



## MUNICIPAL PLANNING COMMISSION MEETING AGENDA

Date: Wednesday, April 28, 2021  
Time: 9:00 AM  
Location: <https://www.rockyview.ca/>

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**F. OTHER BUSINESS**

**G. ADJOURN THE MEETING**

**H. NEXT MEETING**

May 12, 2021





**MUNICIPAL PLANNING COMMISSION MEETING MINUTES**

Wednesday, April 14, 2021  
9:00 AM

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

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Present: Chair J. Gautreau  
Vice-Chair A. Schule (present electronically)  
Member G. Boehlke (arrived at 9:06 a.m.)  
Member K. Hanson (present electronically)  
Member D. Henn (present electronically)  
Member M. Kamachi (present electronically)  
Member K. McKylor (present electronically)  
Member S. Wright (present electronically)

Also Present: K. Robinson, A/Chief Administrative Officer  
B. Riemann, Executive Director, Operations  
B. Beach, A/Executive Director, Community Development Services Division  
G. Nijjar, Manager, Planning and Development Services  
J. Fleischer, Manager, Agricultural and Environmental Services  
H. McInnes, Supervisor, Planning and Development Services  
S. MacLean, Supervisor, Planning and Development Services  
C. Lombardo, Planner, Planning and Development Services  
L. Cox, Planner, Planning and Development Services  
S. Thompson, Planner, Planning and Development Services  
J. Targett, Senior Development Officer, Planning and Development Services  
B. Culham, Development Officer, Planning and Development Services  
S. Khouri, Development Officer, Planning and Development Services  
W. Van Dijk, Development Officer, Planning and Development Services  
K. Tuff, Legislative Officer, Legislative Services  
T. Andreasen, Legislative Officer, Legislative Services  
M. Mitton, Legislative Coordinator, Legislative Services

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**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 Boehlke.

**B Updates/Approval of Agenda**

MOVED by Member McKylor that the April 14, 2021 Municipal Planning Commission meeting agenda be accepted as presented.

Carried  
Absent: Member Boehlke



**C-1 March 24, 2021 Municipal Planning Commission Minutes**

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

Carried  
Absent: Member Boehlke

Member Boehlke entered the meeting at 9:06 a.m.

**D-1 Division 9 - Residential  
File: PL20200060 (06710007)**

MOVED by Member Wright that Subdivision Application PL20200060 be approved with the conditions noted in Attachment 'A'.

- A. The application to create a  $\pm 1.62$  hectare ( $\pm 4.00$  acre) parcel and a  $\pm 4.05$  hectare ( $\pm 10.00$  acre) parcel, with a  $\pm 10.32$  hectare ( $\pm 25.51$  acre) remainder, within a portion of NW-10-26-3-W5M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

*Survey Plans*

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



*Transportation and Access*

- 2) The Owner is to dedicate by Plan of Survey, a 3.0 m wide portion of land for road widening along the entire northern boundary of the subject lands;
- 3) The Owner shall construct a new mutual paved approach on Township Road 262 in order to provide access to Lots 1-3 (inclusive). In addition, the Owner shall:
  - a) Provide an access right of way plan; and
  - b) Prepare and register respective easements on each title, where required.
- 4) The Owner is to enter into a new Land Acquisition Agreement with the County, to be registered by Caveat on the title of Lot 3, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
  - a) The provision of  $\pm 25.00$  m wide strip approximately  $\pm 120.00$  m in length containing approximately ( $\pm 0.30$  ha) road acquisition along the pan handle of Lot 3;
  - b) The purchase of land at future fair market value.
- 5) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the titles of Lot(s) 1 & 2 that restricts the erection of any structure on or within 15.0 m of a future road right-of-way, as shown on the approved tentative plan.

*Site Servicing*

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



*Developability*

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

*Payments and Levies*

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

*Taxes*

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

**D. SUBDIVISION AUTHORITY DIRECTION:**

- 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 2 - Harmony Stage 1, Phase 18**  
**File: PL20200148 (05708082 / 05707001/4)**

Presenter: Mark Woychuk (Stantec)  
Cary Kienitz (Qualico Communities)

MOVED by Member McKylor that Subdivision Application PL20200148 be approved with the conditions noted in Attachment 'A'.

- A. The application to create 18 Commercial and Multi-Family Residential lots ranging from  $\pm$  1,858.54 sq. m to  $\pm$  40,491.91 sq. m in size, and 2 Open Space lots ( $\pm$  1,445.15 sq. m and  $\pm$  7,209.84 sq. m in size) located within a portion of SE-7-25-3-W5M / NE-7-25-3-W5M / W-8-25-3-W5M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

*Survey Plans*

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

*Development Agreement*

- 2) The Owner is to enter into and comply with a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan and shall include the following:
  - Design and construction of an internal public road system in accordance with an approved Traffic Impact Assessment and as shown in the Tentative Plan, with associated infrastructure to support the proposed development;



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



*Developability*

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

*Transportation and Access*

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

*Site Servicing*

- 6) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details. Other specific requirements include:
  - Weed management during the construction phases of the project;
  - Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.
  - We understand the developer is intending to construct Harmony's west Lake (Lake B) that front's the village core under a future stage. Please note that the parcels fronting the Lake B may see additional shoreline/lake construction in the future that coincide with detailed design of the Lake itself.
  - The Owner is to provide detailed construction drawings, based on the approved sanitary servicing study & potable water servicing study, for a sanitary collection system and water distribution and fire suppression system respectively (including the registration of necessary easements), connection to the wastewater treatment plant & water treatment plant, and service connections to each lot;
- 7) The Owner is to provide a detailed sanitary servicing study in support of this subdivision, building off of the Franchise Agreement and the Integrated Water Systems Master Plan, to determine:
  - Pipe type and sizes;
  - Number of lift stations, if applicable; and
  - Wastewater Treatment Plan capacity, and treated effluent storage requirements.





- 8) The Owner is to provide confirmation of the tie-in for connections to HAWSCO, an Alberta Environment licensed piped waste-water supplier, for all lots, as shown on the approved Tentative Plan. This includes providing for the following information:
  - Confirmation from the wastewater utility supplier that adequate capacity has been allocated and reserved for the proposed new lots;
- 9) The Owner is to provide a detailed water servicing analysis for potable water, raw water irrigation, and fire suppression, building off of the Franchise Agreement and the Integrated Water Systems Master Plan, to determine:
  - Pipe type and sizes;
  - Ability to meet fire flow requirements;
  - Water treatment plant capacity and reservoir storage requirements
- 10) The Owner is to provide confirmation of the tie-in for connections to HAWSCO, an Alberta Environment licensed piped water supplier, for lots, as shown on the approved Tentative Plan. This includes providing the following information:
  - Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new lots;
  - Documentation proving that water supply has been purchased for all proposed lots;
  - Documentation proving all necessary paperwork has been completed, to the County's satisfaction;
- 11) Utility Easements, Agreements and Plans are to be provided and registered to the satisfaction of ATCO;
- 12) The Owner is to provide and implement a Stormwater Management Plan that meets the requirements outlined in the Springbank Master Drainage Plan, the Staged Master Drainage Plan, the Integrated Water Systems Master Plan, and the Stage 3 Master Drainage Plan. Implementation of the Stormwater Management Plan shall include:
  - Registration of any required easements and / or utility rights-of-way
  - Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation; and
  - Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.
  - Should the Stormwater Management Plan indicate that improvements are required, the Owner shall enter into a Development Agreement with the County;
- 13) The applicant shall submit an Erosion and Sediment Control Plan and Report in accordance with the County's Servicing Standards.

#### *Levies and Payments*

- 14) The owner is to provide payment of the Transportation Off-Site Levy (including the Base Levy and the Special Area Levy) in accordance with the Transportation Off-Site Bylaw C-8007-2020, as amended. The County shall calculate the total amount owing;
  - From the total gross acreage of the lands to be subdivided, as shown on the plan of survey.





- 15) The provision of Reserve, in the amount of 10% of all Lots, is to be deferred by caveat proportionately to the existing Deferred Reserve Caveat on NE-7-25-03-W5M, SE-7-25-03-W5M, pursuant to Section 669(2) of the Municipal Government Act;
- 16) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of nineteen (19) new lots.

*Taxes*

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

D. SUBDIVISION AUTHORITY DIRECTION:

- 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 2 - Harmony Phase 4B Resubmission**  
**File: PL20200153 (05707001)**

MOVED by Member McKylor that Subdivision Application PL20200153 be approved with the conditions noted in Attachment 'A'.

- A. The application to create 37 residential parcels ranging from  $\pm 495.79$  sq. m to  $\pm 647.40$  sq.m in size located within a portion of SW-07-25-3-W5M AND SE-7-25-3-W5M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
  1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.



C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

*Survey Plans*

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

*Payments and Levies*

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

*Servicing*

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

*Taxes*

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

D. SUBDIVISION AUTHORITY DIRECTION:

- 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-4 Division 4 - Residential Subdivision**  
**File: PL20210009 (03304004)**

MOVED by Vice Chair Schule that Subdivision Application PL20210009 be approved with the conditions noted in Attachment 'A'.

- A. The application to create one  $\pm 1.62$  hectare ( $\pm 4.00$  acre) parcel (Lot 1) with a  $\pm 37.43$  hectare ( $\pm 92.47$  acre) remainder (Lot 2) at NE-04-23-28-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.



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

*Survey Plans*

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

*Access*

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

*Site Servicing*

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

*Payment and Levies*

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

*Municipal Reserve*

- 5) The provision of Reserve in the amount of 10 percent of the area of the proposed Lot 1, as determined by the Plan of Survey is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Alpine Appraisals, File No. 2021-11kw, as of March 3, 2021, pursuant to Section 666(3) of the Municipal Government Act. Reserves for the remainder parcel, Lot 2, are to be deferred without Caveat pursuant to Section 669(2) of the *Municipal Government Act*.



*Taxes*

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

D. SUBDIVISION AUTHORITY DIRECTION:

- 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 9:30 a.m. and called the meeting back to order at 9:38 a.m. with all previously mentioned members present.

**E-1    Division 1 - Bed & Breakfast**  
**File: PRDP20210285 (03912056)**

MOVED by Member Kamachi that Development Permit Application PRDP20210285 be approved with the conditions noted in Attachment 'A'.

**Description:**

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

**Permanent:**

- 2) That the Bed and Breakfast home shall be limited to the dwelling unit and be secondary to the residential use of the subject parcel.
- 3) That a maximum of three (3) bedrooms may be used for the Bed and Breakfast Home at any time.
- 4) That the only meal to be provided to registered guests shall be breakfast. No food preparation or cooking for or by guests shall be conducted within any bedroom made available for rent.
- 5) That all customer-parking shall be on the Applicant's property.
- 6) That a maximum stay of 14 days per person shall be permitted.
- 7) That the operation of this Bed and Breakfast Home shall not generate noise, smoke, dust, fumes, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of adjacent residential dwellings shall be preserved.
- 8) The Bed and Breakfast Home shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 9) That no off-site or on-site advertisement signage associated with the Bed and Breakfast Home shall be permitted.



- 10) That minimal exterior modification of the structure or grounds may be made, and only if such changes are compatible with the character of the area or neighbourhood and pursuant to Development Permit and Building Permit requirements.
- 11) That the operation of the Bed and Breakfast Home shall be subordinate and incidental to the principal use of the dwelling unit as an owner-occupied residence.
- 12) That the Bed and Breakfast Home hours of operation should attempt to not overlap with the hours of operation of the approved Home Based Business, Type II, operated Thursday to Sunday from 12:00 pm to 5:00 pm.
- 13) That the Bed & Breakfast shall not operate onsite unless the dwelling, single detached is being permanently, full-time resided in.
- 14) That this approval does not include a *Vacation Rental*.

**Advisory:**

- 15) That there shall be a fire extinguisher on each level of the Bed and Breakfast Home.
- 16) That there shall be a smoke detector in each bedroom of the Bed and Breakfast Home.
- 17) That the Applicant shall contact the County yearly to arrange for an inspection (if required), to be carried out by the Fire Chief for Rocky View County.
- 18) That the Applicant/Owner shall obtain a Food Establishment Permit from Alberta Health Services and meet any requirements of the Public Health Act Food Regulation as it pertains to Bed & Breakfasts.
- 19) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 20) That this Development Permit, shall be valid until **May 12, 2026**.

Carried



**E-2    Division 3 - Accessory Building**  
**File: PRDP20210285 (03912056)**

MOVED by Member Hanson that Development Permit Application PRDP20210477 be approved with the conditions noted in Attachment 'A'.

**Description:**

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

**Prior to Release:**

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

**Permanent:**

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



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

**Advisory:**

9. That during construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
10. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
11. That a Building Permit and subtrade permits for the accessory building shall be obtained through Building Services, prior to any construction taking place.
12. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
13. That any other government permits, approvals, or compliance is the sole responsibility of the Applicant/Owner.
14. If this Development Permit is not issued by **October 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

**E-3    Division 9 - Accessory Building**  
**File: PRDP20210684 (06823021)**

MOVED by Member Hanson that Development Permit Application PRDP20210684 be approved with the conditions noted in Attachment 'A'.

**Description:**

1. That an accessory building (oversize Quonset), approximately **222.96 sq. m (2,400.00 sq. ft.)** in footprint, may be constructed on the subject land in general accordance with the submitted application, site plan and design drawings.
  - i. That the maximum building area is relaxed from **190.00 sq. m. (2,045.14 sq. ft.)** to **222.96 sq. m. (2,400.00 sq. ft.)**.
  - ii. That the maximum height requirement is relaxed from **7.00 m (22.96 ft.)** to **7.11 m (23.32 ft.)**.

**Permanent:**

2. That the accessory building shall not be used for residential occupancy or commercial purposes at any time.
3. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
4. That the Applicant/Owner shall ensure that post development drainage does not exceed pre development drainage and there are no stormwater implications to neighboring





property due to proposed development. The Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration.

5. That there shall be no more than 1.00 m (3.28 ft.) of fill placed or 2.00 m (6.56 ft.) cut/excavated adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill.

**Advisory:**

6. That the Applicant/Owner shall implement appropriate Erosion & Sediment Control measures during the construction of the proposed development and infrastructure in accordance with County's servicing standards.
7. That during construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
8. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
9. That a Building Permit for the accessory building shall be obtained through Building Services, prior to any construction taking place.
10. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
11. That any other government permits, approvals, or compliance is the sole responsibility of the Applicant/Owner.

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

**E-4 Division 5 - Single-lot Regrading**  
**File: PRDP20210425 (04332043)**

MOVED by Vice Chair Schule that Development Permit Application PRDP20210425 be approved with the conditions noted in Attachment 'A'.

**Description**

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





**Prior to Release**

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

**Permanent**

3. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
4. That upon request of the County, the Applicant/Owner shall submit an as-built grading survey, to confirm that post development grades align with final grades as approved with the application.
5. That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
6. That no topsoil shall be removed from the subject property.
7. That no work shall occur within the boundaries of the overland drainage right-of-way (Plan No. 0210498). If the Applicant/Owner wishes to carry out work in the right-of-way, a Stormwater Management Plan shall be submitted to and approved by the County, confirming that the work occurring will not impact drainage for the overall subdivision.
8. That the Applicant/Owner shall take effective measures to control dust in the regrading area of the subject property, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
  - a. That if at any time the removal or handling of the fill or aggregate creates a visible dust problem, the removal or handling of the fill or aggregate shall cease immediately until remedial measures are taken.
9. That any material entering to or leaving from the site shall be hauled on/off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
10. That with the removal of any fill, the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
  - a. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
11. That the fill shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.



12. That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent properties or roadways. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.
13. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity.

**Advisory**

14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
15. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017]*.
16. That if the development authorized by this Development Permit is not completed within six (6) months of the date of issuance, or the approved extension date, the permit is deemed to be null and void.
17. That if this Development Permit is not issued by **October 31, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Carried

**E-5     Division 5 - Single-lot Regrading**  
**File: PRDP20210294 (03326001)**

Presenter:        Clint Herman, the Applicant  
                       David Hennigar (Ironclad)

MOVED by Vice Chair Schule that Development Permit Application PRDP20210294 be approved with the conditions noted in Attachment 'A'.

Defeated

**MAIN MOTION**

MOVED by Vice Chair Schule that Development Permit No. PRDP20210294 be refused as noted below:

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

**TABLING MOTION**

MOVED by Member Hanson that the main motion for item E-5 be tabled until the end of the April 14, 2021 MPC meeting.

Carried



The Chair called for a recess at 10:23 a.m. and called the meeting back to order at 10:33 a.m. with all previously members present.

**E-6    Division 9 - Dwelling, Manufactured**  
**File: PRDP20210502 (07936002)**

Vice Chair Schule left the meeting at 10:36 a.m.

MOVED by Member Boehlke that Development Permit No. PRDP20210502 be approved with the conditions noted in Attachment 'A'.

**Description:**

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

**Permanent:**

2. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.  
*Note: The addressing for the site are 50215 TWP RD 280 & 50181 TWP RD 280*
3. That no topsoil shall be removed from the site. All topsoil shall be retained on-site. Any undeveloped graded area shall be seeded after building construction is complete, as part of site restoration.
4. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
5. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling under construction, unless a separate Development Permit has been issued for additional fill.
6. That the Applicant/Owner shall contact County Road Operations:
  - i. To obtain an overweight/over dimension permit for traveling on the County road system for the subject house move and
  - ii. With haul details on materials and equipment needed during construction/site development, to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
7. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.



**Advisory:**

8. That the Dwelling, Manufactured shall not be used for *commercial* or *vacation rental* purposes at any time, unless approved by a Development Permit.
9. That the subject lands shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
10. That during construction of the building, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed at an approved disposal facility.
11. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
12. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
13. That a Building Permit and sub-trade permits shall be obtained from Building Services, prior to any construction taking place, using the Manufactured Dwelling checklist.
14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
15. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

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

Carried  
Absent: Vice Chair Schule

**E-7    Division 3 - Equestrian Centre**  
**File: PRDP20203898 (04712007)**

MOVED by Member McKylor that Development Permit No. PRDP20203898 be approved with the conditions noted in Attachment 'A'.

**Description:**

1. That an Equestrian Centre may take place on the subject site in accordance with the submitted application and approved site plan and includes:
  - i. That two (2) mounted business identification signs, along the fence line, approximately 1.39 sq. m (15.00 sq. ft.) shall be permitted.
2. That any existing accessory buildings onsite may be used for ancillary uses related to the Equestrian Centre, Type II.



3. That for purposes of this permit, an equestrian event is an activity that involves the training of horses and/or horse riders, horsemanship lessons, equine or student learning programs, day camps, day sessions and the boarding of horses.

**Permanent:**

4. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted, shall be implemented and adhered to in perpetuity including the pasture and grazing management plan.
5. That the maximum of 25 livestock animal units shall be allowed on the subject site at any one time for any events.
6. That the maximum livestock animal units kept onsite (kept means when the animal is on the site overnight) shall not exceed 20.
  - i. That if the Equestrian Centre operations are discontinued, the Livestock animals units kept onsite shall be reduced and in accordance with the County's Land Use Bylaw Animal Units by Parcel Size Table [C-8000-2020], unless otherwise permitted through an active Development Permit.
7. That the Owner/Occupant may board horses, up to 10 animal units, and the boarders may ride their horses in the riding area.
8. That a commercial use on the site, which is any event where there is a fee for admission or for use of the facilities or for services provided, shall be for equestrian events only.
9. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
10. That any food services shall be limited to participants and the guests of participants.
11. That the total number of participants at any outdoor event shall not exceed 30 people.
12. That this Development Permit does not permit overnight camping on the site.
13. That all manure shall be collected and disposed of on a continual basis, in accordance with the submitted manure management plan.
  - i. That if there is a deemed/determined excessive build-up of manure, that manure shall be removed immediately.
  - ii. Upon request of the County, the Applicant/Owner may have to update or revise the approved Manure and Grazing management plan if any issues arise or complaints are received on the property, to the satisfaction of the County.
14. That no liquid waste/water or solid waste from the operation shall be disposed of in any river, stream, canal or slough.
15. That no groundwater or surface water sources shall become polluted due to livestock operations on the subject lands and ensure the potable water source is adequately protected from any run-off, nuisance or contaminants that have the potential to adversely impact human health.
16. That there shall be no adverse impact to the Springbank Creek Tributary or Riparian Protection Area. That the Applicant/Owner shall ensure that all mitigation measures, protecting the Riparian Area of the Tributary, remains in place. No Equestrian Centre operations may occur within the Riparian Protection Area.



17. That there shall be no spreading or placement of manure within 30.00 m of a common body of water (e.g. irrigation canal, stream, creek, etc.) or 30.00 m of water well, the application of manure should comply with Alberta's Agricultural Operation Practices Act, Standards and Administration Regulation (AR267/2001).
18. That the onsite parking area(s) shall be available at all times. All parking of vehicles, including trailers and participant/spectator parking, shall be limited to the parking areas. At no time shall there be parking on the County's Road Right of Way(s).
19. That all outdoor building or site lighting shall use full cut-off (shielded) fixtures that direct the light downward, and that no direct glare shall be visible from adjacent properties, roadways, and highways. All lighting shall be dark-sky complaint.
20. That any garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings. The containers shall be screened from view from all adjacent properties and public thoroughfares.
21. That the subject property shall be adequately fenced and maintained at all times when livestock is present. No livestock shall be allowed in unfenced areas.

**Advisory:**

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

Carried  
Absent: Vice Chair Schule

Vice Chair Schule returned to the meeting at 10:45 a.m.

**E-8    Division 6 - Accessory Building**  
**File: PRDP20210693 (06109001)**

MOVED by Member Boehlke that proposed condition 5 for development application PRDP20210693 as noted in Administration's report be deleted in its entirety.

Carried

MOVED by Member Boehlke that Development Permit Application PRDP20210693 be approved with the conditions noted in Attachment 'A', as amended.

**Description:**

1. That the construction of an accessory building (oversize farm building) may commence on the subject land in general accordance with the drawings submitted with application.
  - i. That the maximum accessory building area shall be relaxed from **930.00 sq. m (10,010.40 sq. ft.) to 1404.69 sq. m (15,120.00 sq. ft.)**.



**Prior to Release:**

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

**Permanent:**

3. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
4. That the accessory building shall not be used for residential or commercial purposes at any time unless approved by a Development Permit.

**Advisory:**

5. That a Building Permit/Farm Building Exemption, for the accessory building shall be obtained through Building Services, prior to any construction taking place.
6. That during construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
7. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
8. That the 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]*.
9. 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.
10. 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 1 - Recreation (Private)**  
**File: PRDP20210711 (03913002)**

MOVED by Member Kamachi that Development Permit Application PRDP20210711 be approved with the conditions noted in Attachment 'A'.

**Description:**

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

**Permanent:**

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

**Advisory:**

8. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
9. That a Change of Use Building Permit, for tenancy and any interior renovations, shall be submitted to Building Services, prior to business commencement.
10. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
11. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried





**E-10 Division 6 - Agricultural (General)**  
**File: PRDP20210768 (07133016)**

MOVED by Member Boehlke that Development Permit Application PRDP20210768 be approved with the conditions noted in Attachment 'A'.

**Description:**

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

**Prior to Release:**

2. That prior to release, the Applicant/Owner shall construct a new gravel approach off Range Road 263, in order to provide access to the site. The Applicant/Owner shall contact County Road Operations for an interim-construction and a post-construction inspection for final acceptance, once completed.
3. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations to:
  - i. haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions;.

**Permanent:**

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

**Advisory:**

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



9. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
10. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
11. That if this Development Permit is not issued by **October 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
12. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried

**E-11 Division 5 - Home-Based Business, Type II**  
**File: PRDP20210789 (05204012)**

Member Wright left the meeting at 10:53 a.m. and returned to the meeting at 10:56 a.m.

MOVED by Member Boehlke that proposed condition 17 for development application PRDP20210789 as noted in Administration's report be amended to read:

That this Development Permit shall be valid until **May 12, 2022 2026**.

Carried

MOVED by Member Boehlke that Development Permit Application PRDP20210789 be approved with the conditions noted in Attachment 'A', as amended.

**Description:**

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



**Permanent:**

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

**Advisory:**

15. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
16. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - i. That Building Permits shall be obtained, through Building Services, for any buildings associated with this Home-Based business, Type II.
17. That this Development Permit shall be valid until **May 12, 2026**.

Carried



**E-12 Division 4 - Dwelling, Single Detached**  
**File: PRDP20210793 (03215055)**

MOVED by Vice Chair Schule that Development Permit Application PRDP20210793 be approved with the conditions noted in Attachment 'A'.

**Description:**

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

**Advisory:**

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

Carried

**E-13 Division 4 - Dwelling, Single Detached**  
**File: PRDP20210795 (03215060)**

Member Boehlke left the meeting at 11:17 a.m.

MOVED by Vice Chair Schule that Development Permit Application PRDP20210795 be approved with the conditions the report, as proposed by Administration.

**Description:**

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

**Permanent:**

2. That during the construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
3. That a Building Permit shall be obtained from Building Services prior to any construction of the proposed dwelling, single-detached.



4. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
5. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Carried  
Absent: Member Boehlke

Member Boehlke returned to the meeting at 11:19 a.m.

**E-14 Division 5 - Sign**  
**File: PRDP20210975 (04306011)**

MOVED by Member Hanson that Development Permit Application PRDP20210975 be approved with the conditions noted in Attachment 'A'.

**Description:**

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

**Permanent:**

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

**Advisory:**

4. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
5. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue date, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Carried

**E-15 Division 1 - Keeping of Livestock**  
**File: PRDP20210935 (03908057)**

MOVED by Member Wright that proposed condition 10 for development application PRDP20210935 as noted in Administration's report be amended to read:

That this permit is valid until **May 25, 2024 2026**.

Carried



MOVED by Member Wright that Development Permit Application PRDP20210935 be approved with the conditions noted in Attachment 'A', as amended.

**Description:**

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

**Permanent:**

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

**Advisory:**

6. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017]*.
7. That it is recommended that the Applicant/Owner obtain a Premises Identification number, through the Province of Alberta, if not already obtained.
8. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
9. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
10. That this permit is valid until **May 25, 2026**.

Carried



**E-16 Division 1 - Accessory Building**  
**File: PRDP20210989 (03917031)**

MOVED by Member Kamachi that Development Permit Application PRDP20210989 be approved with the conditions noted in Attachment 'A'.

**Description:**

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

**Permanent:**

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

**Advisory:**

3. That during the construction of the addition, all construction materials shall be maintained on-site, in a neat and orderly manner. Any debris shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
4. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
5. That the Applicant/Owner shall obtain appropriate Building Permit(s), from Building Services, prior to any construction taking place.
6. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
7. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Carried

The Chair called for a recess at 11:31 a.m. and called the meeting back to order at 11:59 a.m. with all previously mentioned members present.

**F-1 All Divisions - Administrative Directive**  
**File: N/A**

MOVED by Member Hanson that two additional uses be added to the Administration responsibilities section of Attachment B of the Administrative Directive as follows:

- Dwelling, manufactured
- Dwelling unit, accessory to the principle use

Carried



MOVED by Member Hanson that the amended Administrative Directive be updated as per the red line changes in Attachment B, as amended.

Carried

**E-5    Division 5 - Single-lot Regrading**  
**File: PRDP20210294 (03326001)**

MOVED by Member Hanson that the main motion for item E-5 be lifted from the table.

Carried

Vice Chair Schule, with unanimous consent from the Commission, withdrew the main motion.

MOVED by Vice Chair Schule that Development Permit No. PRDP20210294 be refused noted below:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and has adverse affects to the use, enjoyment, and value of neighbouring parcels of land.
2. The applicant did not provide satisfactory evidence to support the agricultural benefit the fill would have on the lands.
3. The applicant did not provide information where the fill originated from and the quality of the fill through testing.

Carried

**G    Adjourn the Meeting**

MOVED by Member Hanson that the April 14, 2021 Municipal Planning Commission meeting be adjourned at 12:14 p.m.

Carried

**H    Next Meeting**

April 28, 2021

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Chair or Vice Chair

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Chief Administrative Officer or Designate





## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission  
Subdivision Authority

**DIVISION:** 7

**DATE:** April 28, 2021

**APPLICATION:** PL20210025

**FILE:** 06412003

**SUBJECT:** Subdivision Item: Creation of Two Industrial Lots

**APPLICATION:** To create one  $\pm 8.62$  hectare ( $\pm 21.29$  acre) parcel (Lot 1), one  $\pm 6.81$  hectare ( $\pm 16.84$  acre) parcel (Lot 2), one  $\pm 1.22$  hectare ( $\pm 3.01$  acre) municipal reserve lot,  $\pm 2.25$  hectare ( $\pm 5.56$  acre) land dedication for road widening, with a  $\pm 35.88$  hectare ( $\pm 88.67$  acre) remainder.

**GENERAL LOCATION:** Located within the High Plain Industrial Park Stage 4, at the southeast conjunction of Highway 566 and Range Road 291.

**LAND USE DESIGNATION:** Industrial, Heavy District (I-HVY) and Special, Public Service District (S-PUB)

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

### OPTIONS:

Option #1: THAT Subdivision Application PL20210025 be approved with the conditions noted in Appendix 'A'.

Option #2: THAT Subdivision Application PL20210025 be refused as per the reasons noted

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Xin Deng, Planning and Development Services

**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Subdivision and Development Regulations;</li> <li>• County Plan;</li> <li>• Balzac East Area Structure Plan;</li> <li>• High Plains Industrial Park Conceptual Scheme;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Appraisal Report (Altus Group, dated February 26, 2021), received on March 11, 2021.</li> </ul>
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*Transportation:*

The proposed two new lots and the remainder will be accessed from a new internal road Lowes Road, which is being constructed under the Development Agreement of Stage 4a (PL20200007). The location of the access point will be determined at the future Development Permit stage. As a condition of subdivision, the Owner is required to provide an updated Traffic Impact Assessment, pay the Transportation Off-Site Levy, and dedicate a strip of land along the northern and western property line for Highway 566 road widening.

*Water and Wastewater:*

The proposed new lots would obtain water servicing from the East Balzac Water Distribution System, and obtain wastewater servicing from the East Balzac Sanitary Collection System. The servicing system is being constructed under the Development Agreement of Stage 4a (PL20200007). As a condition of subdivision, the Owner is required to provide a detailed potable water servicing and hydraulic design study, a detailed sanitary servicing study, enter into a Capacity Allocation Agreement for servicing allocation to the proposed Lots 1 & 2, and pay the Water and Wastewater Offsite Levy.

*Stormwater:*

Drainage generated from the development will be conveyed to an offsite storm pond on an existing Public Utility Lot (PUL) that is located in the south of the subject lands. As a condition of subdivision, the Owner is required to provide an updated Stormwater Management Report to confirm capacities and identify any upgrades that may be required.

The proposed a strip of land dedicated along the western property line would serve as a linear stormwater pond to accommodate stormwater for the future expansion of Highway 566.

*Municipal Reserves:*

The existing Deferred Reserve Caveat (201 156 773) indicates that Municipal Reserve owing on the subject land is  $\pm 7.70$  ha ( $\pm 19.04$  ac). It is noted that this amount is inaccurate. The correct amount of MR owing on the subject and should be  $\pm 6.39$  ha ( $\pm 15.80$  ac).

MR owing through this application is 4.11 acres = (21.29 ac Lot 1 + 16.84 ac Lot 2 + 3.01 ac MR land) x 10%.

The Applicant proposes to pay 4.11 MR owing with combination of land dedication (3.01 ac MR land) and cash in lieu payment (to pay the remaining 1.1 ac).

In addition, the Applicant proposes to pay cash in lieu for the additional  $\pm 4$  acres MR land



# ROCKY VIEW COUNTY

Then, the total MR dedication through this application is  $\pm 8.11$  acres = (4.11 ac + additional 4 ac MR)

The remaining MR owing of  $\pm 7.13$  ac = (15.80 ac MR owing – 8.11 ac - 0.56 ac road dedication) will be deferred to the remainder land, and will be registered on the new Deferred Reserve Caveat

## *Payments and Levies:*

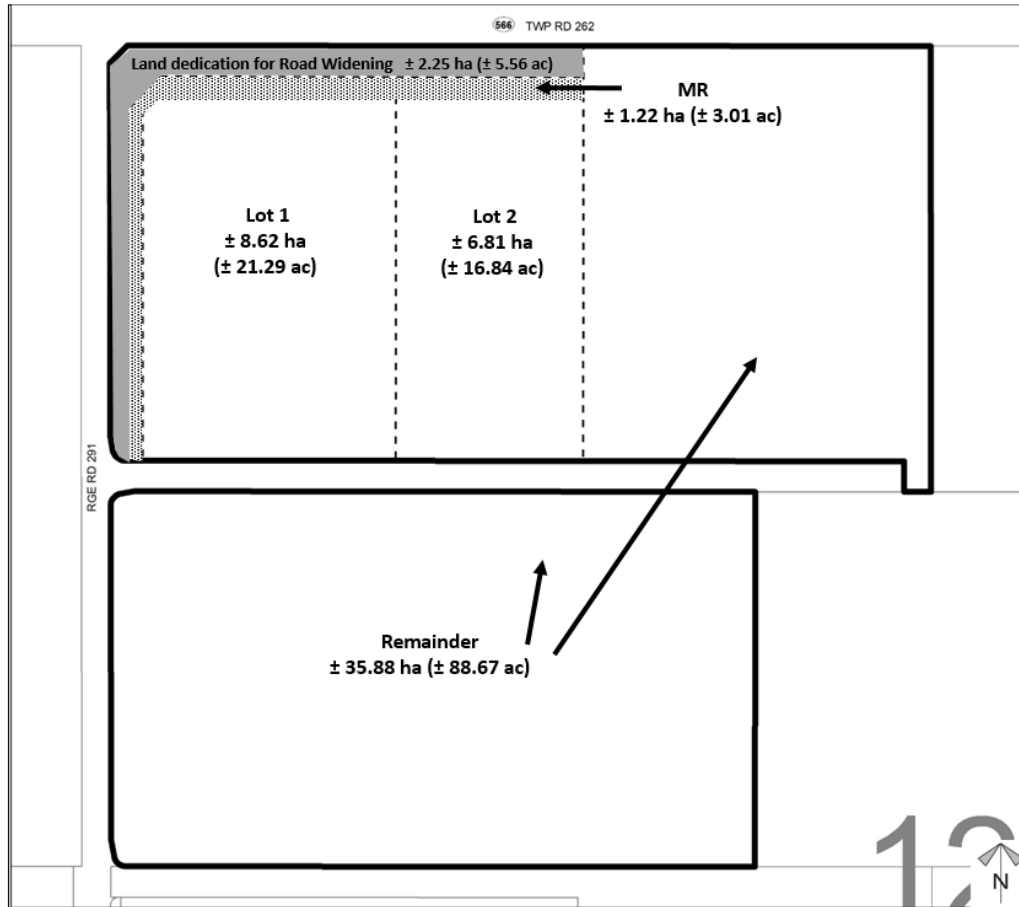
APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	<p>\$1,017,826.5 (plus borrowing costs to payment date)</p> <p>Developable area 46.70 acres (= 21.29 ac Lot 1 + 16.84 ac Lot 2 + 3.01 ac MR land + 5.56 ac land dedication for Highway 566 road widening)</p> <p>Base Levy = \$4595/ac x 46.70 ac = \$214,586.5</p> <p>Special Area 1 Levy = \$17,200/ac x 46.70 ac = \$803,240 (plus borrowing costs to payment date)</p> <p>Total = \$1,017,826.5 (plus borrowing costs to payment date)</p>
WATER AND WASTEWATER OFFSITE LEVY	To be determined when servicing allocation is confirmed at the endorsement stage.
MUNICIPAL RESERVE (cash in lieu payment)	<p>\$357,000</p> <p>(1.1 ac + 4 ac) x market value \$70,000 (shown in the appraisal report) = \$357,000</p>

## *High Plains Industrial Park Conceptual Scheme - Stage 4&5 Outline Plan:*

The proposal meets the requirements of Stage 4&5 Outline Plan, and the technical aspects will be addressed through the conditions of subdivision.



## Tentative Plan



## Tentative Plan

Subdivision Proposal

To create one  $\pm 8.62$  hectare ( $\pm 21.29$  acre) parcel (Lot 1), one  $\pm 6.81$  hectare ( $\pm 16.84$  acre) parcel (Lot 2), one  $\pm 1.22$  hectare ( $\pm 3.01$  acre) municipal reserve lot,  $\pm 2.25$  hectare ( $\pm 5.56$  acre) land dedication for road widening, with a  $\pm 35.88$  hectare ( $\pm 88.67$  acre) remainder.

Legend

Driveway	
Road Widening	
Road Acquisition	

Surveyor's Notes:

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

Division: 07  
 Roll: 06412003  
 File: PL20210025  
 Legal: Lot 5, Block 3  
 Plan: 2011298, within SW-12-26-29-W04M

Printed: March 24, 2021



**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

XD/llt

**ATTACHMENTS:**

ATTACHMENT 'A': Approval Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

**ATTACHMENT 'A': APPROVAL CONDITIONS**

- A. The application to create one  $\pm$  8.62 hectare ( $\pm$  21.29 acre) parcel (Lot 1), one  $\pm$  6.81 hectare ( $\pm$  16.84 acre) parcel (Lot 2), one  $\pm$  1.22 hectare ( $\pm$  3.01 acre) municipal reserve lot,  $\pm$  2.25 hectare ( $\pm$  5.56 acre) land dedication for road widening, with a  $\pm$  35.88 hectare ( $\pm$  88.67 acre) remainder within NW-12-26-29-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is 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 that 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:

*Plan of Subdivision*

- 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.

*Geotechnical*

- 2) The Owner shall provide a Geotechnical Investigation in accordance with the Rocky View County 2013 Servicing Standards to verify that the site is suitable for the proposed buildings, site works, and utilities.
  - a) For areas with greater than 1.2 m of fill, a Deep Fill report is required.

*Transportation*

- 3) The Applicant/Owner shall provide an update to the Stage 4 and 5 Traffic Impact Assessment (TIA) in accordance with the County Servicing Standards and the Balzac Global TIA, to the County's satisfaction. Any improvements identified or road right of way that is required will be at the owner's expense:
  - a) If the recommendation of the updated TIA require improvements to the existing roadway and intersection network, then the Owner shall enter into a Development Agreement to construct the required improvements.

*Site Servicing*





## ROCKY VIEW COUNTY

- 4) The Owner shall provide a detailed Potable Water Servicing and Hydraulic Design Study to ensure the pipelines are sized adequately considering existing and future phases. The study shall confirm servicing requirements for this phase are in place and include provision for fire protection in accordance with County Servicing Standards.
  - a) If offsite upgrades or improvements are required, then the Owner shall enter into a Development Agreement to construct the required improvement.
- 5) The Owner shall provide a detailed Sanitary Servicing Study to support this phase of the development. The study shall confirm the servicing capacity required for the development of the proposed parcel and determine if offsite upgrades to the regional system are required.
  - a) If offsite upgrades are required, then the Owner shall enter into a Development Agreement to construct the required improvement.
  - b) Improvements that benefit other lands will qualify for cost recovery in accordance with Rocky View County Policy 406.
- 6) The Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the lot created in this Phase, based upon the servicing need identified in the potable water servicing and sanitary servicing reports.

*Stormwater*

- 7) The Owner shall provide an updated Stormwater Management Report and detailed stormwater servicing design, including any improvements related water re-use, LID measures, purple pipe system, and irrigation system for the proposed development in accordance with the County Servicing Standards and any applicable provincial regulations, standards, and/or guidelines.
  - a) All improvements shall be constructed under a Development Agreement.
  - b) Acquiring any related provincial licensing and registration requirements are the responsibility of the developer.

*Landscaping*

- 8) The Owner shall provide a Landscaping Plan for the Municipal Reserve area, as shown on the Tentative Plan.
  - a) Implementation of the approved landscaping plan shall be included within the requirements of the Development Agreement.

*Lot Owner's Association*

- 9) That an encumbrance or instrument shall be concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the High Plains Development Association.
- 10) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Guidelines as listed in the Conceptual Scheme.

*Municipal Reserve*

- 11) That  $\pm 2.06$  hectares ( $\pm 5.1$  acres) of Municipal Reserve owing is to be provided by payment of cash-in-lieu, in accordance with the value per acre listed in the appraisal report provided by Altus Group, dated February 26, 2021, pursuant to Section 666(3) of the *Municipal Government Act*;
  - a) The remaining  $\pm 2.88$  hectares ( $\pm 7.13$  acres) of Municipal Reserve owing is to be deferred by Caveat to the remainder land within NW-12-26-29-W04M, pursuant to Section 669 of the *Municipal Government Act*.



## ROCKY VIEW COUNTY

- b) The existing Deferred Reserve Caveat (201 156 773) shall be discharged and replaced with the new one above.

*Utility Easements*

- 12) Utility Easements, Agreements, and Plans are to be provided and registered concurrent with a plan of survey to the satisfaction of ATCO Gas.

*Payments and Levies*

- 13) The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8007-2020. The County shall calculate the total owing for:
  - a) the total gross area of Lots 1 & 2 and other land dedication, as shown in the staff report and the Plan of Survey.
- 14) The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020 for Lots 1 & 2.
  - a) If required, the Owner shall enter into any related agreements for payment of the Water and Wastewater Off-Site Levy for the subject lands.
- 15) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two (2) new lots.
- 16) 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*

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

## D. SUBDIVISION AUTHORITY DIRECTION:

- 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.





## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

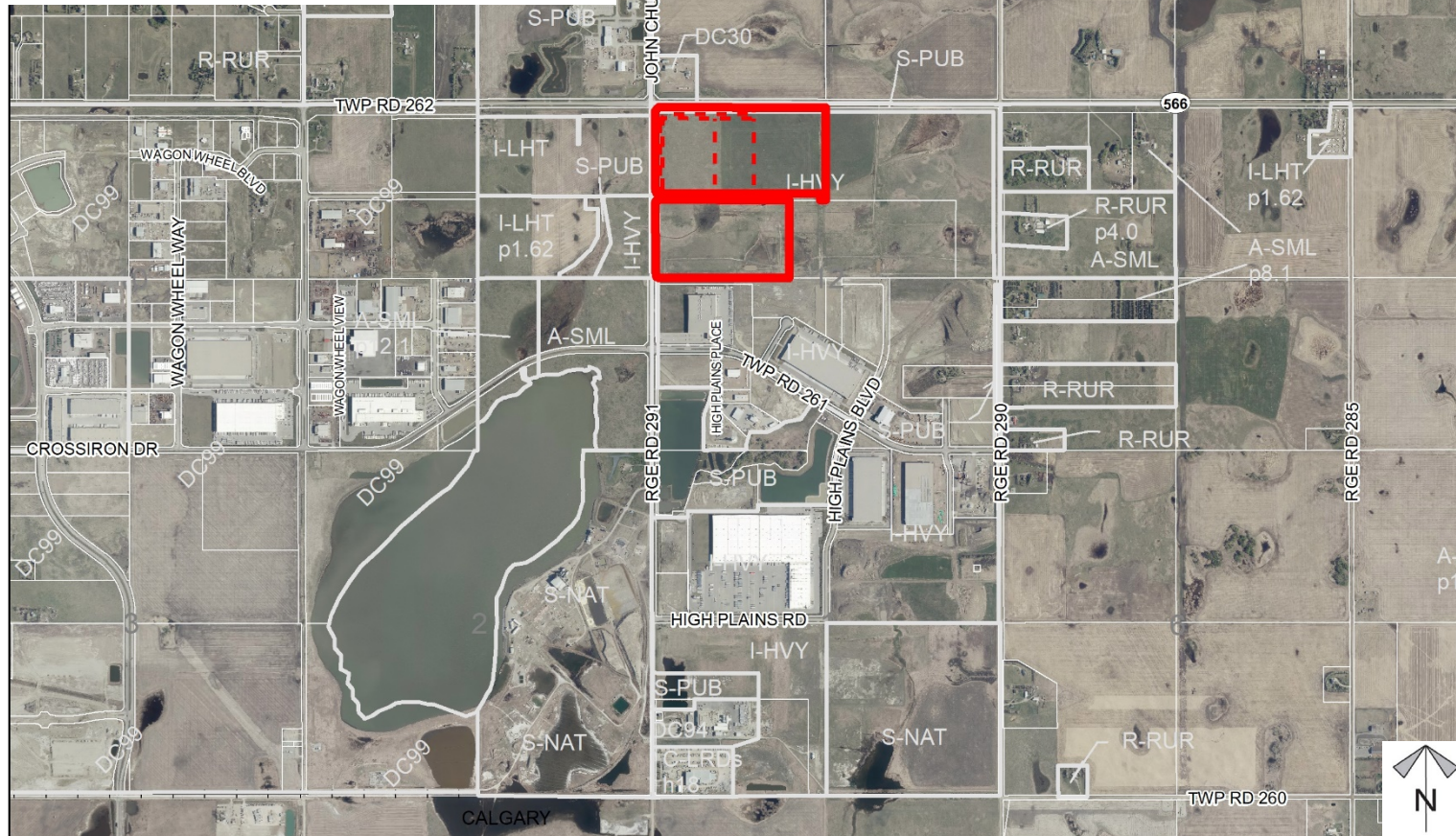
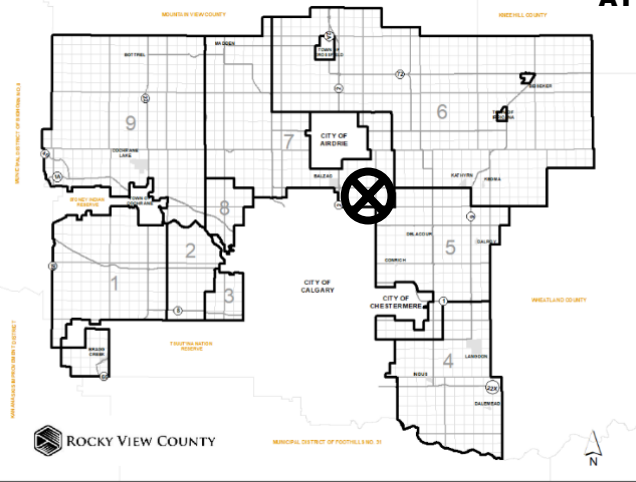
<b>APPLICANT:</b> IBI Group Geomatics Canada Inc.	<b>OWNER:</b> CLT Development Ltd., Highfield Investment Group Inc., and Kidco Shares Ltd.
<b>DATE APPLICATION RECEIVED:</b> February 8, 2021	<b>DATE DEEMED COMPLETE:</b> March 23, 2021 (revised proposal received March 23, 2021)
<b>GROSS AREA:</b> ± 54.78 hectares (± 135.37 acres)	<b>LEGAL DESCRIPTION:</b> A Portion of NW-12-26-29-W04M
<b>APPEAL BOARD:</b> Development and Subdivision Appeal Board	
<b>HISTORY:</b>  <div> <div>April 6, 2020</div> <div>Council approved subdivision application PL20200007, as part of the High Plains Stage 4 Development (Stage 4a), to create a ± 69.58 ac parcel, an internal road, and a ± 240.47 ac remainder lot.</div> </div> <div> <div>February 12, 2019</div> <div>Council approved the Balzac East Area Structure Plan amendments, the High Plains Conceptual Scheme amendments, and the associated land use redesignation (PL20180076, PL20180077, and PL20180078).</div> </div>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b>  The application was circulated to 27 adjacent landowners. No letters were received.  The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

## Location & Context

## Subdivision Proposal

To create one  $\pm 8.62$  hectare ( $\pm 21.29$  acre) parcel (Lot 1), one  $\pm 6.81$  hectare ( $\pm 16.84$  acre) parcel (Lot 2), one  $\pm 1.22$  hectare ( $\pm 3.01$  acre) municipal reserve lot,  $\pm 2.25$  hectare ( $\pm 5.56$  acre) land dedication for road widening, with a  $\pm 35.88$  hectare ( $\pm 88.67$  acre) remainder

Division: 07  
Roll: 06412003  
File: PL20210025  
Legal: Lot 5 , Block 3  
Plan: 2011298, within SW-12-  
26-29-W04M  
Page 44 of 336  
Printed: March 24, 2021





## Development Proposal

### Subdivision Proposal

To create one  $\pm 8.62$  hectare ( $\pm 21.29$  acre) parcel (Lot 1), one  $\pm 6.81$  hectare ( $\pm 16.84$  acre) parcel (Lot 2), one  $\pm 1.22$  hectare ( $\pm 3.01$  acre) municipal reserve lot,  $\pm 2.25$  hectare ( $\pm 5.56$  acre) land dedication for road widening, with a  $\pm 35.88$  hectare ( $\pm 88.67$  acre) remainder





## Environmental

### Subdivision Proposal

To create one  $\pm 8.62$  hectare ( $\pm 21.29$  acre) parcel (Lot 1), one  $\pm 6.81$  hectare ( $\pm 16.84$  acre) parcel (Lot 2), one  $\pm 1.22$  hectare ( $\pm 3.01$  acre) municipal reserve lot,  $\pm 2.25$  hectare ( $\pm 5.56$  acre) land dedication for road widening, with a  $\pm 35.88$  hectare ( $\pm 88.67$  acre) remainder

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

Division: 07  
 Roll: 06412003  
 File: PL20210025  
 Legal: Lot 5, Block 3  
 Plan: 2011298, within SW-12-26-29-W04M  
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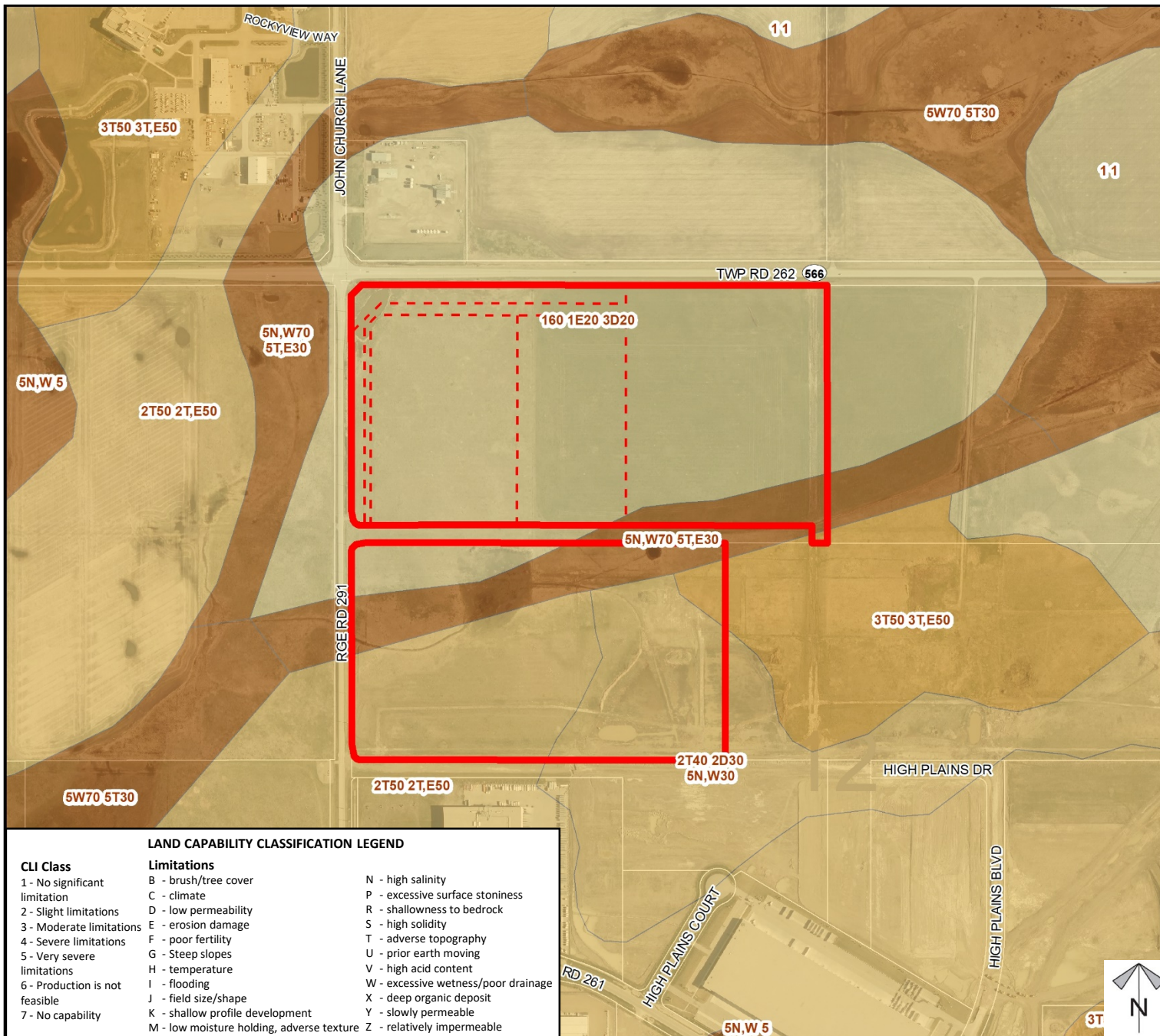




## Soil Classifications

### Subdivision Proposal

To create one  $\pm$  8.62 hectare ( $\pm$  21.29 acre) parcel (Lot 1), one  $\pm$  6.81 hectare ( $\pm$  16.84 acre) parcel (Lot 2), one  $\pm$  1.22 hectare ( $\pm$  3.01 acre) municipal reserve lot,  $\pm$  2.25 hectare ( $\pm$  5.56 acre) land dedication for road widening, with a  $\pm$  35.88 hectare ( $\pm$  88.67 acre) remainder



Division: 07  
 Roll: 06412003  
 File: PL20210025  
 Legal: Lot 5, Block 3  
 Plan: 2011298, within SW-12-26-29-W04M  
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## Landowner Circulation Area

### Subdivision Proposal

To create one  $\pm 8.62$  hectare ( $\pm 21.29$  acre) parcel (Lot 1), one  $\pm 6.81$  hectare ( $\pm 16.84$  acre) parcel (Lot 2), one  $\pm 1.22$  hectare ( $\pm 3.01$  acre) municipal reserve lot,  $\pm 2.25$  hectare ( $\pm 5.56$  acre) land dedication for road widening, with a  $\pm 35.88$  hectare ( $\pm 88.67$  acre) remainder

### Legend

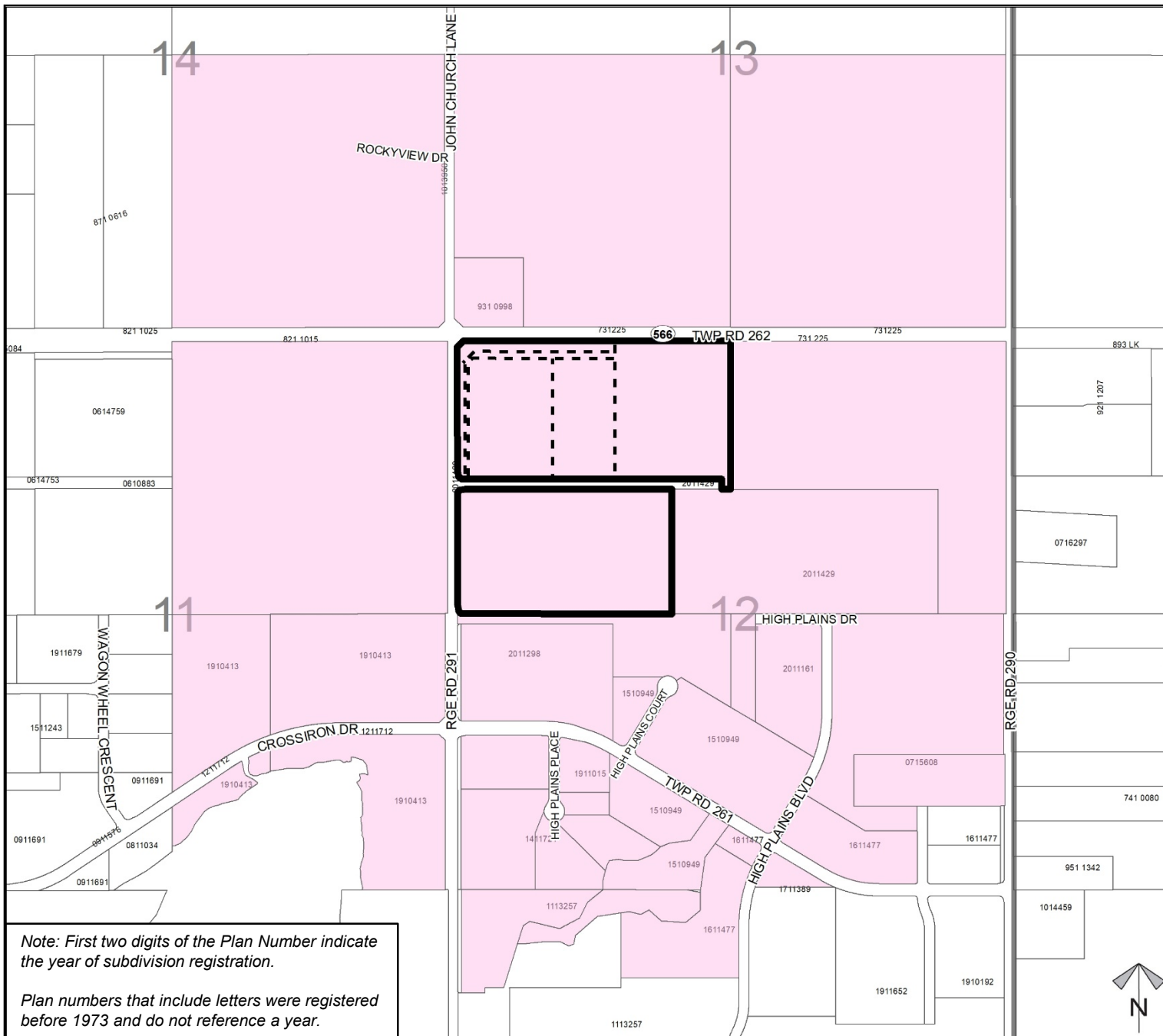
Support



Opposition



Division: 07  
 Roll: 06412003  
 File: PL20210025  
 Legal: Lot 5, Block 3  
 Plan: 2011298, within SW-12-26-29-W04M  
 Page 48 of 336  
 Printed: March 24, 2021






## Tentative Plan

### Subdivision Proposal

To create one  $\pm 8.62$  hectare ( $\pm 21.29$  acre) parcel (Lot 1), one  $\pm 6.81$  hectare ( $\pm 16.84$  acre) parcel (Lot 2), one  $\pm 1.22$  hectare ( $\pm 3.01$  acre) municipal reserve lot,  $\pm 2.25$  hectare ( $\pm 5.56$  acre) land dedication for road widening, with a  $\pm 35.88$  hectare ( $\pm 88.67$  acre) remainder.

### Legend

Driveway	
Road Widening	
Road Acquisition	

### Surveyor's Notes:

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

Division: 07  
 Roll: 06412003  
 File: PL20210025  
 Legal: Lot 5, Block 3  
 Plan: 2011298, within SW-12-26-29-W04M  
 Page 49 of 336  
 Printed: March 24, 2021

RGE RD 291

566 TWP RD 262

Land dedication for Road Widening  $\pm 2.25$  ha ( $\pm 5.56$  ac)

MR

 $\pm 1.22$  ha ( $\pm 3.01$  ac)

Lot 1  
 $\pm 8.62$  ha  
 ( $\pm 21.29$  ac)

Lot 2  
 $\pm 6.81$  ha  
 ( $\pm 16.84$  ac)

Remainder  
 $\pm 35.88$  ha ( $\pm 88.67$  ac)





## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission Subdivision Authority	<b>DIVISION:</b> 7
<b>DATE:</b>	April 28, 2021	<b>APPLICATION:</b> PL20210033
<b>FILE:</b>	06412024 / 06412027	
<b>SUBJECT:</b>	Subdivision Item – Boundary Adjustment and Road Construction	

**APPLICATION:** To adjust boundary between a  $\pm 8.36$  hectare ( $\pm 20.67$  acres) parcel and a  $\pm 25.92$  hectare ( $\pm 64.06$  acres) parcel, in order to create a  $\pm 7.87$  hectare ( $\pm 19.45$  acres) parcel (Lot 1), a  $\pm 23.79$  hectare ( $\pm 58.79$  acres) parcel (Lot 2), and dedicate a  $\pm 2.61$  hectare ( $\pm 6.44$  acres) of land for road right of way to construct an extension of High Plains Drive.

**GENERAL LOCATION:** Located within the High Plain Industrial Park Stage 3, approximately 0.8 km (0.5 miles) south of Highway 566, and on the west side of Range Road 290.

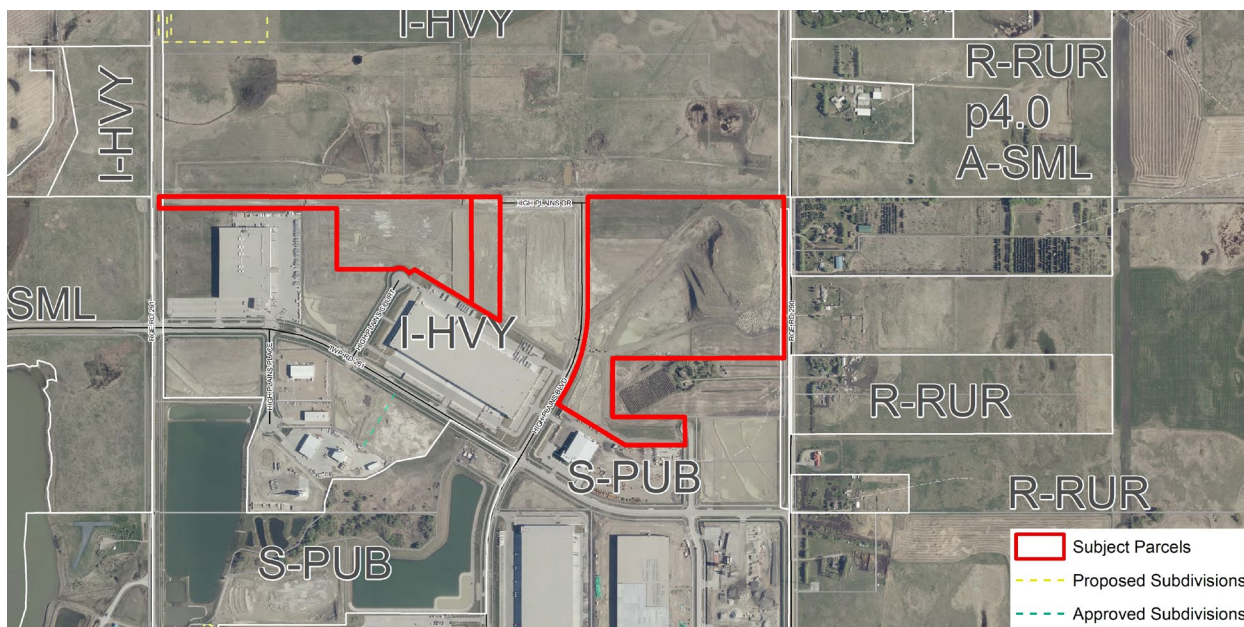
**LAND USE DESIGNATION:** Industrial, Heavy District (I-HVY) and Special, Public Service District (S-PUB)

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

### OPTIONS:

- Option #1: THAT Subdivision Application PL20210033 be approved with the conditions noted in Appendix 'A'.
- Option #2: THAT Subdivision Application PL20210033 be refused as per the reasons noted

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Xin Deng, Planning and Development Services



**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• County Plan;</li> <li>• Balzac East Area Structure Plan;</li> <li>• High Plains Industrial Park Conceptual Scheme;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
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**Transportation:**

The Applicant proposes to dedicate land for road right of way, in order to extend High Plains Drive west to further connect to Range Road 291. As a condition of subdivision, the Owner is required to enter into a Development Agreement for road construction, pay Transportation Off-Site Levy for Lot 1 and provide road dedication.

**Water and Wastewater:**

The proposed would obtain water servicing from the East Balzac Water Distribution System, and obtain wastewater servicing from the East Balzac Sanitary Collection System. The servicing system is being constructed under the Development Agreement of Stage 4a (PL20200007). As a condition of subdivision, the Owner is required to provide a detailed potable water servicing and hydraulic design study for Lot 1, a detailed sanitary servicing study for Lot 1, enter into a Capacity Allocation Agreement for servicing allocation to the proposed Lot 1, and pay the Water and Wastewater Offsite Levy for Lot 1. There are no proposed development on the remainder Lot 2, and thus, there are no requirement on Lot 2.

**Stormwater:**

Drainage generated from the development will be conveyed to a Public Utility Lot (PUL) that is located in the south of the subject lands, as per the Stage 3 Outline Plan. As a condition of subdivision, the Applicant is required to provide an updated Stormwater Management Report and detailed stormwater servicing design.

**Municipal Reserves:**

As the proposal is for boundary adjustment, there are no requirement for Municipal Reserves.

**Payments and Levies:**

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	<p>\$ 564,272.55 (plus borrowing costs to payment date)</p> <p>Developable area 25.89 acres (= 19.45 ac Lot 1 + 6.44 ac road dedication)</p> <p>Base Levy = \$4595/ac x 25.89 ac = \$118,964.55</p> <p>Special Area 1 Levy = \$17,200/ac x 25.89 ac = \$445,308 (plus borrowing costs to payment date)</p>



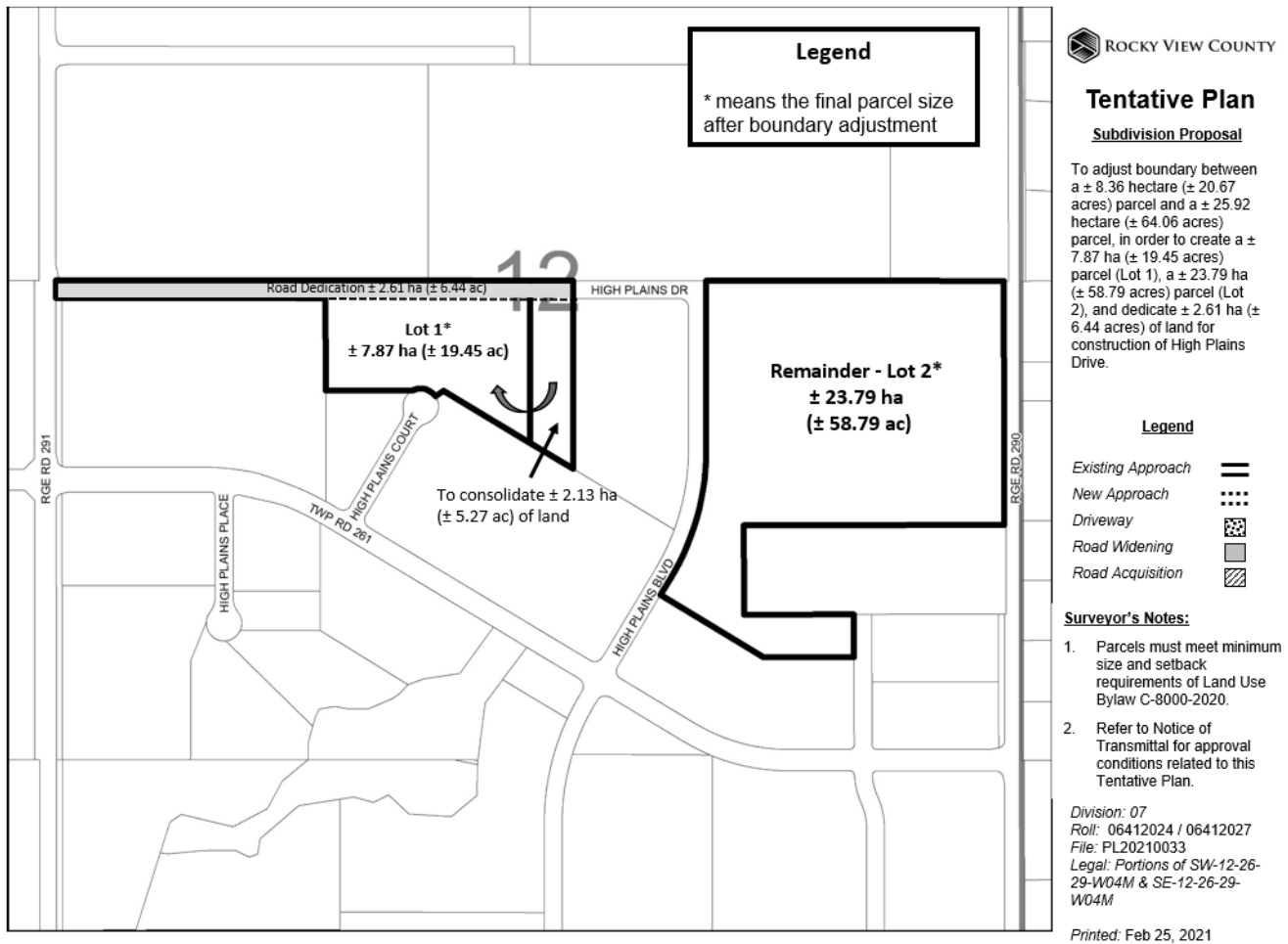
	Total = \$564,272.55 (plus borrowing costs to payment date)
<i>WATER AND WASTEWATER OFFSITE LEVY</i>	<p>Wastewater Off Site Levy on Lot 1 to be determined when servicing allocation is confirmed at the endorsement stage;</p> <p>Wastewater Off Site Levy on the remainder Lot 2 will be deferred until development takes place in the future.</p>

*High Plains Industrial Park Conceptual Scheme - Stage 3 Outline Plan:*

The proposal meets the applicable policies of Stage 3 Outline Plan, and the technical aspects will be addressed through the conditions of subdivision.



## Tentative Plan





**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

XD/llt

**ATTACHMENTS:**

ATTACHMENT ‘A’: Approval Conditions

ATTACHMENT ‘B’: Maps and Other Information



## ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to adjust boundary between a  $\pm 8.36$  hectare ( $\pm 20.67$  acres) parcel and a  $\pm 25.92$  hectare ( $\pm 64.06$  acres) parcel, in order to create a  $\pm 7.87$  ha ( $\pm 19.45$  acres) parcel (Lot 1), a  $\pm 23.79$  ha ( $\pm 58.79$  acres) parcel (Lot 2), and dedicate a  $\pm 2.61$  ha ( $\pm 6.44$  acres) of land for road right of way to construct an extension of High Plains Drive, within SW-12-26-29-W04M & SE-12-26-29-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is 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 that 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:

*Plan of Subdivision*

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

*Development Agreement*

- 2) The Owner shall enter into and comply with a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan and shall include the following:
  - a) Design and construction of a public road system with associated infrastructure which includes the following:
    - Intersection treatment in accordance with the approved TIA;
    - Approaches to each lot;
    - Temporary cul-de-sac including access easement;
    - Sidewalks/Pathways;
  - b) Design and construction of Landscaping features for all public pathways, and public roadways and the Environmental Reserve, in accordance with the approved Landscaping Plan;



## ROCKY VIEW COUNTY

- c) Design and construction of a piped wastewater system with connection to the East Rocky View Wastewater System and related infrastructure;
- d) Design and construction of a piped water distribution system and fire suppression system;
- e) Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013, as amended;
- f) Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;
- g) Dedication of necessary easements and right of ways for utility line assignments;
- h) Mailboxes are to be located in consultation with Canada Post;
- i) Installation of power, natural gas and telephone lines;
- j) Implementation of the recommendations of the Construction Management Plan;
- k) Implementation of the recommendations of the Geotechnical Report;
- l) The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands.

*Transportation*

- 3) The Applicant/Owner shall provide an updated Traffic Impact Assessment (TIA) in accordance with the County Servicing Standards, High Plains Traffic Impact Assessment, and the Balzac Global TIA, to the County's satisfaction. Any improvements identified or road right of way that is required will be at the owner's expense:
  - a) If the recommendation of the updated TIA requires additional improvements to the existing roadway and intersection network, then the Owner shall enter into a Development Agreement to construct the required improvements.

*Stormwater*

- 4) The Owner shall provide an updated Stormwater Management Report and detailed stormwater servicing design, including any improvements related water re-use, LID measures, purple pipe system, and irrigation system for the proposed development in accordance with the County Servicing Standards and any applicable provincial regulations, standards, and/or guidelines.
  - a) All improvements shall be constructed under a Development Agreement.
  - b) Acquiring any related provincial licensing and registration requirements are the responsibility of the developer.
- 5) The Owner shall submit an Erosion and Sediment Control Plan and Report in accordance with the County's Servicing Standards.

*Site Servicing*

- 6) The Owner shall provide a detailed Potable Water Servicing and Hydraulic Design Study to ensure the pipelines are sized adequately considering existing and future phases for Lot 1. The study shall confirm servicing requirements for this phase are in place and include provision for fire protection in accordance with County Servicing Standards.
  - a) If offsite upgrades or improvements are required, then the Owner shall enter into a Development Agreement to construct the required improvement.



## ROCKY VIEW COUNTY

- 7) The Owner shall provide a detailed Sanitary Servicing Study to support this phase of the development for Lot 1. The study shall confirm the servicing capacity required for the development of the proposed parcel and determine if offsite upgrades to the regional system are required.
  - a) If offsite upgrades are required, then the Owner shall enter into a Development Agreement to construct the required improvement.
  - b) Improvements that benefit other lands will qualify for cost recovery in accordance with Rocky View County Policy 406.
- 8) The Owner shall enter into a Capacity Allocation Agreement for servicing allocation for Lot 1, based upon the servicing need identified in the potable water servicing and sanitary servicing reports.

*Developability*

- 9) The Owner shall provide a Geotechnical Investigation in accordance with the Rocky View County 2013 Servicing Standards to verify that the site is suitable for the proposed buildings, site works, and utilities.
  - a) For areas with greater than 1.2 m of fill, a Deep Fill report is required.
- 10) The Owner shall provide a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details. Specific other requirements include:
  - a) Weed management during the construction phases of the project;
  - b) Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement.

*Lot Owner's Association*

- 11) That an encumbrance or instrument shall be concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the High Plains Development Association.
- 12) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Guidelines as listed in the Conceptual Scheme.

*Utility Easements*

- 13) Utility Easements, Agreements, and Plans are to be provided and registered concurrent with a plan of survey to the satisfaction of ATCO Gas.

*Cost Recovery*

- 14) 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.

*Payments and Levies*

- 15) The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8007-2020. The County shall calculate the total owing for:
  - a) the total gross area of Lot 1 and road dedication, as shown in the staff report and the Plan of Survey.



## ROCKY VIEW COUNTY

16) The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-8009-2020 for Lot 1.

a) If required, the Owner shall enter into any related agreements for payment of the Water and Wastewater Off-Site Levy for the subject lands.

17) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the boundary adjustment.

18) 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*

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

**D. SUBDIVISION AUTHORITY DIRECTION:**

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





ROCKY VIEW COUNTY

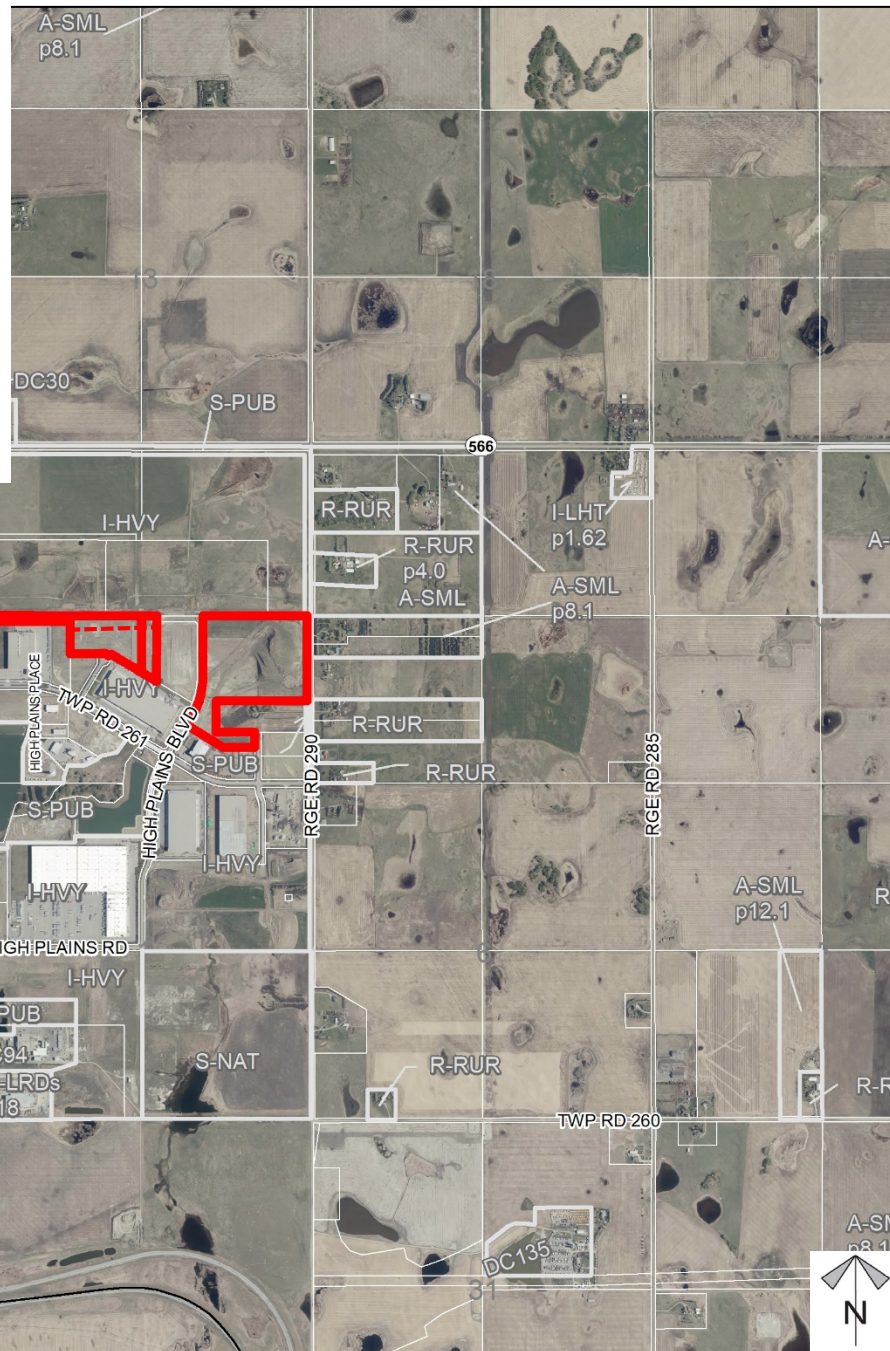
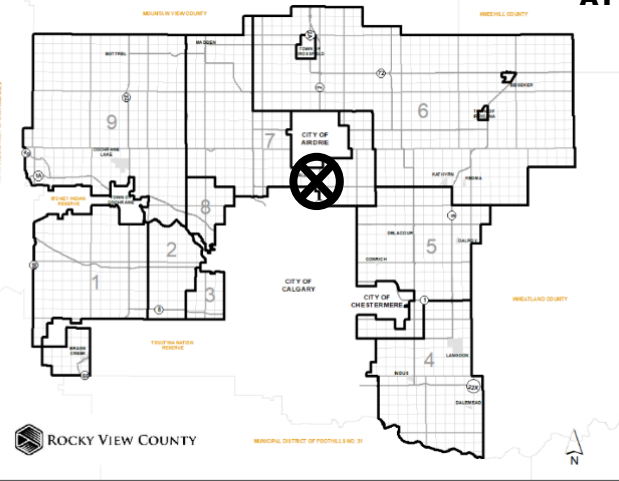
## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> IBI Group Geomatics Canada Inc.	<b>OWNER:</b> Highfield Investment Group Inc., Norman Damkar, 1686825 Alberta Ltd., and Maxima Developments Inc.
<b>DATE APPLICATION RECEIVED:</b> February 25, 2021	<b>DATE DEEMED COMPLETE:</b> February 25, 2021
<b>GROSS AREA:</b> ± 34.29 hectares (± 84.73 acres)	<b>LEGAL DESCRIPTION:</b> A Portion of SW & SE-12-26-29-W04M
<b>APPEAL BOARD:</b> Development and Subdivision Appeal Board	
<b>HISTORY:</b>  December 10, 2019 Council approved subdivision application PL20190134, to adjust boundaries between three lots, which results in the lot configuration for one of the subject lands.  June 23, 2015 Council approved subdivision application PL20150014 to create one industrial lot and dedicate land for road right of way for the extension High Plains Boulevard. The remainder of land becomes one of the subject lands.	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b>  The application was circulated to 55 adjacent landowners. No letters were received.  The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

## Location & Context

### Subdivision Proposal

To adjust boundary between a  $\pm 8.36$  hectare ( $\pm 20.67$  acres) parcel and a  $\pm 25.92$  hectare ( $\pm 64.06$  acres) parcel, in order to create a  $\pm 7.87$  ha ( $\pm 19.45$  acres) parcel (Lot 1), a  $\pm 23.79$  ha ( $\pm 58.79$  acres) parcel (Lot 2), and dedicate a  $\pm 2.61$  ha ( $\pm 6.44$  acres) of land for construction of High Plains Drive.



Division: 07  
 Roll: 06412024 / 06412027  
 File: PL20210033  
 Legal: Portions of SW-12-26-29-W04M & SE-12-26-29-W04M  
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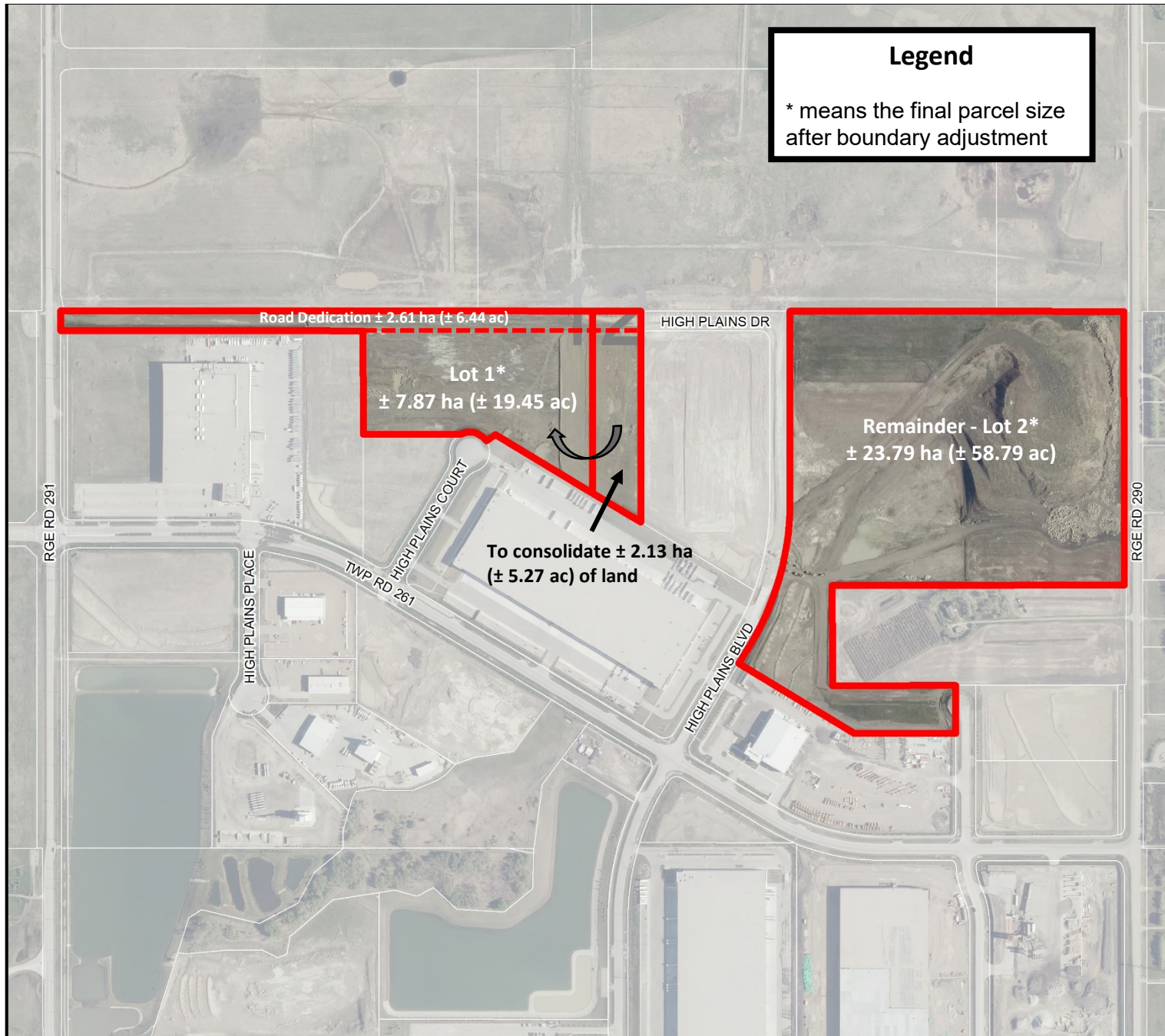
Printed: Feb 25, 2021



## Development Proposal

### Subdivision Proposal

To adjust boundary between a  $\pm 8.36$  hectare ( $\pm 20.67$  acres) parcel and a  $\pm 25.92$  hectare ( $\pm 64.06$  acres) parcel, in order to create a  $\pm 7.87$  ha ( $\pm 19.45$  acres) parcel (Lot 1), a  $\pm 23.79$  ha ( $\pm 58.79$  acres) parcel (Lot 2), and dedicate a  $\pm 2.61$  ha ( $\pm 6.44$  acres) of land for construction of High Plains Drive.







## Environmental

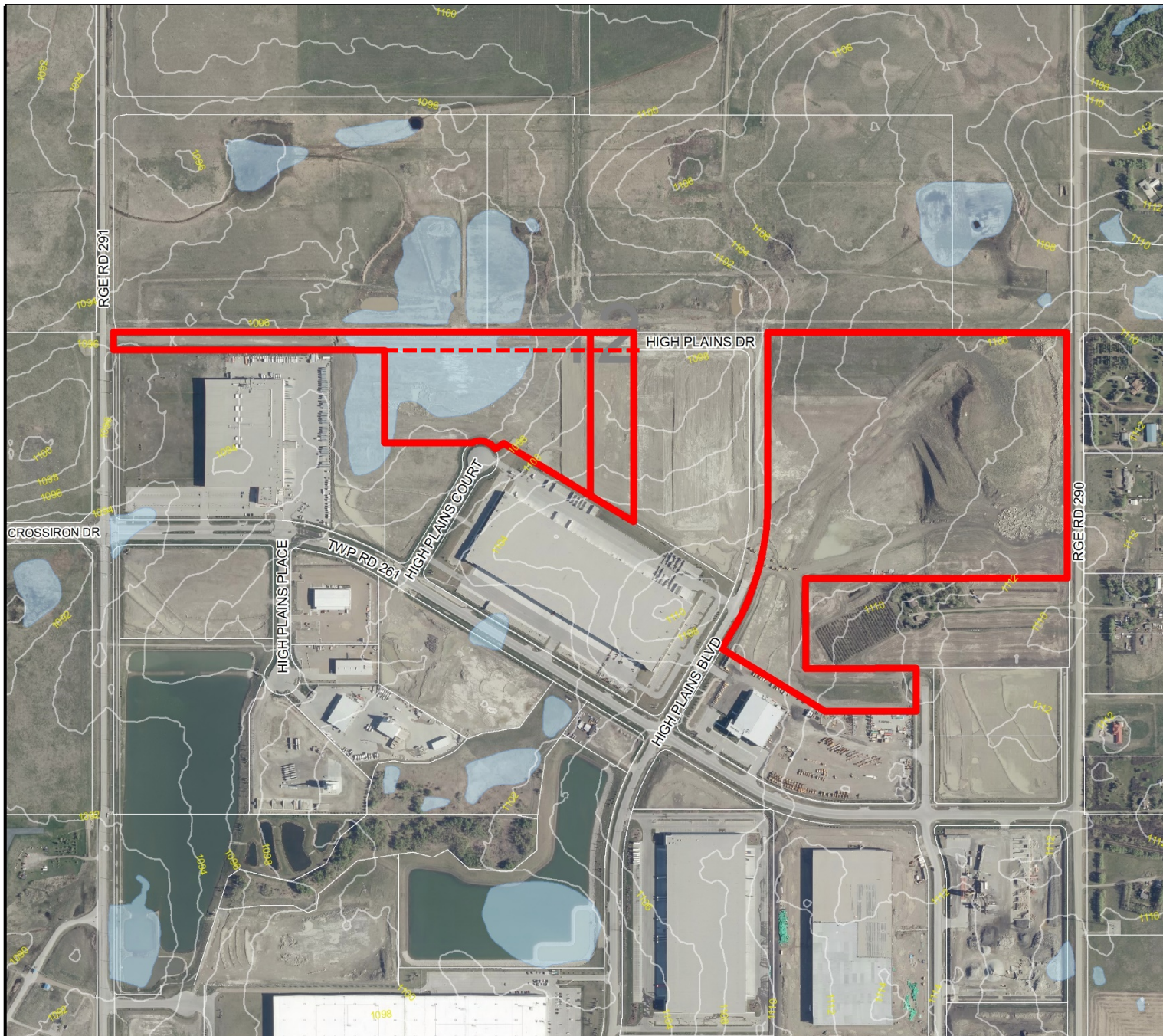
### Subdivision Proposal

To adjust boundary between a  $\pm 8.36$  hectare ( $\pm 20.67$  acres) parcel and a  $\pm 25.92$  hectare ( $\pm 64.06$  acres) parcel, in order to create a  $\pm 7.87$  ha ( $\pm 19.45$  acres) parcel (Lot 1), a  $\pm 23.79$  ha ( $\pm 58.79$  acres) parcel (Lot 2), and dedicate a  $\pm 2.61$  ha ( $\pm 6.44$  acres) of land for construction of High Plains Drive.

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

Division: 07  
 Roll: 06412024 / 06412027  
 File: PL20210033  
 Legal: Portions of SW-12-26-29-W04M & SE-12-26-29-W04M  
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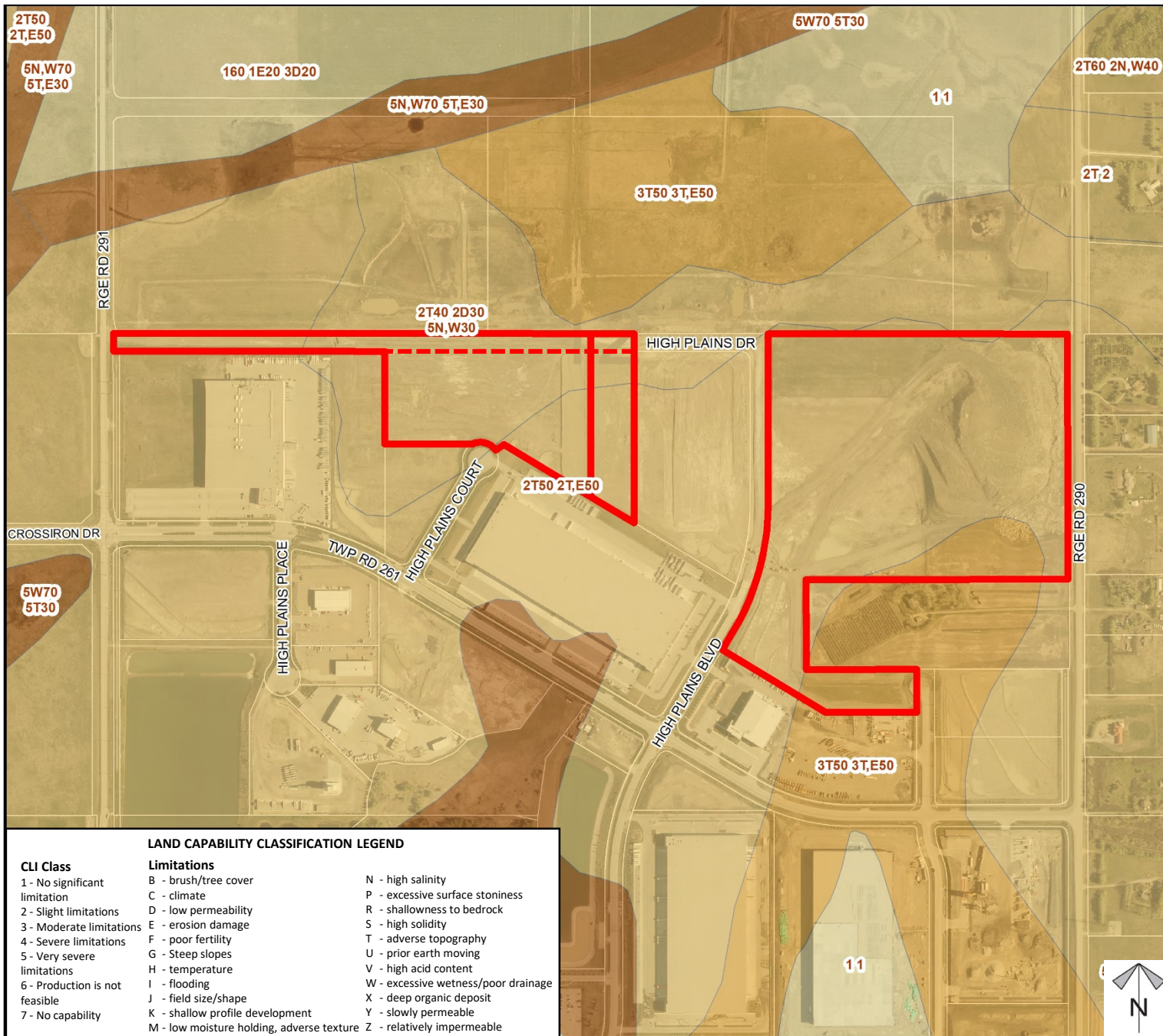




## Soil Classifications

### Subdivision Proposal

To adjust boundary between a  $\pm 8.36$  hectare ( $\pm 20.67$  acres) parcel and a  $\pm 25.92$  hectare ( $\pm 64.06$  acres) parcel, in order to create a  $\pm 7.87$  ha ( $\pm 19.45$  acres) parcel (Lot 1), a  $\pm 23.79$  ha ( $\pm 58.79$  acres) parcel (Lot 2), and dedicate a  $\pm 2.61$  ha ( $\pm 6.44$  acres) of land for construction of High Plains Drive.



## Landowner Circulation Area

### Subdivision Proposal

To adjust boundary between a  $\pm 8.36$  hectare ( $\pm 20.67$  acres) parcel and a  $\pm 25.92$  hectare ( $\pm 64.06$  acres) parcel, in order to create a  $\pm 7.87$  ha ( $\pm 19.45$  acres) parcel (Lot 1), a  $\pm 23.79$  ha ( $\pm 58.79$  acres) parcel (Lot 2), and dedicate a  $\pm 2.61$  ha ( $\pm 6.44$  acres) of land for construction of High Plains Drive.

### Legend

Support



Opposition



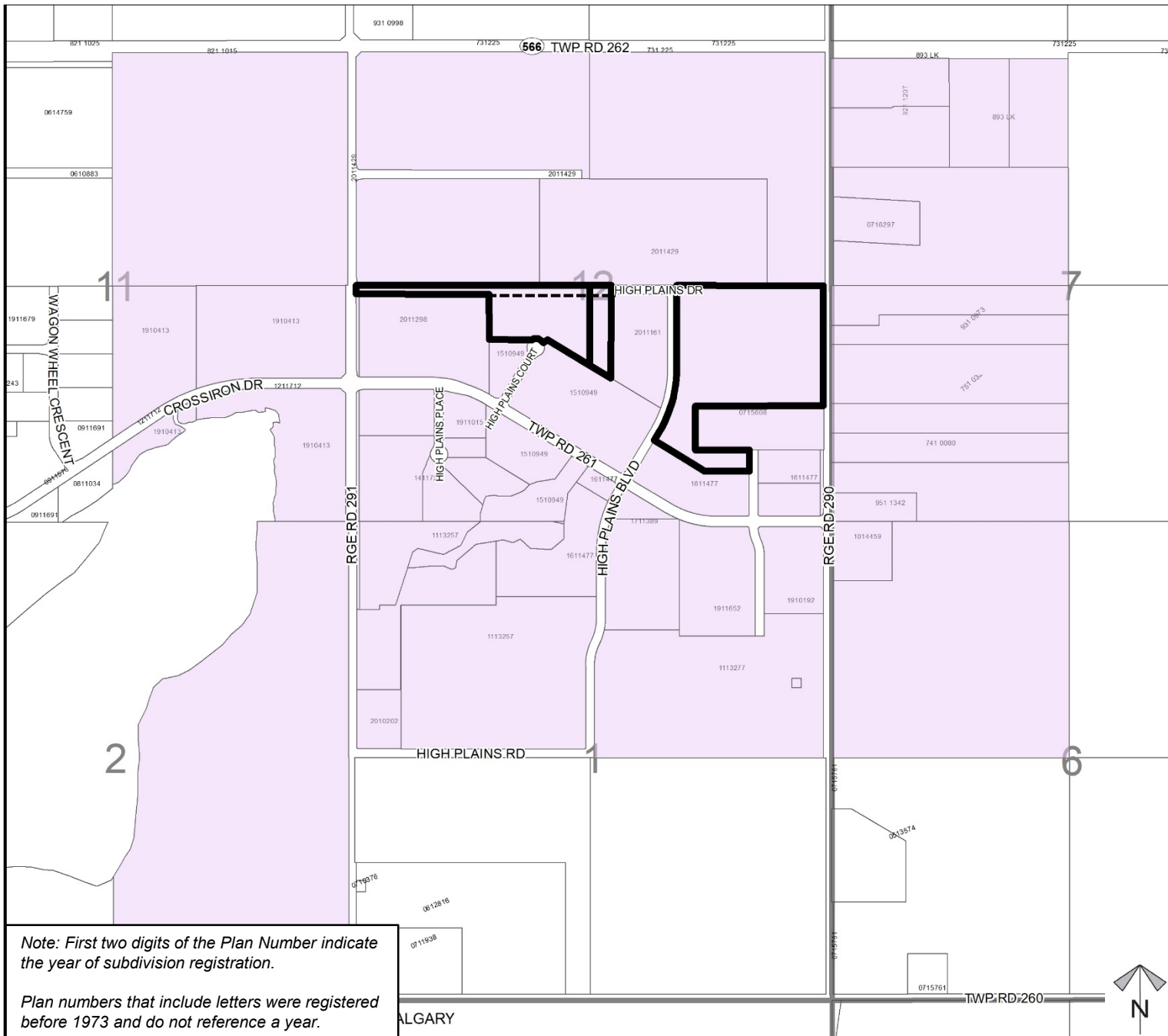
Division: 07

Roll: 06412024 / 06412027

File: PL20210033

 Legal: Portions of SW-12-26-29-W04M & SE-12-26-29-W04M  
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Printed: Feb 25, 2021





## Tentative Plan

### Subdivision Proposal

To adjust boundary between a  $\pm 8.36$  hectare ( $\pm 20.67$  acres) parcel and a  $\pm 25.92$  hectare ( $\pm 64.06$  acres) parcel, in order to create a  $\pm 7.87$  ha ( $\pm 19.45$  acres) parcel (Lot 1), a  $\pm 23.79$  ha ( $\pm 58.79$  acres) parcel (Lot 2), and dedicate  $\pm 2.61$  ha ( $\pm 6.44$  acres) of land for construction of High Plains Drive.

### Legend

Existing Approach	==
New Approach	....
Driveway	▣
Road Widening	▣
Road Acquisition	▣

### Surveyor's Notes:

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

Division: 07

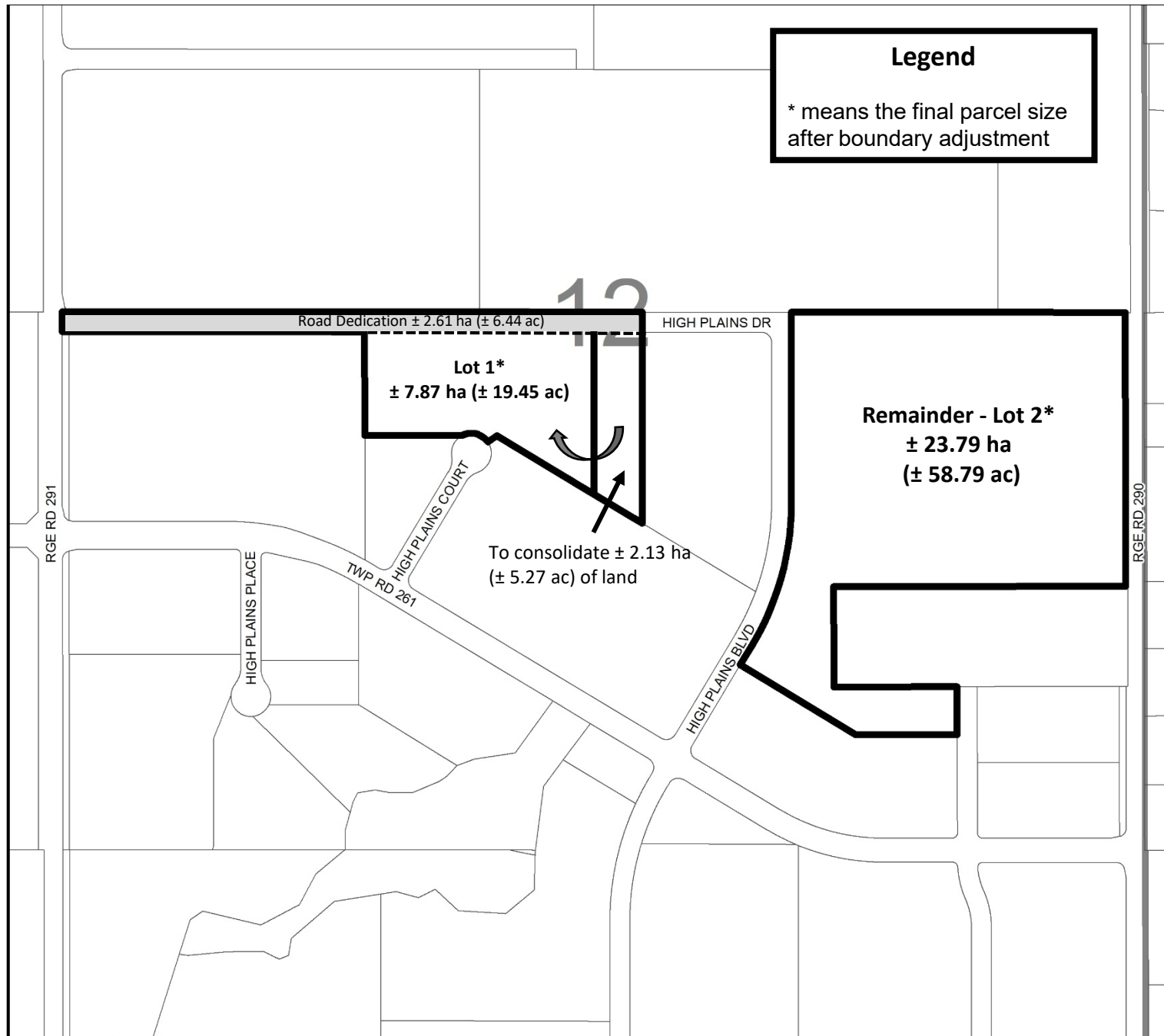
Roll: 06412024 / 06412027

File: PL20210033

Legal: Portions of SW-12-26-29-W04M & SE-12-26-29-W04M

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Printed: Feb 25, 2021







## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission Subdivision Authority	<b>DIVISION:</b> 8
<b>DATE:</b>	April 28, 2021	<b>APPLICATION:</b> PL20160034
<b>FILE:</b>	05632015	
<b>SUBJECT:</b>	Subdivision Item – Creation of Residential Lots	

**APPLICATION:** To create eight  $\geq 0.8$  hectare ( $\geq 2.00$  acre) residential units (Units 1-8) with a  $\pm 0.53$  hectare ( $\pm 1.30$  acre) private internal road (Unit 9).

**GENERAL LOCATION:** Located in the Bears paw community, west of the city of Calgary, on the north side of Meadow Drive.

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

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

### OPTIONS:

Option #1: THAT Subdivision Application PL20160034 be approved with the conditions noted in Appendix 'A'.

Option #2: THAT Subdivision Application PL20160034 be refused as per the reasons noted.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Xin Deng, Planning and Development Services





## APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Subdivision and Development Regulations;</li> <li>• County Plan;</li> <li>• Bearspaw Area Structure Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Updated Level 4 PSTS Assessment (Strom Engineering Inc., May 7, 2016)</li> <li>• Level 4 PSTS Assessment (Strom Engineering Inc., January 2016)</li> <li>• Conceptual Level Stormwater Management Plan (Sedulous Engineering, October 2015)</li> <li>• Site Specific Stormwater Implementation Plan (Scheffer Andrew Ltd. Planners &amp; Engineers, February 17, 2021)</li> <li>• Wetland Assessment (Ghostpine Environmental Services Ltd. October 1, 2020)</li> </ul>

### *Transportation:*

The subject land is currently accessed through the existing mutual approach with the immediate neighbour to the west. The proposed private internal road would provide access to the proposed new lots (except Unit 8). It means that the existing mutual approach would not be needed, as the neighbour has another approach. However, the neighbour requested that the existing mutual approach remain as it is their major access point. To respect the neighbour's request, the Applicant agreed to retain the existing mutual access.

The proposed private road would become part of the condominium's responsibilities for future road operation and maintenance. As a condition of subdivision, the Owner is required to enter into an Access Easement Agreement with the neighbour, enter into a Development Agreement for road construction, build a new approach for Lot 8, and pay the Transportation Off-Site Levy.

### *Water and Wastewater:*

The existing dwelling is serviced with piped water. The dwelling will be removed after the subdivision is approved. The proposed new lots would obtain piped water from Rocky View Water Co-op, which confirmed that the deposit was paid and capacity is reserved for the proposed new lots. The Applicant provided a Level IV PSTS Assessment with a recommendation for package sewage treatment systems. As a condition of subdivision, the Owner is required to provide confirmation of water connection, enter into a Site Improvements Services Agreement (Development Agreement) for the installation of package sewage treatment systems, and enter into a Deferred Services Agreement for County's future piped services.

### *Stormwater:*

There was historic stormwater issues in the vicinity area in Bearspaw. The County is working on a stormwater strategy to solve the historic issues. For any new development, it is required to have zero off site drainage discharge. Therefore, the Applicant was required to provide a Site-Specific Stormwater Management Plan prior to going to MPC. The Plan confirmed the drainage generated from the development could be managed through the proposed stormwater ponds onsite. As a condition of subdivision, the Owner is required to provide a detailed Stormwater Management Plan (SSIP) and



# ROCKY VIEW COUNTY

enter into a Development Agreement for any required stormwater infrastructure and registration of any required overland drainage right-of-way.

## *Municipal Reserves:*

Municipal Reserves were previously dedicated on Plan 384 LK. There are no further requirements.

## *Payments and Levies:*

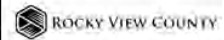
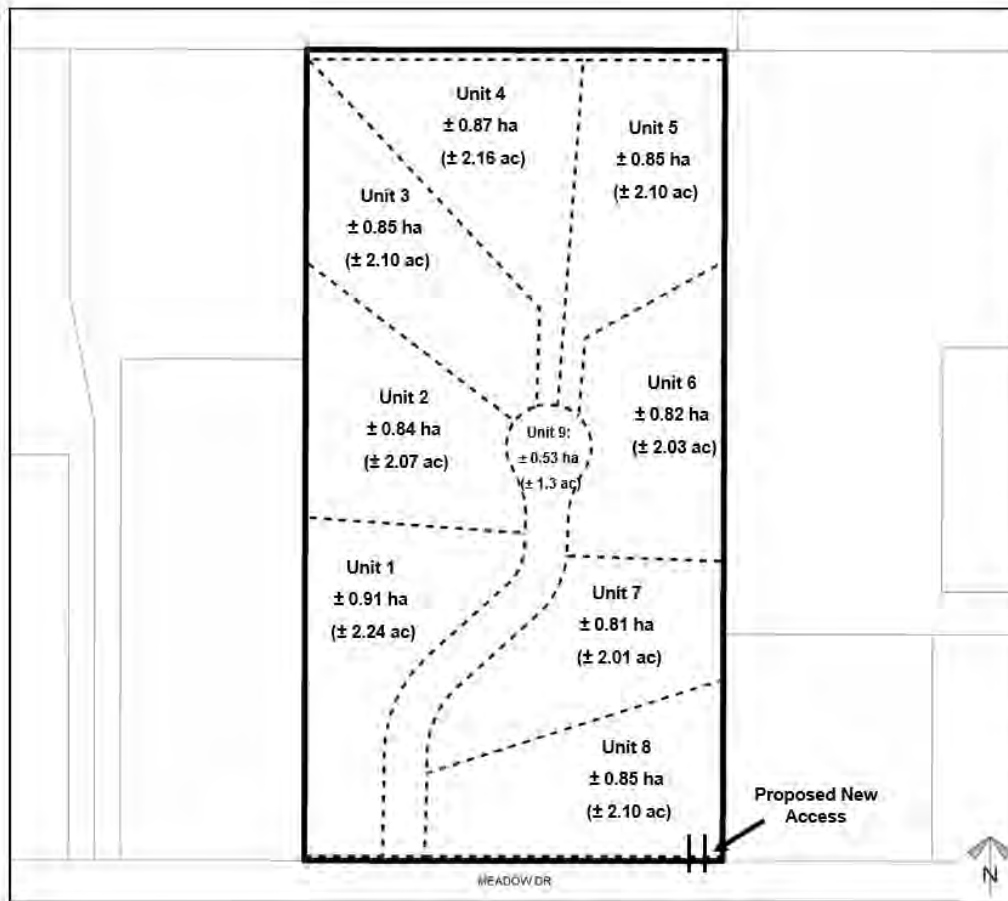
APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	<p>\$ 75,771.55</p> <p>Developable area 16.49 acres</p> <p>Base Levy = \$4,595/ac x 16.49 ac = \$75,771.55</p>

## *Land Use Bylaw:*

The proposed lots meets the requirement of Residential, Country Residential District (R-CRD) of the Land Use Bylaw.



# Tentative Plan



## Tentative Plan

### Subdivision Proposal

To create eight  $\geq 0.8$  hectare ( $\geq 2.00$  acre) residential units (Units 1-8) with a  $\pm 0.53$  hectare ( $\pm 1.30$  acre) private road (Unit 9)

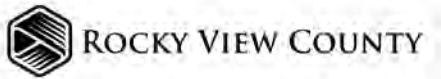
#### Legend

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

#### Surveyor's Notes:

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

**Division:** 08  
**Roll:** 05632015  
**File:** PL20160034  
**Printed:** March 31, 2021  
**Legal:** Block 4 Plan 364 LK  
**Within:** SE-32-25-02-W05M

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

---

Acting Executive Director  
Community Development Services

---

Acting Chief Administrative Officer

XD/llt

**ATTACHMENTS:**

ATTACHMENT 'A': Approval Conditions

ATTACHMENT 'B': Maps and Other Information

ATTACHMENT 'C': Public Submissions



### ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create eight  $\geq 0.8$  hectare ( $\geq 2.00$  acre) residential units (Units 1-8) with a  $\pm 0.53$  hectare ( $\pm 1.30$  acre) private internal road (Unit 9) within Block 4, Plan 384 LK, within SE-32-25-02-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is 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 that 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:

#### *Plan of Subdivision*

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, to confirm the removal of the existing dwelling and septic field as shown on the Approved Tentative Plan.

#### *Development Agreement:*

- 3) The Owner is to enter into and comply with a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan and shall include the following:
  - a) Construction of the internal private road system, complete with cul-de-sac bulb, and approaches to the residential units, as shown on the Tentative Plan;
  - b) Appropriate tie-in of the new internal road to Meadow Drive;
  - c) Construction of a potable water distribution system, including services to each residential unit, in accordance with the Rocky View County Servicing Standards;
  - d) Implementation and construction of stormwater management facilities, in accordance with the recommendations of the approved Stormwater Management Plan, and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of Alberta Environment and the County;



## ROCKY VIEW COUNTY

- e) Appropriate on-site grading (if required) to facilitate drainage, in accordance with the requirements of the approved Stormwater Management Plan;
- f) Implementation of the identified Erosion & Sedimentation Control (ESC) measures in accordance with the recommendations of the approved Erosion & Sedimentation Control Plan;
- g) Mailbox locations, to be located in consultation with Canada Post, to the satisfaction of the Municipality;
- h) Installation of power, natural gas, and communication utilities.

### *Developability*

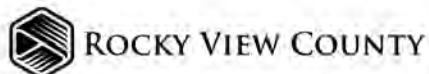
- 4) The Owner is to conduct a Geotechnical Investigation, performed by a qualified geotechnical professional, to evaluate soil characteristics, soil suitability for various foundation types, and local groundwater conditions, and to provide recommendations for the pavement structure design of the proposed internal road.
- 5) The Owner is to provide an Erosion and Sedimentation Control Plan (ESC), prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.

### *Transportation:*

- 6) The Owner is to obtain approval for a road name by way of application to the County.
- 7) The Owner is to construct a new single approach on Meadow Drive in order to provide access to Unit 8.
- 8) The Owner is to enter into an Access Easement Agreement with the immediate adjacent landowner to the west (Roll: 05632003), in order to protect the existing mutual approach. In addition, the Owner is required to:
  - a) Provide an access right of way plan; and
  - b) Prepare and register respective easements on each title, where required

### *Site Servicing:*

- 9) The Owner is to provide confirmation of tie-in for connection to the Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for the proposed 8 lots as shown on the Approved Tentative Plan. This includes providing the following information:
  - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed 8 lots;
  - b) Documentation proving that water supply has been purchased for the proposed 8 lots;
  - c) Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 10) The Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed 8 lots and shall include the following:
  - a) Accordance with the Level 4 PSTS Assessment, prepared by Strom Engineering Inc. (January 2016 and May 2016).
  - b) The installation of a Packaged Sewage Treatment System complying with NSF 40 and/or BNQ standards and any other recommendations.



11) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title of the proposed 8 lots, indicating:

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

*Stormwater:*

12) The Owner is to prepare a detailed Site-Specific Stormwater Implementation Plan (SSIP) and enter into a Development Agreement for any stormwater infrastructure required as a result of the development and outlined in the detailed Stormwater Management Plan including:

- a) Registration of any required Easements, Overland Drainage Right-of-Ways.
- b) Obtaining all necessary approvals and licensing for the stormwater management infrastructure in accordance with *Water Act, Environmental Protection and Enhancement Act and Public Lands Act*.

*Bareland Condominium Board:*

13) The Owner shall legally establish a Bareland Condominium Board for the proposed development, pursuant to *Condominium Property Act*,

- a) The Bareland Condominium Board shall be responsible for maintaining solid waste collection, stormwater facilities, private internal roads, and other features associated with these lands.

*Payments and Levies:*

14) The Owner is to pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total owing for:

- a) the total gross area of the entire land minus lot with existing dwelling, as shown in the staff report and the Plan of Survey.

15) The Owner is to pay the Subdivision Endorsement Fee for creating seven (7) new lots, in accordance with the Master Rates Bylaw.

*Utility:*

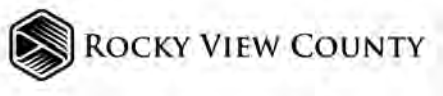
16) Utility Easements, Agreements, and Plans are to be provided and registered concurrent with a plan of survey to the satisfaction of ATCO Gas.

*Taxes:*

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

**D. SUBDIVISION AUTHORITY DIRECTION:**

- 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.



## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Golden City Corp.	<b>OWNER:</b> Golden City Corp.
<b>DATE APPLICATION RECEIVED:</b> March 18, 2016	<b>DATE DEEMED COMPLETE:</b> February 17, 2021
<b>GROSS AREA:</b> ± 7.48 hectares (± 18.49 acres)	<b>LEGAL DESCRIPTION:</b> Block 4, Plan 384 LK, within SE-32-25-02-W05M
<b>APPEAL BOARD:</b> Development and Subdivision Appeal Board	
<b>HISTORY:</b> <p><b>November 10, 2015</b> Council approved Redesignation Application PL20140192 to redesignate the subject land from Residential Two District to Residential One District in order to facilitate the creation of eight (8) ± 0.8 hectare (± 2.0 acre) parcels.</p> <p><b>1971</b> The subject land was created through a multi-lot subdivision and was registered on Plan 384 LK.</p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>The application was circulated to 48 adjacent landowners. 2 letters with comments were received.</p> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

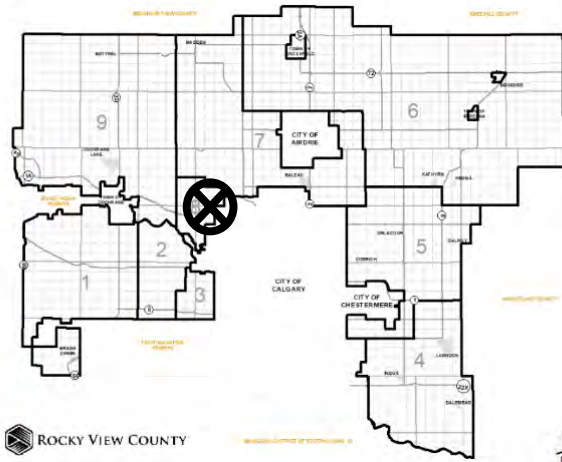


## Location & Context

## Subdivision Proposal

To create eight  $\geq 0.8$  hectare ( $\geq 2.00$  acre) residential units (Units 1-8) with a  $\pm 0.53$  hectare ( $\pm 1.30$  acre) private road (Unit 9)

Division: 08  
Roll: 05632015  
File: PL20160034  
Printed: March 31, 2021  
Legal: Block: 4 Plan: 384 LK  
with CE-75-25-02305M





## Development Proposal

### Subdivision Proposal

To create eight  $\geq 0.8$  hectare ( $\geq 2.00$  acre) residential units (Units 1-8) with a  $\pm 0.53$  hectare ( $\pm 1.30$  acre) private road (Unit 9)



Division: 08  
 Roll: 05632015  
 File: PL20160034  
 Printed: March 31, 2021  
 Legal: Block: 4 Plan: 384 LK  
 with Page 76 of 236

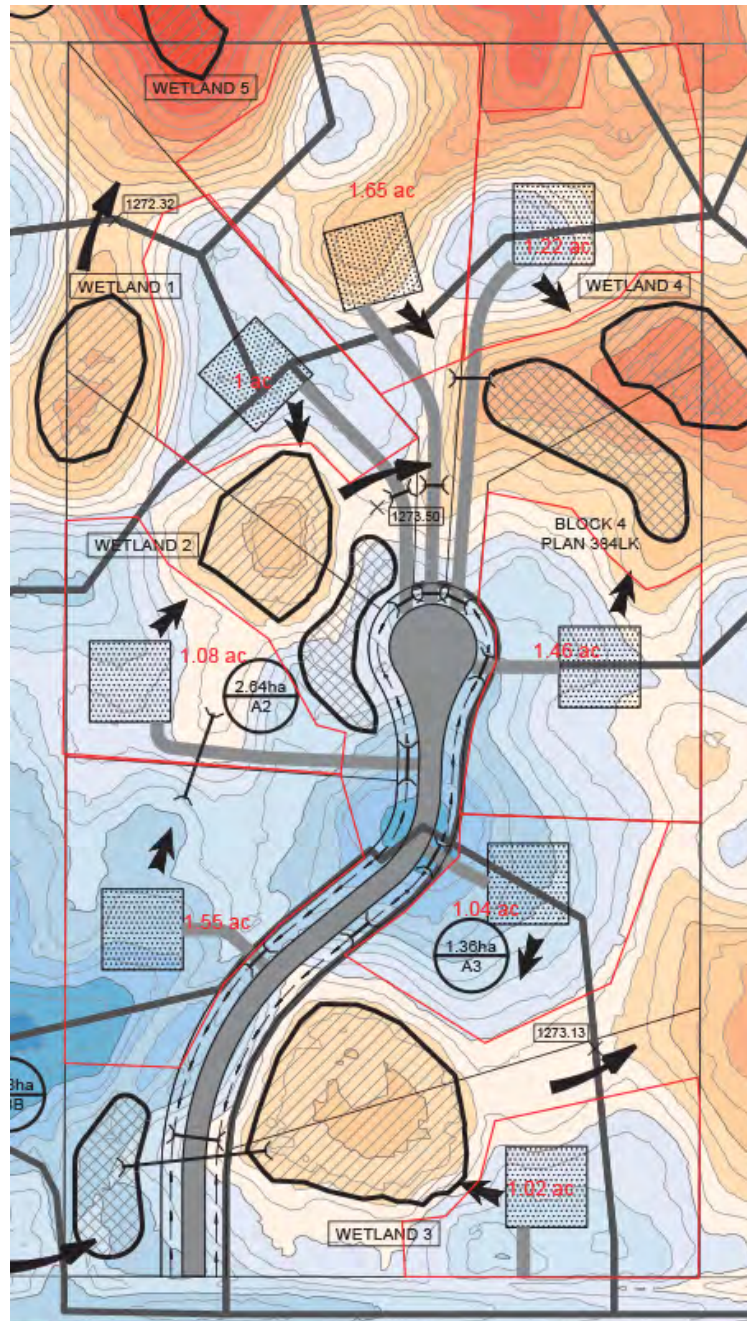


## Developable Area

### Subdivision Proposal

To create eight  $\geq 0.8$  hectare ( $\geq 2.00$  acre) residential units (Units 1-8) with a  $\pm 0.53$  hectare ( $\pm 1.30$  acre) private road (Unit 9)

There is at least 1 acre continuous developable area on each new lot



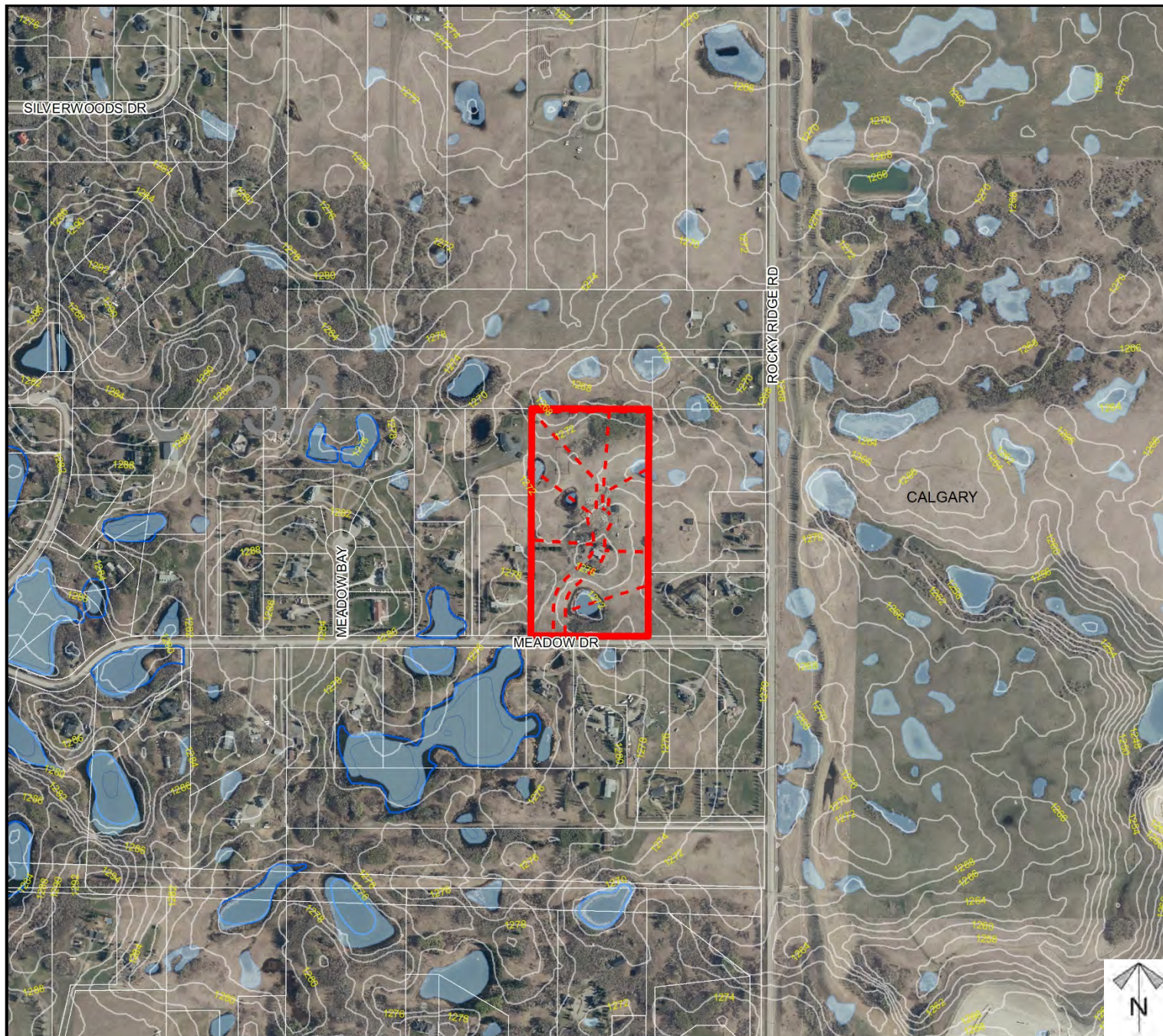




## Environmental

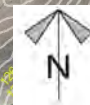
### Subdivision Proposal

To create eight  $\geq 0.8$  hectare ( $\geq 2.00$  acre) residential units (Units 1-8) with a  $\pm 0.53$  hectare ( $\pm 1.30$  acre) private road (Unit 9)



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

Division: 08  
 Roll: 05632015  
 File: PL20160034  
 Printed: March 31, 2021  
 Legal: Block: 4 Plan: 384 LK  
 with Page 78 of 236M

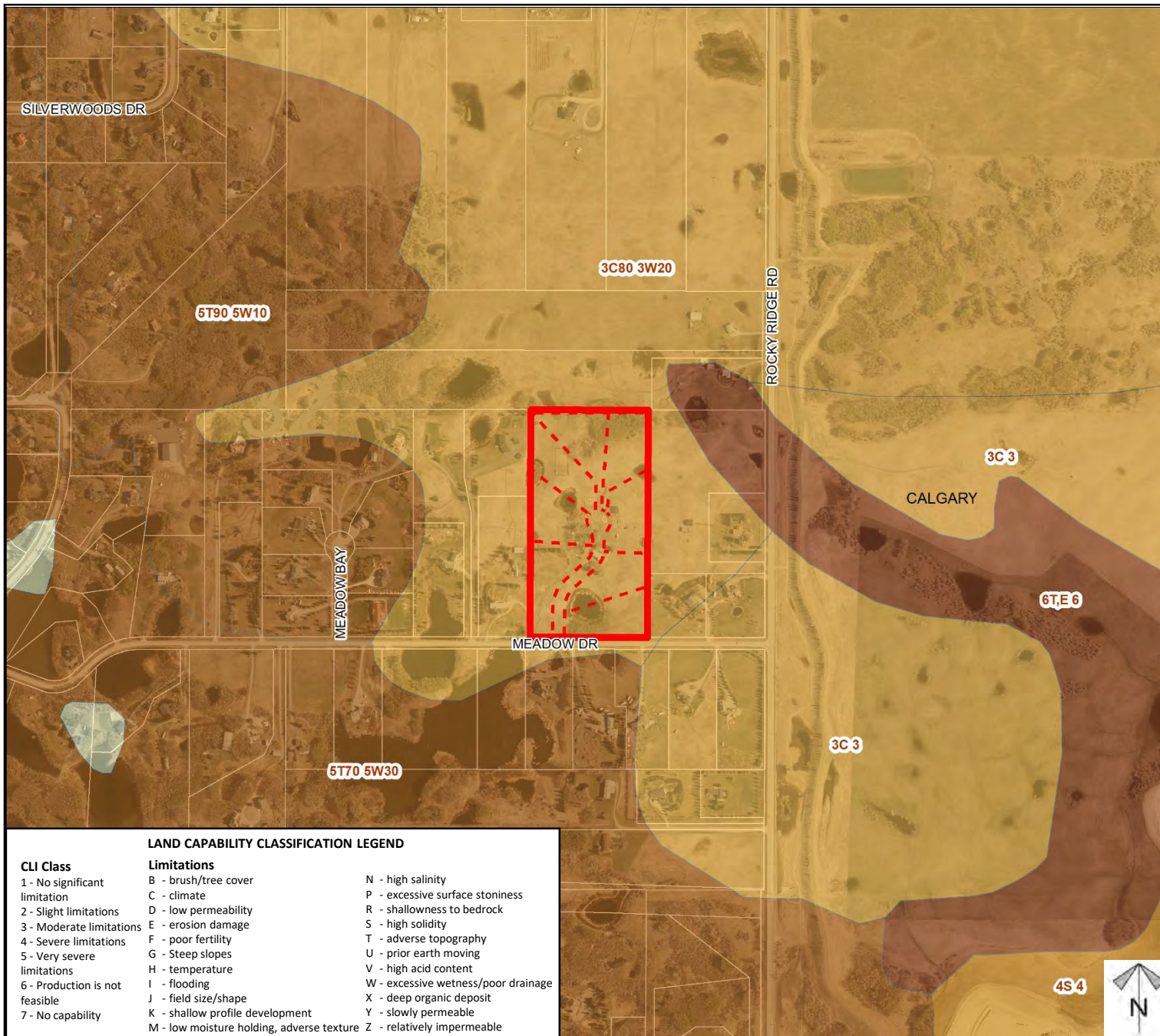




## Soil Classifications

### Subdivision Proposal

To create eight  $\geq 0.8$  hectare ( $\geq 2.00$  acre) residential units (Units 1-8) with a  $\pm 0.53$  hectare ( $\pm 1.30$  acre) private road (Unit 9)

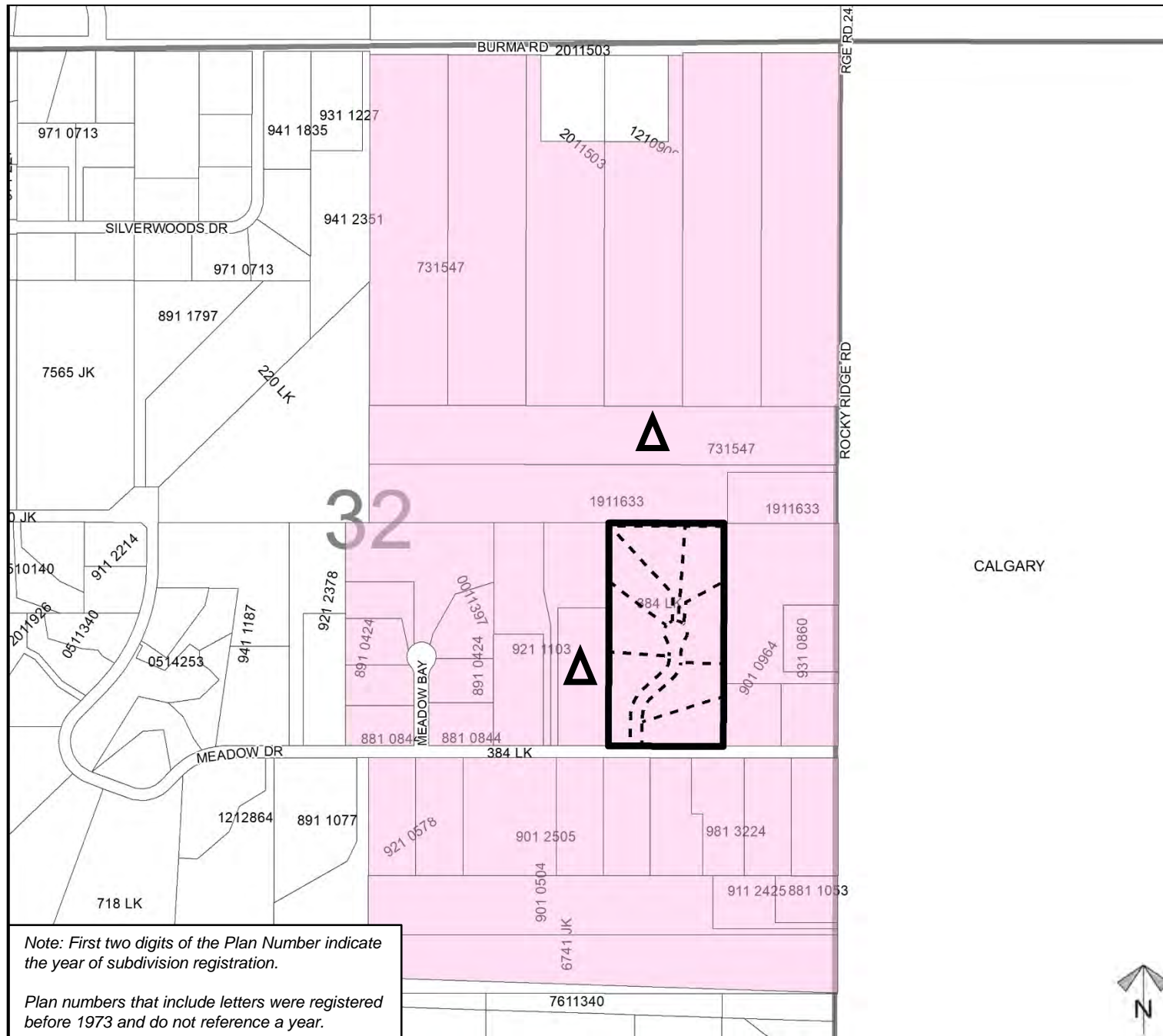


Division: 08  
 Roll: 05632015  
 File: PL20160034  
 Printed: March 31, 2021  
 Legal: Block: 4 Plan: 384 LK  
 with Page 79 of 136

## Landowner Circulation Area

### Subdivision Proposal

To create eight  $\geq 0.8$  hectare ( $\geq 2.00$  acre) residential units (Units 1-8) with a  $\pm 0.53$  hectare ( $\pm 1.30$  acre) private road (Unit 9)



### Legend

Support



Opposition



Comment (2)



Division: 08  
 Roll: 05632015  
 File: PL20160034  
 Printed: March 31, 2021  
 Legal: Block: 4 Plan: 384 LK  
 with Page 30 of 306M

## Tentative Plan

### Subdivision Proposal

To create eight  $\geq 0.8$  hectare ( $\geq 2.00$  acre) residential units (Units 1-8) with a  $\pm 0.53$  hectare ( $\pm 1.30$  acre) private road (Unit 9)

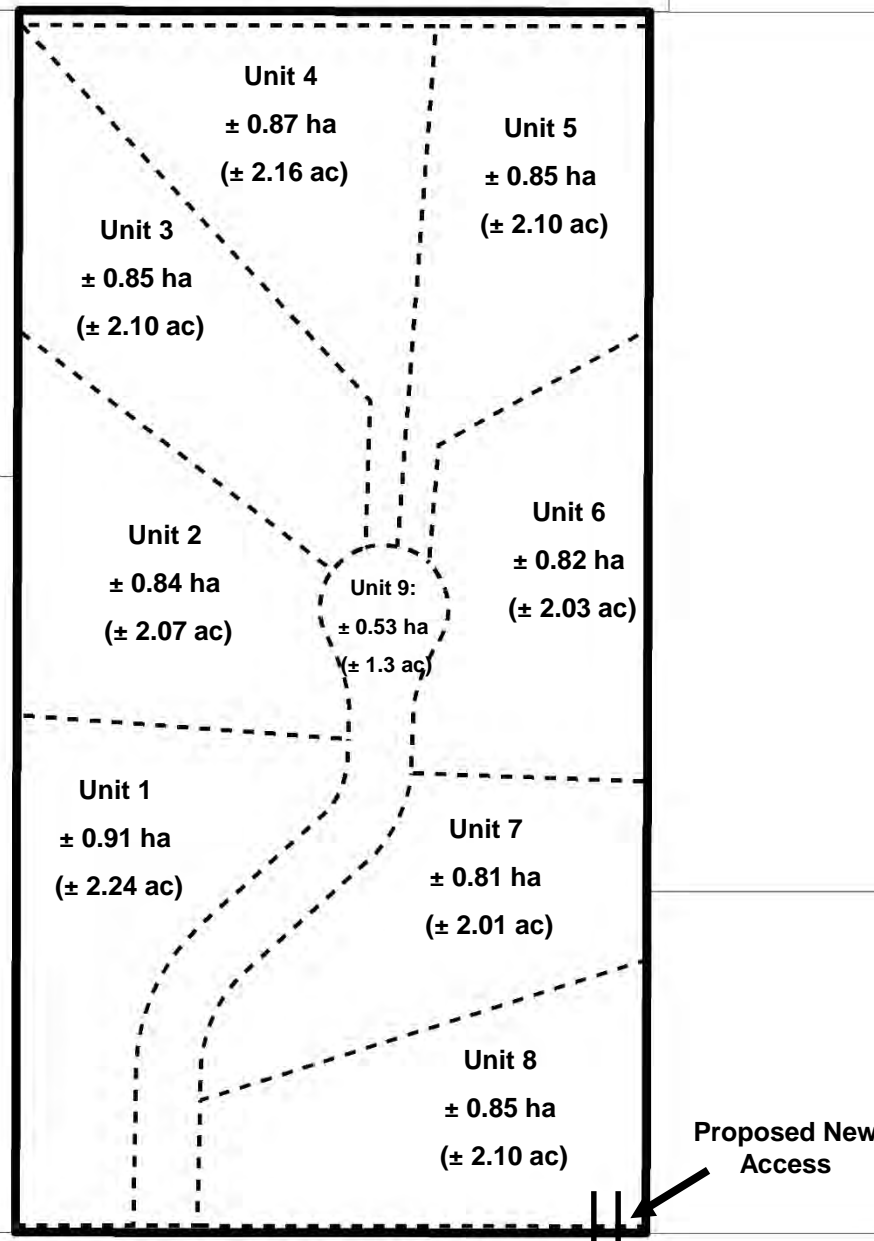
#### Legend

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

#### Surveyor's Notes:

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

Division: 08  
 Roll: 05632015  
 File: PL20160034  
 Printed: March 31, 2021  
 Legal: Block: 4 Plan: 384 LK  
 with Page 31 of 336M



MEADOW DR





C. Bruce Richards  
24064 Meadow Drive  
Calgary T3R 1A7  
[REDACTED]

Planning Services Dept  
Rocky View County  
911-32 Ave NE  
Calgary AB T2E 6X6

April 18 2016

Re File 05632015  
App. # ~~2~~ PL20160034

My property borders the proposed subdivision on the west and fronts on Meadow Drive

I have lived here since September of 1972 and during that period have had a common driveway with the subject property off of Meadow Drive. I do not object to the proposed subdivision but do have a concern regarding my driveway.

If the new owner of lot 1 chose to build a perimeter fence it would center pretty well on the existing driveway and make it difficult to use in good weather and likely impossible to use in the case of significant snowfall. In addition it would alter the layout of my property to the extent of making it seem unreasonable.

I would propose that lot 1 have a 3x20 meter easement attached to the southwest corner of the lot ~~pro~~ prior to sale, and running lengthways along the joint property line.



If there is a better solution that would keep my driveway as it is I would be glad to hear of it

I would appreciate an invitation to discuss the matter and/or a written response to:

E. Mail

letter

24064 Meadows Drive  
Calgary Ab T3R1A7

Phone

C. Bruce Richards  
*CB Richards*

April 11, 2016

Rocky View County Planning Services  
911 – 32 Avenue NE  
Calgary, Alberta  
T2E 6X6

By email: [xdeng@rockyview.ca](mailto:xdeng@rockyview.ca)

**Attention: Xin Deng**

Dear Sir:

**RE: File No.: 05632015**  
**Application Number: PL20160034**

I am writing in response to the proposed subdivision of a 18.49 acre parcel of land in Block 4, Plan 384 LK within NE-32-25-02-W05M to create eight +/- 2 acre parcels.

I have the following concerns relative to this proposal:

- Water – My water supply is provided by a well on my property – if wells are drilled for each of these parcels of land, this could have a significant impact on my water supply.
- Sewage – I don't know how sewage will be dealt with for this proposed subdivision, however if not handled correctly this could negatively impact surrounding properties.
- Increased housing development in the area has resulted in a higher water table over the past few years to the point where surface water is having to be re-directed. This is evident by the number of dead trees along Rocky Ridge Road. There is a real concern that increased subdivisions in the immediate area will result in surface water accumulating on my property rendering some of it unusable.

I feel that further subdivisions should be put on hold until such time as Rocky View County puts a plan in place to ensure that the negative impact of increased ground water is dealt with immediately and protocols put in place to ensure future subdivision requests do not negatively impact the surrounding area.

Yours truly,

Gordon Thompson  
255149 Rocky Ridge Road  
Calgary, Alberta T3R 1E3





## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission Subdivision Authority	<b>DIVISION:</b> 2
<b>DATE:</b>	April 28, 2021	<b>APPLICATION:</b> PL20200133
<b>FILE:</b>	04717004 / 04717005	
<b>SUBJECT:</b>	Subdivision Item: Rural Residential	

**APPLICATION:** To create 49 new lots,  $\pm$  1.13 acres to  $\pm$  2.01 acres in size, with internal access roads, utility services, stormwater infrastructure and open space lands.

**GENERAL LOCATION:** Located approximately 1.6 kilometres south of Springbank Road and on the west side of Range Road 34, and approximately 9.8 kilometres west of the City of Calgary.

**LAND USE DESIGNATION:** Direct Control District 168

**EXECUTIVE SUMMARY:** The application is consistent with the relevant policies of the County Plan, River's Edge Conceptual Scheme, the Rocky View County / City of Calgary Intermunicipal Development Plan, and Direct Control District 168.

This application was previously considered by the Municipal Planning Commission (MPC) on January 27, 2021 and was subsequently tabled with the following motion:

THAT subdivision application PL202001333 be tabled until a subdivision design and condition set is prepared to accommodate the proposed changes the Applicant presented including accommodation for a pathway design at the January 27 Municipal Planning Commission meeting:

AND

THAT the Municipal Planning Commission direct Administration to work with the Applicant to do a site-specific amendments to DC-168 to support the proposed subdivision design, to be considered by Council.

Council approved amendments to the Direct Control District and the Conceptual Scheme on April 13, 2021 through Bylaw C-8138-2021.

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

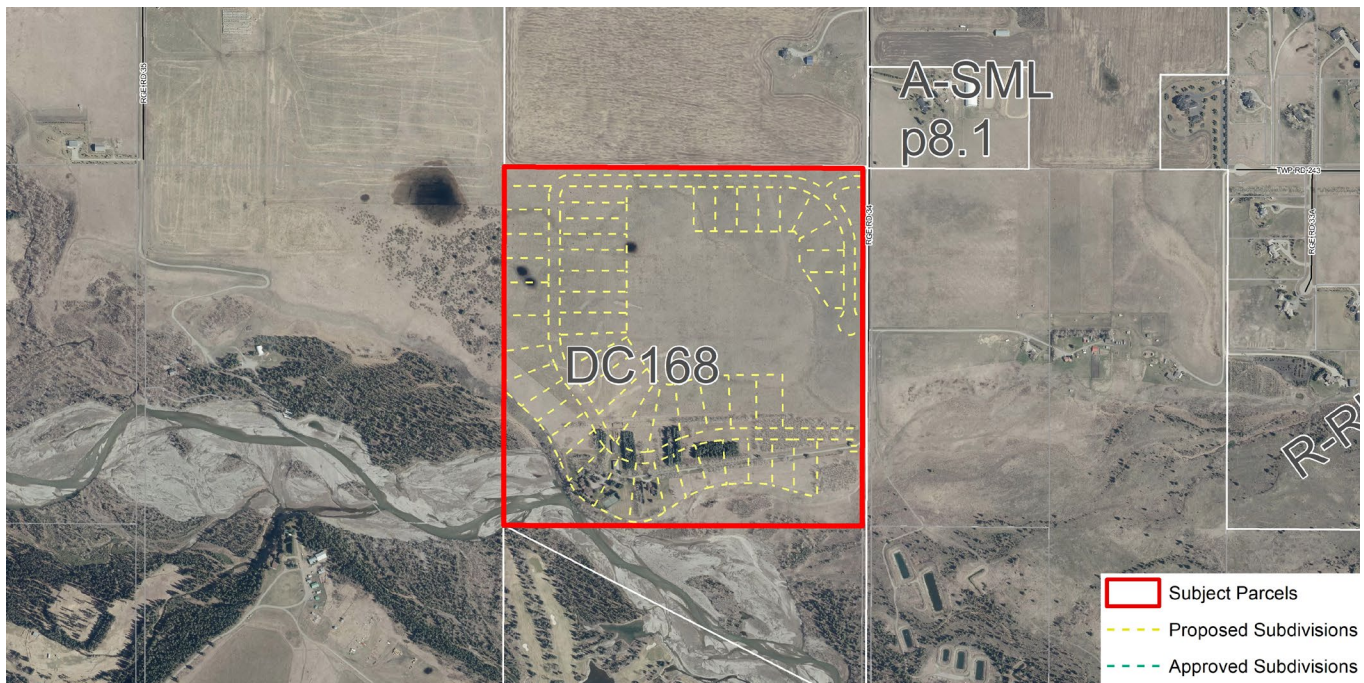
### OPTIONS:

- |            |   |  |
|------------|---|--|
| Option #1: | Motion #1   | THAT Subdivision Application PL20200133 be approved with the conditions noted in Attachment 'A'.   |
|            | Motion #2   | THAT Administration be directed to engage with Alberta Environment and Sustainable Development to reduce the distance from wastewater treatment as per Section 12 (5) of the Subdivision and Development Regulations for Subdivision Application PL20200133. |
| Option #2: | THAT Subdivision Application PL20200133 be refused. |  |

### Administration Resources

Logan Cox, Planning and Development Services



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

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

**APPLICABLE POLICY AND REGULATIONS:**

- *Municipal Government Act*;
- Subdivision and Development Regulations;
- Municipal Development Plan;
- Rocky View County / City of Calgary Intermunicipal Development Plan;
- River's Edge Conceptual Scheme;
- Direct Control District 168;
- Land Use Bylaw; and
- County Servicing Standards.

**TECHNICAL REPORTS SUBMITTED:**

- Traffic Impact Assessment prepared by Bunt & Associates dated September 13, 2017;
- Addendum Supplemental Letter to Traffic Impact Assessment prepared by Bunt & Associates dated January 12, 2021
- Geotechnical report prepared by Nichols Environmental (Canada) Ltd. dated May 4, 2018;
- Addendum Supplemental Letter to Geotechnical Investigation Report prepared by Nichols Environmental (Canada) Ltd. dated June 18, 2020;
- Phase II Environmental Site Assessment prepared by Nichols Environmental (Canada) Ltd. dated July 10, 2020;
- Hydrological Modelling and Stormwater Analysis – Design prepared by Nichols Environmental (Canada) Ltd. dated August 17, 2020;
- Addendum Supplemental Letter to Hydrological Modelling and Stormwater Analysis – Design Report prepared by

	<p>Nichols Environmental (Canada) Ltd. dated August 27, 2020;</p> <ul style="list-style-type: none"> <li>• Addendum 2 Supplemental Letter to Hydrological Modelling and Stormwater Analysis – Design Report prepared by Nichols Environmental (Canada) Ltd. dated March 12, 2021;</li> <li>• Wastewater System Engineering Description prepared by Sim-Flo Systems Inc. dated September 2020; and,</li> <li>• Biophysical Impact Assessment prepared by Ghostpine Environmental Services Ltd. dated April 2018.</li> </ul>
--	--

The subject lands are included in the River's Edge Conceptual Scheme as adopted by Council in November 2019.

On April 13, 2021 Council adopted amendments to Direct Control District 168 and an amendment to the Conceptual Scheme through Bylaw C-8138-2021. The proposed subdivision is generally consistent with and implements the vision of both the River's Edge Conceptual Scheme and Direct Control District 168.

The applicant had initially intended to construct a gravel parking area at the end of Range Road 34 (within the road right-of-way) to provide access to the pathway system within the proposed ER area. Following comments from the County's Road Operations Department, Administration has worked with the applicant to provide a paved parking area, south of the southern-most access to the development from Range Road 34. This paved parking area is to provide 10 parking stalls with enough pavement area that cars can adequately back out and turn around while also providing a convenient connection to the wilderness park public access point noted in their revised site plan. This infrastructure has been included in the proposed condition set and further detailed designs of this parking area will be required as part of the Development Agreement for road upgrades.

#### *Payments and Levies*

<b>APPLICABLE FEE/LEVY</b>	<b>AMOUNT OWING (ESTIMATE)</b>
<b>TRANSPORTATION OFFSITE LEVY</b> Rural Base + Special Area 4 $(\$4,595/\text{ac} + \$9,247/\text{ac}) \times 144.51 \text{ ac} = \$2,000,307.42$	\$2,000,307.42
<b>MUNICIPAL RESERVE (\$/ACRE)</b> \$20,000.00 per acre according to the appraisal completed by Colliers International file number CGY200472, dated October 8, 2020	\$289,020.00

#### *Accessibility to a Road*

Access is proposed to be provided through the construction of a new internal access road from Range Road 34 including a complete cul-de-sac, approaches to each new lot and a parking area at the very south end of the Range Road. The Traffic Impact Assessment identifies that the proposed development triggers upgrades at the Range Road 33 / Springbank Road and the Range Road 34 / Springbank Road intersections. However, it should be noted that the Range Road 33 / Springbank Road





intersection was recently upgraded by the County as part of the annual road program and is adequate to support the traffic generated from the subject site. A condition of approval will require the design and construction of improvements at Range Road 34/Springbank Road and the paving of Range Road 34 to a paved standard.

The Transportation Off-Site Levy is also applicable and will be collected as a condition of the subdivision.

### *Servicing*

Potable water service will be provided through an extension of the Calalta Waterworks Ltd. piped distribution system. The Applicant submitted a Customer Service Agreement between the landowner and Calalta Waterworks Ltd.; however, the agreement provided was not executed. A condition of approval will require the execution and implementation of this agreement.

Wastewater will be managed through the construction of a centralized on-site Orenco Treatment System which includes on-lot holding and treatment tanks, a communal effluent storage pond and an irrigation field. The wastewater system will be maintained and operated by the Condominium Association. It should also be noted that a relaxation of the setback from the irrigation field and effluent storage pond will be required and reflected in the conditions of approval. Administration has roughly measured the setback distance from the effluent field to be ~85 m from the closest proposed unit boundary and the setback distance from the waste treatment facility to be ~92 m from the closest proposed unit boundary; therefore requiring an approximate 215m setback.

County Policy 449 states that all decentralized wastewater treatment systems be sited on public utility lots (PUL) where the title is held by the County. However, given that the location and limited expandability of the proposed system, private ownership and operation of the system is a more feasible and practical for this proposal. Therefore, Option #1 provides for this infrastructure to remain on private lands with the provision of signing an Operation and Maintenance Agreement with the County to ensure the continued maintenance and adequate service of the proposed system.

### *Stormwater*

Stormwater is proposed to be managed through a series of overland open channel ditches conveying flows into two stormwater ponds prior to discharge off-site. All stormwater ponds and associated infrastructure will be operated and maintained by the Condominium Association.

### *Reserves*

The proposed subdivision is a bareland condominium with no proposed municipal reserve dedication or public access. All municipal reserves owing will be collected as cash-in-lieu as a condition of approval.

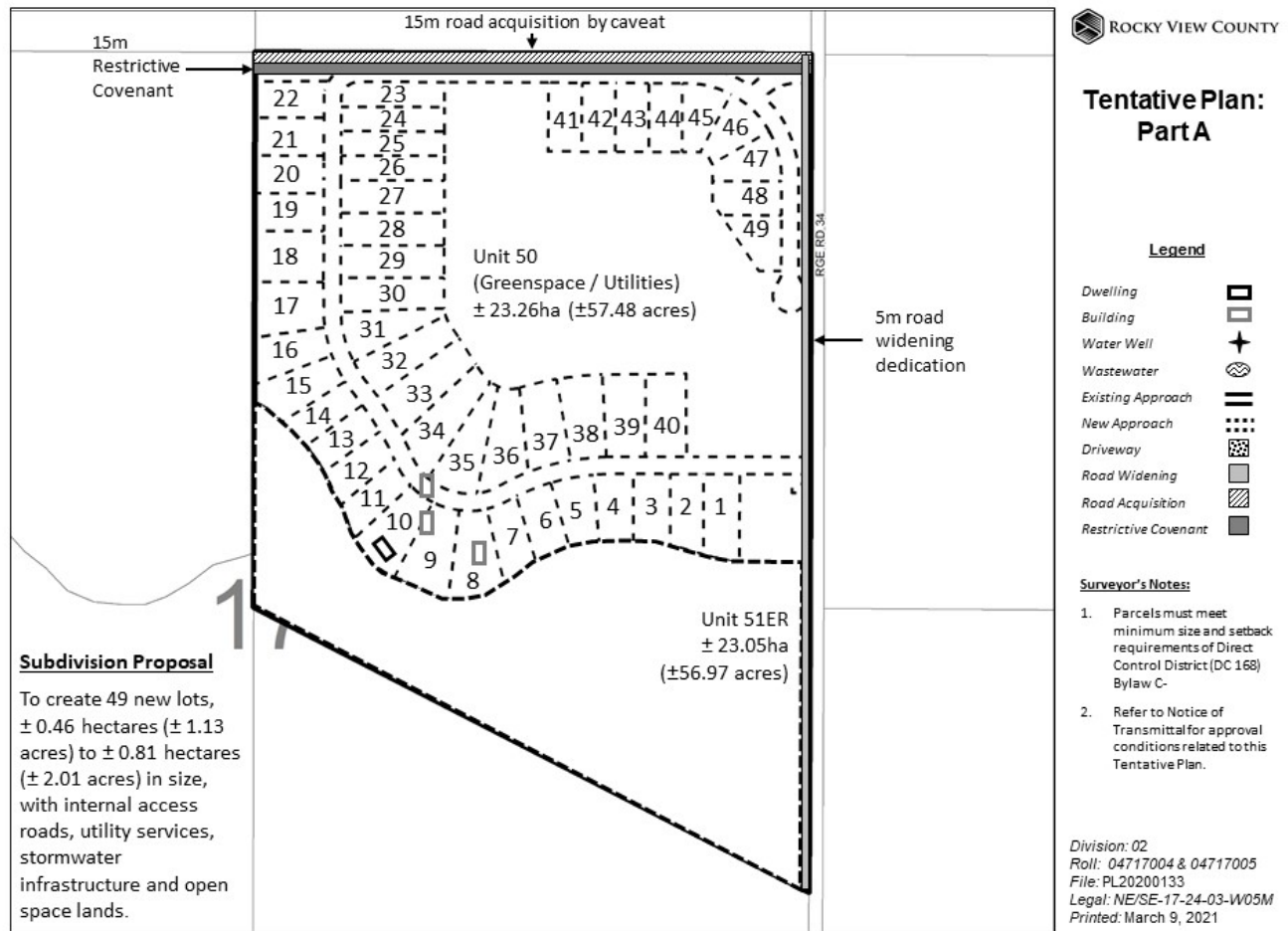
Lands within the floodway meet the requirements for environmental reserve in accordance with section 664(1) of the *Municipal Government Act*, being approximately 56.97 acres, will be dedicated as an environmental reserve as a condition of the subdivision, as shown on the tentative plan.

### *Fire Suppression*

The applicant/owner is proposing to construct a pressurized piped system that provides both fire suppression and irrigation services to each of the private lots using non-potable water from treated water reuse effluent. The use of non-potable water for the fire suppression – irrigation system will require approval from Alberta Environment. An alternative solution would be to utilize the stormwater pond as done in other areas of the County.



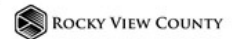
## Tentative Plan





## Tentative Plan: Part B – Schedule of Lot Areas

Unit	Size		Unit	Size
1	± 0.65 ha ± 1.60 ac		19-22	± 0.54 ha ± 1.34 ac
2-7	± 0.53 ha ± 1.32 ac		23-26	± 0.53 ha ± 1.31 ac
8	± 0.79 ha ± 1.96 ac		27-29	± 0.71 ha ± 1.75 ac
9	± 0.79 ha ± 1.95 ac		30	± 0.71 ha ± 1.74 ac
10	± 0.73 ha ± 1.80 ac		31	± 0.65 ha ± 1.59 ac
11-12	± 0.50 ha ± 1.23 ac		32	± 0.73 ha ± 1.80 ac
13	± 0.46 ha ± 1.13 ac		33-34	± 0.81 ha ± 2.01 ac
14	± 0.48 ha ± 1.18 ac		35-36	± 0.73 ha ± 1.80 ac
15	± 0.66 ha ± 1.62 ac		37-40	± 0.71 ha ± 1.76 ac
16	± 0.60 ha ± 1.48 ac		41-49	± 0.49 ha (± 1.20 ac)
17	± 0.74 ha ± 1.82 ac		50	± 23.26 ha (± 57.48 ac)
18	± 0.74 ha ± 1.83 ac		51ER	± 23.05 ha (± 56.97 ac)

Tentative Plan:  
Part BSubdivision Proposal

To create 49 new lots, ± 0.46 hectares (± 1.13 acres) to ± 0.81 hectares (± 2.01 acres) in size, with internal access roads, utility services, stormwater infrastructure, and open space lands.

Division: 02  
Roll: 04717004 & 04717005  
File: PL20200133  
Legal: NE/SE-17-24-03-W05M  
Printed: March 9, 2021



**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

LC/llt

**ATTACHMENTS:**

ATTACHMENT 'A': Approval Conditions

ATTACHMENT 'B': Maps and Other Information



### ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create 49 bare land condominium units,  $\pm 0.46$  hectares ( $\pm 1.13$  acres) to  $\pm 0.81$  hectares ( $\pm 2.01$  acres) in size, one Greenspace Unit with Utilities (stormwater management, wastewater and related uses)  $\pm 23.26$  hectares ( $\pm 57.48$  acres), and one Environmental Reserve  $\pm 23.05$  hectares ( $\pm 56.97$  acres) together with internal access roads within NE-17-24-03-W05M and a portion of SE-17-24-03-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 Section 7 of the Subdivision and Development Regulation;
  2. Section 12 (2) (a) of the Subdivision and Development Regulations are relaxed from 300m to 85m subject to the written consent of the Deputy Minister of Environment and Sustainable Resource Development;
  3. The subject lands hold the appropriate land use designation;
  4. The application is consistent with the River's Edge Conceptual Scheme;
  5. 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 is to dedicate by Plan of Survey, a 5.0 metre wide portion of land for road widening along the entire eastern boundary of NE-17-24-03-W05M and a portion of SE-17-24-03-W05M as shown on the approved Tentative Plan.
- 3) The Owner is to enter into a Land Acquisition Agreement, to be registered by caveat, respecting the future acquisition of lands for road, and shall include:
  - a) The provision of 15.00 metres of road acquisition along the entire northern boundary of NE-17-24-03-W05M;
  - b) Land is to be purchased for \$1 by the County;
- 4) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of common lands that restricts the erection of any structure on or within 15.00 metres of a future road right-of-way, as shown on the approved Tentative Plan.





### *Geotechnical / Developability*

- 5) The Applicant/Owner shall provide a Construction Management Plan in accordance with the requirements of the County's Servicing Standards. This Plan shall have consideration for the mitigation measures identified within the Biophysical Impact Assessment completed by Ghostpine Environmental Services in April 2018. The Plan should also include, but not be limited to, noise, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, construction, and management details.
- 6) The Applicant/Owner shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices to the satisfaction of the County.
- 7) The Applicant/Owner shall register a restrictive covenant on title of lots 1 – 16 for the slope setbacks as per the recommendations of the final geotechnical report accepted by the County.
- 8) The Applicant/Owner shall obtain a setback relaxation from Alberta Environment and Parks (AEP) to authorize a variance to the 300 m setback requirement for a wastewater treatment facility, to the satisfaction of the County:
  - a. Register all necessary caveats, right-of-way, or notification on title as required by AEP and the County.
  - b. Failure to provide the required approval of the variance for the relaxation of the setbacks may result in: the need to submit a new subdivision application; or the need to relocate the wastewater treatment area and dispersal field; or result in the reduction of the number of lots approved to increase the setback area.

### *Development Agreement*

- 9) The Applicant/Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act* respecting the provision of the following:
  - a. Construction of a paved private internal road system (Country Residential and Country Collector) with complete cul-de-sac(s) and any necessary easement agreements, including complete approaches to each lot, at the Owner's expense, in accordance with Section 400.0 of the Rocky View County Servicing Standards for Subdivision and Road Construction as approved by Council, as amended, all to the satisfaction of the County;
  - b. Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County;
  - c. Water to be supplied through a water distribution system in accordance with the Rocky View County Servicing Standards as approved by Council, as amended;
  - d. Construction of stormwater facilities in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan;
  - e. Construction of fire suppression and distribution system, designed to meet minimum fire flows as per the County Servicing Standards and Bylaws (including the provision of any required approvals);
  - f. Overall site landscaping and grading plan; and
  - g. Installation of power, natural gas, and telephone lines.



## ROCKY VIEW COUNTY

- 10) The Applicant/Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act* respecting the provision of the following:
- Construction of Type III Intersection treatment upgrades at the Range Road 34 and Springbank Road intersection in accordance with the final approved TIA, geotechnical report and the Rocky View County Servicing Standards;
  - Paving of Range Road 34 to a Regional Transitional Paved Standard (400.10) between Springbank Road and the southern-most site access in accordance with the final approved geotechnical report and the Rocky View County Servicing Standards;
  - Construction of a pull-out on Range Road 34 for the proposed parking area (to accommodate a minimum of 10 vehicles) to be located south of the southern-most site access including all necessary road infrastructure (i.e. ditching, signage, access, approaches and cul-de-sac at the termination of the road) in accordance with the final approved geotechnical report and the Rocky View County Servicing Standards;
  - Implementation of the Construction Management Plan; and,
  - Implementation of the Erosion and Sedimentation Control Plan.
- 11) The Applicant/Owner shall enter into a Special Improvement Development Agreement pursuant to Section 655 of the *Municipal Government Act* respecting provision of the following:
- Construction of a wastewater treatment facility and piped sanitary collection system (including the registration or necessary easements);
  - Implementation of the septic tanks and effluent pumps, as required on each lot as part of the Orenco System in accordance with the detailed design reports and drawings accepted by the County.
  - Provision of AEP approvals for the wastewater treatment facility and piped sanitary collection system;
  - Implementation of the Construction Management Plan; and,
  - Implementation of the Erosion and Sedimentation Control Plan.
- 12) The Applicant/Owner shall provide a Utility Easement Agreement to the County over the private internal roadways, and necessary open spaces for the purposes of accessing the wastewater treatment systems should circumstances warrant.

*Site Servicing*

- 13) The Applicant/Owner shall provide all applicable Alberta Environment Approvals for the construction, operation and maintenance of the wastewater collection and treatment system.
- 14) The Applicant/Owner is to enter into an Operation and Maintenance Agreement with the County for the operation and supply of wastewater services within the development area.
- 15) The Owner shall provide confirmation of tie-in for connection to Calalta Waterworks Ltd., an Alberta Environment licensed piped water supplier, for Lot(s) 1-49, inclusive, as shown on the Approved Tentative Plan. This includes providing information regarding:
- Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lot(s) 1-49;
  - Documentation proving that water supply has been purchased for proposed Lot(s) 1-49;



## ROCKY VIEW COUNTY

- c. Documentation proving that all necessary water infrastructure will be installed (in the event of a Development Agreement), and that the water supplier has approved the associated plans and specifications;

16) The Owner shall receive approval for a road naming application from the County;

*Stormwater*

- 17) The Applicant/Owner shall provide a detailed Stormwater Management Plan conducted and stamped by a professional engineer complete with detailed design drawings of the proposed stormwater infrastructure in accordance with the Springbank Master Drainage Plan and the County Servicing Standards, to the satisfaction of the County. To the satisfaction of the County, the Owner is to:
  - a. Implement the recommendations of the Stormwater Management Plan;
  - b. Register an Overland Drainage Right-of-Way plan associated with the stormwater infrastructure
  - c. Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system; and,
  - d. Provision of necessary Department of Fisheries and Oceans (DFO) approvals for the proposed stormwater management infrastructure and discharge as well as any impacts the development may have on fish habitat.
- 18) The Applicant/Owner shall provide confirmation of *Alberta Environment Water Act* approval for wetland disturbance and compensation, prior to development agreement endorsement by the County.

*Reserves*

- 19) The provision of Reserve in the amount of 10 percent of the gross area of NE-17-24-03-W05M and a portion of SE-17-24-03-W05M, after the dedication of environmental reserve (approximately 56.97 acres within the floodplain), as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Colliers International file number CGY200472, dated October 8, 2020, pursuant to Section 666(3) of the *Municipal Government Act*.
- 20) The provision of Environmental Reserve is to be provided by the dedication of Lot 51ER, consisting of  $\pm 23.05$  ha ( $\pm 56.97$  acres), as indicated on the Approved Tentative Plan, pursuant to Section 664 of the *Municipal Government Act*;
  - i. The exact amount of lands to be included within the ER parcel is to be determined by the approved Biophysical Impact Assessment which will assess
    - a swamp, gully, ravine, coulee or natural drainage course,
    - land that is subject to flooding or is, in the opinion of the subdivision authority, unstable, or
    - a strip of land, not less than 6 metres in width, abutting the bed and shore of any body of water.

In accordance with Sec 664 of the MGA.

*Payments and Levies*

- 21) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to subdivision endorsement. The County shall calculate the total amount



## ROCKY VIEW COUNTY

owing from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.

- 22) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 49 new lots.

*Other*

- 23) The Owner shall prepare and submit the development's Architectural Controls in accordance with section 3.2 and 3.3 of the River's Edge Conceptual Scheme to the satisfaction of the County.
- 24) The Owner is to prepare a Solid Waste Management Plan which will outline the responsibility of the Developer and/or Homeowners Association for management of solid waste;
- 25) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to development's Architectural and Landscaping Design Guidelines. The Architectural Design Guidelines shall respect the intent of The Acres (River's Edge) Conceptual Scheme and Springbank Area Structure Plan.
- 26) The Applicant/Owner shall legally establish a Condominium Association together with all corresponding corporate structure, governance and associated agreements and restrictions satisfactory to the County including, without restrictions, an encumbrance and/or other instruments (s) concurrently registered against the title of each new condominium units created, requiring that each individual Owner is a member of Condominium Association, and securing all restrictions and funding mechanisms required for the orderly, efficient and sustainable operation of the Condominium Association.
- 27) The Condominium Association documents shall be registered on the title of each new lot created identifying that each Unit Owner, as a member of the Condominium Association, is directly responsible for all maintenance of: private roads; on-site pathways; sewage treatment systems, storage, irrigation and piped collection systems; water re-use treatment and piped collection system; fire suppression and irrigation system; stormwater retention and overland drainage facilities; community landscaping; and residential solid waste collection.
- 28) 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 which will also provide benefit to other lands.
- a. This Agreement shall apply to Type III upgrades to the Range Road 34 / Springbank Road intersection,
  - b. Paving of Range Road 34.
- 29) Utility agreements to the satisfaction of Canada Post, TELUS Communications, and Rocky View County Utilities Operations Department.

*Taxes*

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

## D. SUBDIVISION AUTHORITY DIRECTION:

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





ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

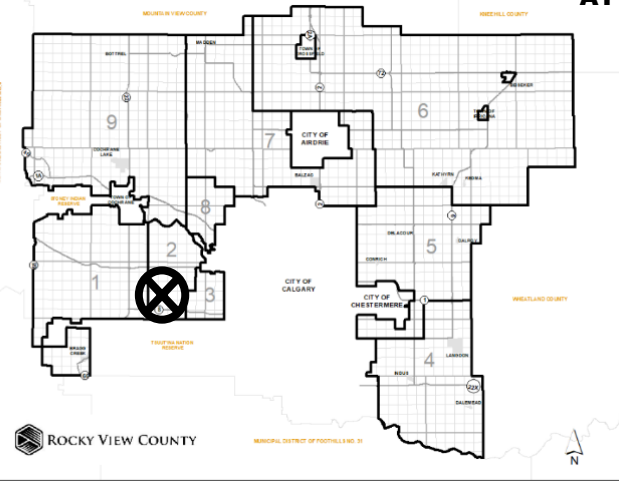
<b>APPLICANT:</b> Price Boychuk & Jackson Corp.	<b>OWNER:</b> Arthur & Debra Price
<b>DATE APPLICATION RECEIVED:</b> September 25, 2020	<b>DATE DEEMED COMPLETE:</b> October 8, 2020
<b>GROSS AREA:</b> ± 81.34 hectares (± 201.00 acres)	<b>LEGAL DESCRIPTION:</b> NE-17-24-03-W05M and a portion of SE-17-24-03-W05M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <p><b>April 13, 2021:</b> Council approved an application PL20210014 to amend the River's Edge Conceptual Scheme and Direct Control District (DC 168) to accommodate changes in cell layout and design.</p> <p><b>January 27, 2021:</b> Application was tabled by the Municipal Planning Commission subject to amendments to the Direct Control District and pathway connections being established.</p> <p><b>November 26, 2019:</b> Council approved application PL20170170 to redesignate the subject lands from Ranch and Farm District to Direct Control District to accommodate the development of a residential community.</p> <p><b>November 26, 2019:</b> Council approved application PL20170171 to adopt the River's Edge Conceptual Scheme.</p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>The application was circulated to eighteen (18) adjacent landowners to which no responses were received.</p> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

## Location & Context

### Subdivision Proposal

To create 49 new lots,  $\pm 0.46$  hectares ( $\pm 1.13$  acres) to  $\pm 0.81$  hectares ( $\pm 2.01$  acres) in size, with internal access roads, utility services, stormwater infrastructure, and open space lands.

Division: 02  
 Roll: 04717004 & 04717005  
 File: PL20200133  
 Legal: NE/SE-17-24-03-W05M  
 Printed: March 9, 2021  
 Page 14 of 23





## Development Proposal

### Subdivision Proposal

To create 49 new lots,  $\pm 0.46$  hectares ( $\pm 1.13$  acres) to  $\pm 0.81$  hectares ( $\pm 2.01$  acres) in size, with internal access roads, utility services, stormwater infrastructure, and open space lands.

Paved Parking Area (detailed designs to be provided through a Development Agreement)

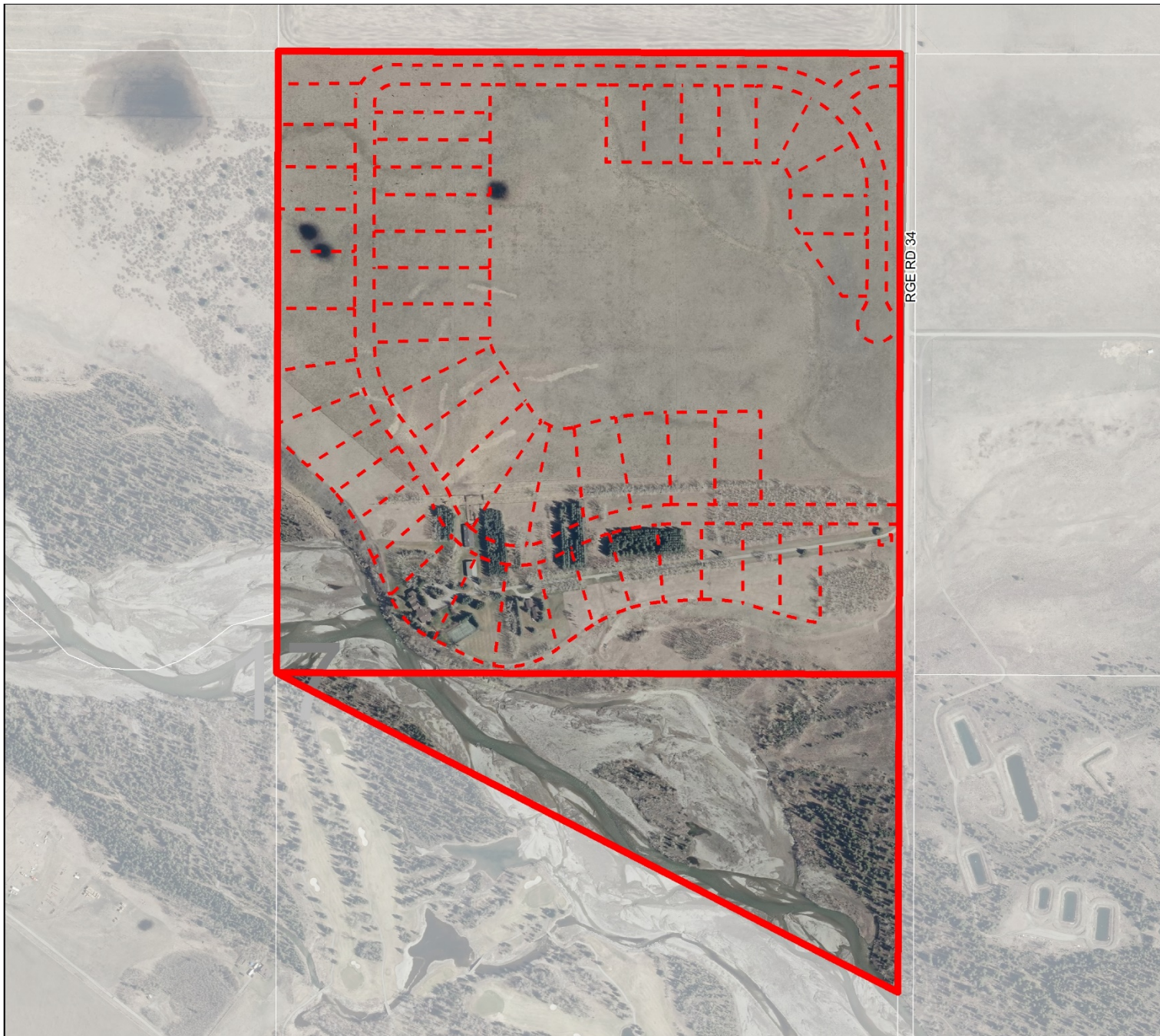




## Development Proposal

### Subdivision Proposal

To create 49 new lots,  
 $\pm 0.46$  hectares ( $\pm 1.13$   
 acres) to  $\pm 0.81$   
 hectares ( $\pm 2.01$  acres)  
 in size, with internal  
 access roads, utility  
 services, stormwater  
 infrastructure, and open  
 space lands.



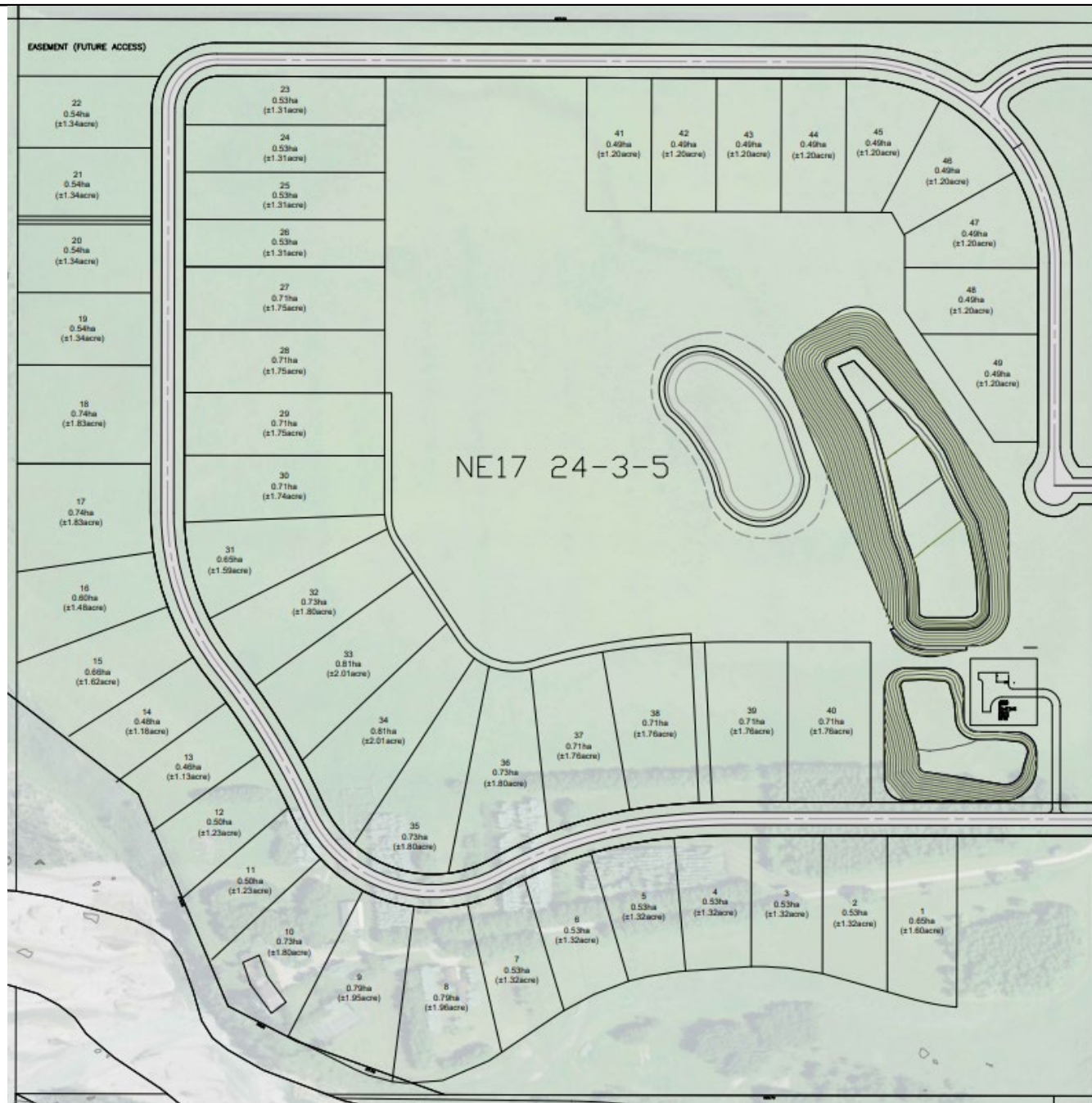
Division: 02  
 Roll: 04717004 & 04717005  
 File: PL20200133  
 Legal: NE/SE-17-24-03-W05M  
 Page 100 of 236  
 Printed on 9/22/2021



## Development Proposal

### Subdivision Proposal

To create 49 new lots,  $\pm 0.46$  hectares ( $\pm 1.13$  acres) to  $\pm 0.81$  hectares ( $\pm 2.01$  acres) in size, with internal access roads, utility services, stormwater infrastructure, and open space lands.



Division: 02  
 Roll: 04717004 & 04717005  
 File: PL20200133  
 Legal: NE/SE-17-24-03-W05M  
 Printed: 10/19/2021  
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## Tentative Plan: Part A

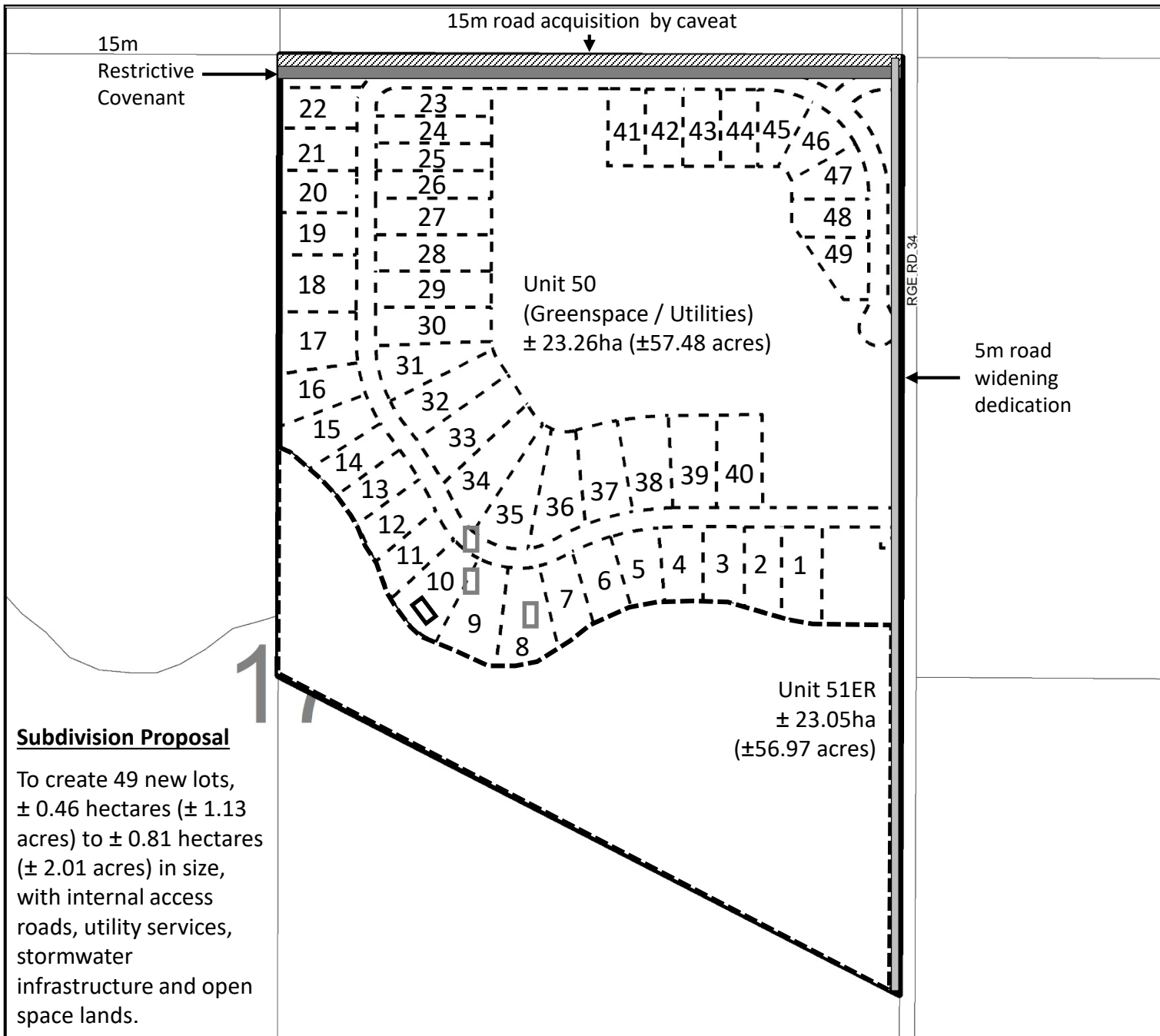
### Legend

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

### Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Direct Control District (DC 168) Bylaw C-
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 02  
 Roll: 04717004 & 04717005  
 File: PL20200133  
 Legal: NE/SE-17-24-03-W05M  
 Printed: 10/29/2021  
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## Tentative Plan: Part B – Schedule of Lot Areas

Unit	Size		Unit	Size
1	± 0.65 ha ± 1.60 ac		19-22	± 0.54 ha ± 1.34 ac
2-7	± 0.53 ha ± 1.32 ac		23-26	± 0.53 ha ± 1.31 ac
8	± 0.79 ha ± 1.96 ac		27-29	± 0.71 ha ± 1.75 ac
9	± 0.79 ha ± 1.95 ac		30	± 0.71 ha ± 1.74 ac
10	± 0.73 ha ± 1.80 ac		31	± 0.65 ha ± 1.59 ac
11-12	± 0.50 ha ± 1.23 ac		32	± 0.73 ha ± 1.80 ac
13	± 0.46 ha ± 1.13 ac		33-34	± 0.81 ha ± 2.01 ac
14	± 0.48 ha ± 1.18 ac		35-36	± 0.73 ha ± 1.80 ac
15	± 0.66 ha ± 1.62 ac		37-40	± 0.71 ha ± 1.76 ac
16	± 0.60 ha ± 1.48 ac		41-49	± 0.49 ha (± 1.20 ac)
17	± 0.74 ha ± 1.82 ac		50	± 23.26 ha (± 57.48 ac)
18	± 0.74 ha ± 1.83 ac		51ER	± 23.05 ha (± 56.97 ac)

Tentative Plan:  
Part B**Subdivision Proposal**

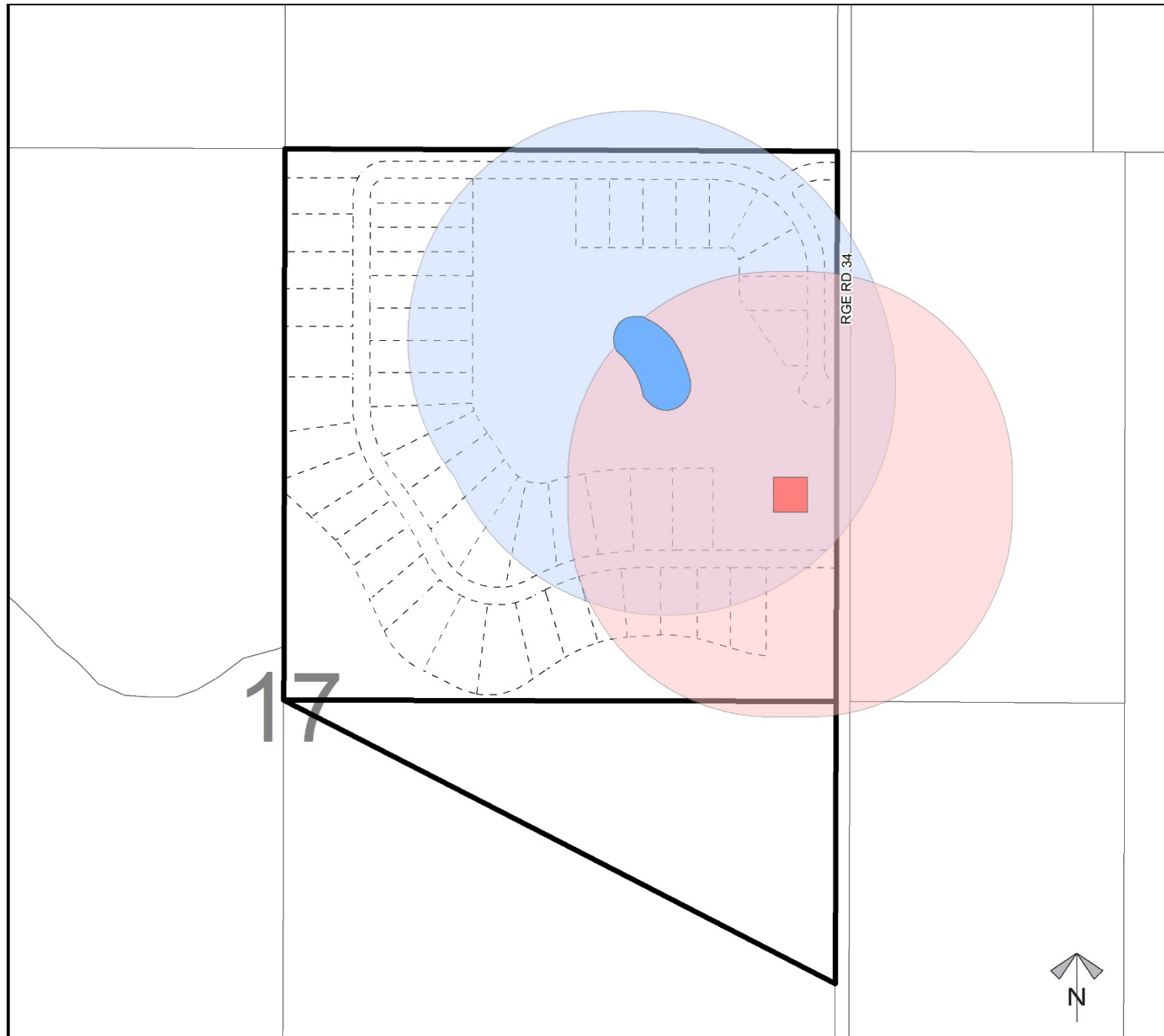
To create 49 new lots, ± 0.46 hectares (± 1.13 acres) to ± 0.81 hectares (± 2.01 acres) in size, with internal access roads, utility services, stormwater infrastructure, and open space lands.

## Development Proposal

### Buffer:

300 metre buffers have been applied to the proposed wastewater treatment plant (red) and wastewater effluent pond (blue) showing the minimum setback distance without relaxations.

Relaxation to these setbacks distances would be required to service the development concept as proposed.





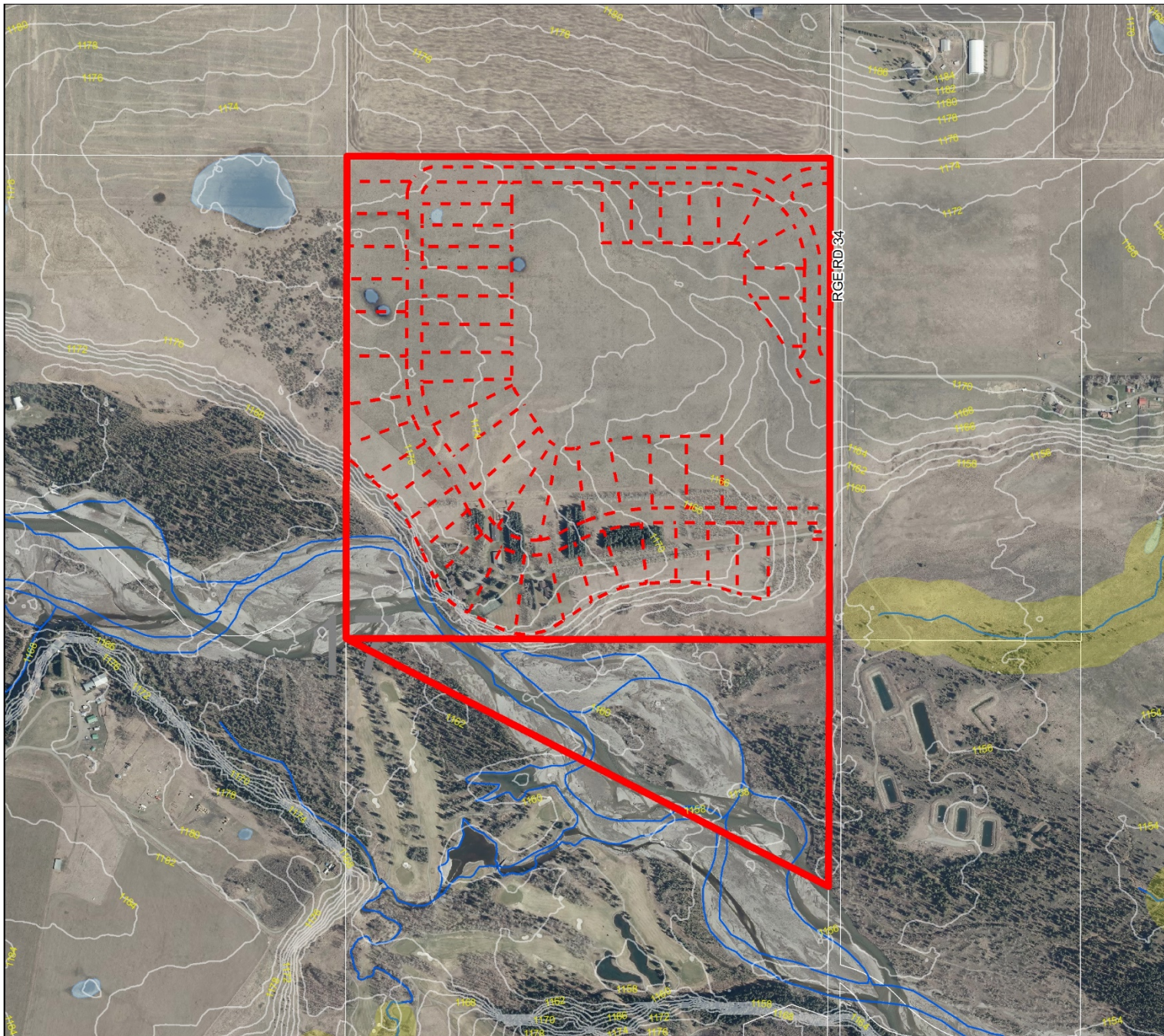
## Environmental

### Subdivision Proposal

To create 49 new lots,  $\pm 0.46$  hectares ( $\pm 1.13$  acres) to  $\pm 0.81$  hectares ( $\pm 2.01$  acres) in size, with internal access roads, utility services, stormwater infrastructure, and open space lands.

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

Division: 02  
 Roll: 04717004 & 04717005  
 File: PL20200133  
 Legal: NE/SE-17-24-03-W05M  
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 Printed: 10/5/2023

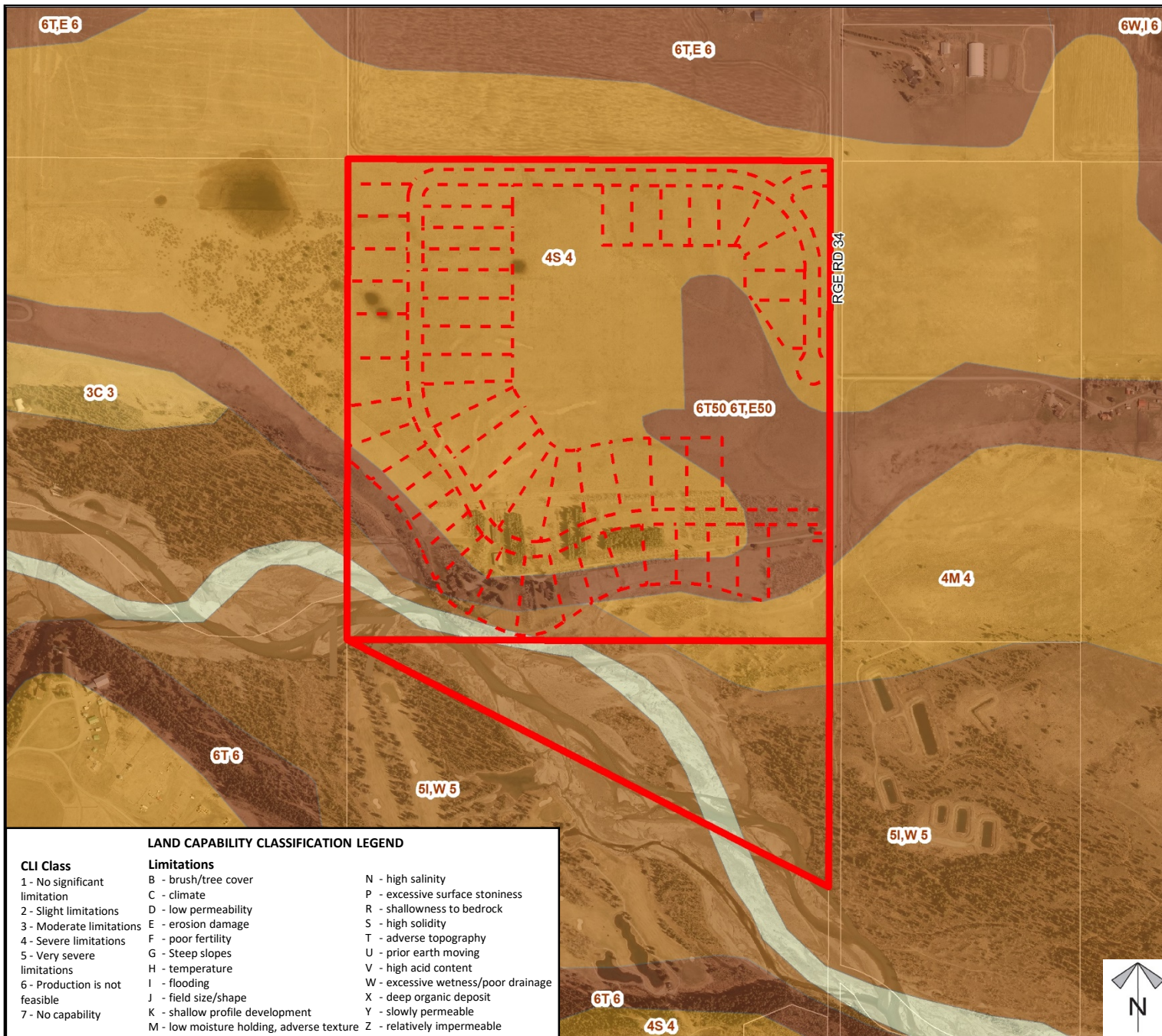




## Soil Classifications

### Subdivision Proposal

To create 49 new lots,  $\pm 0.46$  hectares ( $\pm 1.13$  acres) to  $\pm 0.81$  hectares ( $\pm 2.01$  acres) in size, with internal access roads, utility services, stormwater infrastructure, and open space lands.



#### LAND CAPABILITY CLASSIFICATION LEGEND

##### CLI Class

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

##### Limitations

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

Division: 02  
 Roll: 04717004 & 04717005  
 File: PL20200133  
 Legal: NE/SE-17-24-03-W05M  
 Page 106 of 236  
 Printed on 9/23/2023

## Landowner Circulation Area

### Subdivision Proposal

To create 49 new lots,  
± 0.46 hectares (± 1.13  
acres) to ± 0.81  
hectares (± 2.01 acres)  
in size, with internal  
access roads, utility  
services, stormwater  
infrastructure, and open  
space lands.

### Legend

Support

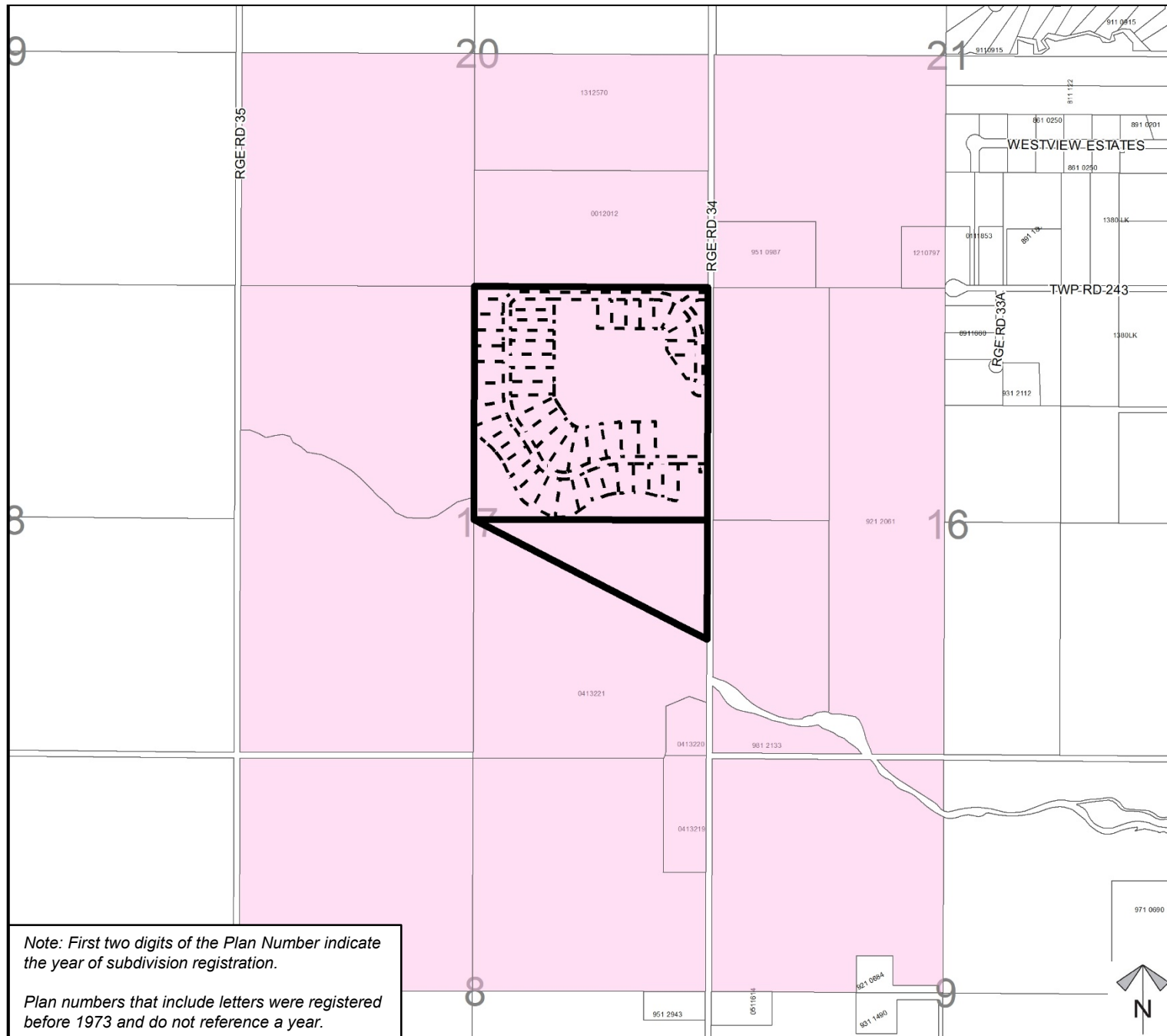


Opposition



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

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



Division: 02  
Roll: 04717004 & 04717005  
File: PL20200133  
Legal: NE/SE-17-24-03-W05M  
Plan: 10790236  
Printed: 10/9/2021



## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission Subdivision Authority	<b>DIVISION:</b> 4
<b>DATE:</b>	April 28, 2021	<b>APPLICATION:</b> PL20200166
<b>FILE:</b>	03305012	
<b>SUBJECT:</b>	Subdivision Items: Residential Subdivision	

**APPLICATION:** Subdivision of one  $\pm 1.98$  acre parcel leaving a  $\pm 4.06$  acre remainder.

**GENERAL LOCATION:** Located approximately 0.2 km (1/8 mile) north of Twp Rd 230 and on the west side of Rge Rd 284A.

**LAND USE DESIGNATION:** Residential, Country Residential District

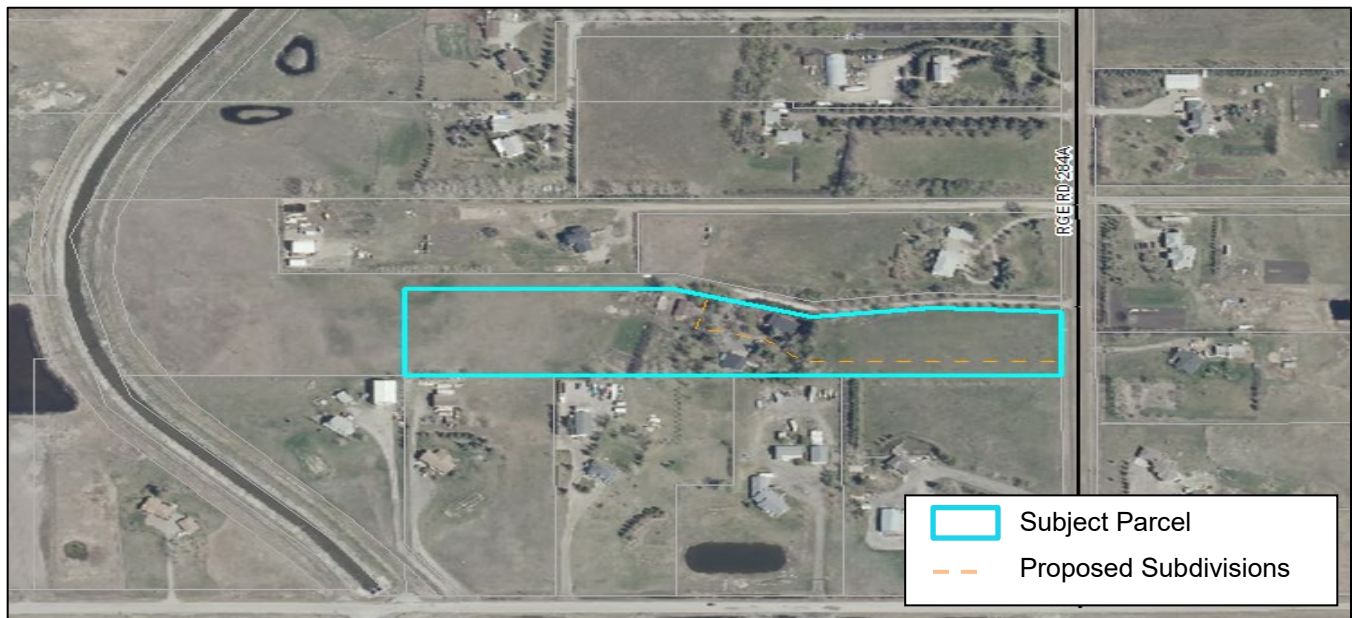
**EXECUTIVE SUMMARY:** The application is consistent with the relevant policies of the County Plan, the Rocky View County / City of Calgary Intermunicipal Development plan and the Land Use Bylaw C-8000-2020.

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

### OPTIONS:

- Option #1: THAT Subdivision Application PL20200166 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Subdivision Application PL20200166 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Logan Cox, Planning and Development Services





### APPLICATION EVALUATION:

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• County Plan;</li> <li>• Rocky View County / City of Calgary IDP;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
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### *Payments and Levies*

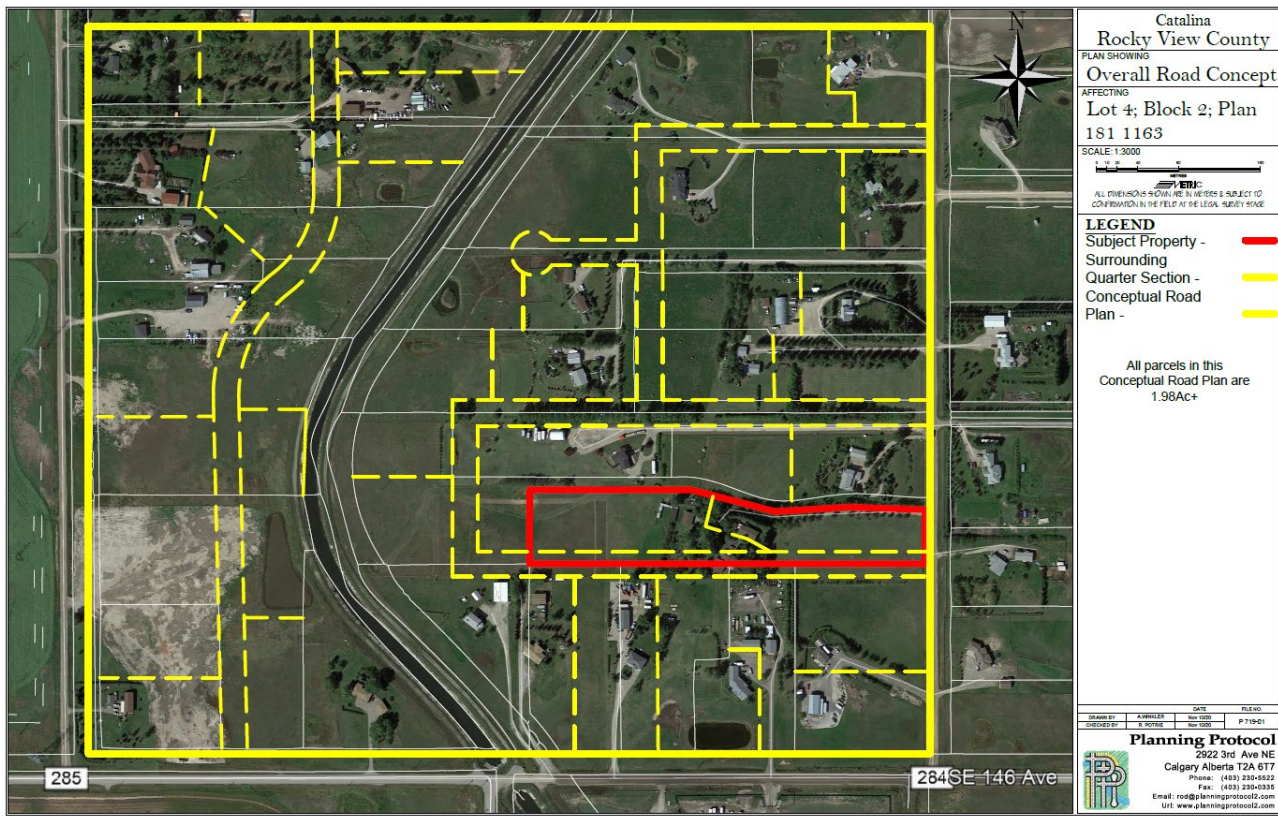
Transportation Offsite Levy and Municipal Reserve are not applicable as they have previously been collected on these lands.

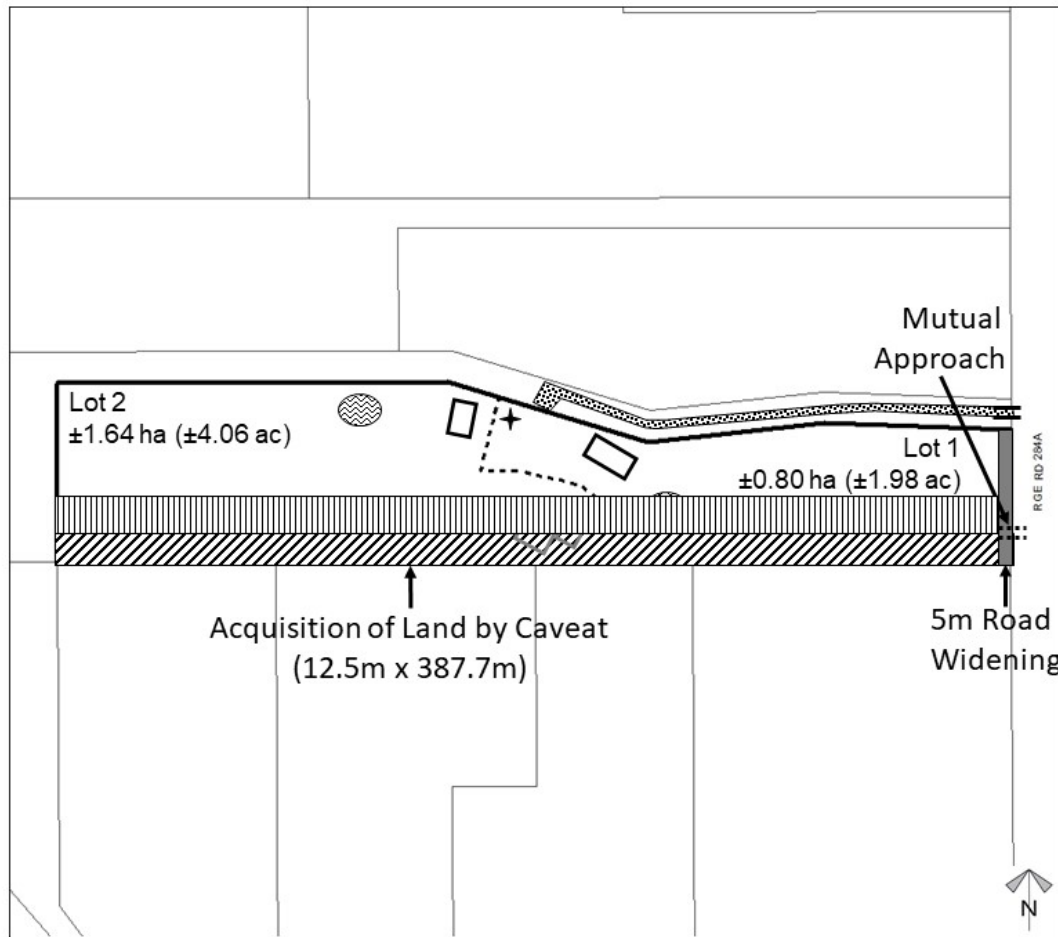
### Additional Review Considerations

Conditions were set based on the following items:

### *Accessibility to a Road*

Construction of a new mutual approach to service both lots 1 and 2 from Range Road 284A is proposed with the revised application. Road Acquisition will be required over the proposed road concept area within the subject lands.



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

To create a  $\pm 0.80$  hectare ( $\pm 1.98$  acre) parcel (Lot 1) with a  $\pm 1.64$  hectare ( $\pm 4.06$  acre) remainder (Lot 2).

Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Acquisition of Land	
Road Widening	
Restrictive Covenant	

Surveyor's Notes:

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

Division: 4  
 Roll: 03305012  
 File: PL20200166  
 Printed: December 2, 2020  
 Legal: Lot: 4 Block: 2  
 Plan: 1811163, within SW-05-23-26-W04M



ROCKY VIEW COUNTY

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

---

Acting Executive Director  
Community Development Services

---

Acting Chief Administrative Officer

LC/llt

**ATTACHMENTS:**

ATTACHMENT ‘A’: Approval Conditions Option #1

ATTACHMENT ‘B’: Maps and Other Information

ATTACHMENT ‘C’: Application Referrals

ATTACHMENT ‘D’: Public Submissions



ROCKY VIEW COUNTY

**ATTACHMENT 'A': APPROVAL CONDITIONS OPTION #1**

- A. The application to create one  $\pm 0.80$  ha ( $\pm 1.98$  acre) parcel leaving a  $\pm 1.64$  ha ( $\pm 4.06$  acre) remainder at Lot 4, Block 2, Plan 1811163; Ptn. SW-05-23-28-W04M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

**Survey Plans**

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to dedicate, by Plan of Survey, a 5m wide portion of land for road widening along the east boundary of both Lot 1 and Lot 2 (eastern portion of panhandle);

**Transportation and Access**

- 3) The Owner shall construct a new gravel approach on Range Rd 284A in order to provide access to Lots 1 and 2. If a mutual approach is constructed, the Owner shall:
  - a. Provide an access right of way plan; and
  - b. Prepare and register respective easements on each title, where required.
- 4) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lot 2, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
  - a. The provision of 12.5 m ( $\pm 0.48$  ha) road acquisition along the entire south boundary of Lot 2; and
  - b. The purchase of land by the County for \$1.
- 5) The Owner is to enter into a Restrictive Covenant, to be registered by the County, on the titles of the Lot(s) 1 & 2 that restricts the erection of any new structure on or within 15.0 m of a future road right-of-way, as shown on the approved tentative plan.





## ROCKY VIEW COUNTY

*Site Servicing*

- 6) Water is to be supplied by an individual well on Lots 1 and 2. The subdivision shall not be endorsed until:
  - a. An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the wells on each lot; 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.
- 7) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of utility companies.

*Payments and Levies*

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

*Taxes*

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

## D. SUBDIVISION AUTHORITY DIRECTION:

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



ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

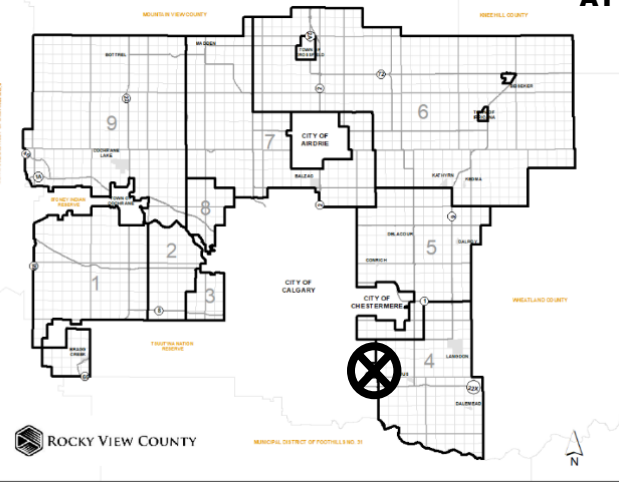
<b>APPLICANT:</b> Planning Protocol 3 Inc. – Rodney Potrie	<b>OWNER:</b> Jason & Meaghan Cenaiko
<b>DATE APPLICATION RECEIVED:</b> December 1, 2020	<b>DATE DEEMED COMPLETE:</b> December 4, 2020
<b>GROSS AREA:</b> ± 2.43 hectares (± 6.0 acres)	<b>LEGAL DESCRIPTION:</b> Plan 1811163, Block 2, Lot 4; Ptn. SW 05-23-28 W4M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> <b>February 9, 2021:</b> Council approved Bylaw C-8044-2020 redesignating the subject property from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD). <b>May 31, 2018:</b> Subdivision Plan 181 1163 was registered, creating the subject parcel.	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> The application was circulated to twenty-one (21) adjacent landowners with one (1) letter received. The responses have been included in Appendix 'C.' The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



## Location & Context

### Subdivision Proposal

To create a  $\pm 0.80$  hectare ( $\pm 1.98$  acre) parcel (Lot 1) with a  $\pm 1.64$  hectare ( $\pm 4.06$  acre) remainder (Lot 2).



Division: 4  
 Roll: 03305012  
 File: PL20200166  
 Printed: December 2, 2020  
 Legal: Lot: 4 Block: 2  
 Page 11 of 16  
 23-28-W04M





## Development Proposal

### Subdivision Proposal

To create a  $\pm 0.80$  hectare ( $\pm 1.98$  acre) parcel (Lot 1) with a  $\pm 1.64$  hectare ( $\pm 4.06$  acre) remainder (Lot 2).

Lot 2  
 $\pm 0.1.64$  ha  
 ( $\pm 4.06$  ac)

Lot 1  
 $\pm 0.80$  ha  
 ( $\pm 1.98$  ac)

RGE RD 284A





## Environmental

### Subdivision Proposal

To create a  $\pm 0.80$  hectare ( $\pm 1.98$  acre) parcel (Lot 1) with a  $\pm 1.64$  hectare ( $\pm 4.06$  acre) remainder (Lot 2).



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

Division: 4  
 Roll: 03305012  
 File: PL20200166  
 Printed: December 2, 2020  
 Legal: Lot: 4 Block: 2  
 Page 11 of 16  
 23-28-W04M

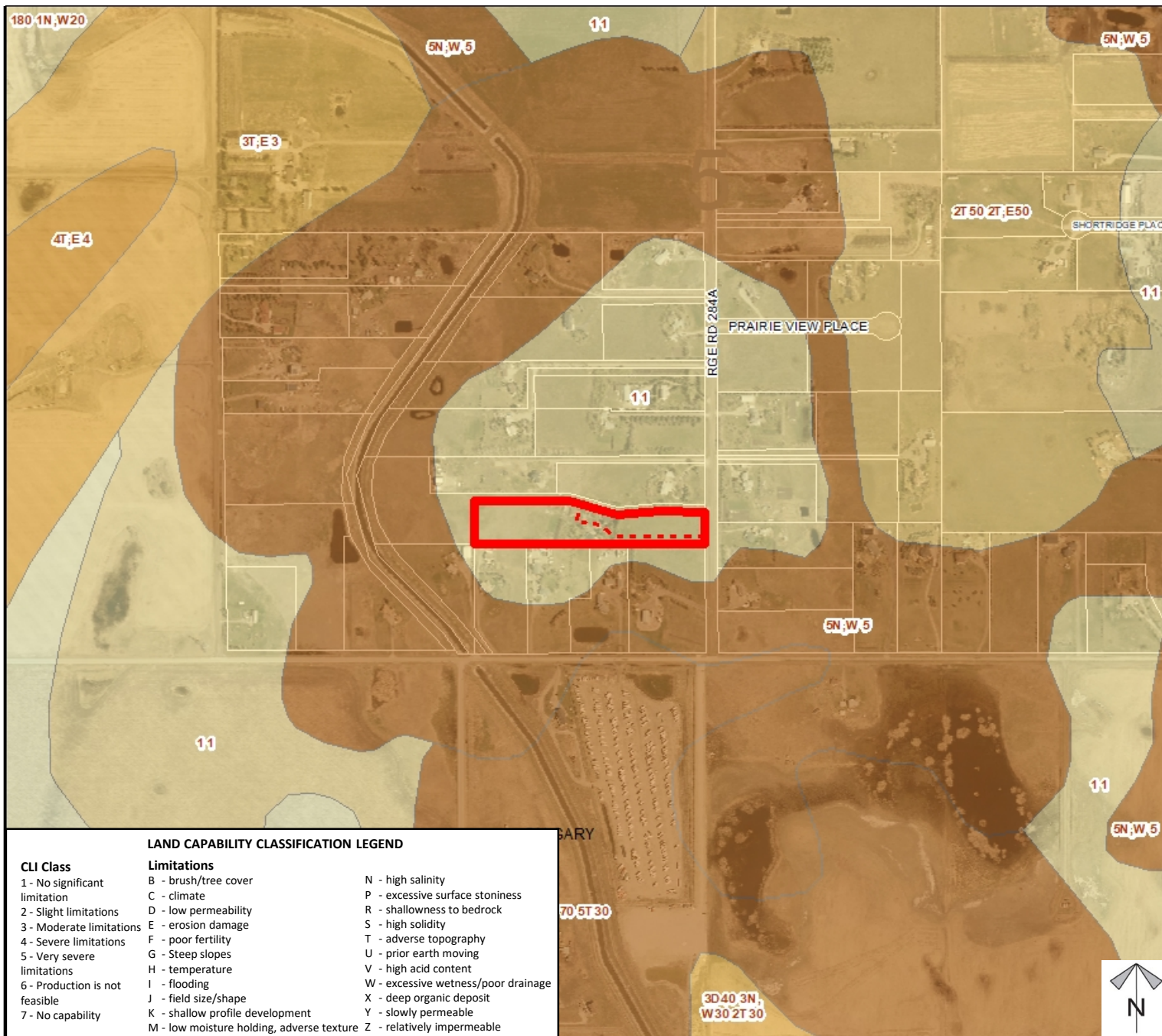




## Soil Classifications

### Subdivision Proposal

To create a  $\pm 0.80$  hectare ( $\pm 1.98$  acre) parcel (Lot 1) with a  $\pm 1.64$  hectare ( $\pm 4.06$  acre) remainder (Lot 2).



#### LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high solidity
5 - Very severe limitations	F - poor fertility	T - adverse topography
6 - Production is not feasible	G - Steep slopes	U - prior earth moving
7 - No capability	H - temperature	V - high acid content
	I - flooding	W - excessive wetness/poor drainage
	J - field size/shape	X - deep organic deposit
	K - shallow profile development	Y - slowly permeable
	M - low moisture holding, adverse texture	Z - relatively impermeable

Division: 4

Roll: 03305012

File: PL20200166

Printed: December 2, 2020

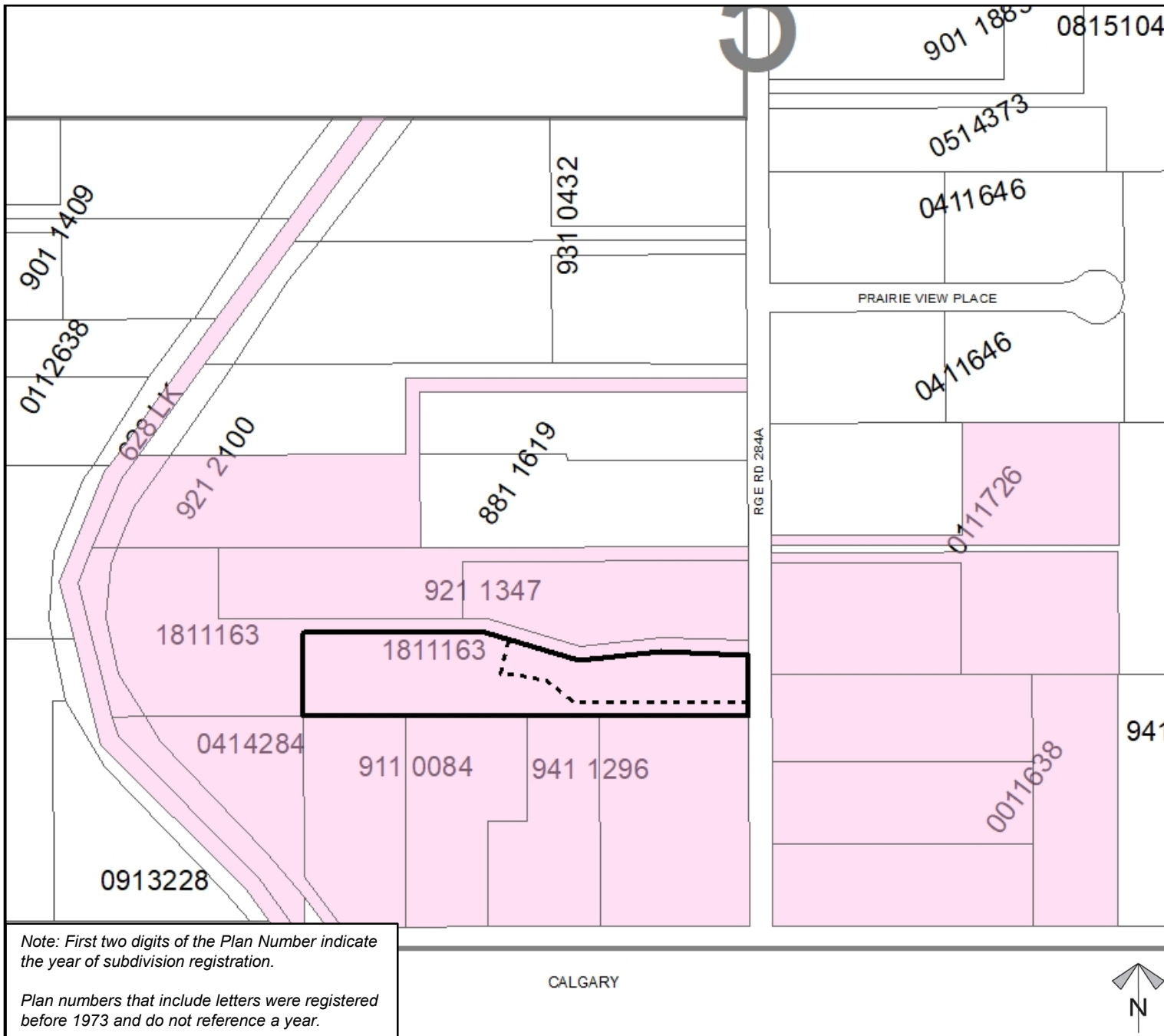
Legal: Lot: 4 Block: 2

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23-28-W04M

## Landowner Circulation Area

### Subdivision Proposal

To create a  $\pm 0.80$  hectare ( $\pm 1.98$  acre) parcel (Lot 1) with a  $\pm 1.64$  hectare ( $\pm 4.06$  acre) remainder (Lot 2).



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

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

### Legend

Support



Opposition



Division: 4

Roll: 03305012

File: PL20200166

Printed: December 2, 2020

Legal: Lot: 4 Block: 2

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 23-28-W04M

## Tentative Plan

### Subdivision Proposal

To create a  $\pm 0.80$  hectare ( $\pm 1.98$  acre) parcel (Lot 1) with a  $\pm 1.64$  hectare ( $\pm 4.06$  acre) remainder (Lot 2).

### Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Acquisition of Land	
Road Widening	
Restrictive Covenant	

### Surveyor's Notes:

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

Division: 4

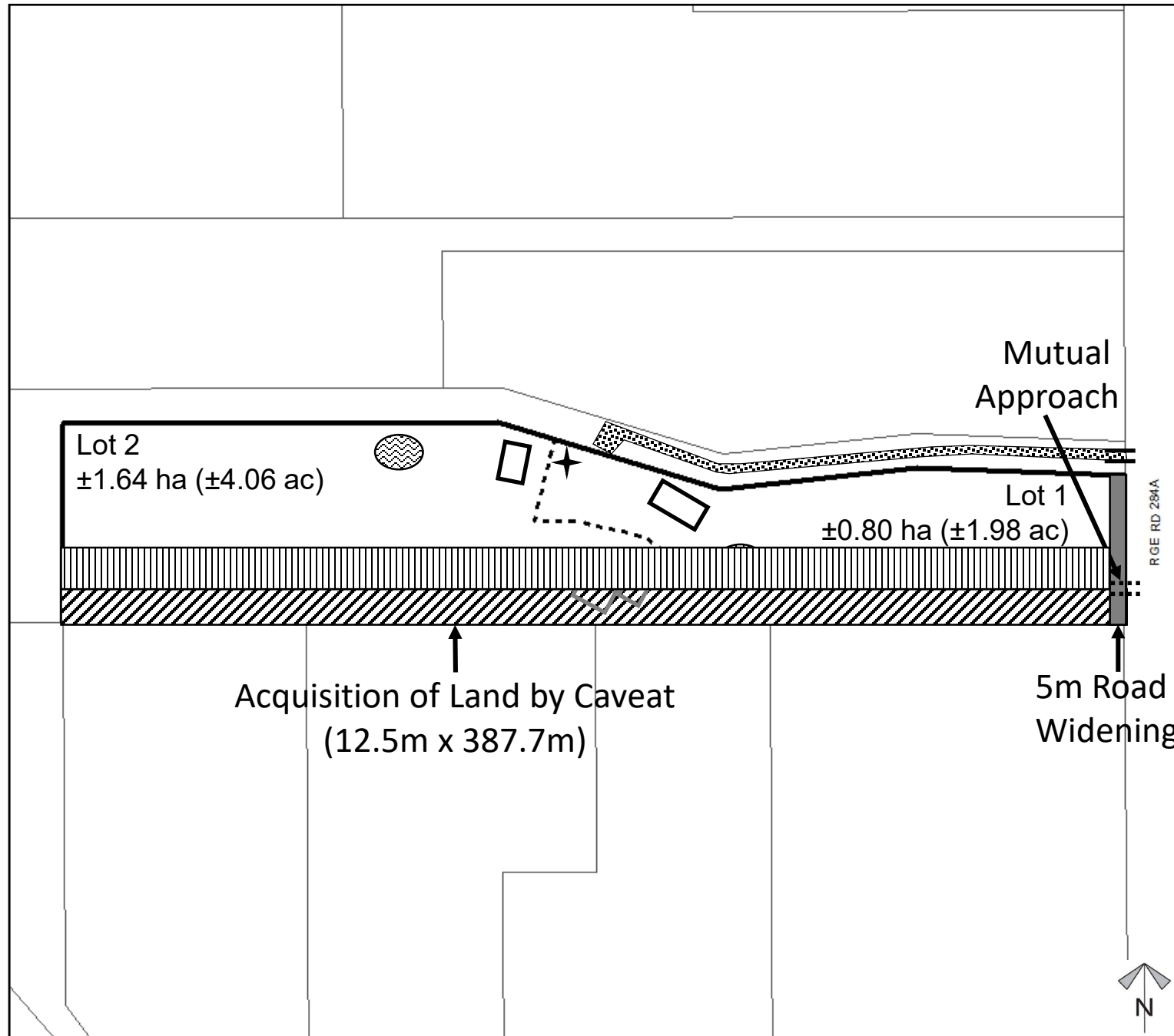
Roll: 03305012

File: PL20200166

Printed: December 2, 2020

Legal: Lot: 4 Block: 2

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 23-28-W04M







ROCKY VIEW COUNTY

## ATTACHMENT 'C': APPLICATION REFERRALS

Circulation Period: December 24, 2020 to  
January 25, 2021

Agencies that were not required for distribution are  
not listed.

AGENCY	CIRCULATED	RESPONSE RECEIVED
<b><i>School Authority</i></b>		
Rocky View Schools	Yes	No
Calgary Catholic School District	Yes	Yes
Public Francophone Education	Yes	No
Catholic Francophone Education	Yes	No
<b><i>Public Utility</i></b>		
ATCO Gas	Yes	Yes
ATCO Pipelines	Yes	Yes
AltaLink Management	Yes	No
FortisAlberta	Yes	Yes
Telus Communications	Yes	Yes
TransAlta Utilities Ltd.	Yes	No
<b><i>Adjacent Municipality</i></b>		
The City of Calgary	Yes	No
<b><i>Internal Departments</i></b>		
Recreation, Parks and Community Support	Yes	Yes
Development Authority	Yes	No
GIS Services	Yes	Yes
Building Services	Yes	
Fire Services & Emergency Management	Yes	No
Development Compliance	Yes	Yes
Planning and Development Services (Engineering)	Yes	Yes
Transportation Services	Yes	Yes
Capital Project Management	Yes	Yes
Utility Services	Yes	No
Agricultural and Environmental Services	Yes	No

**From:** [Hannelore Gorski](#)  
**To:** [Oksana Newmen](#)  
**Subject:** [EXTERNAL] - File number 03305012; Application number PL20200166  
**Date:** January 25, 2021 3:36:01 PM  
**Attachments:** [2021-01 Planning Services Rocky View - proposed subdivision.pdf](#)

---

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

Dear Ms. Newmen,

We received your letter dated December 24, 2020 with regard to a subdivision proposal adjacent to our property. Attached please find our letter, which will also be submitted to the Rocky View County Council to be presented at the public hearing scheduled for February 9, 2021.

As you will see, we do not oppose the proposed subdivision, however we do oppose the use of our driveway should the subdivision proposal be approved by the Rocky View County Council.

Thank you in advance for taking our concerns into consideration.

Sincerely,

Erhard and Hannelore Gorski

**Erhard & Hannelore Gorski**

91 Rivercrest Villas SE  
Calgary, Alberta  
T2C 4K4

22 January, 2021

Planning and Development Services Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB  
T4A 0X2

Dear Ms. Newmen,

**Re: File Number: 03305012**  
**Application Number PL20200166**

We would like to state that we **do not oppose** the application by Jason and Meaghan Cenaiko to redesignate Lot 4, Block 2, Plan 1811163 within SW-05-23-28-W4M from Residential, Rural District to Residential, Country Residential District to facilitate future subdivision of the subject land.

However, we **do oppose** the use of our driveway, which is adjacent and just to the North of proposed Lot 1, and is currently used to access Lot 4, Block 2, Plan 1811163 by Jason and Meaghan Cenaiko.

In fairness, we will allow Jason and Meaghan Cenaiko the use of our driveway for another 12-month period, following the subdivision approval from Rocky View County, in order to give them time to build a driveway from the approved Rocky View County approach from Range Road 284A, which will then provide a new point of access to the building on proposed Lot 1.

We assume that the maintenance of the driveway will be performed by Jason and Meaghan Cenaiko, as has been done by them until now.

Also, our driveway cannot be used to serve the proposed Lot 2.

In addition, we would like to state that should there be a change of ownership for the proposed Lot 1 and/or proposed Lot 2, before the 12-month period is over, then the agreement to use our driveway to access Lot 4, Block 2, Plan 1811163 will be null and void, since our agreement is solely with Jason and Meaghan Cenaiko.

Furthermore, the use of our driveway by Jason and Meaghan Cenaiko would also end if we would sell our property before the 12-month period is over.

Thank you for your attention to this matter.

Sincerely,



Erhard and Hannelore Gorski

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission  
Subdivision Authority

**DATE:** April 28, 2021

**FILE:** 05618004

**SUBJECT:** Subdivision Item: Residential - Watermark - Phase 7

**DIVISION:** 8

**APPLICATION:** PL20200180

**APPLICATION:** To create 40 Residential parcels ranging from  $\pm 0.25$  acres to  $\pm 0.75$  acres in size, with two Municipal Reserve parcels  $\pm 3.13$  acres ( $\pm 1.27$  hectares) and  $\pm 0.60$  acres ( $\pm 0.24$  hectares) in size.

**GENERAL LOCATION:** Located approximately 1.61 kilometers (1 mile) west of the city of Calgary, at the northeast junction of Township Road 252 and Bearspaw Village Road.

**LAND USE DESIGNATION:** Direct Control District 141 (DC 141)

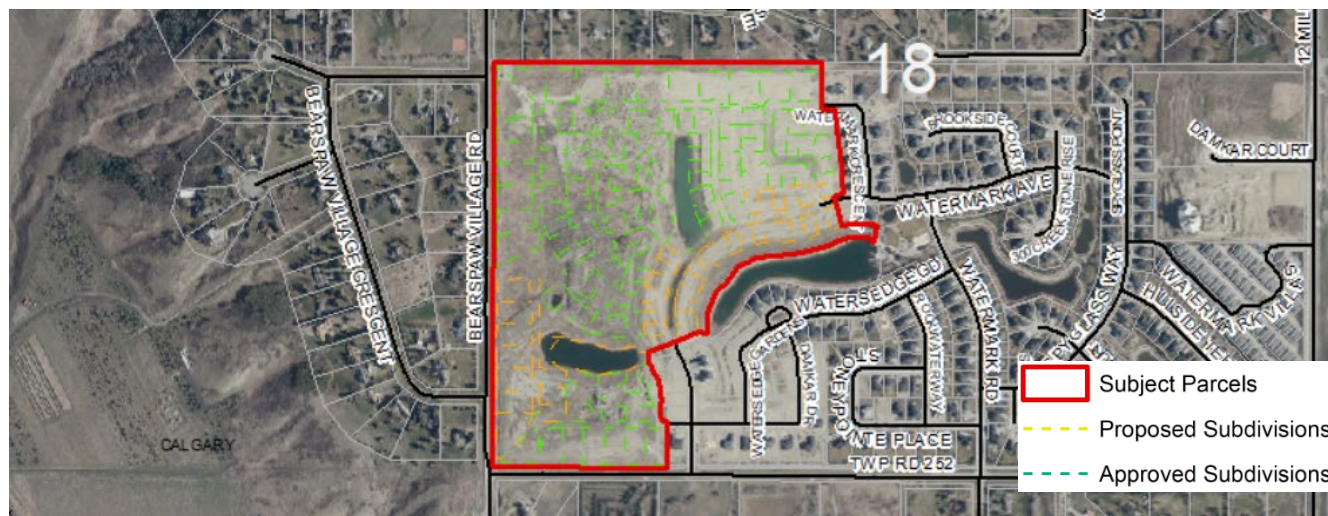
**EXECUTIVE SUMMARY:** The application is consistent with the relevant policies of Calgary Intermunicipal Plan, Watermark Conceptual Scheme and Direct Control District 141.

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

### OPTIONS:

- Option #1: THAT Subdivision Application PL20200180 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Subdivision Application PL20200180 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Christina Lombardo, Planning and Development Services





## APPLICATION EVALUATION:

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Calgary Intermunicipal Plan;</li> <li>• Bearspaw Area Structure Plan;</li> <li>• Watermark at Bearspaw Conceptual Scheme;</li> <li>• Direct Control Bylaw (DC 141); and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
--	---

### *Payments and Levies*

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
<i>TRANSPORTATION OFFSITE LEVY</i> 9.127 ha gross lands	\$ 103,627.96

### Additional Review Considerations

Conditions were set based on the following items:

#### *Transportation*

Access to the proposed subdivision will be through the existing internal subdivision road network. The Applicant/Owner would be required to enter into a Development Agreement for road construction and all associated infrastructure to support the proposed phase. The Transportation Offsite Levy will be applied on the gross development area.

The previous approval for Phase 6 of the development required the construction of infrastructure within the phase, which will also service this current phase. An active Development Agreement is in place with the applicant to construct this infrastructure. Administration has no further concerns at this time.

#### *Water and Wastewater*

Water supply will be provided by extending the existing Blazer Water Systems distribution systems through a Development Agreement. Fire suppression would be accommodated in the development and would conform to the Alberta Building Code and other applicable standards. Wastewater would be collected and conveyed to the Bearspaw Regional Waste Water Treatment Plant.

#### *Stormwater:*

A Master Drainage Plan for the whole area was submitted as a part of the previous applications. As part of the Development Agreement, the Applicant/Owner will be required to provide and implement a Storm Water Management Plan that meets the requirements outlined in the Master Drainage Plan.

#### *Municipal Reserves*

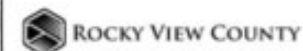
Municipal Reserve required for the entire plan area is  $\pm 11.60$  hectares ( $\pm 28.70$  acres). Through the previous five development phases,  $\pm 7.27$  hectares ( $\pm 18.00$  acres) of land has been dedicated as



Municipal Reserve. In this Phase, the Applicant proposes to dedicate  $\pm 1.756$  hectares ( $\pm 4.34$  acres) strip of lands along the north and east areas of the proposal to facilitate a future pathway and PUL lot. Therefore, the  $\pm 2.57$  hectares ( $\pm 6.36$  acres) of Municipal Reserve owing would be deferred to the remainder land by caveat.

#### *Policy Considerations*

The subject lands falls within the Bearspaw Area Structure Plan, and was evaluated in accordance with the applicable requirements. The lands are located within and are consistent with the "Country Residential" policies. The lands require a Concept Plan, which complies with the approved "Watermark at Bearspaw" Conceptual Scheme. The proposed parcels are located within Cells 3, 5 & 6 within the Direct Control District (DC 141). All parcel sizes are in compliance with the minimum parcel sizes and lot dimensions.



## Tentative Plan

### Subdivision Proposal

To create 40 Residential parcels ranging from  $\pm 0.25$  acres to  $\pm 0.75$  acres in size, with three Municipal Reserve parcels  $\pm 3.13$  acres ( $\pm 1.27$  ha),  $\pm 0.60$  acres ( $\pm 0.24$  ha) and  $\pm 0.62$  acres ( $\pm 0.25$  ha) in size and one PUL lot  $\pm 2.22$  acres ( $\pm 0.90$  ha).

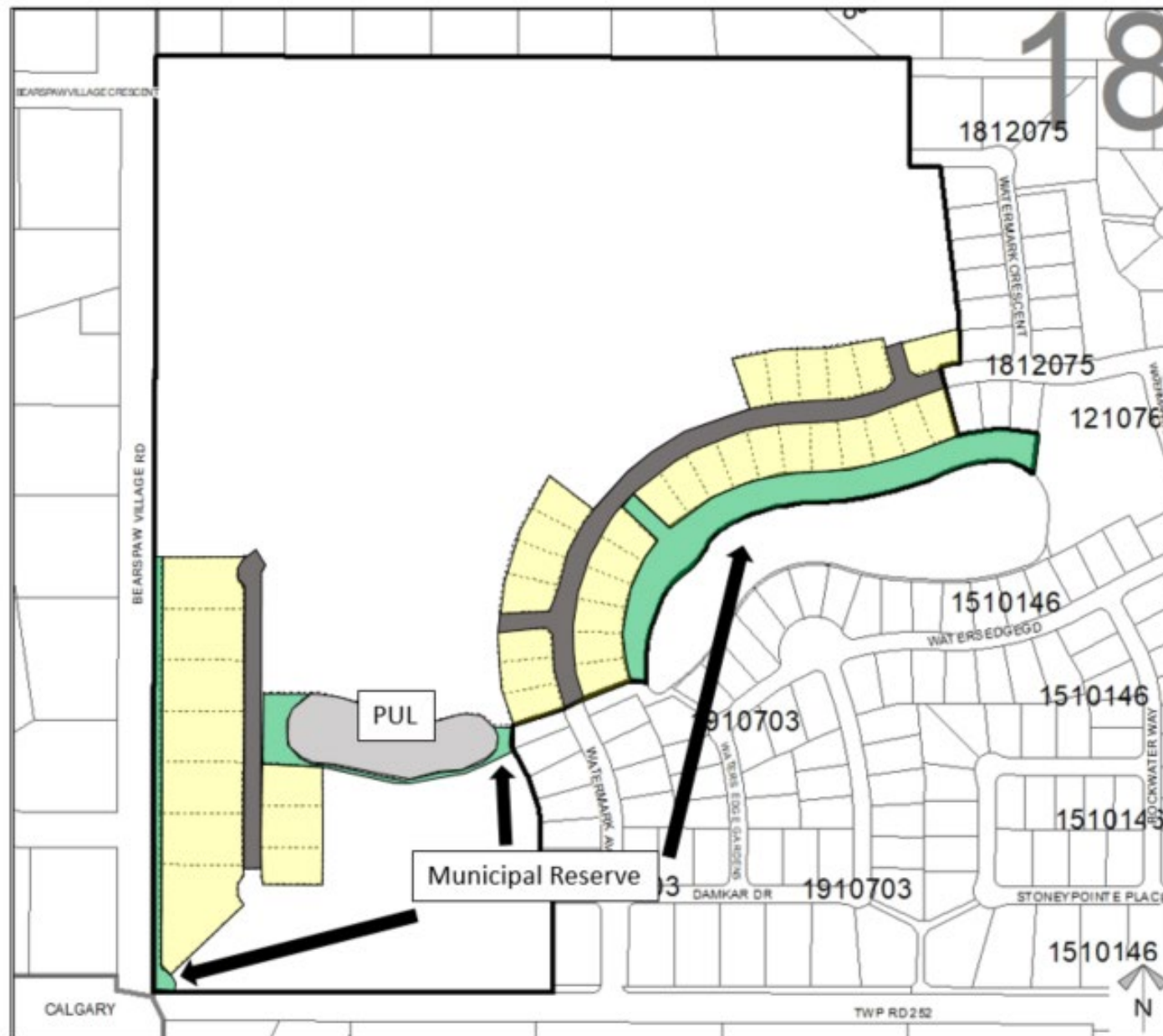
### Legend

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

### Surveyor's Notes:

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

Division: 8  
 Roll: 05618004  
 File: PL20200180  
 Printed: March 25, 2021  
 Legal: A portion of SW-18-25-02-W05M





ROCKY VIEW COUNTY

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

---

Acting Executive Director  
Community Development Services

---

Acting Chief Administrative Officer

CL/llt

**ATTACHMENTS:**

ATTACHMENT ‘A’: Approval Conditions

ATTACHMENT ‘B’: Maps and Other Information





## ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create 40 Residential parcels ranging from  $\pm 0.25$  acres to  $\pm 0.75$  acres in size, with three Municipal Reserve parcels  $\pm 3.13$  acres ( $\pm 1.27$  hectares),  $\pm 0.60$  acres ( $\pm 0.24$  hectares) and  $\pm 0.62$  acres ( $\pm 0.25$  hectares) in size and one PUL lot  $\pm 2.22$  acres ( $\pm 0.90$  hectares) at SW-18-25-2-W5M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
  1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

### Survey Plans

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

### Development Agreement

- 2) The Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act* respecting provision of the following:
  - a) Construction of the public internal road system including all related infrastructure (sidewalks, curb and gutter, lighting, signage, etc.) complete with cul-de-sacs and the registration of any necessary easements, as shown on the Tentative Plan.
  - b) Construction of the potable water distribution system and all related infrastructure such as fire hydrants, and service stubs to all proposed lots. The water distribution system is to be extended from the existing distribution system within Phase I serviced by Blazer Water Systems.
  - c) Construction of wastewater collection system and all related infrastructure such as service stubs to all proposed lots. The wastewater collection system is to be tied into the existing collection system within Phase I, which takes wastewater to the Bears paw Regional Wastewater Treatment Plant.
  - d) Construction of the stormwater collection system including all necessary infrastructure required to support the proposed phase in accordance with the



## ROCKY VIEW COUNTY

recommendations of an approved Stormwater Management Plan, the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan and provision of necessary Alberta Environment registration documentation for the stormwater infrastructure system if required.

- e) Design and construction of Landscaping features for all Municipal Reserve lands, public pathways and public roadways, and pave the pathway connection to the internal roadway, in accordance with the approved Landscaping and Lighting Plan.
- f) Mailbox locations are to be located in consultation with Canada Post.
- g) Provide for the installation of any power, natural gas, telephone and all other utility lines, and provide the County with written confirmation that said utilities have been, or are to be installed, to the satisfaction of the utility providers.
- h) Submission of Construction Management Plan and implementation of the recommendations of the Construction Management Plan.
- i) Submission of Erosion & Sedimentation Control Plan and implementation of the recommendations of the Erosion & Sediment Control Plan

*Site Servicing*

- 3) The Owner shall provide confirmation from Blazer Water Systems ensuring:
  - a) the completion of all paperwork for water supply allocation;
  - b) the payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;
  - c) the allocation and reservation of the necessary capacity;
  - d) the obligations of the Applicant and/or utility to bring water lines to the subdivision (i.e. whether water utility to construct water line to limits of subdivision and applicant is to construct all internal water lines or, whether water utility will be responsible for all connections to individual lots, etc.).
  - e) access for fire hydrant maintenance, firefighting, and testing for fire protection flow requirements.
  - f) adequate supply of water for fire flow
- 4) The Owner shall design a central water fire suppression distribution system including fire hydrants for firefighting purposes for the subdivision meeting the requirements of the Safety Code Act; in addition, construction of the fire suppression system shall be included within the Development Agreement.
- 5) The Owner shall register the existing Development Agreement for the Bearspaw Regional Wastewater Treatment Plant and Outfall Line on the title of the proposed new lots.
- 6) The Owner shall contact utility providers and register required Utility Easements, Agreements and Plans on the new lots (concurrent with a Plan of Survey or prior to registration) to the satisfaction of all underground shallow utilities and street lighting.
- 7) The Owner shall provide and implement a Site-Specific Stormwater Management Plan. Implementation of the Stormwater Management Plan shall include the following:
  - a) If the recommendations of the Stormwater Management Plan require improvements it shall be included within the Development Agreement with the County;
  - b) Registration of any required easements and/or utility rights-of-way;



## ROCKY VIEW COUNTY

- c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation; and
- d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system

## Site Construction

- 8) The Owner shall provide a Construction Management Plan which 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. Specific other requirements include:
  - a) Weed Management Plan during the construction phases of the project;
  - b) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.
- 9) The Owner shall provide an Erosion and Sedimentation Control Plan prepared by a qualified professional in accordance with the County Servicing Standards.

## Municipal Reserve

- 10) The provision of Reserve is to be provided by the dedication of +/- 1.756 ha (+/- 4.34 acres), to be determined by a Plan of Survey, in respect to SW-18-25-2-W5M as indicated on the Approved Tentative Plan.
  - a) 10% Municipal Reserve dedication outstanding on SW-18-25-2-W5M, is to be deferred by Caveat, pursuant to Section 669 of the Municipal Government Act;
  - b) Existing Deferred Reserve Caveat, Instrument #191 068 118, is to be discharged
- 11) The Owner shall provide a Landscaping and Lighting Plan for the MR lot, detailing planting and other related improvements for the subdivision.

## Homeowner Association

- 12) The Owner shall legally amend the existing Homeowners' Association (HOA) / Lot Owners' Association (LOA), and an encumbrance or instrument shall be concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the Home Owners' or Lot Owners' Association;
  - a) The HOA / LOA agreement shall specify the future maintenance obligations of the Homeowners' Association for maintenance obligations of the HOA through the existing Maintenance/Operation Agreement with the County;
- 13) The Owner shall amend the Solid Waste Management Plan to include the proposed lots, and outline the responsibility of the Developer and/or HOA for solid waste management.

## Architectural Controls

- 14) The Owner shall prepare and register a Restrictive Covenant on the title of the proposed new lot, requiring that each Lot Owner be subject to the development's Architectural Controls.

## Payments and Levies

- 15) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to subdivision endorsement. The County shall calculate the total amount owing:
  - a) from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey;



## ROCKY VIEW COUNTY

- 16) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of forty (40) new lots.

*Taxes*

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

## D. SUBDIVISION AUTHORITY DIRECTION:

- 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





## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Macdonald Communities Limited.	<b>OWNER:</b> Macdonald Communities Limited.
<b>DATE APPLICATION RECEIVED:</b> December 21, 2020	<b>DATE DEEMED COMPLETE:</b> January 7, 2021
<b>GROSS AREA:</b> ± 41.59 hectares (± 102.76 acres)	<b>LEGAL DESCRIPTION:</b> SW-18-25-2-W5M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <p><i>June 22, 2020 Subdivision Authority approved subdivision application PL20200047 for Watermark Phase 6, to create 17 residential lots and 1 MR lot.</i></p> <p><i>September 19, 2017 Subdivision Authority approved subdivision application PL20170071 for Watermark Phase 5, to create 17 residential lots and 1 public utility lot (PUL).</i></p> <p><i>February 9, 2016 Subdivision Authority approved subdivision application PL20150067 for Watermark Phase 4, to create 42 residential lots and 3 MR lots.</i></p> <p><i>October 28, 2014 Subdivision Authority approved subdivision application PL20140080 for Watermark Phase 3, to create 61 residential lots, 2 MR lots and 1 PUL lot.</i></p> <p><i>April 22, 2014 Council approved application PL20130025 to amend DC Bylaw 141 for the addition of 10 lots in accordance with the Memorandum of Agreement (MOA), addition of Amenity Building as a listed use for Site 7 in accordance with the adopted Master Site Development Plan Site 7, the inclusion of Secondary Suite as a listed use for Sites 1 - 6 with restrictive regulations, adjustment of the assessment requirements for Dwelling, Semi-detached in Site 7, reduction of minimum lot size and rear yard setback requirements in Site 1 to accommodate Public Utility Lot requested by ATCO Pipelines, clarification and an amendment regarding deck extension setback requirements in Sites 1-7, and an amendment of the required front yard setback for Lot 9, Block 4 Plan 1311979 situated in Site 2 to reflect the relationship to an internal street.</i></p> <p><i>October 1, 2013 Subdivision Authority approved subdivision application 2012-RV-154 for Phases 3, 4, and 5 of the Watermark development.</i></p> <p><i>July 29, 2013 The Phase Two Single Family Estate subdivision of Watermark was registered and titles were issued.</i></p> <p><i>July 30, 2012 Memorandum of Agreement (MOA) was signed, establishing an agreement between Blazer Water Systems Ltd., Watermark Development, and the County regarding water supply infrastructure connections to adjacent communities, processing of future applications, and arrangements about the funding of recreational infrastructure in the County.</i></p> <p><i>July 17, 2012 Council approved the Master Site Development Plan for Site 7 (2011-RV-132), proposing a 101 unit bare land condominium subdivision, and a single lot subdivision.</i></p>	



ROCKY VIEW COUNTY

March 19, 2012	<i>The Phase One Single Family Estate subdivision of Watermark was registered and titles were issued. Agreements regarding the construction of the Bearspaw Regional Wastewater Treatment Plant and with Blazer Water Systems were established.</i>
October 19, 2011	<i>Application was made for the subdivision of Site 7 of the Watermark Project into a 101 unit bare land condominium plan with common property. DC Bylaw 141 (C-6854-2009) required Council adoption of the MSDP prior to any further subdivision or development of the land.</i>
March 1, 2011	<i>Subdivision Authority approved subdivision application 2010-RV-199 for Phase 1 of the Single Family Estate (108 single family residential lots, five MR lots, three public utility lots, and a wastewater treatment plant), and Phase Two (66 single family residential lots, and three MR lots) of Watermark at Bearspaw</i>

**PUBLIC & AGENCY SUBMISSIONS:**

The application was circulated to 671 adjacent landowners. No letters have been received in support or opposition of the application.

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

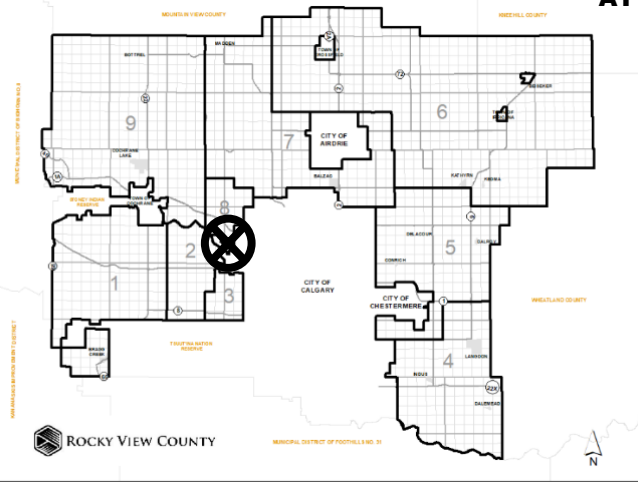


## Location & Context

### Subdivision Proposal

To create 40 Residential parcels ranging from  $\pm 0.25$  acres to  $\pm 0.75$  acres in size, with three Municipal Reserve parcels  $\pm 3.13$  acres ( $\pm 1.27$  ha),  $\pm 0.60$  acres ( $\pm 0.24$  ha) and  $\pm 0.62$  acres ( $\pm 0.25$  ha) in size and one PUL lot  $\pm 2.22$  acres ( $\pm 0.90$  ha).

Division: 8  
 Roll: 05618004  
 File: PL20200180  
 Printed: March 25, 2021  
 Legal: A portion of SW-18-25-  
 Page 135 of 336



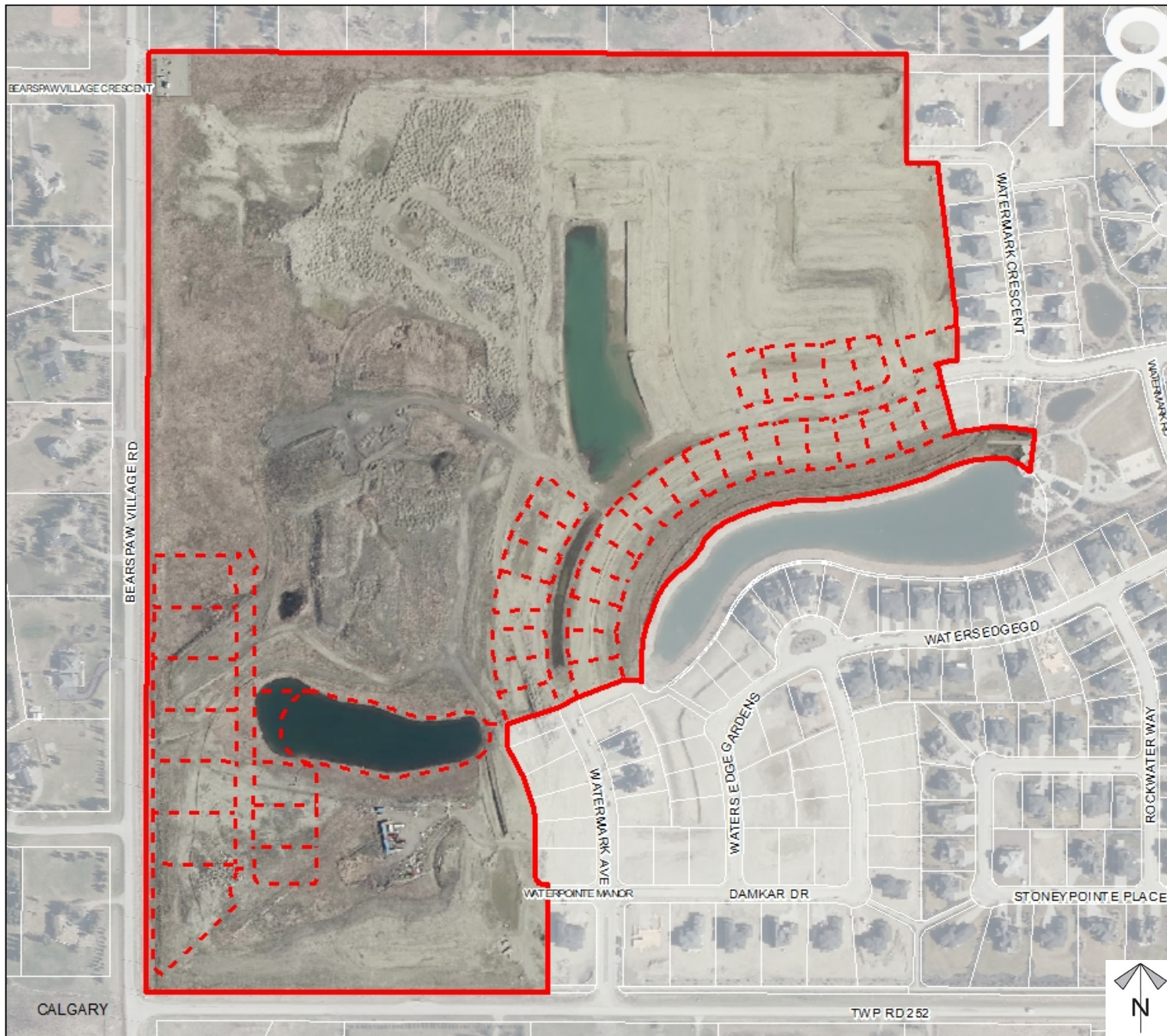




## Development Proposal

### Subdivision Proposal

To create 40 Residential parcels ranging from  $\pm 0.25$  acres to  $\pm 0.75$  acres in size, with three Municipal Reserve parcels  $\pm 3.13$  acres ( $\pm 1.27$  ha),  $\pm 0.60$  acres ( $\pm 0.24$  ha) and  $\pm 0.62$  acres ( $\pm 0.25$  ha) in size and one PUL lot  $\pm 2.22$  acres ( $\pm 0.90$  ha).



Division: 8  
Roll: 05618004  
File: PL20200180  
Printed: March 25, 2021  
Legal: A portion of SW-18-25-  
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## Environmental

Subdivision Proposal

To create 40 Residential parcels ranging from  $\pm$  0.25 acres to  $\pm$  0.75 acres in size, with three Municipal Reserve parcels  $\pm$  3.13 acres ( $\pm$  1.27 ha),  $\pm$  0.60 acres ( $\pm$  0.24 ha) and  $\pm$  0.62 acres ( $\pm$  0.25 ha) in size and one PUL lot  $\pm$  2.22 acres ( $\pm$  0.90 ha).



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

Division: 8  
 Roll: 05618004  
 File: PL20200180  
 Printed: March 25, 2021  
 Legal: A portion of SW-18-25-  
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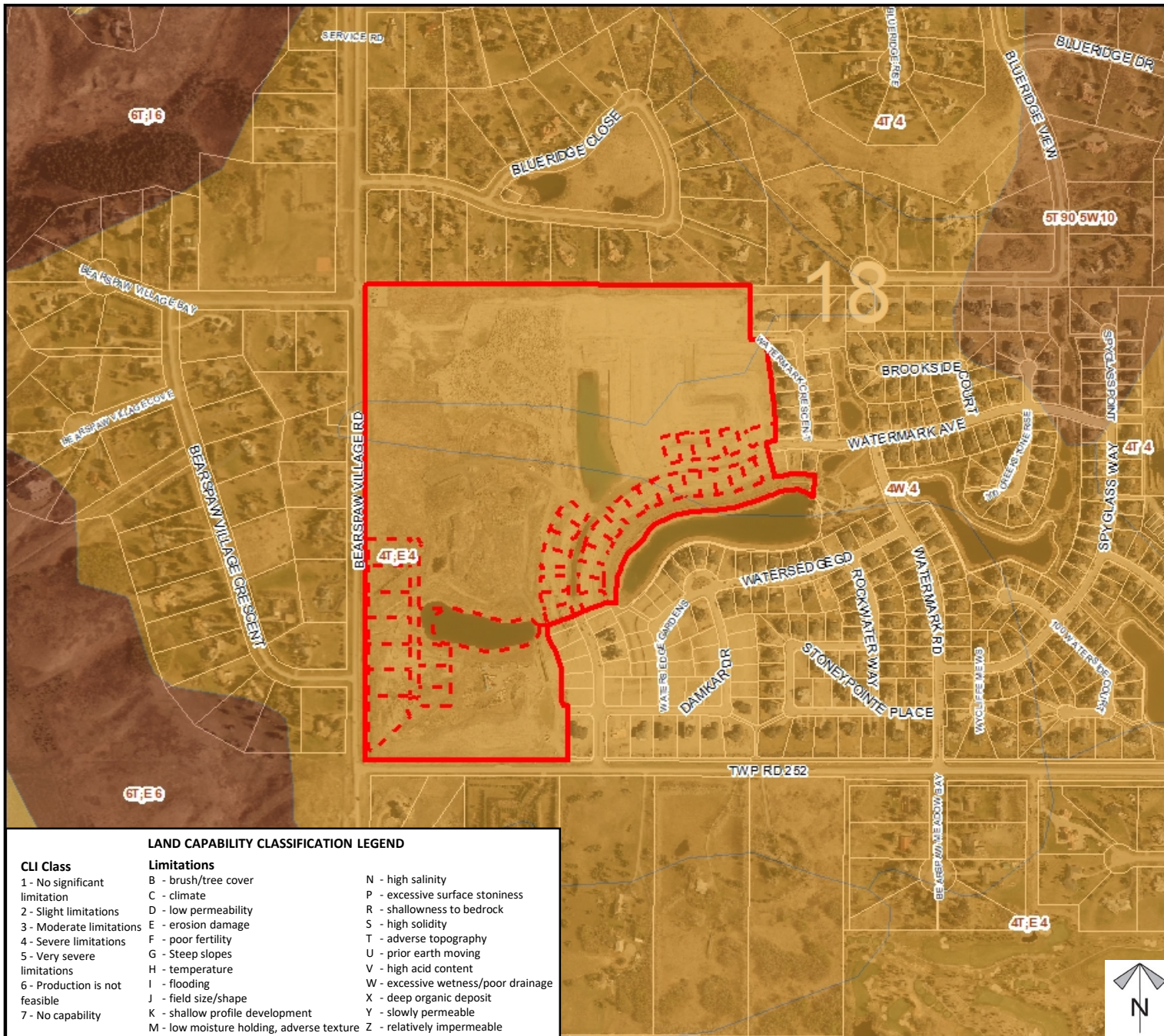




## Soil Classifications

### Subdivision Proposal

To create 40 Residential parcels ranging from  $\pm$  0.25 acres to  $\pm$  0.75 acres in size, with three Municipal Reserve parcels  $\pm$  3.13 acres ( $\pm$  1.27 ha),  $\pm$  0.60 acres ( $\pm$  0.24 ha) and  $\pm$  0.62 acres ( $\pm$  0.25 ha) in size and one PUL lot  $\pm$  2.22 acres ( $\pm$  0.90 ha).



Division: 8  
 Roll: 05618004  
 File: PL20200180  
 Printed: March 25, 2021  
 Legal: A portion of SW-18-25-  
 Page 138 of 336

## Landowner Circulation Area

### Subdivision Proposal

To create 40 Residential parcels ranging from  $\pm$  0.25 acres to  $\pm$  0.75 acres in size, with three Municipal Reserve parcels  $\pm$  3.13 acres ( $\pm$  1.27 ha),  $\pm$  0.60 acres ( $\pm$  0.24 ha) and  $\pm$  0.62 acres ( $\pm$  0.25 ha) in size and one PUL lot  $\pm$  2.22 acres ( $\pm$  0.90 ha).

CALGARY

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

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

### Legend

Support



Opposition



Division: 8

Roll: 05618004

File: PL20200180

Printed: March 25, 2021

Legal: A portion of SW-18-25-

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## Tentative Plan

### Subdivision Proposal

To create 40 Residential parcels ranging from  $\pm 0.25$  acres to  $\pm 0.75$  acres in size, with three Municipal Reserve parcels  $\pm 3.13$  acres ( $\pm 1.27$  ha),  $\pm 0.60$  acres ( $\pm 0.24$  ha) and  $\pm 0.62$  acres ( $\pm 0.25$  ha) in size and one PUL lot  $\pm 2.22$  acres ( $\pm 0.90$  ha).

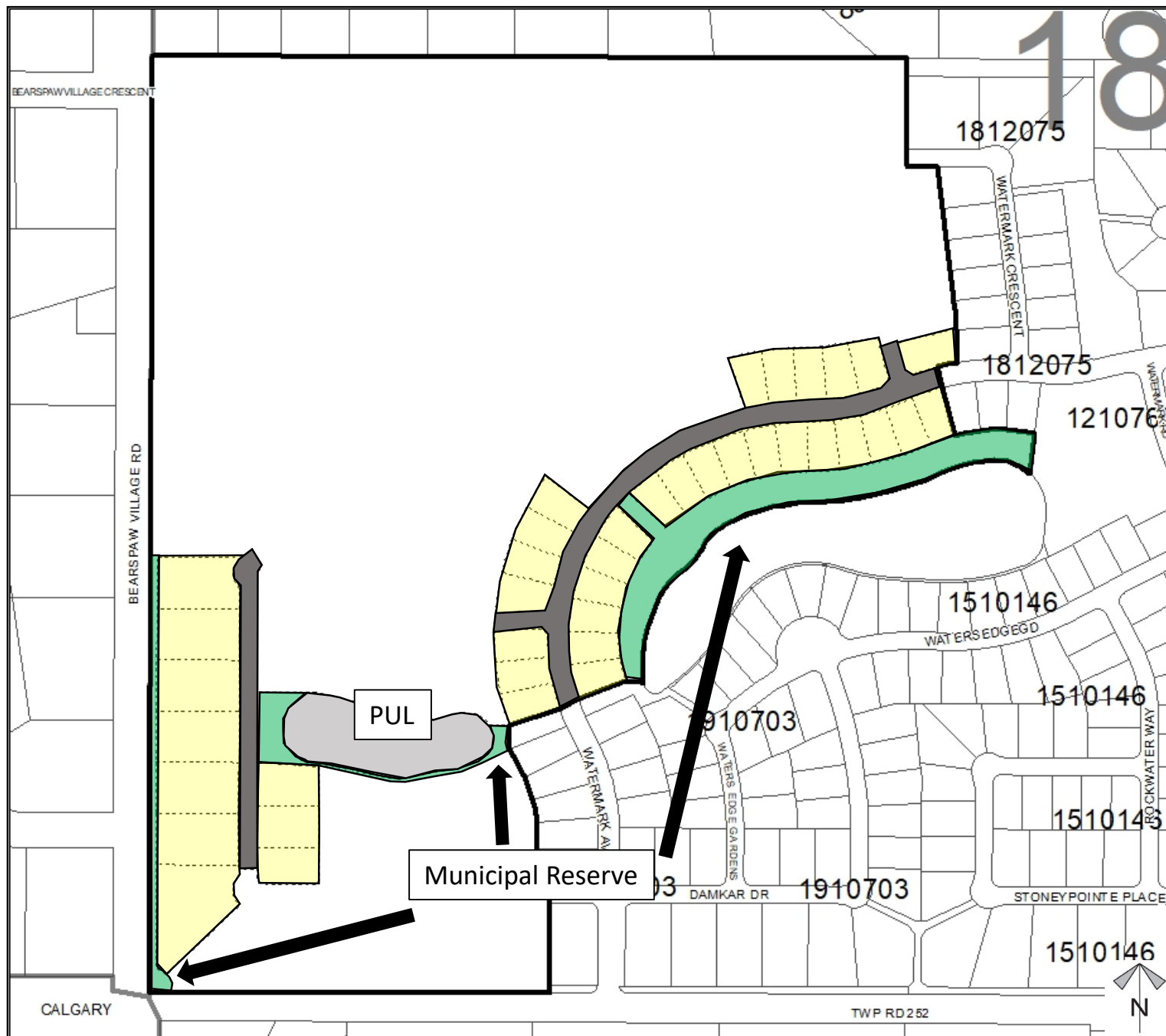
### Legend

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

### Surveyor's Notes:

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

Division: 8  
 Roll: 05618004  
 File: PL20200180  
 Printed: March 25, 2021  
 Legal: A portion of SW-18-25-2021  
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## Tentative Plan – Part B

### Subdivision Proposal

To create 40 Residential parcels ranging from  $\pm 0.25$  acres to  $\pm 0.75$  acres in size, with three Municipal Reserve parcels  $\pm 3.13$  acres ( $\pm 1.27$  ha),  $\pm 0.60$  acres ( $\pm 0.24$  ha) and  $\pm 0.62$  acres ( $\pm 0.25$  ha) in size and one PUL lot  $\pm 2.22$  acres ( $\pm 0.90$  ha).

Street	Block	Lot	Acres
Waterpointe Manor	13	11	1.15
Waterpointe Manor	13	12	0.76
Waterpointe Manor	13	13	0.76
Waterpointe Manor	13	14	0.76
Waterpointe Manor	13	15	0.76
Waterpointe Manor	13	16	0.76
Waterpointe Manor	13	17	0.75
Waterpointe Manor	14	20	0.46
Waterpointe Manor	14	21	0.46
Waterpointe Manor	14	22	0.40
Watermark Avenue	14	9	0.28
Watermark Avenue	14	10	0.28
Watermark Avenue	14	11	0.28
Watermark Avenue	12	14	0.32
Watermark Avenue	12	13	0.30
Watermark Avenue	12	12	0.30
Watermark Avenue	12	11	0.30
Watermark Avenue	11	13	0.28
Watermark Avenue	11	12	0.28
Watermark Avenue	11	11	0.28

Street	Block	Lot	Acres
Watermark Avenue	11	10	0.28
Watermark Avenue	11	9	0.27
Watermark Avenue	10	11	0.34
Watermark Avenue	5	38	0.26
Watermark Avenue	5	39	0.26
Watermark Avenue	5	40	0.26
Watermark Avenue	5	41	0.26
Watermark Avenue	5	42	0.26
Watermark Avenue	5	43	0.26
Watermark Avenue	5	44	0.26
Watermark Avenue	5	45	0.26
Watermark Avenue	5	46	0.26
Watermark Avenue	5	47	0.26
Watermark Avenue	5	48	0.26
Watermark Avenue	5	49	0.26
Watermark Avenue	5	50	0.26
Watermark Avenue	5	51	0.26
Watermark Avenue	5	52	0.26
Watermark Avenue	5	53	0.26
Watermark Avenue	5	54	0.26

**PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 1

**DATE:** April 28, 2021  
**APPLICATION:** PRDP20211006

**FILE:** 05828006

**SUBJECT:** Dwelling, Tiny / Discretionary use, with no Variances

---

**APPLICATION:** Application is for the construction/placement of a Dwelling, Tiny on the subject parcel.

**GENERAL LOCATION:** located approximately 1.40 km (3/4 mile) west of Hwy 22 and on the north side of Towers Trail.

**LAND USE DESIGNATION:** Agriculture, Small District (A-SML p.8.1) under Land Use Bylaw C-8000-2020

**EXECUTIVE SUMMARY:** The Applicant is proposing to place a Dwelling, Tiny, with an approximate total area of 35.12 sq. m (378 sq. ft.), on the subject parcel. The subject parcel is developed with one dwelling, single detached. The application appears compliant with the policies of the Land Use Bylaw, including minimum setbacks.

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

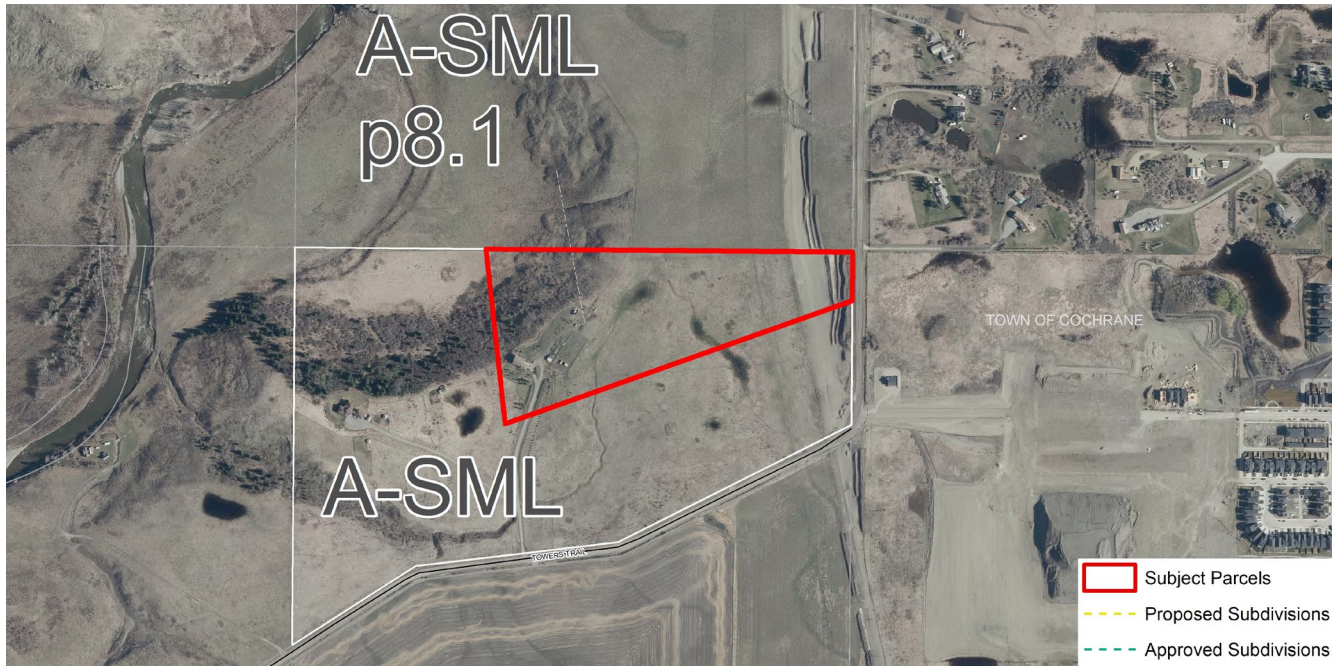
**OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20211006 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20211006 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.

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**Administration Resources**

Wayne Van Dijk, Planning and Development

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

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i></li> <li>• Cochrane Intermunicipal Development Plan</li> <li>• Land Use Bylaw C-8000-2020</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Dwelling, Tiny</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>

Additional Review Considerations

No additional considerations.

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

---

Acting Chief Administrative Officer

WV/lt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information





ROCKY VIEW COUNTY

## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1:

Approval subject to the following conditions:

**Description:**

1. That the Dwelling, Tiny may be placed on the subject land in general accordance with the submitted site plan and application.

**Prior to Release**

2. That Prior to Release of this permit, the applicant shall confirm acceptance of or refusal to participate in the voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.

**Permanent:**

3. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address (**A 254065 Towers Trail**) 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.
4. That no topsoil shall be removed from the site. All topsoil shall be retained on-site. Any undeveloped graded area shall be seeded after building construction is complete, as part of site restoration.
5. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
6. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling under construction, unless a separate Development Permit has been issued for additional fill.
7. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

8. That the Dwelling, Tiny shall not be used for commercial or vacation rental purposes at any time, unless approved by a Development Permit.
9. That the subject lands shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
10. That applicable Building Permit(s) shall be obtained through Building Services for the Dwelling, Tiny.
11. 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*].
12. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.



## ROCKY VIEW COUNTY

13. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
14. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 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.
15. That if this Development Permit is not issued by **September 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

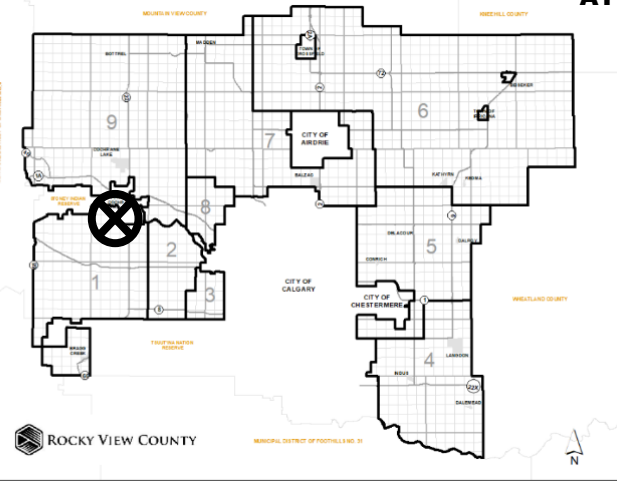
<b>APPLICANT:</b> Marni McConnach	<b>OWNER:</b> Gwynneth Butler
<b>DATE APPLICATION RECEIVED:</b> March 9, 2021	<b>DATE DEEMED COMPLETE:</b> March 17, 2021
<b>GROSS AREA:</b> ± 8.28 hectares (± 20.46 acres)	<b>LEGAL DESCRIPTION:</b> Lot 1, Block 1, Plan 1811055, SE-28-25-04-W05M (254065 Towers Trail)
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <ul style="list-style-type: none"> <li>PRDP20210965: Bed and Breakfast</li> </ul>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



## Location & Context

### Development Proposal

Placement/Construction of  
a Dwelling, Tiny



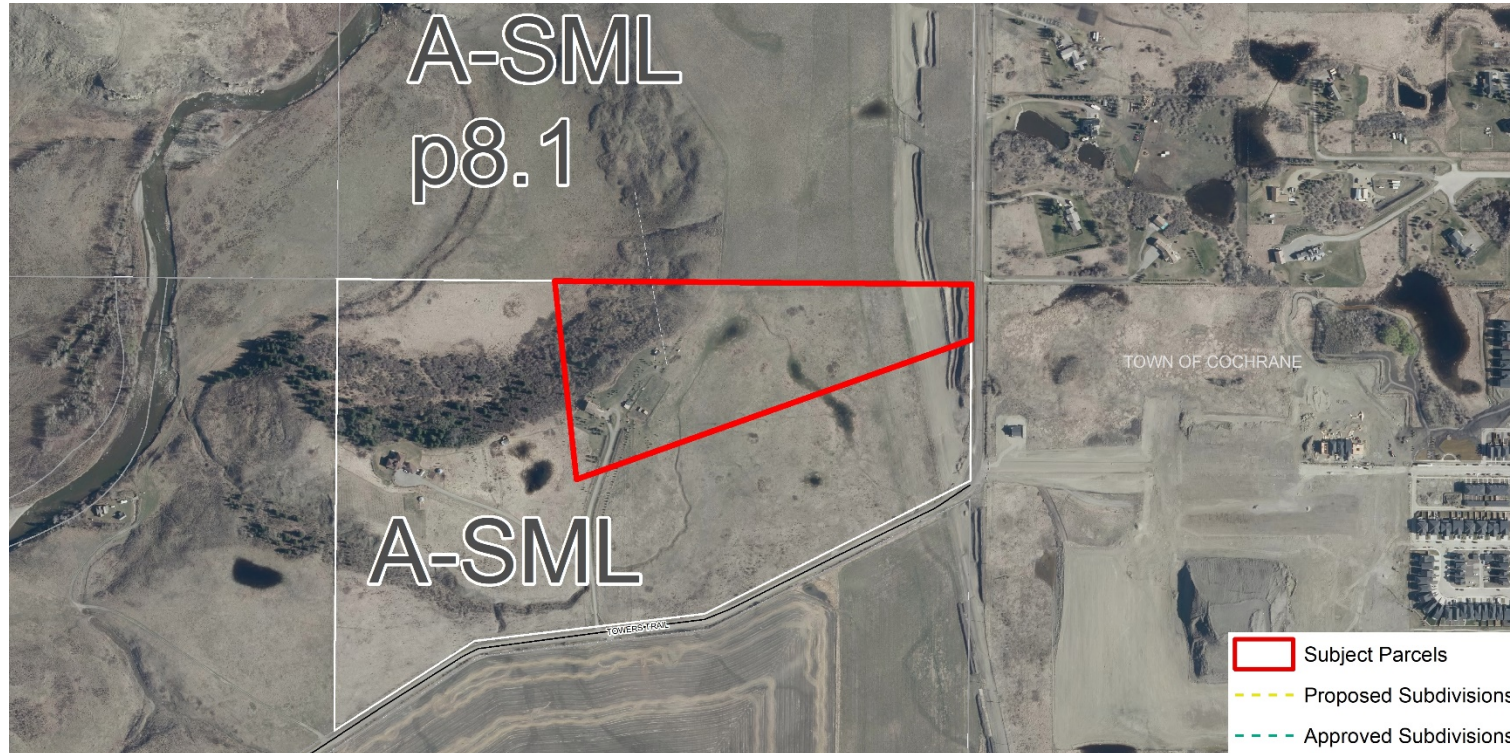
Division: 01  
 Roll: 05828006  
 File: PRDP20211006  
 Printed: March 17, 2021  
 Legal: Lot: 1 Block: 1  
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## Aerial Imagery

### Development Proposal

Placement/Construction of  
a Dwelling, Tiny



Division: 01  
 Roll: 05828006  
 File: PRDP20211006  
 Printed: March 17, 2021  
 Legal: Lot: 1 Block: 1  
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## Cover Letter

### Development Proposal

Placement/Construction of  
a Dwelling, Tiny

Marni McConnach  
 Mailing Address: Box 1536, Cochrane Ab, T4C1B5  
 Physical Address: 254065 Towers Trail, Rocky View County



Building Services  
 262075 Rocky View Point, Rocky View County, AB T4A 0X2

#### RE: Development Permit Application for Accessory Dwelling Unit for Tiny Home

Prior to the new Land Use Bylaw enacted in September, 2021, I had undergone five attempts to receive proper permitting information and instruction for my Tiny Home. However, due to the nature of the structure, there was not a proper permit for said structure. The new Land Use Bylaw now includes an ADU- tiny home option so I would like to formally acquire a development permit for the home where I have lived for the past 4 years.

The Tiny Home is built by a local professional custom builder and is a wood framed structure built upon a 10 foot trailer bed with wheels. It has been parked on my mother's property (Gwynneth Butler) with her permission and with no negative feedback from the surrounding neighbours. Myself, my husband, our dog and our soon to be baby live in the Tiny Home. We chose to invest in this home for the lifestyle it offers. Not only are we minimalists when it comes to space and physical belongings, but we also believe in making minimal impact on the land and surrounding environment. I grew up on this land since 1999 and I love it dearly.

We access the Tiny Home from Towers Trail via a shared driveway right of way access with our neighbours (located at 254069 Towers Trail) to my mother's property (see image 1-3). Our home is 100m set back from the Primary Dwelling (Mothers home) on the property and just over 100m from the neighbouring property line. Our building is appropriately set back from roads, highways and parcels according to the minimum setback document in the land use bylaw (see image 1 & 2).

There is a parking lot out front of the home as well as a dog run, fire pit and chicken enclosure. We pull our electricity from the primary house on the property (my mother's house) which is located 100 metres away from our Tiny Home (see image 6) It is a dedicated electric switch on the panel installed by a certified electrician. We also pull softened water through a heated hose from the primary dwelling.

The tiny home has a compostable toilet. This toilet separates liquid from solid waste. Solid waste goes into a bagged bucket (which has a dehydrating fan) which then gets appropriately disposed to the landfill on a regular basis. Grey water from the toilet, kitchen, bathroom and shower drains is eliminated from the home via a grey water PVC pipe that goes beyond the

## Cover Letter

### Development Proposal

Placement/Construction of  
a Dwelling, Tiny

home and sloped downhill. This exit location is not adjacent to any other neighbouring property lines and does not impact them in any way (please see image 6).

We do not put anything toxic down our drains. We use products that are natural, plant derived, biodegradable and without harmful toxins, chemicals and fragrances for our soaps, cleaning agents and personal hygiene products. The only other materials from the grey water would include small bits of food that gets through our sink trap from our kitchen sink, which is very minimal. We can report that the area where our grey water empties is lush and thriving.

If there is any further information that you require, please do not hesitate to contact me.

Regards,

Marni McConnach

March 15, 2021

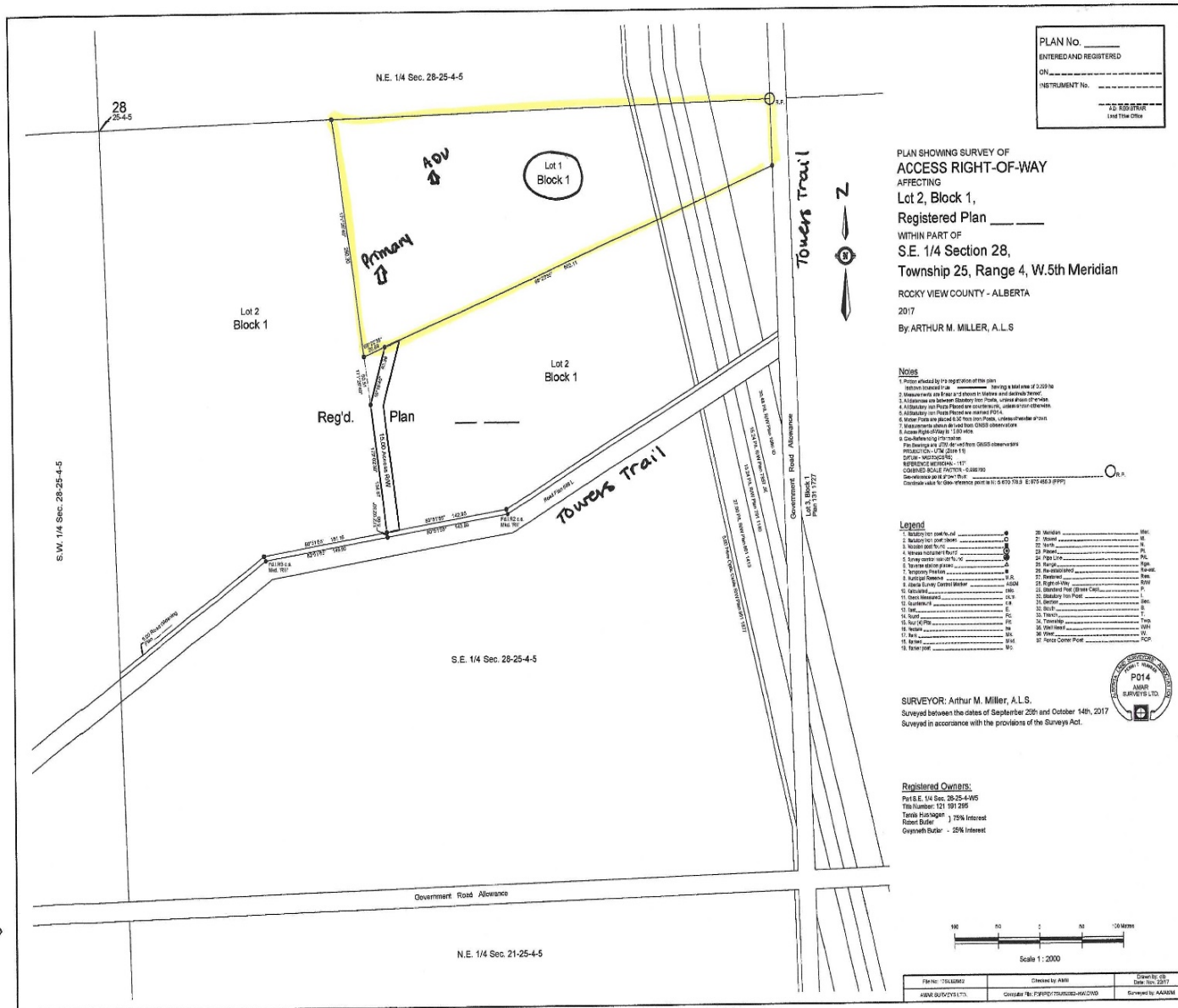




# Site Plan

## Development Proposal

Placement/Construction of  
a Dwelling, Tiny



Division: 01  
 Roll: 05828006  
 File: PRDP20211006  
 Printed: March 17, 2021  
 Legal: Lot: 1 Block: 1  
 Page 11 of 15  
 25-04-W05M



## Building Drawing

### Development Proposal

Placement/Construction of  
a Dwelling, Tiny

Image 6  
Exterior



Tiny Home with  
sunroom and deck.  
Rain barrel and front  
hutch for propane  
tanks.



Fire pit, trees, chicken coop



All sides of structure.



## Building Drawing

### Development Proposal

Placement/Construction of  
a Dwelling, Tiny

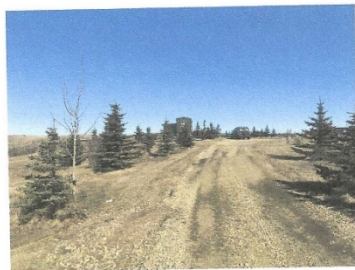


Dog run, trees and Tiny Home

Electric line within PVC  
and heated hose



Grey water pipe and exit.



Tiny Home, Parking lot,  
driveway and trees  
surrounding home.



Tiny Home 100 metres  
from main home unit  
on property.  
Shared driveway.

## Building Drawing

### Development Proposal

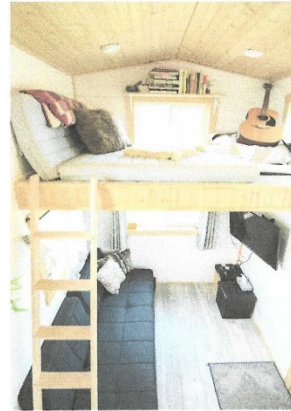
Placement/Construction of  
a Dwelling, Tiny

Image 5  
Interior:

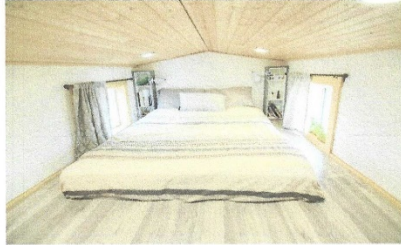
Bathroom



Living room, secondary loft.



Bedroom Loft



Living room, kitchen counter,  
secondary loft and entrance



Stairs to bedroom loft,  
ladder to secondary loft,  
kitchen and bathroom



Tiny Home: L: 24.25" W: 8.5" H: 13ft = 290 sq. ft  
 Sun Room: L: 11" W: 8" H: 8.5" = 88 sq. ft.  
 Deck: L: 24.25" W: 16" H: 2"

Division: 01  
 Roll: 05828006  
 File: PRDP20211006  
 Printed: March 17, 2021  
 Legal: Lot: 1 Block: 1  
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 25-04-W05M



## Site Photos

### Development Proposal

Placement/Construction of  
a Dwelling, Tiny



Division: 01  
 Roll: 05828006  
 File: PRDP20211006  
 Printed: March 17, 2021  
 Legal: Lot:1 Block:1  
 Page 15 of 36  
 25-04-W05M



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**PLANNING AND DEVELOPMENT SERVICES**

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 5
<b>DATE:</b>	April 28, 2021	<b>APPLICATION:</b> PRDP20203527
<b>FILE:</b>	04207003/11	
<b>SUBJECT:</b>	Signs, Billboards / Discretionary use, with Variances	

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**APPLICATION:** Signs, installation of five Billboard signs, relaxation of the maximum sign area (5 signs), relaxation of the distance between billboards (2 signs), relaxation of the distance from a highway (Hwy. 1) (4 signs), and relaxation of the distance from a highway (Hwy. 791) (3 signs).

**GENERAL LOCATION:** Located at the southeast junction of Highway 1 and Highway 791.

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

**EXECUTIVE SUMMARY:** This application is for the installation of five (5) dual-faced billboard signs. The signs will be used for third-party commercial advertising, directed at Highway motorists. Four (4) signs are proposed to be located on NW-07-24-27-04 and one (1) sign will be located on NE-07-24-27-04. The signs are proposed to be non-digital, include base lighting, will be 62.43 sq. m (672.00 sq. ft.) in area and 7.96 m (26.11 ft.) in height. The signs will be mounted on steel poles, supported by concrete foundations.

Billboard signs are a discretionary use within an Agriculture district. Each Billboard sign requires variances to the maximum sign area and multiple setback variances from a Highway and/or other Billboard signage.

The application as proposed would appear to not be compatible with the general character of the A-GEN district. With the requested variances and expressed concerns from external agencies of the signs potentially being a safety concern and pose as a distraction to motorists on both Highway 1 and Highway 791, Administration is not supportive of this application.

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

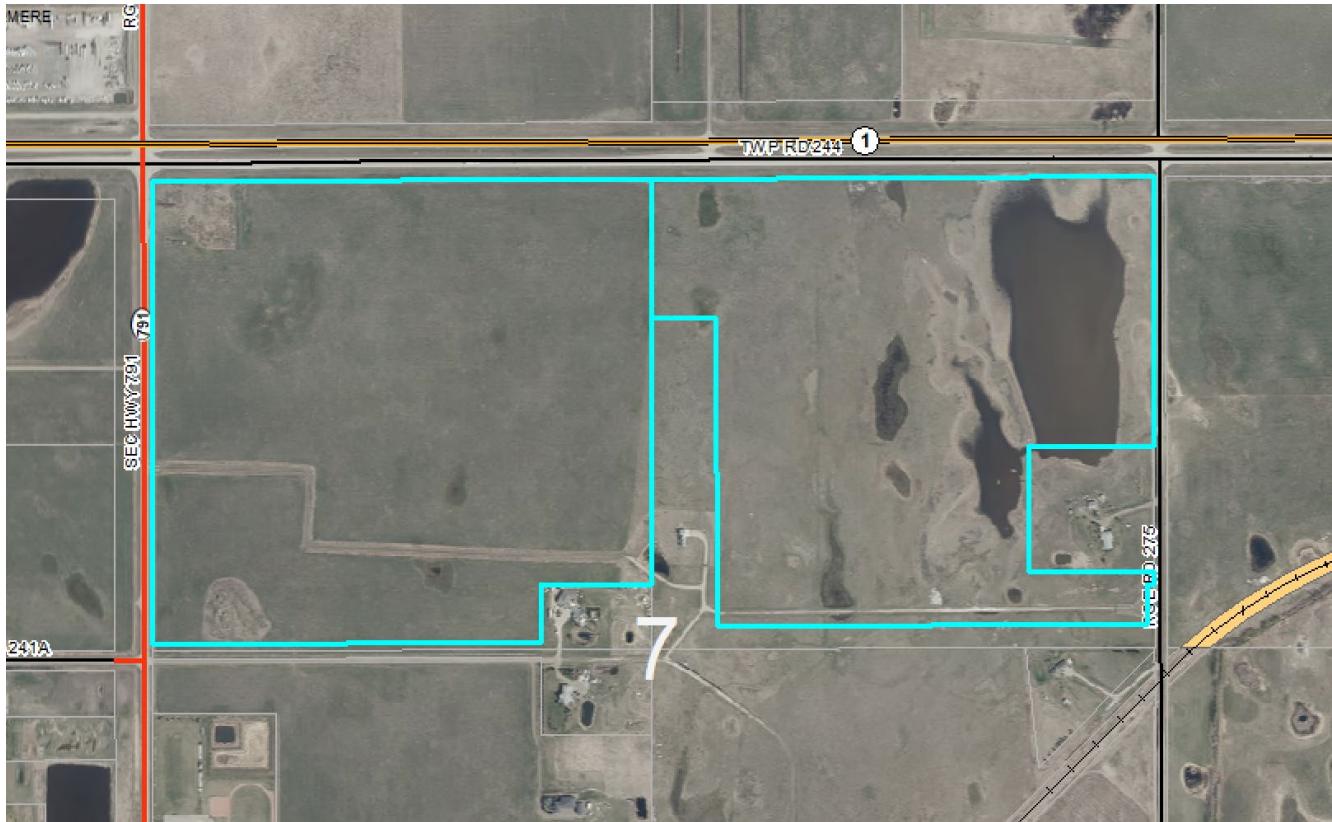
**OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20203527 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203527 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 and poses a potential distraction to motorists.

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**Administration Resources**

Jacqueline Targett, Planning and Development Services

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

Variance	Requirement	Proposed	Percentage (%)
214 Billboard Maximum Sign Area (Signs x5)	35.00 sq. m (376.74 sq. ft.)	62.43 sq. m (672.00 sq. ft.)	78.37%
214 Billboard Standards – Distance between Billboards (Signs x2)	300.00 m (984.25 ft.)	~100.00 m (328.08 ft.)	66.66%
214 Billboard Standards – Distance from Highway 1 (Signs x3)	300.00 m (984.25 ft.)	30.00 m (98.42 ft.)	90.00%
214 Billboard Standards – Distance from Highway 1 (Signs x1)	300.00 m (984.25 ft.)	~130.00 m (426.50 m)	56.66%
214 Billboard Standards – Distance from Highway 791 (Signs x2)	300.00 m (984.25 ft.)	30.00 m (98.42 ft.)	90.00%



214 Billboard Standards – Distance from Highway 791 (Signs x1)	300.00 m (984.25 ft.)	~140.00 m (459.31 ft.)	53.33%
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**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Subdivision and Development Regulations;</li> <li>• City of Chestermere Notification Zone;</li> <li>• Land Use Bylaw C-8000-2020 [LUB]; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Application Package</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Signs, Billboards</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>

Additional Review Considerations

The application was assessed in accordance with Sections 151 to 154, Section 214 and Section 301 of the LUB.

The City of Chestermere have expressed concerns over safety considerations while driving and submitted supporting studies, which would indicate Signage on the Road might cause distracted driving and motor vehicle accidents.

Alberta Transportation have noted a Roadside Development Permit would be required and have expressed concerns with the Billboard signage could pose as a distraction to motorists along both highways. Highway 1 is a freeway for roadside management purposes and carries significant traffic volumes at high rates of speed, the intersection of Highway 1 & Highway 791 has existing safety issues that could be intensified with the installation of the signs, and a future interchange is planned that would require the removal of the signage.

**CONCLUSION:**

Subject to the proposed conditions, the application is recommended for Refusal.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer



## **ATTACHMENTS**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information





## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

### Option #1:

#### Description:

- 1) That Signs, installation of five (5) Billboard signs, for third-party advertising, may commence on the subject properties, in accordance with the submitted application and includes:
  - a) Four (4) Dual-sided Billboards on NW-07-24-27-04
    - i) That the maximum Sign Area for all **four** signs, shall be relaxed from **35.00 sq. m (376.74 sq. ft.) to 62.43 sq. m (672.00 sq. ft.)**.
    - ii) That the maximum Distance between Billboards, for signs referred on the site plan as **#2 & #3**, shall be relaxed from **300.00 m (984.25 ft.) to 100.00 m (328.08 ft.)**.
    - iii) That the maximum Distance from Highway 1, for the sign referred on the site plan as **#2**, shall be relaxed from **300.00 m (984.25 ft.) to 130.00 m (426.50 ft.)**.
    - iv) That the maximum Distance from Highway 1, for signs referred on the site plan as **#3 & #4**, shall be relaxed from **300.00 m (984.25 ft.) to 30.00 m (98.42 ft.)**.
    - v) That the maximum Distance from Highway 791, for signs referred on the site plan as **#1 & #2**, shall be relaxed from **300.00 m (984.25 ft.) to 30.00 m (98.42 ft.)**.
    - vi) That the maximum Distance from Highway 791, for the sign referred on the site plan as **#3**, shall be relaxed from **300.00 m (984.25 ft.) to 140.00 m (459.31 ft.)**.
  - b) One (1) Dual-sided Billboard on NE-07-24-27-04
    - i) That the maximum Sign Area, for the sign referred on the site plan as **#5**, shall be relaxed from **35.00 sq. m (376.74 sq. ft.) to 62.43 sq. m (672.00 sq. ft.)**.
    - ii) That the maximum Distance from Highway 1, for the sign referred on the site plan as **#5**, shall be relaxed from **300.00 m (984.25 ft.) to 30.00 m (98.42 ft.)**.

#### Permanent:

- 2) That the signs (Billboards) shall be maintained in accordance with the design drawings and site plan, as submitted with the application.
- 3) That the signs (Billboards) shall be kept in a safe, clean and tidy condition at all times.
- 4) That the signs (Billboards) shall not be digital at any time and shall only be illuminated in accordance with the application drawings.
- 5) That this permit shall be valid until **May 19, 2024**.

#### Advisory:

- 6) That no temporary or permanent signage shall be placed within the adjacent Highway Road Allowances at any time.
- 7) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 8) That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
  - a) That the Applicant/Owner shall obtain a Roadside Development Permit through Alberta Transportation.



ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Bedaux Real Estate Inc. (Feroz Bandali)	<b>OWNER:</b> Glen Prairie Estates Inc. Prairie Mountain Developments Inc.
<b>DATE APPLICATION RECEIVED:</b> November 3, 2020	<b>DATE DEEMED COMPLETE:</b> December 3, 2020
<b>GROSS AREA:</b> ± 106.16 hectares (± 262.34 acres) [combined]	<b>LEGAL DESCRIPTION:</b> NW & NE-07-24-27-W04M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> No relevant history on either property	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



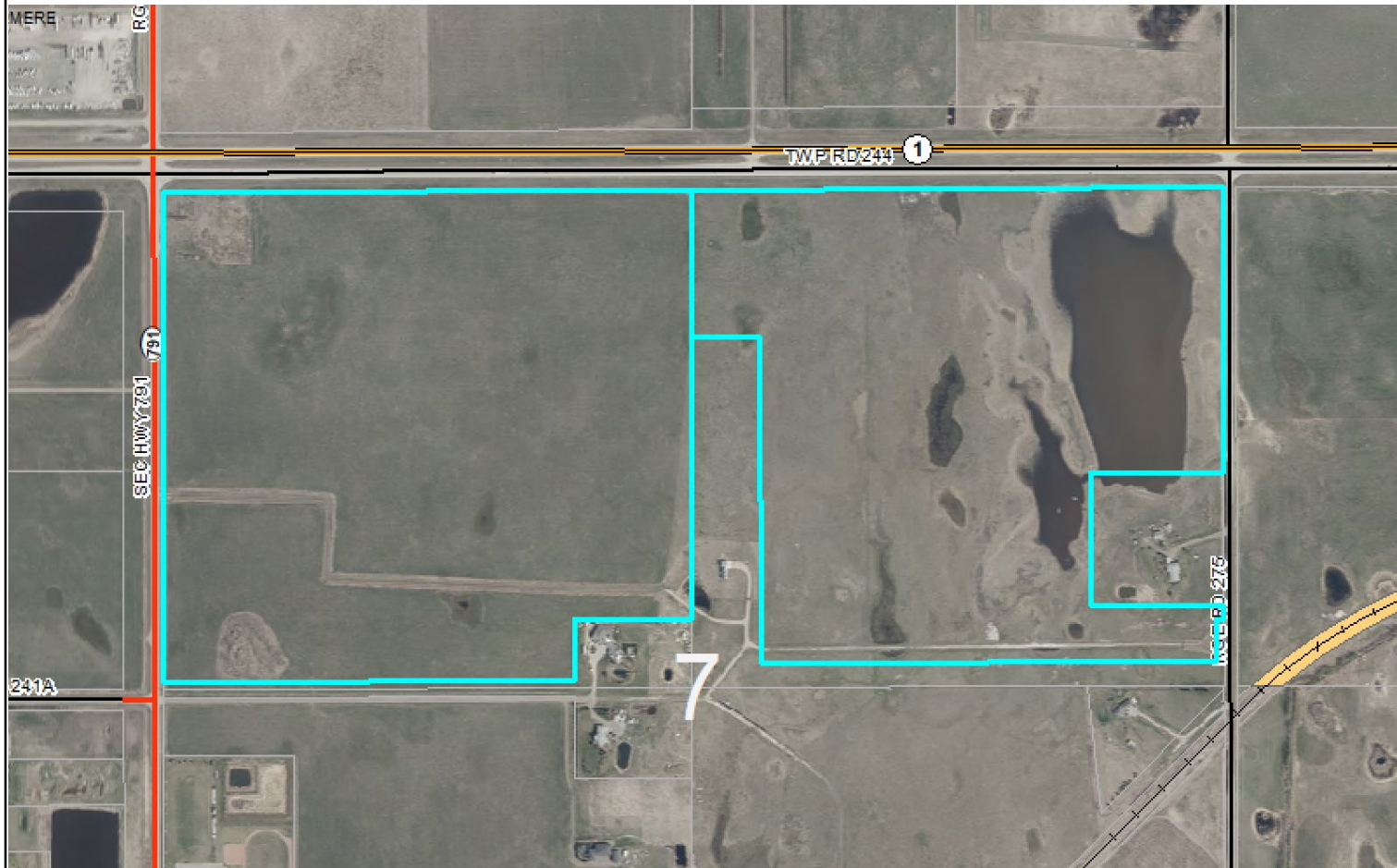




## Location & Context

### Development Proposal

Sign, installation of five Billboard signs, relaxation of the maximum sign area (5 signs), relaxation of the distance between billboards (2 signs), relaxation of the distance from a highway (Hwy. 1) (4 signs), and relaxation of the distance from a highway (Hwy. 791) (3 signs).

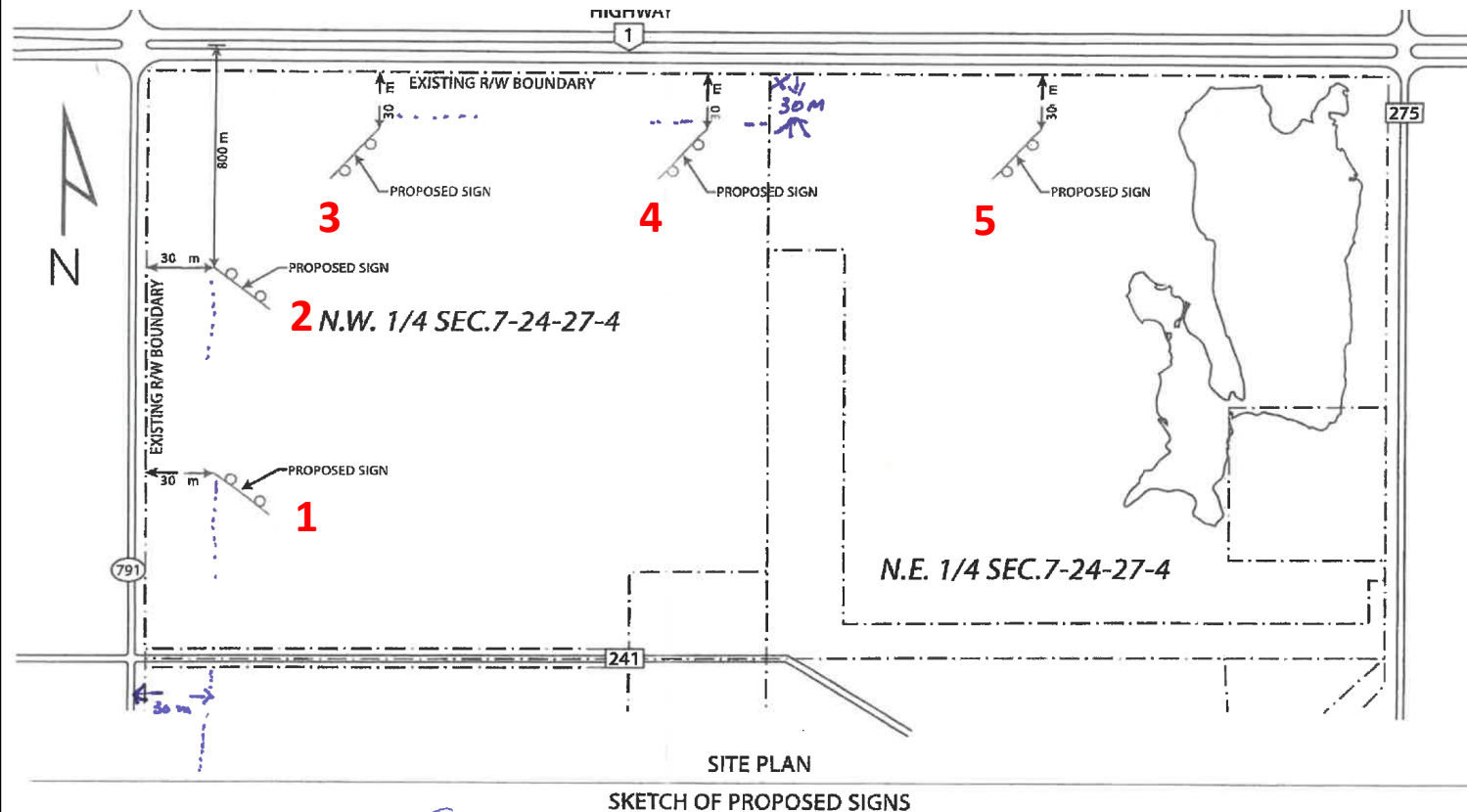




## Site Plan

## Development Proposal

Sign, installation of five Billboard signs, relaxation of the maximum sign area (5 signs), relaxation of the distance between billboards (2 signs), relaxation of the distance from a highway (Hwy. 1) (4 signs), and relaxation of the distance from a highway (Hwy. 791) (3 signs).

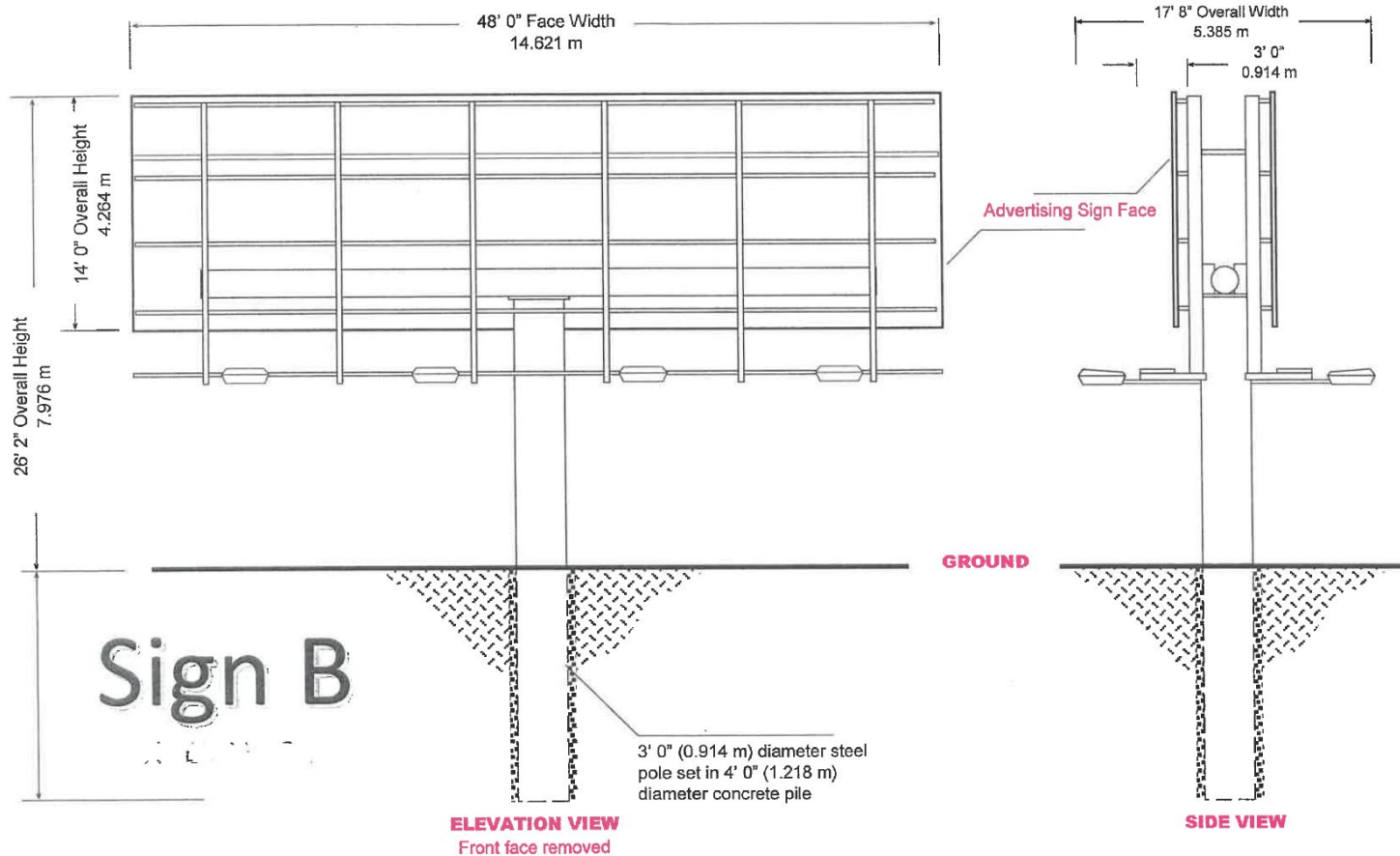


# = Proposed Sign Location

## Sign Details

### Development Proposal

Sign, installation of five Billboard signs, relaxation of the maximum sign area (5 signs), relaxation of the distance between billboards (2 signs), relaxation of the distance from a highway (Hwy. 1) (4 signs), and relaxation of the distance from a highway (Hwy. 791) (3 signs).



**PATTISON OUTDOOR ADVERTISING**  
**14' x 48' Series 14 Superboard**

Typical Unipole Back to Back Structure  
 1:100 scale

 **pattisonoutdoor.com**  
 E00545 OC12



Division: 05  
 Roll: 04207003 & 04207011  
 File: PL20200105-130  
 Printed: Jan 27, 2021  
 Legal: Portions of NW/NE-  
 791 of 336

## Site Inspection

December, 2020

### Development Proposal

Sign, installation of five Billboard signs, relaxation of the maximum sign area (5 signs), relaxation of the distance between billboards (2 signs), relaxation of the distance from a highway (Hwy. 1) (4 signs), and relaxation of the distance from a highway (Hwy. 791) (3 signs).



16 12 2020



16 12 2020



16 12 2020



16 12 2020





## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 7

**DATE:** April 28, 2021  
**APPLICATION:** PRDP20211219

**FILE:** 06412004

**SUBJECT:** Signs, Freestanding / Discretionary use, with Variances

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**APPLICATION:** Signs, installation of one freestanding sign and relaxation of the maximum sign area.

**GENERAL LOCATION:** located approximately 0.41 km (1/4 mile) south of Hwy. 567 and on the east side of Rge. Rd. 291.

**LAND USE DESIGNATION:** Industrial, Heavy District (I-HVY) under Land Use Bylaw C-8000-2020

**EXECUTIVE SUMMARY:** This application is for the installation of one freestanding sign. The sign will be used for identification of the Industrial park and current tenant within the principal warehouse located onsite. The sign is proposed to be non-digital, non-illuminated, will be 8.82 sq. m (94.93 sq. ft.) in area and 4.57 m (15.00 ft.) in height.

Freestanding signs are a discretionary use within an Industrial district. The sign requires a variance to the maximum sign area.

The application does appear compatible with the general character of the I-HVY district. The signage is similar to existing freestanding/monument signage located throughout the High Plains Industrial park existing phases. Administration is supportive of this application.

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

### OPTIONS:

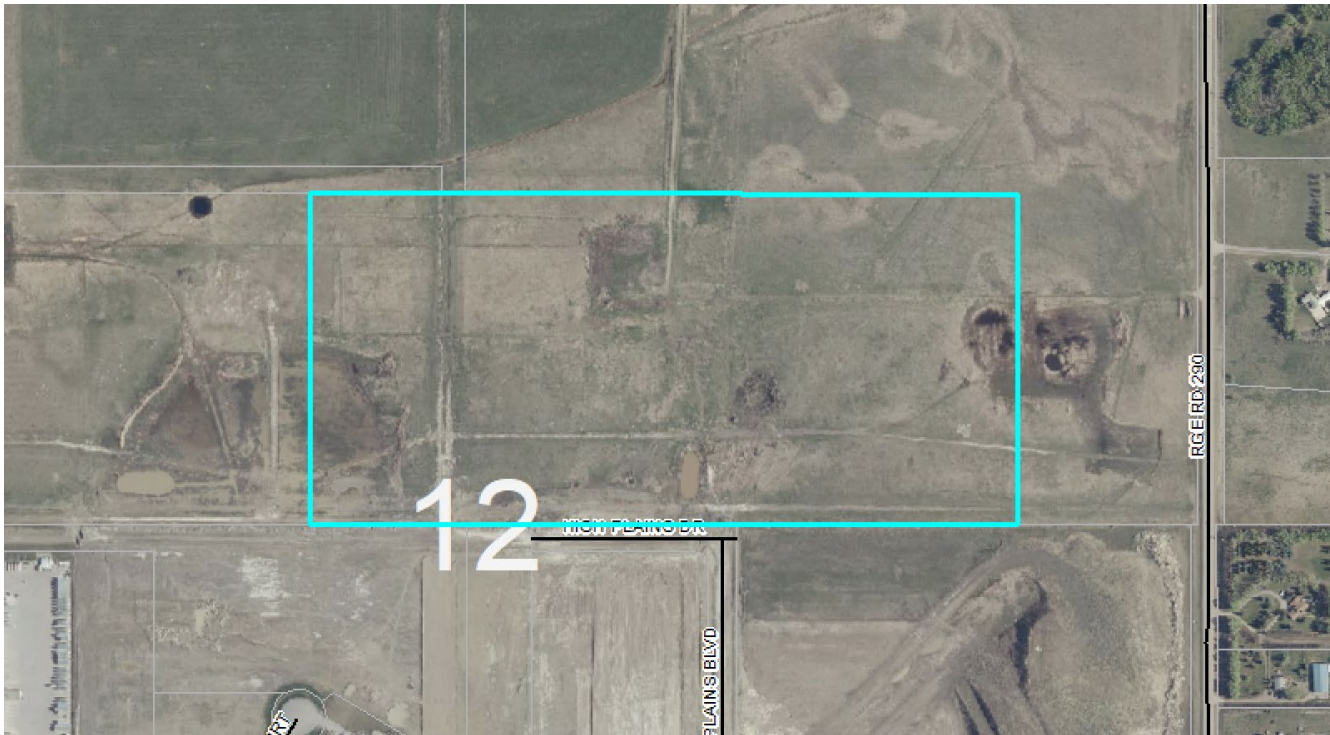
- Option #1: THAT Development Permit Application PRDP20211219 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20211219 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land and poses a potential distraction to motorists.

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### Administration Resources

Jacqueline Targett, Planning and Development Services



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

Variance	Requirement	Proposed	Percentage (%)
216 Billboard Maximum Sign Area	7.00 sq. m (75.35 sq. ft.)	8.82 sq. m (94.93 sq. ft.)	26.00%

**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Subdivision and Development Regulations;</li> <li>• Balzac East Area Structure Plan;</li> <li>• High Plains Industrial Conceptual Scheme;</li> <li>• Land Use Bylaw C-8000-2020 [LUB]; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Application Package</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Sign, Freestanding</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>



## ROCKY VIEW COUNTY

### Additional Review Considerations

The application was assessed in accordance with Sections 151 to 154, Section 216, and Section 243 of the LUB.

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

### **CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

JT/lt

### **ATTACHMENTS**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Other Information



ROCKY VIEW COUNTY

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

1. That Signs, installation of one freestanding sign, may commence on the subject property, in accordance with the submitted application and includes:
  - i. That the maximum Sign Area shall be relaxed from **7.00 sq. m (75.35 sq. ft.)** to **8.82 sq. m (94.93 sq. ft.)**

**Permanent:**

2. That the sign shall be maintained in accordance with the design drawings and site plan, as submitted with the application.
3. That the signs shall be kept in a safe, clean, tidy condition and free of overgrown vegetation and free from refuse material at all times.
4. That the signs shall not be digital or illuminated at any time.

**Advisory:**

5. That no temporary or permanent signage shall be placed within the adjacent Road Allowances at any time.
6. That the Applicant/Owner shall adhere to any requirements of any Utility Instrument or Covenant registered on title.
7. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
8. That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
  - i. That the Applicant/Owner shall obtain a Roadside Development Permit through Alberta Transportation, if required.



ROCKY VIEW COUNTY

## ATTACHMENT 'B': OTHER INFORMATION

<b>APPLICANT:</b> Priority Permits (Ryan Matthews)	<b>OWNER:</b> High Plains Building 5 GP Ltd.
<b>DATE APPLICATION RECEIVED:</b> March 26, 2021	<b>DATE DEEMED COMPLETE:</b> March 26, 2021
<b>GROSS AREA:</b> ± 28.15 hectares (± 69.57 acres)	<b>LEGAL DESCRIPTION:</b> N-12-26-29-W04M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <i>Development Permits:</i> <ul style="list-style-type: none"> <li>PRDP20200199 (<i>General Industry Type II, construction of a warehouse distribution centre</i>); Issued: October 26, 2020</li> </ul> <i>Building Permits:</i> <ul style="list-style-type: none"> <li>PRBD20210127 (<i>Interior Tenant Development: LOWES</i>); Waiting Inspection</li> <li>PRBD20201499 (<i>Warehouse</i>); Waiting Inspection</li> </ul>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

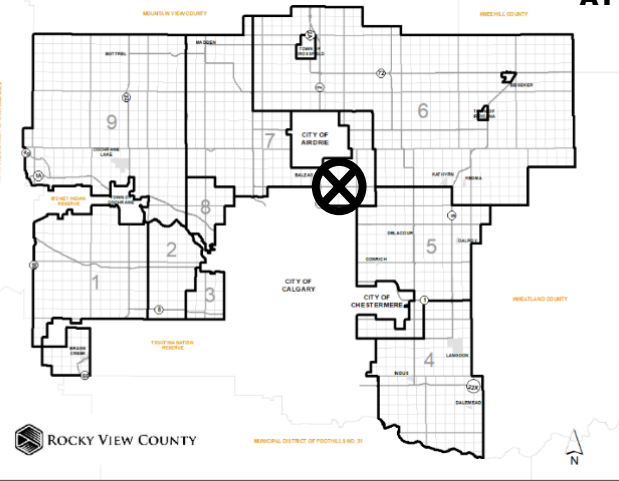




## Location & Context

### Development Proposal

Signs, installation of one  
freestanding sign and  
relaxation of the maximum  
sign area



Division: 07  
Roll: 06412004  
File: PRDP20211219  
Printed: April 7, 2021  
Legal: Lot:1 Block:6  
Page 11 of 36  
26-29-W04M

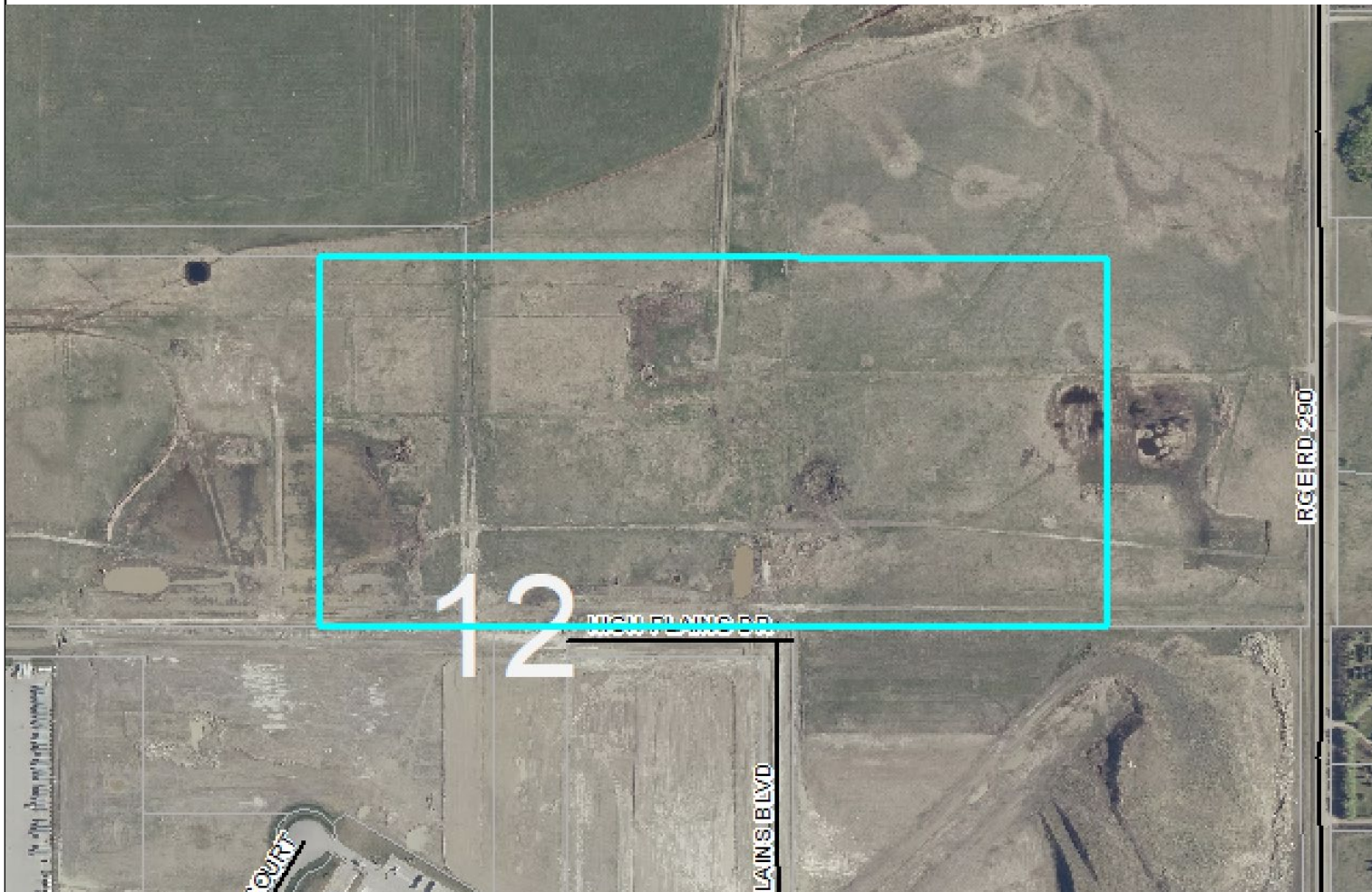




## Location & Context

### Development Proposal

Signs, installation of one freestanding sign and relaxation of the maximum sign area



Division: 07  
 Roll: 06412004  
 File: PRDP20211219  
 Printed: April 7, 2021  
 Legal: Lot:1 Block:6  
 Page 1174 of 13612-  
 26-29-W04M



## Site Plan

Development Proposal

Signs, installation of one freestanding sign and relaxation of the maximum sign area

Sign Location



NEW BUSINESS PARK ROAD

ONE STOREY  
OFFICE /WAREHOUSE  
1,234,200 SF OFF/WHSE  
7,088 SF WHSE OFFICE

HIGH PLAINS DRIVE



Division: 07  
Roll: 06412004  
File: PRDP20211219  
Printed: April 7, 2021  
Legal: Lot: 1 Block: 6  
Page 1145 of 13612-  
26-29-W04M

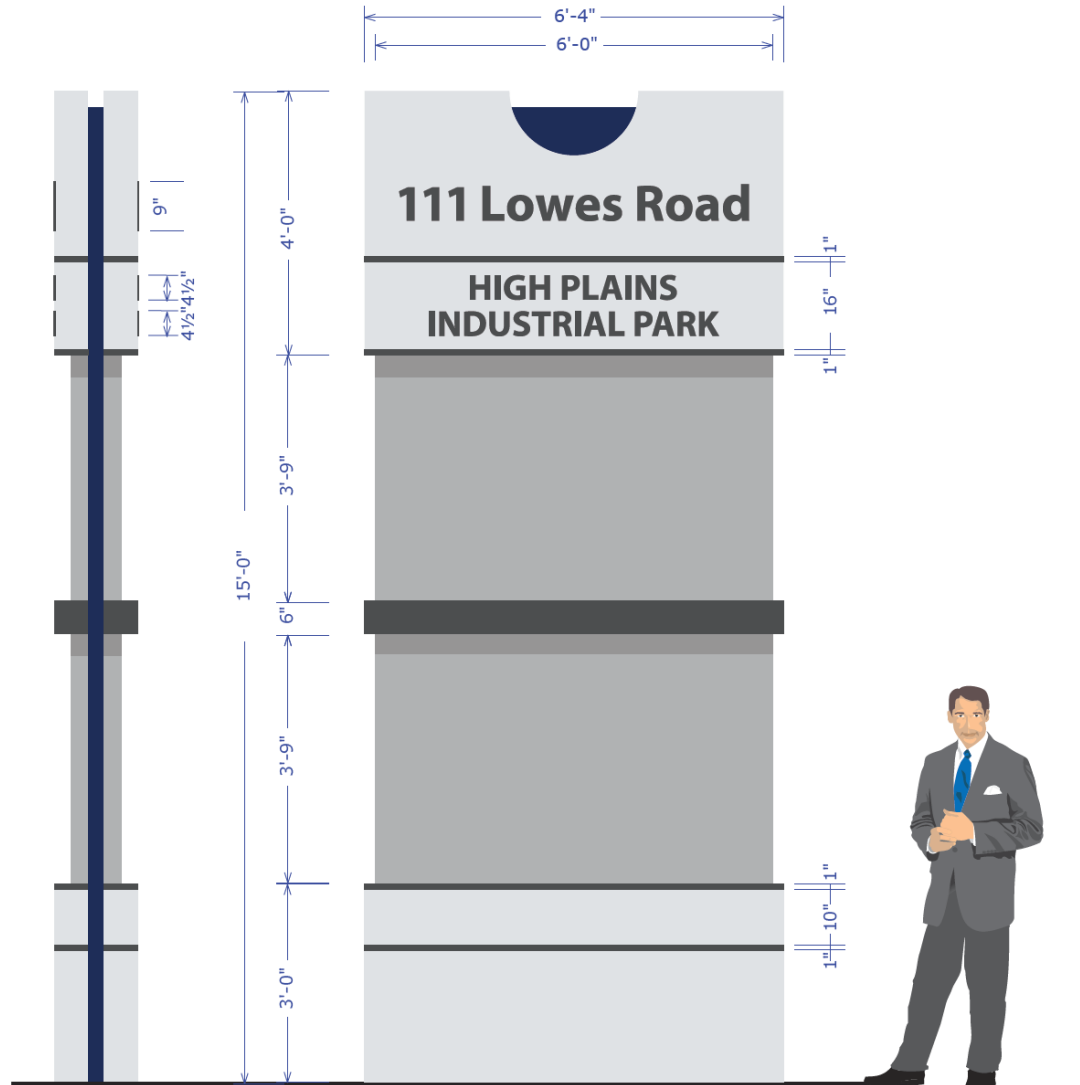

**1**

One New DF non illuminated Pylon Display with Cut Out Aluminum Letters (15'-0" O.H. x 6'-4" O.W.)

## Sign Details

### Development Proposal

Signs, installation of one freestanding sign and relaxation of the maximum sign area



Division: 07  
 Roll: 06412004  
 File: PRDP20211219  
 Printed: April 7, 2021  
 Legal: Lot: 1 Block: 6  
 Page 1149 of 13612-  
 26-29-W04M





## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 9
<b>DATE:</b>	April 28, 2021	<b>APPLICATION:</b> PRDP20204084
<b>FILE:</b>	06836002	
<b>SUBJECT:</b>	Natural Resource Extraction / Processing / Discretionary use, with no Variances	

**APPLICATION:** Natural Resource Extraction/Processing, and sales (Phase 2).

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

**LAND USE DESIGNATION:** Special, Natural Resource District (S-NAT) under Land Use Bylaw C-8000-2020.

**EXECUTIVE SUMMARY:** This application is for the commencement of Natural Resource Extraction activities within Phase 2 of the Hillstone Aggregates development, which consists of 16.18 hectares (40.00 acres). The Master Site Development Plan (MSDP) for the subject lands, was amended and adopted by Council on February 23, 2021, specifically to address Phase 2 and future operations. Amendments included updates to policy regulations, technical submissions, and cumulative effects of the area.

Phase 2 is located in the central portion of the lands, south of the existing Phase 1. Upon the completion of extraction within Phase 1, the site office, crew shack, sanitary facilities and portable scale facility will be relocated to Phase 2 if required, to ensure appropriate and effective onsite logistics. The site is currently being accessed from an approach off Highway 567. As part of the Phase 2 application, this approach is to be reclaimed and a new Type II intersection is to be constructed at Highway 576 and Range Road 41, located at the northwest corner of the quarter section, providing access to the site.

With the development permit, the Applicant has submitted updated technical documents, to support Phase 2 operations and ensure compliance with the MSDP requirements and Joint Commitments of the area.

The subject site does have an ongoing active Compliance investigation, related to the subject Development Permit approval. Phase 2 mining operations did commence, with ~8.00 to ~10.00 acres being extracted without the proper Development Permit in place. The issuance of this permit will bring the site into compliance.

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

### OPTIONS:

Option #1: THAT Development Permit Application PRDP20204084 be approved with the conditions noted in Attachment 'A'.

### Administration Resources

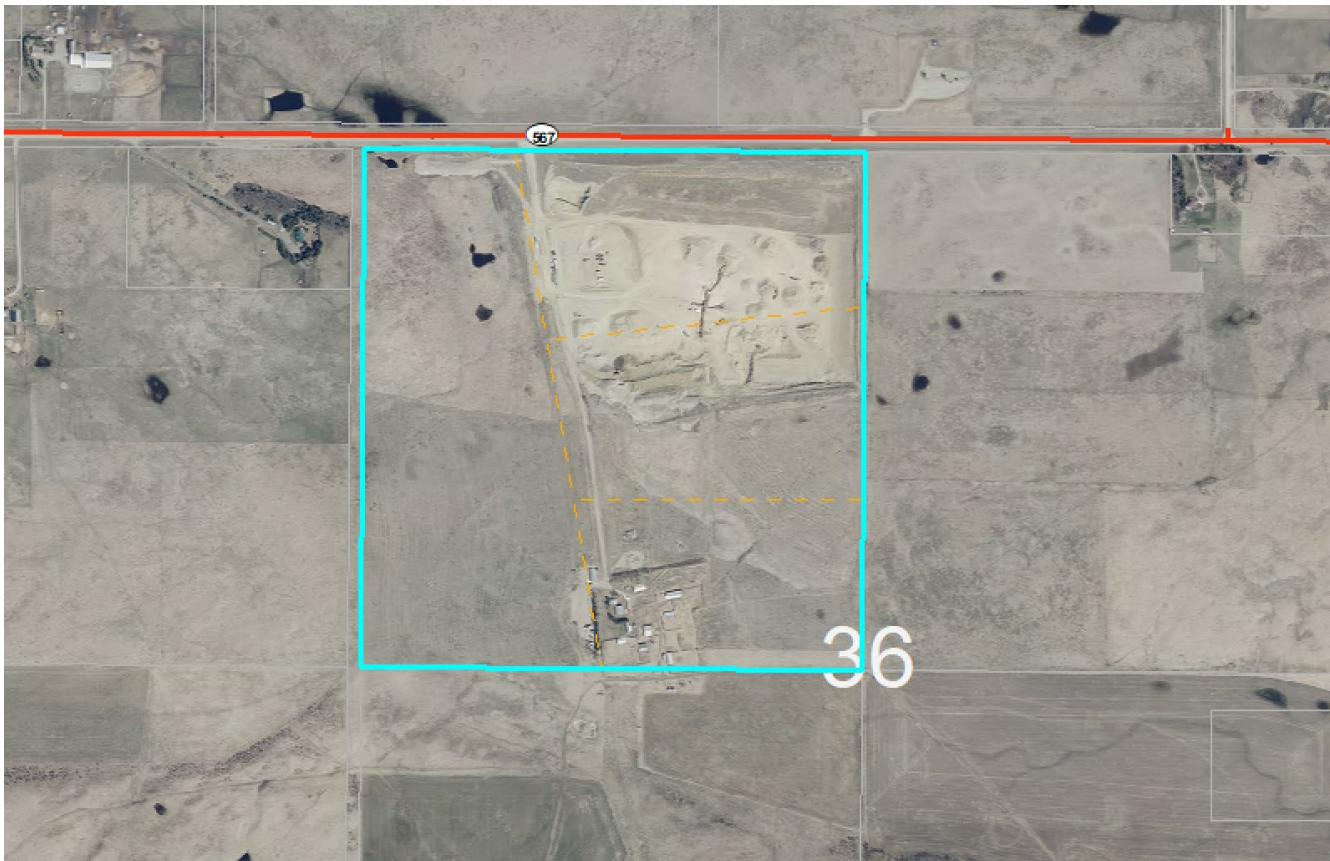
Jacqueline Targett, Planning and Development Services



Option #2: THAT Development Permit Application PRDP20204084 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 and poses a potential distraction to motorists.

#### AIR PHOTO & DEVELOPMENT CONTEXT:



#### APPLICATION EVALUATION:

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

##### APPLICABLE POLICY AND REGULATIONS:

- *Municipal Government Act;*
- Subdivision and Development Regulations;
- Land Use Bylaw C-8000-2020 [LUB];
- Master Site Development Plan: Hillstone Aggregates / NW-36-26-04-W5M;
- County Servicing Standards.

##### TECHNICAL REPORTS SUBMITTED:

###### *Development Permit:*

- DP Package 9 Dwgs. (site plan, signage, lighting, site conditions, grading plan, cross sections), dated December 2020;
- Activities Plan, as prepared by Sedulous Engineering Inc., dated March 2021;
- Cost Estimate for Intersection, as prepared by Sedulous Engineering Inc., dated March 2021;



- Reclamation Plan, as prepared by Sedulous Engineering Inc., dated March 2021;
- Landscape Plan, as prepared by Sedulous Engineering Inc., dated March 2021;
- Range Road 41 & Private Access Road: Grading plan, Geometry Plan, Painting & Signing Plan, Details, all prepared by Sedulous Engineering Inc., dated March, 2021;
- Site Specific Stormwater Implementation Plan (for Phase 2) + (Roads), prepared by Sedulous Engineering Inc., dated December 2019;
- Construction Management Plan, for Intersection Upgrade, as prepared by Sedulous Engineering Inc., dated March 2021;
- Erosion and Sediment Controls, as prepared by Sedulous Engineering Inc., dated March 2021;
- Contamination Report, as prepared by Quantum Place Developments, dated April 2021;
- Traffic Management Plan, as prepared by Quantum Place Developments, dated March 2021;

*Master Site Development Plan:*

- Air Quality Assessment prepared by Millennium EMS Solutions, dated January 2021;
- Transportation Impact Assessment prepared by Bunt & Associates, dated August 31, 2020;
- Intersection Technical Memo, West Access Road Plans, Geometry plan, Painting & Signing Details all prepared by Sedulous Engineering Inc., dated December 2019;
- Noise Impact Assessment prepared by Patching Associates Acoustical Engineering Ltd., dated September 18, 2020;
- Stormwater Management Plan prepared by Westhoff Engineering Resources Inc., dated September, 2013;
- Erosion and Sediment Control (ESC) Plan prepared by Aggers Technical Services Ltd, dated August 25, 2018;



	<ul style="list-style-type: none"> <li>Wetland Assessment and Impact Report prepared by Ghostpine Environmental Services, dated September 17, 2018.</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>Natural Resource Extraction / Processing</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>Municipal Planning Commission</li> </ul>

#### Additional Review Considerations

The subject property is designated as two land uses: Agricultural, General (A-GEN) (61.80 acres) to the west and S-NAT (61.83 acres) to the east. Five phases are proposed for extraction activities. All current extraction activities are occurring within the S-NAT area. Planned phases 4 and 5 will require amendments to the Master Site Development Plan and land use zoning. Since 2013, phase 1 operations have commenced onsite and are nearing completion and site reclamation.

#### *County Plan & MSDP*

Section 15 of the County Plan (CP) supports aggregate extraction, with the adoption of a MSDP. All MSDPs need to be in accordance with Section 29 of the CP.

The MSDP provides comprehensive policy and technical framework for aggregate extraction, processing and all related development activities. The MSDP includes policies on noise, air quality, stormwater, groundwater, visual and landscape impacts, reclamation, traffic impacts, and joint area commitments.

#### *Land Use Bylaw:*

The application was assessed in accordance with Sections 464 to 467, S-NAT of the LUB. The lands are currently developed with an active mining operation approved under Phase 1 approvals, located in the north portion of the site. The lands are located in an area of the County that is primarily agricultural in nature; however, there are three other sites in the vicinity zoned to support future natural resource extraction activities, located to the east and north of the subject lands. No active development permits have been issued on those lands at this time.

#### **CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

\_\_\_\_\_  
Acting Executive Director  
Community Development Services

\_\_\_\_\_  
Acting Chief Administrative Officer

JT/lt





## **ATTACHMENTS**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

## Option #1:

## Description:

1. That Natural Resource Extraction/Processing, and sales (Phase 2) may operate on the subject site as approved in accordance with the *Master Site Development Plan: Hillstone Aggregates, dated February 23, 2021* (MSDP), submitted application and supporting technical reports, and includes:
  - i. A operation office building, crew shack portable scale equipment, and crushers.

## Prior to Release:

2. That prior to release of this Development Permit, the Applicant/Owner shall submit a Construction Management Plan, for the construction of the Type II intersection at Highway 567 and a paving of a new road within the road allowance, in accordance with County's servicing standards.
3. That prior to release of this Development Permit, the Applicant/Owner shall submit a detailed reclamation plan for the Phase II area, in accordance with the Master Site Development Plan: Hillstone Aggregates (MSDP) and the requirements under the Code of Practice for Gravel Pits published by Alberta Environment & Parks (AEP). The plan shall address:
  - i. the progressive reclamation of the pit in terms of operating and un-reclaimed areas compared to reclaimed areas to ensure a maximum open pit area of 40.00 acres at any given time;
  - ii. the reclamation monitoring and maintenance plan to ensure the success of the reclamation activities;
  - iii. implementation of the recommendations of the slope stability assessment prepared in support of reclamation activities; and
  - iv. compliance with the MSDP.
4. That prior to release of this Development Permit, the Applicant/Owner shall submit a comprehensive landscaping plan, prepared by a qualified Landscape Architect, for the Phase II area showing the landscaping elements that are to be incorporated into the berm, setback and entrance areas, in accordance with the MSDP. The plan shall also include confirmation that the existing berming shall be extended through the reclaimed approach area once finished.
  - i. The berm shall be inclusive to the existing berms, include a maximum height of 4.00 m (13.12 ft.), a slope ratio of 3:1 and be seeded with topsoil.
5. That prior to release of this Development Permit, the Applicant/Owner shall submit a Traffic Management Plan, in accordance with Joint Operating Standards of the MSDP, which shall address:
  - i. measures to control driving behaviour of aggregate haulers;
  - ii. use and monitoring of in-vehicle monitoring systems;
  - iii. turning movements onto the Highway to provide recommendations to optimize safety of Highway users; and
  - iv. measures to be implemented to prevent the transfer of aggregate and other detritus materials onto the Highway and local road network.



## ROCKY VIEW COUNTY

6. That prior to release of this Development Permit, the Applicant/Owner shall be required to enter into a Development Agreement with the County, in accordance with the County's Servicing Standards, for:
  - i. Construction of a Type II intersection at Highway 567 and Range Road 41 west of NW-36-26-04-W05M, including all signage and any other roadside indicators to the satisfaction of AT and County;
  - ii. Obtaining a Roadside Development Permit and other necessary approvals from Alberta Transportation (AT) for the Highway Intersection improvements;
  - iii. Construction of Range Road 41 west side of NW-36-26-04-W05M, to an industrial paved standard (400.60 m) from Highway 567 to a site access (approximately 100.00 m) including paved cul-de-sac, necessary signage, stormwater infrastructure and a paved approach for a site access to the satisfaction of County;
  - iv. Removal and reclamation of the existing access to the satisfaction of AT;
  - v. Submission and implementation of the recommendations of the Geotechnical report and Pavement structure design;
  - vi. Submission and implementation of the recommendations of the Construction Management Plan;
  - vii. Registration of necessary easements, right-of-ways and/or restrictive covenants to the satisfaction of Alberta Transportation and the County.
7. That prior to release of this Development Permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy, in accordance with Transportation Offsite Levy Bylaw C-8007-2020, for the total gross acreage of the gravel pit and areas associated with gravel extraction activities.
8. That prior to release of this Development Permit, the Applicant/Owner shall submit a Site-specific Stormwater Management plan, incorporating the onsite stormwater management strategy for the Phase 2 development. The site-specific stormwater management shall also address stormwater treatment to minimize the contamination of groundwater through infiltration of un-treated stormwater, in accordance with the MSDP and County's Servicing Standards.
9. That prior to release of this Development Permit, the Applicant/Owner shall a Site-Specific Erosion & Sediment Control plan (ESC) for Phase 2, prepared by a qualified professional, providing the ESC measures to be implemented onsite during the operation of the pit in accordance with the MSDP and the County's Servicing Standards.
10. That prior to release of this Development Permit, the Applicant/Owner shall demonstrate all necessary approvals have been obtained for any Wetland Disturbance from AEP, under the Water Act.
11. That prior to release of this Development Permit, the Applicant/Owner shall demonstrate that authorization and clearance has been obtained under the Historical Resources Act, for the onsite mining activities.

**Upon Implementation & Site Occupancy:**

12. That upon completion, that Applicant/Owner shall submit as-built drawings of the constructed onsite stormwater management facilities, prior to the issuance of additional Phase 2 development permits.



## ROCKY VIEW COUNTY

- i. Once received, the County shall perform an inspection of the proposed stormwater management facilities ensuring the proposed facilities were constructed as per the approved Stormwater designs.
- 13. That upon completion, Construction Completion Certificates shall be issued on the constructed Type II intersection and all work completed under the issued Development Agreement, prior to the issuance of additional Phase 2 development permits.
- 14. That upon completion of the additional berming, that Applicant/Owner shall submit compaction testing results of the material onsite, for any placed material that exceeds 1.20 m (3.94 ft.), in accordance with the County's Servicing Standards and prior to the issuance of additional Phase 2 development permits.

**Permanent:**

- 15. That any plan, technical submission, agreement, or other matter submitted and approved as part of the subject application, PRDP20194424 or PL20180102, prior to release or occupancy conditions, shall be implemented and adhered to in perpetuity, including but not limited to:
  - i. That Gravel operation shall construct and implement any necessary stormwater management facilities, in accordance with the approved site Stormwater Management Plan, in perpetuity.
  - ii. That the Gravel operation shall follow the recommendations of the Wetland Assessment and Impact Report, prepared by Ghostpine Environmental Services, dated September 17, 2018 in perpetuity.
  - iii. That the Gravel operation shall follow the recommendations of the Noise Impact Assessment, prepared by Patching Associates Acoustical Engineering., dated September 18, 2020 and the Air Quality Assessment, prepared by Millennium EMS Solution Ltd., dated January 2021 (including on-going air quality monitoring detailing), in perpetuity.
- 16. The site shall operate in accordance with the MSDP, including the Joint Commitments, at all times.
- 17. That all activity and equipment associated with the Natural Processing Extraction operation, shall be located on the land that is designated as Special, Natural Resource District, except the permitted access as regulated through the *Master Site Development Plan: Hillstone Aggregates*, dated February 23, 2021.
- 18. That upon the building relocation(s) from Phase 1, all buildings shall be in accordance with the minimum setback requirements of the Special, Natural Resources (S-NAT) district.
- 19. That the area of the site that is open and not reclaimed shall be limited to Phase 1 (remaining area) and Phase 2 only. Phase 1 operations shall continue to commence in accordance with any active Phase 1 Development Permit.
- 20. That phase reclamation shall proceed behind extraction activities such that no more than 16.00 hectares (40.00 acres) shall be open at any time for Phase 1 and Phase 2 combined. A minimum of 25% of the area of either phase shall be reclaimed before the next phase is permitted to be opened.
- 21. That there shall not be any storage of any materials or vehicles on the property that are not directly related to the operation of the gravel pit.
- 22. That only on-site extraction materials may be processed on-site, except on occasion whereby blend materials from off-site are required to bring products to specification.





## ROCKY VIEW COUNTY

23. That any gravel extraction and processing operation shall occur 1.00 m (3.28 ft.) above the highest recorded groundwater table, as approved with the updated groundwater table readings.
  - i. That the Applicant/Owner shall implement or continue to implement a groundwater measurement program, for which the Applicant/Owner is to install piezometers within the open pit area to take monthly readings of the groundwater levels. The readings will ensure mining activities remain a minimum of 1.00 m (3.28 ft.) above the recorded groundwater levels at all times. The Applicant/Owner shall be required to keep a log to record the readings and submit any reporting to the County, upon request, and include the log in the Annual Reports.
    - a. That should any extraction operations negatively impact groundwater on adjacent parcels, further groundwater testing and corrective recommendations may be required, upon request from the County, at the Applicant/Owner's expense.
24. That no topsoil shall be removed from the site and any soil materials will be salvaged in accordance with industry best practice to ensure their conservation.
25. That all topsoil & overburden excavated within the site may be stockpiled to be used to reclaim the excavated areas. Stockpiled topsoil & overburden will be placed in the depleted areas in the same order they were removed in accordance with the Code of Practice for Pits in Alberta.
  - i. Reclamation of mined areas shall consist of the replacement of salvaged overburden, subsoil and topsoil with 3:1 side slope around the mined areas.
26. That the noise and screening berms, overburden stockpiles, and similar earthworks shall be seeded, mowed, and maintained using erosion control measures.
  - i. That all berms permitted through Phase 1, under PRDP20193501 and PRDP201944424, immediately adjacent to Highway 567, and the subject permit shall be maintained onsite, for the life of the gravel operation.
27. That dust control measures shall be utilized for all vehicles during mining and transport of material, and shall be applied to haul and access roads so that no visible dust is allowed on adjacent lands from the site.
28. That in the case of any spillage of hazardous materials, Alberta Environment and the County shall be notified immediately, and the appropriate clean-up procedures shall be implemented.
29. That the days of operation, including stripping of overburden, aggregate extraction, operation of the crusher, portable scale, and stockpiling, shall be limited to the following:
  - i. Monday to Friday: 7:00 a.m. to 7:00 p.m.
  - ii. Saturday: 7:00 a.m. to 5:00 p.m.
  - iii. Sunday: Closed
30. That recorded noise levels generated by aggregate operations shall not exceed *65 dba LAeq (1 hour)* at the receptors' location.
31. That the Applicant/Owner shall submit an Annual Report, that includes all pertinent operation details, no later than six months after each operating year.
  - i. The report shall include but not limited to: Site Operations Manager contact information, site complaints/incident reports, groundwater elevations & monitoring summaries, all extraction details (tonnages and gradation exported, volumes of stockpiled onsite material) and onsite procedure updates;



## ROCKY VIEW COUNTY

**Advisory:**

32. The Applicant/Owner shall submit payment of the Community Aggregate Payment Levy, annually, in accordance with Bylaw C-7748-2018, as amended, in the amount of \$0.40 per ton of aggregate extracted and remove.
33. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
34. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the approved Weed Management submissions and the *Alberta Weed Control Act* [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
35. That any other Federal, Provincial or Municipal approvals, regulations or policies are the sole responsibility of the Applicant/Owner.
  - i. That the Applicant/Owner shall operate within the requirements of the Provincial Code of Practice for Pits at all times.
  - ii. That any Alberta Environment Registration(s) [15240-01-00-01-02] shall remain in effect, as amended.
  - iii. That a copy of the Pit Renewal Registration and other any updated Activities plan registrations from Alberta Environment, shall be submitted to the County, once obtained.
36. That the Applicant/Owner shall maintain the existing access/approach, off Highway 567, to the provincial minimum Industrial standard, until the access is reclaimed.
37. That no water shall be used for washing of gravel unless and until written approval has been received from AEP. If washing is approved by AEP, the washing of gravel shall adhere to the approved days and hours of operation condition on the Development Permit.
38. That no wash water shall be discharged off of the site or into any water channel.
39. That all sanitary sewage and water services shall be supplied in accordance with AEP and the Alberta Safety Codes Act.
40. That any fire suppression and abatement measures shall be followed in accordance with the Alberta Fire Code.
41. That if this development permit is not issued by **December 31, 2021** or the approved extension date, then this approval is null and void and the development permit shall not be issued.
42. That this Development Permit, if and when issued, shall be valid until **May 30, 2023**.



ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Quantum Place Developments	<b>OWNER:</b> 1189677 Alberta Ltd.
<b>DATE APPLICATION RECEIVED:</b> December 12, 2020	<b>DATE DEEMED COMPLETE:</b> February 24, 2021
<b>GROSS AREA:</b> ± 66.63 hectares (± 164.55 acres)	<b>LEGAL DESCRIPTION:</b> NW-36-26-04-W5M

**APPEAL BOARD:** Municipal Government Board**HISTORY:***Planning Applications*

- **February 23, 2021** Council approved an application to adopt a revised Master Site Development Plan, "Hillstone Aggregates" (PL20180105)
- **December 11, 2012** Council approved an application to adopt the Big Hill Springs Master Site Development Plan (2012-RV-104).
- **December 11, 2012** Council approved an application to redesignate a portion of the lands (103 acres) from Ranch and Farm District to Natural Resource Industrial District (2012-RV-009).

*Development Applications:***Phase 2 DP's**

- **PRDP20181601:** Hillstone Aggregates Phase II Gravel Pit for 40 acres; Withdrawn
- **PRDP20173040:** Natural Resource Extraction/Processing, Gravel Pit (Phase 2); Withdrawn
- **PRDP20151666:** Natural Resource Extraction/Processing for gravel extraction, processing and sales (phase 2); Closed

**Phase 1 DP's**

- **PRDP20194424** (renewal for Natural Resource Extraction/Processing for gravel extraction, processing, and sales (Phase 1); Issued July 7, 2020; Expiry: June 30, 2024.
- **PRDP20193501:** Single-lot regrading, construction of a berm [replacement of PRDP20185193].
- **PRDP20185193:** Single-lot regrading and the placement of clean fill, for construction of a berm; Closed-Expired
- **PRDP20182626:** Natural Resource Extraction / Processing (existing gravel pit), installation of one (1) directional sign; Issued May 3, 2019.
- **PRDP20180393:** Renewal for Natural Resource Extraction/Processing for gravel extraction, processing, and sales; Issued May 3, 2019; Expiry: June 27, 2019.
- **2013-DP-15360:** Natural Resource Extraction/Processing for gravel extraction, processing, and sales (Phase 1); Issued June 12, 2014 Expiry: June 26, 2018.
- **2012-DP-15000:** Placement of one (1) freestanding sign; Issued June 12, 2014.



ROCKY VIEW COUNTY

**PUBLIC & AGENCY SUBMISSIONS:**

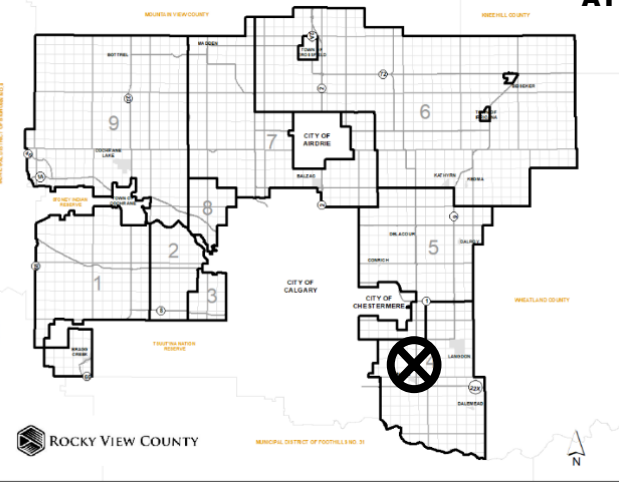
The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.



## Location & Context

### Development Proposal

Natural Resource  
Extraction/Processing, and  
sales (*Phase 2*)



Division: 09  
 Roll: 06836002  
 File: PRDP20204084  
 Printed: Jan 13, 2021  
 Legal: A portion of NW-36-  
 2040139 of 336



## Development Proposal

### Development Proposal

Natural Resource  
Extraction/Processing, and  
sales (*Phase 2*)



Division: 09  
Roll: 06836002  
File: PRDP20204084  
Printed: Jan 13, 2021  
Legal: A portion of NW-36-  
204-190 of 336

## Activities Plan

### Development Proposal

Natural Resource  
Extraction/Processing, and  
sales (*Phase 2*)

Division: 09  
 Roll: 06836002  
 File: PRDP20204084  
 Printed: Jan 13, 2021  
 Legal: A portion of NW-36-  
 26-4 W5

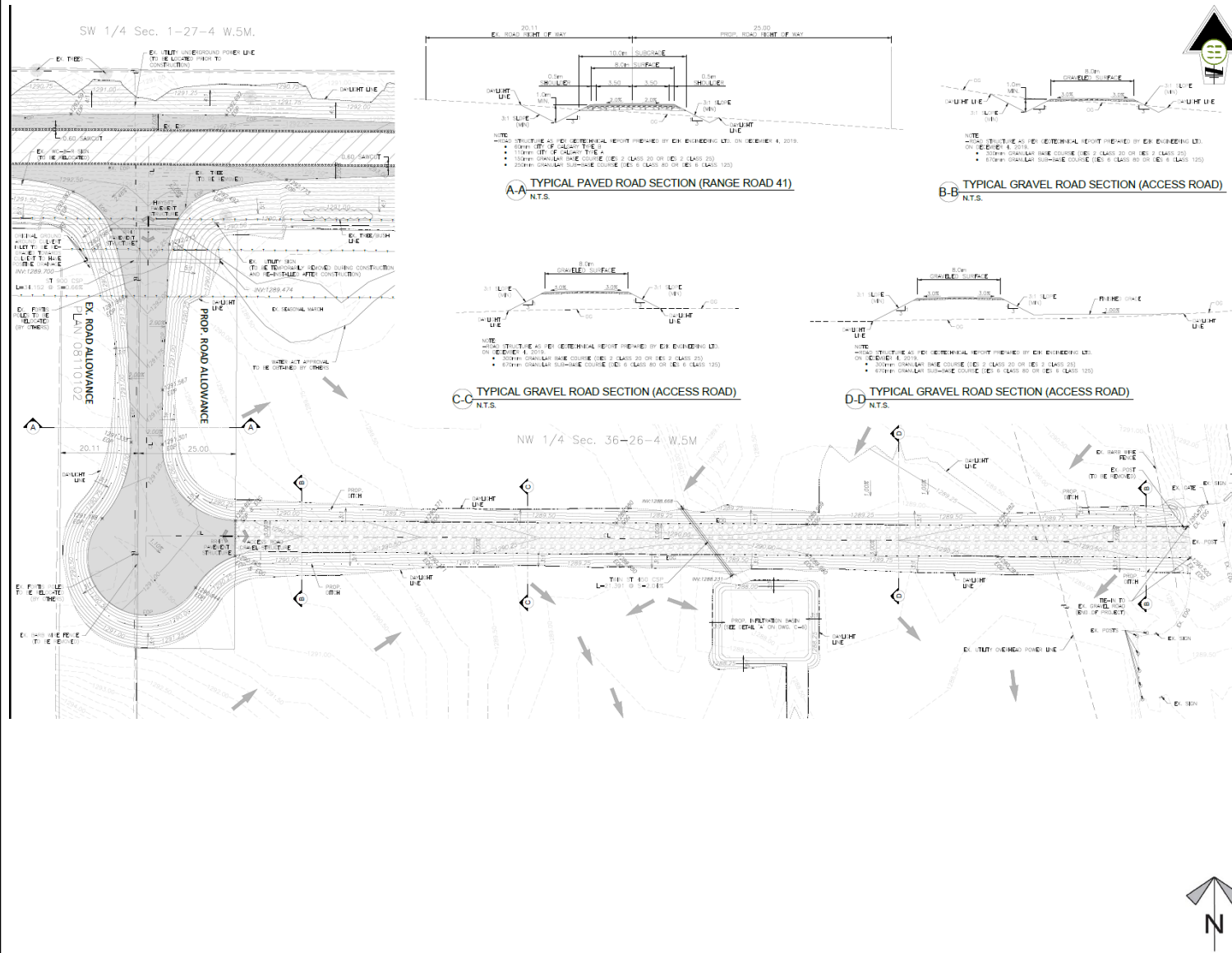
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## Proposed Access

## Development Proposal

Natural Resource  
Extraction/Processing, and  
sales (*Phase 2*)



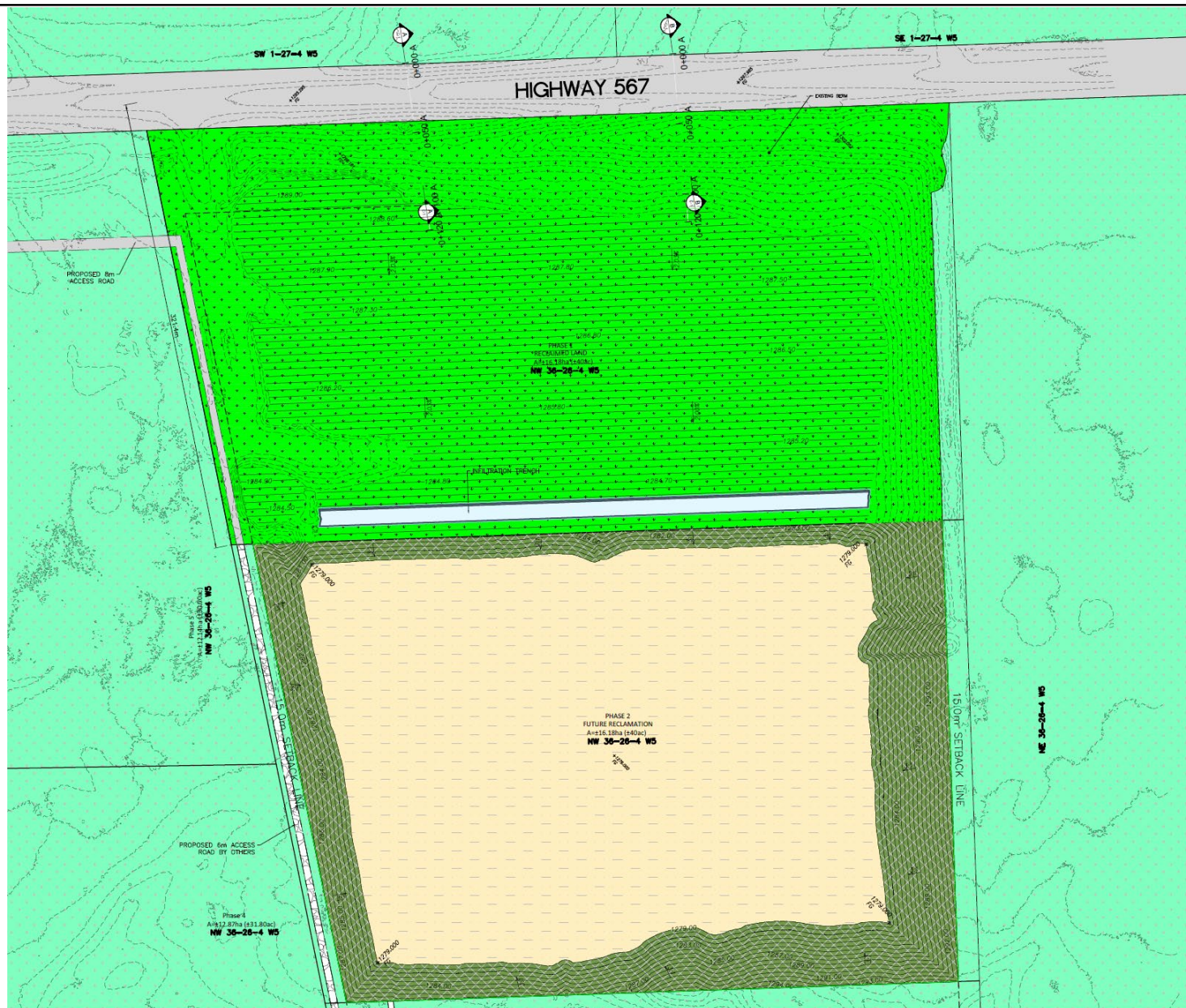
Division: 09  
Roll: 06836002  
File: PRDP20204084  
Printed: Jan 13, 2021  
Legal: A portion of NW-36-  
204084 of 336



## Landscaping Plan

### Development Proposal

Natural Resource  
Extraction/Processing, and  
sales (*Phase 2*)



Division: 09  
 Roll: 06836002  
 File: PRDP20204084  
 Printed: Jan 13, 2021  
 Legal: A portion of NW-36-  
 26-4 W5 of 336



## Environmental

### Development Proposal

Natural Resource  
Extraction/Processing, and  
sales (*Phase 2*)

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

Division: 09  
 Roll: 06836002  
 File: PRDP20204084  
 Printed: Jan 13, 2021  
 Legal: A portion of NW-36-  
 204W194 of 336



## **PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 1

**DATE:** April 28, 2021  
**APPLICATION:** PRDP20210901

**FILE:** 05828008

**SUBJECT:** Dwelling, Tiny / Discretionary use, with Variances

---

**APPLICATION:** The proposal is for a Dwelling, Tiny (existing) and relaxation to the permitted number of dwelling units

**GENERAL LOCATION:** Located approximately 1.21 km (3/4 mile) east of Hwy. 22 and on the south side of Towers Trail.

**LAND USE DESIGNATION:** Agriculture Small District (A-SML)

**EXECUTIVE SUMMARY:** This application is for an existing Dwelling, Tiny. This application coincides with a second application for the subject dwelling to be used for a vacation rental. Both applications would bring the structure and use into compliance.

The site is currently developed with a dwelling, single detached and includes a conditional-approved of Development Permit PRDP20210917, for a permitted use Accessory Dwelling Unit. Therefore, a relaxation to the maximum density of two dwelling units is required for this application.

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

**OPTIONS:**

Option #1: THAT Development Permit Application PRDP20210901 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210901 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.

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**Administration Resources**

Camilo Conde, Planning and Development Services



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

Variance	Requirement	Proposed	Percentage (%)
311 (a) Maximum Density	2 Dwelling Units, 1 single detached and one other dwelling unit	3	50.00%

**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Land Use Bylaw C-8000-2020; and</li> <li>• Cochrane Intermunicipal Development Plan</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Real Property Report</li> <li>• Site Plan</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Dwelling, Tiny</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission (MPC)</li> </ul>





## ROCKY VIEW COUNTY

### Additional Review Considerations

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

The Dwelling, Tiny is serviced via well water and a compostable toilet for septic. The toilet turns the waste generated into manure to be added to the existing manure pile of the livestock on parcel.

The application was assessed in accordance with Table 2 (s) & (v) and Sections 308 to 314 of the LUB.

Dwelling, Tiny as defined in Land Use Bylaw C-8000-2020 is as follows:

*"Dwelling, Tiny" means a detached Dwelling Unit less than 37.1 m<sup>2</sup> (399.34 ft<sup>2</sup>) in GFA.*

This dwelling unit is 28.61 m<sup>2</sup> (308.00 ft<sup>2</sup>) in gross floor area. The dwelling unit is 3.35 m (11.00 ft.) in height and is placed on screw piles. The unit complies with all setback requirements, and no other variance other than maximum dwelling unit density is needed.

### **CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

CC/lt

### **ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS:

Option 1:

APPROVAL, subject to the following conditions:

**Description:**

1. That the existing *Dwelling, Tiny*, approximately 28.61 m<sup>2</sup> (308.00 ft<sup>2</sup>) may remain on the subject property in accordance with the approved site plan, floor plans and the conditions of this permit.
  - i. That the maximum density of dwelling units is relaxed from **two (2) to three (3) units**.

**Prior to Issuance:**

2. That prior to release of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800.00, calculated at \$800.00 for each new residential unit.

**Permanent:**

3. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.

*Note: The addressing for this Dwelling, Tiny is 254069 Towers Trail*

4. That no topsoil shall be removed from the site. All topsoil shall be retained on-site. Any undeveloped graded area shall be seeded after building construction is complete, as part of site restoration.
5. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
6. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling under construction, unless a separate Development Permit has been issued for additional fill.
7. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

8. That the Dwelling, Tiny shall not be used for *commercial* or *vacation rental* purposes at any time, unless approved by a Development Permit.
9. That the subject lands shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
10. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
11. 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]*.



## ROCKY VIEW COUNTY

12. That a Building Permit and sub-trade permits shall be obtained from Building Services, prior to any construction taking place, using the Single Family Dwelling checklist.
13. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
14. 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.
15. That if the Development Permit is not issued by **September 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Grant Chapman/ Jenna Lyn Latham	<b>OWNER:</b> Grant Chapman/ Jenna Lyn Latham
<b>DATE APPLICATION RECEIVED:</b> February 28, 2021	<b>DATE DEEMED COMPLETE:</b> March 12, 2021
<b>GROSS AREA:</b> ± 24.24 hectares (± 59.90 acres)	<b>LEGAL DESCRIPTION:</b> SE-28-25-04-W05M
<b>APPEAL BOARD:</b> Municipal Government Board	
<p>Planning Applications</p> <ul style="list-style-type: none"> <li>• There are no Planning related applications on file for this parcel</li> </ul> <p>Development Permits</p> <ul style="list-style-type: none"> <li>• PRDP20210760 Vacation Rental (on same MPC date)</li> <li>• PRDP20210917 Accessory Dwelling Unit; Conditionally-Approved April 20, 2021 by Administration</li> <li>• PRDP20210918 Vacation Rental (on same MPC date)</li> </ul> <p>Building Permits</p> <ul style="list-style-type: none"> <li>• PRBD20193728 As built garage (In compliance)</li> <li>• PRBD20193741 3 Farm Building Location Permits (Closed-Complete)</li> </ul>	

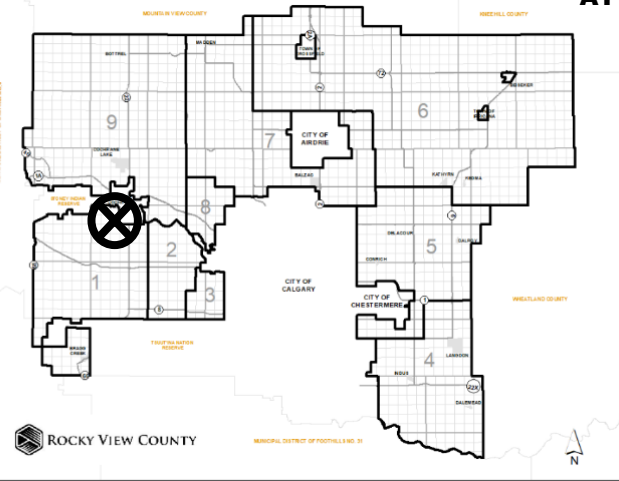




## Location & Context

### Development Proposal

Dwelling, Tiny (existing)  
and relaxation to the  
permitted number of  
dwelling units



Division: 01  
 Roll: 05828008  
 File:  
 PRDP20210760/0901/1918  
 Printed: March 31, 2021  
 Legal: Lot:2 Block:1  
 Plan:1811055 within SE-28-  
 25-04-W051  
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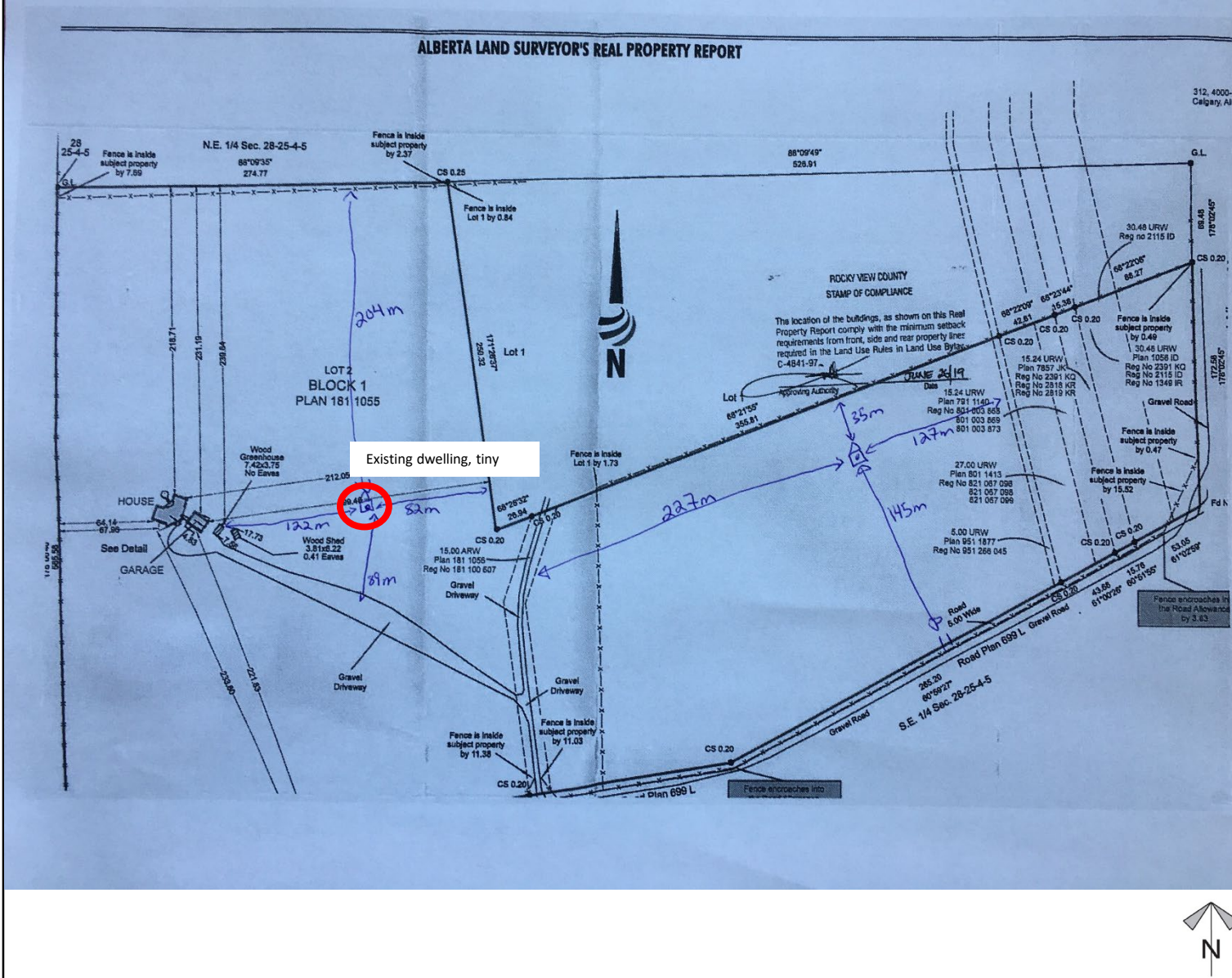


## Site Plan

## Development Proposal

Dwelling, Tiny (existing)  
and relaxation to the  
permitted number of  
dwelling units

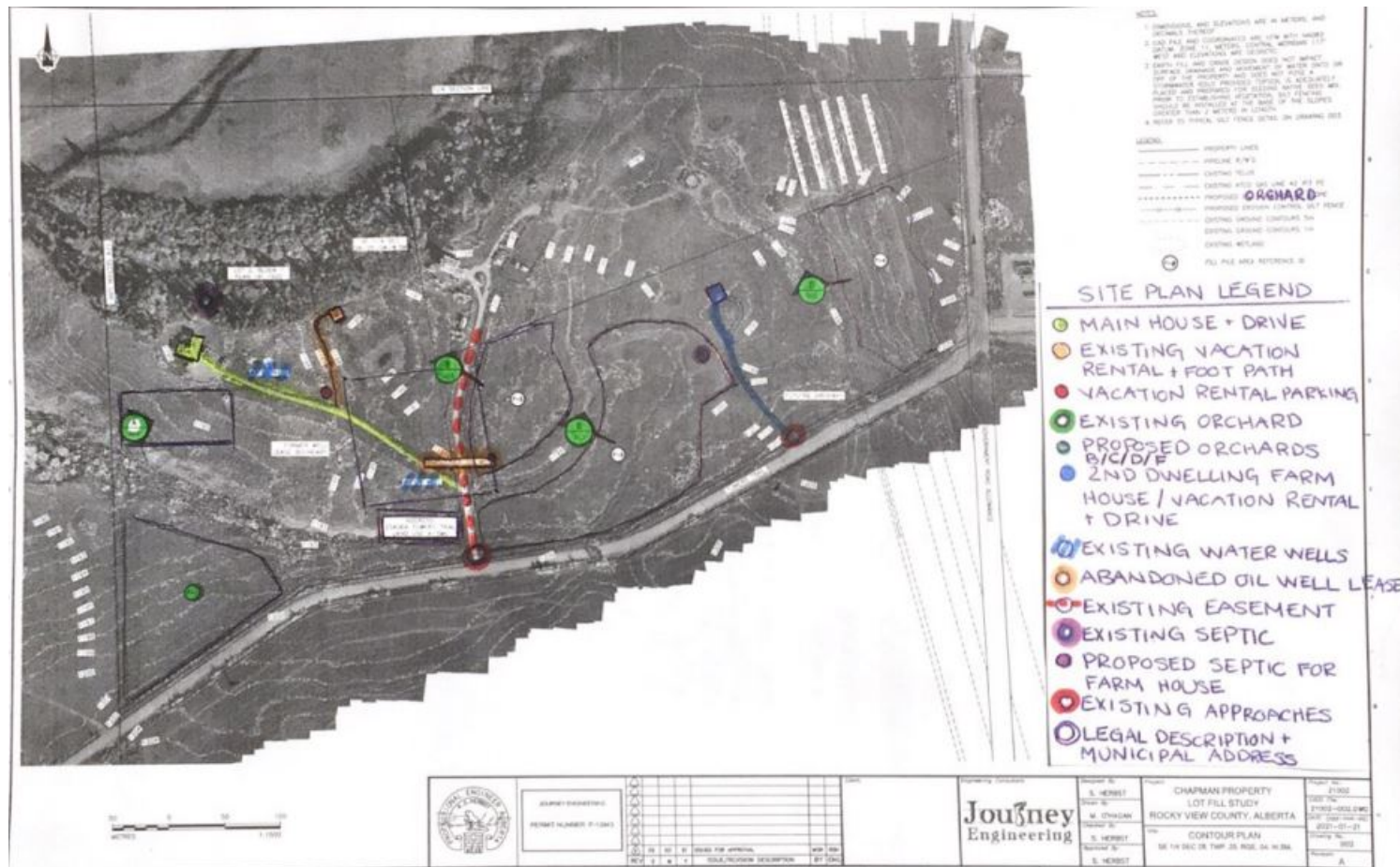
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File:  
PRDP20210760/0901/1918  
Printed: March 31, 2021  
Legal: Lot:2 Block:1  
Plan:1811055 within SE-28-  
25-04 W/201  
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## Site Plan

## Development Proposal

Dwelling, Tiny (existing)  
and relaxation to the  
permitted number of  
dwelling units



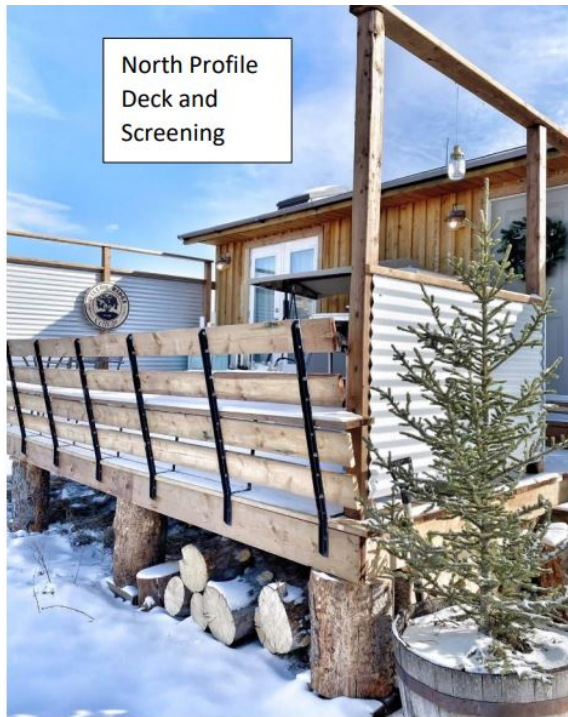
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 File:  
 PRDP20210760/0901/1918  
 Printed: March 31, 2021  
 Legal: Lot:2 Block:1  
 Plan:1811055 within SE-28-  
 25-04 W/2013  
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## Site Photos

### Development Proposal

Dwelling, Tiny (existing) and relaxation to the permitted number of dwelling units



North Profile  
Deck and  
Screening



Skating, Wetland. South  
and East Sides of Studio



West and North Sides

Division: 01  
 Roll: 05828008  
 File:  
 PRDP20210760/0901/1918  
 Printed: March 31, 2021  
 Legal: Lot:2 Block:1  
 Plan:1811055 within SE-28-  
 25-04-W-004  
 Page 204 of 336



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**PLANNING AND DEVELOPMENT SERVICES**

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 1
<b>DATE:</b>	April 28, 2021	<b>APPLICATION:</b> PRDP20210760
<b>FILE:</b>	05828008	
<b>SUBJECT:</b>	Vacation Rental / Discretionary use, with no Variances	

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**APPLICATION:** The proposal is for a Vacation Rental to operate within an existing Dwelling, Tiny.

**GENERAL LOCATION:** Located approximately 1.21 km (3/4 mile) east of Hwy. 22 and on the south side of Towers Trail.

**LAND USE DESIGNATION:** Agriculture Small District (A-SML)

**EXECUTIVE SUMMARY:** This application is for a Vacation Rental located within an existing Dwelling, Tiny. This permit and the ancillary permit PRDP20210901 are to bring the structure and the use into compliance with the current Land Use Bylaw.

The site is currently developed with a dwelling, single detached and includes a conditional-approved of Development Permit PRDP20210917, for a permitted use Accessory Dwelling Unit.

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

**OPTIONS:**

Option #1: THAT Development Permit Application PRDP20210760 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210760 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.

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**Administration Resources**

Camilo Conde, Planning and Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:**



**APPLICATION EVALUATION:**

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

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Land Use Bylaw C-8000-2020; and</li> <li>• Cochrane Intermunicipal Development Plan.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• Real Property Report</li> <li>• Site Plan</li> </ul>
<p><b>DISCRETIONARY USE:</b></p> <ul style="list-style-type: none"> <li>• Vacation Rental</li> </ul>	<p><b>DEVELOPMENT VARIANCE AUTHORITY:</b></p> <ul style="list-style-type: none"> <li>• Municipal Planning Commission (MPC)</li> </ul>

Additional Review Considerations

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

The Vacation Rental within the Dwelling, Tiny is serviced via well water and a compostable toilet for septic. The toilet turns the waste generated into manure to be added to the existing manure pile of the livestock on parcel.



**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

CC/lt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS:

Option 1:

APPROVAL, subject to the following conditions:

**Description:**

- 1) That the *Vacation Rental* may operate on the subject property, within the existing Dwelling, Tiny, approximately 28.61 m<sup>2</sup> (308.00 ft<sup>2</sup>) in accordance with the approved site plan, floor plans and the conditions of this permit.

**Prior to Release:**

- 2) That prior to release of this permit, that Development Permit PRDP20210901 shall be issued.

**Permanent:**

- 3) That no off-site advertisement signage associated with the Vacation Rental shall be permitted.
- 4) That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
- 5) That the Owner shall be responsible for ensuring that any renters are familiar with the property boundaries, whether that be by means of a fence, signage, or other means, 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 vacation rental shall not change the residential character and external appearance of the land and dwellings.
- 8) That the operation of this *Vacation Rental* shall not generate noise, smoke, dust, fumes, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of adjacent residential dwellings shall be preserved. The *Vacation Rental* shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 9) That any minimal exterior modification of the structure or grounds may be considered by the County upon request, to ensure that no additional permits are required and that it is not changing the residential character of the property.

**Advisory:**

- 10) That a Building permit and applicable subtrade permits shall be obtained through Building Services, if required, prior to commencement of the *Vacation Rental*.
- 11) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 12) That the site shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 13) That if the Development Permit is not issued by **September 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 14) That this Development Permit shall be valid until **May 26, 2024**, at which time a new application shall be submitted. Note, that the County will take into consideration any enforcement action of this Vacation Rental prior to considering subsequent applications.





## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Grant Chapman/ Jenna Lyn Latham	<b>OWNER:</b> Grant Chapman/ Jenna Lyn Latham
<b>DATE APPLICATION RECEIVED:</b> February 28, 2021	<b>DATE DEEMED COMPLETE:</b> February 28, 2021
<b>GROSS AREA:</b> ± 24.24 hectares (± 59.90 acres)	<b>LEGAL DESCRIPTION:</b> SE-28-25-04-W05M
<b>APPEAL BOARD:</b> Municipal Government Board	
<p>Planning Applications</p> <ul style="list-style-type: none"> <li>There are no Planning related application on file for this parcel</li> </ul> <p>Development Permits</p> <ul style="list-style-type: none"> <li>PRDP20210901 Existing Dwelling, Tiny (on same MPC date)</li> <li>PRDP20210917 Accessory Dwelling Unit; Conditionally-Approved April 20, 2021 by Administration</li> <li>PRDP20210918 Vacation Rental (on same MPC date)</li> </ul> <p>Building Permits</p> <ul style="list-style-type: none"> <li>PRBD20193728 As built garage (In compliance)</li> <li>PRBD20193741 3 Farm Building Location Permits (Closed-Complete)</li> </ul>	

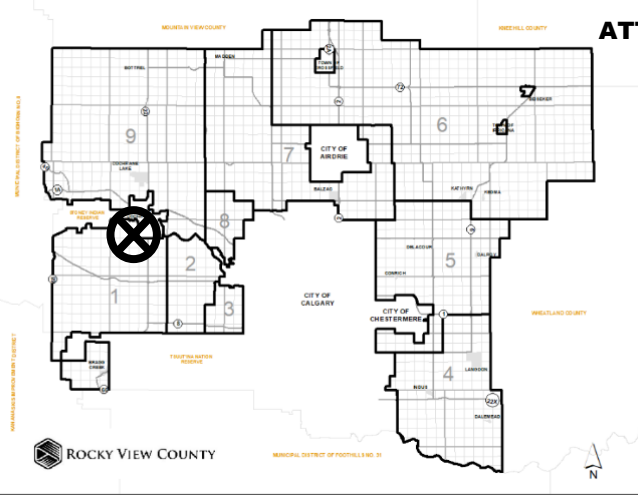


## Location & Context

### Development Proposal

The operation of a  
Vacation Rental within an  
existing Dwelling, Tiny.

### ATTACHMENT 'B' MAPS AND OTHER INFORMATION



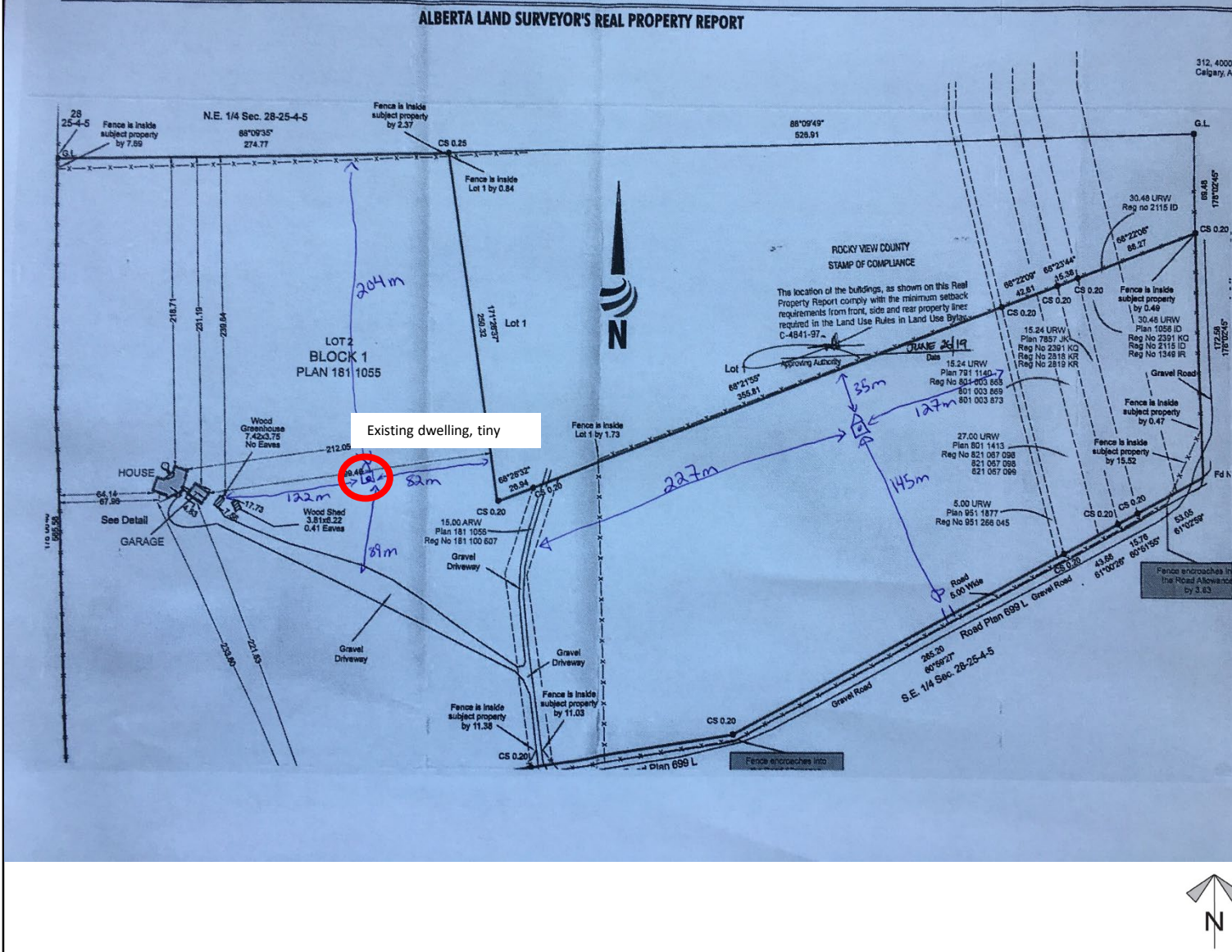
Division: 01  
 Roll: 05828008  
 File:  
 PRDP20210760/0901/1918  
 Printed: March 31, 2021  
 Legal: Lot:2 Block:1  
 Plan:1811055 within SE-28-  
 25-04-W0510  
 Page 210 of 336



## Site Plan

## Development Proposal

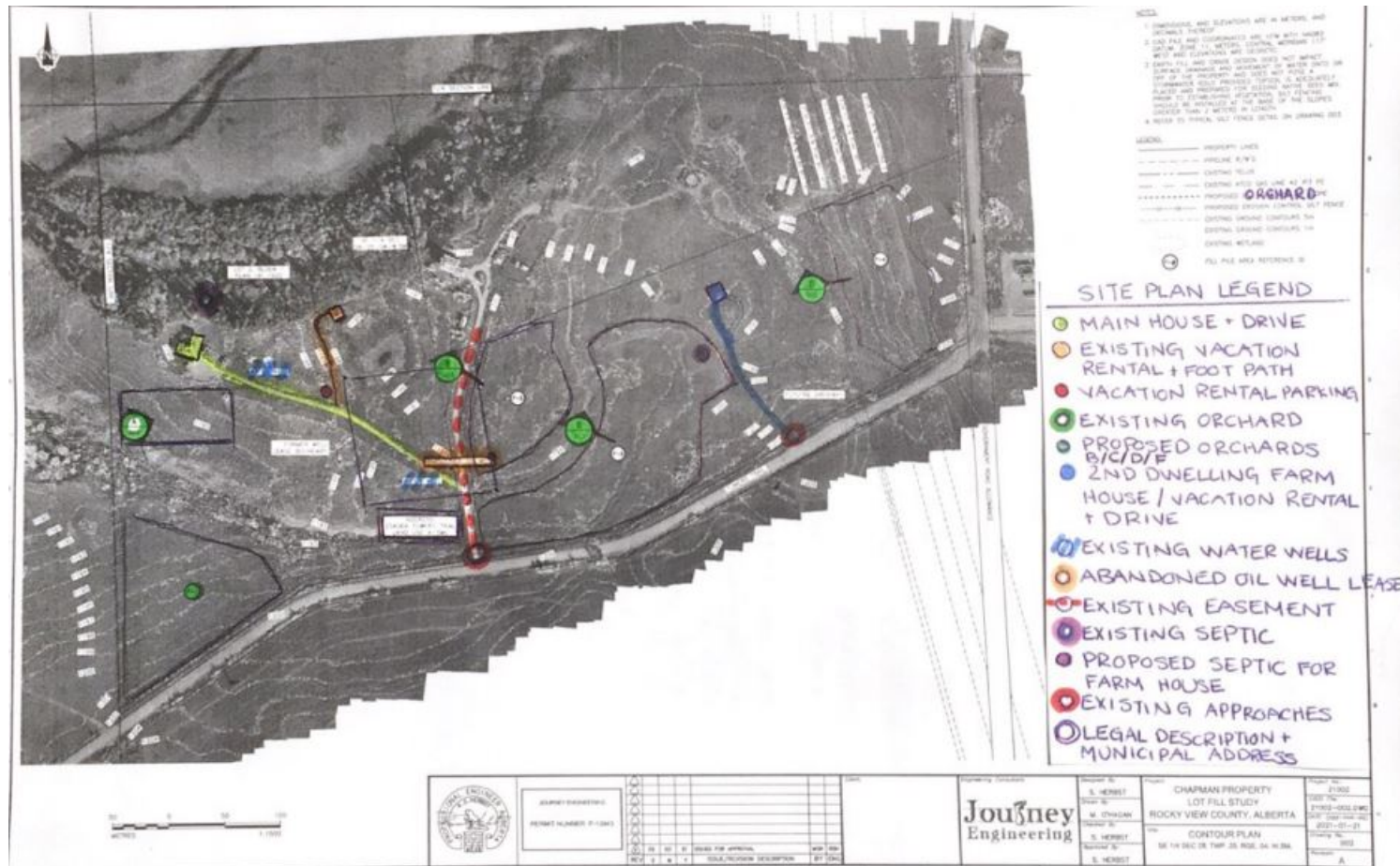
The operation of a  
Vacation Rental within an  
existing Dwelling, Tiny.



## Site Plan

## Development Proposal

The operation of a  
Vacation Rental within an  
existing Dwelling, Tiny.



Division: 01  
Roll: 05828008  
File:  
PRDP20210760/0901/1918  
Printed: March 31, 2021  
Legal: Lot:2 Block:1  
Plan:1811055 within SE-28-  
25-04 W02512





## Site Photos

### Development Proposal

The operation of a Vacation Rental within an existing Dwelling, Tiny.



North Profile  
Deck and  
Screening



Skating, Wetland. South  
and East Sides of Studio



West and North Sides















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**PLANNING AND DEVELOPMENT SERVICES**

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 1
<b>DATE:</b>	April 28, 2021	<b>APPLICATION:</b> PRDP20210918
<b>FILE:</b>	05828008	
<b>SUBJECT:</b>	Vacation Rental / Discretionary use, with no Variances	

---

**APPLICATION:** The proposal is for a Vacation Rental to operate within a proposed Accessory Dwelling Unit.

**GENERAL LOCATION:** Located approximately 1.21 km (3/4 mile) east of Hwy. 22 and on the south side of Towers Trail

**LAND USE DESIGNATION:** Agriculture Small District (A-SML)

**EXECUTIVE SUMMARY:** This application is for a Vacation Rental located within a concurrently proposed Accessory Dwelling Unit, PRDP20210917. The site is currently developed with a dwelling, single detached. This Vacation Rental will be located on the opposite side of the parcel to the main residence and the other proposed vacation rental. The Accessory Dwelling Unit is a permitted use within the district however a development permit is required for a requested minor variance, which was conditionally approved by Administration on April 20, 2021.

If approved, this would be the second Vacation Rental use on the subject site. The first Vacation Rental use is being considered by Municipal Planning Commission under PRDP20210760.

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

**OPTIONS:**

Option #1: THAT Development Permit Application PRDP20210918 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210918 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.

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**Administration Resources**

Camilo Conde, Planning and Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:**



**APPLICATION EVALUATION:**

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

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i></li> <li>• Land Use Bylaw C-8000-2020</li> <li>• Cochrane Intermunicipal Development Plan</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• Real Property Report</li> <li>• Site Plan</li> </ul>
<p><b>DISCRETIONARY USE:</b></p> <ul style="list-style-type: none"> <li>• Vacation Rental</li> </ul>	<p><b>DEVELOPMENT VARIANCE AUTHORITY:</b></p> <ul style="list-style-type: none"> <li>• Municipal Planning Commission (MPC)</li> </ul>

Additional Review Considerations

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

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

CC/llt

**ATTACHMENTS:**

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information



## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS:

Option 1:

APPROVAL, subject to the following conditions:

**Description:**

- 1) That the Vacation Rental may operate on the subject property, within the proposed Accessory Dwelling Unit, in accordance with the approved site plan, floor plans and the conditions of this permit.

**Prior to release:**

- 2) That prior to release of this permit, that Development Permit PRDP20210917 shall be issued.

**Permanent:**

- 3) That no off-site advertisement signage associated with the Vacation Rental shall be permitted.
- 4) That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
- 5) That the Owner shall be responsible for ensuring that any renters are familiar with the property boundaries, whether that be by means of a fence, signage, or other means, 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 vacation rental shall not change the residential character and external appearance of the land and dwellings.
- 8) That the operation of this Vacation Rental shall not generate noise, smoke, dust, fumes, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of adjacent residential dwellings shall be preserved. The *Vacation Rental* shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 9) That any minimal exterior modification of the structure or grounds may be considered by the County upon request, to ensure that no additional permits are required and that it is not changing the residential character of the property.

**Advisory:**

- 10) That a Building permit and applicable subtrade permits shall be obtained through Building Services, if required, prior to commencement of the Vacation Rental.
- 11) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 12) That the site shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
- 13) That if the Development Permit is not issued by **September 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 14) That this Development Permit shall be valid until **May 26, 2024**, at which time a new application shall be submitted. Note, that the County will take into consideration any enforcement action of this Vacation Rental prior to considering subsequent applications





## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Grant Chapman/ Jenna Lyn Latham	<b>OWNER:</b> Grant Chapman/ Jenna Lyn Latham
<b>DATE APPLICATION RECEIVED:</b> February 28, 2021	<b>DATE DEEMED COMPLETE:</b> February 28, 2021
<b>GROSS AREA:</b> ± 24.24 hectares (± 59.90 acres)	<b>LEGAL DESCRIPTION:</b> SE-28-25-04-W05M
<b>APPEAL BOARD:</b> Municipal Government Board	
<p>Planning Applications</p> <ul style="list-style-type: none"> <li>• There are no Planning related application on file for this parcel</li> </ul> <p>Development Permits</p> <ul style="list-style-type: none"> <li>• PRDP0210760 Vacation Rental (on same MPC date)</li> <li>• PRDP20210901 Existing Dwelling, Tiny (on same MPC date)</li> <li>• PRDP20210917 Accessory Dwelling Unit Conditionally-Approved April 20, 2021 by Administration</li> </ul> <p>Building Permits</p> <ul style="list-style-type: none"> <li>• PRBD20193728 As built garage (In compliance)</li> <li>• PRBD20193741 3 Farm Building Location Permits (Closed-Complete)</li> </ul>	

## Development Proposal

The operation of a Vacation Rental within a proposed Additional Dwelling Unit.

Division: 01  
Roll: 05828008  
File:  
PRDP20210760/0901/1918  
Printed: March 31, 2021  
Legal: Lot:2 Block:1  
Plan:1811055 within SE-28-  
25-04 W0501  
Page 222 of 336



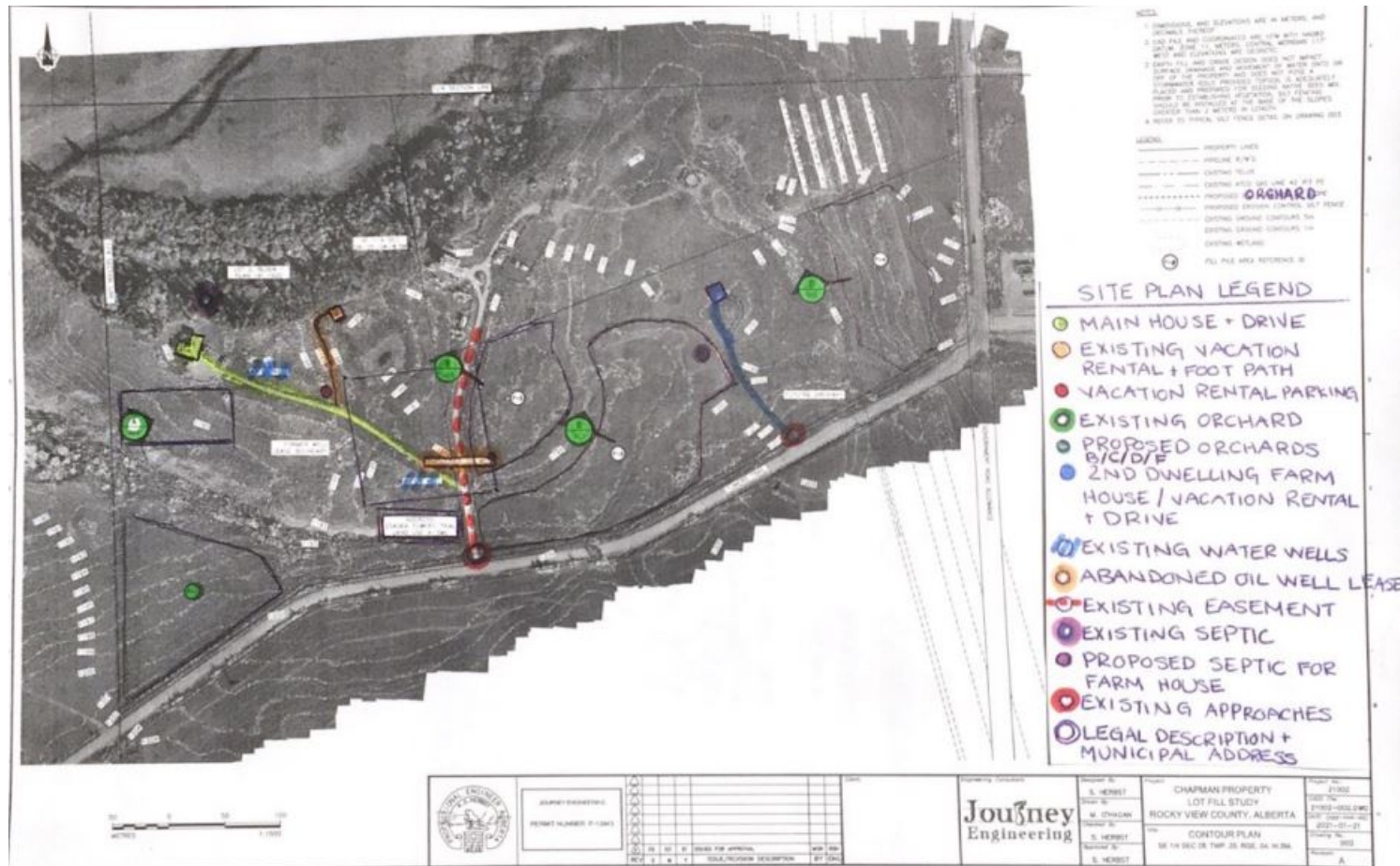




## Site Plan

## Development Proposal

The operation of a Vacation Rental within a proposed Additional Dwelling Unit.



Division: 01  
Roll: 05828008  
File:  
PRDP20210760/0901/1918  
Printed: March 31, 2021  
Legal: Lot:2 Block:1  
Plan:1811055 within SE-28-  
25-04 W/024  
Page 224 of 336



## Concept (ADU)

### Development Proposal

The operation of a Vacation Rental within a proposed Additional Dwelling Unit.



Division: 01  
 Roll: 05828008  
 File:  
 PRDP20210760/0901/1918  
 Printed: March 31, 2021  
 Legal: Lot:2 Block:1  
 Plan:1811055 within SE-28-  
 25-04-W051  
 Page 225 of 336

## Main Level

1,852 SQ. FT.



## Opt. Lower Level

1,068 SQ. FT.



## Floor Plan (ADU)

### Development Proposal

The operation of a  
Vacation Rental within a  
proposed Additional  
Dwelling Unit.

Division: 01  
 Roll: 05828008  
 File:  
 PRDP20210760/0901/1918  
 Printed: March 31, 2021  
 Legal: Lot:2 Block:1  
 Plan:1811055 within SE-28-  
 25-01-W051  
 Page 226 of 336











## PLANNING AND DEVELOPMENT SERVICES

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 3
<b>DATE:</b>	April 28, 2021	<b>APPLICATION:</b> PRDP20210558
<b>FILE:</b>	04629011	
<b>SUBJECT:</b>	Agriculture (Intensive) / Discretionary use, with no Variances	

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**APPLICATION:** Existing Agriculture (Intensive), expansion of the outside storage area.

**GENERAL LOCATION:** located at the northwest junction of Springbank Rd. and Hwy. 563.

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

**EXECUTIVE SUMMARY:** The application is for the expansion of an outside storage area for an existing *Agriculture (Intensive)* operation – formerly named *Horticultural Development* under Land Use Bylaw C-4841-97. The operation involves a tree farm and an associated landscaping business. The outside storage area is approximately 21,478.35 sq. m (70,467.02 sq. ft.) in size and will be used for bulk storage (mulch, topsoil, gravel), plant storage (trees, shrubs, perennials), and decorative stone storage. There are existing spruce and deciduous trees along the perimeter of the property planted between 2013 and 2020 that provide screening of the storage area.

In addition to the tree farm, the subject property is developed with a single detached dwelling, a storage building, a horse shelter, a horse pasture, and a dog kennel. The Applicant/Owner runs a small design build landscape company out of the city of Calgary and utilizes the subject property for storage of equipment and materials, including the trees grown in the tree farm. Employees of the landscaping business do not work from the subject property; employee visits are infrequent and short, and are for the purposes of collecting equipment and materials only. Customer visits to the property are seldom, only about one per month.

The proposed use aligns with the definition of Agriculture (Intensive) and is not anticipated to generate undue traffic, noise, visual, or other impacts to adjacent lands.

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210558 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210558 be refused.

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### Administration Resources

Sandra Khouri, Planning & Development Services



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

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Central Springbank ASP;</li> <li>• City of Calgary / Rocky View County Interunicipal Development Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>PERMITTED USE:</b> Agricultural (Intensive) is a discretionary use in the A-SML district	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> Municipal Planning Commission

*Payments and Levies*

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	\$22,424.04 (1.62 acres at \$13,842 per acre)

Additional Review Considerations

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

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

SK/llt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

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

1. That the expansion of the outside storage area, approximately 21,478.35 sq. m (70,467.02 sq. ft.) in size and associated with the existing Agriculture (Intensive) tree farm operation, may take place on the subject property in accordance with the approved site plan, as submitted with the application.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy (TOL), in accordance with Bylaw C-8007-2020, for the total gross area of outside storage, not including the development area where TOL has already been collected.
  - a. TOL has already been collected for 0.24 acres of development area including a storage building, access road and parking area.

**Permanent:**

3. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application shall be implemented and adhered to in perpetuity.
4. That all conditions of Development Permit PRDP20154661 shall remain in effect.
5. That the outside storage area shall be completely screened from view from all adjacent properties and public thoroughfares at all times.
6. That the quality and extent of the landscaped screening shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30<sup>th</sup> of the next growing season.
7. That if the existing landscaping does not provide complete, year-round screening of the outside storage area, the Applicant/Owner shall implement additional screening on the perimeter of the outside storage area containing a combination of landscaping and fencing.
8. That only materials and equipment associated with the Agriculture (Intensive) operation may be stored within the outside storage area.
9. That the development shall maintain all parking on-site. That no customer/business parking shall be permitted within the adjacent County road or highway right-of-way at any time.
10. That no signage is permitted within the County road or highway right-of-way at any time.
11. That any additional signage will require separate Development Permit approval.
12. 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.
13. That the entire site shall be maintained in a neat and orderly manner at all times. That all garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers located within a building or adjacent to the side or rear of a 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 properties or roadways.
14. That if stripping, grading, filling, or excavation is required for site preparation of the outside storage area, a separate Development Permit shall be obtained.





## ROCKY VIEW COUNTY

15. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration.

**Advisory:**

16. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner, including, but not limited to a Roadside Development Permit from Alberta Transportation.
17. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
18. That the site shall remain free of restricted or noxious weeds, in accordance with the *Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017]*.
19. 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.
20. That if this Development Permit is not issued by **November 30, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Francisco Galdon	<b>OWNER:</b> Francisco, Luis & Elis Galdon
<b>DATE APPLICATION RECEIVED:</b> February 16, 2021	<b>DATE DEEMED COMPLETE:</b> February 18, 2021
<b>GROSS AREA:</b> ± 2.00 hectares (± 4.95 acres)	<b>LEGAL DESCRIPTION:</b> SE-29-24-02-W05M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <p><b>March 22, 2017:</b> Development permit (PRDP20170070) for renewal of the keeping of livestock, at densities no greater than two (2) animal units per 1.60 hectares (3.95 acres), specifically from 1.5 to 3 animal units (pleasure/miniature horses)</p> <p><b>August 12, 2016:</b> Development permit (PRDP20154661) for Horticulture Development (Tree Farm) and construction of three (3) accessory buildings (sea containers), relaxation of the minimum front yard setback relaxation was issued</p> <p><b>January 27, 2016:</b> Development permit (PRDP20154579) for the keeping of livestock, at densities no greater than two (2) animal units per 1.60 hectares (3.95 acres), specifically from one (1) to three (3) animal units (pleasure/miniature horses) was issued</p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

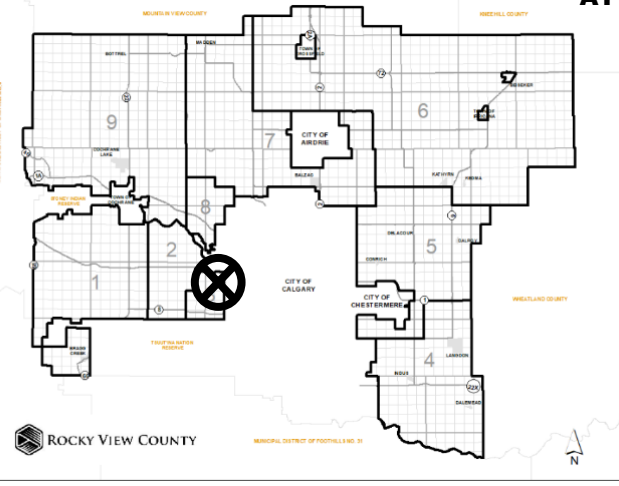




## Location & Context

### Development Proposal

Existing Agriculture  
(Intensive), expansion of  
the outside storage area

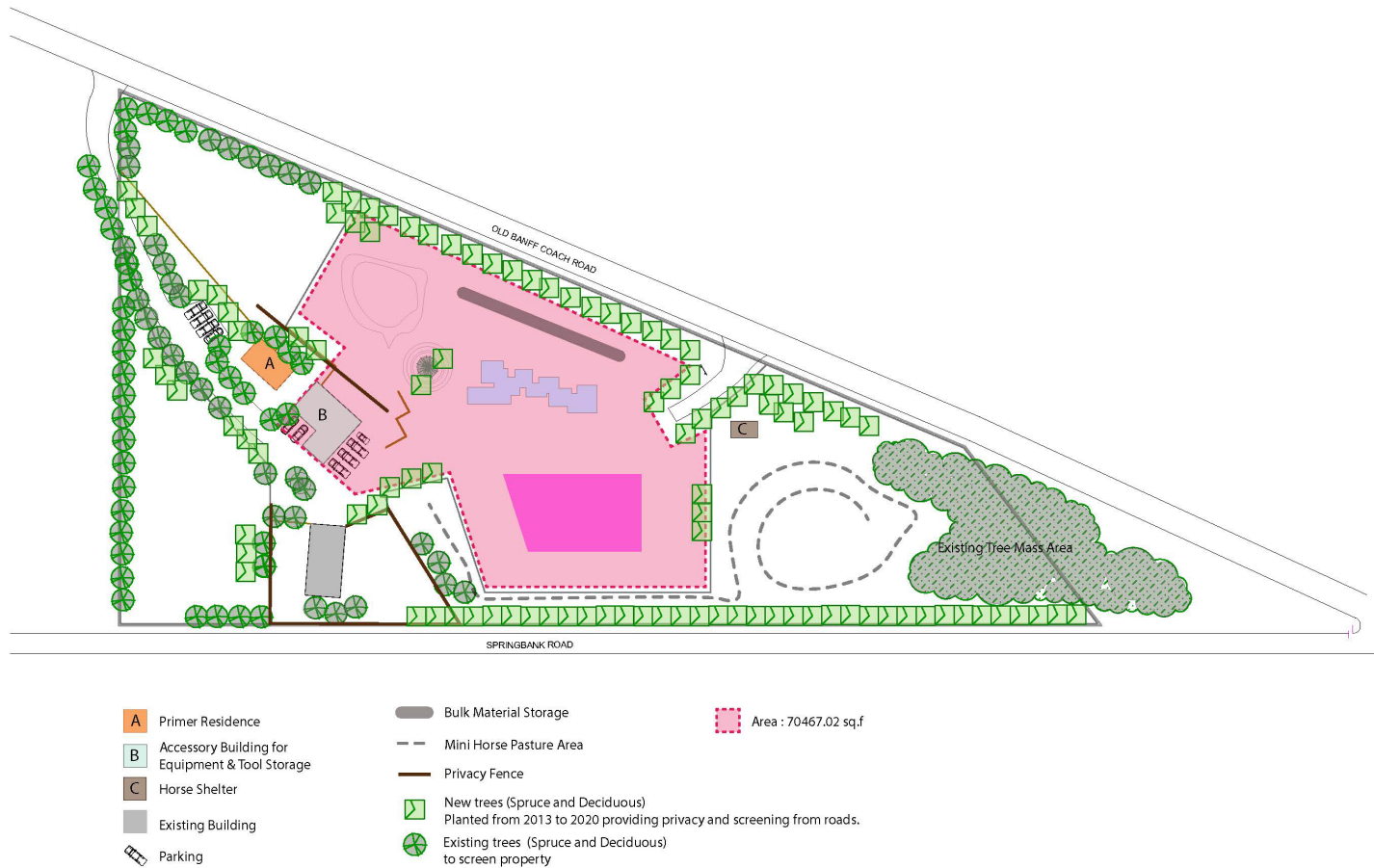




## Site Plan

### Development Proposal

Existing Agriculture  
 (Intensive), expansion of  
 the outside storage area



1 | SITE PLAN  
 1:1000



Division: 03  
 Roll: 04629011  
 File: PRDP20210558  
 Printed: Mar 1, 2021  
 Legal: A portion of SE-29-24-  
 Page 8 of 336



## Site Photos

### Development Proposal

Existing Agriculture  
 (Intensive), expansion of  
 the outside storage area



Division: 03  
 Roll: 04629011  
 File: PRDP20210558  
 Printed: Mar 1, 2021  
 Legal: A portion of SE-29-24-  
 04629011  
 Page 1238 of 336



## Site Photos

### Development Proposal

Existing Agriculture  
(Intensive), expansion of  
the outside storage area





## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 4

**DATE:** April 28, 2021  
**APPLICATION:** PRDP20210736

**FILE:** 04210016

**SUBJECT:** Industrial (Light), Office, and Accessory Building / Discretionary use, with Variances

---

**APPLICATION:** Industrial (Light) and Office, construction of an addition to an existing building (office/shop), construction of an accessory building (shop/storage), and relaxation of the minimum front yard setback requirement for parking.

**GENERAL LOCATION:** Located approximately 0.41 km (1/4 mile) east of Rge. Rd. 273 and on the south side of Twp. Rd. 244.

**LAND USE DESIGNATION:** Commercial, Highway District (C-HWY) and Industrial, Light District (I-LHT)

**EXECUTIVE SUMMARY:** This proposal is for the construction of a 608.71 sq. m (6,552.10 sq. ft.) addition to an existing building and a 325.15 sq. m (3,499.89 sq. ft.) accessory building. The site is occupied by a building construction company. The company has occupied the property since 2016 with no enforcement concerns.

The principal building is comprised of office space and shop space for truss manufacturing; the proposed accessory building will be used for material storage and servicing/repairs of the company's fleet vehicles.

A summary of the proposed changes are as follows:

- *Main Floor – Office & Industrial (Light):*
  - 142.37 sq. m (1,532.50 sq. ft.) of existing office space;
  - 450.35 sq. m (4,847.50 sq. ft.) to be converted from shop space to office space;
  - Construction of an additional 598.30 sq. m (6,440.00 sq. ft.) of shop space;
  - Construction of a 10.41 sq. m (112.00 sq. ft.) covered entry on the east side of the building; and
  - 1,201.43 sq. m (12,932.08 sq. ft.) total footprint.
- *Second Floor – Office:*
  - 147.95 sq. m (1,592.50 sq. ft.) of existing office space;
  - Construction of an additional 195.10 sq. m (2,100.00 sq. ft.) of office space; and
  - 343.04 sq. m (3,692.50 sq. ft.) total footprint.
- *Accessory Building:*
  - Construction of a 325.15 sq. m (3,499.89 sq. ft.) accessory building;
  - 232.25 sq. m (2,500.00 sq. ft.) is shop space; and

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### Administration Resources

Sandra Khouri, Planning & Development Services



- 92.90 sq. m (999.97 sq. ft.) is outdoor covered storage space.

The property is designated C-HWY in the front, where the principal building is located, and I-LHT in the rear, where the proposed accessory building will be constructed. In June 2016 the principal building was approved under *Truck Trailer Service*; however, administration is of the opinion that *Industrial (Light)* and *Office* are more appropriate uses. While *Industrial (Light)* is not a listed use in the C-HWY district, under Section 404 of the Land Use Bylaw there is a clause that gives the Development Authority the discretion to consider other similar uses that conform to the purpose and intent of the district. Further, administration is of the opinion that this use aligns with the surrounding land uses and is relatively low impact.

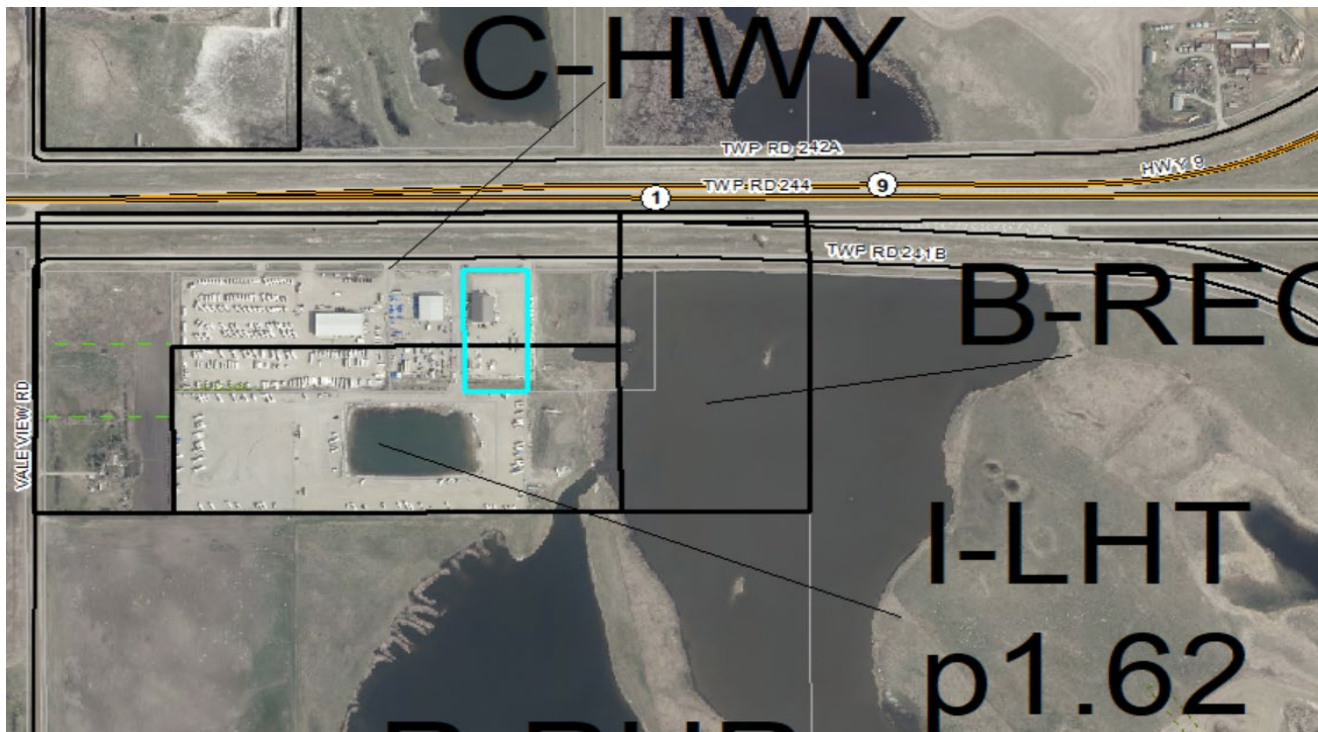
**ADMINISTRATION RECOMMENDATION:** Administration recommends approval in accordance with Option #1.

#### OPTIONS:

Option #1: THAT Development Permit Application PRDP20210736 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210736 be refused.

#### AIR PHOTO & DEVELOPMENT CONTEXT:



#### VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Front Yard Setback (Parking and Storage)	8.00 m (26.25 ft.)	5.15 m (16.90 ft.)	35.63%

**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>PERMITTED USE:</b> <ul style="list-style-type: none"> <li>• <i>Office</i> is a permitted use in the C-HWY district when in an existing approved building;</li> <li>• <i>Industrial (Light)</i> is considered a similar discretionary use to those in the C-HWY district;</li> <li>• <i>Accessory Building &lt; 500.00 sq. m</i> is a permitted use in the I-LHT district</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> Municipal Planning Commission

Additional Review Considerations

Conditions were set based on the following items:

*Parking*

- Industrial (Light): 1 stall per 100.00 sq. m
  - $923.45 \text{ sq. m} / 100.00 \text{ sq. m} = 9.23 * 1 = 9 \text{ stalls}$
- Office: 3 stalls per 100.00 sq. m
  - $935.76 \text{ sq. m} / 100 \text{ sq. m} = 9.36 * 3 = 28 \text{ stalls}$
- Total Required: 37 stalls, 3 of which are barrier free
- Proposed: 18 existing stalls, 20 new stalls = 38 stalls, 2 of which are barrier free
- **Prior to Release:** revised parking plan with barrier free stalls and stall dimensions.

*Landscaping*

- Required amount: 10% of the site to be landscaped
  - $2.5 \text{ acres} * 10\% = 0.25 \text{ acres} / 1,011.71 \text{ sq. m}$
- Proposed amount: 1,020.00 sq. m
- Required number of trees: 1 tree per 40.00 sq. m
  - $1,011.71 \text{ sq. m} / 40.00 \text{ sq. m} = 25 \text{ trees}$
- Proposed number of trees: 22 (13 deciduous, 9 coniferous)
- Required number of shrubs: 1 shrub per 60.00 sq. m
  - $1,011.71 \text{ sq. m} / 60.00 \text{ sq. m} = 16 \text{ shrubs}$





## ROCKY VIEW COUNTY

- Proposed number of shrubs: 44 (20 deciduous, 24 coniferous)
- No concerns with landscaping as a sufficient number of shrubs have been provided in lieu of the 3 trees

### *Stormwater*

- **Prior to release:** the applicant shall be required to provide a Site-Specific Stormwater Implementation Plan (SSIP) completed by a Professional Engineer that is consistent with the conditions set in the Co-operative Stormwater Management Initiative (CSMI). The SSIP shall address conveyance, storage, treatment (if required) and potential reuse of stormwater for the proposed development as per county servicing standards.

### *Erosion and Sediment Control*

- **Prior to release:** the Applicant is required to provide an Erosion and Sediment Control Plan (ESC) identifying ESC measures to be implemented during the construction of the proposed development and infrastructure.

### **CONCLUSION:**

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

---

Acting Executive Director  
Community Development Services

---

Acting Chief Administrative Officer

SK/llt

### **ATTACHMENTS:**

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



ROCKY VIEW COUNTY

## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

**Description:**

1. That Industrial (Light) and Office, construction of an addition to an existing building (office/shop) and construction of an accessory building (shop/storage) may take place on the subject land in accordance with the approved site plans, drawings, and conditions of this permit. This approval includes:
  - i. Change of use of 450.35 sq. m (4,847.50 sq. ft.) of the main floor to *Office*;
  - ii. Construction of a 598.30 sq. m (6,440.00 sq. ft.) addition to the main floor for *Industrial (Light)*;
  - iii. Construction of a 195.10 sq. m (2,100.00 sq. ft.) addition on the second floor for *Office*;
  - iv. Construction of a 10.41 sq. m (112.00 sq. ft.) covered entry on the east side of the building;
  - v. Construction of a 325.15 sq. m (3,499.89 sq. ft.) accessory building; and
  - vi. Relaxation of the minimum front yard setback requirement for the parking area, from **8.00 m (26.25 ft.) to 5.15 m (16.90 ft.)**.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit a revised Parking Plan, to the satisfaction of the County, that includes the following:
  - i. A total of three (3) barrier free parking stalls, in accordance with the Alberta Building Code; and
  - ii. Parking stall dimensions in accordance with Section 238 of the Land Use Bylaw (C-8000-2020).
3. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
4. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control plan (ESC), prepared by a qualified professional, identifying ESC measures to be implemented during the construction of the proposed development and infrastructure, in accordance with the requirements of the County Servicing Standards.
5. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP) completed by a Professional Engineer that is consistent with the conditions set in the Co-operative Stormwater Management Initiative (CSMI). The SSIP shall address conveyance, storage, treatment (if required) and potential reuse of stormwater for the proposed development as per county servicing standards.
6. That prior to release of this permit, the Applicant/Owner shall register on title, an overland drainage right-of-way and associated plan for all identified stormwater infrastructure as per the approved SSIP.



## ROCKY VIEW COUNTY

**Prior to Occupancy:**

7. That prior to occupancy, all landscaping and final site surfaces shall be completed.
  - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may 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 shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
8. That prior to site occupancy, 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 must verify (where applicable): stormwater pond volumes, trap low volumes, liner verification, irrigation systems, and any other information that is relevant to the SSIP and reasonably required by the County.
  - i. Following receipt of the as-built drawings, the County shall complete an inspection of the site to ensure the necessary servicing is in place and verify that the stormwater infrastructure has been completed.

**Permanent:**

9. That all conditions of PRDP20154972 shall remain in effect.
10. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity, including any recommendations or requirements of the approved SSIP.
11. That there shall be no customer or business parking at any time along the adjacent County Road System.
12. That no topsoil shall be removed from the site.
13. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
14. That any site regrading work is not to direct any additional surface drainage into County road rights-of-way, or to negatively impact surface drainage patterns in the area.
15. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration.
16. That there shall be a minimum of 38 parking stalls maintained onsite at all times.
17. That any future signage will require separate Development Permit approval.
18. 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.
19. That the entire site shall be maintained in a neat and orderly manner at all times. That 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.





## ROCKY VIEW COUNTY

20. 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 30th of the next growing season.
21. That there shall be no potable water used for irrigation and landscaping purposes.

**Advisory:**

22. That during construction, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
23. That the site shall be maintained in compliance with County Bylaw No. C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
24. That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
25. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place. *Note: The Development shall conform to the National Energy Code.*
26. That all future tenants shall apply for a New Business Tenant (No Change of Use) or a Change of Use (Land or Existing Building) Development Permit.
27. 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].
28. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
29. 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.
30. That if this Development Permit is not issued by **November 30, 2021**, or the approved extension date, this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> JGDesign & Drafting Inc.	<b>OWNER:</b> Accubuild Contracting Ltd.
<b>DATE APPLICATION RECEIVED:</b> February 23, 2021	<b>DATE DEEMED COMPLETE:</b> February 26, 2021
<b>GROSS AREA:</b> ± 1.01 hectares (± 2.50 acres)	<b>LEGAL DESCRIPTION:</b> Lot 3, Block 1, Plan 1412843; NW-10-24-27-W04M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <i>June 28, 2016:</i> Development permit (PRDP20154972) issued for Truck Trailer Service, for a trucking company, construction of an office/shop building, outdoor storage and signage	
<b>AGENCY SUBMISSIONS:</b> The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

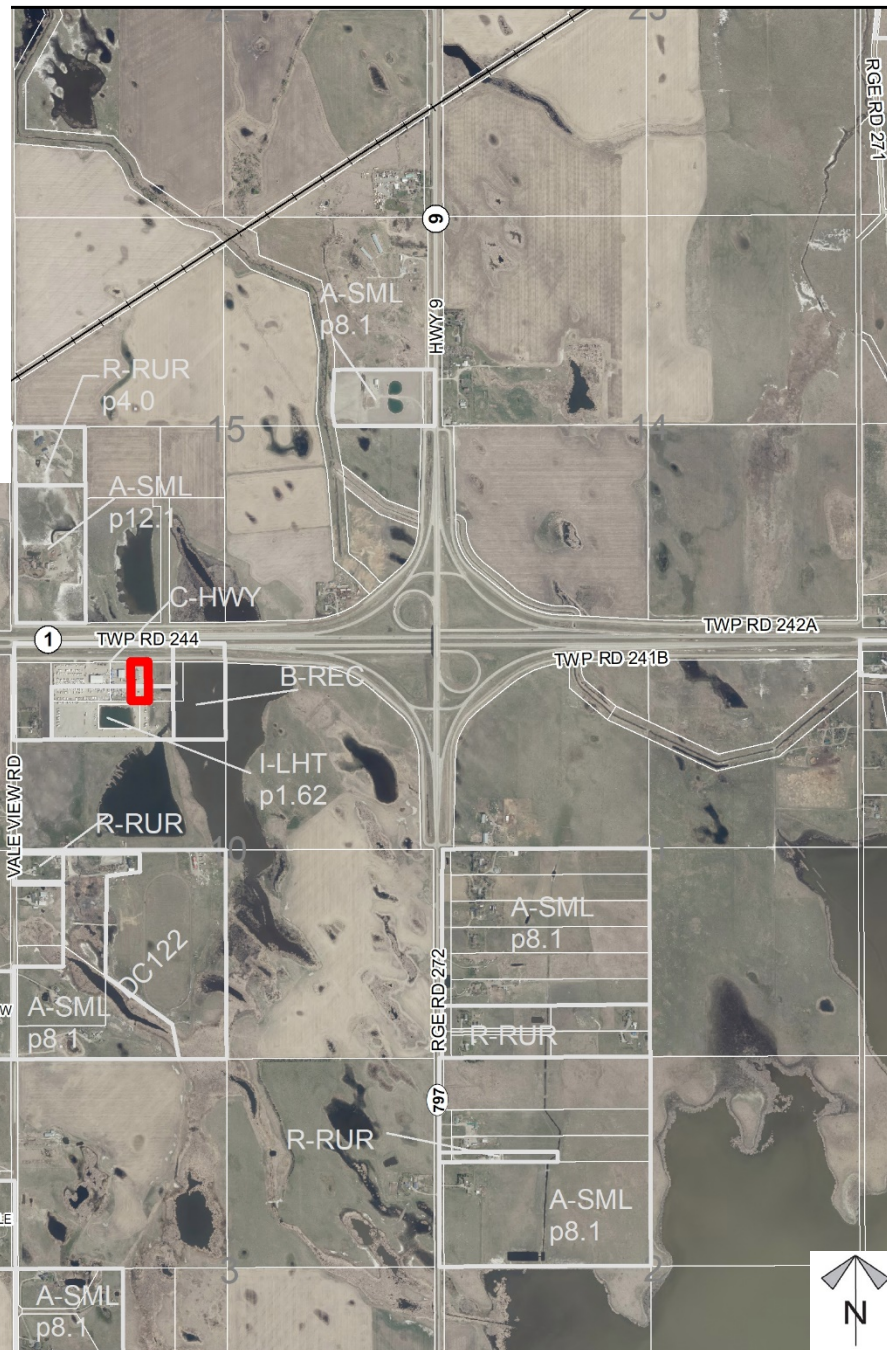
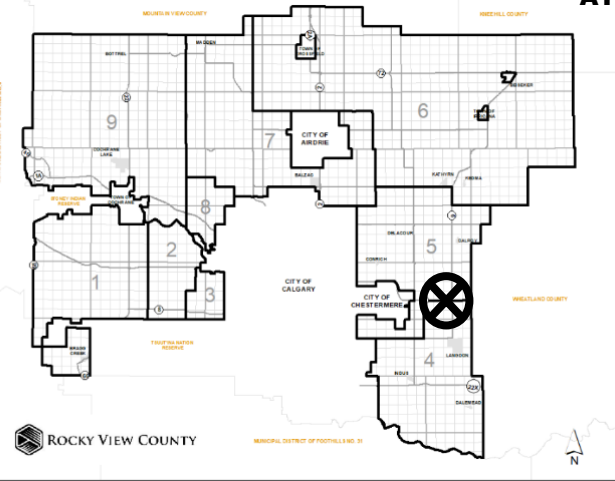


## Location & Context

### Development Proposal

Industrial (Light) and Office, construction of an addition to an existing building (office/shop), construction of an accessory building (shop/storage), and relaxation of the minimum front yard setback requirement for parking

Division: 04  
 Roll: 04210016  
 File: PRDP20210736  
 Printed: March 25, 2021  
 Legal: Lot:3 Block:1  
 Page 12 of 36  
 24-27-W04M

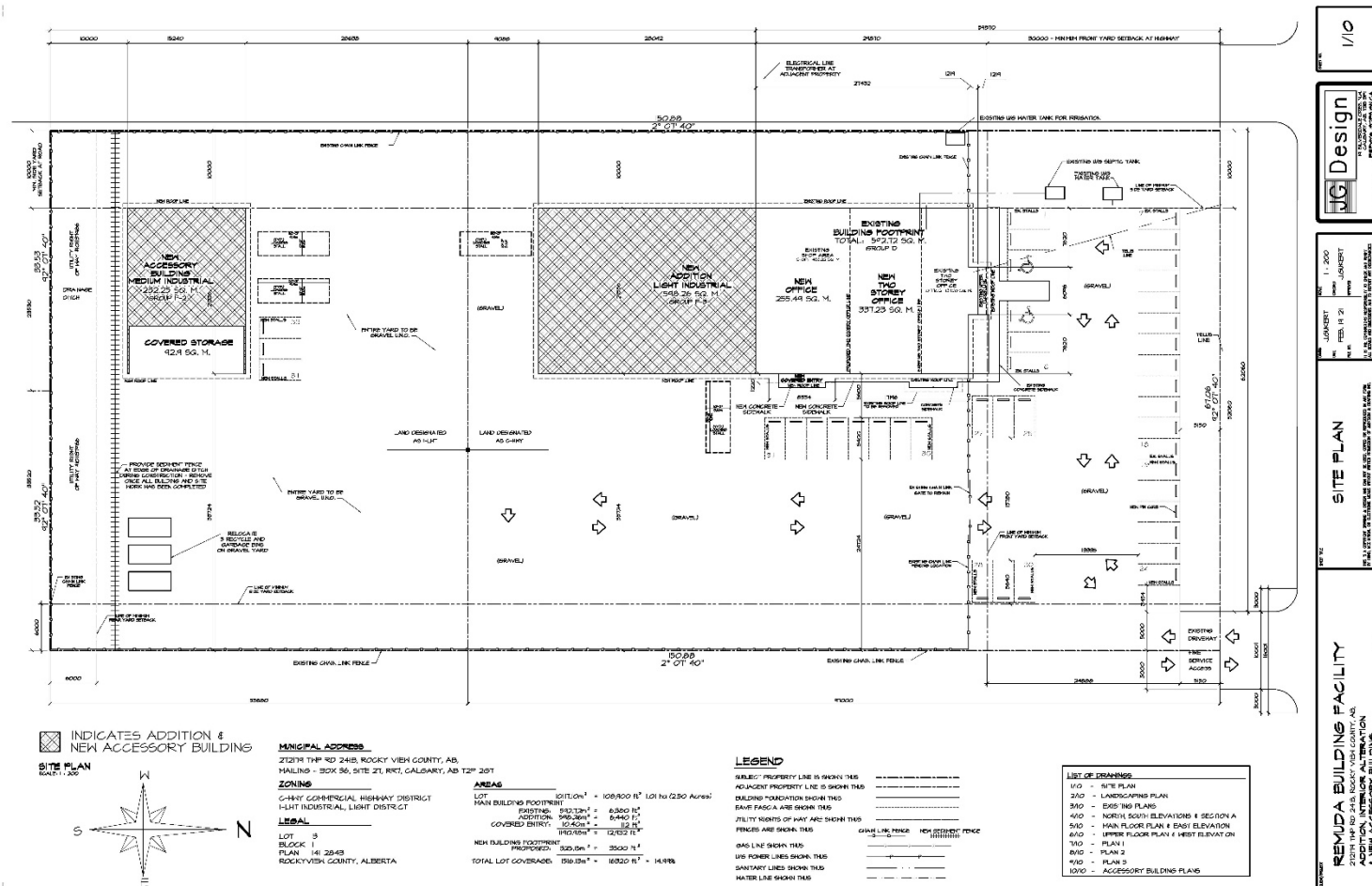




## Site Plan

## Development Proposal

Industrial (Light) and Office, construction of an addition to an existing building (office/shop), construction of an accessory building (shop/storage), and relaxation of the minimum front yard setback requirement for parking

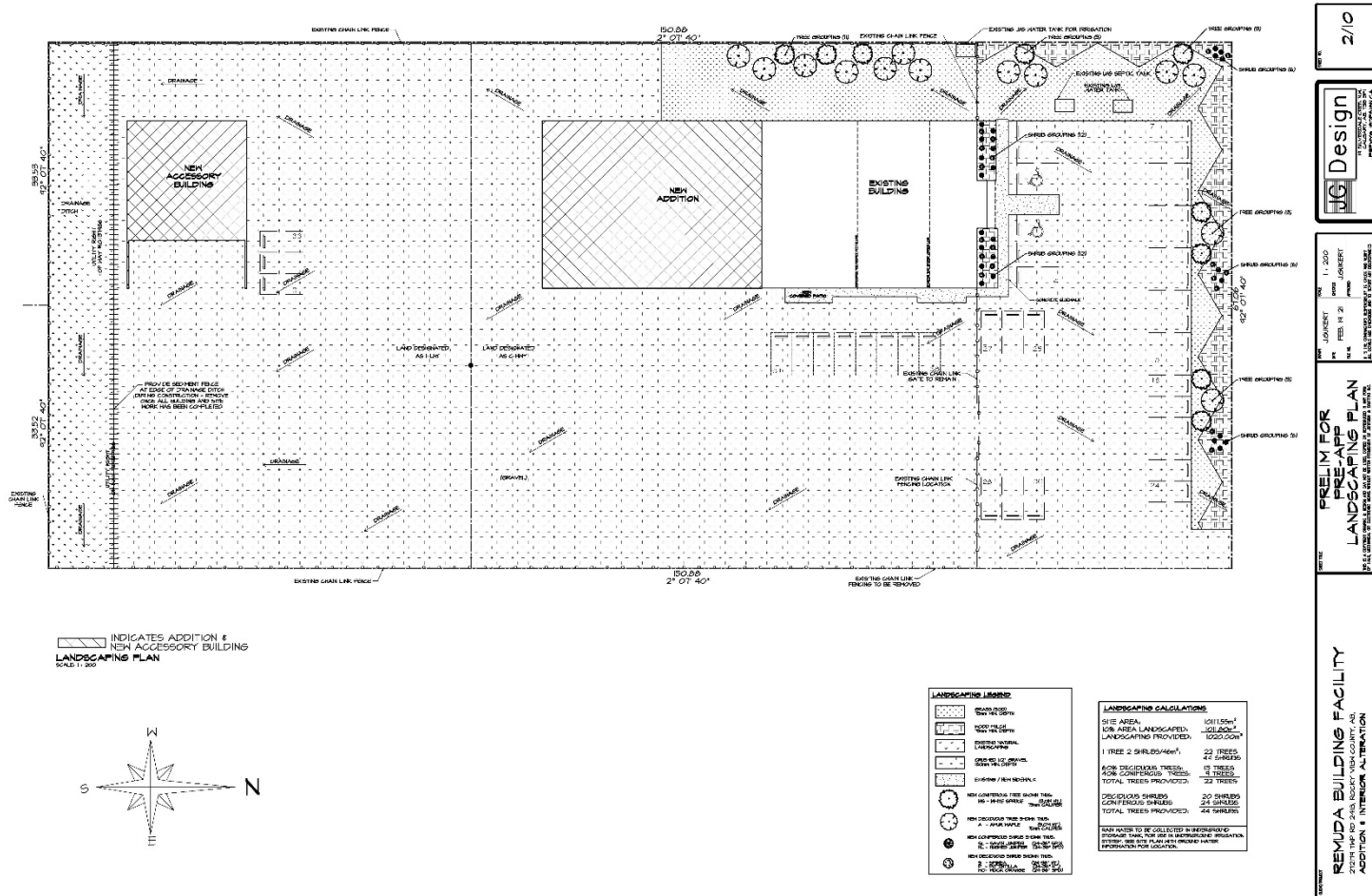


Division: 04  
Roll: 04210016  
File: PRDP20210736  
Printed: March 25, 2021  
Legal: Lot:3 Block:1  
Page 249 of 336  
24-27-W04M

## Site Plan

## Development Proposal

Industrial (Light) and Office, construction of an addition to an existing building (office/shop), construction of an accessory building (shop/storage), and relaxation of the minimum front yard setback requirement for parking

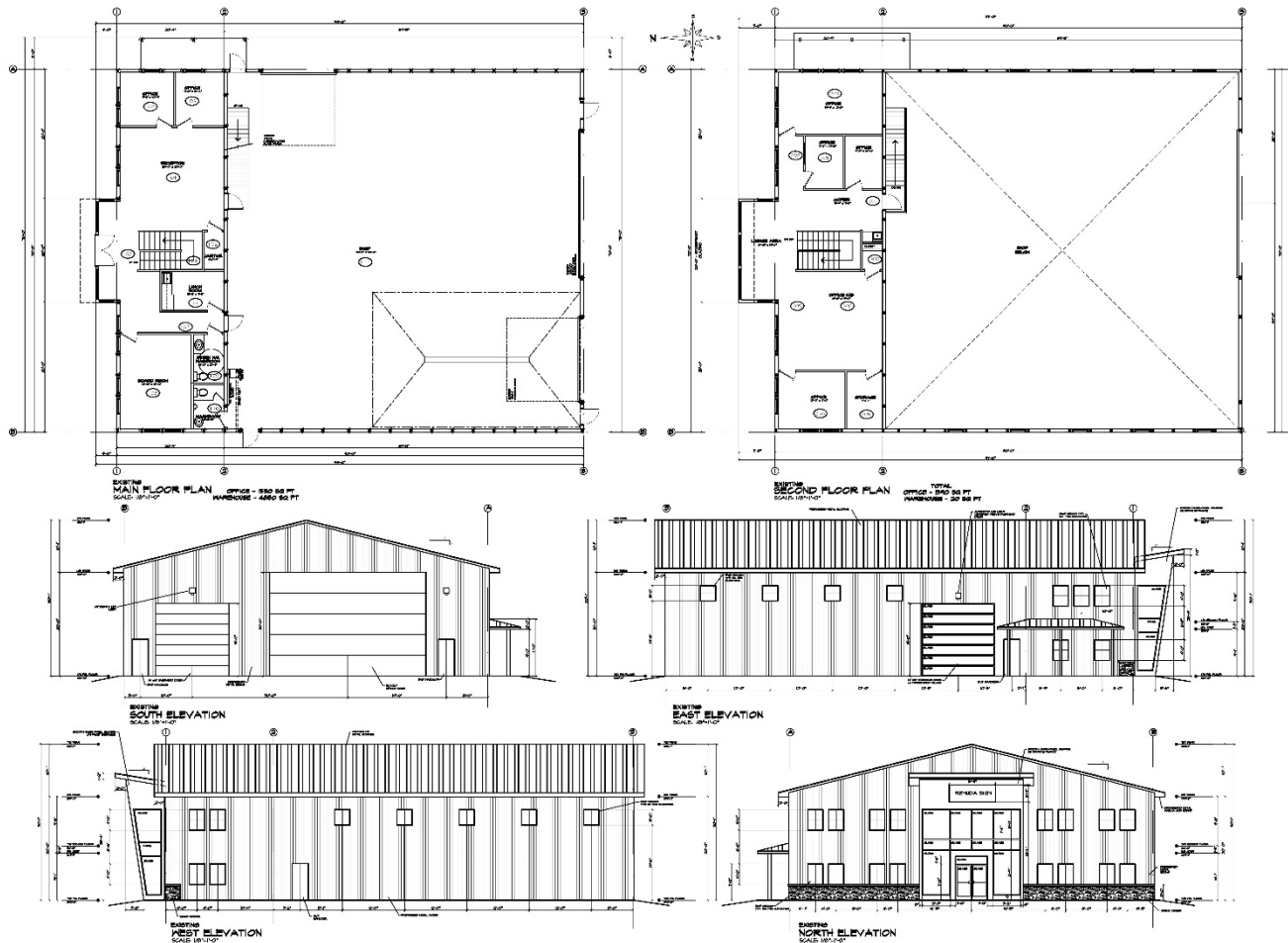


Division: 04  
Roll: 04210016  
File: PRDP20210736  
Printed: March 25, 2021  
Legal: Lot:3 Block:1  
Page 1253 of 136  
24-27-W04M

## Site Plan

### Development Proposal

Industrial (Light) and Office, construction of an addition to an existing building (office/shop), construction of an accessory building (shop/storage), and relaxation of the minimum front yard setback requirement for parking


 SHEET  
 3/10

 JG Design  
 11100 SHILOH AVENUE, SUITE 100  
 ROCKY HILL, ARIZONA 85126  
 PHONE: 480-261-1111  
 FAX: 480-261-1112

 SCALE  
 1/8" = 1'-0"  
 DATE  
 JANUARY  
 YEAR  
 FEB. 11 '21  
 PROJECT  
 REMUDA BUILDING FACILITY  
 SHEET  
 3/10

 EXISTING PLANS  
 1. ALL EXISTING BUILDINGS AND ACCESSORIES SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING BUILDING IN GOOD CONDITION.  
 2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE EXISTING BUILDING IN GOOD CONDITION.

REMUDA BUILDING FACILITY

Division: 04  
 Roll: 04210016  
 File: PRDP20210736  
 Printed: March 25, 2021  
 Legal: Lot:3 Block:1  
 Page 12 of 18  
 24-27-W04M

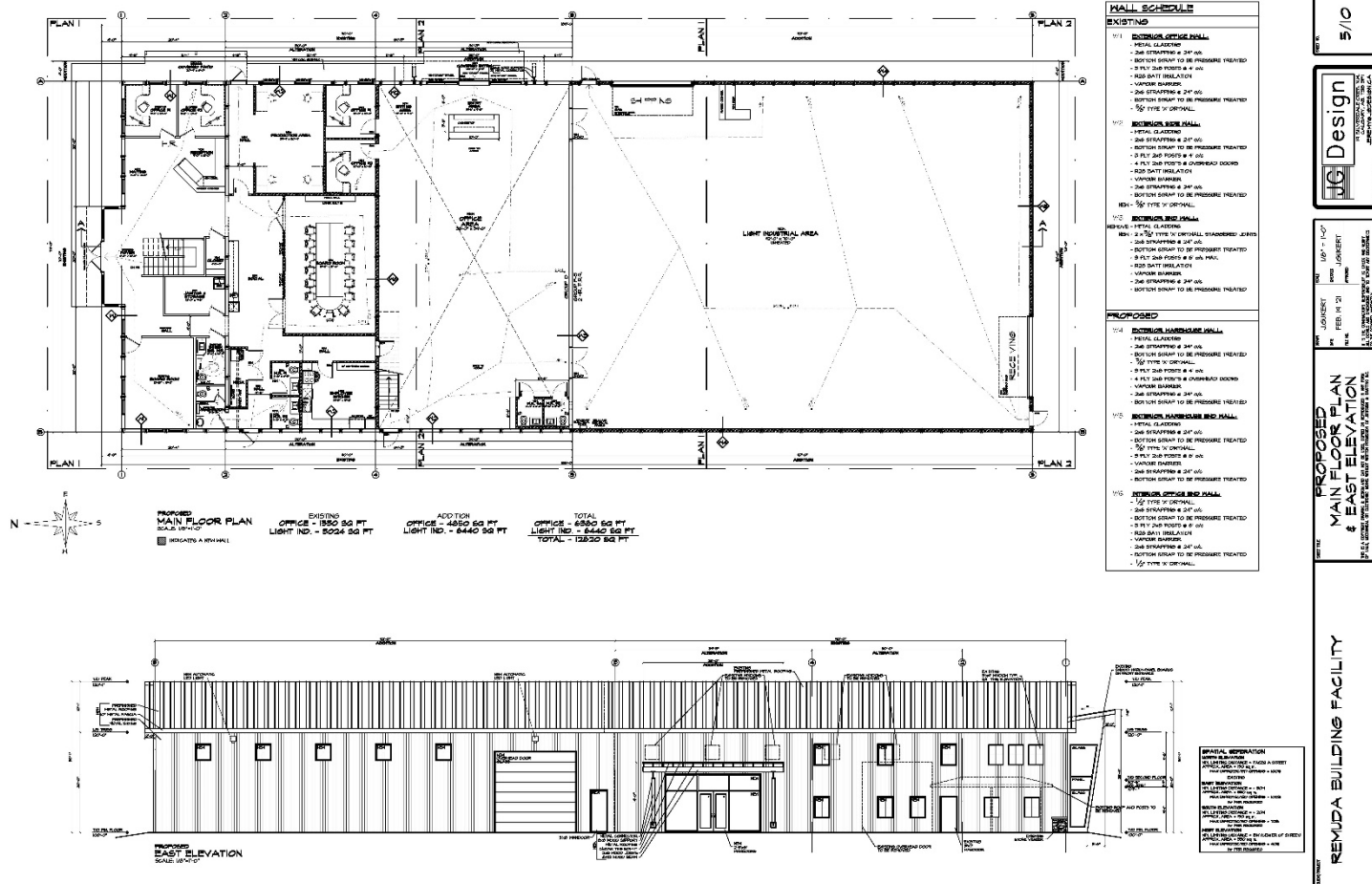




## Site Plan

## Development Proposal

Industrial (Light) and Office, construction of an addition to an existing building (office/shop), construction of an accessory building (shop/storage), and relaxation of the minimum front yard setback requirement for parking



Division: 04  
Roll: 04210016  
File: PRDP20210736  
Printed: March 25, 2021  
Legal: Lot:3 Block:1  
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24-27-W04M

## Site Photos

### Development Proposal

Industrial (Light) and Office, construction of an addition to an existing building (office/shop), construction of an accessory building (shop/storage), and relaxation of the minimum front yard setback requirement for parking

New building location Looking SE



New building location Looking SW

## Site Photos

### Development Proposal

Industrial (Light) and Office, construction of an addition to an existing building (office/shop), construction of an accessory building (shop/storage), and relaxation of the minimum front yard setback requirement for parking

Existing building Looking NW



Existing building Looking NE



## Site Plan

### Development Proposal

Industrial (Light) and Office, construction of an addition to an existing building (office/shop), construction of an accessory building (shop/storage), and relaxation of the minimum front yard setback requirement for parking

Existing building Looking West



Existing building Looking North

Division: 04  
 Roll: 04210016  
 File: PRDP20210736  
 Printed: March 25, 2021  
 Legal: Lot:3 Block:1  
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 Rocky View-10-24-27-W04M

## Site Plan

### Development Proposal

Industrial (Light) and Office, construction of an addition to an existing building (office/shop), construction of an accessory building (shop/storage), and relaxation of the minimum front yard setback requirement for parking

Existing building Looking South



Existing building Looking East

Division: 04  
 Roll: 04210016  
 File: PRDP20210736  
 Printed: March 25, 2021  
 Legal: Lot:3 Block:1  
 Page 12547 of 135  
 Rocky View County  
 24-27-W04M

## PLANNING AND DEVELOPMENT SERVICES

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 6
<b>DATE:</b>	April 28, 2021	<b>APPLICATION:</b> PRDP20210754
<b>FILE:</b>	06228004	
<b>SUBJECT:</b>	Special Function Business / Discretionary use, with no Variances	

---

**APPLICATION:** Special Function Business (within two existing accessory buildings), for an event venue.

**GENERAL LOCATION:** Located approximately 0.81 km (1/2 mile) north of Twp. Rd. 264 and on the west side of Rge. Rd. 273.

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

**EXECUTIVE SUMMARY:** The application is for a Special Function Business for an event venue that will operate out of two existing accessory buildings:

- One tent structure, approximately 240.00 sq. m (2,583.34 sq. ft.) in size; and
- One accessory building, approximately 78.97 sq. m (850.00 sq. ft.), containing a seasonal kitchen.

The types of events that will be held include farm dinners or brunches, birthdays, anniversaries, weddings, and workshops. There will be no overnight or multi-day events. The venue is proposed to accommodate up to 100 guests at a time and all events are invite only. The majority of guests will be shuttled in for safety purposes and to minimize traffic. There is a proposed parking area on the east side of the property for up to 20 vehicles where tree screening is being implemented. During events, potable water will be hauled to the property and portable washrooms will be setup. The proposal meets the definition of a Special Function Business in the Land Use Bylaw and administration has no concerns with the proposal.

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210754 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210754 be refused.

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### Administration Resources

Sandra Khouri, Planning & Development Services

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

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

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

**Additional Review Considerations**

Conditions were determined based on the following items:

***Transportation***

The property gains access through an approach off of Rge. Rd. 273 that is chip sealed. As events only occur 15 days a year and the majority of guests are shuttled in, administration is not concerned about increased traffic volume on this road.





*Parking*

Parking Requirement, Religious Assembly: 7.5 per 100.00 sq. m of gross floor area

Tent = 240.00 sq. m

Required number of stalls = 18

Proposed number of stalls = 20

A parking area is proposed on the east side of the property to accommodate up to 20 vehicles. Tree screening is proposed along the east side for visual buffering.

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

SK/llt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

**Description:**

1. That a Special Function Business, for an event venue may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit and includes:
  - i. An indoor event space within the existing tent structure, approximately 240.00 sq. m (2,583.34 sq. ft.) in area;
  - ii. An existing seasonal kitchen within an accessory building, approximately 78.97 sq. m (850.00 sq. ft.) in area; and
  - iii. A maximum guest attendance not to exceed **100** guests per event.

**Permanent:**

2. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application shall be implemented and adhered to in perpetuity.
3. That no off-site advertisement signage associated with the Special Function Business shall be permitted.
4. That no signage or parking is permitted within the County road right-of-way at any time.
5. That if any onsite or offsite signage is required, a separate development permit shall be applied for, excluding onsite wayfinding signage (such as parking identification or directions).
6. That there shall be a minimum of 20 parking stalls, 2 of which are barrier free stalls, available onsite during operation of the Special Function Business.
7. That the parking area shall be completely screened from view from all adjacent properties and public thoroughfares at all times.
8. That the existing private sewage treatment system shall not be used for events. Wastewater supply and treatment shall be restricted to portable facilities or other acceptable methods in accordance with the County's Servicing Standards.
9. That the existing water well shall not be used for events. Potable water supply shall be provided through a holding tank and cistern or other acceptable methods in accordance with the County's Servicing Standards.
10. That the Special Function Business shall not operate on the subject property for more than 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures.
  - i. The time taken to erect or dismantle any temporary structures shall be no sooner or later than 7 days before or after a scheduled Special Function event.
11. That the operation of the Special Function Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
12. That the Special Function Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of the adjacent resident dwellings shall be preserved. The Special Function Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
13. 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



## ROCKY VIEW COUNTY

uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.

14. That this Development Permit shall be valid until **May 31, 2023**.

**Advisory:**

15. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.

16. That a Development Permit and Building Permit shall be obtained from the County prior to occupancy of the tent for special event purposes.

17. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.

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



ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Alysa Klassen & Elaine Hauser	<b>OWNER:</b> Triple 7 Contracting Ltd.
<b>DATE APPLICATION RECEIVED:</b> February 24, 2021	<b>DATE DEEMED COMPLETE:</b> March 1, 2021
<b>GROSS AREA:</b> ± 3.43 hectares (± 8.48 acres)	<b>LEGAL DESCRIPTION:</b> Lot 1, Block 1, Plan 1310083; NE-28-26-27-W04M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> <p><b>May 28, 2019:</b> Development permit (PRDP20191026) for a Home-Based Business, Type II for seasonal private functions was approved but never issued; prior to release conditions were never met.</p> <p><b>2018:</b> Aerial photography indicates that an oversize tent structure has been placed on the property. Requires a development permit and a building permit.</p> <p><b>April 13, 2018:</b> Building permit (PRBD20181145) was obtained for an accessory building with a seasonal kitchen, however it did not pass final inspection.</p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

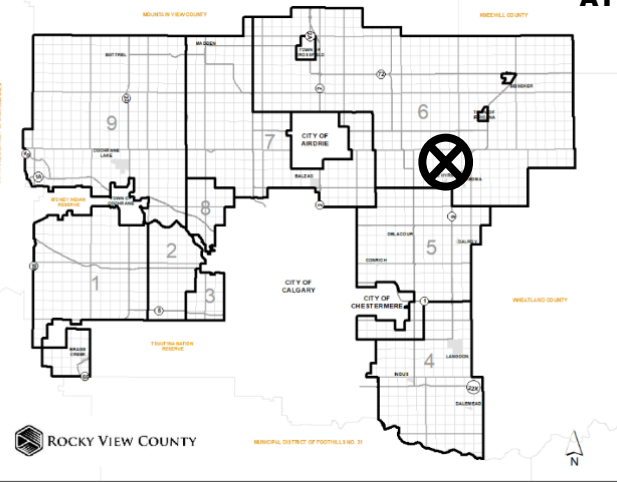




## Location & Context

### Development Proposal

Special function business  
(within two existing  
accessory buildings), for  
an event venue

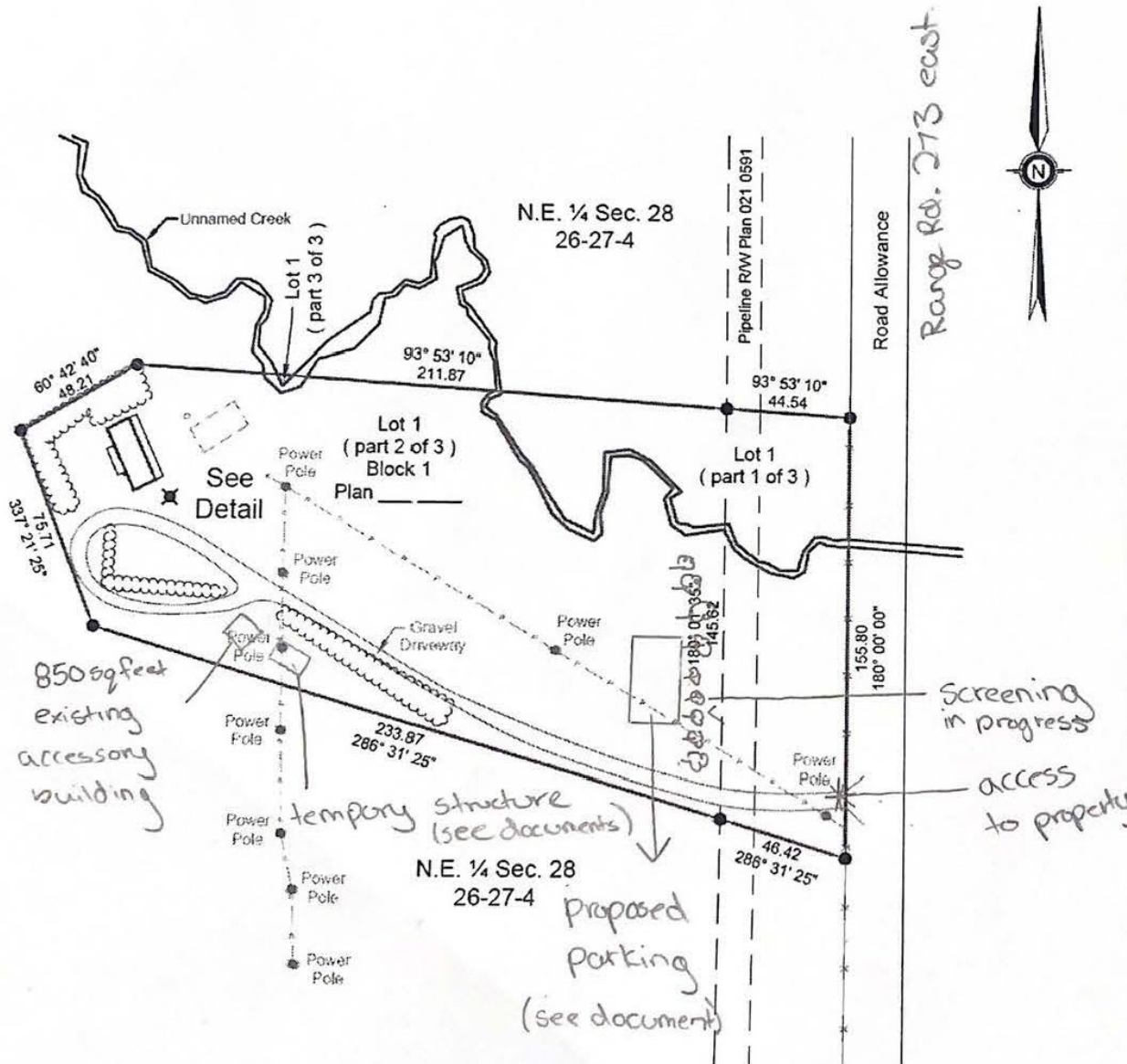


Division: 06  
Roll: 06228004  
File: PRDP20210754  
Printed: March 25, 2021  
Legal: Lot: 1 Block: 1  
Page 1264 of 135  
26-27-W04M

## Site Plan

### Development Proposal

Special function business  
 (within two existing  
 accessory buildings), for  
 an event venue



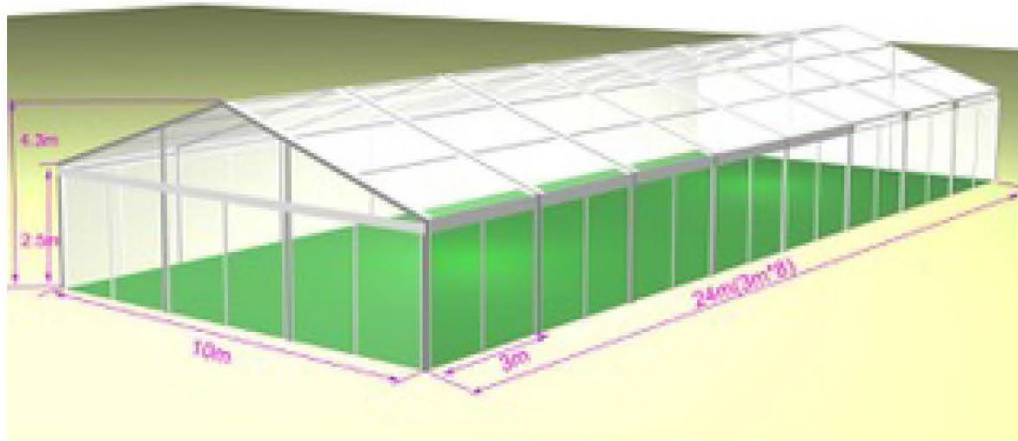




## Site Photos

### Development Proposal

Special function business  
 (within two existing  
 accessory buildings), for  
 an event venue



Division: 06  
 Roll: 06228004  
 File: PRDP20210754  
 Printed: March 25, 2021  
 Legal: Lot:1 Block:1  
 Page 12 of 35  
 26-27-W04M

## Site Photos

### Development Proposal

Special function business  
 (within two existing  
 accessory buildings), for  
 an event venue



Division: 06  
 Roll: 06228004  
 File: PRDP20210754  
 Printed: March 25, 2021  
 Legal: Lot: 1 Block: 1  
 Page 1267 of 135  
 26-27-W04M



## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 9
<b>DATE:</b>	April 28, 2021	<b>APPLICATION:</b> PRDP20210822
<b>FILE:</b>	10024004	
<b>SUBJECT:</b>	Vacation Rental / Discretionary use, with no Variances	

**APPLICATION:** Change of use from Bed and Breakfast to Vacation Rental.

**GENERAL LOCATION:** Located at the northwest junction of Rge. Rd. 60 and Hwy. 1A.

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

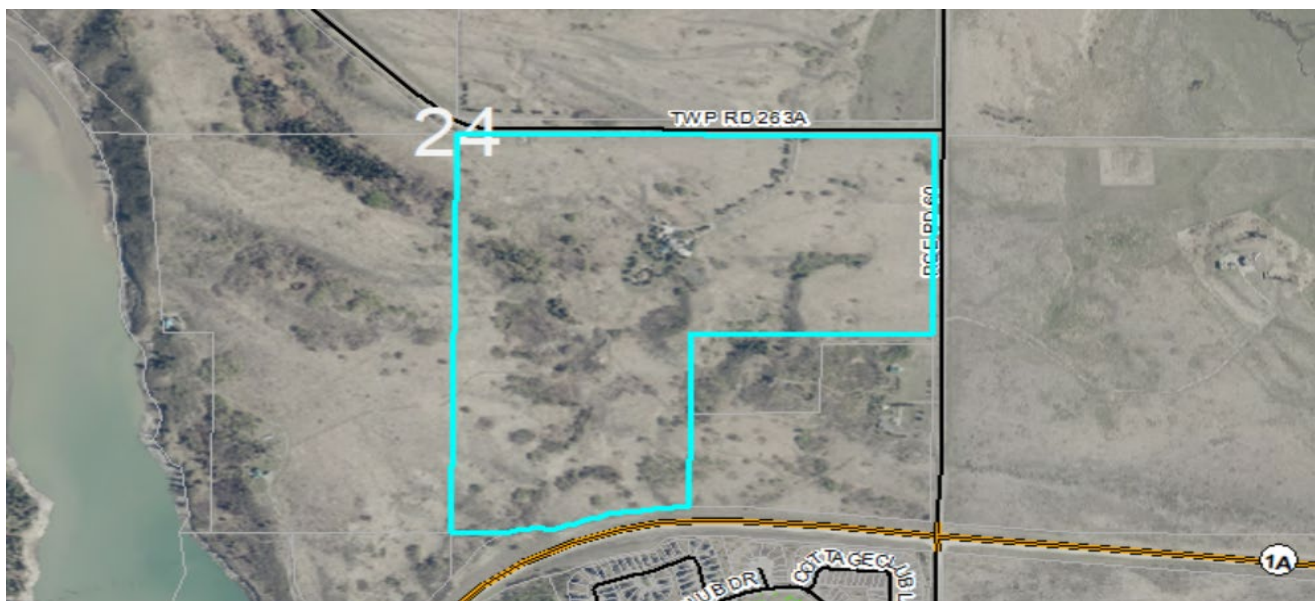
**EXECUTIVE SUMMARY:** The application is for a Vacation Rental for a property being rented out on Airbnb. The property is developed with a single detached dwelling, which is approximately 1,244.34 sq. m (13,394.00 sq. ft.) in size, a playground, and a tennis court – all of which are available to tenants. The property is available 365 days a year and is maintained by four employees, two of whom reside on the property. The property was previously permitted as a Bed and Breakfast with County approval since May 2018. There have been no enforcement concerns on the property to date.

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210822 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210822 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



**Administration Resources**  
Sandra Khouri, Planning & Development Services

**APPLICATION EVALUATION:**

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

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

Additional Review Considerations

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

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

SK/llt

**ATTACHMENTS:**

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



ROCKY VIEW COUNTY

## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

**Description:**

1. That a Vacation Rental (Airbnb) may operate on the subject property, within the existing dwelling, single detached, in accordance with the approved site plan, floor plans and the conditions of this permit.

**Permanent:**

2. That no off-site advertisement signage associated with the Vacation Rental shall be permitted.
3. That if any onsite or offsite signage is required, a separate development permit shall be applied for, excluding onsite wayfinding signage (such as parking identification or directions).
4. That there shall be a maximum of two (2) non-resident employees at any time, excluding support staff such as cleaning companies (if required).
5. That the *Vacation Rental* shall be limited to the dwelling, single detached.
6. That the Owner shall be responsible for ensuring that all renters are familiar with the property boundaries, whether that be by way of a fence, signage, or other means, to ensure no trespassing to adjacent properties.
7. That all customer parking shall be on the subject property at all times and that parking is not permitted within County road or highway right-of-ways.
8. That the operation of the vacation rental shall not change the residential character and external appearance of the land and dwellings.
9. That the operation of this Vacation Rental shall not generate noise, smoke, dust, fumes, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of adjacent residential dwellings shall be preserved. The Vacation Rental shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
10. That the operation of the Vacation Rental shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
11. That the operation of the Vacation Rental shall be subordinate and incidental to the principal use of the dwelling unit as an owner-occupied residence.
12. That any minimal exterior modification of the structure or grounds may be considered by the County upon request, to ensure that no additional permits are required and that it is not changing the residential character of the property.

**Advisory:**

13. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
14. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
15. That this Development Permit shall be valid until **May 31, 2023**, at which time a new application shall be submitted. *Note, that the County will take into consideration any enforcement action of this Vacation Rental prior to considering subsequent applications.*



## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Hongjia Hu	<b>OWNER:</b> HLC Homes Ltd.
<b>DATE APPLICATION RECEIVED:</b> January 12, 2021	<b>DATE DEEMED COMPLETE:</b> March 5, 2021
<b>GROSS AREA:</b> ± 47.72 hectares (± 117.91 acres)	<b>LEGAL DESCRIPTION:</b> SE-24-26-06-W05M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <p><b>April 24, 2019:</b> Development permit (PRDP20190258) issued for the renewal of a Bed and Breakfast Home</p> <p><b>May 23, 2018:</b> Development permit (PRDP20175079) issued for a Bed and Breakfast Home</p>	
<b>AGENCY SUBMISSIONS:</b> <p>The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



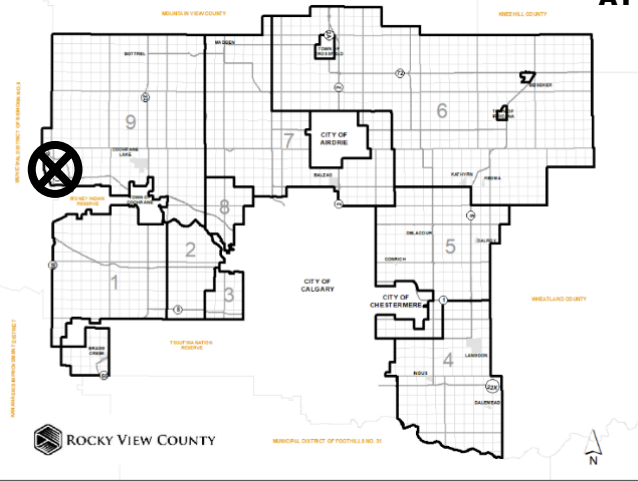


## Location & Context

### Development Proposal

Change of use from Bed  
and Breakfast to Vacation  
Rental

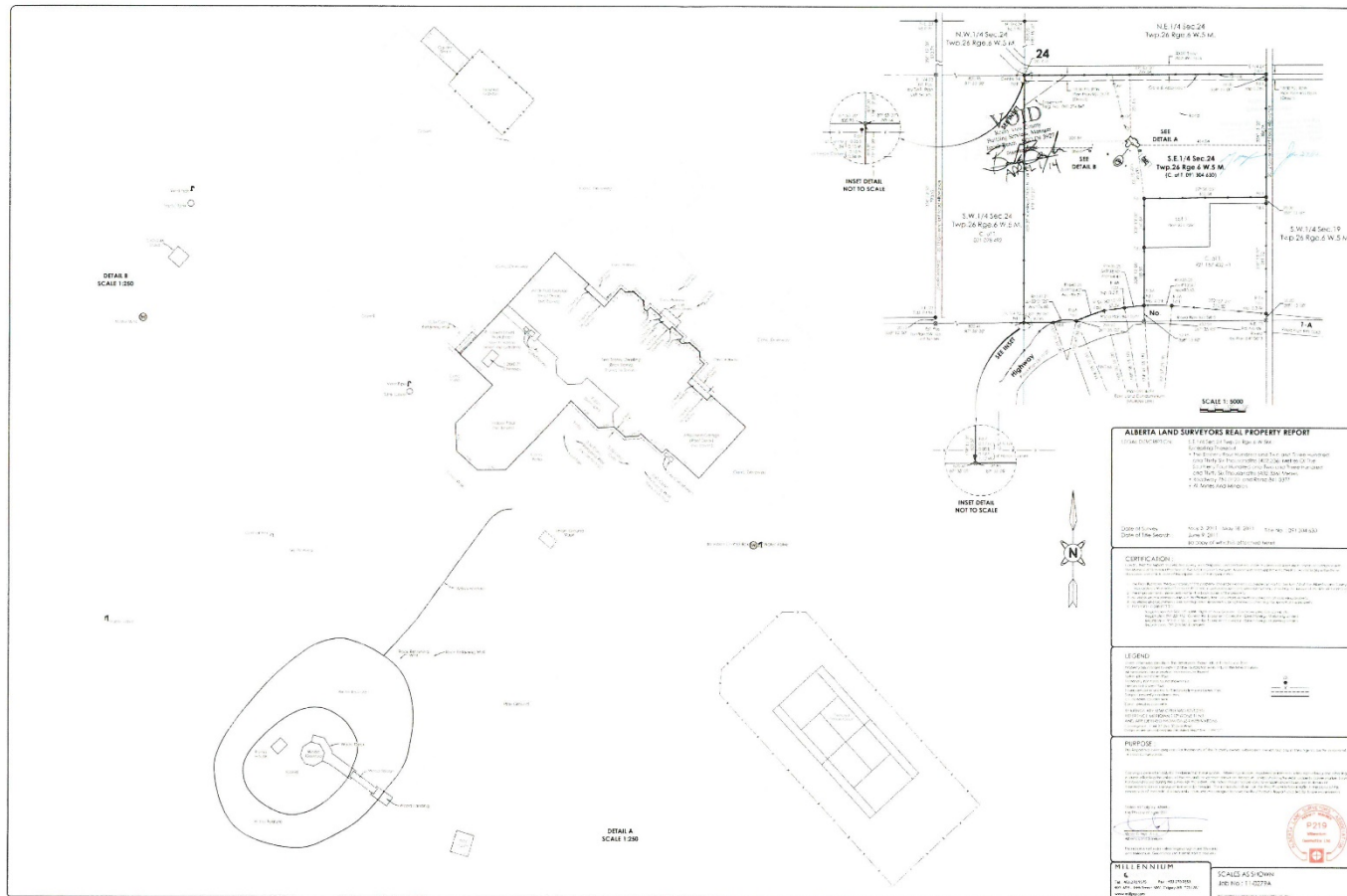
Division: 09  
Roll: 10024004  
File: PRDP20210822  
Printed: March 25, 2021  
Legal: SE-24-26-06-W05M  
Page 272 of 336



## Site Plan

## Development Proposal

## Change of use from Bed and Breakfast to Vacation Rental

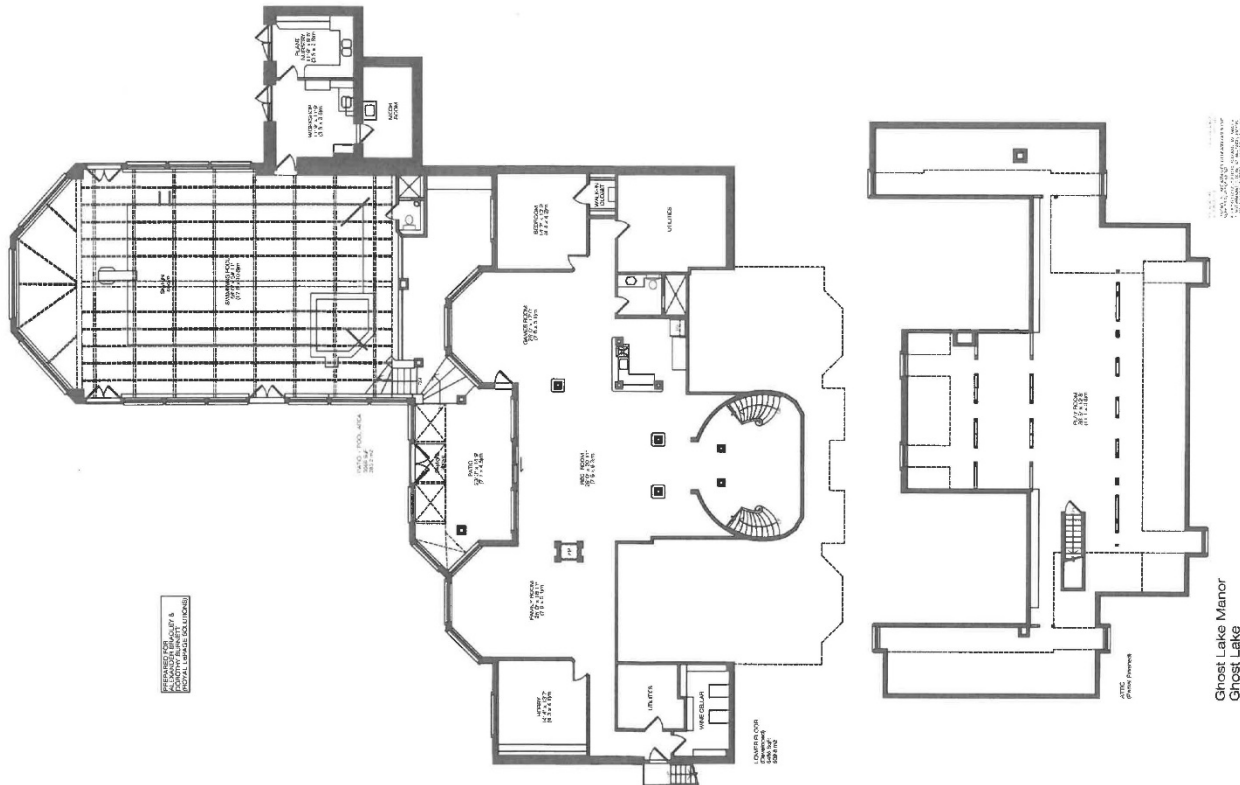


Division: 09  
Roll: 10024004  
File: PRDP20210822  
Printed: March 25, 2021  
Legal: SE-24-26-06-W05M  
Page 273 of 336

## Site Plan

## Development Proposal

Change of use from Bed and Breakfast to Vacation Rental

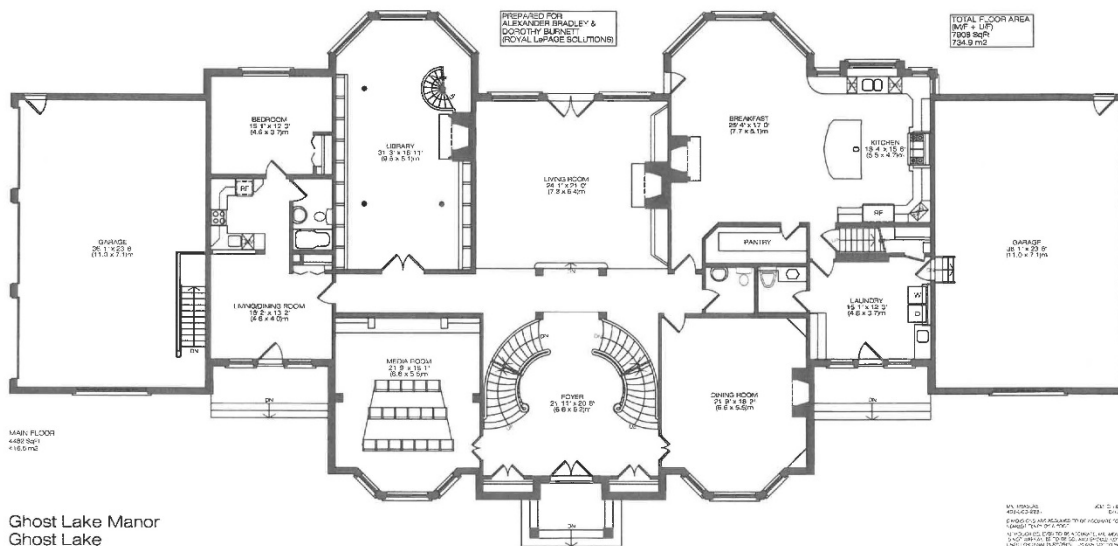


Division: 09  
Roll: 10024004  
File: PRDP20210822  
Printed: March 25, 2021  
Legal: SE-24-26-06-W05M  
Page 274 of 336

## Site Plan

## Development Proposal

### Change of use from Bed and Breakfast to Vacation Rental



Ghost Lake Manor  
Ghost Lake

MA 01945JL  
401-443-9771  
JAN 21 1988  
DIA  
SIGNED ONLY AND ASSURED TO BE ACCURATE TO  
THE BEST OF OUR KNOWLEDGE.  
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 01-21-88 BY 60322 UCBAW/STP

Division: 09  
Roll: 10024004  
File: PRDP20210822  
Printed: March 25, 2021  
Legal: SE-24-26-06-W05M  
Page 275 of 336

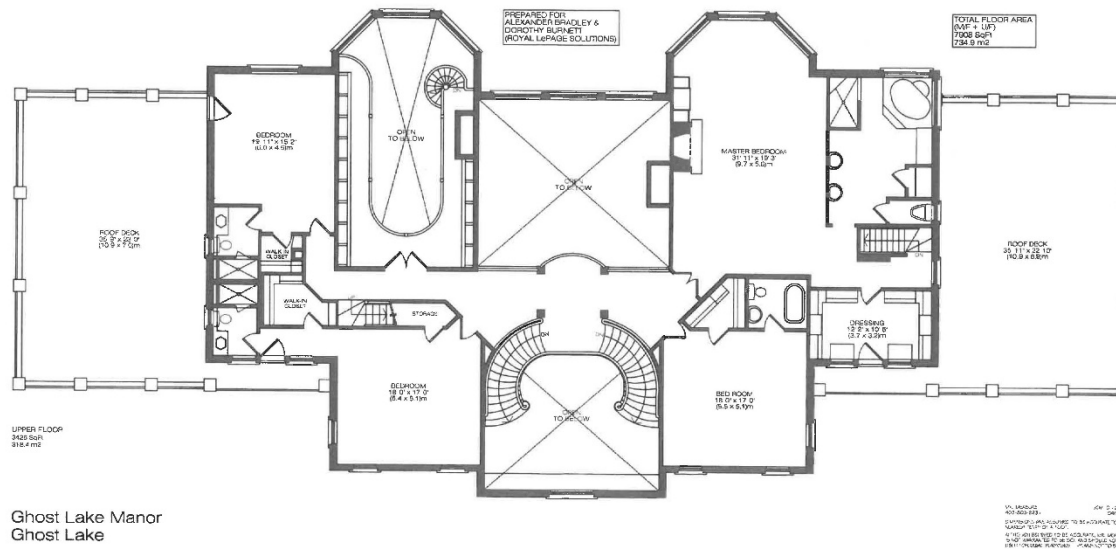




## Site Plan

## Development Proposal

### Change of use from Bed and Breakfast to Vacation Rental



Ghost Lake Manor  
Ghost Lake

Division: 09  
Roll: 10024004  
File: PRDP20210822  
Printed: March 25, 2021  
Legal: SE-24-26-06-W05M  
Page 276 of 336

## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 3
<b>DATE:</b>	April 28, 2021	<b>APPLICATION:</b> PRDP20210857
<b>FILE:</b>	04702033	
<b>SUBJECT:</b>	Single-Lot Regrading / Discretionary use, with no Variances	

**APPLICATION:** Stripping, Grading, Excavation and/or Fill, in preparation for the development of a Private Open Space (playground, sport court, and seating area).

**GENERAL LOCATION:** Located approximately 0.12 km (1/8 mile) south of Hwy. 8 and 0.81 km (1/2 mile) west of Rge. Rd. 31.

**LAND USE DESIGNATION:** Direct Control District 92 (DC 92)

**EXECUTIVE SUMMARY:** The intent of the application is to prepare the subject property for the construction of a playground, sport court, and seating area in the community of Elbow Valley West on land owned by the Condominium Corporation. In accordance with DC-92, the use *Private Open Space* is listed as a use that does not require a development permit. Therefore, this application is only for the stripping and grading component. The maximum proposed grade change is approximately 0.35 m (1.15 ft.) with an area of 1,640.00 sq. m (17,625.71 sq. ft.) to be regraded. All drainage will continue to be directed towards the storm pond on the property. There is an existing utility right-of-way (Plan No. 0714895) on the property that contains a Westridge water building, which does not appear to be impacted by the proposal.

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

### OPTIONS:

Option #1: THAT Development Permit Application PRDP20210857 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210857 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Sandra Khouri, Planning & Development Services

**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Municipal Development Plan;</li> <li>• City of Calgary Intermunicipal Development Plan;</li> <li>• Elbow Valley West Conceptual Scheme;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>PERMITTED USE:</b> Stripping, Grading, Excavation and/or Fill is a discretionary use in all districts	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> Municipal Planning Commission

Additional Review Considerations

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

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

SK/llt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information

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

1. That single-lot regrading for site preparation for a Private Open Space (playground, sport court, and seating area) may commence on the subject property, in accordance with the approved site plan and drawings, as prepared by Bassett Associates, dated January 2021; Project No. 19-1517 Dwgs. L1-L8 & Maidment Land Survey Ltd., File: 12008155, and conditions of this permit.

**Prior to Release**

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with the following:
  - a. 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; and
  - b. Details regarding the layout of the proposed playground and sport court to confirm whether or not West Meadows Estates Road will need to be signed as a playground zone;
  - c. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
3. That prior to release of this permit, the Applicant/Owner shall submit 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.

**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 all parking related to the park's usage is restricted to onsite only and no overflow parking is permitted within the County's road right-of-way of West Meadows Estates Road.
6. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
7. That upon request of the County, the Applicant/Owner shall submit an as-built grading survey, to confirm that post development grades align with final grades as approved with the application.
8. 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.
9. That no topsoil shall be removed from the subject property.
10. 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.
11. That the Applicant/Owner shall take effective measures to control dust in the regrading area of the subject property, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.





## ROCKY VIEW COUNTY

- a. That if at any time the removal or handling of the fill or aggregate creates a visible dust problem, the removal or handling of the fill or aggregate shall cease immediately until remedial measures are taken.
12. 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.
13. 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.
14. 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.
15. That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent properties or roadways. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.

**Advisory**

16. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
17. 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]*.
18. That if the development authorized by this Development Permit is not commenced with reasonable diligence within six (6) months from the date of issue, and completed within twelve (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.
19. That if this Development Permit is not issued by **November 30, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

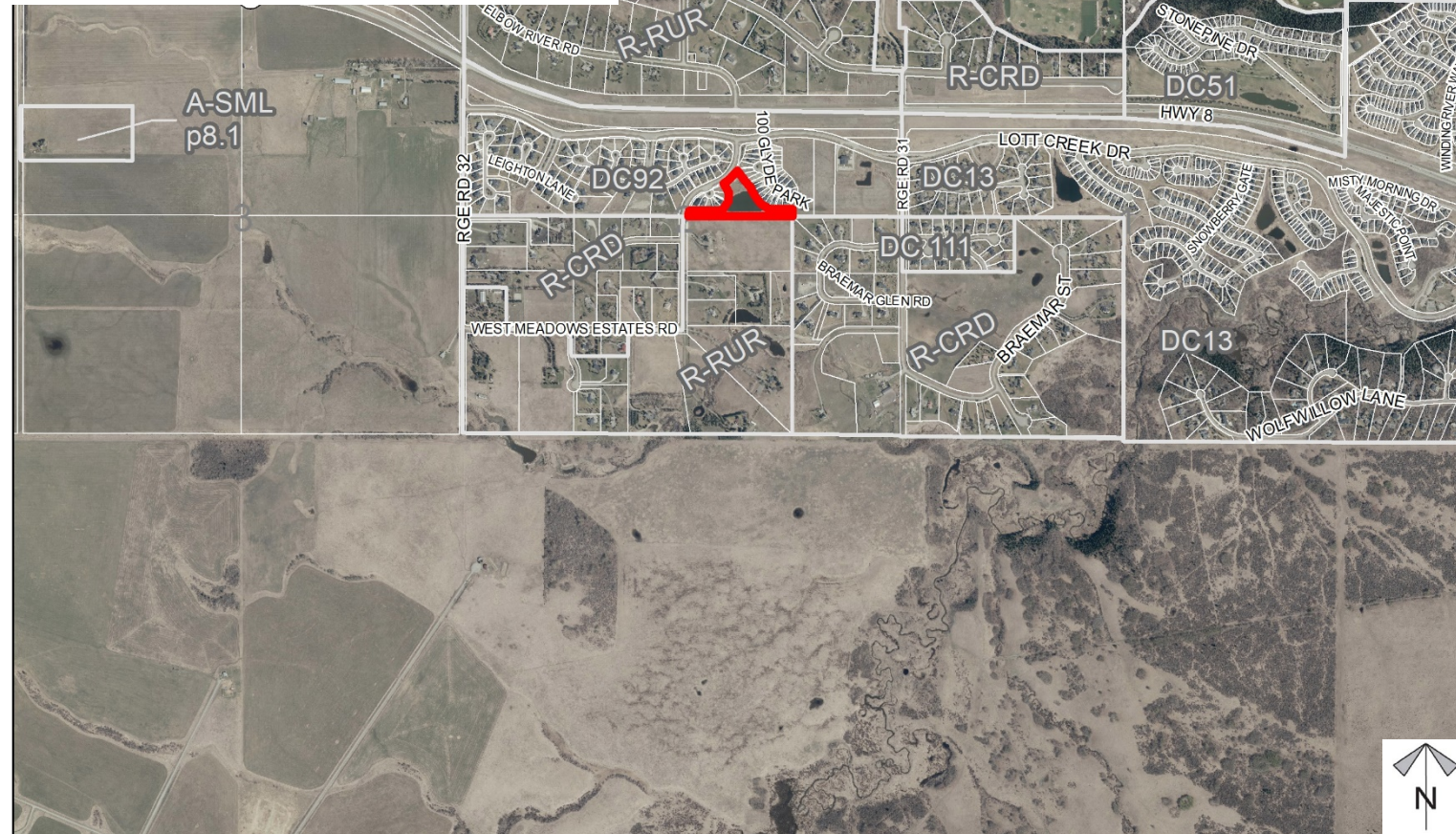
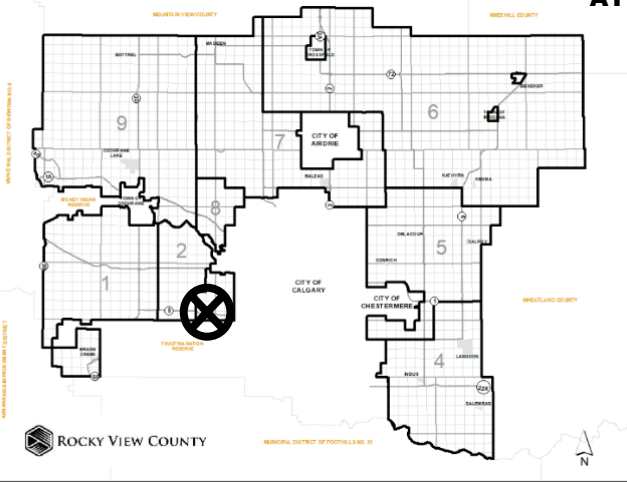
<b>APPLICANT:</b> Richard Bassett	<b>OWNER:</b> Condominium Corp No 0714894 c/o Montgomery Ross & Assoc
<b>DATE APPLICATION RECEIVED:</b> March 5, 2021	<b>DATE DEEMED COMPLETE:</b> March 5, 2021
<b>GROSS AREA:</b> ± 2.14 hectares (± 5.30 acres)	<b>LEGAL DESCRIPTION:</b> Unit 98, Plan 0714894: N1/2-02-24-03-W05M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <i>June 20, 2007:</i> Development permit issued for the renewal of two (2) community signs	
<b>AGENCY SUBMISSIONS:</b> The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

# ATTACHMENT 'B': MAPS AND OTHER INFORMATION

## Location & Context

### Development Proposal

Stripping, Grading, Excavation and/or Fill, in preparation for the development of a Private Open Space (playground, sport court, and seating area)

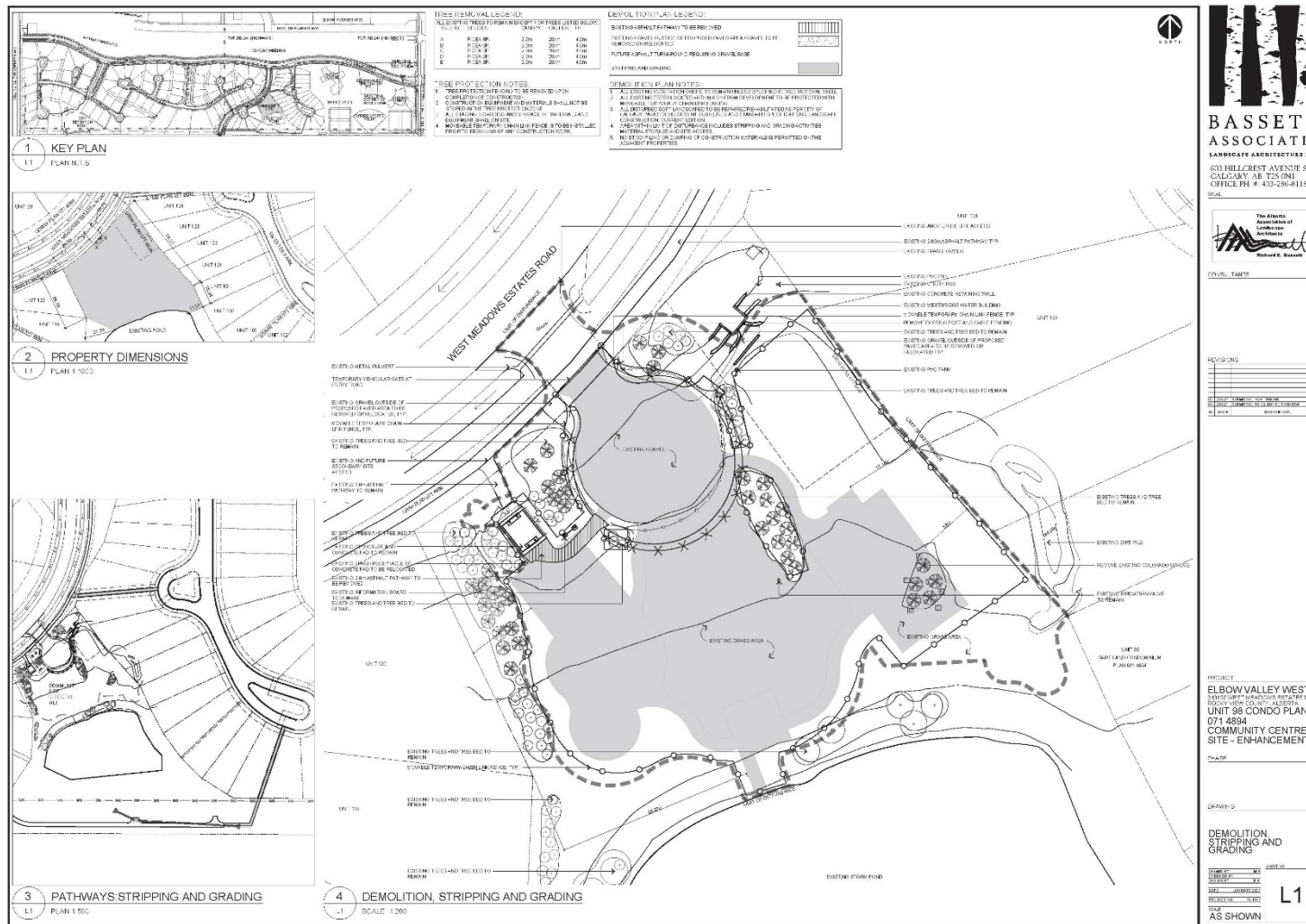




## Site Plan

## Development Proposal

Stripping, Grading,  
Excavation and/or Fill, in  
preparation for the  
development of a Private  
Open Space (playground,  
sport court, and seating  
area)



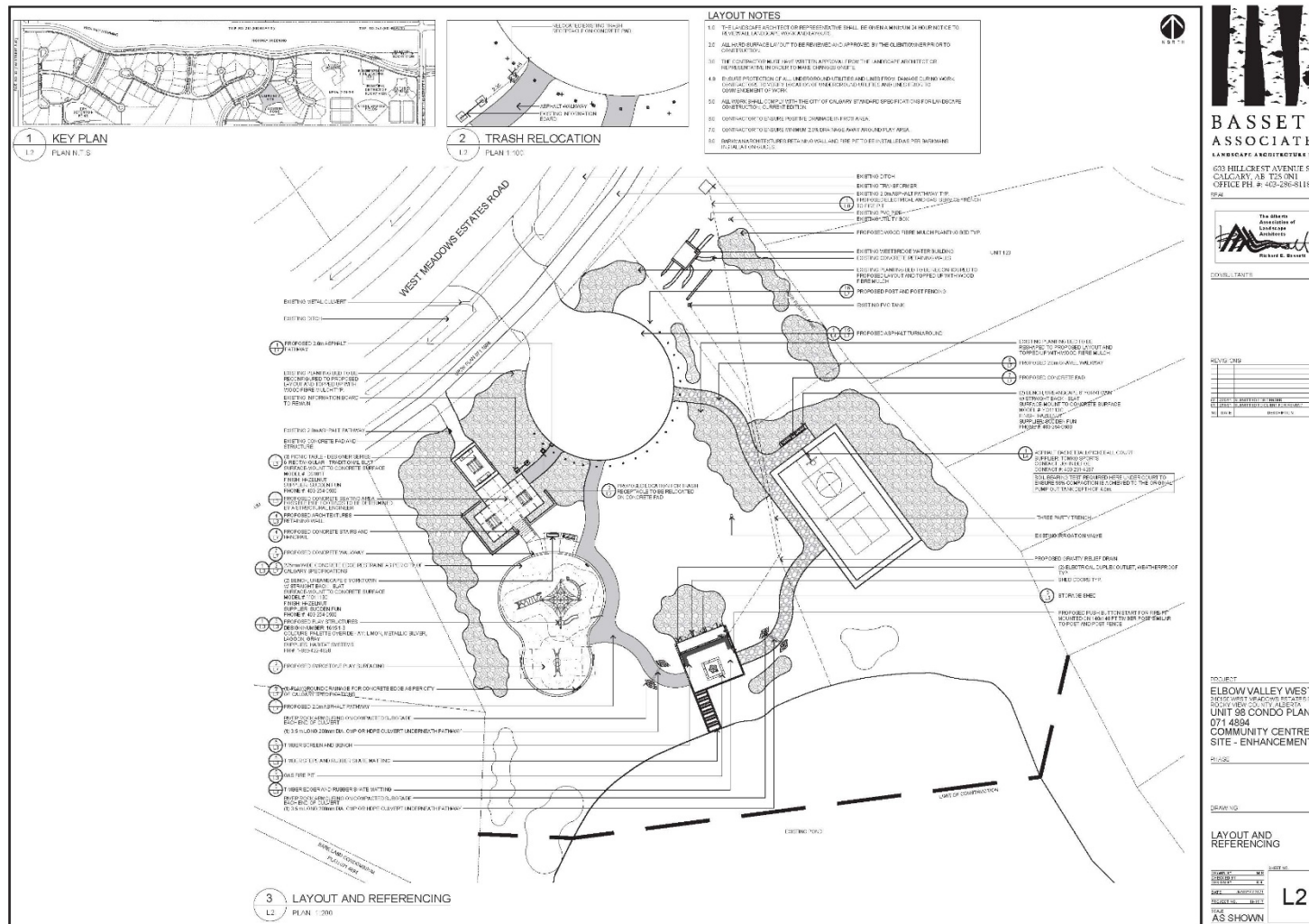
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Roll: 04702033  
File: PRDP20210857  
Printed: March 25, 2021  
Legal: Lot:UNIT 98  
Page 1283 of 1336  
02-24-03-W05M



## Site Plan

## Development Proposal

Stripping, Grading,  
Excavation and/or Fill, in  
preparation for the  
development of a Private  
Open Space (playground,  
sport court, and seating  
area)

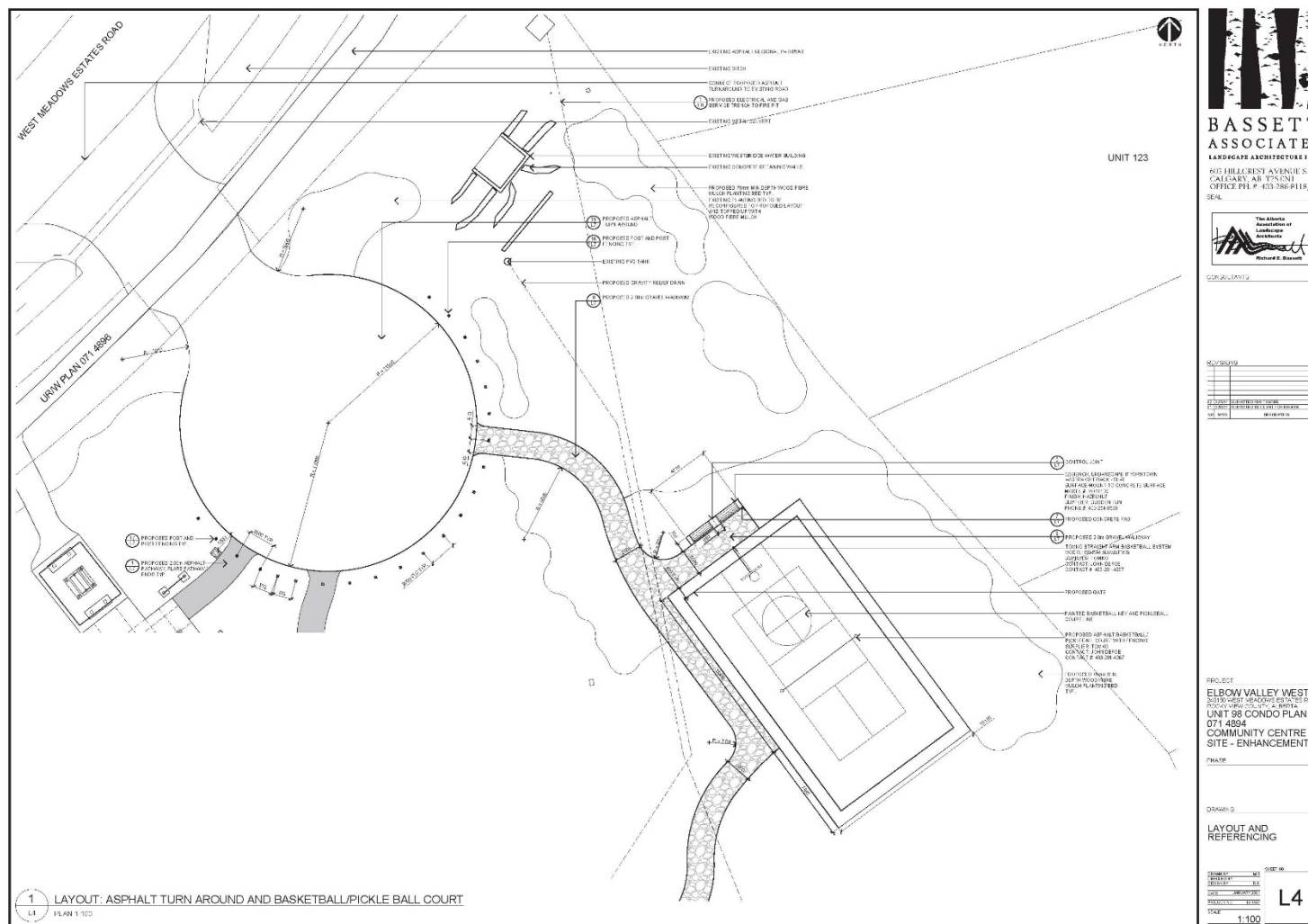


Division: 03  
Roll: 04702033  
File: PRDP20210857  
Printed: March 25, 2021  
Legal: Lot: UNIT 98  
Page 1284 of 1336  
02-24-03-W05M



## Development Proposal

Stripping, Grading,  
Excavation and/or Fill, in  
preparation for the  
development of a Private  
Open Space (playground,  
sport court, and seating  
area)



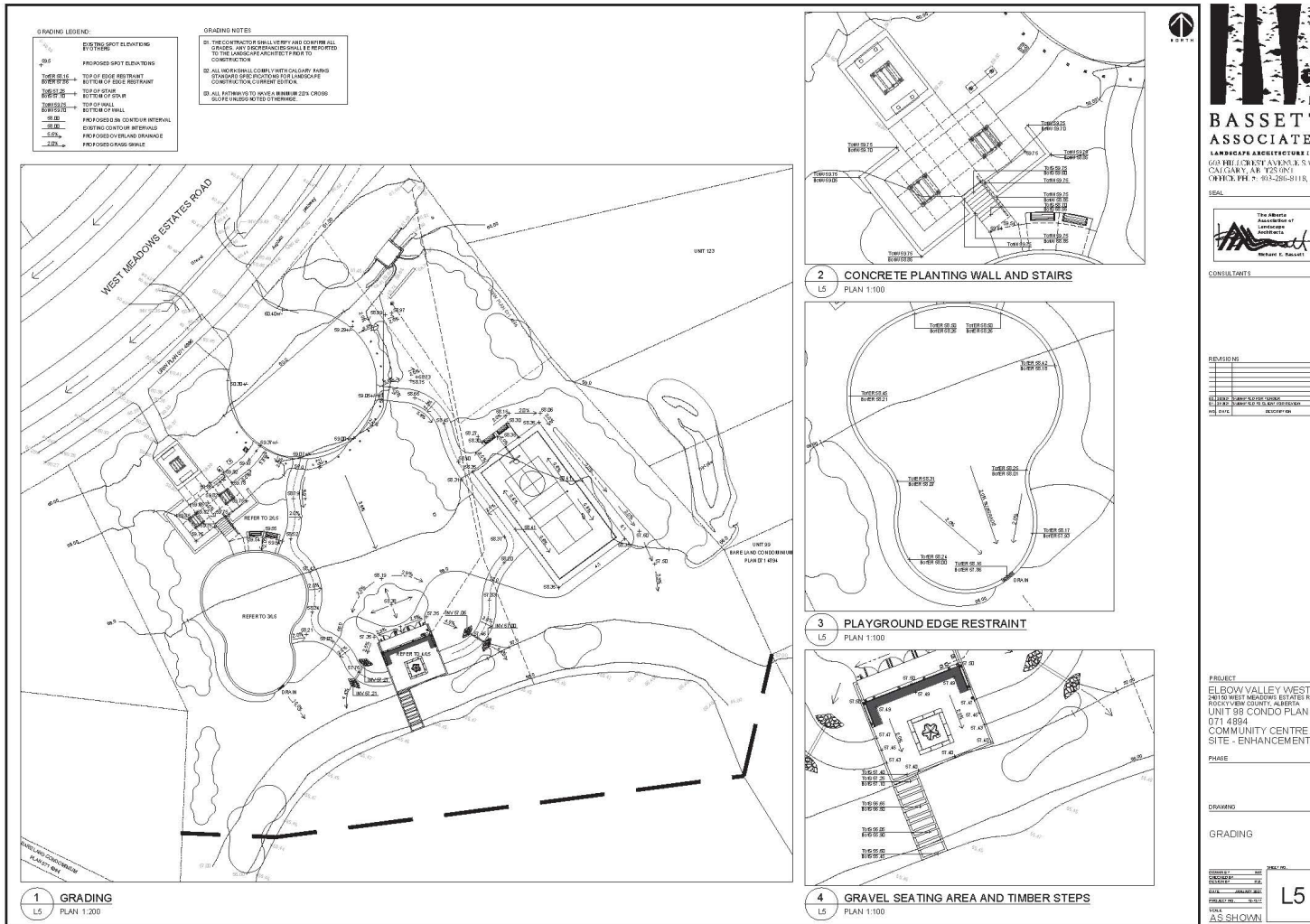
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Roll: 04702033  
File: PRDP20210857  
Printed: March 25, 2021  
Legal: Lot:UNIT 98  
Page 1286 of 1336  
02-24-03-W05M



# Site Plan

## Development Proposal

Stripping, Grading, Excavation and/or Fill, in preparation for the development of a Private Open Space (playground, sport court, and seating area)



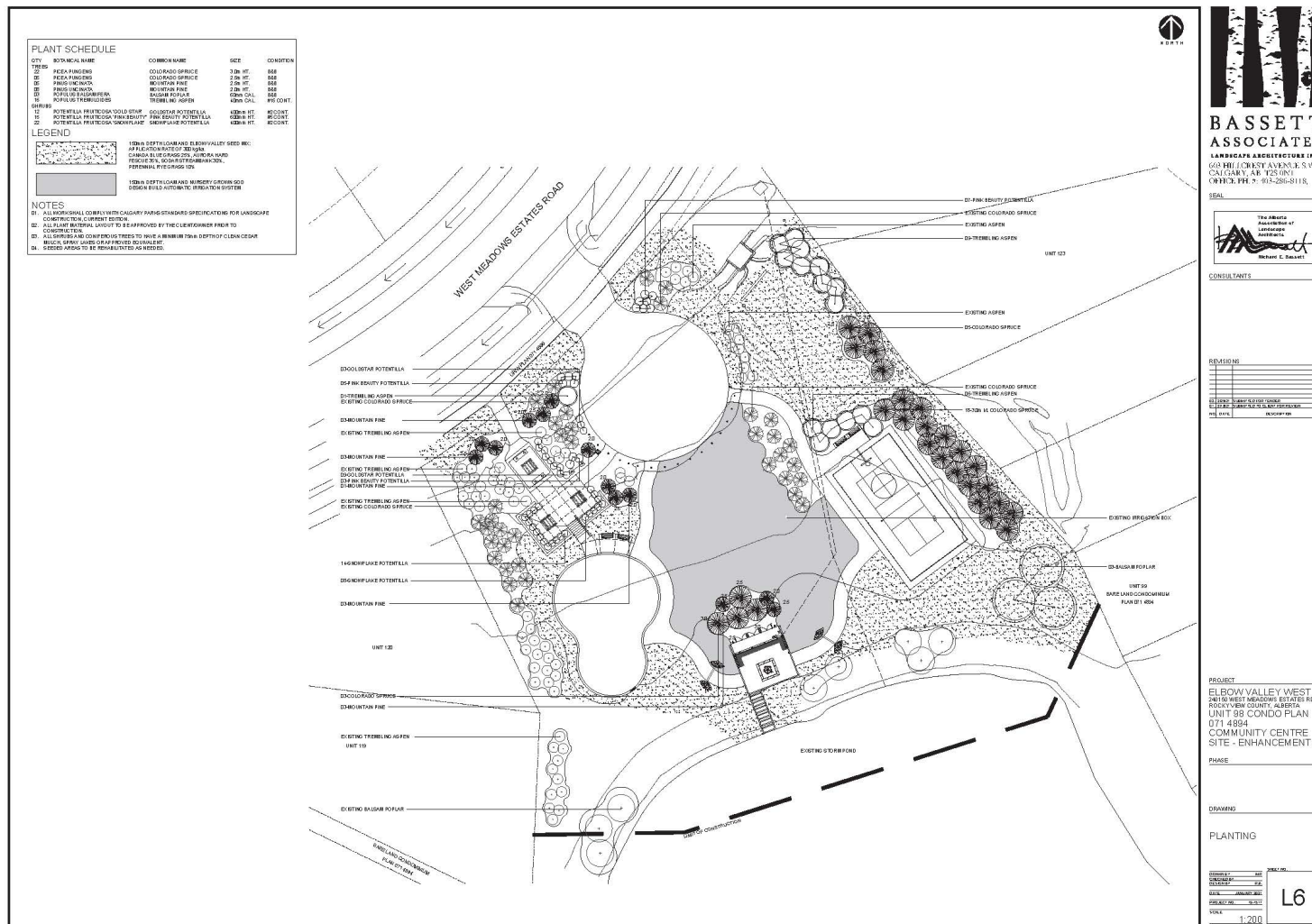
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 Roll: 04702033  
 File: PRDP20210857  
 Printed: March 25, 2021  
 Legal: Lot: UNIT 98  
 Page 11 of 14  
 02-24-03-W05M



## Site Plan

## Development Proposal

Stripping, Grading, Excavation and/or Fill, in preparation for the development of a Private Open Space (playground, sport court, and seating area)

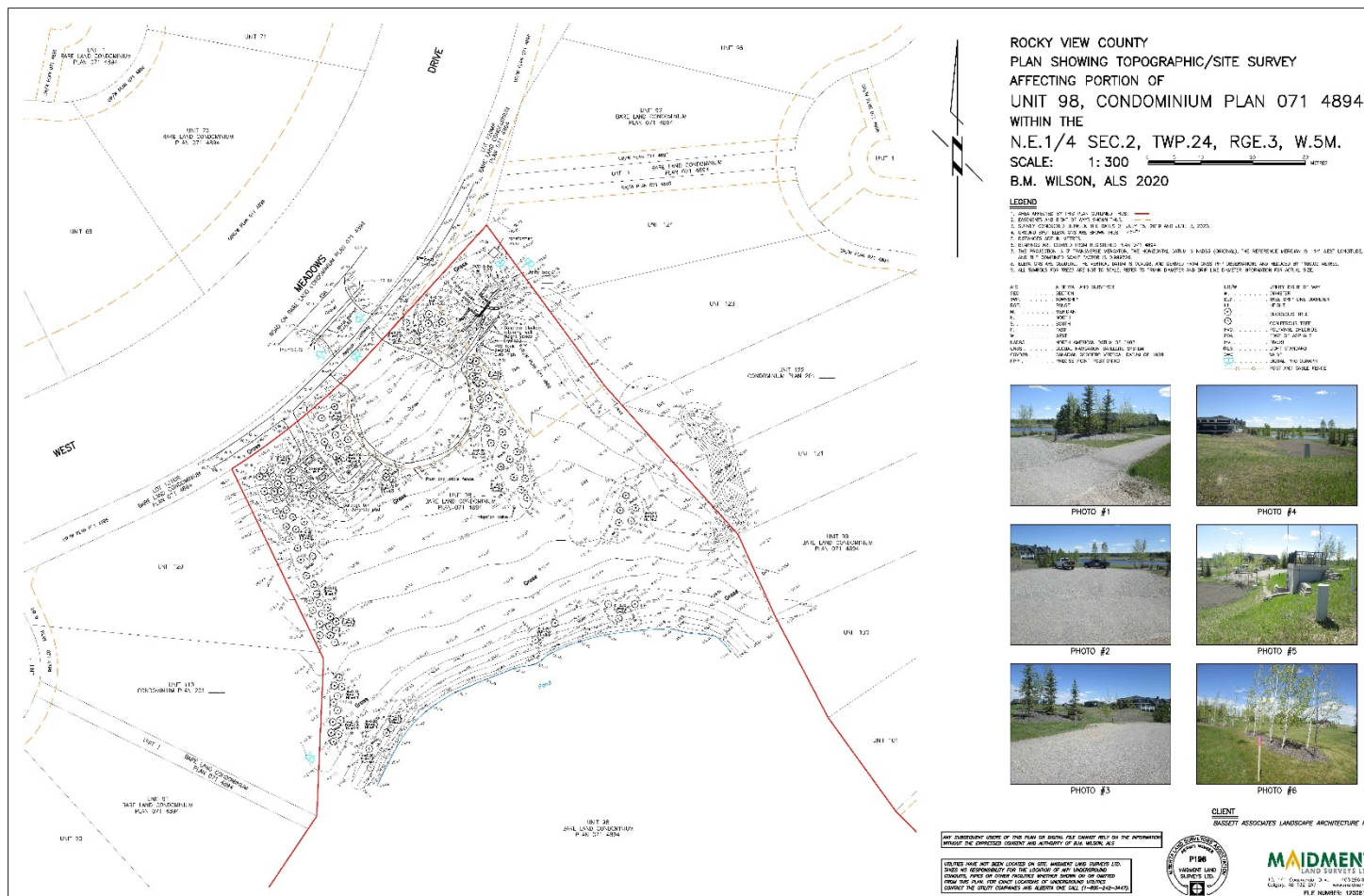


Division: 03  
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File: PRDP20210857  
Printed: March 25, 2021  
Legal: Lot:UNIT 98  
Page 1288 of 1336  
02-24-03-W05M

## Site Plan

## Development Proposal

Stripping, Grading,  
Excavation and/or Fill, in  
preparation for the  
development of a Private  
Open Space (playground,  
sport court, and seating  
area)



Division: 03  
Roll: 04702033  
File: PRDP20210857  
Printed: March 25, 2021  
Legal: Lot:UNIT 98  
Page 1289 of 1336  
02-24-03-W05M



☎ 403.286.8118 ☎ 403.286.8114  
 603 Hillcrest Avenue SW Calgary, Alberta T2S 0N1  
[bassettassociates.ca](http://bassettassociates.ca)

## Site Photos

### COLOUR PHOTOGRAPHS



FIGURE 1: EXISTING TRASH, SHELTER



FIGURE 2: EXISTING SIGN BOARD AND POST FENCING



FIGURE 3: EXISTING DRY POND

### Development Proposal

Stripping, Grading, Excavation and/or Fill, in preparation for the development of a Private Open Space (playground, sport court, and seating area)



## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 1
<b>DATE:</b>	April 28, 2021	<b>APPLICATION:</b> PRDP20210852
<b>FILE:</b>	04811003	
<b>SUBJECT:</b>	Construction of a Garage / Listed DC Discretionary use, with Variances	

**APPLICATION:** Construction of a garage and relaxation of the maximum building area requirement

**GENERAL LOCATION:** Located approximately 0.81 km (1/2 mile) north of Hwy. 8 and on the east side of Hwy 22.

**LAND USE DESIGNATION:** Direct Control District 21 (DC-21)

**EXECUTIVE SUMMARY:** This proposal is for the construction of a 445.93 sq. m (4,800.00 sq. ft.) garage, which is one of the principal buildings/structures listed in DC-21 Section 5.3.2(a)(iv). The property is developed with a summer camp (Camp Hope) with 28 existing buildings. The DC lists specific types and numbers of buildings permitted on the property, and upon review of the overall site plan, the property appears to be compliant with the Bylaw. The cover letter notes that the building will not be located within the Elbow River flood fringe. Administration has no concerns with the proposal and is of the opinion that this use aligns with the existing land use.

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

### OPTIONS:

Option #1: THAT Development Permit Application PRDP20210852 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210852 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Sandra Khouri, Planning & Development Services



**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Maximum building area	37.20 sq. m (400.00 sq. ft.)	445.93 sq. m (4,800.00 sq. ft.)	1,100%

**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• City of Calgary/Rocky View County Intermunicipal Development Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>PERMITTED USE:</b> <i>Garage</i> is a discretionary use in DC-21	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> Municipal Planning Commission

**CONCLUSION:**

Under DC-21, Section 5.4.5(d), the maximum area of buildings or structures specifically for the garage use is 37.20 sq. m (400.00 sq. ft.).

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

SK/llt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

**Description:**

1. That the construction of a garage may take place on the subject property in accordance with the approved site plans, drawings, and conditions of this permit. This approval includes:
  - i. That the maximum building area requirement shall be relaxed from **37.20 sq. m (400.00 sq. ft.) to 445.93 sq. m (4,800.00 sq. ft.)**.

**Prior to Release:**

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

**Permanent:**

3. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
4. That no topsoil shall be removed from the site.

**Advisory:**

5. That the site shall be maintained in compliance with County Bylaw No. C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
6. That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
7. That during construction, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
8. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
9. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017].
10. That any other government permits, approvals, 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 twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
12. That if this Development Permit is not issued by **October 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Renova Homes & Renovations	<b>OWNER:</b> Hope Mission
<b>DATE APPLICATION RECEIVED:</b> February 25, 2021	<b>DATE DEEMED COMPLETE:</b> March 30, 2021
<b>GROSS AREA:</b> ± 40.12 hectares (± 99.14 acres)	<b>LEGAL DESCRIPTION:</b> NW-11-24-04-W05M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <p><b>August 19, 2020:</b> Development permit issued for construction of an single family dwelling and relaxation of the maximum building area requirement</p> <p><b>July 12, 2017:</b> Development permit issued for construction of a lodge building (double wide trailer) and relocation of two (2) accessory buildings</p> <p><b>April 1, 2015:</b> Development permit issued for construction of an accessory building (office facility)</p>	
<b>AGENCY SUBMISSIONS:</b> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



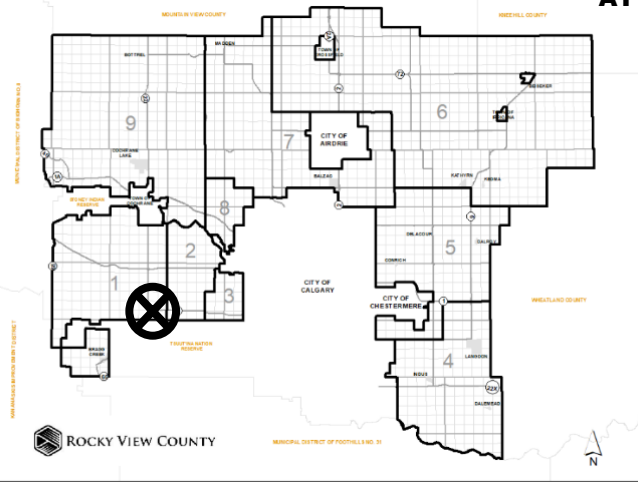


## Location & Context

### Development Proposal

construction of a garage  
and relaxation of the  
maximum building area  
requirement

Division: 01  
Roll: 04811003  
File: PRDP20210852  
Printed: March 25, 2021  
Legal: NW-11-24-04-W05M  
Page 295 of 336





## Site Plan

## Development Proposal

construction of a garage  
and relaxation of the  
maximum building area  
requirement



Division: 01  
Roll: 04811003  
File: PRDP20210852  
Printed: March 25, 2021  
Legal: NW-11-24-04-W05M  
Page 296 of 336

# Site Plan

## Development Proposal

construction of a garage and relaxation of the maximum building area requirement

PROPOSED 40'x120'x14' SHOP  
 HOPE MISSION CAMP  
 BRAGG CREEK, AB

### DESIGN/CLIMATIC DATA

STRUCTURAL DESIGN IS ACCORDING TO:  
 1. NATIONAL BUILDING CODE OF CANADA - 2019  
 ALBERTA EDITION, (BC, AC)  
 2. ENGINEERED DESIGN IN WOOD - LA TEST  
 B01 JUN - CSA U9613

IMPORTANCE CATEGORY: NORMAL

LOCATION: BRAGG CREEK, AB

WIND: 1210 - GUST 70

SEMI: 1210 - GUST 70

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FRONT SIDE



REAR SIDE

### DRAWING INDEX

DWG	COVER SHEET	TITLE
A2.00	COVER SHEET	
A2.01	FLOOR PLAN	
A2.02	ELEVATIONS	
A2.03	SECTION	
A2.04	TRUSS BRACING PLAN & DETAILS	
A2.05	POB JOINT PLAN	
A2.06	POB DETAILS	

### CLIENT DRAWING PACKAGE REVIEW

DWG	COVER SHEET	TITLE
A2.00	COVER SHEET	
A2.01	FLOOR PLAN	
A2.02	ELEVATIONS	

APPROVED AS SHOWN

APPROVAL WITH COMMENTS NOTED

REVISION AND REVISION

SUBMITTAL WAS REVIEWED FOR DESIGN CONFORMANCE AND GENERAL CONFORMANCE TO CONTRACT DOCUMENTS.

BY: DATE:



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- THIS IS A PRELIMINARY DRAWING AND NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
- THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE AND THEREFORE THE ACCURACY OF THE INFORMATION PROVIDED IS NOT GUARANTEED.
- THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

SCALE:

PROJECT NO. 1078

UNLAWFUL CONSTRUCTION

**bcd** barbosa engineering & design

ISSUED FOR

REV. DESCRIPTION DATE

1. CONSTRUCTION 00000000

PROJECT NO. 1078

40'x120'x14'

SHOP

HOPE MISSION CAMP

BRAGG CREEK, AB

DESIGNED BY: B

COVER SHEET

PROJECT NUMBER

DATE

DESIGNED BY

APPROVED BY

DATE

SCALE

A0.00

DATE

### EXTERIOR WALL

1. BRICKLUM 20 GAUGE 18"X18" F.C.B.

2. 2"X 2" BRICKLUM 20 GAUGE 18"X18" F.C.B.

3. 4"X 4" FLY 200 8400 PERMA COLLUM

4. 1"X 1" BRICKLUM 20 GAUGE 18"X18" F.C.B.

5. 2"X 2" BRICKLUM 20 GAUGE 18"X18" F.C.B.

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23. 2"X 2" BRICKLUM 20 GAUGE 18"X18" F.C.B.

### CEILING TYPE

1. STANDARD RIDGE CAP WITH RIDGE

2. PREMIUM 20 GAUGE 18"X18" F.C.B.

3. PREMIUM 20 GAUGE 18"X18" F.C.B.

4. 1"X 1" BRICKLUM 20 GAUGE 18"X18" F.C.B.

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### LEGEND

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4. 1"X 1" BRICKLUM 20 GAUGE 18"X18" F.C.B.

5. 2"X 2" BRICKLUM 20 GAUGE 18"X18" F.C.B.

## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Municipal Planning Commission  
**DATE:** April 28, 2021 **DIVISION:** 5  
**FILE:** 04328007 **APPLICATION:** PRDP20203910  
**SUBJECT:** Single-lot Regrading / Discretionary use, with no Variances

---

**APPLICATION:** Single-lot regrading and placement of clean fill, to address stormwater issues.

**GENERAL LOCATION:** located approximately 0.81 km (1/2 mi) west of Rg. Rd. 283 and on the northside of Twp. Rd. 244B.

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

**EXECUTIVE SUMMARY:** The Applicant is proposing the placement of clean fill to address stormwater issues on the property. This application is the result of an enforcement investigation, DC202009-0224. The application is incomplete, therefore, the specific details are unknown. As a complete assessment could not be undertaken, it is the interpretation of the Development Authority that the proposed development on the subject land, will pose an impact to adjacent lands and may impact the enjoyment and value of neighbouring properties.

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203910 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203910 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Bronwyn Culham, Planning & Development Services



## ROCKY VIEW COUNTY

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• Land Use Bylaw</li> <li>• Conrich Area Structure Plan</li> <li>• City of Calgary Intermunicipal Development Plan</li> <li>• Town of Chestermere Intermunicipal Development Plan</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Stripping and Grading is a discretionary use within the Land Use Bylaw</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>

Additional Review Considerations

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

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

---

Acting Executive Director  
Community Development Services

---

Acting Chief Administrative Officer

BC/ltt

**ATTACHMENTS:**

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





ROCKY VIEW COUNTY

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

Approval, subject to the following conditions:

**Description:**

1. That single-lot regrading and the placement of clean fill shall be permitted in general accordance with the drawings submitted and the application details.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit written details, confirming the proposed amount of the fill required and the total scope of the application. The details shall include fill depth, volume, dimensions, locations, and total site area, to the satisfaction of the County. The details shall also include confirmation of how much material has already been placed onsite, and how much material remains outstanding to be imported to the subject site.
3. That prior to release of this permit, the Applicant/Owner(s) shall submit a Letter of Credit or refundable security in accordance with County Policy C-407. The requirement shall be \$5,000.00/disturbed acre of the development area.
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.
5. That prior to release of this permit, the Applicant/owner shall submit a limited-scope site-specific storm water management plan for the subject lands, in accordance with County Servicing Standards. The report shall be stamped by a qualified professional and can be limited to addressing the following:
  - i. The report shall include both pre- and post-development site grading in the vicinity of the work, and shall confirm post-development site run-off characteristics;
  - ii. The report shall evaluate possible impacts the proposed placement of fill will have on adjacent lands. The report shall provide mitigating measures, if necessary, for any impacts the work may have on adjacent lands; and
  - iii. The report shall provide Erosion and Sedimentation Control measures for the proposed activities.

**Permanent:**

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.



## ROCKY VIEW COUNTY

7. That if conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or Refundable Security, once registered with the County, without recourse to the Applicant/Owner, to cover the costs in surface reclamation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
8. 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.
9. That for any areas with greater than 1.20 m (3.93 ft.) of fill placed, a Deep Fill report shall be submitted to County, in accordance with County Servicing Standards, upon completion.
10. That no native topsoil shall be removed from the site.
11. 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.
12. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
13. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
14. 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.
15. 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.
16. 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.
17. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
18. 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.
19. That if this permit is not issued by **October 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



## ROCKY VIEW COUNTY

20. That once this Development Permit is issued, the proposed development of single-lot regrading and placement of clean fill/topsoil shall be completed within twelve (12) months of the date of issue.

**Advisory:**

21. 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*].
22. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
23. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

***That the Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation, under the Water Act, if any wetland is impacted/disturbed by the proposed development***



ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Amrik & Harpreet Bassi	<b>OWNER:</b> Amrik & Harpreet Bassi
<b>DATE APPLICATION RECEIVED:</b> December 1, 2020	<b>DATE DEEMED COMPLETE:</b> December 24, 2020
<b>GROSS AREA:</b> ± 8.02 hectares (± 19.82 acres)	<b>LEGAL DESCRIPTION:</b> NW-28-24-28-04; (283190 TWP RD 244B)
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> <p><b>January 3, 2017:</b> Development Permit (PRDP20160206) Single-lot regrading and placement of clean fill and topsoil – Closed-Approved</p> <p><b>October 9, 2012:</b> Development Permit (2012-DP-15077) Single-lot regrading and placement of clean fill – Closed-Complete</p> <p><b>November 25, 2008:</b> Development Permit (2008-DP-13296) single lot regrading, construction of a berm and pond (placed without permits) – Closed-Complete</p> <p><b>Jun 16, 2009:</b> Building Permit (2009-BP-21903) Relocate existing House on new foundation with addition – PSR Not in Compliance Replaced</p> <p><b>Jun 16, 2009:</b> Building Permit (2009-BP-22220) Construction of a Single Family Dwelling – Occupancy Granted</p> <p><b>Aug 20, 1980:</b> Building Permit (1980-BP-8335) Construction of a Single Family Dwelling – Closed</p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

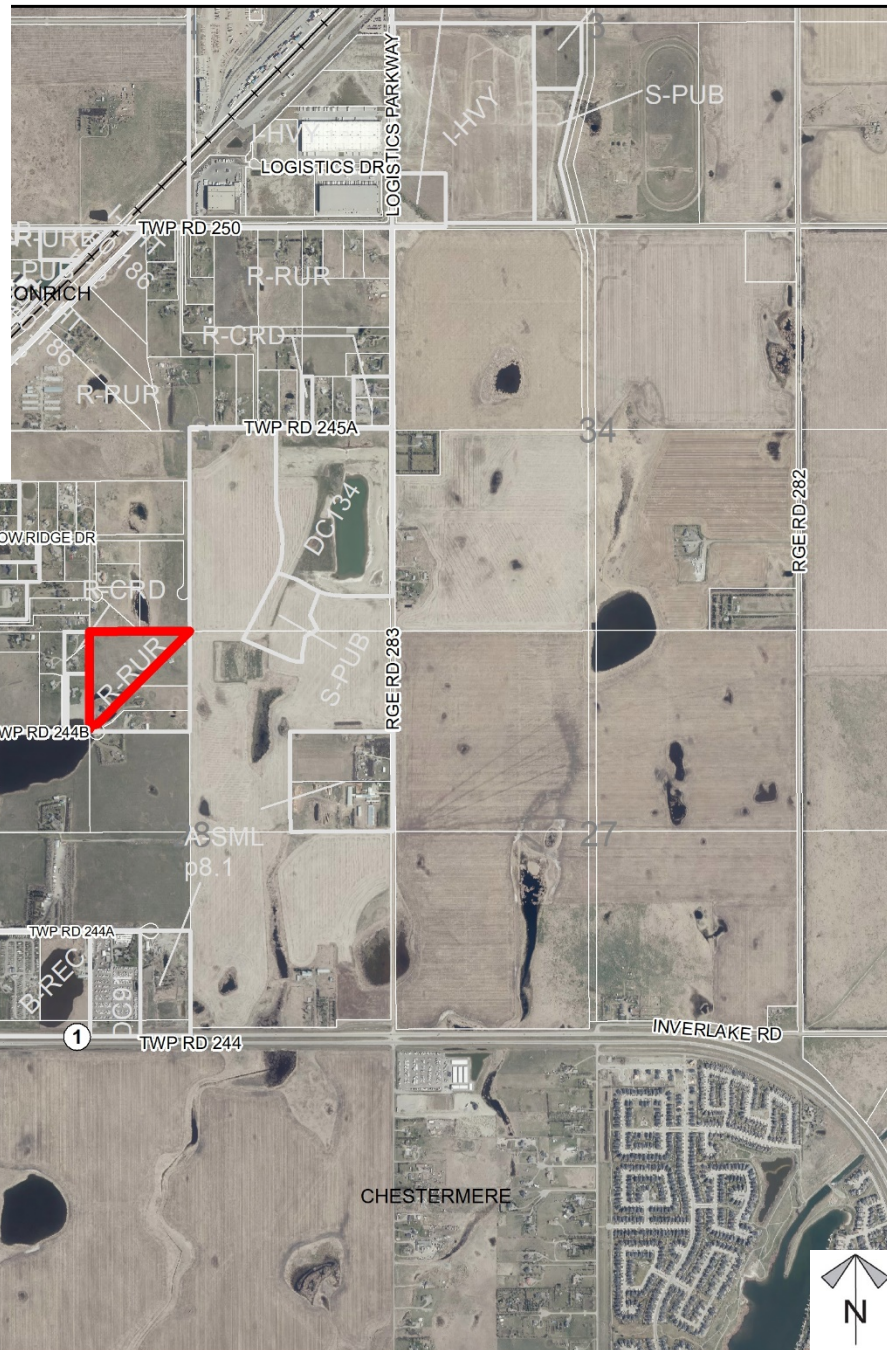
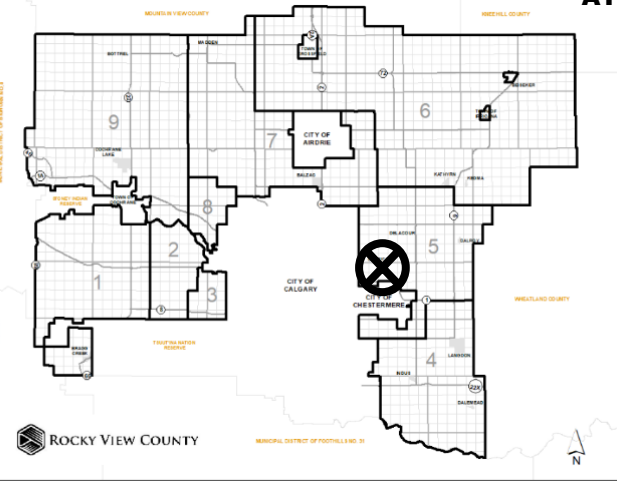




## Location & Context

### Development Proposal

Single-lot regrading and placement of clean fill to address stormwater issues.



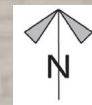




## Location & Context

### Development Proposal

Single-lot regrading and placement of clean fill to address stormwater issues.

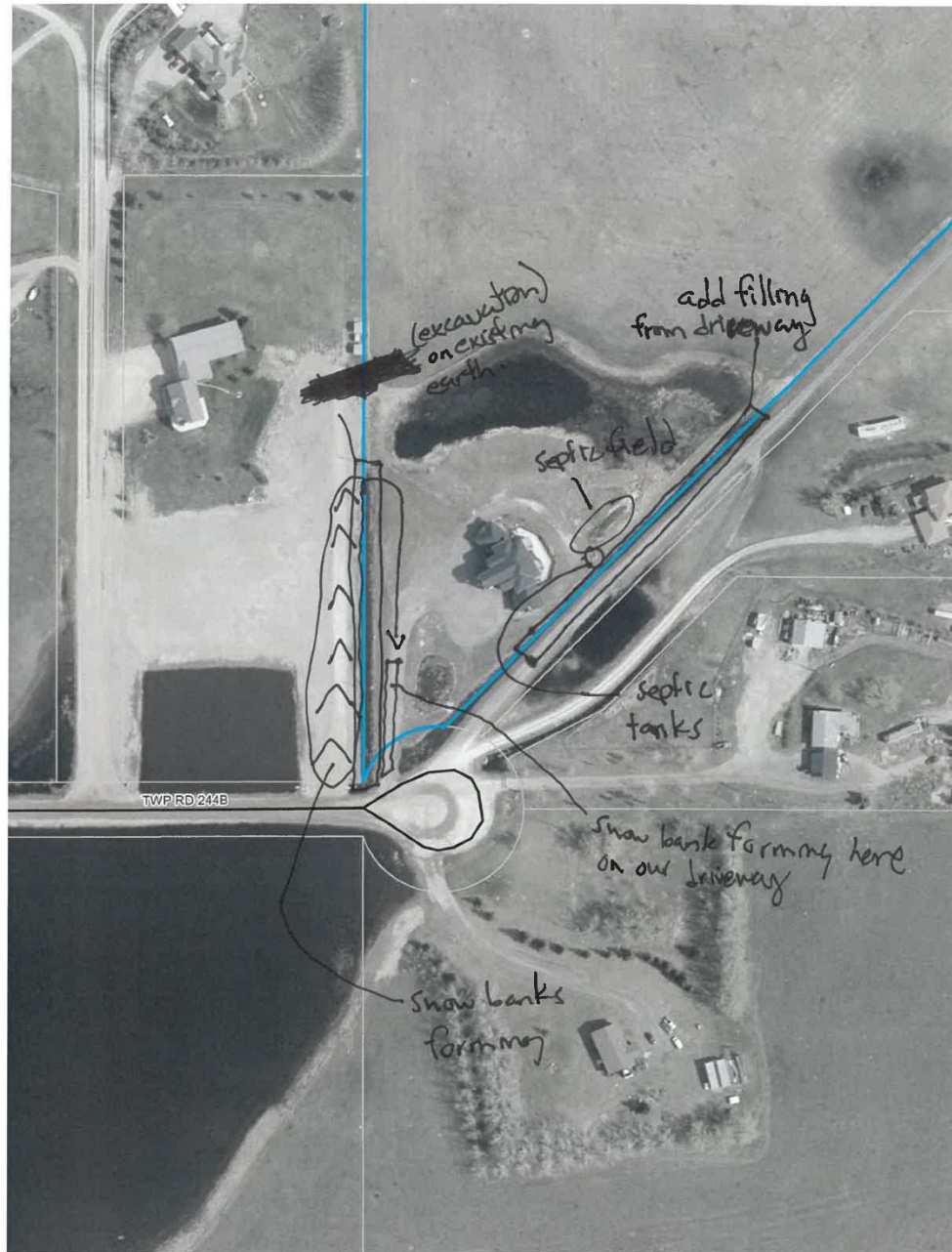


Division: 05  
 Roll: 04328007  
 File: PRDP20203910  
 Printed: April 8, 2021  
 Legal: A portion of NW-28-  
 24R-005 of 336

## Site Plan

### Development Proposal

Single-lot regrading and placement of clean fill to address stormwater issues.





Inspection Photos  
April 13, 2021



13 04 2021



Inspection Photos  
April 13, 2021



13 04 2021



Inspection Photos  
April 13, 2021





**Inspection Photos**  
April 13, 2021





## PLANNING AND DEVELOPMENT SERVICES

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 5
<b>DATE:</b>	April 28, 2021	<b>APPLICATION:</b> PRDP20210538
<b>FILE:</b>	03330003	
<b>SUBJECT:</b>	Automotive Services (Minor) / Discretionary use with Variances	

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**APPLICATION:** The proposal is for Automotive Services (Minor), tenancy, including existing accessory buildings, relaxation of the maximum building area, relaxation of the minimum side yard setback requirement [placed without permits], outdoor storage, and relaxation of the minimum rear yard setback requirement.

**GENERAL LOCATION:** Located approximately 0.41 km (1/4 mile) east of 84 St. and 0.81 km (1/2 mile) north of Hwy. 560.

**LAND USE DESIGNATION:** Commercial, Local Rural District (C-LRD) under Land Use Bylaw C-8000-2020.

**EXECUTIVE SUMMARY:** The proposed development is located in the industrial area of the Janet Area Structure Plan, west of the Transport Industrial Park. The tenant utilizes several existing buildings, approximately 1,382.70 sq. m (14,883.5 sq. ft.) in total building footprint, as storage, truck repair, and office space. An oversize accessory building (repair shop), approximately 302.11 sq. m (3,251.88 sq. ft.) in building footprint, was placed without permits to store equipment and large vehicles. The accessory building is intended to be in place until construction of a new permanent buildings is complete. The outdoor storage areas for truck and trailer storage/parking are approximately 2,748 sq. m (29,579.22 sq. ft.) in total footprint. There are three variances requested and application appears to be consistent with the Commercial, Local Rural District (C-LRD) regulations and the Land Use Bylaw.

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210538 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210538 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.

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### Administration Resources

Bronwyn Culham, Planning & Development Services



**AIR PHOTO & DEVELOPMENT CONTEXT:**



**VARIANCE SUMMARY**

Variance	Requirement	Proposed	Percentage (%)
Minimum Side yard Setback Requirement (Accessory Building)	6.00 m (19.69 ft.)	4.60 m (15.09 sq. ft.)	23.33%
Maximum Building Area (Accessory Building)	190.00 sq. m (2,045.14 sq. ft.)	302.11 sq. m (3,251.88 sq. ft.)	37.70%
Minimum Rear yard Setback Requirement (North Eastern and South Eastern Outdoor Storage Areas)	15.00 m (49.21 ft.)	6.00 m (19.69 ft.)	60.00%

**APPLICATION EVALUATION:**

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

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Municipal Development Plan;</li> <li>• Janet Area Structure Plan;</li> <li>• City of Calgary Intermunicipal Development Plan; and</li> <li>• City of Chestermere Intermunicipal Development Notification Area.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• Site Plan / Prepared by Rick Balbi Architecture / dated February 2, 2021</li> <li>• Temporary Building Elevations and Floor Plan / Prepared by Rick Balbi Architecture / dated February 2, 2021</li> </ul>
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<ul style="list-style-type: none"> <li>Land Use Bylaw; and</li> <li>County Servicing Standards.</li> </ul>	
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>Automotive Services (Minor) is a discretionary use in the Commercial, Local Rural District (C-LRD)</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>Municipal Planning Commission</li> </ul>

Additional Review Considerations

Parking

- As per Table 5 – Parking Minimums for Automotive Services (Minor), 1 per 100.0 sq. m (1076.39 sq. ft.) gross floor area, 17 stalls are required. 17 stalls are indicated on the site plan.

Landscaping

- Landscaping is concentrated at the front of the site, along Prairie Place with a total of 42 trees and overall landscaping area of 3,294.40 sq. m. (35,460.62 sq. ft.). This meets the 10% landscaping requirement

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

\_\_\_\_\_  
Acting Executive Director  
Community Development Services

\_\_\_\_\_  
Acting Chief Administrative Officer

BC/lt

**ATTACHMENTS**

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



ROCKY VIEW COUNTY

## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1

APPROVAL, subject to the following conditions:

**Description:**

1. That Automotive Services (Minor), tenancy including existing accessory buildings and outside storage, may take place on the subject site in accordance with the Site Plan, Elevations and Floor Plan submitted with the application as prepared by Rick Balbi Architecture, Job 21-019, dated February 2, 2021
  - i. That the minimum side yard setback requirement for the accessory building is relaxed from **6.00 m (19.69 ft.) to 4.60 m (15.09 sq. ft.)**.
  - ii. That the maximum building area for the accessory building is relaxed from **190.00 sq. m (2,045.14 sq. ft.) to 302.11 sq. m (3,251.88 sq. ft.)**.
  - iii. That the minimum rear yard setback requirement for the north eastern and south eastern outdoor storage areas are relaxed from **15.00 m (49.21 ft.) to 6.00 m (19.69 ft.)**.

**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 issuance or occupancy condition, shall be implemented and adhered to in perpetuity.
3. That all conditions of PRDP20202204 shall remain in effect, unless otherwise stated within this approval.
4. That the Applicant/Owner shall adhere to any requirements of the signed Development Agreement, with the County, for the upgrade of Prairie Place including the cul-de-sac bulb including obtaining Construction Certificate Completion and Final Acceptance Completion of the constructed infrastructure, through Engineering Services.
5. The lot shall be shaped such that the entire lot drains to on-site storage facilities and no water is discharged off site.
6. That all landscaping shall be in accordance with the Landscape Plan., as prepared by Rick Balbi Architecture, Job 21-019, dated February 2, 2021, Dwg. Site Plan
  - i. 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.
7. 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.
8. That no topsoil shall be removed from the site.
9. That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.
10. 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.
11. 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



## ROCKY VIEW COUNTY

containers in the garbage bins and screened from view by all adjacent properties and public thoroughfares.

12. That there shall be a minimum of 17 identified parking stalls maintained on-site at all times, in general accordance with the Site Plan, as prepared by Rick Balbi Architecture, Job 21-019, dated February 2, 2021, Dwg. Site Plan
  - i. That all customer, employee and business parking shall be restricted to the subject property boundaries.
13. That all outside storage of equipment, materials, and vehicles related to the business shall be contained to the subject property boundaries.
14. That any future signage or future phases of development shall require separate Development Permit approval.
15. 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.
16. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
17. That sanitary sewage shall be contained in pump out tanks and transported off-site to an approved waste water receiving facility for disposal.

**Advisory:**

18. That the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed for the construction of the new permanent building to confirm if a Road Use Agreement will be required for any hauling along the County road system pursuant to the County's Road Use Agreement Bylaw C-8065-2020.
19. 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.
20. That during construction, the County's Noise Control Bylaw C-5772-2003 must be adhered to at all times.
21. That a Building Permit, applicable sub-trade permits and demolition permit(s) shall be obtained through Building Services, using the Commercial/Industrial Checklist requirements.
  - i. Note: That all buildings shall conform to the National Energy Code 2011, with documentation provided at Building Permit stage.
22. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
  - i. That any impacts to wetlands will require Alberta Environment and Parks approvals for disturbance and compensation, with the Site Specific Stormwater Implementation Plan accounting for this loss of storage area on the site.
23. 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.





ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Rick Balbi Architect Ltd. (April Kojima)	<b>OWNER:</b> 1599203 Alberta Ltd.
<b>DATE APPLICATION RECEIVED:</b> February 11, 2021	<b>DATE DEEMED COMPLETE:</b> March 3, 2021
<b>GROSS AREA:</b> ± 1.91 hectares (± 4.72 acres)	<b>LEGAL DESCRIPTION:</b> Block 3 Plan 1820 AM, SW-30-23-28-04; (107 PRAIRIE PLACE)
<b>APPEAL BOARD:</b> Subdivision & Development Appeal Board	
<b>HISTORY:</b> <p><b>November 26, 2020:</b> Development Permit (PRDP20202204) Truck Trailer Service and construction of two office/warehouse buildings [amendment to PRDP20171785] Closed-Approved</p> <p><b>September 13, 2018:</b> Development Permit (PRDP20171785) Truck Trailer Service and construction of two office/warehouse buildings -Closed-Complete</p> <p><b>April 29, 2016:</b> Development Permit (PRDP20161385) - Truck Trailer Service, construction of a warehouse/shop – File Closed – Withdrawn – New DP #20171785.</p> <p><b>April 30, 2013:</b> Development Permit (2012-DP-15024) truck trailer service business and construction of a service/warehouse building, with existing dwelling on site to be used as an office – Closed - Expired</p> <p><b>March 13, 2013:</b> Development Permit (2012-DP-15161) Auto Wrecker (salvage yard) – Closed- Complete</p> <p><b>September 13, 2011:</b> Development Permit (2011-DP-14664) Truck Trailer Service and construction of an office/warehouse – Closed-Complete</p> <p><b>Oct 30, 2019:</b> Building Permit (PRBD20193329) Truck Trailer Service and construction of two office/warehouse buildings - Building 1- PSR Not in Compliance - Expired</p> <p><b>Oct 30, 2019:</b> Building Permit (PRBD20193331) Truck Trailer Service and construction of two office/warehouse buildings - Building 2 - PSR Not in Compliance - Expired</p> <p><b>Mar 20, 2019:</b> Building Permit (PRBD20190829) Demolition - Removal of Accessory Building (Truck Repair Shop damaged by fire) – Closed - Complete</p> <p><b>Oct 04, 1984:</b> Building Permit (1984-BP-9727) Construction of a Foundation</p> <p><b>Aug 03, 1984:</b> Building Permit (1984-BP-9680) Moving a Garage</p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

## Development Proposal

Automotive Services (Minor), tenancy, including existing accessory buildings, relaxation of the maximum building area, relaxation of the minimum side yard setback requirement [placed without permits], outdoor storage, and relaxation of the minimum rear yard setback requirement.

Division: 05  
Roll: 03330003  
File: PRDP20210538  
Printed: March 17, 2021  
Legal: Block:3 Plan:1820 AM  
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## Location & Context

### Development Proposal

Automotive Services (Minor), tenancy, including existing accessory buildings, relaxation of the maximum building area, relaxation of the minimum side yard setback requirement [placed without permits], outdoor storage, and relaxation of the minimum rear yard setback requirement.

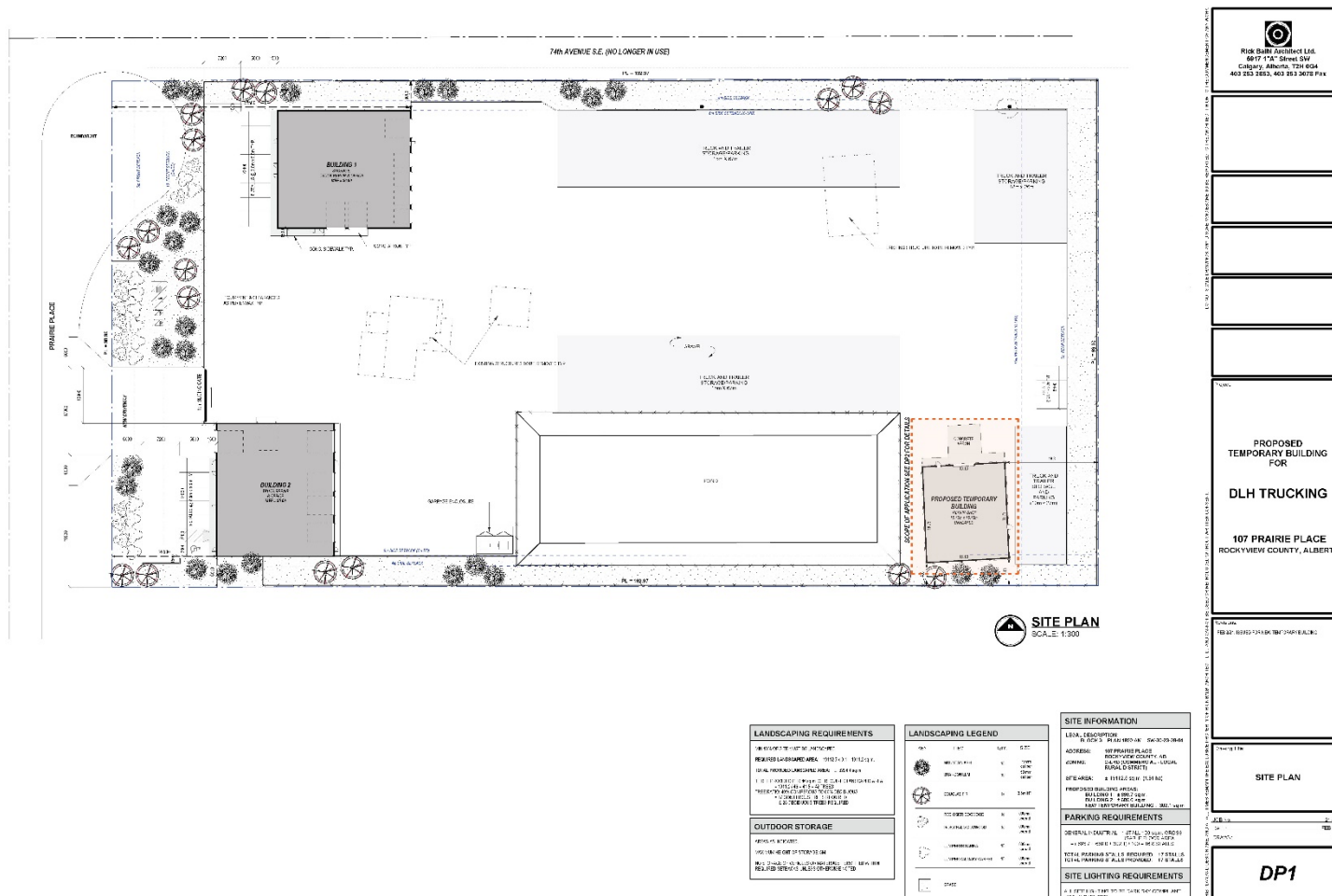


Division: 05  
 Roll: 03330003  
 File: PRDP20210538  
 Printed: March 17, 2021  
 Legal: Block:3 Plan:1820 AM  
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## Site Plan

## Development Proposal

Automotive Services (Minor), tenancy, including existing accessory buildings, relaxation of the maximum building area, relaxation of the minimum side yard setback requirement [placed without permits], outdoor storage, and relaxation of the minimum rear yard setback requirement.



Division: 05  
Roll: 03330003  
File: PRDP20210538  
Printed: March 17, 2021  
Legal: Block:3 Plan:1820 AM  
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Inspection Photos  
March 26, 2021



Inspection Photos  
March 26, 2021





Inspection Photos  
March 26, 2021





Inspection Photos  
March 26, 2021



## PLANNING AND DEVELOPMENT SERVICES

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 1
<b>DATE:</b>	April 28, 2021	<b>APPLICATION:</b> PRDP20210687
<b>FILE:</b>	03913044	
<b>SUBJECT:</b>	Establishment (Eating) and Recreation (Culture & Tourism) / Discretionary use without Variances	

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**APPLICATION:** The proposal is for Establishment (Eating) and Recreation (Culture & Tourism), tenancy, including an existing building and signage for an outdoor guiding business.

**GENERAL LOCATION:** located in the hamlet of Bragg Creek.

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

**EXECUTIVE SUMMARY:** The proposal is for Establishment (Eating) and Recreation (Culture & Tourism), tenancy, including an existing building and signage for an outdoor guiding business.

The proposed development is to be located within Unit 4 of the Old West Mall which was approved under Development Permit (5859-95) for construction of a six (6) store retail mall and one (1) residential unit and one (1) accessory building.

The new tenant, Kniebel Adventure & Services Inc. operating as “Handle Bar,” would utilize an existing building, approximately 111.48 sq. m (1,200 sq. ft.) in building footprint. The business would provide adventure experiences, outdoor related courses, equipment rentals, snacks and social events. There would be a total of three (3) full time employees and the business would operate between 8:00AM – 9:00PM. It is anticipated that there would be an average of 20 customer visits per day.

This will require a change of use to Establishment (Eating) and Recreation (Culture & Tourism). The application appears to be consistent with the Commercial, Local Urban District regulations and the Land Use Bylaw.

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

### OPTIONS:

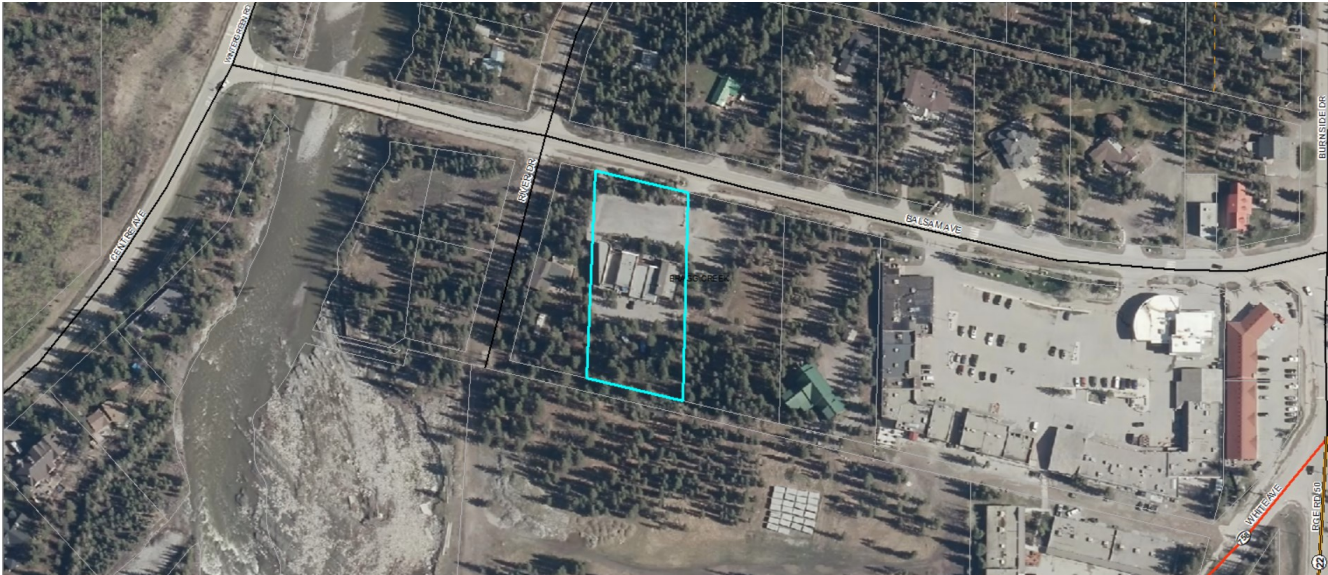
- Option #1: THAT Development Permit Application PRDP20210687 be approved with the conditions noted in Attachment ‘A’.
- Option #2: THAT Development Permit Application PRDP20210687 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

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### Administration Resources

Bronwyn Culham, Planning & Development Services



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

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Municipal Development Plan;</li> <li>• Greater Bragg Creek Area Structure Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Site Plan</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Establishment (Eating) is a permitted use and Recreation (Culture &amp; Tourism) is a discretionary use in the Commercial, Local Urban District</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>

Additional Review Considerations**Parking:**

- Twenty-six (26) parking stalls are approved under the original Development Permit. Four (4) parking stalls for the proposed business are assigned on the north-eastern section of the existing parking lot and overflow parking is available. As per Table 5 – Parking Minimums for Establishment (Eating) and Recreation (Culture & Tourism): five (5) per 100.0 sq. m (1076.39 sq. ft.) gross floor area, six (6) parking stalls are required.

**Signage:**

- One (1) fascia sign is proposed. The sign would be located on the front of the building and would be approximately 0.4 sq. m (4.30 sq. ft.) in size. There would be no illumination or back lighting.





**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

BC/llt

**ATTACHMENTS**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1

APPROVAL, subject to the following conditions:

**Description:**

- 1) That Establishment (Eating) and Recreation (Culture & Tourism), tenancy, including an existing building, and signage for an outdoor guiding business may take place on the subject site in accordance with the Site Plan submitted with the application.

**Prior to Release:**

- 2) That prior to release of this permit, the Applicant/Owner shall submit a Trip Generation Memo conducted and stamped by a professional transportation engineer, that assesses the traffic generated by the proposed development and determines whether it is significant enough to impact current traffic conditions that warrant a Traffic Impact Assessment and upgrades to the local road network, in accordance with County Servicing Standards.

**Permanent:**

- 3) That water and wastewater volumes used by the development shall be within the amounts allocated to the subject lands, and all overages shall be billed in accordance with the Master Rates Bylaw and the Water & Wastewater Utilities Bylaw. Wastewater released from the development found to be overstrength shall be subject to overstrength wastewater surcharge specified within the Master Rates Bylaw and the Water & Wastewater Utilities Bylaw.
- 4) That no off-site advertisement signage associated with the business shall be permitted.
- 5) That six (6) existing parking stalls shall be maintained on site at all times.
- 6) That all business parking shall be limited to the assigned unit's parking stalls, communal stalls, and/or adjacent stalls as supported by each tenant's occupant.
- 7) That the display or placement of signage for the business shall be in accordance with Part 5 - Signage of the Land Use Bylaw C-8000-2020.
- 8) That no outdoor storage including vehicles, equipment or parts, at any time shall be allowed in the front of the property.
- 9) That no off-site parking is permitted on the adjacent County road system.
- 10) That all conditions of Development Permit 5859-95 shall remain in effect.
- 11) That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.
- 12) That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity, including any recommendations of the required Trip Generation Memo.

**Advisory:**

- 13) That a Building Permit shall be obtained through Building Services prior to tenant occupancy and/or prior to any interior renovations taking place and shall include the Tenant Bay Development Checklist requirements.

*Note: That the subject bay shall conform to the National Energy Code, with documentation/design provided at the Building Permit stage.*

- 14) That any future change in use of the building (or tenants) shall require a Development Permit for use and signage.



## ROCKY VIEW COUNTY

- 15) That any other federal, provincial or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.
- 16) That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 17) 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





## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Kneibel Adventures & Service Inc (Juliane Kneibel-Hübner)	<b>OWNER:</b> RJK Developments Ltd
<b>DATE APPLICATION RECEIVED:</b> February 17, 2021	<b>DATE DEEMED COMPLETE:</b> March 12, 2021
<b>GROSS AREA:</b> ± 0.46 hectares (± 1.15 acres)	<b>LEGAL DESCRIPTION:</b> Lot 6 Block 1 Plan 1741 EW, SE-13-23-05-05; (4, 27 BALSAM AVE)
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <p><b>February 13, 2003:</b> Development Permit (2002-DP-9673) Fascia sign – Closed- Complete</p> <p><b>April 6, 1995:</b> Development Permit (5859-95) Construction of a six (6) store retail mall and one (1) residential unit and one (1) accessory building– Closed – Approved</p> <p><b>Feb 10, 2015:</b> Building Permit (PRBD20144088) Cafe main floor &amp; office space upstairs (kitchen reno only) – PSR – In Compliance</p> <p><b>May 08, 2003:</b> Building Permit (2003-BP-16392) Construction of a deck and ramp addition- Closed</p> <p><b>Mar 07, 2002:</b> Building Permit (2002-BP-15276) Renovation – Occupancy Granted</p> <p><b>Dec 01, 2000:</b> Building Permit (2000-BP-14319) Renovation – Occupancy Granted</p> <p><b>Aug 02, 1995:</b> Building Permit (1995-BP-4788) Construction of a six store retail mail and one residential unit - Occupancy Granted</p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

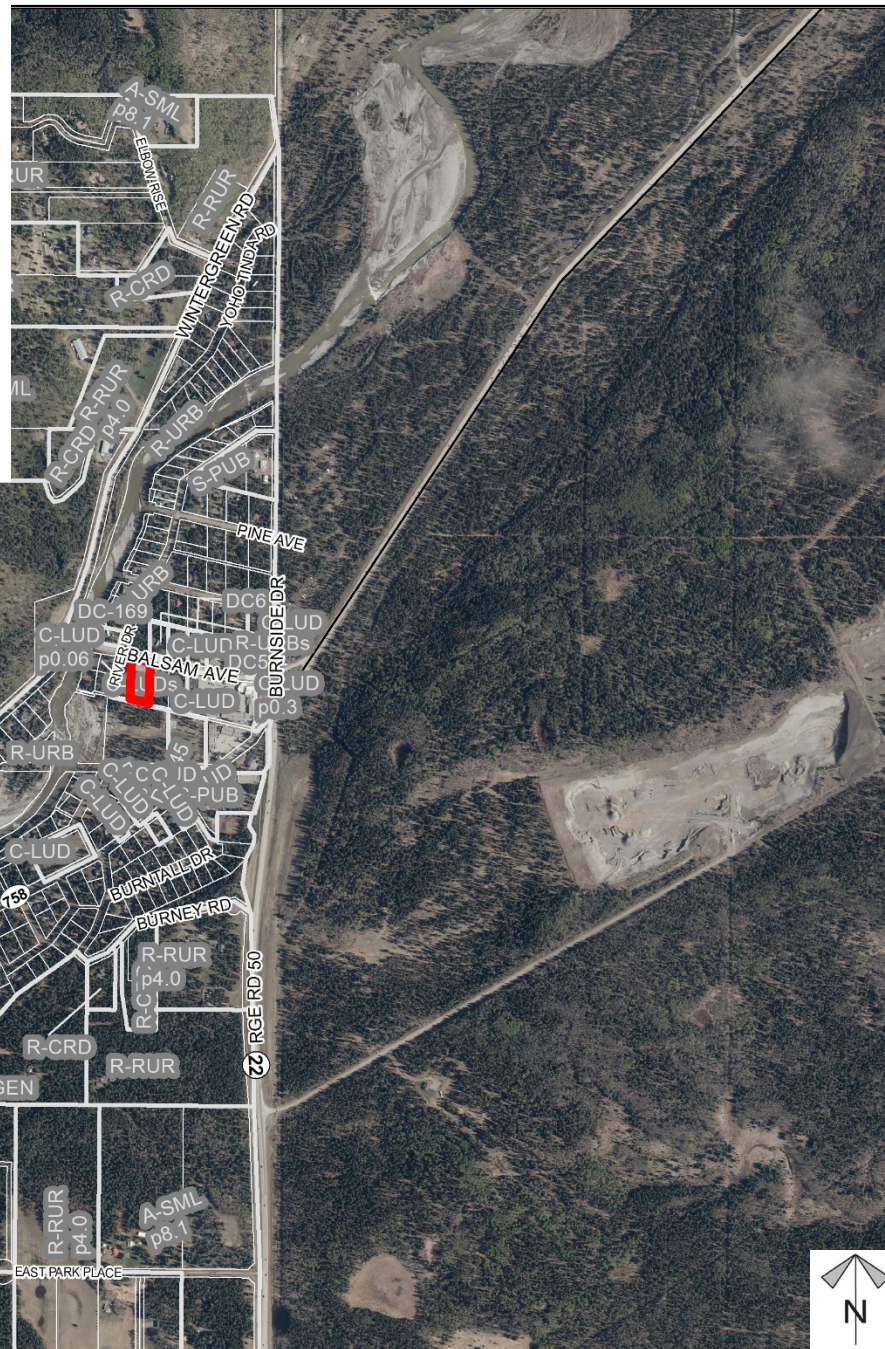
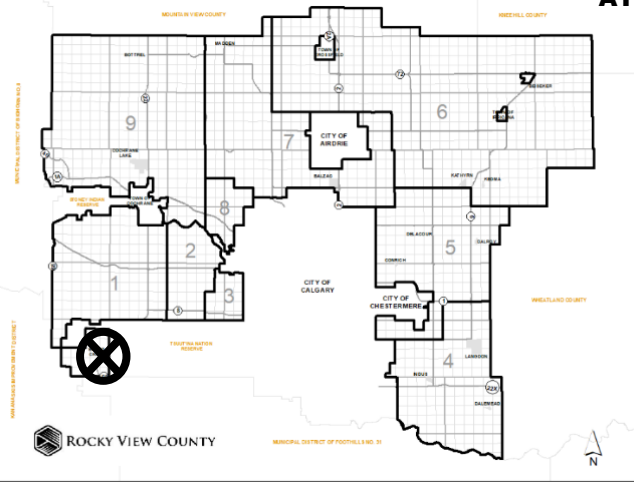


## Location & Context

## Development Proposal

Establishment (Eating and Recreation (Culture & Tourism), tenancy, including an existing building and signage for an outdoor guiding business.

Division: 01  
Roll: 03913044  
File: PRDP20210687  
Printed: March 17, 2021  
Legal: Lot:6 Block:1  
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23-05-W05M







## Location & Context

### Development Proposal

Establishment (Eating) and Recreation (Culture & Tourism), tenancy, including an existing building and signage for an outdoor guiding business.



Division: 01  
 Roll: 03913044  
 File: PRDP20210687  
 Printed: March 17, 2021  
 Legal: Lot:6 Block:1  
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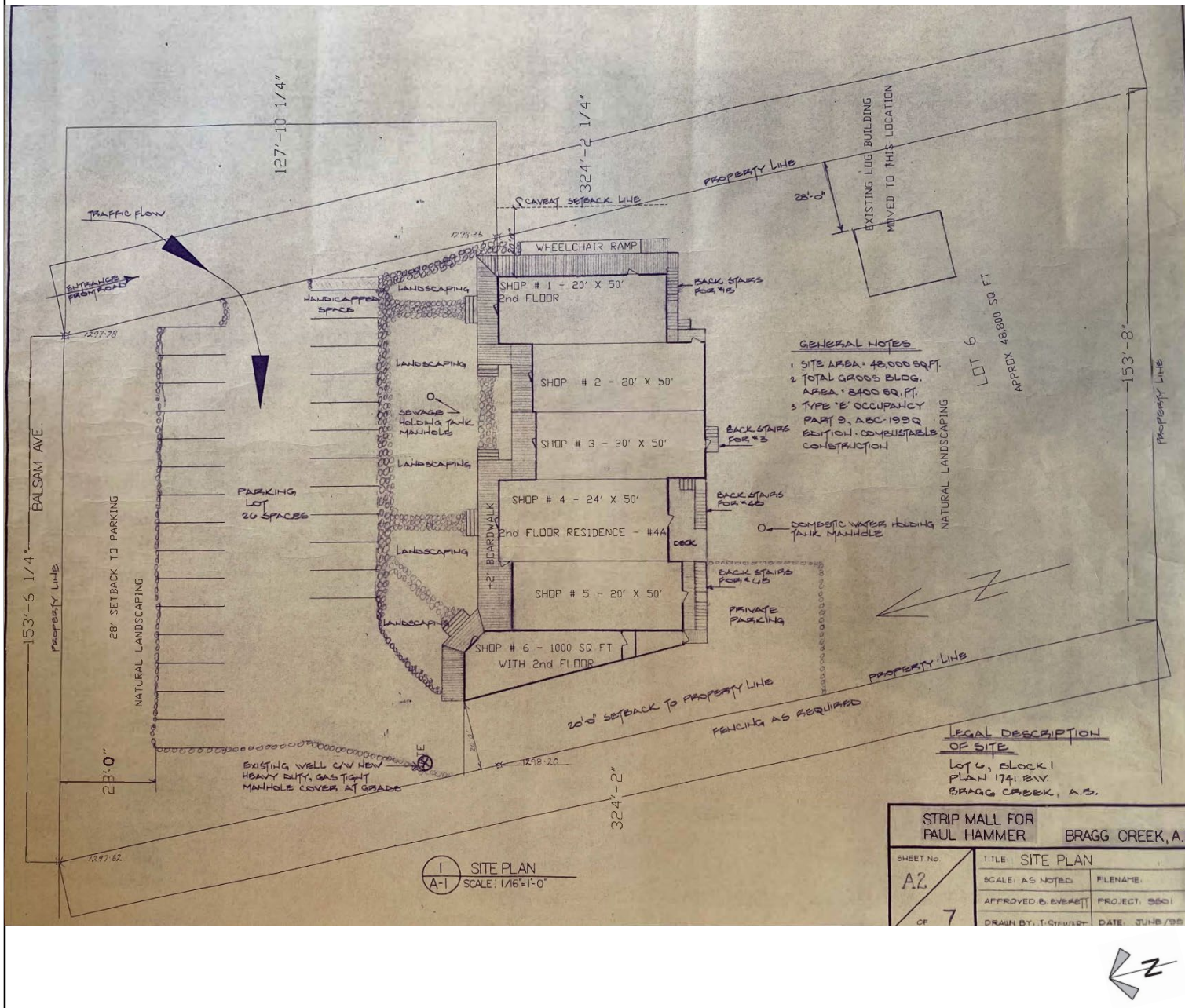




## Site Plan

Development Proposal

Establishment (Eating and Recreation (Culture & Tourism), tenancy, including an existing building and signage for an outdoor guiding business.



Division: 01  
Roll: 03913044  
File: PRDP20210687  
Printed: March 17, 2021  
Legal: Lot: 6 Block: 1  
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Inspection Photos  
April 12, 2021





Inspection Photos  
April 12, 2021









Inspection Photos  
April 12, 2021

