



MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Wednesday, April 28, 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) (arrived at 9:01 a.m.) (left at 12:10 p.m.)
Member G. Boehlke
Member K. Hanson (present electronically)
Member D. Henn
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
X. Deng, Planner, Planning and Development Services
J. Targett, Senior Development Officer, Planning and Development Services
C. Conde, Development Compliance 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
M. Mitton, Legislative Officer, Legislative Services
T. Andreasen, Legislative Officer, 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 Vice-Chair Schule who arrived at 9:01 a.m.

B Updates/Approval of Agenda

MOVED by Member Boehlke that the April 28, 2021 Municipal Planning Commission meeting agenda be accepted as presented.

Carried



C-1 April 14, 2021 Municipal Planning Commission Minutes

MOVED by Member Henn that the April 14, 2021 Municipal Planning Commission meeting minutes be approved as presented.

Carried

D-1 Division 7 - Creation of Two Industrial Lots
File: PL20210025 (06412003)

MOVED by Member Henn that Subdivision Application PL20210025 be approved with the conditions noted in Appendix 'A'.

- 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:
 - i) 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

- 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 ± 2.06 hectares (± 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 ± 2.88 hectares (± 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*.
 - 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.

Carried

D-2 Division 7 - Boundary Adjustment and Road Construction
File: PL20210033 (06412024 / 06412027)

MOVED by Member Hanson that Subdivision Application PL20210033 be approved with the conditions noted in Appendix 'A'.

- A. The application to adjust boundary between a ± 8.36 hectare (± 20.67 acres) parcel and a ± 25.92 hectare (± 64.06 acres) parcel, in order to create a ± 7.87 ha (± 19.45 acres) parcel (Lot 1), a ± 23.79 ha (± 58.79 acres) parcel (Lot 2), and dedicate a ± 2.61 ha (± 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;
 - 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:
 - i) 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.
- 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.
 - b) 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.
- 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.

Carried



D-3 Division 8 - Creation of Residential Lots
File: PL20160034 (05632015)

MOVED by Member Wright that subdivision application PL20160034 be referred to Administration for re-circulation to adjacent landowners in accordance with Council policy C-327.

Defeated

MOVED by Member Henn that Subdivision Application PL20160034 be approved with the conditions noted in Appendix 'A'.

- A. The application to create eight ≥ 0.8 hectare (≥ 2.00 acre) residential units (Units 1-8) with a ± 0.53 hectare (± 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;
 - 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:
 - b) 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.

Carried

The Chair called for a recess at 9:42 a.m. and called the meeting back to order at 9:49 a.m. with all previously mentioned members present.

D-4 Division 2 - Rural Residential
File: PL20200133 (04717004 / 04717005)

MOVED by Member McKylor that Subdivision Application PL20200133 be approved with the conditions noted in Attachment 'A'.

- A. The application to create 49 bare land condominium units, ± 0.46 hectares (± 1.13 acres) to ± 0.81 hectares (± 2.01 acres) in size, one Greenspace Unit with Utilities (stormwater management, wastewater and related uses) ± 23.26 hectares (± 57.48 acres), and one Environmental Reserve ± 23.05 hectares (± 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.



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:

- a. 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;
- b. 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;
- c. 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;
- d. Implementation of the Construction Management Plan; and,
- e. 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:

- a. Construction of a wastewater treatment facility and piped sanitary collection system (including the registration or necessary easements);
- b. 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.
- c. Provision of AEP approvals for the wastewater treatment facility and piped sanitary collection system;
- d. Implementation of the Construction Management Plan; and,
- e. 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;
 - 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:
- Implement the recommendations of the Stormwater Management Plan;
 - Register an Overland Drainage Right-of-Way plan associated with the stormwater infrastructure
 - Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system; and,
 - 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 ± 23.05 ha (± 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 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.

Carried

MOVED by Member McKylor 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.

Carried



D-5 Division 4 - Residential Subdivision
File: PL20200166 (03305012)

Presenter: Rodney Potrie, the Applicant

MOVED by Vice-Chair Schule that Subdivision Application PL20200166 be approved with the conditions noted in Attachment 'A'.

- A. The application to create one ± 0.80 ha (± 1.98 acre) parcel leaving a ± 1.64 ha (± 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.

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.

Carried



D-6 Division 8 - Residential - Watermark - Phase 7
File: PL20200180 (05618004)

MOVED by Member Boehlke that Subdivision Application PL20200180 be approved with the conditions noted in Attachment 'A'.

- A. The application to create 40 Residential parcels ranging from ± 0.25 acres to ± 0.75 acres in size, with three Municipal Reserve parcels ± 3.13 acres (± 1.27 hectares), ± 0.60 acres (± 0.24 hectares) and ± 0.62 acres (± 0.25 hectares) in size and one PUL lot ± 2.22 acres (± 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 Bearspaw 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 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;
 - 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;
- 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.

Carried

Vice-Chair Schule left the meeting at 10:13 a.m.



E-1 Division 1 - Dwelling, Tiny
File: PRDP20211006 (05828006)

MOVED by Member Kamachi that Development Permit Application PRDP20211006 be approved with the conditions noted in Attachment 'A'.

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.
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.

Carried
Absent: Vice-Chair Schule

Vice-Chair Schule returned to the meeting at 10:20 a.m.

E-2 Division 5 - Signs, Billboards
File: PRDP20203527 (04207003/011)

MOVED by Vice-Chair Schule 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.

Carried

E-3 Division 7 - Signs, Freestanding
File: PRDP20211219 (06412004)

MOVED by Member Hanson that Development Permit Application PRDP20211219 be approved with the conditions noted in Attachment 'A'.

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.

Carried

The Chair called for a recess at 10:28 a.m. and called the meeting back to order at 10:42 a.m. with all previously mentioned members present, with the exception of Member Kamachi who returned to the meeting at 10:43 a.m.

E-4 Division 9 - Natural Resource Extraction - Processing
File: PRDP20204084 (06836002)

MOVED by Member Hanson that Development Permit Application PRDP20204084 be approved with the conditions noted in Attachment 'A'.

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.
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.
- 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.



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;

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**.

Carried



E-5 Division 1 - Dwelling, Tiny
File: PRDP20210901 (05828008)

MOVED by Member Kamachi that Development Permit Application PRDP20210901 be approved with the conditions noted in Attachment 'A'.

Description:

1. That the existing *Dwelling, Tiny*, approximately 28.61 m² (308.00 ft²) 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*].
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.

Carried

E-6 Division 1 - Vacation Rental
File: PRDP20210760 (05828008)

Presenter: Grant Chapman, the Applicant

MOVED by Member Kamachi that Development Permit Application PRDP20210760 be approved with the conditions noted in Attachment 'A'.

Description:

- 1) That the *Vacation Rental* may operate on the subject property, within the existing Dwelling, Tiny, approximately 28.61 m² (308.00 ft²) 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.

Carried

E-7 Division 1 - Vacation Rental
File: PRDP20210918 (05828008)

Presenter: Grant Chapman, the Applicant

MOVED by Member Kamachi that Development Permit Application PRDP20210918 be approved with the conditions noted in Attachment 'A'.

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.

Carried

E-8 Division 3 - Agriculture (Intensive)
File: PRDP20210558 (04629011)

MOVED by Member McKylor that a new permanent condition for development permit application PRDP20210558 as noted in Administration's report be added to read:

That this development permit is valid for three years from date of issuance.

Carried

MOVED by Member McKylor that proposed prior to release condition 2 for development application PRDP20210558 be deleted in its entirety.

Carried



MOVED by Member McKylor that Development Permit Application PRDP20210558 be approved with the conditions noted in Attachment 'A', as amended.

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.

Permanent:

2. 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.
3. That all conditions of Development Permit PRDP20154661 shall remain in effect.
4. That the outside storage area shall be completely screened from view from all adjacent properties and public thoroughfares at all times.
5. 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 30th of the next growing season.
6. 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.
7. That only materials and equipment associated with the Agriculture (Intensive) operation may be stored within the outside storage area.
8. 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.
9. That no signage is permitted within the County road or highway right-of-way at any time.
10. That any additional signage will require separate Development Permit approval.
11. 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.
12. 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.
13. That if stripping, grading, filling, or excavation is required for site preparation of the outside storage area, a separate Development Permit shall be obtained.



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

15. That this Development Permit is valid for three years from date of issuance.

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.

Carried

Member McKylor left the meeting at 11:20 a.m.

E-9 Division 4 - Industrial (Light), Office, and Accessory Building
File: PRDP20210736 (04210016)

MOVED by Vice-Chair Schule that Development Permit Application PRDP20210736 be approved with the conditions noted in Attachment 'A'.

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.

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 uplift. 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.
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.

Carried
Absent: Member McKylor

E-10 Division 6 - Special Function Business
File: PRDP20210754 (06228004)

MOVED by Member Boehlke that proposed condition 1 for development application PRDP20210754 as noted in Administration's report be amended to include an additional subsection that reads:

Relaxation of the minimum side yard setback requirement for the tent structure from 6.00 m (19.69 ft.) to 1.50 m (4.92 ft.);

Carried
Absent: Member McKylor



Member McKylor returned to the meeting at 11:26 a.m.

MOVED by Member Boehlke that proposed condition 14 for development application PRDP20210754 as noted in Administration's report be amended to read:

14. That this Development Permit shall be valid until **May 31, 2023 2025**.

Carried

MOVED by Member Boehlke that Development Permit Application PRDP20210754 be approved with the conditions noted in Attachment 'A', as amended.

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. Relaxation of the minimum side yard setback requirement for the tent structure from **6.00 m (19.69 ft.) to 1.50 m (4.92 ft.)**;
 - iii. An existing seasonal kitchen within an accessory building, approximately 78.97 sq. m (850.00 sq. ft.) in area; and
 - iv. 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 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, 2025**.

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.

Carried



E-11 Division 9 - Vacation Rental
File: PRDP20210822 (10024004)

MOVED by Member Boehlke that proposed condition 15 for development application PRDP20210822 as noted in Administration's report be amended to read:

15. That this Development Permit shall be valid until **May 31, 2023 2025**, 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.~~

Carried

MOVED by Member Boehlke that Development Permit Application PRDP20210822 be approved with the conditions noted in Attachment 'A', as amended.

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, 2025**, at which time a new application shall be submitted.

Carried

**E-12 Division 3 - Single-lot Regrading
File: PRDP20210857 (04702033)**

MOVED by Member Hanson that Development Permit Application PRDP20210857 be approved with the conditions noted in Attachment 'A'.

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 a limited scope Stormwater Management Plan for the subject lands prepared by a professional engineer, licensed by APEGA. The plan shall include the following items:
 - a. The report shall evaluate possible impacts that the proposed site grading will have on adjacent lands and any on-site wetlands.
 - b. The report shall provide mitigating measures, if necessary, for any impacts the work may have on adjacent lands and any on-site wetlands.



- c. Both pre and post-development site grading must be included in the report.

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.
 - 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.

Carried

The Chair called for a recess at 11:47 a.m. and called the meeting back to order at 11:53 a.m. with all previously mentioned members present.

E-13 Division 1 - Construction of a Garage **File: PRDP20210852 (04811003)**

MOVED by Member Hanson that Development Permit Application PRDP20210852 be approved with the conditions noted in Attachment 'A'.

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.

Carried

**E-14 Division 5 - Single-lot Regrading
File: PRDP20203910 (04328007)**

MOVED by Member Hanson 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.

Carried



E-15 Division 5 - Automotive Services (Minor)
File: PRDP20210538 (03330003)

MOVED by Vice-Chair Schule that Development Permit Application PRDP20210538 be approved with the conditions noted in Attachment 'A'.

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 uplift. 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 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.

Carried

Vice-Chair Schule left the meeting at 12:10 p.m. and did not return.

E-16 Division 1 - Establishment (Eating) and Recreation (Culture & Tourism)
File: PRDP20210687 (03913044)

MOVED by Member Boehlke that Development Permit Application PRDP20210687 be approved with the conditions noted in Attachment 'A'.

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.



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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.
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.

Carried
Absent: Vice-Chair Schule


G Adjourn the Meeting

MOVED by Member McKylor that the April 28, 2021 Municipal Planning Commission meeting be adjourned at 12:12 p.m.


Carried
Absent: Vice-Chair Schule

H Next Meeting

May 12, 2021



Chair or Vice Chair



Chief Administrative Officer or Designate