



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

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

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

Survey Plans

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



Transportation and Access

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

Site Servicing

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



Developability

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

Payments and Levies

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

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



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

Survey Plans

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

Permanent:

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

Advisory:

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

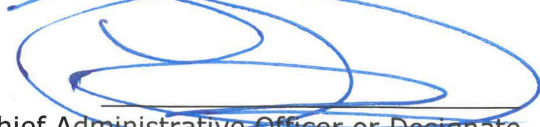
MOVED by Member Hanson that the April 14, 2021 Municipal Planning Commission meeting be adjourned at 12:14 p.m.

Carried

H Next Meeting

April 28, 2021


Chair or Vice Chair


Chief Administrative Officer or Designate