another barn. We erected a horse shelter, on skids, non-permanent to offer shelter while he stabilized enough to be moved to another barn. They have since moved on and this space is now 8 - a smaller pen used to house 3 remaining boarder horses, 2 are over the age of 30 and require round the clock monitoring for health. The third is a mare and is there for her safety as we do 9 - existing barn with addition that was built prior to our arrival in 2019. 10 - existing shelters, that will be replaced as financing allows. Feed Area - by feeding the horses in this centralized area we keep the manure lessened on the rest of the property. This area is higher and flatter ground with less run off risk. We allow horses access to this area for most of the day transitioning to the over night area at approx. 8-9 pm daily, weather dependant. In extreme cold we will leave them on the hay feeding area so Repair - we have been working since the spring to remove the existing pen and to repair the area. This area floods and has direct access to run off so this area will be used as a riding/social area only with strict instructions to scoop poop after being in there ---- dash line shows electric fencing that ensures horses are kept away from run off water flows, thus mitigating nitrates from entering the flowing spring water. Division: 02 solid is current permanent 3, smooth wire fencing. Roll: 04721007 File: PRDP20203898 Printed: Jan 27, 2021 Legal: A portion of NE-21-24-0Pa/005M177 of 281



SITE PHOTOS December, 2020

Development Proposal

Equestrian Centre





PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Development Authority

DATE: April 14, 2021

DIVISION: 6 APPLICATION: PRDP20210693

FILE: 06109001

SUBJECT: Accessory Building / Discretionary use, with Variances

APPLICATION: Application is for the construction of an accessory building (oversize farm building), relaxation to the maximum accessory building area.

GENERAL LOCATION: located on the southeast quadrant of the intersection of Twp. Rd. 262 and Rge. Rd. 264.

LAND USE DESIGNATION: Agriculture, General District (A-GEN) under Land Use Bylaw C-8000-2020

EXECUTIVE SUMMARY: The Applicant is proposing to construct an accessory building, oversize farm building, approximately 1,404.69 sq. m (15,120.00 sq. ft.). The proposed use of the proposed accessory building is farm equipment storage. The application requires a relaxation to the maximum accessory building size and complies with all other district regulations.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210693 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210693 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.



AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage
Maximum Accessory	930.00 sq. m	1,404.60 sq. m	51.03%
Building Size	(10,010.40 sq. ft.)	(15,120.00 sq. ft.)	

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act	None
Land Use Bylaw C-8000-2020	
DISCRETIONARY USE:	DEVELOPMENT VARIANCE AUTHORITY:
 Accessory Building Area > 930.00 sq. m 	Municipal Planning Commission

Additional Review Considerations

No additional considerations.



CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services Chief Administrative Officer

WV/IIt

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 construction of an accessory building (oversize farm building) 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 **930.00 sq. m** (10,010.40 sq. ft.) to 1404.69 sq. m (15,120.00 sq. ft.).

Prior to Release:

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

Permanent:

- 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/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.
- 4. That the accessory building shall not be used for residential or commercial purposes at any time unless approved by a Development Permit.
- 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.

Advisory:

- 6. That a Building Permit/Farm Building Exemption, for the accessory building shall be obtained through Building Services, prior to any construction taking place.
- 7. 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.
- 8. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
- 9. 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].
- 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 Officer.
- 11. 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.



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



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT:	OWNER:
Ludwig Reicheneder	705370 Alberta Ltd.
DATE APPLICATION RECEIVED:	DATE DEEMED COMPLETE:
February 23, 2021	March 2, 2021
GROSS AREA: ± 64.75 hectares	LEGAL DESCRIPTION: NW-09-26-26-W04M
(± 160.00 acres)	(263145 Twp. Rd. 262)
APPEAL BOARD: Municipal Government Board	

HISTORY:

- 2010-DP-14000: accessory building (greenhouse)
- 2009-DP-13776: existing greenhouse
- 2003-DP-10553: accessory building (machine shed and repair shop)
- 1998-DP-8106: second farm dwelling
- FBL20000913_158: farm building
- FBL20031105_404: farm building
- PRBD20151543: pool house

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

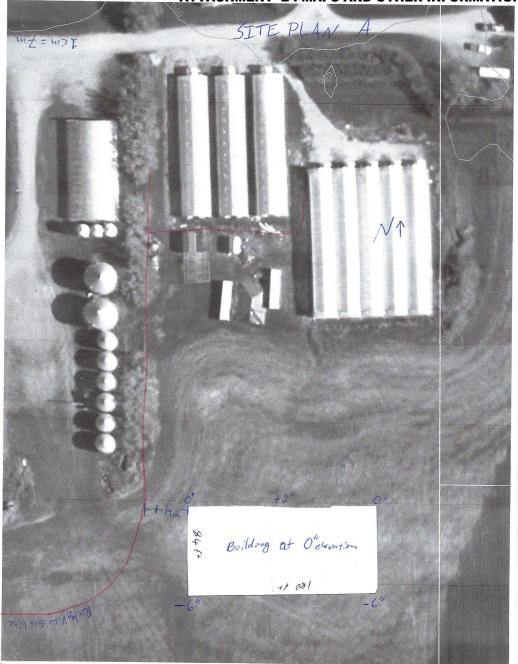
Accessory Building (oversize farm building)

Division: 06 Roll: 06109001 File: PRDP20210693 Printed: Mar 2, 2021 Legal: NW-09-26-26-W04M Page 185 of 281



Legal: NW-09-26-26-W04M Page 186 of 281

ATTACHMENT 'B': MAPS AND OTHER INFORMATION-





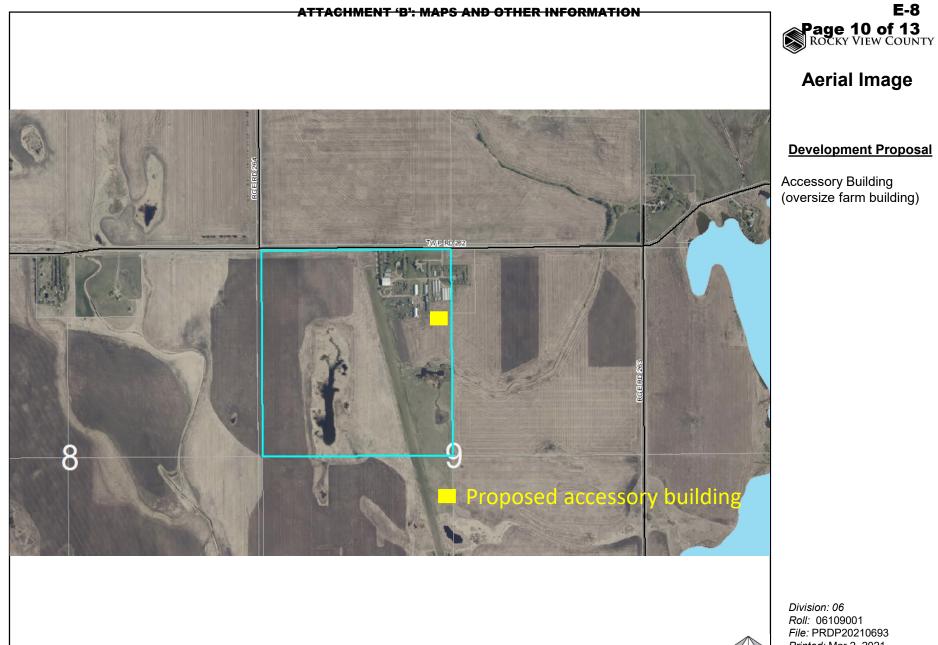
Site Plan

Development Proposal

Accessory Building (oversize farm building)

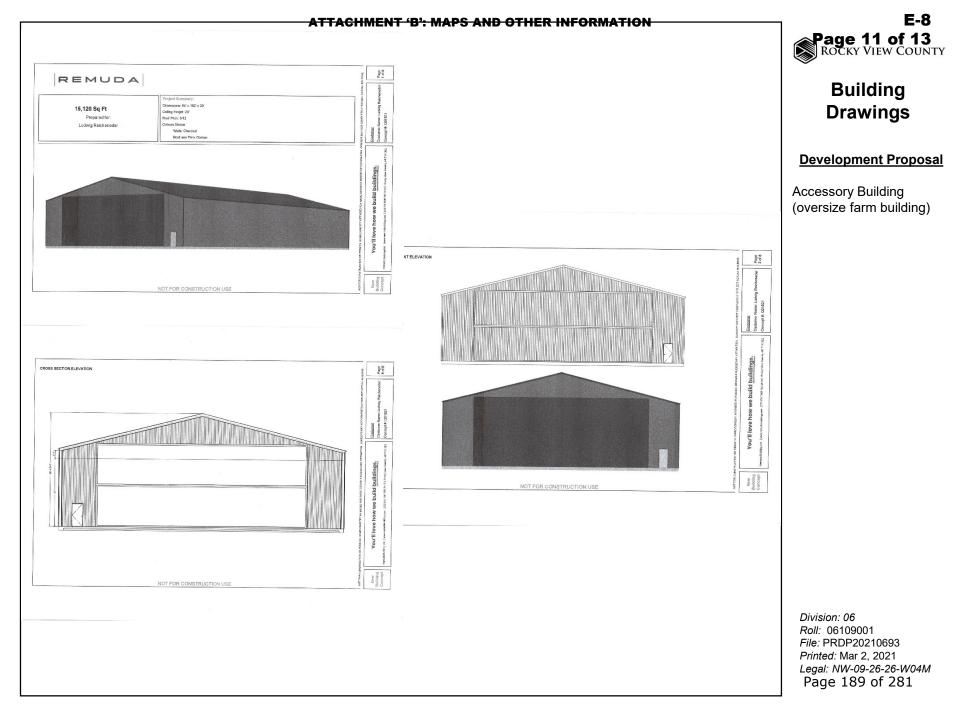
Division: 06 Roll: 06109001 File: PRDP20210693 Printed: Mar 2, 2021 Legal: NW-09-26-26-W04M Page 187 of 281

N



Printed: Mar 2, 2021 Legal: NW-09-26-26-W04M Page 188 of 281

N



Rocky View Seed Ltd.

263159 Twp 262 Rocky View County AB

T4A3A9

Rocky View County

Planning Services

development@rockyview.ca

Development Permit Application

Proposed Construction of an Oversized Agricultural Accessory Building (cold storage)

84ft X 180ft (15120sqft)

Farm Equipment is becoming larger and sophisticated thus requiring protection from UV degradation, hail, etc. The size of the proposed building is required to meet the needs of our farming operation to maintain the functionality, quality and value of farm equipment. Equipment such as our Precision drills, swather, sprayers etc. is stored outside as we currently do not have a building large enough to accommodate it resulting in damage to wires, sensors, hoses, valves, paint and other components. The proposed buildings NE corner would be located approximately 238m south of TWP 262 and 17m to the west of the quarter boundary. There is a utility right of way approximately 14m West of the NW corner of the proposed building. The proposed location was chosen to mitigate adverse effect while respecting set back.



Cover Letter

Development Proposal

Accessory Building (oversize farm building)

Division: 06 Roll: 06109001 File: PRDP20210693 Printed: Mar 2, 2021 Legal: NW-09-26-26-W04M Page 190 of 281

ATTACHMENT 'B': MAPS AND OTHER INFORMATION







Site Photos

Development Proposal

Accessory Building (oversize farm building)





Division: 06 Roll: 06109001 File: PRDP20210693 Printed: Mar 2, 2021 Legal: NW-09-26-26-W04M Page 191 of 281

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Development Authority

DATE: April 14, 2021

DIVISION: 1 APPLICATION: PRDP20210711

FILE: 03913002

SUBJECT: Recreation (Private)/ Discretionary use, with no Variances

APPLICATION: Application is for the change of use, within an existing building, to permit recreation (private), golf simulator business, on the subject parcel.

GENERAL LOCATION: located in the hamlet of Bragg Creek.

LAND USE DESIGNATION: Commercial, Local Urban District (C-LUD) under Land Use Bylaw C-8000-2020

EXECUTIVE SUMMARY: The Applicant is proposing to establish a golf simulator business within Units 5 and 6 of the existing commercial development, located on the subject parcel. The business will occupy approximately 232.26 sq. m (2,500.00 sq. ft.). The business is proposed to operate 7 days/week, from the hours of 9:00 am to 9:00 pm. No outside storage is requested and one (1) fascia sign is requested. There are no exterior changes to the building proposed.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210711 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210711 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.



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:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act	None
Greater Bragg Creek Area Structure Plan	
Land Use Bylaw C-8000-2020	
DISCRETIONARY USE:	DEVELOPMENT VARIANCE AUTHORITY:
Recreation (Private)	Municipal Planning Commission

Additional Review Considerations

No additional considerations.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Al Hoggan"

Acting Executive Director Community Development Services

"Brock Beach"

Chief Administrative Officer



E-9 Page 3 of 10

WV/IIt

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 Recreation (private) (within an existing building) may commence on the subject site, within Unit #5 and #6, in general accordance with the information and drawings submitted with the application.
 - i. Installation of one (1) fascia sign.

Permanent:

- 2. That all conditions of 2000-DP-9072 shall remain in effect, unless otherwise specified in this permit.
- 3. That all staff and clientele parking shall be restricted onsite only. There shall be no parking permitted within the adjacent County road allowances at any time.
- 4. That all garbage and waste for the site shall be stored in weatherproof and animal proof containers and screened from view by all adjacent properties and public thoroughfares.
- 5. That this permit is for tenancy/occupancy only and would not include any new construction to the site. Any changes to the building may require a Building Permit from Building Services.
- 6. That the minimum parking stalls for the development shall be maintained on-site at all times.
- 7. That the entire site shall be maintained in a neat and orderly manner at all times.

Advisory:

- 8. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
- 9. That a Change of Use Building Permit, for tenancy and any interior renovations, shall be submitted to Building Services, prior to business commencement.
- 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 Officer.
- 11. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT:	OWNER:
Craig Comeau (Braggers Golf Inc.)	Bragg Creek Income Property Inc.
DATE APPLICATION RECEIVED:	DATE DEEMED COMPLETE:
February 18, 2021	March 4, 2021
GROSS AREA: ± 0.89 hectares (± 2.20 acres)	LEGAL DESCRIPTION: Lot 8, Block 1, Plan 2571 JK, SE-13-23-05-W05M (Bay 5 & 6, 16 White Ave,Bragg Creek Village Market)
APPEAL BOARD: Municipal Government Board	•

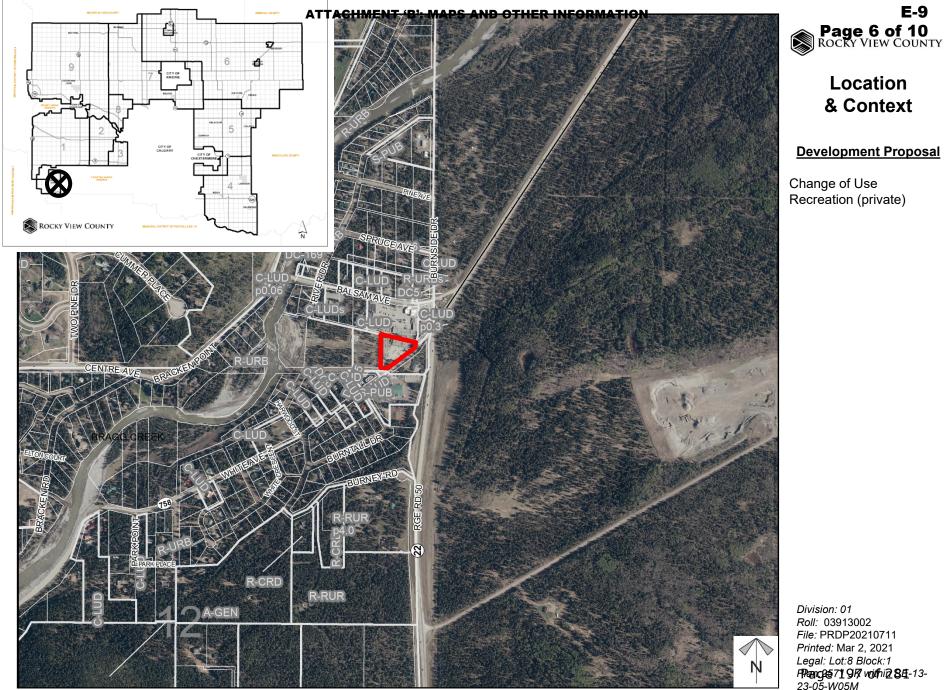
HISTORY:

- PRDP20202337: tenancy for child care facility
- PRDP20190256: tenancy for warehouse store
- PRDP20172401: installation of two (2) façade signs
- PRDP20130933: tenancy for restaurant
- 2012-DP-14865: tenancy for health care facility
- 2011-DP-14606: change of use to restaurant
- 2008-DP-13023: fascia sign for an existing business (bakery)

PUBLIC & AGENCY SUBMISSIONS:

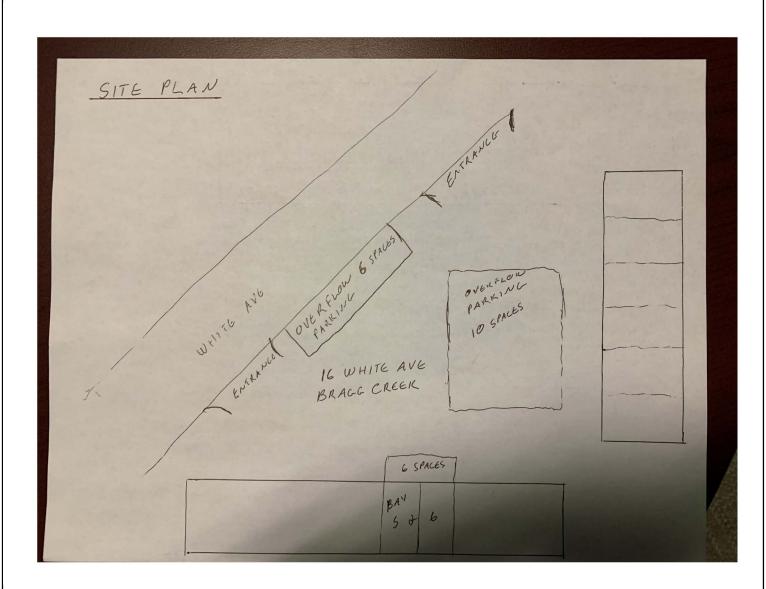
The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.

E-9



Roll: 03913002 File: PRDP20210711 *Printed:* Mar 2, 2021 Legal: Lot:8 Block:1 Pange 719R voithi 284-13-23-05-W05M

E-9





Site Plan

Development Proposal

Change of Use Recreation (private)

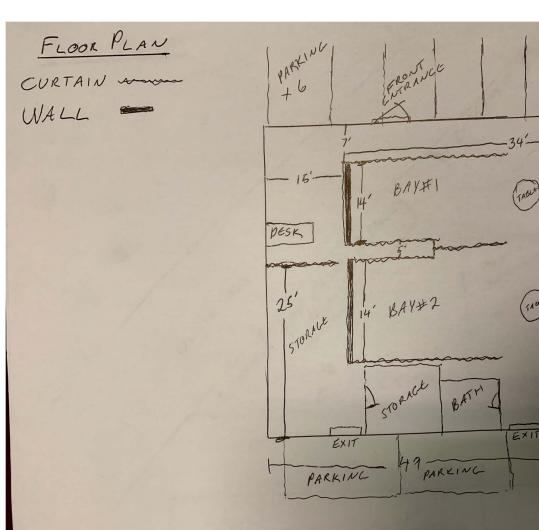
Note: First two digits of the Plan Number indicate the year of subdivision registration.

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



Division: 01 Roll: 03913002 File: PRDP20210711 Printed: Mar 2, 2021 Legal: Lot:8 Block:1 France 7198 voifni2 84-13-23-05-W05M

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



E-9 ROCKY VIEW COUNTY

Site Plan

Development Proposal

Change of Use Recreation (private)

49

ADI

Division: 01 Roll: 03913002 File: PRDP20210711 Printed: Mar 2, 2021 Legal: Lot:8 Block:1 **Папсре 71 9/9 voifhi** 284-13-23-05-W05M

N

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.

Dear Mr. Wayne Van Dijk:

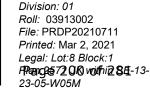
Re: Development permit application PRDP20210711 for change of use located at Units 5&6 16 White Ave, Bragg Creek.

Braggers Golf will provide two indoor golf simulator bays that can be rented by the hour with up to four players per bay at a time. The simulators can be used by players in three different ways: to play a round of golf on one of 40 courses, to practice at the range, or to take a golf lesson from a golf teaching professional. Braggers Golf will have two employees to start – myself and the golf teaching professional with a plan to add another part-time employee based on volume. We are excited to be a part of the community and offer services that bring additional customers to our community. Sincerely,

Craig Comeau

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.



E-9 Page 9 of 10 ROCKY VIEW COUNTY

Cover Letter

Development Proposal

Change of Use Recreation (private)



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Development Authority

DATE: April 14, 2021

DIVISION: 6 **APPLICATION**: PRDP20210768

FILE: 07133016

SUBJECT: Agriculture (General) / Discretionary use, with no Variances

APPLICATION: Application is for Agriculture (General), change of use for construction of a farm building on the subject parcel.

GENERAL LOCATION: located approximately 1.60 km (1 mile) north of Hwy. 9 and on the east side of Rge. Rd. 263.

LAND USE DESIGNATION: Commercial, Local Rural District (C-LRDs h18) under Land Use Bylaw C-8000-2020

EXECUTIVE SUMMARY: The Applicant is proposing to establish an agriculture (general) operation on the subject parcel. The Applicant proposes to construct a building, pre-fabricated steel arch Quonset, approximately 187.29 sq. m (2,016.00 sq. ft.) on the subject parcel to raise up to two (2) animal units which equates to forty (40) chickens and/or ducks.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210768 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210768 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.



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: Municipal Government Act Land Use Bylaw C-8000-2020 	TECHNICAL REPORTS SUBMITTED:None
DISCRETIONARY USE:Agriculture (General)	 DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

No additional considerations.



CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services Chief Administrative Officer

WV/IIt

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 Agriculture (General) may commence on the subject land in general accordance with the information and drawings submitted with application.
 - i. That an accessory building (barn), approximately 187.29 sq. m (2,019.00 sq. ft.), may be constructed, in support of the Agriculture (General).

Prior to Release:

- 2. That prior to release, the Applicant/Owner shall construct a new gravel approach off Range Road 263, in order to provide access to the site. The Applicant/Owner shall contact County Road Operations for an interim-construction and a post-construction inspection for final acceptance, once completed.
- 3. That prior to release of this permt, the Applicant/Owner shall contact County Road Operations to:
 - i. 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;.

Permanent:

- That the permitted number of animal units onsite shall be in accordance with the County's Animal Units by Parcel Size, as described in the County's Land Use Bylaw C-8000-2020, Table 3.
 - i. That the maximum of animal units onsite is two (2) unless otherwise permitted through a Keeping of Livestock Development Permit.
- 5. That the activity shall not generate noise, smoke, dust, fumes, glare or refuse matter considered offensive or excessive by the Development Authority. The activity shall not, in the opinion of the Development Authority, unduly offend or otherwise interefere with neighbouring or adjacent landowners.

Advisory:

- 6. That during construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 7. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
- 8. That the Applicant/Owner shall obtain a Building Permit/Farm Building Exemption through Building Services for the proposed building, prior to any construction.
- 9. 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].*
- 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 Officer.

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



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT:	OWNER:	
Yoon Soo Lee	Yoon Soo Lee	
DATE APPLICATION RECEIVED:	DATE DEEMED COMPLETE:	
February 28, 2021	March 8, 2021	
GROSS AREA: ± 1.68 hectares (± 4.15 acres)	LEGAL DESCRIPTION: Lot 1, Block 1, Plan 0815425, SE-33-27-26-W04M	
APPEAL BOARD: Subdivision & Development Appeal Board		

HISTORY:

• No previous development permit history

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.



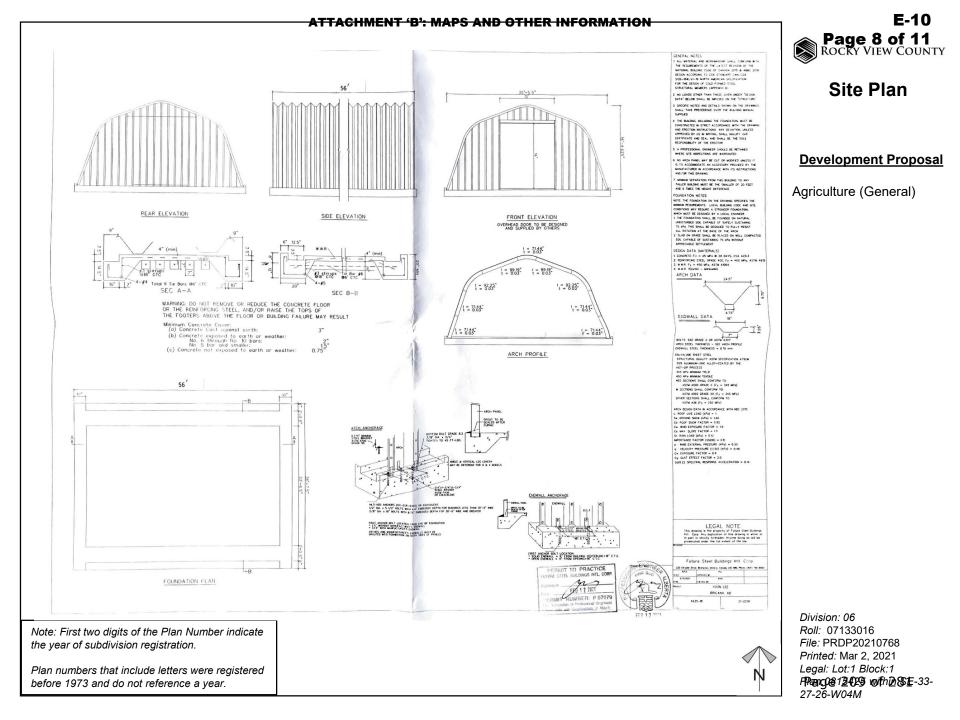
Division: 06 Roll: 07133016 File: PRDP20210768 Printed: Mar 2, 2021 Legal: Lot:1 Block:1 Parce 12428 of h28E-33-27-26-W04M

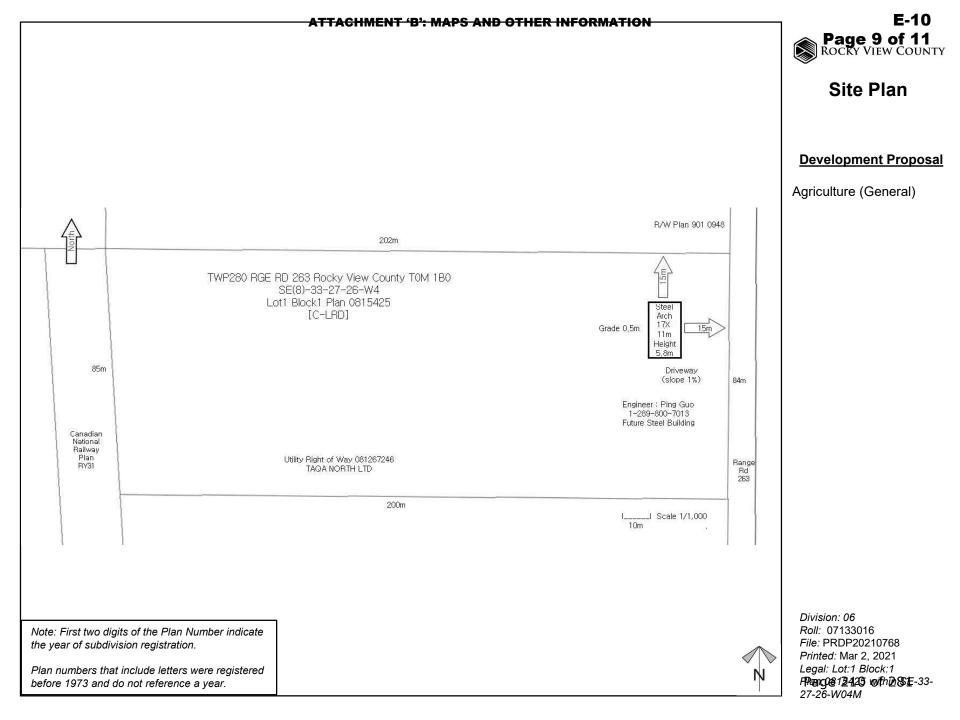
Development Proposal

Location & Context

E-10

Agriculture (General)





Development Permit Department

262075 Rocky View Point

Rocky View County AB T4A 0X2

Dear Sir or Madam,

I, the owner of the current vacant land addressed

TWP 280 RGE RD 263 Lot 1 Rocky View County AB T0M 1B0,

hereby apply for the permission of the development of the property. Please accept this amended application and discard the previous documents which were submitted on Feb 26, 2021. As your request, I attached the application of 'Change of Use' and the size of the building is decreased as same as the use changed land. The other information is intact. I am sorry for bothering you by changing the plan.

The use changed land and the prospective building on it will solely be used as a general agricultural operation. It is a ready manufactured steel arch Quonset (2,016 sq ft) which will be assembled on the site. It will be used as a barn in which chickens or ducks will be raised.

The usage of the other area of the lot needs not be changed because the agricultural activity will be limited only inside the barn.

I will pay the fee by a Credit Card whose information is attached with this application.

Please reply at y any more documents or information from me.

Best regards,

necord

YOON SOO LEE

March 1, 2021

when you need

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.

Development Proposal

Page 10 of 11 ROCKY VIEW COUNTY

Cover Letter

E-10

Agriculture (General)

Division: 06 Roll: 07133016 File: PRDP20210768 Printed: Mar 2, 2021 Legal: Lot:1 Block:1 Practice 12425 wfh 28E-33-27-26-W04M







Site Photos

Development Proposal

Agriculture (General)



Division: 06 Roll: 07133016 File: PRDP20210768 Printed: Mar 2, 2021 Legal: Lot:1 Block:1 France:12422 with:28E-33-27-26-W04M

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Development Authority

DATE: April 14, 2021

DIVISION: 5 APPLICATION: PRDP20210789

FILE: 05204012

SUBJECT: Home-Based Business, Type II / Discretionary use, with Variances

APPLICATION: Application is for the operation of a Home-Based Business, Type II on the subject parcel and requires a variance to the type of business regulation.

GENERAL LOCATION: located approximately 0.60 km (1/2 mile) north of Twp. Rd. 250 and on the east side of Rge. Rd. 274.

LAND USE DESIGNATION: Agriculture, General District (A-GEN) under Land Use Bylaw C-8000-2020

EXECUTIVE SUMMARY: The Applicant is proposing to operate a Home-Based Business, Type II for campervan rentals and camping equipment rentals and sales on the subject parcel. The Applicant states the business offers rental of rooftop tents, camping equipment and ten (10) campervans. The Applicant proposes to utilise approximately 169.08 sq. m (1,820.00 sq. ft.) of outside storage for storage of seven (7) campervans and an existing garage to store three (3) campervans. The business is proposed to operate seven days/week from 7:00 am – 7:00 pm. The Applicant states that rentals are only offered on a seasonal basis, from May to the end of October. The business employs two (2) employees, one (1) employee is a resident of the parcel. The Applicant expects four (4) business-related visits/day. One (1) freestanding sign, approximately 1.00 m (3.28 ft.) in length and 0.60 m (1.97 ft.) in width is requested.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210789 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210789 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.



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:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act	None
Land Use Bylaw C-8000-2020	
DISCRETIONARY USE:	
DISCRETIONART USE.	DEVELOPINENT VARIANCE AUTHORITT.
Home-Based business, Type II	Municipal Planning Commission

Additional Review Considerations

This business was previously permitted at a different location, under PRDP20202854.



CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services Chief Administrative Officer

WV/IIt

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 campervan rentals and camping equipment rentals and sales may commence on the subject land in accordance with the approved Site Plan and conditions of this permit.
 - i. That the proposed Automotive use is permitted as a Home-Based Business, Type II.
- 2. That one (1) on-site sign may be placed on the subject parcel, in accordance with the submitted application.
 - i. Maximum sign dimensions of 1.00 m (3.28 ft.) in length, 0.60 m (1.97 ft.) in height.
 - ii. The sign shall be located in the yard adjacent to the front property line and either supported on independent posts or attached to existing fencing in an attractive fashion.

Permanent:

- 3. That there shall be no more than two (2) non-resident employees at any time.
- 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 be secondary to the residential use of the subject parcel.
- 6. That the operation of this home-Based Business, Type II shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 7. That the activity shall not generate noise, smoke, dust, fumes, glare or refuse matter considered offensive or excessive by the Development Authority. The activity shall not, in the opinion of the Development Authority, unduly offend or otherwise interefere with neighbouring or adjacent residents.
- 8. That all signage shall be in accordance with the County's Land Use Bylaw C-8000-2020.
- 9. That the Home-Based Business, Type II shall be limited to the accessory building and outside storage areas as proposed.
- 10. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or outside storage area, in accordance with the approved Site Plan.
- 11. That all outside storage that is part of this Home-Based Business, Type II shall be screened from adjacent lands, to the satisfaction of the Development Authority, shall meet the minimum setback requirements for buildings and shall not exceed **169.08 sq. m (1,820.00 sq. ft.)** in general accordance with the Site Plan.
 - i. That any site landscaping or screening elements approved with the application, shall be maintained onsite at all times.
- 12. That any non-domestic wastewater, antifreeze, oils or fuels that accumulate on site shall be 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.
- 13. That no off-site advertisement signage associated with the Home-Based Buisiness, Type II shall be permitted.



14. That the operation of this Home-Based Business, Type II may generate up to eight (8) businessrelated visits per day.

Advisory:

- 15. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
- 16. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That Building Permits shall be obtained, through Building Services, for any buildings associated with this Home-Based business, Type II.
- 17. That this Development Permit shall be valid until May 12, 2022.



APPLICANT: Jennifer Dorey	OWNER: Robert and Theodora Lefurgey	
DATE APPLICATION RECEIVED: March 3, 2021	DATE DEEMED COMPLETE: March 8, 2021	
GROSS AREA: ± 1.69 hectares (± 4.18 acres)	LEGAL DESCRIPTION: Block 3, Plan 9512826, SW-04-25-27-W04M (250136 Rge. Rd. 274)	
APPEAL BOARD: Municipal Government Board		
HISTORY:No previous development permit history		
PUBLIC & AGENCY SUBMISSIONS:		
The application was significant to a number of internal and external against and where appropriate		

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.



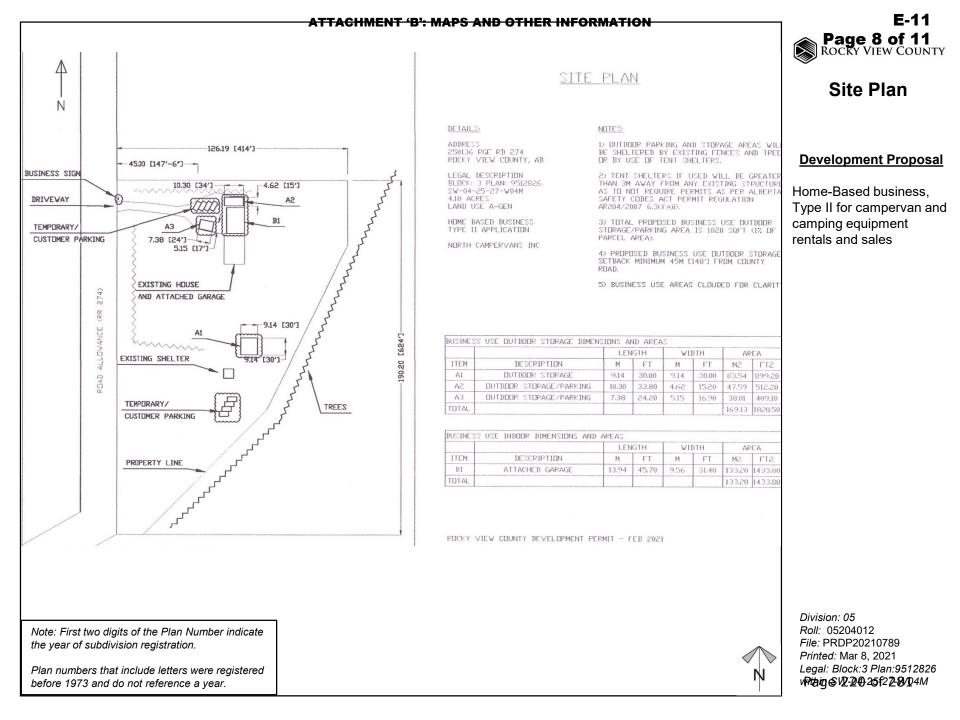


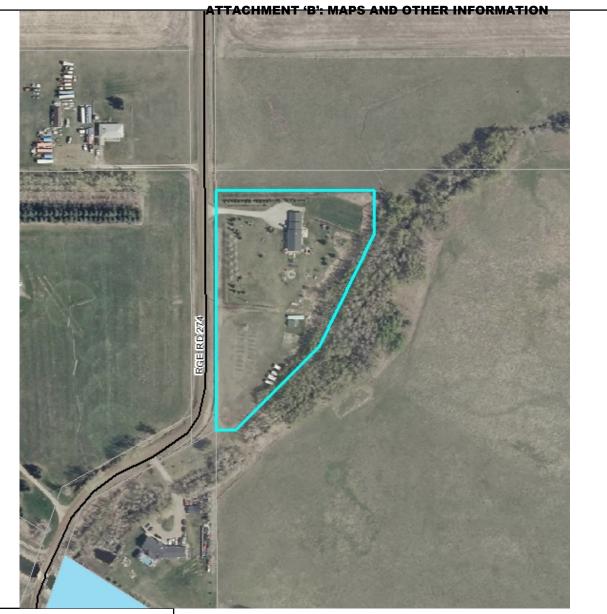
Location & Context

Development Proposal

Home-Based business, Type II for campervan and camping equipment rentals and sales

Division: 05 Roll: 05204012 File: PRDP20210789 Printed: Mar 8, 2021 Legal: Block:3 Plan:9512826 vPtagev2-19-25f22-8/04M







Site Plan

Development Proposal

Home-Based business, Type II for campervan and camping equipment rentals and sales

Division: 05 Roll: 05204012 File: PRDP20210789 Printed: Mar 8, 2021 Legal: Block:3 Plan:9512826 vPtaig & V2-24-25f2 2-8/04M

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

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

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

Development Permit Application Cover Letter

March 2, 2021

Development Permit Application for a Home Based Business (Type II)

Proposed Land Use:

Home Based Business (Type II)

Scope of Work/Business Summary:

North Campervans Inc. is a campervan rental and camping equipment rentals and sales business. We provide rentals of custom compact campervans with bed and kitchen systems for local and international travellers looking for a comfortable way to explore and camp in Western Canada and the US. We also offer rentals and sales for vehicle mounted rooftop tents and other camping equipment.

For rentals – customers book a reservation with us either via phone or online and visit our location, by appointment only, to pickup or drop off their campervan, rooftop tent or camping equipment rental. We offer pickup/dropoff anytime between 7am-7pm – 7 days a week. Rentals are only offered on a seasonal basis from May to the end of October.

For camping gear sales – customers would make a request either online or by phone and would visit our location by appointment only to pick up their purchase. We also dropship some items or ship them to customers from our location on occasion.

The one owner/full-time operator will live on site and plans to have one part time non-resident employee.

Our rental vehicles are all minivans. A maximum of 7 business use vehicles would be parked outdoors in outdoor storage areas as per the site plan and there is a plan for up to 3 additional vehicles to be parked/stored indoors in the existing garage. There will also be some additional outdoor storage space for equipment south of the house. In addition to business use vehicle parking/storage we have made an allowance for up to 4 temporary parking spaces for customer and employee parking as per the site plan.

Site access is per the main north driveway off Range Road 274.



Cover Letter

Development Proposal

Home-Based business, Type II for campervan and camping equipment rentals and sales

Division: 05 Roll: 05204012 File: PRDP20210789 Printed: Mar 8, 2021 Legal: Block:3 Plan:9512826 vPtaig © 12:22:25f22:8/04M

ATTACHMENT 'B': MAPS AND OTHER INFORMATION





Site Photos

Development Proposal

Home-Based business, Type II for campervan and camping equipment rentals and sales

Division: 05 Roll: 05204012 File: PRDP20210789 Printed: Mar 8, 2021 Legal: Block:3 Plan:9512826 vPtaig © V2-23-25f2 2-8/04M

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Development Authority

DATE: April 14, 2021

DIVISION: 4 APPLICATION: PRDP20210793

FILE: 03215055

SUBJECT: Dwelling, Single Detached / Permitted use, with Variances

APPLICATION: Application is for construction of a dwelling, single detached, relaxation of the minimum side yard setback requirements.

GENERAL LOCATION: Located in the hamlet of Langdon.

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

EXECUTIVE SUMMARY: The Applicant is proposing to construct a dwelling, single detached approximately 1.50 m (4.92 ft.) from both side yards of the property boundary. These setbacks require relaxations to the minimum side yard setback requirements.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210793 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210793 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.



AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Side yard setback requirements (north and south sides)	3.0 m (9.84 ft.)	1.50 m (4.92 ft.)	50.00%

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act	No reports submitted
Land Use Bylaw C-8000-2020	
Langdon Area Structure Plan	
Bridges of Langdon Conceptual Scheme	
PERMITTED USE:	DEVELOPMENT VARIANCE AUTHORITY:
• Dwelling, single detached is permitted use	 Municipal Planning Commission

Additional Review Considerations

No additional review considerations



CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services Chief Administrative Officer

WV/II

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



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Option #1:

Approval subject to the following conditions:

Description:

- 1. That the dwelling, single detached may be constructed on the subject parcel, in general accordance with the drawings and information submitted with the application.
 - i. That the minimum north and south side yard setback requirements shall be relaxed from **3.00 m (9.84 ft.) to 1.50 m (4.92 ft.)**.

Advisory:

- 2. 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.
- 3. That a Building Permit shall be obtained from Building Services prior to any construction of the proposed dwelling, single-detached.
- 4. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 5. 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.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT:	OWNER:
Kelly Wenstrom (Kelly Kustom Homes)	Pollyco (Langdon North Development)
DATE APPLICATION RECEIVED:	DATE DEEMED COMPLETE:
February 26, 2021	March 16, 2021
GROSS AREA: ± 0.11 hectares (± 0.28 acres)	LEGAL DESCRIPTION: Lot 46, Block 1, Plan 2011558, NE-15-23-27-W04M (145 North Bridges Bay SW)

APPEAL BOARD: Subdivision & Development Appeal Board

HISTORY:

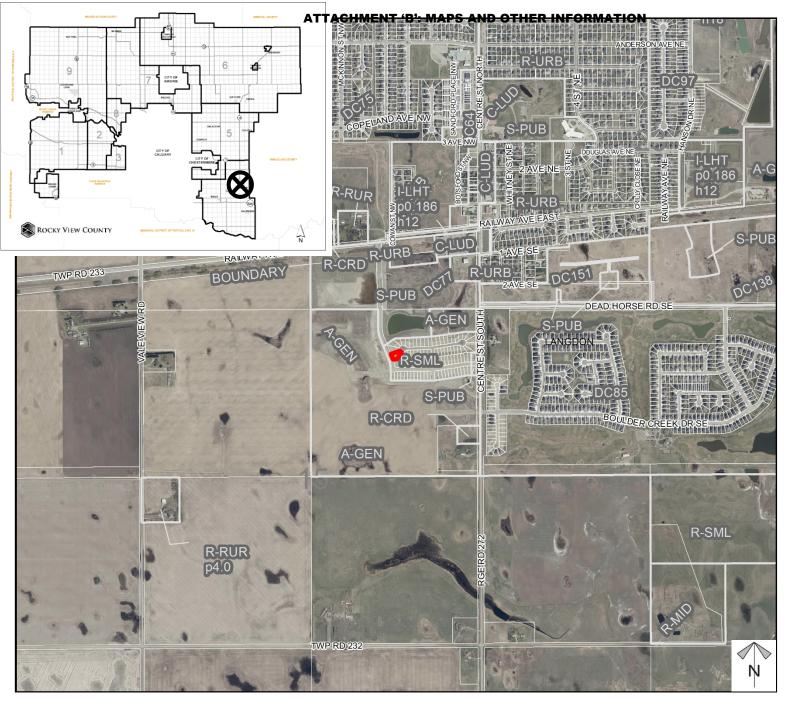
No previous development permit applications

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.

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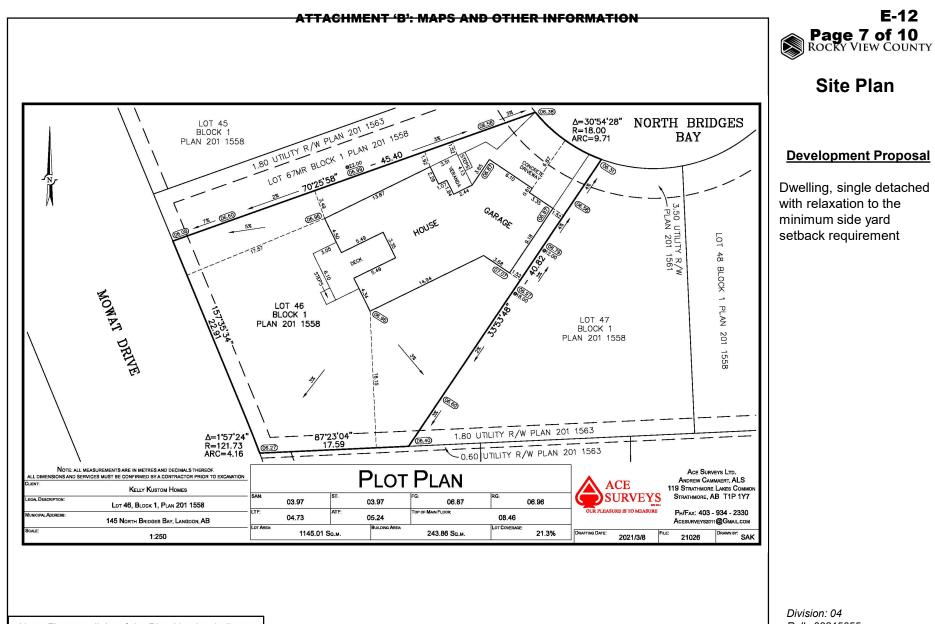
E-12 Page 6 of 10 ROCKY VIEW COUNTY

Location & Context

Development Proposal

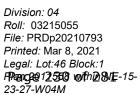
Dwelling, single detached with relaxation to the minimum side yard setback requirement

Division: 04 Roll: 03215055 File: PRDp20210793 Printed: Mar 8, 2021 Legal: Lot:46 Block:1 FParce 1259 with 2015-15-23-27-W04M

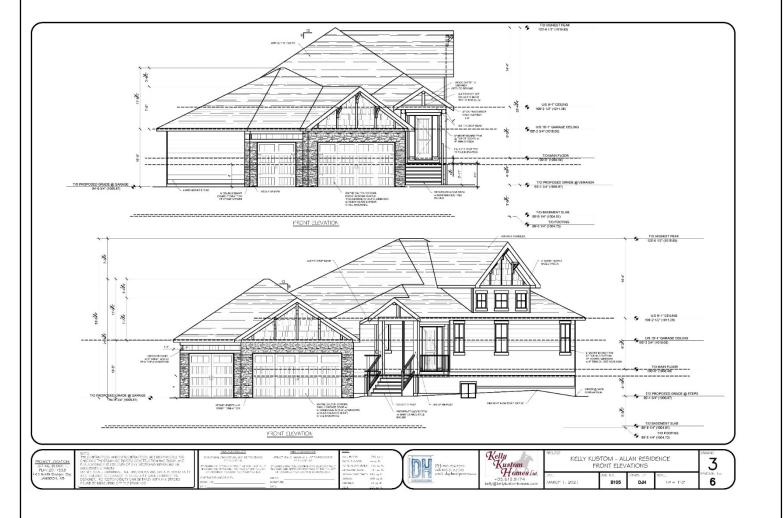


Note: First two digits of the Plan Number indicate the year of subdivision registration.

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









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ROCKY VIEW COUNTY

Building

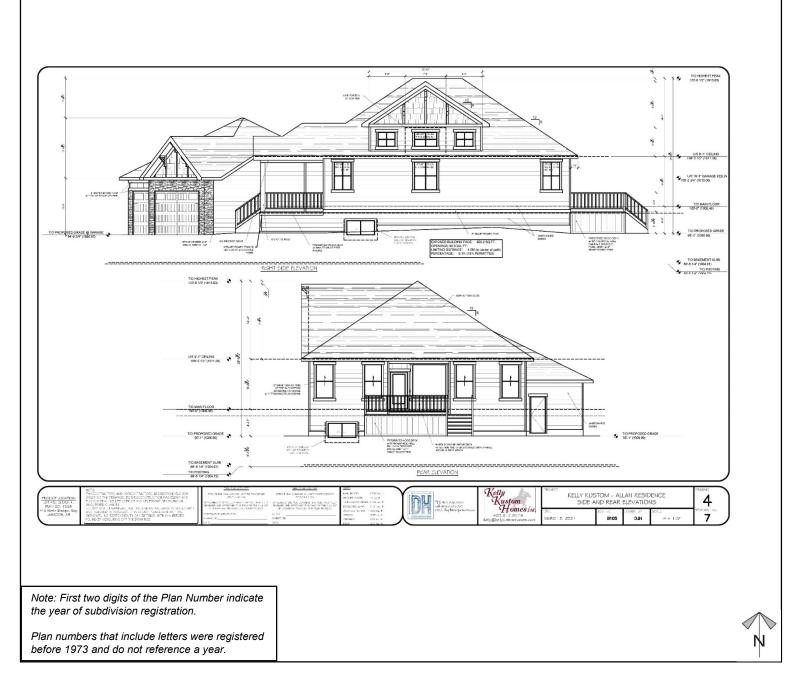
Drawing

Division: 04 Roll: 03215055 File: PRDp20210793 Printed: Mar 8, 2021 Legal: Lot:46 Block:1 PRacce 12558 wfh28/E-15-23-27-W04M

N

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

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



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

E-12 Page 9 of 10 ROCKY VIEW COUNTY

Building Drawing

Development Proposal

Dwelling, single detached with relaxation to the minimum side yard setback requirement

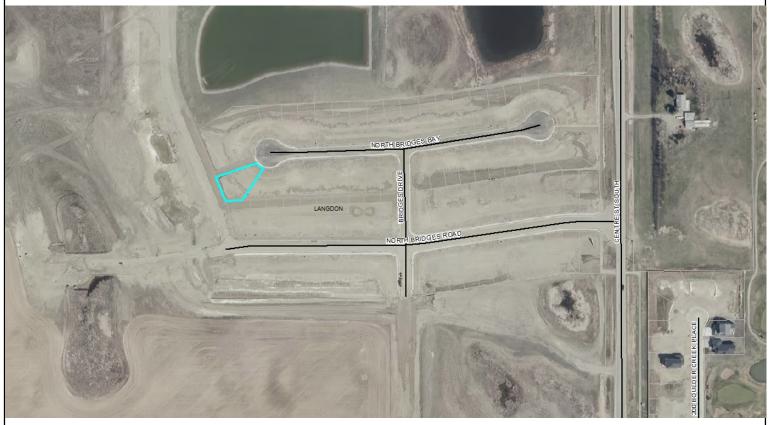
Division: 04 Roll: 03215055 File: PRDp20210793 Printed: Mar 8, 2021 Legal: Lot:46 Block:1 France 12552 with 28/E-15-23-27-W04M



Aerial Imagery

Development Proposal

Dwelling, single detached with relaxation to the minimum side yard setback requirement



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: 04 Roll: 03215055 File: PRDp20210793 Printed: Mar 8, 2021 Legal: Lot:46 Block:1 FParce 1255 with 2015-15-23-27-W04M

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Development Authority

DATE: April 14, 2021

DIVISION: 4 **APPLICATION**: PRDP20210795

FILE: 03215060

SUBJECT: Dwelling, Single Detached / Permitted use, with Variances

APPLICATION: Application is for 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) under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: The Applicant is proposing to construct a dwelling, single detached approximately 1.50 m (4.92 ft.) from the side property boundary. This setback requires relaxation of the minimum side yard setback.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210795 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210795 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.



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 submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act	No reports submitted
Land Use Bylaw C-8000-2020	
Langdon Area Structure Plan	
Bridges of Langdon Conceptual Scheme	
PERMITTED USE:	DEVELOPMENT VARIANCE AUTHORITY:
• Dwelling, single detached is permitted use	 Municipal Planning Commission

Additional Review Considerations

No additional review considerations

CONCLUSION:

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



Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services Chief Administrative Officer

WV/sl

ATTACHMENTS

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



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Option #1:

Approval subject to the following conditions:

Description:

- 1. That the dwelling, single detached may be constructed on the subject parcel, in general accordance with the drawings and information submitted with the application.
 - i. That the minimum side yard setback requirement shall be relaxed from **3.00 m** (9.84 ft.) to 1.50 m (4.92 ft.).

Permanent:

- 2. 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.
- 3. That a Building Permit shall be obtained from Building Services prior to any construction of the proposed dwelling, single-detached.
- 4. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 5. 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.



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ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT:	OWNER:
Kelly Wenstrom (Kelly Kustom Homes)	Pollyco (Langdon North Development)
DATE APPLICATION RECEIVED:	DATE DEEMED COMPLETE:
February 26, 2021	March 16, 2021
GROSS AREA: ± 0.06 hectares (± 0.16 acres)	LEGAL DESCRIPTION: Lot 51, Block 1, Plan 2011558, NE-15-23-27-W04M (165 North Bridges Bay SW)

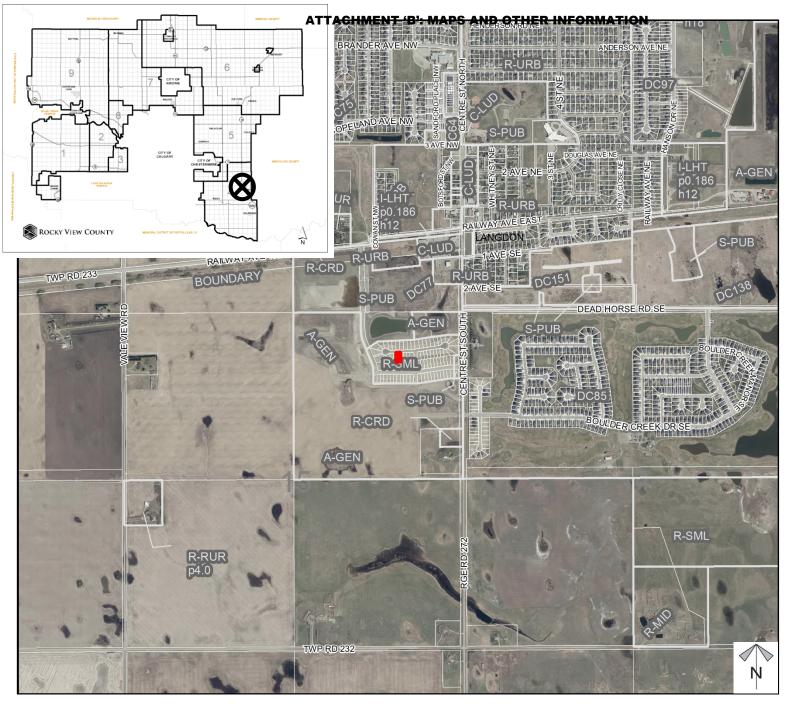
APPEAL BOARD: Subdivision & Development Appeal Board

HISTORY:

No previous development permit applications

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.



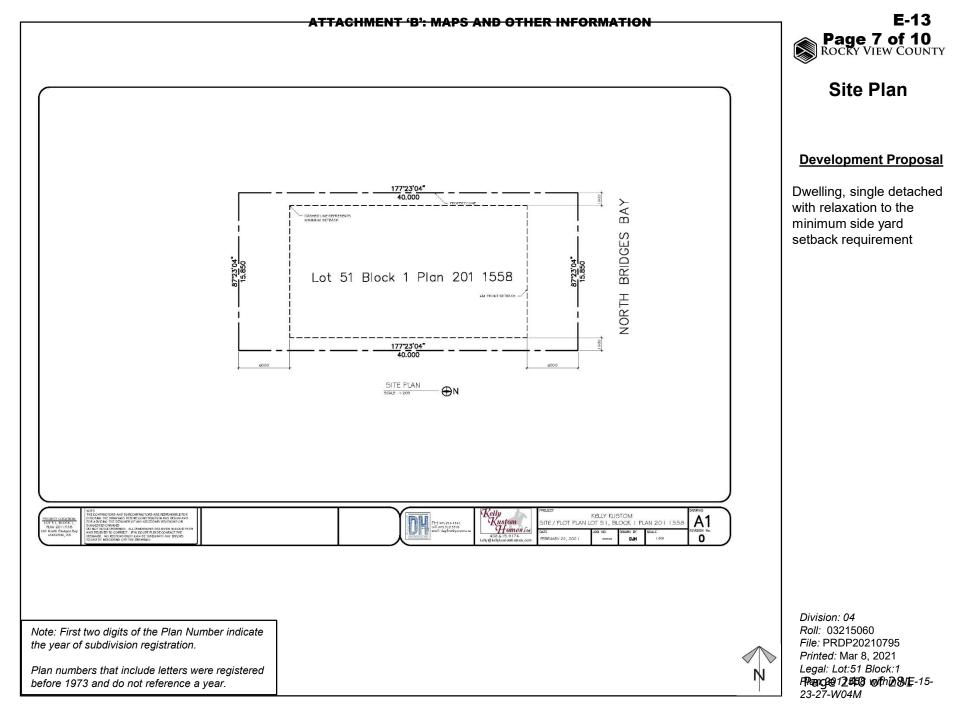


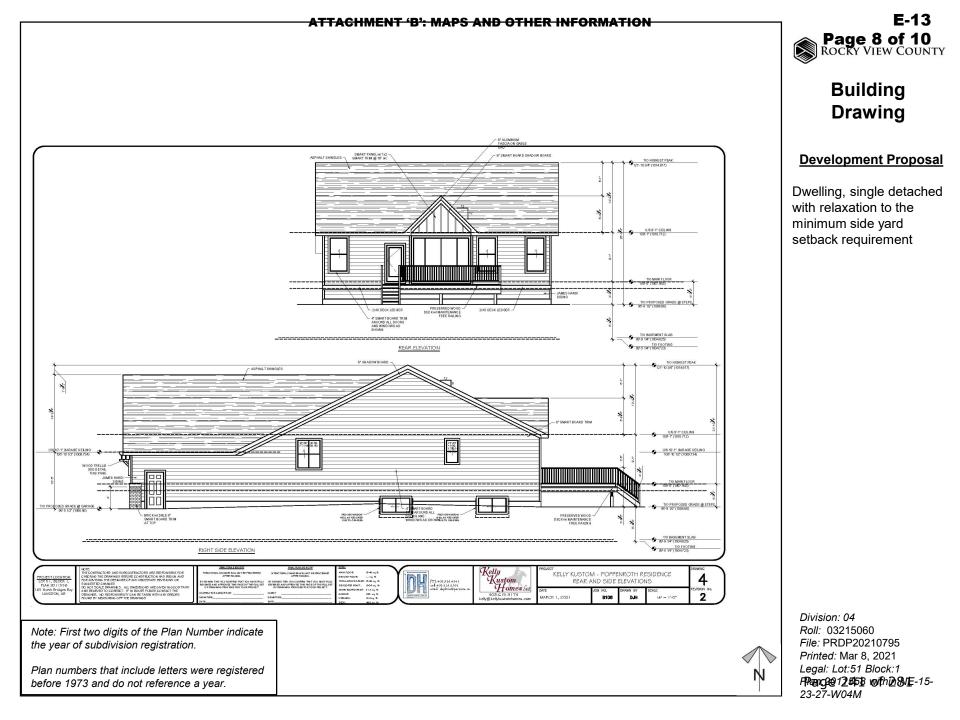
Location & Context

Development Proposal

Dwelling, single detached with relaxation to the minimum side yard setback requirement

Division: 04 Roll: 03215060 File: PRDP20210795 Printed: Mar 8, 2021 Legal: Lot:51 Block:1 France: 12539 with 28/E-15-23-27-W04M



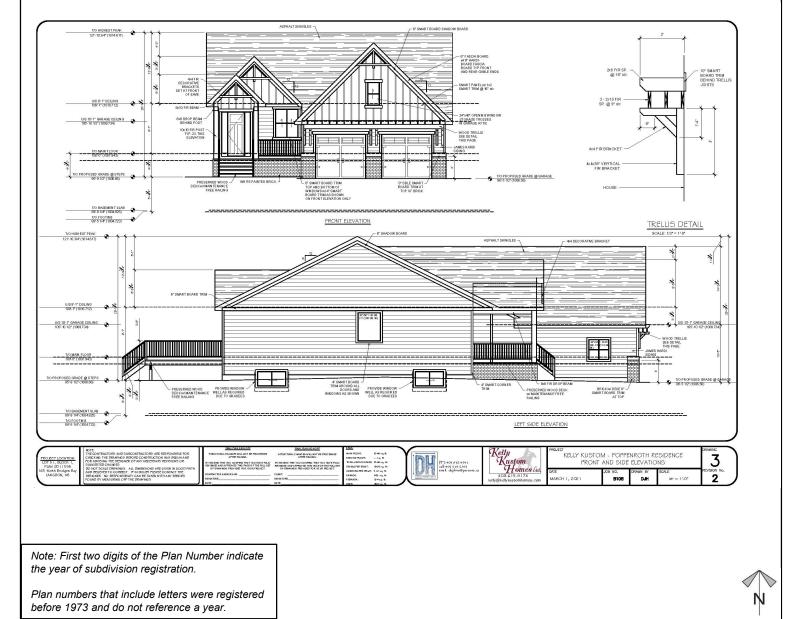




Building Drawing

Development Proposal

Dwelling, single detached with relaxation to the minimum side yard setback requirement



Division: 04 Roll: 03215060 File: PRDP20210795 Printed: Mar 8, 2021 Legal: Lot:51 Block:1 Prace 12:55 with 28/E-15-23-27-W04M



Aerial Imagery

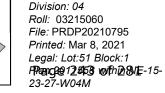
Development Proposal

Dwelling, single detached with relaxation to the minimum side yard setback requirement

NORTHBR LANGDON TH BRIDGES ROAD

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.



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Development Authority

DATE: April 14, 2021

DIVISION: 5 APPLICATION: PRDP20210975

FILE: 04306011

SUBJECT: Sign / Discretionary Use, with Variances

APPLICATION: Application is for the placement of a freestanding sign on the subject parcel.

GENERAL LOCATION: located approximately 0.81 km (1/2 mile) west of Rge. Rd. 285 and on the north side of Frontier Road.

LAND USE DESIGNATION: Commercial, Local Rural District (C-LRDs h18) under Land Use Bylaw C-8000-2020

EXECUTIVE SUMMARY: The Applicant is proposing to install a freestanding sign on the subject parcel. The proposed total sign area is approximately 28.22 sq. m (303.75 sq. ft.) and requires a variance to the maximum size dimensions of a sign in a non-residential area.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210975 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210975 be refused for the following reasons:
 - 1. That is 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
Maximum Sign Dimensions in a Non- Residential Area	7.00 sq. m (75.35 sq. ft.)	28.22 sq. m (303.75 sq. ft.)	303.14%

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act	None
Land Use Bylaw C-8000-2020	
Janet Area Structure Plan	
Frontier Industrial Park Conceptual Scheme	
DISCRETIONARY USE:	DEVELOPMENT VARIANCE AUTHORITY:
Sign in a Non-Residential Area	Municipal Planning Commission

Additional Review Considerations

No additional review considerations.



CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services Chief Administrative Officer

WV/IIt

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 Freestanding Pylon Sign may be placed on the subject parcel in general accordance with the site plan and signage details, as prepared by Neon Sales; dated January 12, 2021 and February 23, 2021 and submitted with the application.
 - i. That the maximum sign dimension is relaxed from 7.00 sq. m (75.35 sq. ft.) to 28.22 sq. m (303.75 sq. ft.).

Permanent:

- 2. That the sign shall be kept in a safe, clean and tidy condition at all times.
- 3. That the sign shall be maintained in accordance with the design drawings and site plan as submitted with the application.

Advisory:

- 4. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 5. 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 date, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

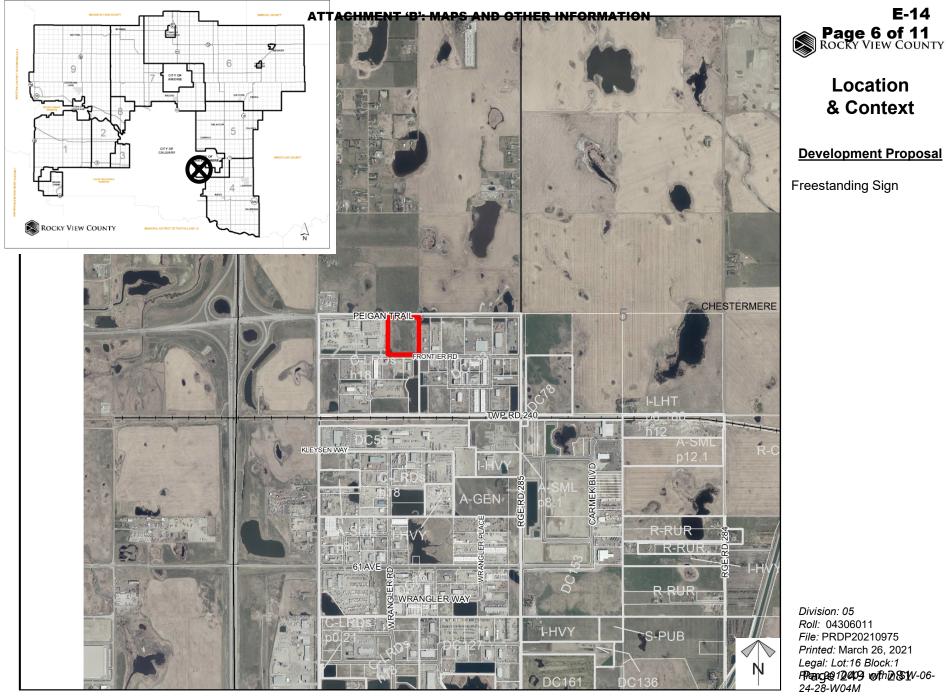


APPLICANT: Ryan Matthews (Priority Permits)	OWNER: Harlyn Properties	
DATE APPLICATION RECEIVED: March 8, 2021	DATE DEEMED COMPLETE: March 16, 2021	
GROSS AREA: ± 7.48 hectares (± 18.49 acres)	LEGAL DESCRIPTION: Lot 16, Block 1, Plan 20100473, SW-06-24-28-W04M (285164 Frontier Road)	
APPEAL BOARD: Subdivision, Development Appeal Board		
 HISTORY: PRDP20193975: warehouse and outdoor storage 		

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.

E-14



Printed: March 26, 2021



Aerial Imagery

Development Proposal

Freestanding Sign

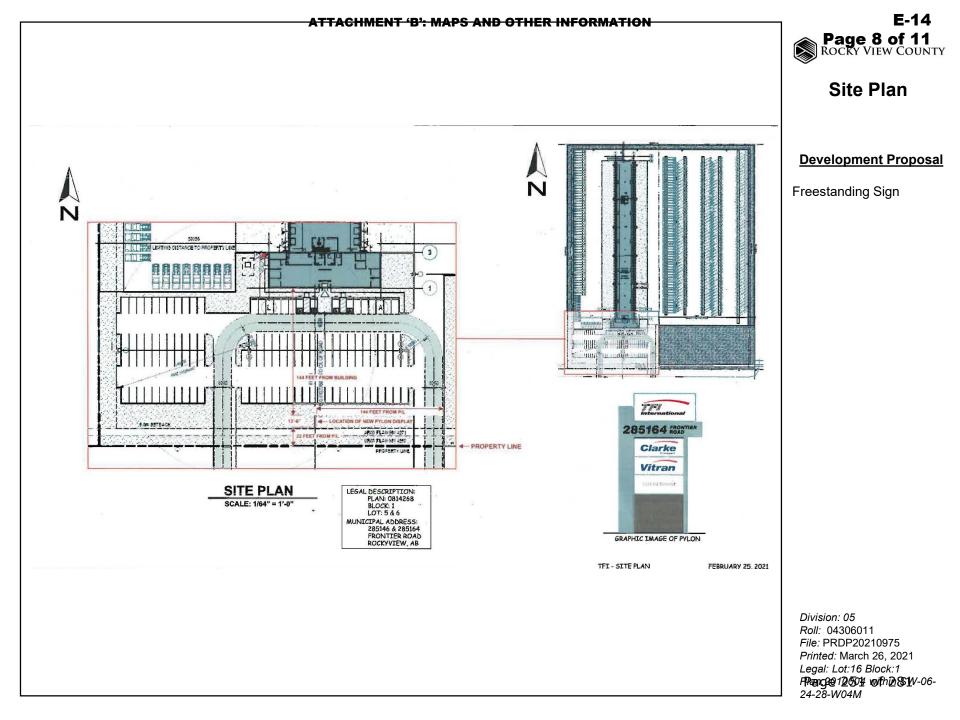


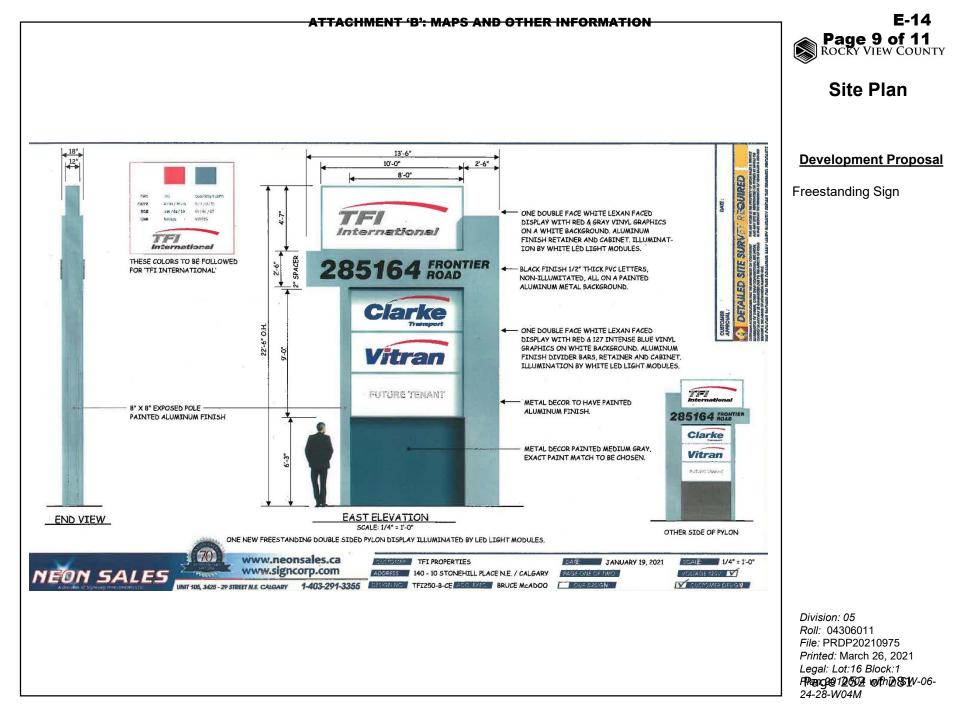
Note: First two digits of the Plan Number indicate the year of subdivision registration.

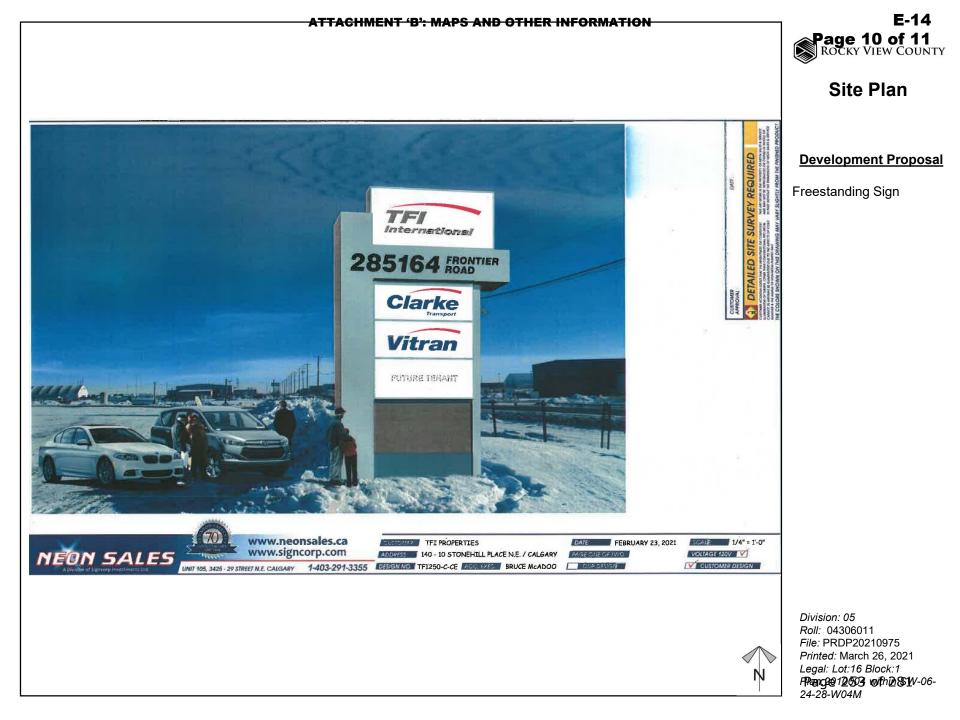
Plan numbers that include letters were registered before 1973 and do not reference a year.



Division: 05 Roll: 04306011 File: PRDP20210975 Printed: March 26, 2021 Legal: Lot:16 Block:1 France 1250 with 251V-06-24-28-W04M









PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Development Authority

DATE: April 14, 2021

DIVISION: 1 APPLICATION: PRDP20210935

FILE: 03908057

SUBJECT: Keeping of Livestock / Discretionary use, with Variances

APPLICATION: Application is for the keeping of livestock (horses) at a density greater than two (2) animal units on a parcel \geq 1.4 to \leq 2.0 ha (\geq 3.46 to \leq 4.94 ac), specifically from two (2) to three (3) animal units (horses).

GENERAL LOCATION: located approximately 1.0 km (2/3 mile) west of Rge. Rd. 54 and on the south side of Twp. Rd. 232.

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

EXECUTIVE SUMMARY: The Applicant is proposing to increase the number of animal units permitted on the 1.98 ha (4.89 ac) parcel from two (2) to three (3) animal units. The Applicant is proposing to keep an additional horse on the parcel. Requires relaxation to the number of permitted animal units on the parcel.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210935 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210935 be refused for the following reasons:
 - 1. That is 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
Maximum Animal Units parcel size ≥1.4 to ≤2.0 ha (≥3.46 to ≤4.94 ac)	2 animal units	3 animal units	50.00%

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act	None
Land Use Bylaw C-8000-2020	
Greater Bragg Creek Area Structure Plan	
DISCRETIONARY USE:	DEVELOPMENT VARIANCE AUTHORITY:

Additional Review Considerations

Previous development permits have authorized the keeping of livestock at a density of 2 animal units on the parcel.



CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services Chief Administrative Officer

WV/IIt

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:

That the keeping of livestock (horses) at a density greater than two (2) animal units on a parcel
≥1.4 to ≤2.0 ha (≥3.46 to ≤4.94 ac), specifically from two (2) to three (3) animal units (horses)
may commence on the subject parcel in general accordance with the submitted application and
conditions of this permit.

Permanent:

- 2. That the Pasture and Grazing Management Plans, as submitted with the application, shall be practiced at all times.
 - i. That if overgrazing becomes evident on the property, revised grazing procedures may need to be implemented onsite or the number of livestock animal units may need to be decreased, to the satisfaction of the County.
- 3. That the Manure Management Plan, as submitted with the application, shall be practiced at all times. Manure shall be collected and disposed of on a continual basis, in accordance with the submitted management plan.
 - i. That if there is a deemed excessive build-up of manure, that manure shall be removed immediately.
- 4. 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.
- 5. That if there is an excessive build-up of manure, the manure must be removed immediately.

Advisory:

- 6. 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].
- 7. That it is recommended that the Applicant/Owner obtain a Premises Identification number, through the Province of Alberta, if not already obtained.
- 8. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
- 9. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 10. That this permit is valid until May 25, 2024.



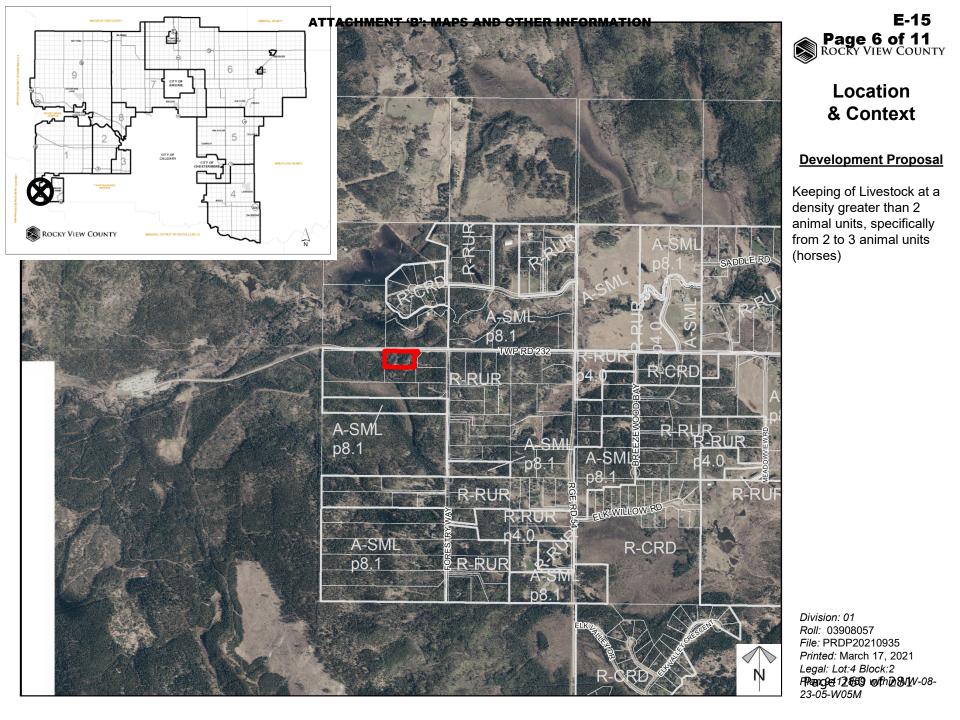
APPLICANT: Christianne Klaudt	OWNER: Gary and Christianne Klaudt	
DATE APPLICATION RECEIVED: March 9, 2021	DATE DEEMED COMPLETE: March 17, 2021	
GROSS AREA: ± 1.98 hectares (± 4.89 acres)	LEGAL DESCRIPTION: Lot 4, Block 2, Plan 9411859, NW-08-23-05-W05M (54161 Twp. Rd. 232)	
APPEAL BOARD: Subdivision & Development Appeal Board		
HISTORY:		

- PRDP20175048: renewal of animal units no greater than two (2)
- PRDP20145110: renewal of animal units no greater than two (2)
- 2013-DP-15613: accessory building
- 2013-DP-15612: keeping of animal units no greater than two (2)

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.

E-15



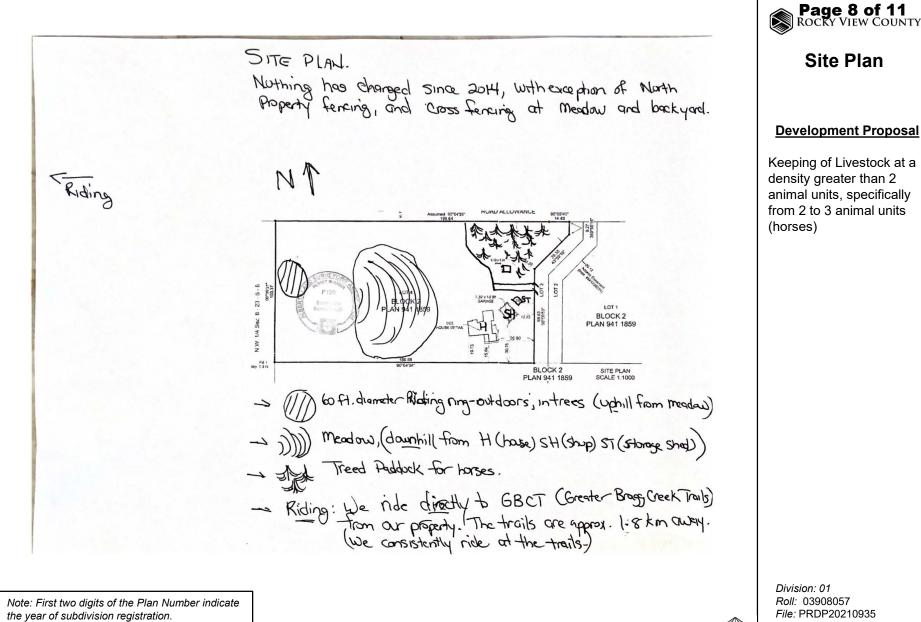


Note: First two digits of the Plan Number indicate the year of subdivision registration.

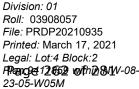
Plan numbers that include letters were registered before 1973 and do not reference a year.



Division: 01 Roll: 03908057 File: PRDP20210935 *Printed:* March 17, 2021 Legal: Lot:4 Block:2 Hange 12652 with 28/1/V-08-23-05-W05M



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



E-15

ATTACHMENT 'B': MAPS AND OTHER INFORMATION FROM THE DESK OF DR. GARY & CHRISTIANNE KLAUDT



Cover letter

Development Proposal

Keeping of Livestock at a density greater than 2 animal units, specifically from 2 to 3 animal units (horses)

Division: 01 Roll: 03908057 File: PRDP20210935 Printed: March 17, 2021 Legal: Lot:4 Block:2 France 12659 with 28/W-08-23-05-W05M

54161 TWP. Rd. 232 West Bragg Creek, AB T0L0K0

March 5, 2021

Rocky View County Building and Planning Department Calgary, Alberta <u>development@rockyview.ca</u>

Dear Development and Planning Officials,

Thank you for reviewing this request for a variance on animal units on our property. Regarding LAND USE, RATIONALE, and SUPPORTING DOCUMENTS, may I offer the following discussion.

On our acreage (4.89 acres) we currently have two horses that were approved by Rocky View County in 2014. We live 20 paces away from our paddock (which also has a run-in shelter/barn, also approved through Rocky View at that time), and we are with our horses everyday. An average of 5 hours each day is spent mucking out, watering, grooming, playing and riding our horses. We have a number of wee riders, many with special needs that come to see us simply to ride as we 'side-walk' and lead them on horse back. This activity has been outstanding during COVID for them and permitted by protocols that we strictly adhere to. The work that we have always done, and continue to do to keep our land free of any standing water or manure is to exceed expectations for horse ownership. Horses and the work involved to keep them is not difficult for us, it is a lifestyle we embrace.

Though I am the spokesperson, as a family we are requesting that variance be permitted to bring one more horse onto our property. Our two horses are exceptional therapy horses, and are both coming up toward 20 years old. The third horse we wish to bring home here with us is much younger, a gelding that we will train as we did our other two - as a therapy horse for those who need to visit, who is aware, calm and an excellent companion addition to our family.

With respect to the impact this will place on our neighbours, our cul-de-sac has one acreage due east of ours, and one acreage to the south. There is another undeveloped property to the southeast. Each of our properties is completely hidden from each other by forest trees and berms, and set well-apart onto our acreages from each other. There is a common road that runs south from RR 232 (West Bragg

KLAUDT FAMILY

Living life with awe.

1

E-15 Page 10 of 11 ROCKY VIEW COUNTY

Cover letter

Development Proposal

Keeping of Livestock at a density greater than 2 animal units, specifically from 2 to 3 animal units (horses)

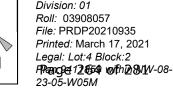
Creek Road) that we all access. We do not allow flies or pests to propagate in manure or standing water, and the horses do not ever graze or walk on our neighbour's land. Our neighbour's do not have any view of our paddock, riding ring or meadow from their homes.

Attached are some photos of how we manage our paddock in the winter. As you may see, even though manure is frozen, we practice land management year round; there is no place where water can gather and stand (encouraging smell and flies), and manure is gathered up and while frozen, raked into a berm west of the fence and covered with tarp and diatomaceous earth. Summer-time sees the treed paddock raked and levelled so that water can not stand in puddles, and manure is cured, flattened and spread on our land. We also build up steep inclines, pathways and gardens with cured manure. (Snow piles in the attached photos of the paddock are just that; snow pushed to make pathways for the horses to walk through given the amount of snow fall this winter). There is also a photo of a clearing to the far west of our property where we have erected fences for a 60 foot riding ring, using mulch for ground cover. It is also always clear and clean.) There is also a photo of our meadow, which is west of our paddock, house and shop, and down the hill. Horses also graze here, and as is the rest of our property, it is clear of manure and a testament to our energy and lifestyle.

Finally, please find attached is an article that I wrote specifically on how we manage flies, which we have almost none of at all; upon examination of flies that our south neighbour complained of in his home, these are cluster flies that also leave a residue on walls when they revive in warmer weather. (I would be pleased if this article could be of interest to the Rocky View website to support other acreage owners with horses).

Thank you again for the time you have taken to read and review this request.

Christianne and Gary Klaudt Tal, Charis and Nevis Klaudt (our three University students)



KLAUDT FAMILY

Living life with awe.

2







Site Photos

Development Proposal

Keeping of Livestock at a density greater than 2 animal units, specifically from 2 to 3 animal units (horses)





Division: 01 Roll: 03908057 File: PRDP20210935 Printed: March 17, 2021 Legal: Lot:4 Block:2 France:12659 with:28/1/V-08-23-05-W05M

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Development Authority

DATE: April 14, 2021

DIVISION: 1 APPLICATION: PRDP20210989

FILE: 03917031

SUBJECT: Accessory Building / Permitted use, with Variances

APPLICATION: Application is for construction of an addition to an accessory building (existing), relaxation of the minimum rear yard setback requirement.

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.

EXECUTIVE SUMMARY: The Applicant is proposing to construct two (2) small additions, totalling approximately 82.79 sq. m (891.16 sq. ft.) in area, to an existing accessory building. The proposed additions will make the building total area and accessory building coverage for the parcel approximately 178.14 sq. m (1,917.45 sq. ft.). The additions will require relaxation to the rear yard setback.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210989 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210989 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.



AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Rear yard setback requirement	7.00 m (22.97 ft.)	3.08 m (10.10 ft.)	56.00%

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act	No reports submitted
• Land Use Bylaw C-8000-2020	
Greater Bragg Creek Area Structure Plan	
PERMITTED USE:	DEVELOPMENT VARIANCE AUTHORITY:

Additional Review Considerations

No additional review considerations



CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services Chief Administrative Officer

WV/IIt

ATTACHMENTS

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



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Option #1:

Approval subject to the following conditions:

Description:

- 1. That the proposed additions to the accessory building (existing) may be constructed on the subject parcel, in general accordance with the drawings and information submitted with the application.
 - i. That the minimum rear yard setback requirement shall be relaxed from **7.00 m** (22.97 ft.) to 3.08 m (10.10 ft.).

Permanent:

2. That the accessory building shall not be used for residential or commercial purposes at any time, unless approved by a Development Permit.

Advisory:

- 3. That during the construction of the addition, all construction materials shall be maintained onsite, in a neat and orderly manner. Any debris shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 4. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
- 5. That the Applicant/Owner shall obtain appropriate Building Permit(s), from Building Services, prior to any construction taking place.
- 6. That any over 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 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.



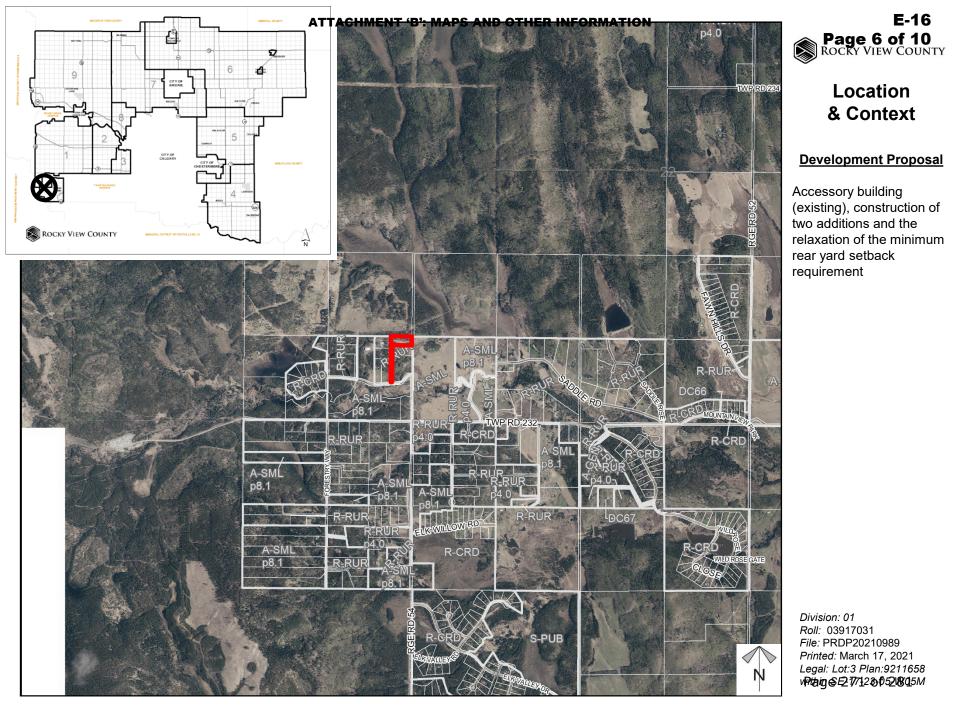
APPLICANT:	OWNER:	
Charlotte Funke	Charlotte Funke	
DATE APPLICATION RECEIVED:	DATE DEEMED COMPLETE:	
March 11, 2021	March 17, 2021	
GROSS AREA: ± 2.13 hectares (± 5.26 acres)	LEGAL DESCRIPTION: Lot 3, Plan 9211658, SE-17-23-05-W05M (36 Hawk Eye Road)	
APPEAL BOARD: Subdivision & Development Appeal Board		

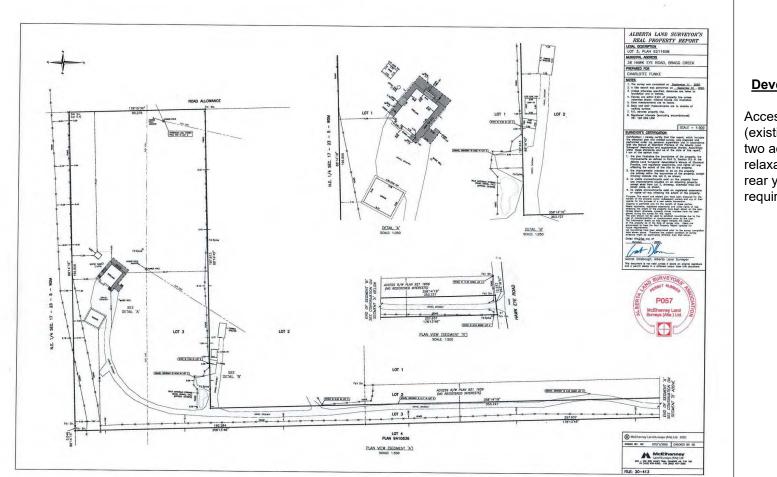
HISTORY:

- PRDP20171084: Bed and Breakfast
- PRDP20210478: 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.





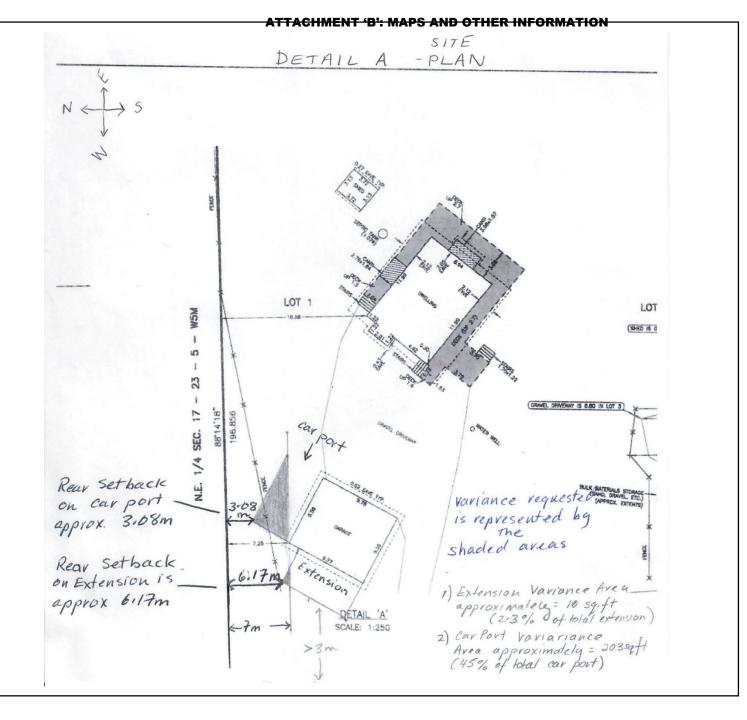


Site Plan

Development Proposal

Accessory building (existing), construction of two additions and the relaxation of the minimum rear yard setback requirement

Division: 01 Roll: 03917031 File: PRDP20210989 Printed: March 17, 2021 Legal: Lot:3 Plan:9211658 vPtaig & P21722 30521805M



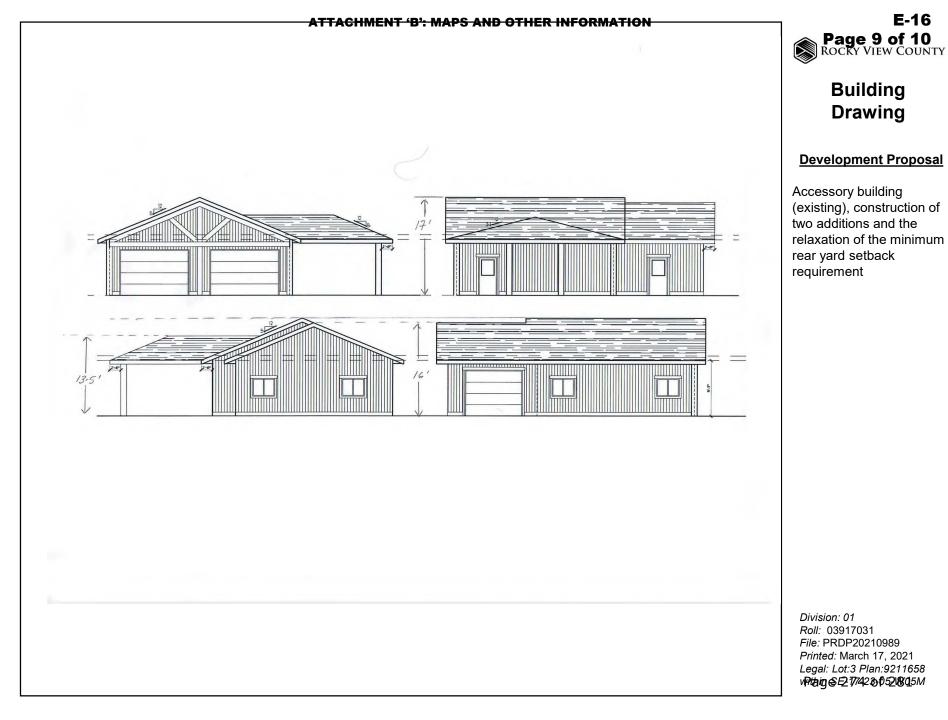
E-16 Page 8 of 10 ROCKY VIEW COUNTY

Site Plan

Development Proposal

Accessory building (existing), construction of two additions and the relaxation of the minimum rear yard setback requirement

Division: 01 Roll: 03917031 File: PRDP20210989 Printed: March 17, 2021 Legal: Lot:3 Plan:9211658 vPtaig & E21732 30 521805M





Site Photos

Development Proposal

Accessory building (existing), construction of two additions and the relaxation of the minimum rear yard setback requirement

Division: 01 Roll: 03917031 File: PRDP20210989 Printed: March 17, 2021 Legal: Lot:3 Plan:9211658 vPtaig & P21752 & \$5280_5M





PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission Development Authority

DATE: April 14, 2021

FILE: N/A

SUBJECT: Administrative Directive

DIVISION: N/A APPLICATION: N/A

POLICY DIRECTION:

On February 24, 2021, the Municipal Planning Commission (MPC) directed Administration to bring forward statistics regarding Subdivision and Development Appeal Board (SDAB) appeal numbers and proposed amendments to the Administrative Directive.

EXECUTIVE SUMMARY:

Subdivision & Development Appeal Board (SDAB)

2019:

- Subdivision Appeals 1
- Development Appeals 60

2020:

- Subdivision Appeals 1
- Development Appeals 16

The above statistics varied from 2019 to 2020 based on the following factors:

- The creation of MPC back in February of 2020;
- The adoption of the Land Use Bylaw in September of 2020, including amendments prior to that adoption; and
- The Covid-19 Pandemic.

Amendments to the Administrative Directive

The direction of MPC was to bring back an amended administrative directive based on the statistics that were provided at the February 24, 2021 meeting. It was noted that five (5) permit types were highly consistent with Administrative recommendations and have been reflected in the amendments. Those amendments include the following:

- 1. Relaxation of Setbacks either on existing or proposed structures;
- 2. Additional Dwelling Units (ADUs)
- 3. Home Based Business Type II that meet the requirements of the Land Use Bylaw, with the exception of an Automotive related business;
- 4. Accessory Buildings; and
- 5. Change of Use that triggers a Development Permit, not including commercial or industrial.

Therefore, administration has put together redline amendments in Attachment A, to reflect those permit types listed above.



As part of administrations detailed review, we identified some additional uses for MPC's consideration to add to the Administrative Directive. This version of the directive is included as Appendix B, and includes both the direction of the MPC, in addition to the following uses:

- 1. Animal Units
- 2. Bed and Breakfast
- 3. Riding Arenas

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #2.

OPTIONS:

- Option #1: THAT the amended Administrative Directive be updated as per the red line changes in Attachment A
- Option #2: THAT the amended Administrative Directive be updated as per the red line changes in Attachment B.
- Option #3: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director Community Development Services Chief Administrative Officer

HM/IIt

ATTACHMENTS:

ATTACHMENT 'A': Proposed Amended Administrative Directive ATTACHMENT 'B': Proposed Amended Administrative Directive



ATTACHMENT 'A': PROPOSED AMENDED ADMINISTRATIVE DIRECTIVE

PLANNING AND DEVELOPMENT SERVICES Administrative Directive

PURPOSE:

The intent of this Administrative Directive is to create guidelines to determine which applications are decided by the Municipal Planning Commission (MPC) and which by Administration.

ADMINISTRATIVE DIRECTIVE:

The following Development Permit application decisions should be completed by Administration:

- Permitted uses and uses in Direct Control Districts that do not distinguish between Permitted and Discretionary uses where:
 - The application has no variances; or
 - The application has minor variances.
- All Accessory Buildings less than or equal to 930 m² (10,0101.40 ft²) in Agricultural Districts and all Show Homes where:

 - The application has minor variances.
- Minor All variances are to be defined as follows as follows:
 - Relaxation of all Setbacks;
 - Height variance(s) less than or equal to 25%;
 - Accessory Building and Accessory Dwelling Unit building area or parcel coverage variance(s) less than or equal to 25%.
- Development Permit renewals (such as Home-Based Business Type II, Commercial or Industrial Uses, Gravel Pit, etc.) where:
 - There are no changes being proposed by the applicant;
 - There are no open enforcement files; and
 - There have been no complaints on the property, regarding the subject Development Permit, since the previous approval.
- Home Based Business (HBB) Type II that meet the requirements of the Land Use Bylaw, with the exception of:
 - Any variance to the regulations (i.e. automotive related, increase to site visits, etc.);
 - o If they are the result of an enforcement issue.
- Additional Dwelling Units (ADU) with the exception of:
 - o If they are the result of an enforcement issue;
 - Any additional uses for the ADU that are not exempt under the Land Use Bylaw (Vacation Rental, etc.).



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- Any change of use that triggers a Development Permit, with the exception of:
 - Any variances to the regulations;
 - o If they are the result of an enforcement issue.
 - Retail Restrictive (Cannabis Dispensaries, Firearm Sales and Liquor Sales that includes Bars & Pubs)
 - o Any uses that fall under a Commercial or Industrial District.
- Development Permit reapplications of expired applications where there are no changes being proposed by the applicant.
- Applications that would typically be decided upon by MPC where MPC is unavailable (ex: On break).

The following Development Permit application should be forwarded to MPC for decision:

- All Development Permits that would be considered or recommended for refusal.
- All discretionary uses (with or without variances), except applications specified to be decided by Administration.
- Applications where proposed variance(s) are larger than minor variances.
- Applications where:
 - Administration is of the opinion that the minor variance(s) would have undue detrimental impact on the neighbourhood and/or surrounding properties; or
 - Administration believes that the application would benefit from oversight from MPC.
- Where a File Manager requires assistance on determining if a decision on a Development Permit application should be forwarded to MPC or not, they should consult with Management to make the determination.



ATTACHMENT 'B': PROPOSED AMENDED ADMINISTRATIVE DIRECTIVE

PLANNING AND DEVELOPMENT SERVICES Administrative Directive

PURPOSE:

The intent of this Administrative Directive is to create guidelines to determine which applications are decided by the Municipal Planning Commission (MPC) and which by Administration.

ADMINISTRATIVE DIRECTIVE:

The following Development Permit application decisions should be completed by Administration:

- Permitted uses and uses in Direct Control Districts that do not distinguish between Permitted and Discretionary uses where:
 - The application has no variances; or
 - The application has minor variances.
- All Accessory Buildings less than or equal to 930 m² (10,0101.40 ft²) in Agricultural Districts and all Show Homes where:
 - ⊖ The application has no variances; or
 - The application has minor variances.
- Minor All variances are to be defined as follows as follows:
 - Relaxation of all Setbacks;
 - Height variance(s) less than or equal to 25%;
 - Accessory Building and Accessory Dwelling Unit building area or parcel coverage variance(s) less than or equal to 25%.
- Development Permit renewals (such as Home-Based Business Type II, Commercial or Industrial Uses, Gravel Pit, etc.) where:
 - There are no changes being proposed by the applicant;
 - There are no open enforcement files; and
 - There have been no complaints on the property, regarding the subject Development Permit, since the previous approval.
- Home Based Business (HBB) Type II that meet the requirements of the Land Use Bylaw, with the exception of:
 - Any variance to the regulations (i.e. automotive related, increase to site visits, etc.);
 - o If they are the result of an enforcement issue.
- Additional Dwelling Units (ADU) with the exception of:
 - o If they are the result of an enforcement issue;
 - Any additional uses for the ADU that are not exempt under the Land Use Bylaw (Vacation Rental, etc.).



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- Any change of use that triggers a Development Permit, with the exception of:
 - Any variances to the regulations;
 - o If they are the result of an enforcement issue.
 - Retail Restrictive (Cannabis Dispensaries, Firearm Sales and Liquor Sales that includes Bars & Pubs)
 - Any uses that fall under a Commercial or Industrial District.
- Animal Units with the exception of:
 - o If they are the result of an enforcement issue;
- Bed & Breakfast with the exception of:
 - If they are the result of an enforcement issue;
- Riding Arena with the exception of:
 - If they are the result of an enforcement issue;
 - They exceed the definition of a Riding Arena under the Land Use Bylaw.
- Development Permit reapplications of expired applications where there are no changes being proposed by the applicant and do not fall under the exemptions listed above.
- Applications that would typically be decided upon by MPC where MPC is unavailable (ex: On break).

The following Development Permit application should be forwarded to MPC for decision:

- All Development Permits that would be considered or recommended for refusal.
- All discretionary uses (with or without variances), except applications specified to be decided by Administration.
- Applications where proposed variance(s) are larger than minor variances.
- Applications where:

 Administration is of the opinion that the minor variance(s) would have undue detrimental impact on the neighbourhood and/or surrounding properties; or

- o Administration believes that the application would benefit from oversight from MPC.
- Where a File Manager requires assistance on determining if a decision on a Development Permit application should be forwarded to MPC or not, they should consult with Management to make the determination.