



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
X. Deng, 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
W. Van Dijk, 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 Call Meeting to Order

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 Division 7 - Creation of Three Industrial Lots
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 (\pm 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 ± 24.83 ha (± 60.61 ac) parcel (Lot 3) within SW-03-26-29-W4M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Transportation and Access

- 2) The Owner shall submit an updated Traffic Impact Assessment (TIA) in accordance with the County Servicing Standards and the Balzac Global TIA.
 - a) Any improvements identified or road right-of-way that is required will be constructed and dedicated at the Owner's expense;
 - b) If the recommendations of the updated TIA require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements.

Site Servicing

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



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

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 Division 6 - Creation of One Residential Lot
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 ± 1.62 hectare (± 4.00 acre) parcel (Lot 1) with a ± 7.82 hectare (± 19.33 acre) remainder (Lot 2) within Block 2, Plan 9310095, NW-01-28-01-W05M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Transportation and Access

- 2) The Owner shall construct a new gravel approach off Township Road 280A in order to provide access to Lot 1.



Site Servicing

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

Stormwater

- 4) The Owner is to provide Site-Specific Stormwater Management Plan for Lot 1, which meets the requirements outlined in the Nose Creek Watershed Water Management Plan and 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 Division 9 - Creation of Three New Residential Lots
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:
 - a) Requirements for each future Lot Owner to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available.

Stormwater

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

Site Development

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

Municipal Reserve

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

Payments and Levies

- 14) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total amount owing for the three new lots (Lots 1-3):



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

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

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 Division 4 - Industrial (Medium) and Outdoor Storage
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 Protocol 3 Ltd.,
File No. 720-01; dated August 2020 & February, 2021, subject to the amendments required in accordance with the conditions of this approval and shall including the following:
 - i. Transportation Company, including truck trailer and commercial vehicle outdoor storage;



- ii. Conversion of the existing Dwelling, Single Detached to an Office and existing Accessory Buildings (shop & garage) for business use and storage;
- iii. Parking & Storage of Truck Trailers and Commercial Vehicles;
 - a. That the minimum rear yard setback requirement for Parking & Storage **shall be relaxed from 6.00 m (19.68 ft.) to 0.00 m. (0.00 ft.);**
 - b. That the location of the Parking & Storage locations is permitted in accordance with the final site plan, as proposed;
- iv. One (1) freestanding sign; One (1) fascia sign, approximately 0.55 sq. m (6.00 sq. ft.) in area; Wayfinding and ancillary signage;
- v. Overheight Perimeter Fencing;
 - a. That the maximum fencing height **shall be relaxed from 1.82 m (6.00 ft.) to 2.74 m. (9.00 ft.) in height;**
- vi. Site Grading.

Prior to Release:

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



development site storm water management and any adverse impacts to neighbouring properties, to identify any storm water management measures that are required to be implemented to service the proposed development. The plan shall also include a final site grading plan.

- i. If the findings of the plan require local improvements, the site specific storm water management plan shall provide an onsite storm water management strategy for the proposed development in accordance with the County Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations and:
 - i. Discuss haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions;
 - ii. Discuss and arrange a pre-construction approach inspection, to verify that the existing approach location meets current standards and to confirm the County Servicing Standards to which the approach is to be upgraded to. The Applicant/Owner shall submit a New Road Approach application for the approach upgrade.
 - a. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Prior to Site & Building Occupancy:

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



Permanent:

11. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.
12. That all landscaping shall be in accordance with the amended Landscape Plan, once approved.
13. That the quality and extent of landscaping shall be maintained for the life of the development.
14. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30th of the next growing season.
15. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater.
16. That water servicing shall be by water cistern and sanitary sewage shall be contained in pump out tanks and transported off-site to an approved waste water receiving facility for disposal, unless otherwise permitted through the Province.
17. That once installed, the septic field method of sewage disposal shall be fully engineered and justified for the industrial/commercial development.
18. That if water servicing is desired to continue using the existing Water Well, the Applicant/Owner shall submit proof of licensing and approval from Alberta Environment & Parks, prior to operation.
19. That no topsoil shall be removed from the site.
20. That all on-site lighting shall be "dark sky" and all private lighting including site security lighting and parking area lighting shall be designed to conserve energy, reduce glare and reduce uplight. All development shall be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
21. That all garbage and waste for this site shall be disposed of with environmentally-appropriate waste disposal methods. The waste shall be stored in weatherproof and animal proof containers in the garbage bins and screened from view by all adjacent properties and public thoroughfares.
22. That there shall be a minimum of 4 identified parking stalls maintained on-site at all times,
in general accordance with the revised Site Plan, as prepared by Planning Protocol 3 Ltd.,
File No: 720-01, dated February, 2021.
23. That all customer, employee and business parking shall be restricted to the subject property boundaries.
24. That all outside storage of equipment, materials, and vehicles related to the business shall be contained to the subject property boundaries.
25. That unless permitted within this approval, all buildings and Outdoor Storage buildings (including Sea Containers), Parking and Storage areas, shall comply with the Industrial Light setback requirements noted in Section 442 and Section 443 of the County's LUB.



26. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
27. That during emergent night time operations, back up alarms on trailer trucks or commercial vehicles shall not be used and shall be replaced with strobe lights.
28. That any truck trailer or commercial vehicle idling or truck activity onsite shall be in accordance with the County's Noise Bylaw C-5772-2003.
29. That any future development construction, including the proposed business office, signage or phases of development shall require separate Development Permit approval.
Note, any onsite wayfinding or ancillary signage (such as onsite directions, security details, trespassing, etc.) does not require future Development Permit approval.
30. That dust control shall be maintained on the site at all times and that the Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
31. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.

Advisory:

32. That during construction, all construction and building materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
33. That during construction, the County's Noise Control Bylaw C-5772-2003 must be adhered to at all times.
34. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
35. That Change of Use Building Permits and applicable sub-trade permits shall be obtained through Building Services, using the Commercial/Industrial Checklist requirements, for conversion of the existing dwelling, single detached for office purposes and the existing residential accessory building, for business storage.
Note: That all buildings shall conform to the National Energy Code 2011, with documentation provided at Building Permit stage.
36. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
37. That any impacts to wetlands will require Alberta Environment and Parks approvals for disturbance and compensation.
38. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the date of issue, the permit is deemed to be null unless an extension to this permit shall first have been granted by the Development Authority.
39. That if the Development Permit is not issued by **OCTOBER 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



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 Division 9 - Multi-lot regrading
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 Division 7 - Accessory Building
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:

1. That construction of the accessory building (workshop), approximately **160.54 sq. m. (1,728.00 sq. ft.)** in area, may commence on the subject land in general accordance with the drawings submitted with the application.
 - i. That the minimum rear yard setback requirement is relaxed from **30.00 m (98.43 ft.)** to **12.91 m (42.36 ft.)**.
 - ii. That the minimum side yard setback requirement is relaxed from **15.00 m (49.21 ft.)** to **5.91 m (19.39 ft.)**.

Permanent:

2. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
3. That the accessory building shall not be used for residential occupancy or commercial purposes at any time unless approved by a Development Permit.
4. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
5. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
6. That the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions, in accordance with the Road Use Agreement Bylaw C-8065-2020.

Advisory:

7. That during the construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
8. That during the construction of the proposed development, the Applicant/Owner shall implement appropriate erosion and sedimentation control measures, in accordance with County Servicing Standards.
9. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.



10. That a Building Permit/Farm Building Exemption, for the accessory building shall be obtained through Building Services, prior to any construction taking place.
11. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
12. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
13. That the Applicant/Owner shall obtain any required Alberta Environment and Parks approvals for wetland disturbance.

Carried

E-4 Division 1 - Bed & Breakfast
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 Division 5 - Single-lot regrading
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:

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

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Grading Plan, prepared and stamped by a qualified professional, that illustrates the pre and post grades, depth of fill, as well as any resulting impacts to existing drainage conditions, potential wetland impacts and/or provide recommendations to mitigate any potential impacts.
3. That prior to release of this permit, the Applicant/Owner shall submit a stamped and endorsed statement from a Professional Agrologist, or Certified Crop Advisor, confirming the soil quality improvements achieved by the proposed addition of topsoil. The anticipated agricultural benefits must be identified.
4. That prior to release of this permit, the Applicant/Owner shall submit a soil testing analysis, completed on the proposed topsoil, that includes where the topsoil originated from. The report and approval shall be to the satisfaction of the County. The soil analysis report will need to confirm that:
 - i. Texture is balanced and not over 40% clay; and
 - ii. Organic matter is a minimum of 3%, and equal to or greater than the organic matter of the soil on the application site; and



- iii. SAR/EC rating is at least 'good'; and
 - iv. PH value is in the 'acceptable' range for crop growth.
5. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
- i. Written confirmation shall be received from County Road Operations confirming the status of the condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

- 6. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands from drainage alteration.
- 7. That the Applicant/Owner shall ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on drainage and/or potential wetlands.
- 8. That the applicant/Owner shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
- 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 Division 3 - Single-lot regrading
File: PRDP20204032 (04714177)

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

Description

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

Prior to Release

2. That prior to release of this permit, the Applicant/Owner shall submit an updated site grading plan and a letter from a professional engineer confirming that the placement of fill will have no impact on adjacent lands. The grading plan shall show the extent of proposed work (with dimensions) and pre and post site grades.
3. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - a. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent

4. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition shall be implemented and adhered to in perpetuity.



5. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
6. That upon request of the County, the Applicant/Owner shall submit an as-built grading survey, to confirm that post grades align with final grades as approved with the application.
7. That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
8. That no topsoil shall be removed from the subject property.
9. That the proposed regrading area shall have a minimum of six (6) inches of topsoil placed on top, which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
10. That the Applicant/Owner shall take effective measures to control dust in the regrading area of the subject property, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
 - a. That if at any time the removal or handling of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
11. That any material entering to or leaving from the site, shall be hauled on/off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
12. That with the removal of any fill, the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
 - a. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
13. That the fill shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
14. That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.

Advisory

15. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
16. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017]*.



17. That if the development authorized by this Development Permit is not completed within six (6) months of the date of issuance, or the approved extension date, the permit is deemed to be null and void.
18. That if this Development Permit is not issued by **October 31, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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

Carried

E-7 Division 2 - Industrial (Light) and Outdoor Storage
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.
- 7) That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30 of the next growing season.
- 8) That the development shall be operated in perpetuity with the On-Site Stormwater Management Plan approved for this site.

Advisory:



- 9) That a change of use Building Permit shall be obtained, through Building Services, prior to tenant occupancy and/or interior renovations.
- 10) That any other government permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.
- 11) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void.

Carried

E-8 Division 8 - Care Facility (Clinic)
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.
- 3) That prior to release of this permit, the Applicant/Owner shall submit a revised site plan that shows only one approach on the subject property, in accordance with the County Servicing Standards.
 - a) If the Applicant/Owner decides to remove the existing approach and construct a new one, a Road Approach application must be submitted to and approved by the County's Road Operation's department prior to construction of the new approach.

Permanent:

- 4) That all conditions of PRDP20190270 shall remain in effect.
- 5) That the number of Health Care patients shall not exceed 25 per day.
- 6) That a minimum of five (5) parking stalls and one (1) accessible stall shall be maintained on site at all times.
- 7) That upon completion of the proposed development, the Applicant/Owner shall submit compaction testing results for fill areas greater than 1.20 m in depth.



- 8) That a distinct County address for both the dwelling and Care Facility (Clinic) shall be located on the subject site, to facilitate an accurate emergency response, in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016).
- 9) That there shall be no parking within the County Road right-of-way at any time.

Advisory:

- 10) That during construction, all construction and building materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 11) That should any additional approach(es) be added to the property or the existing approach be expanded, the Applicant/Owner shall contact the County's Road Operations department prior to construction.
- 12) That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 13) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017]*.
- 14) That a Building Permit and sub-trade permits shall be obtained through Building Services, for the change of use from a residential dwelling to a Care Facility (Clinic), prior to operation/occupancy onsite.
- 15) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
 - a) That if the water well is to be used for potable water for the Care Facility (Clinic), the Applicant/Owner shall obtain a commercial water well license from Alberta Environment and Parks prior to commencement of the operation.
- 16) That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the date of issue, the permit is deemed to be null unless an extension to this permit shall first have been granted by the Development Authority.
- 17) That if this Development Permit is not issued by **October 31, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried



E-9 Division 2 - Automotive Services (Major)
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 Division 7 - Kennel
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 Division 5 - Home-Based Business, Type II
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 Division 9 - Riding Arena
File: PRDP20210372 (08829001)

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

Description

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



Permanent:

Waste/Manure

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

General

- 8) That the Riding Arena shall not be operated as an Equestrian Centre at any time, unless a new Development Permit has been approved.
- 9) That the Applicant/Owner shall ensure the property contains adequate livestock fencing, to ensure all livestock units (horses) remain on the subject property at all times.
- 10) That the Riding Arena shall only be used by the Owners/Occupants and non-paying guests of the parcel.
- 11) That the number of people occupying the private riding arena shall not exceed 20 at any time and there shall be no bleachers in the arena at any time.
- 12) That the Riding Arena shall only be used for the training and exercising of horses and shall not be used for horse shows, rodeos, or similar events for which there is a fee to participate, or to use or attend the facilities.
- 13) That the Owner/Occupant may board horses and the boarders may ride their horses in the Riding Arena.
- 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 Division 4 - Dwelling, Single Detached
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, single-detached, shall be relaxed from **3.00 m (9.84 ft.) to 1.50 m (4.92 ft.)**

Permanent:

2. That it is the responsibility of the Applicant/Owner to obtain approval from Rocky View County Road Operations for any new construction, installation or alterations of any driveways/approaches, prior to commencing any work on the driveways/approaches.



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

Advisory:

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

Carried

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

E-14 Division 9 - Accessory Building
File: PRDP20210412 (08706006)

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

Description:

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

Permanent:

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



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

Carried

E-15 Division 2 - Single-lot regrading
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 $\pm 3,024 \text{ m}^2$ (± 0.75 acres) and placement of approximately 391 cubic meters of clean fill, not exceeding $\pm 2.00 \text{ m}$ (6.56 ft.) in depth.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fill report, prepared by a geotechnical engineer, for areas where fill depth exceeds 1.20 m (3.93 ft.), to the satisfaction of the County.
3. That prior to release of this permit, the Applicant/ Owner shall submit a grading plan prepared and stamped by a qualified professional, that illustrates the original ground profile, identifies the depth of proposed fill, indicates the total amount of soil to be imported/exported from the site and analyzes the pre and post grades to determine if there are any impacts to adjacent properties or the public road network. The engineer shall confirm conditions, in both pre and post grading, associated with site stormwater storage, site releases and offsite drainage, in accordance with the Springbank Master Drainage Plan and Springbank Creek Catchment Drainage Study. The analysis shall also include recommendations for mitigating measures for Erosion and Sediment control as a result of the activity, as per County Servicing Standards.
4. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

5. That the Applicant/Owner shall provide compaction testing verifying that the fill areas greater than 1.2 m in depth were placed in accordance with the Deep Fills report accepted by the County.
6. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.



7. That upon completion of the proposed development, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
8. That no native topsoil shall be removed from the site.
9. That it shall be the responsibility of the Applicant/Owners to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
10. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
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 Division 4 - Retail Store and Ancillary Dwelling
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.



ROCKY VIEW COUNTY

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.

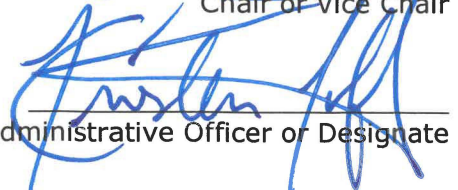
Carried

H Next Meeting

April 14, 2021



Chair or Vice Chair



Chief Administrative Officer or Designate