



## MUNICIPAL PLANNING COMMISSION MEETING AGENDA

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

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| <b>A. CALL MEETING TO ORDER</b>   |       |
| <b>B. UPDATES/APPROVAL OF AGENDA</b>  |       |
| <b>C. APPROVAL OF MINUTES</b>   |       |
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| <b>F. OTHER BUSINESS</b>  |       |
| <b>G. ADJOURN THE MEETING</b>   |       |

## **H. NEXT MEETING**

June 23, 2021



**MUNICIPAL PLANNING COMMISSION MEETING MINUTES**

Wednesday, May 26, 2021

9:00 AM

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

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**Present:** Chair J. Gautreau  
Member G. Boehlke  
Member K. Hanson (present electronically) (arrived at 9:01 a.m)  
Member D. Henn (present electronically)  
Member M. Kamachi (present electronically)  
Member S. Wright (present electronically)

**Absent:** Member K. McKylor  
Vice-Chair A. Schule

**Also Present:** 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  
J. Lee, Supervisor, Planning and Development Services  
S. MacLean, Supervisor, Planning and Development Services  
C. Lombardo, Planner, Planning and Development Services  
O. Newmen, Planner, Planning and Development Services  
S. Thompson, Planner, Planning and Development Services  
X. Deng, Planner, Planning and Development Services  
J. Targett, Senior Development Officer, Planning and Development Services  
B. Culham, Development Officer, Planning and Development Services  
S. Khouri, Development Officer, Planning and Development Services  
W. Van Dijk, Development Officer, Planning and Development Services  
K. Tuff, Legislative Officer, Legislative Services  
M. Mitton, Legislative Officer, Legislative Services  
T. Andreasen, Legislative Officer, Legislative Services

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**A     Call Meeting to Order**

The Chair called the meeting to order at 9:00 a.m. with all members present, with the exception of Councillor Hanson who arrived at 9:01 a.m.

**B     Updates/Approval of Agenda**

MOVED by Member Boehlke that the May 26, 2021 Municipal Planning Commission meeting agenda be accepted as presented.

Carried



**C-1 May 12, 2021 Municipal Planning Commission Minutes**

MOVED by Member Hanson that the May 12, 2021 Municipal Planning Commission meeting minutes be approved as presented.

Carried

**D-1 Division 5 - Creation of One Residential Lot**  
**File: PL20210029 (05201008)**

MOVED by Member Boehlke that Subdivision Application PL20210029 be approved with the conditions noted in Appendix 'A'.

- A. The application is to create a  $\pm$  2.02 hectare ( $\pm$  5.00 acre) new lot (Lot 1) with a  $\pm$  34.22 hectare ( $\pm$  84.55 acre) remainder (Lot 2) within Block 1, Plan 9511830, SW-01-25-27-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.

*Transportation*

- 2) The Owner shall enter into an Access Easement Agreement, 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.





*Municipal Reserve*

- 3) That  $\pm 2.02$  hectares ( $\pm 5.00$  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 updated appraisal report provided by Elford Appraisal Services Ltd. dated April 30, 2021, pursuant to Section 666(3) of the *Municipal Government Act*.

*Payments and Levies*

- 4) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

*Taxes*

- 5) All taxes owing up to and including the year in which the 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 a 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 - Creation of One New Industrial Lot with Road Construction**  
**File: PL20210054 (06412027)**

MOVED by Member Henn that Subdivision Application PL20210054 be approved with the conditions noted in Appendix 'A'.

- A. The application to create a  $\pm 8.10$  hectares ( $\pm 20.02$  acres) new lot (Lot 1), an  $\pm 0.71$  hectares ( $\pm 1.76$  acres) internal road, with a  $\pm 14.98$  hectares ( $\pm 37.02$  acres) remainder (Lot 2), within 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*

- 6) 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*

- 7) 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 Traffic Impact Assessment (TIA);
    - Extension of High Plains Drive;
    - Temporary cul-de-sac including access easement;
    - Sidewalks/Pathways;
  - b) Design and construction of Landscaping features for all public pathways, and public roadways, 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) A detailed sanitary servicing study is required in order to determine if upgrades or additional lift station capacity is required. All improvements shall be constructed as part of the Development Agreement;
  - e) Design and construction of a piped water distribution system and fire suppression system;
  - f) Detailed hydraulic network analysis is required in order to determine if upgrades or additional infrastructure is required. All improvements shall be constructed as part of the Development Agreement;
  - g) Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013, as amended;
  - h) Design, construction, and implementation of the recommendations of the approved Stormwater Management Plan;
  - i) Dedication of necessary easements and right of ways for utility line assignments;
  - j) Mailboxes are to be located in consultation with Canada Post;
  - k) Installation of power, natural gas, and telephone lines;
  - l) Implementation of the recommendations of the Construction Management Plan;



- m) Implementation of the recommendations of the Geotechnical Report;
- n) Alberta Environment approvals are required for disturbance to any onsite wetlands, prior to the signing of the Development Agreement.
- o) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement.
- p) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
- q) The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands.

#### *Transportation*

- 8) The Applicant/Owner shall provide a 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 TIA requires additional improvements to the existing roadway and intersection network, then the Owner shall enter into a Development Agreement shall address these improvements.

#### *Stormwater*

- 9) The Owner shall provide an updated Stormwater Management Report and detailed stormwater servicing design, including any improvements related to water re-use, LID measures, purple pipe system, and an 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.
- 10) The Owner shall submit an Erosion and Sediment Control Plan and Report in accordance with the County's Servicing Standards.

#### *Site Servicing*

- 11) 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.



- 12) The Owner shall provide a detailed Sanitary Servicing Study to support 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.
- 13) The Owner shall enter into a Capacity Allocation Agreement for servicing allocation for Lot 1. The agreement shall be based on the servicing need identified in the potable water servicing and sanitary servicing reports.

*Developability*

- 14) 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.
- 15) 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.

*Landscaping*

- 16) The Owner shall provide a Landscaping Plan for the Landscaping Easement, 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*

- 17) 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.
- 18) 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*

- 19) That  $\pm 0.88$  hectares ( $\pm 2.18$  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 April 16, 2021, pursuant to Section 666(3) of the Municipal Government Act;
- a) The remaining  $\pm 6.59$  hectares ( $\pm 16.29$  acres) of Municipal Reserve owing is to be deferred by Caveat to the remainder Lot 2, pursuant to Section 669 of the *Municipal Government Act*.
- b) The existing Deferred Reserve Caveat (201 118 037) shall be discharged and replaced with the new one above.

*Cost Recovery*

- 20) 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*

- 21) 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 the internal road, as shown in the staff report and the Plan of Survey.
- 22) 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.
- 23) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.
- 24) 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*

- 25) All taxes owing up to and including the year in which the 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.

Carried



**D-3 Division 9 - Creation of Five Lots and Boundary Adjustment**  
**File: PL20210069 (06704032/041)**

The Chair called for a recess at 9:25 a.m. and called the meeting back to order at 9:36 a.m. with all previously mentioned members present.

Vice-Chair Schule arrived to the meeting at 9:36 a.m. and left the meeting at 9:42 a.m.

MOVED by Member Boehlke that proposed condition 4 in Phase 2 for subdivision application PL20210069 as noted in Attachment 'A' in Administration's report be amended to read:

Water is to be supplied by an individual well on Lots 1, 2, 3 and 4 ~~2~~. The subdivision shall not be endorsed ~~the subdivision will not be endorsed~~ until

- a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the new wells on the new remainder lots in accordance with the County's servicing Standards and requirements of the *Water Act*; and
- b) Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for a the new wells is provided.

Carried  
Absent: Vice-Chair Schule

MOVED by Member Boehlke that a new condition be added in Phase 1 for subdivision application PL20210069 as noted in Attachment 'A' in Administration's report be amended to read:

*Site Servicing*

The Owner shall enter into a Deferred Services Agreement with the County to be registered on the title of the proposed new lot (Lot 5), indicating:

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

Carried  
Absent: Vice-Chair Schule



MOVED by Member Boehlke that Subdivision Application PL20210069 be approved with the conditions noted in Appendix 'A', as amended.

**Phase 1**

- A. The application to adjust the boundary between two properties, in order to create a  $\pm 1.62$  hectares ( $\pm 4.00$  acres) parcel (Lot 1), and a  $\pm 27.72$  hectares ( $\pm 68.49$  acres) parcel (Lot 2), within Lot 3 & 4, Block 1, Plan 1212355, NE-04-26-03-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.

*Site Servicing*

- 2) The Owner shall enter into a Deferred Services Agreement with the County to be registered on the title of the proposed new lots (Lot 5), indicating:
  - a) Requirements for each future Lot Owner to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
  - b) Requirements for decommissioning and reclamation of wells, septic systems and stormwater systems once County servicing becomes available.





*Payments and Levies*

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

*Taxes*

- 4) All taxes owing up to and including the year in which the 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*.

**Phase 2**

- A. The application to create a  $\pm 8.46$  hectares ( $\pm 20.91$  acres) parcel (Lot 1), a  $\pm 8.30$  hectares ( $\pm 20.50$  acres) parcel (Lot 2), a  $\pm 4.91$  hectares ( $\pm 12.14$  acres) parcel (Lot 3), and a  $\pm 6.04$  hectares ( $\pm 14.93$  acres) parcel (Lot 4), within 4, Block 1, Plan 1212355, NE-04-26-03-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.





*Transportation*

- 2) The Owner shall construct a new gravel mutual approach off Range Road 33 in order to provide access to Lots 1 & 2. In addition, the Owner shall:
  - a) Provide an access right of way plan; and
  - b) Prepare and register Access Easement Agreement on each title.
- 3) The Owner shall construct a new gravel mutual approach off Range Road 33 in order to provide access to Lots 3 & 4. In addition, the Owner shall:
  - a) Provide an access right of way plan; and
  - b) Prepare and register Access Easement Agreement on each title.

*Site Servicing*

- 4) Water is to be supplied by an individual well on Lots 1, 2, 3 and 4. 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 new wells on the new lots in accordance with the County's servicing Standards and requirements of the Water Act; and
  - b) Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new wells is provided.
- 5) The Owner shall enter into a Deferred Services Agreement with the County to be registered on the title of the proposed new lots (Lots 1, 2, 3, and 4), indicating:
  - a) Requirements for each future Lot Owner to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
  - b) Requirements for decommissioning and reclamation once County servicing becomes available.

*Municipal Reserve*

- 6) That  $\pm 2.77$  hectares ( $\pm 6.85$  acres) of Municipal Reserve owing is to be deferred by Caveat on Lot 1, Lot 2, Lot 3, and Lot 4, pursuant to Section 669 of the *Municipal Government Act*.

*Payments and Levies*

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

*Taxes*

- 8) All taxes owing up to and including the year in which the 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  
Absent: Vice-Chair Schule

Vice-Chair Schule returned to the meeting at 9:50 a.m.

**D-4 Division 9 - Residential Subdivision**  
**File: PL20210023 (07709019)**

MOVED by Member Wright that Subdivision Application PL20210023 be approved with the conditions noted in Attachment 'A'.

- A. The application to create a  $\pm$  1.70 hectare (4.0 acre) parcel with a  $\pm$  1.71 hectare (4.22 acre) remainder at Lot: 17 Block: 3 Plan: 0512023 within NW-09-27-03-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 the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

*Survey Plans*

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



*Transportation*

- 2) The Owner shall construct a new paved approach on Parkscape Rise in order to provide access to Lots 2.
  - i) Written confirmation shall be received from County Road Operations confirming the status of this condition.

*Site Servicing*

- 3) Water is to be supplied by an individual well on Lot 2. The subdivision shall not be endorsed the subdivision will not be endorsed until
  - i) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the new well on the remainder lot in accordance with the County's servicing Standards and requirements of the *Water Act*; and
  - ii) Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for a new well is provided.

*Payments and Levies*

- 4) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 1 new lot.
- 5) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total amount owing for:
  - i) The total gross acreage of Lot 2 as shown on the Plan of Survey.

*Taxes*

- 6) All taxes owing up to and including the year in which the 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-5 Division 9 - Residential Subdivision**  
**File: PL20210001 (06822004)**

MOVED by Member Boehlke that condition 3 for subdivision application PL20210001 as noted in Attachment 'A' in Administration's report be amended to read:

The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lots 1 and 2, indicating:

- a) Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
- b) Requirements for decommissioning and reclamation **of wells, septic systems and stormwater systems** once County servicing becomes available.

Carried

MOVED by Member Boehlke that Subdivision Application PL20210001 be approved with the conditions noted in Attachment 'A', as amended.

- A. The application to create a  $\pm 2.83$  hectare ( $\pm 7.00$  acre) parcel (Lot 1) with a  $\pm 5.19$  hectare ( $\pm 12.82$  acre) remainder (Lot 2) at Lot 5, Plan 7810737, SW-22-26-4-W5M, 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*

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

#### *Transportation and Access*

- 3) The Owner shall upgrade the existing road approach to a mutual paved standard as shown on the Approved Tentative Plan, in order to provide access to Lots 1 and 2. In addition, the Owner shall:
  - c) Provide an access right of way plan; and
  - d) Prepare and register respective easements on each title, where required.

#### *Site Servicing*

- 4) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lots 1 and 2, indicating:
  - a) Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
  - b) Requirements for decommissioning and reclamation of wells, septic systems and stormwater systems once County servicing becomes available;

#### *Municipal Reserves*

- 5) The provision of Reserve in the amount of 10% of the area of Lot 1, as determined by the Plan of Survey is to be provided by payment of cash-in-lieu in accordance with the per-acre value as listed in the land appraisal prepared by Altus Group, file # 13120.102658.055 dated May 11, 2020, pursuant to Section 666(3) of the *Municipal Government Act*;
  - i) Reserves for Lot 2 are to be deferred with Caveat per the Plan of Survey, pursuant to Section 669(2) of the *Municipal Government Act*.

#### *Payments and Levies*

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

#### *Taxes*

- 7) All taxes owing up to and including the year in which the 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 5 - Residential Subdivision**  
**File: PL20200138 (03231039)**

Member Wright left the meeting at 10:04 a.m.

MOVED by Vice-Chair Schule that Subdivision Application PL20200138 be approved with the conditions noted in Attachment 'A'.

- A. The application is to create a  $\pm 2.03$  hectare ( $\pm 5.02$  acre) parcel with a  $\pm 2.00$  hectare ( $\pm 4.94$  acre) remainder at NE-31-23-27-W4M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

*Survey Plans*

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Applicant/Owner shall upgrade the existing road approach on Twp Rd 240 in order to provide access to Lots 1 and 2; In addition, the Owner shall:
  - i) Provide an access right of way plan; and
  - ii) Prepare and register respective easements on each title, where required.



*Developability*

- 3) The Owner shall enter into a Development Agreement (Site Improvements / Services Agreement), registered on Lots 1 & 2 with the County and shall include the following:
  - i) In accordance with the Private Sewage Treatment System Assessment submitted by Osprey Engineering Ltd. (dated November 30, 2020)
- 4) The Owner shall provide a detailed Site-Specific Stormwater Implementation Plan (SSIP), prepared by a qualified professional, which is consistent with the conditions set in the Co-operative Stormwater Management Initiative (CSMI) and County Servicing Standards. Implementation of the SSIP shall include the following:
  - i) Should the SSIP indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/ Services Agreement) with the County for the implementation of the improvements outlined in the SSIP accepted by the county.
  - ii) Should the SSIP indicate that a geotechnical report is warranted for the design of the required improvements; the Owner shall provide a geotechnical report prepared by a qualified professional geotechnical engineer, which provides recommendations and direction on the design and construction of the stormwater infrastructure.
  - iii) Registration of any required easements and/or utility rights of way;
  - iv) Provision of necessary approvals and compensation provided to Alberta Environment and Parks for wetland loss and mitigation; and
  - v) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.

*Payments and Levies*

- 5) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total amount owing on the total gross acreage of Lot 1 as shown on the Plan of Survey.
- 6) The provision of Reserve in the amount of 10 percent of the area of Lots 1 & 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per-acre value as listed in the land appraisal prepared by (Sage Appraisals/file # 20201494 / December 14, 2020) pursuant to Section 666(3) of the *Municipal Government Act*:
  - i) The existing Deferred Reserve Caveat, Instrument # 6014KO., is to be partially discharged.
- 7) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

*Utilities*

- 8) Utility Easements, Agreements, and Plans are to be provided and registered (prior to registration) to the satisfaction of Fortis Alberta.





*Taxes*

- 9) All taxes owing up to and including the year in which the 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  
Absent: Member Wright

The Chair called for a recess at 10:06 a.m. and called the meeting back to order at 10:11 a.m. with all previously mentioned members present, with the exception of Member Hanson, Member Henn and Member Wright.

Member Hanson and Member Henn returned to the meeting at 10:12 a.m.

**E-1    Division 5 - Single-lot Regrading**  
**File: PRDP20211321 (04332053)**

MOVED by Vice-Chair Schule that Development Permit Application PRDP20211321 be approved with the conditions noted in Attachment 'A'.

**Description:**

1. That the single-lot regrading, for the relocation of a drainage ditch may commence on the subject parcel in general accordance with the drawings submitted with the application.
  - i. That the stripping and grading of approximately **1,274.00 sq. m (13, 713.22 sq. ft.)**, may take place on the subject lands.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit a revised Overland Drainage Right of Way Plan of Survey (and conduct any associated revisions to the associated Overland Drainage Easement Agreement), that accommodates the revised overland drainage path and once approved, it shall be registered on title.

**Permanent:**

3. That the Applicant/Owner shall ensure the excavation and fill has been completed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on drainage.
4. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands from drainage alteration.
5. That the proposed graded area shall have a minimum of six inches of topsoil placed on top, which shall then be spread and seeded to native vegetation or landscaped, to the satisfaction of the County.





6. 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.
7. 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.
8. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 6 months from the date of issue, and completed within 12 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

**Advisory:**

9. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017]*.
10. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
11. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Carried  
Absent: Member Wright

**E-2    Division 1 - Communications Facility (Type C)**  
**File: PRDP20211823 (04801003)**

MOVED by Member Kamachi that Development Permit Application PRDP20211823 be approved with the conditions noted in Attachment 'A'.

**Description:**

1. That a *Commercial Communication Facility, Type C*, may be situated on the subject parcel in accordance with the approved Site Plan and details submitted with the application, and includes the following:
  - i. Placement of one monopole self-support telecommunications tower, approximately 45.00 m (147.64 ft.) high; tower base area: 225.00 sq. m (2,421.88 sq. ft.);
  - ii. Placement of an equipment shelter; 4.46 sq. m (48.00 sq. ft.) in area; and
  - iii. Installation of a 2.10 m (6.89 ft.) high-security fence.



**Permanent:**

2. That the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. That Applicant/Owner shall also submit a New Road Approach application to County Road Operations, for the proposed gravel approach off Range Road 41. The approach shall be constructed in accordance with County Servicing Standards and all required inspections completed.
3. That no topsoil shall be removed from the site.
4. That the Commercial Communication Facility shall be neutral in colour and blend with the surroundings, mitigation of the visual aspects of the facility should include painting, decorative fencing, screening, landscaping, and should not clash with the sky or landscape.
5. That should the Commercial Communication Facility become deactivated or unused; the Commercial Communication Facility shall be removed from the parcel within six months of becoming deactivated or unused.
6. That where possible, light-shielding shall be considered to minimize the impact of the lighting to the adjacent landowners.
7. That if the development authorized by this Development Permit has not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

**Advisory:**

8. 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.
9. That a Building Permit, if applicable, shall be obtained for the equipment shelter through Building Services, prior to any construction taking place.
10. That any other federal, provincial, or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.
  - i. That a Roadside Development Permit be obtained from Alberta Transportation.

Carried  
Absent: Member Wright



**E-3 Division 4 - Signs - Discretionary & Permitted Uses**  
**File: PRDP20211663 (03222005)**

MOVED by Vice-Chair Schule that Development Permit Application PRDP20211663 be approved with the conditions noted in Attachment 'A'.

**Description:**

1. That one (1) freestanding Pylon Sign and five (5) fascia signs may be placed on the subject parcel in general accordance with the site plan and signage details, as prepared by Priority Permits, and submitted with the application.

**Permanent:**

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

**Advisory:**

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

Carried  
Absent: Member Wright

**E-4 Division 4 - Health Care Services and Dwelling Unit**  
**File: PRDP20211001 (03222114/5)**

MOVED by Member Boehlke that Development Permit Application PRDP20211001 be tabled until an Amendment to DC-64 is made to allow for Animal Health Care Services, Small Animal is considered by Council.

Carried  
Absent: Member Wright

Member Wright returned to the meeting at 10:34 a.m.



**E-5    Division 7 - Communications Facility (Type C)**  
**File: PRDP20211428 (06307004)**

MOVED by Member Boehlke that Development Permit Application PRDP20211428 be approved with the conditions noted in Attachment 'A'.

**Description:**

1. That a Communications Facility (Type C) may be situated on the subject parcel in accordance with the approved Site Plan and details submitted with the application, and includes the following:
  - i. Placement of one self-support telecommunications tower, approximately 76.50 m (250.98 ft.) high, with a tower base area of approximately 306.00 sq. m (3,293.76 sq. ft.);
  - ii. Placement of an equipment shelter, approximately 7.41 sq. m (79.76 sq. ft.) in area; and
  - iii. Installation of an over height chain-link enclosure fence, approximately 2.43 m (7.98 ft.) in height.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit confirmation of an Access Easement Agreement between TELUS and the landowner of SE-07-26-28-W04M, inclusive of any required access right-of-way plan.
  - iv. That if access is not permitted over the registered pipeline right-of-way, that the access shall be relocated and approved as per County Standards.

**Permanent:**

3. That the Communications Facility (Type C) may be located within 2,000.00 m (6,561.68 ft.) of another Communications Facility (Type C).
4. That the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
5. That no topsoil shall be removed from the site.
6. That the Communications Facility shall be neutral in colour and blend with the surroundings. Mitigation of the visual aspects of the facility should include painting, decorative fencing, screening, landscaping, and should not clash with the sky or landscape.
7. That should the Communications Facility become deactivated or unused, the Communications Facility shall be removed from the parcel within six months of becoming deactivated or unused.
8. That where possible, light-shielding shall be considered to minimize the impact of the lighting to adjacent communities.



9. That if the development authorized by this Development Permit has 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 Authority.

**Advisory:**

10. That a Building Permit, if applicable, shall be obtained for the equipment shelter through Building Services, prior to any construction taking place.
11. That any other federal, provincial, or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.

Carried

**E-6 Division 7 - Communications Facility (Type C)**  
**File: PRDP20211415 (08603005)**

MOVED by Member Hanson that Development Permit Application PRDP20211415 be approved with the conditions noted in Attachment 'A'.

**Description:**

1. That a Communications Facility (Type C) may be situated on the subject parcel in accordance with the approved Site Plan and details submitted with the application, and includes the following:
  - i. Placement of one self-support telecommunications tower, approximately 45.00 m (147.64 ft.) high, with a tower base area of approximately 225.00 sq. m (2,421.88 sq. ft.);
  - ii. Placement of an equipment shelter, approximately 4.46 sq. m (48.00 sq. ft.) in area; and
  - iii. Installation of an over height chain-link enclosure fence, approximately 2.43 m (7.98 ft.) in height.

**Permanent:**

2. That the Communications Facility (Type C) may be located within 500.00 m (1,640.41 ft.) of an existing dwelling.
3. That the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
4. That no topsoil shall be removed from the site.
5. That the Communications Facility shall be neutral in colour and blend with the surroundings. Mitigation of the visual aspects of the facility should include painting, decorative fencing, screening, landscaping, and should not clash with the sky or landscape.
6. That should the Communications Facility become deactivated or unused, the Communications Facility shall be removed from the parcel within six months of becoming deactivated or unused.



7. That where possible, light-shielding shall be considered to minimize the impact of the lighting on adjacent communities.
8. That if the development authorized by this Development Permit has 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 Authority.

**Advisory:**

9. That a Building Permit, if applicable, shall be obtained for the equipment shelter through Building Services, prior to any construction taking place.
10. That any other federal, provincial, or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.

Carried

**E-7 Division 6 - Commercial Development**  
**File: PRDP20210963 (08112001)**

Presenter: Derrick Bentley, the Applicant

MOVED by Member Boehlke that proposed condition 38 for development application PRDP20210963 as noted in Attachment 'A' of Administration's report be deleted in its entirety;

AND THAT a new Prior to Release condition be added that reads:

That prior to release of this permit, the Applicant/Owner shall enter into and register on title, an Access Easement Agreement with the Village of Beiseker, for direct access through the subject lands (NE-12-28-26-W4M) to access Plan: 8792 HK and the remainder of NW-07-28-25-W4M.

Carried

MOVED by Member Boehlke that Development Permit No. PRDP20210963 be approved with the conditions noted in Attachment 'A'.

**Description:**

1. That Station (Gas/Electric), Retail (Small), Establishment (Eating) including Drive-Through(s) of three commercial buildings may be constructed on the subject site, in accordance with the Site Plan and Drawing package, *as prepared by Rick Balbi Architect; Job No. 20-126, dated February 3 & March 5, 2021*, subject to the amendments required in accordance with the conditions of this approval and shall including the following:
  - i. Construction of one Gas Station/Convenience Store; approximately 871.32 sq. m (9,378.81 sq. ft.) in footprint, including gas canopy area.
    - a. That the minimum front yard setback requirement for the building, including the station canopy fueling area, is **relaxed from 60.00 m (196.85 ft.) to 51.29 m (168.27 ft.)**.



- ii. Construction of one Establishment (Eating), including a Drive-Through; approximately 230.14 sq. m (2,477.20 sq. ft.) in area.
  - a. That the minimum front yard setback requirement for the building is relaxed from **60.00 m (196.85 ft.) to 15.08 m (49.48 ft.)**.
- iii. Construction of one Establishment (Eating), including a Drive-Through; approximately 211.02 sq. m (2,271.40 sq. ft.) in area.
  - a. That the minimum front yard setback requirement for the building is relaxed from **60.00 m (196.85 ft.) to 15.97 m (52.42 ft.)**.
- iv. Signage including 12 fasciae, two Digital Drive-Through Menu Boards, ancillary graphic paneling, window vinyl, and onsite wayfinding (*as per floor plan and elevation drawings*).
- v. Site Grading (as required for excavation and final site surfacing, temporary stockpiling)

**Prior to Release:**

- 2. That prior to release of this permit, the Applicant/Owner shall submit model details on any proposed mounted building lighting on the subject site, to ensure compliance with Sections 227 through 230 of the County's Land Use Bylaw C-8000-2020 (LUB).
- 3. That prior to release of this permit, the Applicant/Owner shall submit a revised Parking plan:
  - i. That includes the minimum barrier-free access aisle length, in accordance with Section 3.8.3.22 of the Alberta Building Code (ABC),
  - ii. That includes the minimum loading area dimensions, in accordance with Section 246 of the LUB.
- 4. That prior to release of this permit, the Applicant/Owner shall submit signage details, to ensure compliance with the County's LUB. The signage details shall include:
  - i. Fascia sign details for the proposed sign(s) projection from all three buildings, in accordance with Section 215
  - ii. The digital display drive-through boards for Building B & Building C, to ensure compliance with Section 212, including display transition time and light output.
- 5. That prior to release of this permit, the Applicant/Owner shall submit a Stormwater Management Plan in accordance with County Servicing Standards for review and acceptance by the County. Implementation of the Stormwater Management Plan shall include the following:
  - i. Registration of any required easements and / or utility rights-of-way;
  - ii. Any necessary Alberta Environment licensing documentation/approvals.
- 6. That prior to release of this permit, the Applicant/Owner shall address all fire suppression requirements for the proposed development in accordance with the requirements of NFPA 1142 and all applicable County standards and bylaws.



7. That prior to release of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy (TOL), as per the applicable TOL bylaw at time of Development Permit issuance. The Applicant shall confirm the development area of the proposal.
  - i. The development area refers to the portion of lands utilized directly for development purposes, and includes: the driveway access; all structures (buildings), the storage and display areas directly associated to the use; and the required parking area (as defined in the Land Use Bylaw)
8. That prior to release of this permit, the Applicant/Owner shall obtain a Roadside Development Permit or waiver from Alberta Transportation (AT), indicating the acceptance of the development proposal, including the proposed approach design and intersection improvements onto Highway 9.
9. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan, addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details.
  - i. That the Applicant/Owner shall be responsible to dedicate all necessary easements and Right-of-Ways for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers, to the satisfaction of the County.

**Prior to Occupancy:**

10. That prior to release of this permit, the Applicant/Owner shall enter into and register on title, an Access Easement Agreement with the Village of Beiseker, for direct access through the subject lands (NE-12-28-26-W4M) to access Plan: 8792 HK and the remainder of NW-07-28-25-W4M.
11. That prior to occupancy of the site, all landscaping, final site surfaces, parking, lighting, addressing and signage 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 30<sup>th</sup> day of June immediately thereafter.
12. That prior to site occupancy of the site, the Applicant/Owner shall submit as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built sanitary infrastructure, as-built water infrastructure, as-built stormwater infrastructure and any other information that is relevant to the Stormwater Management Report.
  - i. Following receiving the as-built drawings, the County shall complete an inspection of the site to verify all infrastructure has been completed as per the stamped examined drawings.





13. That prior to site occupancy of the site, Construction Completion Certificates (CCCs) shall be issued for all of the road improvement works and site access associated with the Development Agreement, for the approach and intersection upgrade at Highway 9, to the satisfaction of the County and AT.

**Permanent:**

14. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
15. That the Station (Gas/Electric) includes 12 covered gas pumps, four (4) diesel pumps, and two (2) electric charging stations.
16. 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.
  - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway during construction shall be the responsibility and cost of the Owner.
17. That the temporary stockpile, the volume of 4,500.00 sq. m, placed onsite during construction, shall include silt perimeter fencing and shall include hydroseed and mulch upon removal or re-spreading for landscaping purposes.
18. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.
19. That any future business signage, including pylon/entry signage, shall require separate Development Permit approval and shall adhere to any Signage Guidelines of the LUB.
20. That two digital display Drive-Through menu board may be located within 300.00 m (984.25 ft.) of Building B and Building C.
21. That all installed signage onsite shall have no exposed wiring or bulbs. All signage shall be safely and securely attached to the building or anchored to the ground.
22. That any proposed business fencing, shall be 2.00 m (6.56 ft.) in height or less and be similar in design and character to the existing development.
23. That there shall be no food establishment or related activity located within the 300.00 m (984.25 ft.) setback restriction of the working area of the operating wastewater lagoon area.
24. That all on site lighting shall meet Sections 227-230 of the LUB and all private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare, and reduce uplight. No flashing, strobe, or revolving lights shall be installed on any structure, which may impact the safety of motorists using adjacent public roadways.
25. That the garbage containers shall be screened from view from all adjacent properties and public thoroughfares in perpetuity. The garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup, in accordance with Dwg. DP 1.0 – 1.2, as prepared by Rick Balbi Architect, Job No.219283, February 3 & March 5, 2021].
26. That a minimum of 41 parking stalls and shall be maintained on site at all times.



27. That there shall be no customer or business parking at any time along the adjacent Highway Road Right-of-Way. All customer and business parking shall be on the subject property.
28. That all landscaping elements shall be installed and maintained, in accordance with the approved Landscaping Plan, Dwg. DP 1.0 – 1.2, as prepared by Rick Balbi Architect, Job No. 219283, February 3 & March 5, 2021].
  - i. That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30<sup>th</sup> of the next growing season.
29. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the commercial buildings located on the subject site, to facilitate accurate emergency response.

*The municipal address for Building A is 260211 TWP RD 281*  
*The municipal address for Building B is 260225 TWP RD 281*  
*The municipal address for Building C is 260217 TWP RD 281*
30. That water conservation strategies shall be implemented and maintained at all times.
31. That any future tenant(s) of the buildings, not proposed within the application details, shall require an application for tenancy (use) and signage or a New Business tenancy Change of Use approval.
32. 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.
33. 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 36 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.
34. That if the Development Permit is not issued by **February 28, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

**Advisory:**

35. 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.
36. That during construction, the dust control shall be maintained on the site and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
37. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 & Road Use Agreement Bylaw C-8065-2020, in perpetuity.
38. 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*].



39. That wherever possible, parking areas should incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & treatment areas, rainwater capture/re-use, and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.
40. That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial/Institutional checklist and shall include a 3.2.2 Building Code Analysis and the corrections noted from Building Code Circulation Comments Letter, dated April 12, 2021.

*Note: The Development shall conform to the National Energy Code 2011.*

41. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- i. That a copy of the issued Roadside Development Permit, issued through Alberta Transportation, shall be submitted to the County.

***Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas for the proposed development or for the approval to discharge stormwater to the Rosebud River tributary.***

Carried

**G     Adjourn the Meeting**

MOVED by Member Hanson that the May 26, 2021 Municipal Planning Commission meeting be adjourned at 10:57 a.m.

Carried

**H     Next Meeting**

June 9, 2021

\_\_\_\_\_  
Chair or Vice Chair

\_\_\_\_\_  
Chief Administrative Officer or Designate



## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission  
Subdivision Authority

**DIVISION:** 8

**DATE:** June 9, 2021

**APPLICATION:** PL20200183

**FILE:** 05630095

**SUBJECT:** Residential Subdivision

**APPLICATION:** To create a  $\pm$  1.29 hectare ( 3.18 acre) parcel with a  $\pm$  0.84 hectare (2.08 acre) remainder.

**GENERAL LOCATION:** Located approximately 1.2 km (3/4 mile) west of the city of Calgary, on the western side of Bears paw Green, approximately 0.20 km (1/8 mile) south of Bears paw View.

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

**EXECUTIVE SUMMARY:** The application is generally consistent with the relevant policies of the Bears paw Area Structure Plan, Land Use Bylaw, and the County Plan.

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

### OPTIONS:

Option #1: THAT Subdivision Application PL20200183 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Subdivision Application PL20200183 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Scott Thompson, Planning and Development Services



### APPLICATION EVALUATION:

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

|   |  |
|---|--|
| <b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Greater Bragg Creek Area Structure Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul> | <b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Level 3 Private Sewage Site Assessment by Osprey Engineering Inc. dated April 20, 2021</li> </ul> |
|---|--|

#### *Payments and Levies*

| APPLICABLE FEE/LEVY  | AMOUNT OWING (ESTIMATE) |
|--|-------------------------|
| <b>TRANSPORTATION OFFSITE LEVY</b><br>[Base = \$4595/acres x 3.18 acres = \$14,612.10] | \$14,612.10             |

#### Additional Review Considerations

Conditions were set based on the following items:

##### *Accessibility to a Road*

Access to Lot 1 is currently provided by a paved approach and driveway off of Bearspaw Green. Based on the Administration's assessment of the site, it is recommended a shared approach be constructed to access both Lot 1 and Lot 2. As a condition of subdivision, the Applicant shall upgrade the existing paved approach to mutual approach standards. In addition, they shall register an access right of way plan and easements on the title to the satisfaction of the County.

##### *Stormwater*

No stormwater report was provided as part of the application. As a condition of the subdivision, the Applicant shall provide a Site-Specific Stormwater Implementation Plan for Lot 2, conducted by a qualified professional. This report must be consistent with the Bearspaw Master Drainage Plan and the County's servicing standards. Should any lot-specific improvements be recommended within the site-specific stormwater implementation, as a condition of the subdivision, the applicant/owner will enter into a Site Improvements/Servicing Agreement for the construction of such improvements.

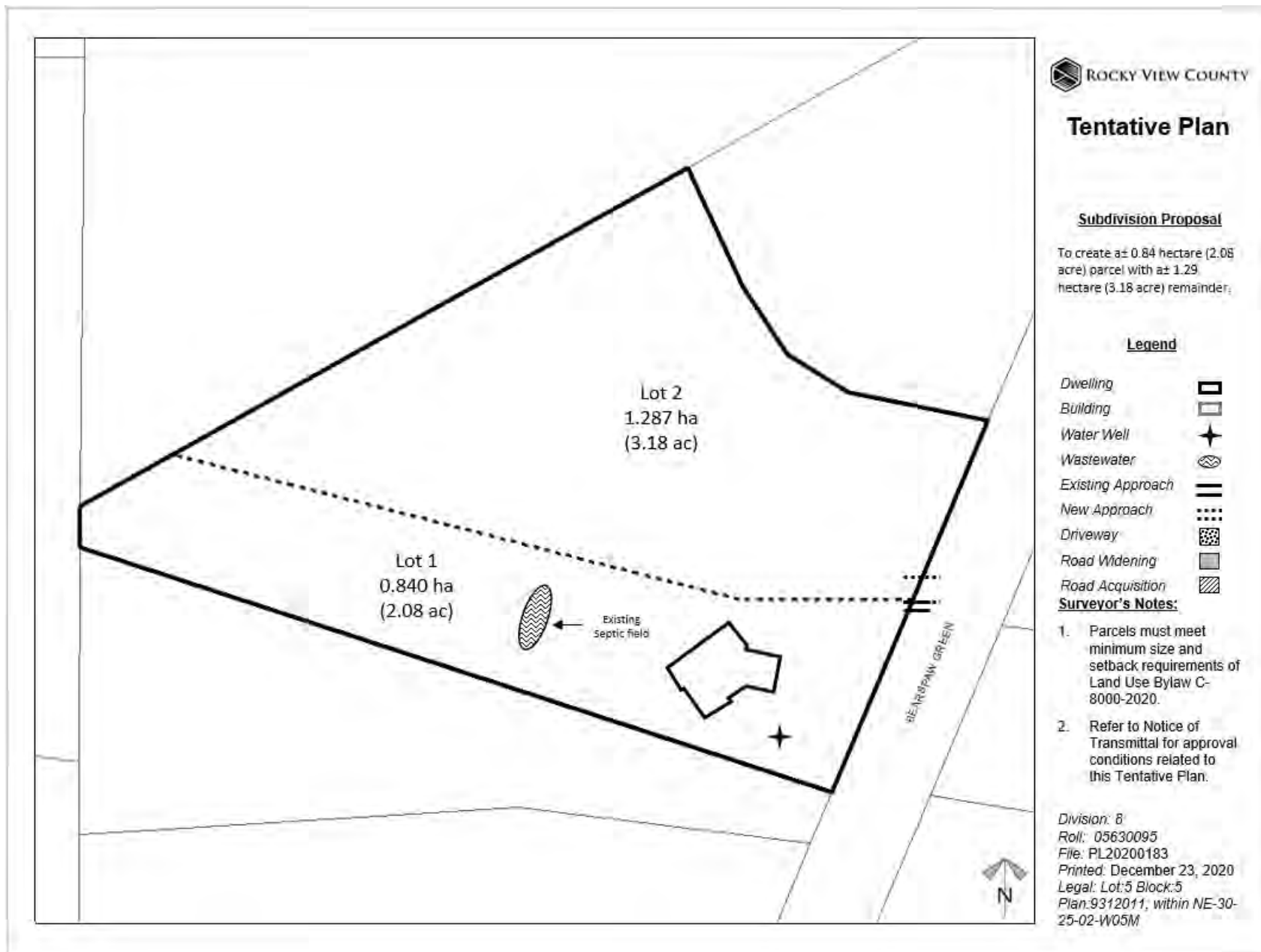
##### *Servicing*

The applicant has provided a Level 3 Private Sewage Treatment Assessment, prepared by Osprey Engineering dated April 20, 2021. The assessment confirms that a treatment field is a suitable option for the new lot (Lot 2). As a condition of the subdivision, the owner shall enter into a Site Improvements/Services Agreement for Lot 2 for the construction of a Packaged Sewage Treatment System in accordance with the PSTS report and meets the Bureau de Normalisation du Quebec (BNQ) standards for treatment.

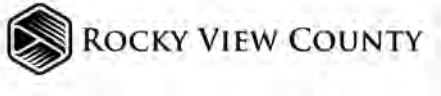
Lot 2 shall be serviced by way of connection to the Rocky View Water Co-op distribution system which has been included in the condition of the subdivision. The existing home on Lot 1 is currently serviced by an existing potable water well and private sewage system.

*Bearspaw Area Structure Plan*

The subject lands fall within the Bearspaw Area Structure Plan, and therefore the application was evaluated with the requirements of the ASP and the LUB. The subject lands are located within Area 1 policy area and are identified as country residential lands. Policy 8.1.20 states that the minimum parcel size should not be less than four (4) acres in size. Through policy 8.1.21, the Administration may consider applications for the subdivision with parcels less than four (4) acres in size if it is supported by a Concept Plan. Due to the limited scope of this subdivision (1 new parcel), a concept plan would not provide any greater clarity on future development in the area. In addition, most of the surrounding parcels are of a similar size to the proposed subdivision.







**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

---

Acting Executive Director  
Community Development Services

---

Acting Chief Administrative Officer

ST/lt

**ATTACHMENTS:**

ATTACHMENT 'A': Approval Conditions

ATTACHMENT 'B': Maps and Other Information

ATTACHMENT 'C': Public Submissions





## ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create a,  $\pm 0.84$  hectare (2.08 acre) and  $\pm 1.29$  hectare (3.18 acre) remainder within Lot: 5 Block: 5 Plan: 9312011 within NE-30-25-02-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 each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

*Survey Plans*

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

*Transportation and Access*

- 2) The Owner shall upgrade the existing road approach to a mutual paved standard as shown on the Approved Tentative Plan, in order to provide access to Lots 1 & 2;
  - a) Provide an access right of way plan; and
  - b) Prepare and register respective easements on each title, where required.

*Site Servicing*

- 3) The Owner/Applicant is to enter into a Site Improvements / Services Agreement on Lot 2 with the County and shall include the following:
  - a) In accordance with the Level 3 PSTS Assessment prepared by Osprey Engineering Inc. (April 20, 2021).
  - b) For the construction of a Packaged Sewage Treatment System which meets Bureau de Normalisation du Quebec (BNQ) standards for treatment.
- 4) The Owner/Applicant is to provide confirmation of tie-in for connection to Rocky View Water Co-op an Alberta Environment licensed piped water supplier, for Lot 2, as shown on the Approved Tentative Plan. This includes providing information regarding:
  - a) Documentation proving that water supply has been purchased for proposed Lot 2; and



ROCKY VIEW COUNTY

- b) Documentation proving that water supply infrastructure requirements including servicing to the new lot have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 5) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lot(s) 1 & 2, indicating:
  - a) Each future Lot Owner is required to connect to County potable water, wastewater, and stormwater systems at their cost when such services become available; and
  - b) Requirements for decommissioning and reclamation of the onsite water, wastewater, and stormwater systems once County servicing becomes available.

*Developability*

- 6) The Owner/Applicant is to provide and implement a Site-Specific Stormwater Management Plan. Implementation of the Stormwater Management Plan shall include:
  - a) If the recommendations of the Stormwater Management Plan require improvements, then a Site Improvements / Services Agreement shall be entered into;
  - 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) Necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

*Payments and Levies*

- 7) 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:
  - a) From the gross acreage of Lot 2 as shown on the Plan of Survey.
- 8) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

*Utility*

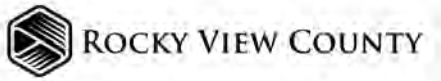
- 9) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of ATCO Gas.

*Taxes*

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

**D. SUBDIVISION AUTHORITY DIRECTION:**

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



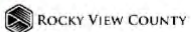
## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

|   |  |
|---|--|
| <b>APPLICANT:</b><br>Maidment Land Surveys Inc.   | <b>OWNER:</b><br>Albert M. Karulovic   |
| <b>DATE APPLICATION RECEIVED:</b><br>December 22, 2020  | <b>DATE DEEMED COMPLETE:</b><br>January 15, 2021                                 |
| <b>GROSS AREA:</b> ± 2.13 hectares<br>(± 5.26 acres)  | <b>LEGAL DESCRIPTION:</b> Lot: 5, Block: 5,<br>Plan: 931 2011<br>NE-30-25-02-W5M |
| <b>APPEAL BOARD:</b> Rocky View County Subdivision and Development Appeal Board   |  |
| <b>HISTORY:</b><br><i>July 27, 1993:</i> Council approved the subdivision of 93-RV-126 to create two new lots.  |  |
| <b>PUBLIC &amp; AGENCY SUBMISSIONS:</b><br><p>The application was circulated to 189 adjacent landowners. 4 letters were received in opposition. The responses have been included in Appendix 'C.'</p> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p> |  |

## Subdivision Proposal

To create a  $\pm 0.84$  hectare (2.08 acre) parcel with a  $\pm 1.29$  hectare (3.18 acre) remainder.

Division: 8  
Roll: 05630095  
File: PL20200183  
Printed: December 23, 2020  
Legal: Lot: 5 Block: 5  
Plan: 90212011; within NE-30-25-02-W05M





## Development Proposal

### Subdivision Proposal

To create a  $\pm 0.84$  hectare (2.08 acre) parcel with a  $\pm 1.29$  hectare (3.18 acre) remainder.



Division: 8  
Roll: 05630095  
File: PL20200183  
Printed: December 23, 2020  
Legal: Lot: 5 Block: 5  
Plan: 9312011; within NE-30-25-02-W05M  
Page 41 of 158

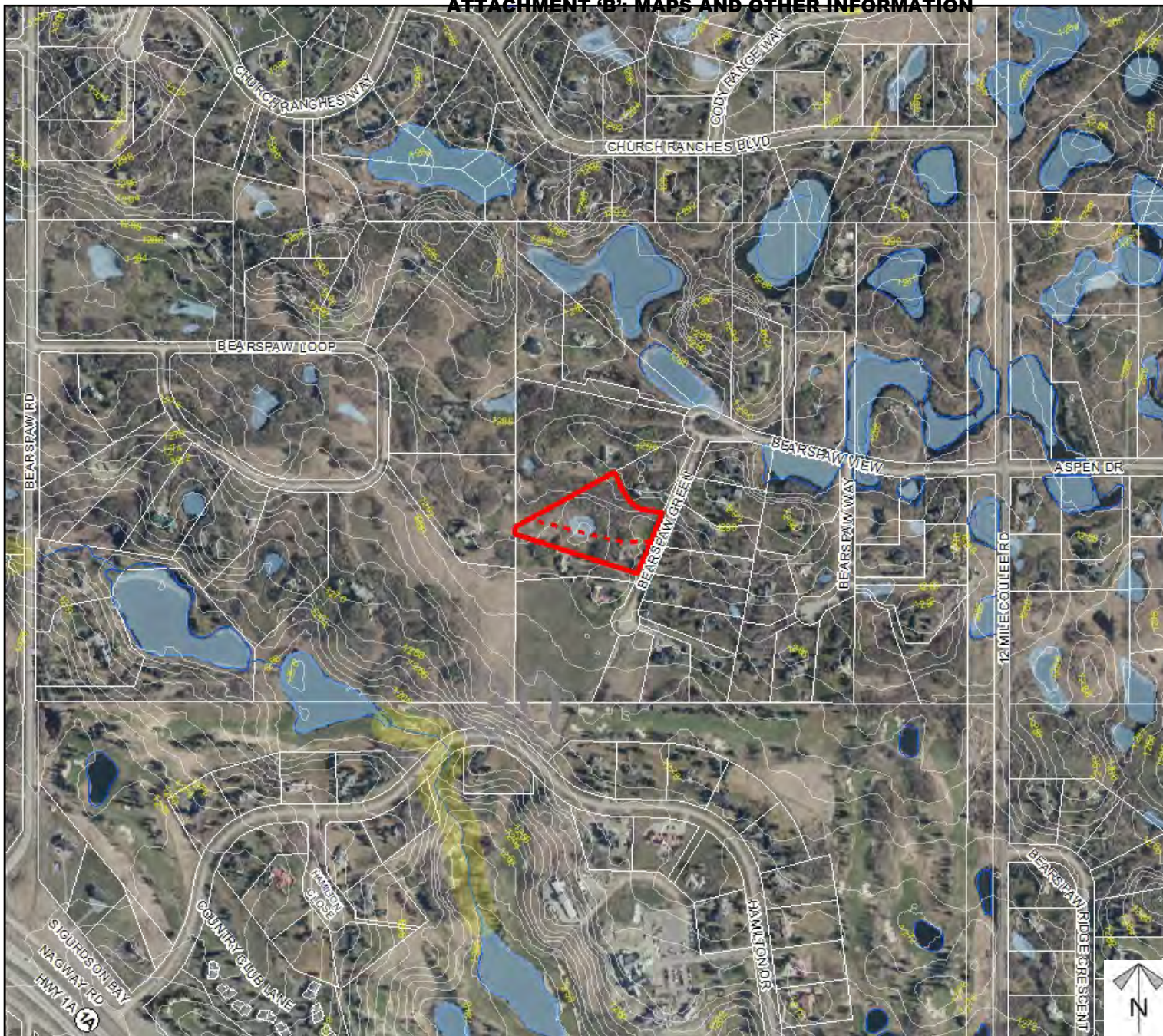




## Environmental

### Subdivision Proposal

To create a  $\pm 0.84$  hectare (2.08 acre) parcel with a  $\pm 1.29$  hectare (3.18 acre) remainder.



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

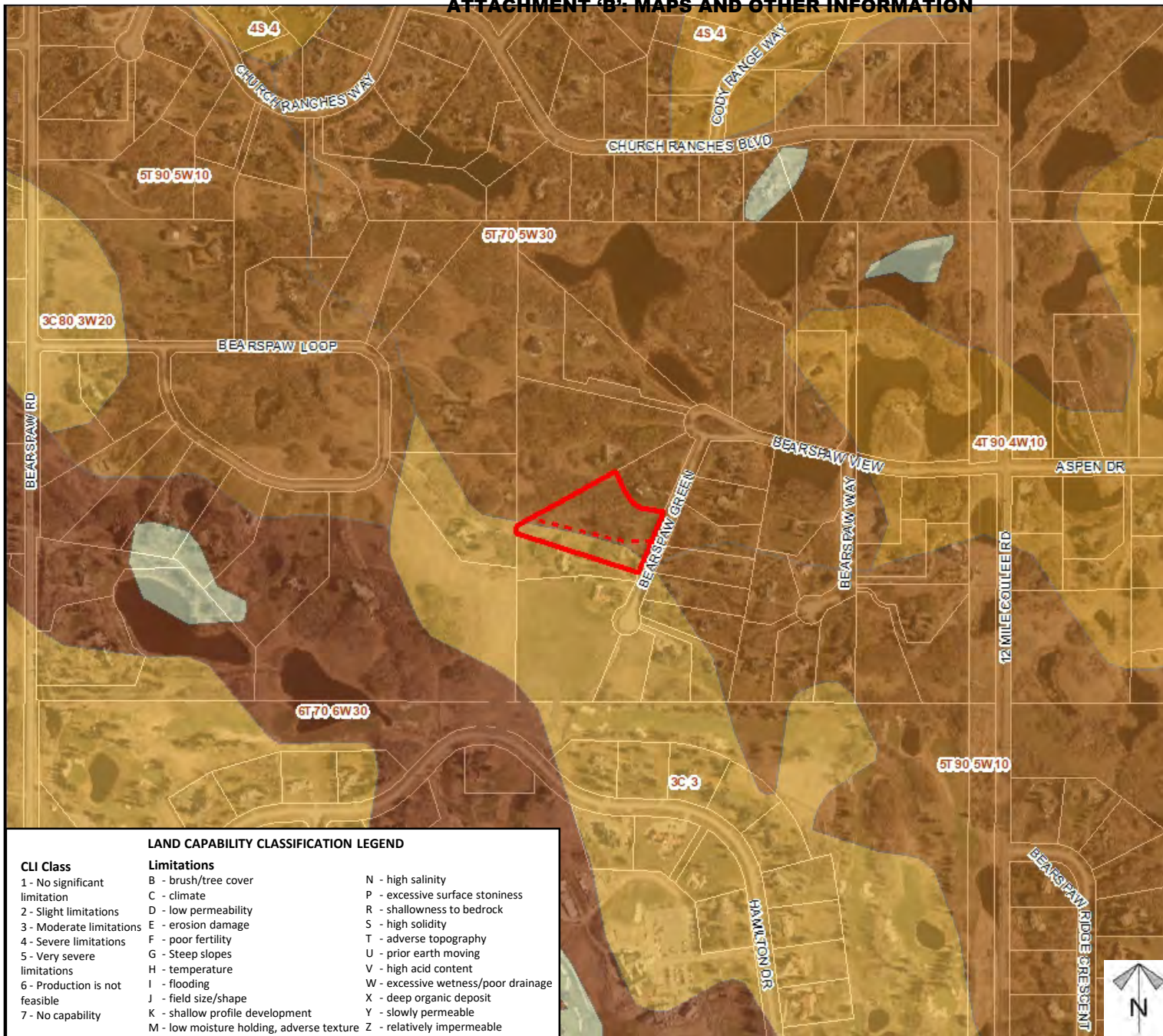
Division: 8  
 Roll: 05630095  
 File: PL20200183  
 Printed: December 23, 2020  
 Legal: Lot: 5 Block: 5  
 Plan: 9312011; within NE-30-25-02-W05M  
 Page 42 of 158



## Soil Classifications

### Subdivision Proposal

To create a  $\pm 0.84$  hectare (2.08 acre) parcel with a  $\pm 1.29$  hectare (3.18 acre) remainder.



Division: 8  
 Roll: 05630095  
 File: PL20200183  
 Printed: December 23, 2020  
 Legal: Lot: 5 Block: 5  
 Plan: 9312011; within NE-30-25-02-W05M  
 Page 43 of 158

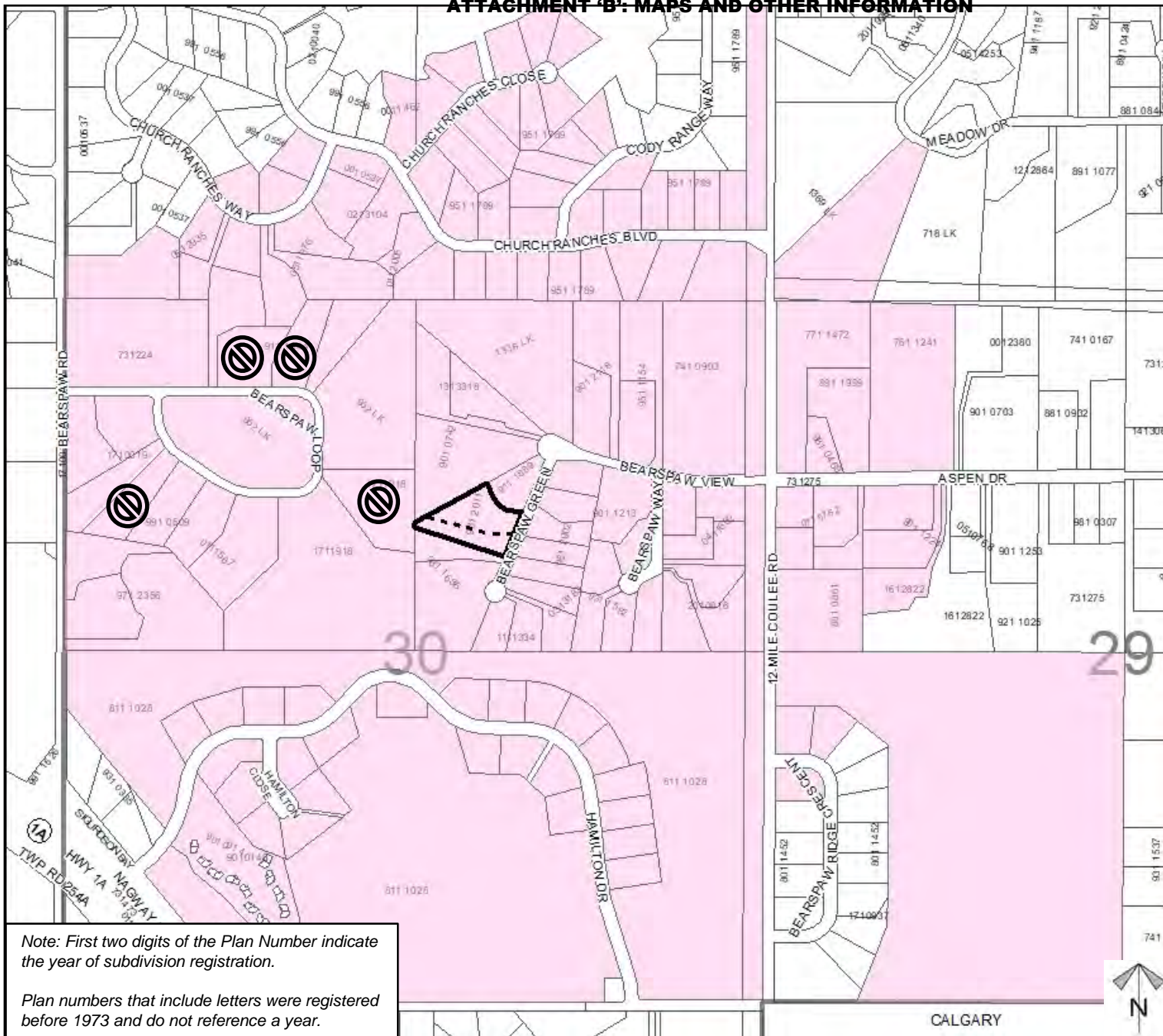




## Landowner Circulation Area

### Subdivision Proposal

To create a  $\pm 0.84$  hectare (2.08 acre) parcel with a  $\pm 1.29$  hectare (3.18 acre) remainder.



### Legend

Support



Opposition



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

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

Division: 8  
Roll: 05630095  
File: PL20200183  
Printed: December 23, 2020  
Legal: Lot 5 Block: 5  
Plan: 9312011; within NE-30-25-02-W05M  
Page 44 of 158



## Tentative Plan

### Subdivision Proposal

To create  $\pm 0.84$  hectare (2.08 acre) parcel with  $\pm 1.29$  hectare (3.18 acre) remainder.

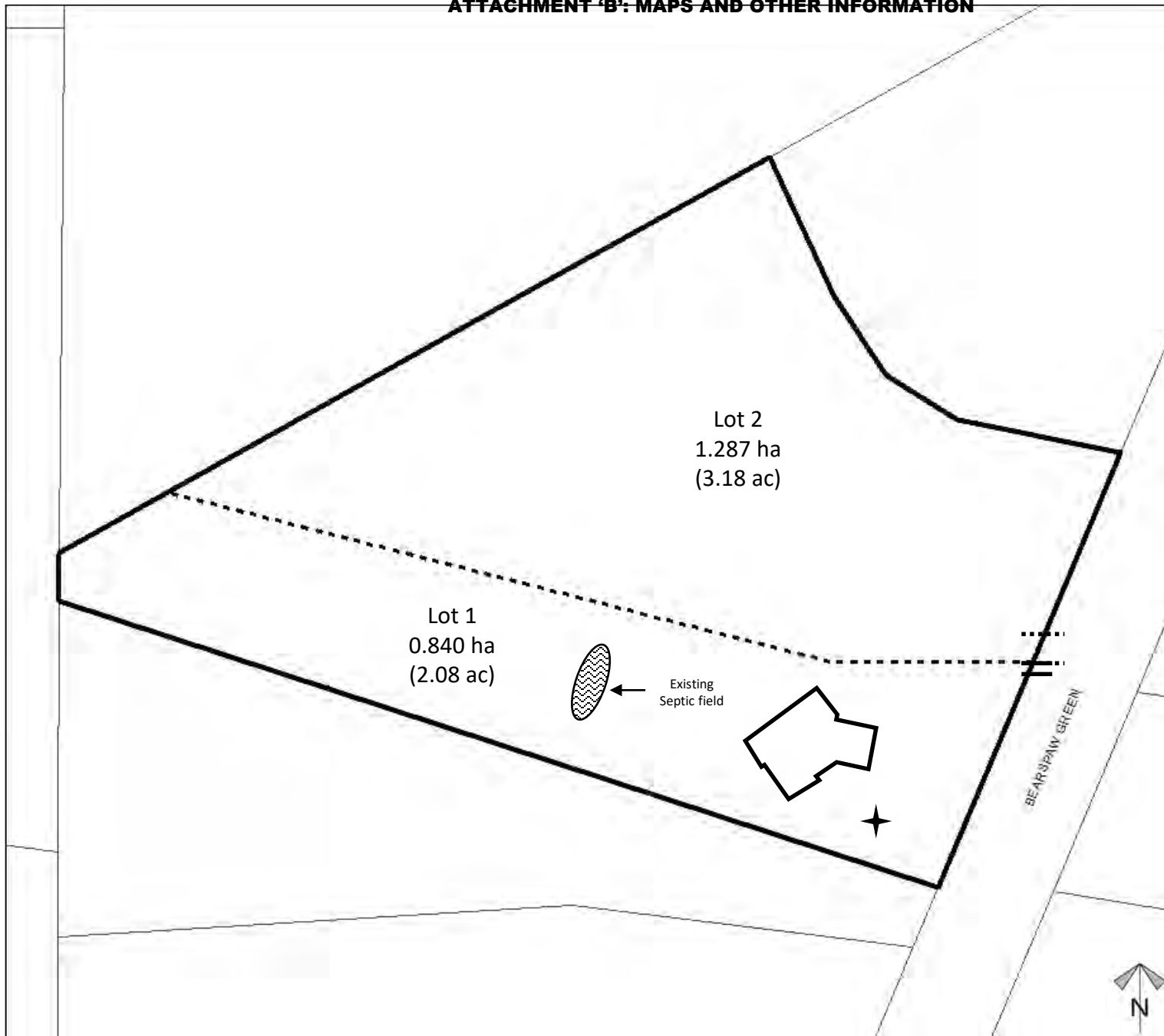
### Legend

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

### Surveyor's Notes:

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

Division: 8  
 Roll: 05630095  
 File: PL20200183  
 Printed: December 23, 2020  
 Legal: Lot: 5 Block: 5  
 Plan: 9312011; within NE-30-25-02-W05M  
 Page 45 of 158



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# K&C SCHAERER

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February 9, 2021

ROCKY VIEW COUNTY  
262075 ROCKY VIEW POINT  
ROCKY VIEW COUNTY, AB T41 0X2

**RE: FILE #05630095**

**APPLICATION# PL20200183**

**Attention: Planning and Development Services Department & Scott Thompson**

We are located at 63 Bearspaw Loop and opposed to the proposed subdivision for application of parcels less than four acres. We fully support 4 acres & Zoning of R-RUR which supports livestock and animals that we and the residents have in our neighborhood of horses, llamas, and chickens. The neighborhood has properties in the following acre parcels: twenty-seven, sixteen, twelve, eight, and four-acre parcels. At the core of our neighborhood is the 15-acre Municipal Reserve. We are the neighborhood that formed the Bearspaw Loop Municipal Reserve Preservation Society (BLMRPS) in 2007, with the vision of preserving the natural ecosystem of the 15-acre parcel, off Bearspaw Road. This has pathways for horse trails. To be clear we do not support subdividing existing properties into this proposed two or three acres as feel it is not compatible with the size and zoning of the existing neighborhood parcels. Our aim is to preserve this area and its R-RUR zoning of a minimum of 4-acre parcels so we can continue to have livestock for our families.

Cheryl & Kurt Schaerer  
63 Bearspaw Loop  
Rocky View County, AB, T3R 1K2  
[REDACTED]

Sincerely,

*Cheryl & Kurt Schaerer*

---

63 BEARSPAW LOOP CALGARY AB  
[REDACTED]

Attention; **Scott Thompson**

File Number: 05630095

Application Number: PL20200183

Division: 8

February 9, 2021

We are responding to the subdivision request of Albert M. Karulovic's subdivision of his 5.25 acre lot into two lots.

Although we are not adamantly opposed to this subdivision, we are opposed to 2 acre lots within the Bearspaw area, as the density greatly detracts from the rural setting the majority of Bearspaw residents have moved here for.

Although our property is not directly adjacent to the requested subdivision, we are very concerned that this opens up 20-acre landowners within Bearspaw Loop (our community), to the increased revenue potential that approving this subdivision will set precedence on.

Additionally, we are members of the Bearspaw Loop Preservation Society, which is a 15 acre municipal reserve that I am both the treasurer on and caretaker of. The area is frequented by an abundance of wildlife and we find ourselves loving the rural setting that we are fortunate to live within. Permitting 2 acre parcels will have a huge impact on the development potential of the municipal reserve land, and once that happens, the sale sign will be going up on our property. For this reason, our group will fight hard to protect this hidden treasure of land.

We have had some recent subdivisions within the loop from a 20 acre parcel to four 4 acre parcels, which in our opinion is the maximum density of housing that is able to preserve the rural feeling that we currently enjoy. To be honest, the recent subdivision here was fueled by greed when the property owner split off and sold three parcels of land after their parents passed away, all in the name of squeezing as much revenue out of the property as possible. This has already increased traffic considerably within our small community, especially during the construction phase. By setting precedence of permitting 2-acre subdivisions, this opens the door to the majority of residents within our loop to further divide their properties, thereby negatively impacting both our property's value as well as altering the rural feeling which is what makes this area such a great place to live.

Again, as this particular subdivision does not directly affect our property, we are mainly concerned with setting a precedence of approving 2-acre parcels and would appreciate some assurance that if this subdivision in question is approved, it will not change or alter subdivision zoning requirements within Bearspaw Loop.

Kind Regards,  
Jeff & Theresa Deitz  
165 Bearspaw Loop  
Calgary, Alberta  
T3R1K2

**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - Re: FILE #05630095 #PL20200183  
**Date:** February 9, 2021 2:36:19 PM

---

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

Scott;

I trust you received my letter of concern dated January 29th to the proposed subdivision to my east?

Warm Regards,

Tim Beach

On Fri, Jan 29, 2021 at 11:57 AM Tim Beach [REDACTED] wrote:

>  
> Good Day Scott;  
>  
> I hope this finds you safe and healthy.  
>  
> I'm writing to you with some questions and potential concerns in  
> relation to FILE #05630095 #PL20200183. As you can probably  
> appreciate the reason for country living is because we like space,  
> quietness and all around tranquility. One of the main reasons for me  
> choosing to live where I live is because of the acreage sizes all  
> around me at 4+ acres in size. I realize the desire to subdivide for  
> monetary reasons; however, this may be cause for concern as more and  
> more of our neighbors chop off 2 acre sites eliminating the benefits  
> listed above. Lastly I have a desire to one day build a personal  
> shop/storage building on the east side of my property line, and the  
> last thing I want is restrictions because of this potential  
> subdivision. Would you be able to answer the following couple  
> questions?  
>  
> 1) What is the intent of the proposed subdivided parcel that does not  
> currently have a residence?  
> 2) What is the setback of development from the proposed property line?  
>  
> Sincerely,  
>  
> Tim Beach

Attention; **Scott Thompson**

File Number: 05630095

Application Number: PL20200183

Division: 8

I am responding to the subdivision of Albert M. Karulovic's subdivision of his 5.25 acre lot into two lots.

I'd like to say I am opposed to the subdivision.

My main concern is sewer and ground water contamination as a result of increase sewer. Two acre spacing should not be allowed throughout all areas of Bearspaw. The county has no sewer water treatment facility or pipeline system to deal with higher housing development. If present 4 and 5 acre lots are allowed to divide into 2 to 2+ acre lots ground water contamination will become a huge issue. Residents with water wells will incur contamination.

I presently live on a 4+ acre lot. By the criteria of allowing this sort of subdivision I could subdivide by back 2 acres off through a pan handle drive way. I know of 3 Bearspaw neighbors\residents that this would impact their residents and detract from the rural setting their homes live/reside in. As a Bearspaw resident we moved into this area to provide a rural lifestyle. Purchasing 4 and 5 acre lots to give us room to experience our surroundings.

Generally, the smallest land unit in our area are 4/5 acres with the exception of the Church Ranch. Church Ranches area has left large areas as natural areas or pond/lake areas. Part of living in Bearspaw is the peace and tranquility of the area. This lower density housing provides natural area for wildlife to find space to live. On a weekly basis moose, deer, coyotes, porcupine, fox and a mass of different birds live freely in this area. Increased density to 2 acres everywhere will place pressure on these animals and thus detract from the beauty of the area.

I can only think the 05630095 subdivision is one of monetary value to the present residence. Based on Mr. and Mrs. Karulovic's desires they should sell their present home with the 5 acres and move into a higher density area. There are entire subdivisions to the south and north that are 2 acre lots. The regional development of those areas started with 2-acre units from the start.

Bearspaw is a beautiful area. Increasing housing density will only detract from that. Impacting your neighbors to gain a monetary value is not why we moved into Bearspaw in the first place. We moved here for the rural setting. Please don't take that away from us. Many more will follow if you allow this sort of division of land on 4 or 5 acre units.

Sincerely Keith Miller  
153 Bearspaw Loop Calgary, AB T3R1K2



## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission  
Subdivision Authority

**DIVISION:** 5

**DATE:** June 9, 2021

**APPLICATION:** PL20210036

**FILE:** 04329114

**SUBJECT:** Residential Subdivision

**APPLICATION:** To create a  $\pm$  0.27 hectare (0.67 acre) parcel with a  $\pm$  0.29 hectare (0.72 acre) remainder.

**GENERAL LOCATION:** Located approximately 1.60 km (1 mile) north of the city of Chestermere 1.61km (1 mile) south of Twp Rd 250, 0.20km (1/8 mile) west of Conrich Rd.

**LAND USE DESIGNATION:** Direct Control District 120, Residential Cell.

**EXECUTIVE SUMMARY:** The application is inconsistent with the relevant policies of the Conrich Area Structure Plan, Direct Control District 120, and the *Municipal Government Act*.

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

### OPTIONS:

Option #1: THAT Subdivision Application PL20210036 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Subdivision Application PL20210036 be refused for the following reasons:

1. It is inconsistent with the *Municipal Government Act*, Conrich Area structure Plan, and Direct Control District 120.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Scott Thompson, Planning and Development Services



### APPLICATION EVALUATION:

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

|  |  |
|--|--|
| <b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Conrich Area Structure Plan;</li> <li>• Direct Control District 120; and</li> <li>• County Servicing Standards.</li> </ul> | <b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• No Technical reports were submitted as part of this application.</li> </ul> |
|--|--|

#### *Payments and Levies*

| APPLICABLE FEE/LEVY   | AMOUNT OWING (ESTIMATE) |
|---|-------------------------|
| <b>STORMWATER OFFSITE LEVY</b><br>[Base = \$5,992/acre x 1.38 acres = \$8,268.96] | \$8,268.96              |

#### Additional Review Considerations

Conditions were set based on the following items:

##### *Accessibility to a Road*

The existing parcel has one paved approach off of Cambridge Park Way. As a condition of Subdivision, the applicant/owner will be required to construct a new approach to provide access to Lot 1.

##### *Water Supply*

As per Conrich ASP Policy 23.9, all new development shall connect to the County's potable water system. As the subject lands are located within the Conrich Transmission Main Service area, and a distribution line is already available adjacent to the subject lands. As Lot 2 is already serviced, the applicant/owner would be required to connect Lot 1 to municipal water services as a condition of the subdivision.

##### *Waste Water*

As per the Conrich ASP 23.15, all new development shall connect to the County's wastewater system where available.

The subject lands are adjacent to an existing wastewater collection system. As Lot 2 is already serviced, the applicant/owner would be required to connect Lot 1 to the municipal wastewater collection system as a condition of the subdivision.

The Applicant/Owner will also be required to pay the wastewater connection fee for the new lot being created in accordance with the Master Rates Bylaw.

##### *Stormwater*

No stormwater report was provided as part of this application as the lands are located within a developed community. As a condition of subdivision, the applicant/owner will be required to connect/tie into the existing stormwater infrastructure and provide the necessary grading plans.



The Applicant/Owner will also be required to pay the offsite stormwater levy for both Lots 1 and 2 as the levy had not been previously collected (lands developed prior to the passing of the bylaw).

#### *Policy Considerations*

##### *Municipal Government Act*

All subdivision applications must be assessed in accordance with the *Municipal Government Act* (MGA). Within Section 654(1)(b) of the MGA it states that:

*"A subdivision authority must not approve an application for subdivision approval unless the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided."*

As the application does not conform to the Conrich Area Structure Plan the application is not in compliance with the MGA.

##### *Intermunicipal Development Plan*

The proposed subdivision is located within the Rocky View County/City of Calgary IDP area, as well as the Chestermere Notification area.

As required by the IDP, the County referred the application to the City of Calgary, which had no comments. The County did not receive a response from the Town of Chestermere.

Based on a review of the policies, the proposed subdivision is consistent with the IDP.

##### *Conrich Area Structure Plan*

The subject parcel is within the Conrich Area Structure Plan (ASP) and is identified as being within the Future Policy Area. Policy 7.1 of the ASP states that:

*"Local plans, land use redesignation and new subdivision shall not be supported within the future policy area, as shown on Map 5."*

As a result, the proposed application does not conform with the ASP.

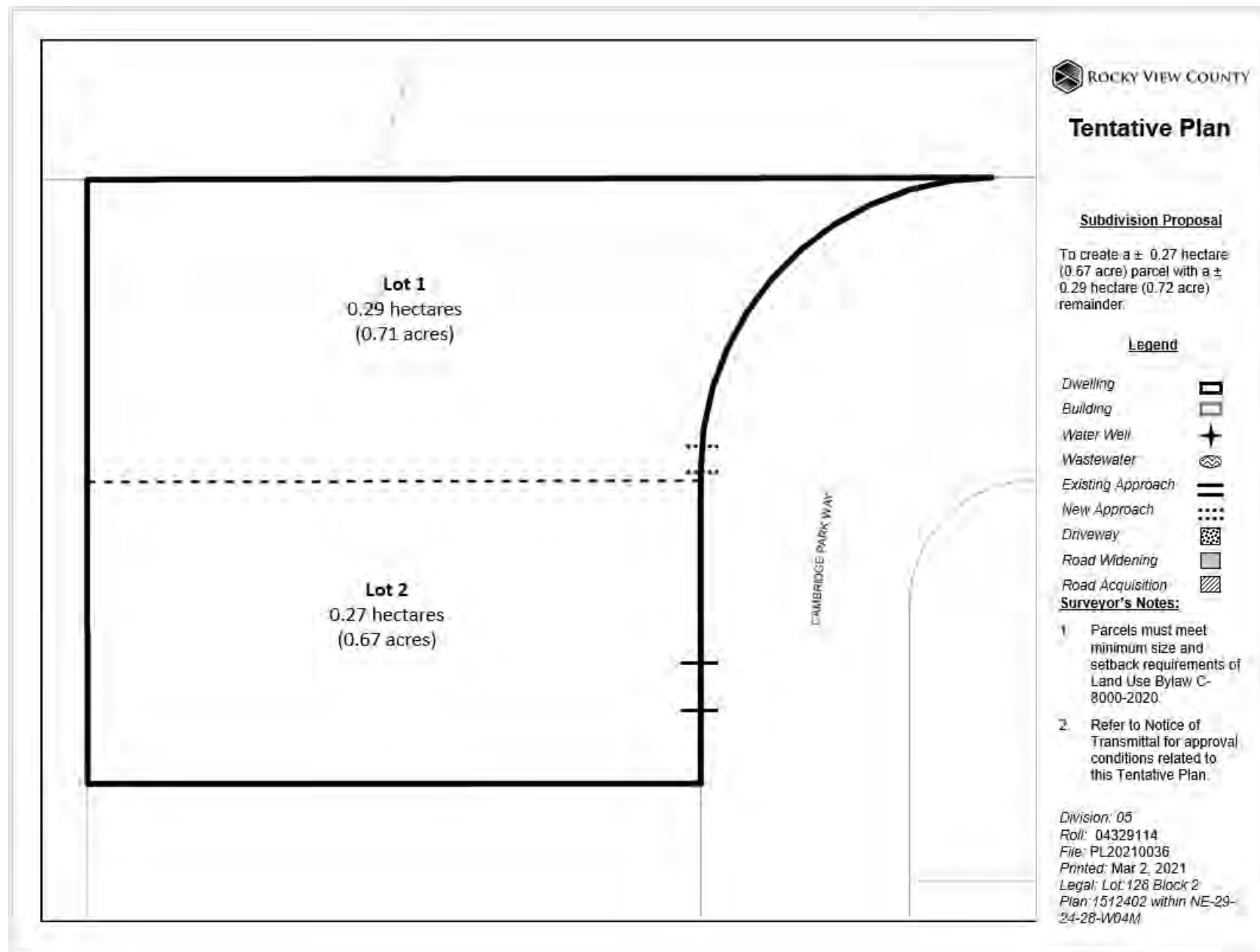
##### *South Conrich Conceptual Scheme*

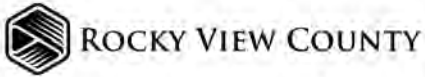
The subject parcel is located within the South Conrich Conceptual scheme. The proposed application is in line with the minimum parcel size of 0.25 acres found in policy 6.2.1. Generally, the application is in line with the policies found within the South Conrich Conceptual Scheme.

##### *Direct Control District*

The subject parcel is governed by the Direct Control District 120 (DC 120) and is located within Site 2 of the bylaw. While the parcel size is consistent with the typical size of a parcel within the area, Policy 2.8.3. states that the maximum number of parcels within Site 2 shall be 118, of which there are currently 118 parcels. As such, this application is inconsistent with the DC 120.







**CONCLUSION:**

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

It is to be noted that as the subject lands are located within the existing community of Cambridge Park which contains parcels 0.25 acres in size, the proposal is consistent with the form and character of the community.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

---

Acting Executive Director  
Community Development Services

---

Acting Chief Administrative Officer

ST/ltt

**ATTACHMENTS:**

ATTACHMENT ‘A’: Approval Conditions

ATTACHMENT ‘B’: Maps and Other Information

ATTACHMENT ‘C’: Public Submissions



### ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create a  $\pm 0.27$  hectare (0.67 acre) parcel with a  $\pm 0.29$  hectare (0.72 acre) at Lot:128 Block:2 Plan:1512402 within NE-29-24-28-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.

#### Transportation

- 2) The Owner shall construct a new approach on Cambridge Park Way in order to provide access to Lot 1; 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.

#### Site Servicing

- 3) The Owner is to provide confirmation of a tie-in to the piped water system for Lot 1, as shown on the Approved Tentative Plan. This includes providing information regarding:
  - a) Site Servicing Plan, which provides a detailed layout of the on-site potable water lines.
  - b) Documentation proving that all necessary water infrastructure is installed (with no Development Agreement in condition set)
 OR:
  - c) Documentation proving that all necessary water infrastructure will be installed (in the event of a Development Agreement) and that the water supplier has approved the associated plans and specifications;



## ROCKY VIEW COUNTY

- d) Connection to existing potable water mains is not permitted without the written authorization of Rocky View County's Utility Operations.
- 4) The Owner is to provide confirmation of tie-in to the County's piped wastewater system for Lot 1, as shown on the Approved Tentative Plan. This includes providing information regarding:
  - a) Site Servicing Plan, which provides a detailed layout of the on-site sanitary lines.
  - b) Documentation proving that all necessary wastewater infrastructure is installed (with no Development Agreement in condition set)
  - OR
  - c) Documentation proving that all necessary wastewater infrastructure will be installed (in the event of a Development Agreement)
  - d) Connection to existing sanitary sewer mains is not permitted without the written authorization of Rocky View County's Utility Operations.

### *Stormwater*

- 5) The Owner is to provide confirmation that the proposed Lot 1 ties into the existing stormwater management infrastructure for the Cambridge Park Development as shown on the Approved Tentative Plan. This includes providing information regarding:
  - a) Site Stormwater Implementation Plan, which demonstrates adherence to the Cambridge Park Estates Master Drainage Plan.
  - b) Update to the Building Grade Plan for Phase 2 of the Cambridge Park Estates development to be inclusive of the new Lot 1
  - c) Documentation proving that all necessary infrastructure is installed (with no Development Agreement in condition set)
  - OR
  - d) Documentation proving that all necessary infrastructure will be installed (in the event of a Development Agreement)

### *Payments and Levies*

- 6) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 1 new lot.
- 7) The Owner shall pay the Stormwater Off-Site Levy in accordance with Bylaw C-8008-2020, for the gross area of Lot 1 and Lot 2.
- 8) The Owner shall pay the Wastewater connection fee in accordance with the Master Rates Bylaw, for Lot 1.

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

**ATTACHMENT 'B': MAPS AND OTHER INFORMATION**

|   |   |
|---|---|
| <b>APPLICANT:</b><br>Vista Geomatics/ Darrell Grant   | <b>OWNER:</b><br>Amar Developments Ltd.                                       |
| <b>DATE APPLICATION RECEIVED:</b><br>March 2, 2021  | <b>DATE DEEMED COMPLETE:</b><br>March 15, 2021                                |
| <b>GROSS AREA:</b> ± 0.55 hectares<br>(± 1.38 acres)  | <b>LEGAL DESCRIPTION:</b> Lot:128 Block:2<br>Plan:1512402<br>NE-29-24-28-W04M |
| <b>APPEAL BOARD:</b> Rocky View County Subdivision and Development Appeal board   |   |
| <b>HISTORY:</b><br><p><b>December 9, 2015:</b> Conrich Area Structure Plan was approved by Council.</p> <p><b>June 14, 2014:</b> Subdivision with the creation of 13 lots was approved.</p> <p><b>July 31, 2007:</b> South Conrich Conceptual Scheme was adopted by Rocky View County Council.</p>  |   |
| <b>PUBLIC &amp; AGENCY SUBMISSIONS:</b><br><p>The application was circulated to 359 adjacent landowners. 22 letters of opposition were received. The responses have been included in Appendix 'C.' The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p> |   |



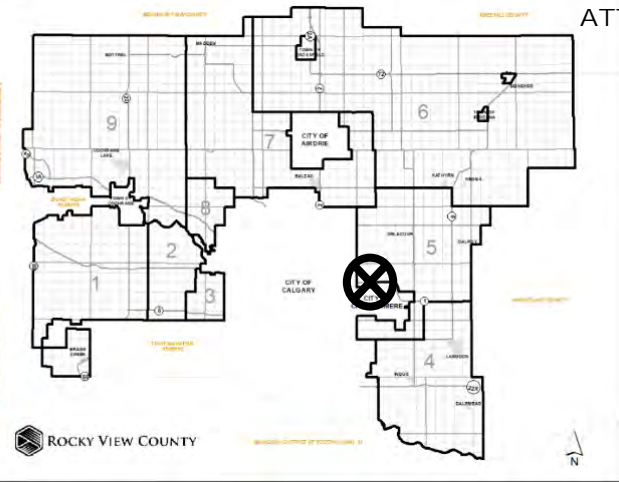


## Location & Context

### Subdivision Proposal

To create a  $\pm 0.27$  hectare (0.67 acre) parcel with a  $\pm 0.29$  hectare (0.72 acre) remainder.

### ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 05  
Roll: 04329114  
File: PL20210036  
Printed: Mar 2, 2021  
Legal: Lot:128 Block:2  
Plan:1512402 within  
NE 1/4 of 158



## Subdivision Proposal

To create a  $\pm 0.27$  hectare (0.67 acre) parcel with a  $\pm 0.29$  hectare (0.72 acre) remainder.

Division: 05  
Roll: 04329114  
File: PL20210036  
Printed: Mar 2, 2021  
Legal: Lot:128 Block:2  
Plan:1512402 within  
NE Page 59 of 58



## Environmental

### Subdivision Proposal

To create a  $\pm 0.27$  hectare (0.67 acre) parcel with a  $\pm 0.29$  hectare (0.72 acre) remainder.



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

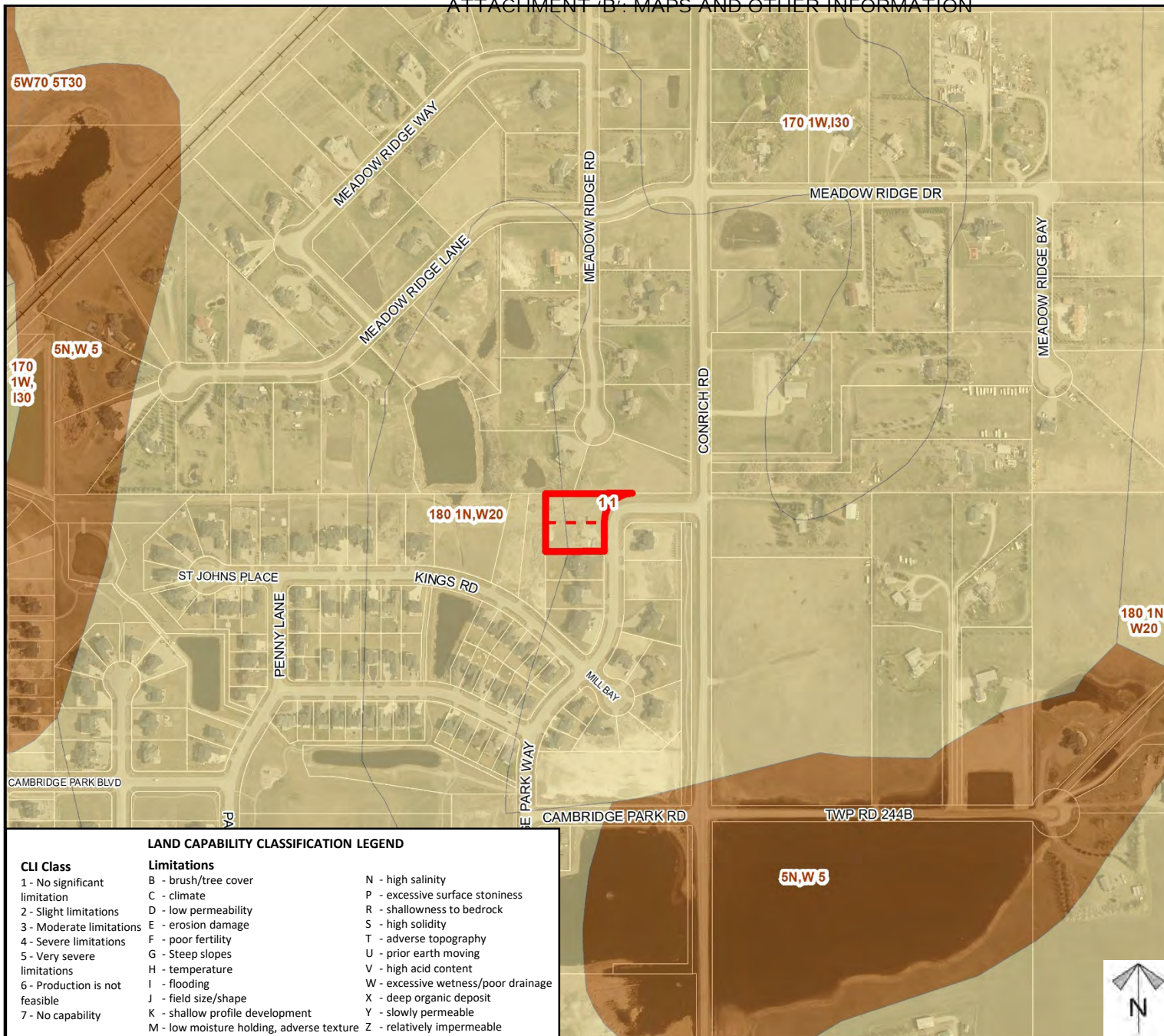
Division: 05  
 Roll: 04329114  
 File: PL20210036  
 Printed: Mar 2, 2021  
 Legal: Lot:128 Block:2  
 Plan:1512402 within  
 NE 1/4 of 158



## Soil Classifications

### Subdivision Proposal

To create a  $\pm 0.27$  hectare (0.67 acre) parcel with a  $\pm 0.29$  hectare (0.72 acre) remainder.



Division: 05  
 Roll: 04329114  
 File: PL20210036  
 Printed: Mar 2, 2021  
 Legal: Lot:128 Block:2  
 Plan:1512402 within  
 NE 1/4 of 1/4 58

**Landowner  
Circulation  
Area**

## Subdivision Proposal

To create a  $\pm 0.27$  hectare (0.67 acre) parcel with a  $\pm 0.29$  hectare (0.72 acre) remainder.

### Legend

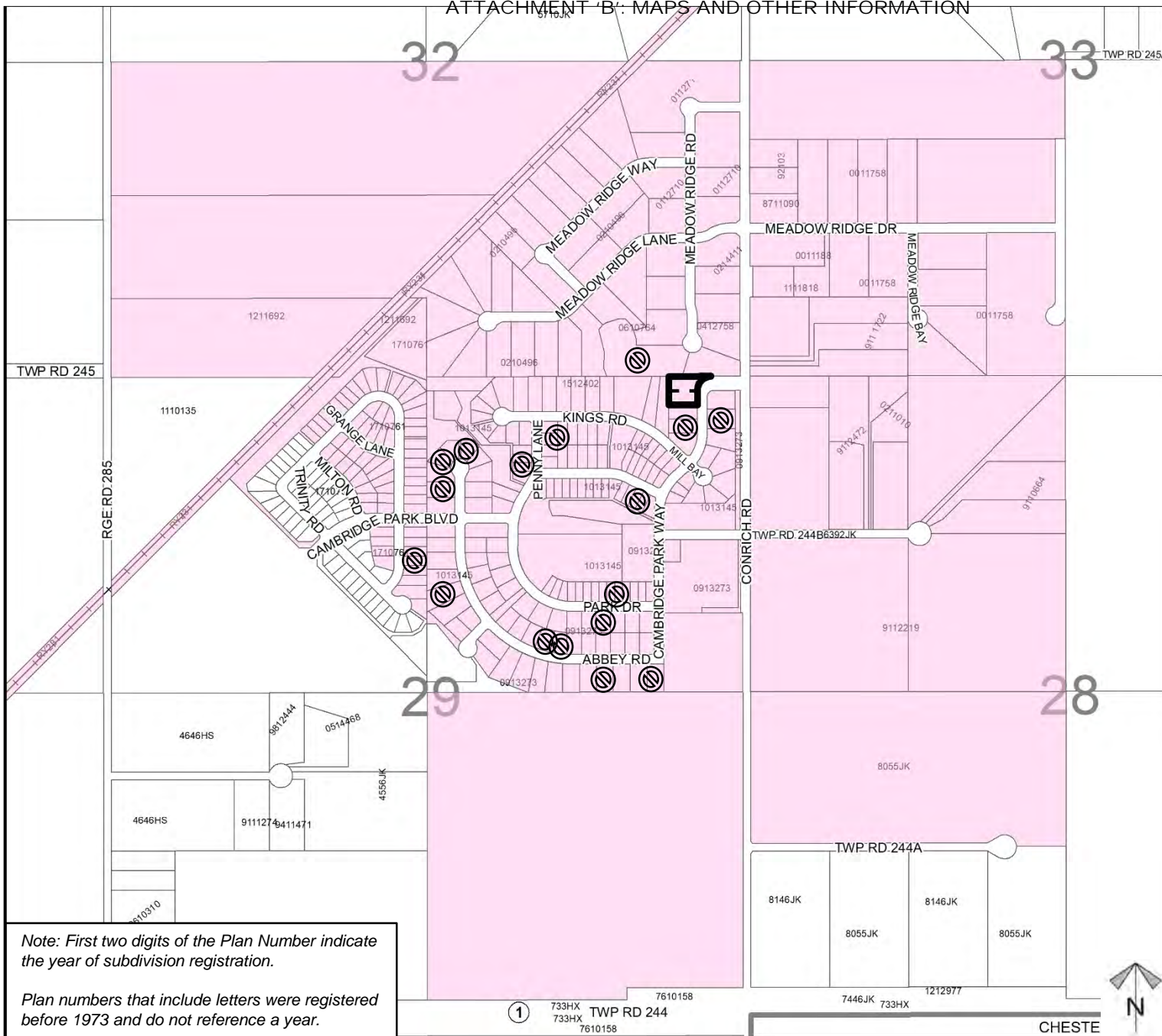
## Support



### Opposition



Division: 05  
Roll: 04329114  
File: PL20210036  
Printed: Mar 2, 2021  
Legal: Lot:128 Block:2  
Plan:1512402 within  
NE 1/4 Sec 36 T44N R14W  
Page 62 of 158



## Tentative Plan

### Subdivision Proposal

To create a  $\pm$  0.27 hectare (0.67 acre) parcel with a  $\pm$  0.29 hectare (0.72 acre) remainder.

### Legend

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

### Surveyor's Notes:

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

Division: 05  
 Roll: 04329114  
 File: PL20210036  
 Printed: Mar 2, 2021  
 Legal: Lot:128 Block:2  
 Plan:1512402 within  
 NE 1/4 of Section 158

**Lot 1**  
 0.29 hectares  
 (0.71 acres)

**Lot 2**  
 0.27 hectares  
 (0.67 acres)

CAMBRIDGE PARK WAY



**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] -  
**Date:** April 9, 2021 10:24:54 AM

---

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

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
5. We are already facing water quantity issues in the community and this will cause more stress on water and sewer.

Regards,  
Aman arora  
17 pound place

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] -  
**Date:** April 9, 2021 3:30:00 PM

---

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

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. Cambridge Park was approved with a Max number of allowed lots which is 32 in Phase 1 and 118 in Phase 2. This should not be allowed to change now.
2. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots. It will look odd and does not belong in this community.
3. This subdivision may adversely impact the values of our homes in the community with inconsistency of lot sizes and designs.
4. This Subdivision will create access issues from the major entrance to the community
5. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
5. We are already facing water quality and shortage issues in the community and this will cause more stress on water and sewer.

Hopefully this council that is supposed to be our representatives will listen to their constituents and voters to stop these changes.

Regards,

Jagdeep Premi  
67 Abbey Road  
Rockyview, AB  
T1Z0A1

**From:** [CambridgePark HOA](#)  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - Application number PL20210036, File Number 04329114  
**Date:** April 9, 2021 11:15:53 AM  
**Attachments:** [Cambridge Park HOA- April 08 - File Number 04329114.pdf](#)

---

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Hi Scott,

Please find attached the communication from Cambridge Park HomeOwners Association regarding application # PL20210036.

Regards,  
Dharminder Premi

## Cambridge Park Home Owners Association

Date: 8<sup>th</sup> April 2021

**Attn: Scott Thompson**

Planning Service Department

Rocky View County

262075 Rocky View Point

Rocky View County, AB – T4A 0X2

Re: File Number – 04329114 For Applications : PL20210036

Dear Sir / Madam,

Residents of Cambridge Park have shown deep concerns over the subdivision of the lot as proposed in the Rocky View File number 04329114. We would like to bring forward the following concerns:

1. The specified Lot was not approved for subdivision as part of the original approved Phase 1 and 2 plans of Cambridge Park Estates and should not be permitted.
2. As there will not be 32<sup>nd</sup> Avenue collector anymore all the lot sizes became a slightly bigger. If this application is approved, other residents may also apply to subdivide their lots on Kings Road causing further issues.
3. North of the proposed land has a storm water swale. Subdivision will cause storm water issues.
4. Subdivision will create two narrow parcel sizes with smaller frontage then the rest of the neighboring lots creating unsymmetrical front aesthetics around that parcel.
5. Narrow and long parcel sizes will result in the development of future homes which will not be compatible with the existing homes on Cambridge Park Way
6. Cambridge Park Estates is an estate community and creating such narrow lots will adversely impact the values of the homes in the vicinity
7. Cambridge Park Estates Residents are currently facing huge shortage of water in the community. Two new homes will cause added burden on the existing water treatment facility
8. Additional homes will cause more burdens on the sewer system, which is not sufficient to handle additional load.

On behalf of the residents of Cambridge Park Estates, **Cambridge Park Home Owners Association** strongly oppose this application of subdivision.

Regards,



Dharminder Premi (President)

**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - Cambridge Estates Subdivision  
**Date:** April 8, 2021 10:35:49 PM

---

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

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. The lot size is too large for one lot and too narrow for the proposed two lots. It is not in line with the original plan that was proposed by the developer.
2. This subdivision may adversely impact the values of our homes in the community
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
6. There is no green space on that side of the community. It would be better used as green space for the whole community.
7. Why are permits still being issued in the community when we are over the capacity for water.

Regards,

Name: Yadwinder Dhesi

Address: 19 Abbey Road, Rockyview



**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - Conrich  
**Date:** April 5, 2021 8:55:46 PM

---

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

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
5. We are already facing water quantity issues in the community and this will cause more stress on water and sewer.

Regards,  
Gurdip Saini  
6 Mill Bay Conrich, Ricky View County

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Cc:** [CambridgePark HOA](#)  
**Subject:** [EXTERNAL] - File # 04329114 , Application # PL20210036 OPPOSE  
**Date:** April 9, 2021 9:29:02 AM

---

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

Sir,

I OPPOSE the proposed by application number PL20210036 because this subdivision will create narrow lots to accommodate two homes that are not in line with the developer's original plan when selling the lots and not in line with the approved plans of Phase 1 and 2. This subdivision may adversely impact the values of our homes in the community. Most important is that We are already facing water quantity issues in the community, and this will cause more stress on water and sewer. Until the water issue is resolved, no future subdivision should be allowed.

Regards,

Name: Jatinder Singh Sandhu

Address: 28 Abbey Road, Rockyview, AB.

**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - File Number – 04329114 For Applications : PL20210036  
**Date:** April 7, 2021 4:07:22 PM

---

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

To ,

Rocky View County,

262075 Rocky View Point,

Rocky View County

Alberta

**Subject : File Number – 04329114 For Applications : PL20210036**

I **OPPOSE** the proposed by application number PL20210036

I am directly impacted by the proposed subdivision application. Reasons for my opposition are as follows:

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes
3. Had we known this was going to happen we would not have purchased the lots to build our homes
4. Subdivision will create access issues from the major entrance to the community
5. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
6. Application of such subdivision has been denied in the past. So, why is this being brought up again.
7. We are already facing water issues in the community and this will cause more

stress on water and sewer system.

Regards,

Name: Tarlochan Singh Shergill & Jasbir Kaur Shergill

Address: 159 Cambridge Park Way Rocky View County, Alberta T1Z 0A2

**From:** \_\_\_\_\_  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - File Number – 04329114 For Applications : PL20210036  
**Date:** April 7, 2021 10:00:20 PM  
**Attachments:** [Residents Letter \(1\) \(1\).docx](#)

---

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

Hi,

Please find attached a letter in opposition to the file number 04329114 in opposition to the subdivision of the lot.

If you require any additional information please contact me at [REDACTED] or by email at [REDACTED]

Can you please confirm when you receive this email.

Thank you!

Jaspal Toor  
155 Cambridge Park Way, Rocky View Conty

To ,  
Rocky View County,  
262075 Rocky View Point,  
Rocky View County  
Alberta

**Subject : File Number – 04329114 For Applications : PL20210036**

I **OPPOSE** the proposed by application number PL20210036

I am directly impacted by the proposed subdivision application. Reasons for my opposition are as follows:

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes
3. Had we known this was going to happen we would not have purchased the lots to build our homes
4. Subdivision will create access issues from the major entrance to the community
5. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
6. Application of such subdivision has been denied in the past. So, why is this being brought up again.
7. We are already facing water issues in the community and this will cause more stress on water and sewer system.

Regards,

Name: Jaspal Singh Toor & Family

Address: 155 Cambridge Park Way Rocky view County

**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - OPPOSE APPLICATION PL20210036  
**Date:** April 9, 2021 8:19:40 AM

---

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

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2

Thank you  
Rana kalsi  
33 pound pl rocky View County AB

Sent from my Galaxy

**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - OPPOSE Application Number PL20210036  
**Date:** April 8, 2021 9:11:54 PM

---

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

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
5. Application of this subdivision has been denied in the past. So, why is this being brought up again.
6. We are already facing water quantity issues in the community and this will cause more stress on water and sewer.

Regards,

Name: Charanjeet Warring

Address: 25 Pound Place Rocky View County

Sent from my iPhone



**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - Oppose Application PL 20210036  
**Date:** April 8, 2021 11:27:10 PM

---

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

Dear Reviewers Team ,

I OPPOSE the proposed by application number PL20210036 for the following reasons:

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community.
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
5. We are already facing water quantity issues in the community and this will cause more stress on water and sewer.

Kind Regards,  
Jarnail Kalsi  
73 Penny Lane T1Z0A4

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - oppose PL20210036  
**Date:** April 5, 2021 9:30:03 AM

---

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

I OPPOSE the PROPOSED BY APPLICATION NUMBER pL 20210036 FOR THE FOLLOWING REASONS

- 1) This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots
- 2) This subdivision may adversely impact the values of our homes in the community
- 3) Subdivision will create access issues from the major entrance to the community
- 4) The proposed development is not in line with the original Cambridge Park estates development plan and is not in line with the approved plans) Application of this subdivision has been denied in the past. so, why is this being brought up again
- 5) we are already facing water quantity issues in the community and this will cause more stress on water and sewer

i am building my house on lot 156 cambridge park way, when i purchased this lot developer ensured me no subdivision will be done on this street, and look now she is trying to ruin the community

**Pammi Ruprai**

[REDACTED]

**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - Oppose to Application number PL20210036, File Number: 04329114, Applicant : Vista Geomatics Ltd.  
**Date:** April 4, 2021 9:13:18 PM

---

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

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

(1) This subdivision will create additional shortage to the water supply to the community as it will require two separate connections for two houses instead of a single house lot at present. Water crisis for the community is a long standing issue. Amar Developments Ltd. has done all controversy actions and conflicting their own statement to Rocky View County, Alberta Utility Board, News Media and community. Cambridge Park community doesn't deserve any new construction and sub-division until new Rocky View Water supply line installed, up and running.

(2) This subdivision may adversely impact the values of our homes in the community odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.

3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
5. Application of this subdivision has been denied in the past. So, why is this being brought up again.
6. We are already facing water quantity issues in the community and this will cause more stress on water and sewer.

Thanks & regards,  
Pravin and Jayshri Nathvani  
13 Park Drive, Rocky View County, AB, T1Z 0A3.

**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - Opposition to Application Number PL20210036  
**Date:** April 8, 2021 11:12:35 PM

---

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

Dear Scott Thompson,

I oppose the proposed application number PL20210036 for the reasons:

This subdivision will create two odd sized and narrow lots to accommodate two homes which is not in line and does not match with existing homes and lots in the existing community.

This proposed subdivision consequently may lead to a negative impact on the value of the existing homes which are already built in the community.

The proposed subdivision will also create access issues from one of the major entrance ways in to the community. Furthermore, the community is already facing severe water shortage issues which are leading to an unfair increased cost due to an inadequate quantity of available water for existing residents. I believe by adding more lots and homes than the original development had planned for will only compound these issues. This proposed application will add even more strain on an already stressed water infrastructure.

Regards,

Name: Jaswinder Singh & Taranpreet Mehdwan

Address: 3 Abbey Road, Rocky View AB T1Z 0A1

**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - PL 20210036 - I OPPOSE THE APPLICATION  
**Date:** April 9, 2021 11:22:12 AM

---

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

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
5. Application of this subdivision has been denied in the past. So, why is this being brought up again.
6. We are already facing water quantity issues in the community and this will cause more stress on water and sewer.

Regards,

Name: Parminder Sandhu

Address: 24 Abbey Rd. Rockyview County AB

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - PL20210036 - Oppose  
**Date:** April 8, 2021 10:56:55 PM

---

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

Hi Scott

I as a resident of Cambridge Park would strongly oppose the application for the following reasons.

This subdivision will create two extremely odd and totally different lot sizes not consistent with the existing development and houses in the area. This application if approved will eventually accommodate two homes on one parcel which is not in line with the original plan and the existing houses in the neighbourhood.

The same was never proposed to us by the developer the applicant when we purchased out homes and was in-fact mentioned as the largest lot in the area and potential buyers were expected to pay a premium for the same. It was last listed for sale for \$579,000. This subdivision will adversely affect our house values

This parcel is also the face of the community as it is the first lot at the entrance and at a curve when we enter from Conrich Road and will be major safety and traffic concern to the residents as well as commuting vehicles. The sidewalk also kind of has a dead end here which will be a great concern to pedestrian, a large number of which are elderly, who frequent this road for their daily walks.

Besides water is already a big concern for the community and has to be hauled in to meet existing demands. Creating additional lots will cause extra burden on a water distribution system which is already under performing. There are water bans in effect all summer. I am sure the entire county administration knows about this.

Also, worth mentioning is that it will set a precedent where more residents can form the basis of submitting applications for subdivision of existing lots.

If the 32 Ave Connector plan was scrapped and the land was transferred to the owners to maintain, which all of them happily accepted, the same can be done for the Land in application.

Why special and differential treatment to one lot/land parcel or lot/land owner.

Regards,

Bhawandeep Samra  
22 Park Drive  
Rocky View AB

**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - PL20210036  
**Date:** March 30, 2021 8:41:31 PM  
**Attachments:** [Rocky View Letter.docx](#)

---

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

File number 04329114  
Application number PL20210036  
Division 5

Hello Scott,

Please see my attached letter regarding my concerns with the application. If you would like more information please let me know. I have attached some pictures of the waterway in question as well.

If possible, can you please confirm you received this email?

Thank you,  
Rupinder Basati



Rupinder Basati and Bhupinder Basati

245011 Meadow Ridge Road

Conrich, AB

Hello,

My house is located directly north of the parcel that Amar Developments is trying to split. My concern is that due to the smaller size of the parcels, the future home owner of the northern most parcel might try to block access to the above ground water way drainage from the pond on our property, west to the larger pond. This has been a natural course of the water from the start. However, a few years ago Amar developments did fill in the water way located in this parcel with dirt and blocked the water drainage way in order to make the parcels located directly next to our property more attractive for sale. When we talked to them, they made up lies and put us in contact with their engineers who also backed up their lies. It was not until we called Rocky View bylaw and people in the services department that the issue was fixed. Amar Developments had to dig a trench for the excess water from our pond to drain so that our house will not flood. That trench is in place today as you can see from the pictures I have included in the email. The trench takes up a large portion of the most northern proposed parcel of the parcel they have applied to split. I ask of you and council to ensure that we do not run into any issues regarding the proper drainage of our pond, especially since all our neighboring properties excess water runs into our property, that is why this is a very serious issue for us. Any excess water, especially in the Spring needs to drain into the larger pond located further west.

Thank you for your time.

**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - PL20210036  
**Date:** April 8, 2021 8:24:55 PM

---

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

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1
5. We are already facing water quantity issues in the community and this will cause more stress on water and sewer.

Regards,

Name: Baljinder Dhaliwal

Address: 37 Pound place Rockyview

**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - Re: Oppose to Application number PL20210036, File Number: 04329114, Applicant : Vista Geomatics Ltd.  
**Date:** April 9, 2021 10:58:04 AM

---

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

Good morning. I am sending again as no confirmation was received of receipt of my email.

On Sun, Apr 4, 2021 at 9:12 PM Pravin Nathvani <[nathvanipb@gmail.com](mailto:nathvanipb@gmail.com)> wrote:

Dear Sir/Madam,

I OPPOSE the proposed by application number PL20210036 for the following reasons

(1) This subdivision will create additional shortage to the water supply to the community as it will require two separate connections for two houses instead of a single house lot at present. Water crisis for the community is a long standing issue. Amar Developments Ltd. has done all controversy actions and conflicting their own statement to Rocky View County, Alberta Utility Board, News Media and community. Cambridge Park community doesn't deserve any new construction and sub-division until new Rocky View Water supply line installed, up and running.

(2) This subdivision may adversely impact the values of our homes in the community odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.

3. Subdivision will create access issues from the major entrance to the community

4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2 .

Thanks & regards,

Pravin and Jayshri Nathvani

13 Park Drive, Rocky View County, AB, T1Z 0A3.

**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - Regarding PL20210036  
**Date:** April 8, 2021 9:13:11 PM

---

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

Dear Mr. Thompson,

I OPPOSE the proposed by application number PL20210036 for the following reasons

1. This subdivision will create odd size narrow lots to accommodate two homes which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community
3. Subdivision will create access issues from the major entrance to the community
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plans of Phase 1 and 2
5. Application of this subdivision has been denied in the past. So, why is this being brought up again.
6. We are already facing water quantity issues in the community and this will cause more stress on water and sewer.

Regards,  
Kanwal Sangha P.Eng  
14 Woodlock Road  
Rocky View County AB  
T1Z 0C1

**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** [EXTERNAL] - Response Regarding: File No. 04329114 / Application No. PL20210036  
**Date:** April 8, 2021 10:25:42 PM

---

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

Dear Mr Thompson,

I am writing in regards to a notice I received as a home/landowner in Rocky View County.

File Number: 04329114  
Application Number: PL20210036  
Division: 5

I strongly **OPPOSE** the proposed application number PL20210036 / file number 04329114 for the following reasons:

1. This subdivision will create odd size narrow lots to accommodate two homes, which is not in line with the original plan proposed by the developer at the time of selling the lots.
2. This subdivision may adversely impact the values of our homes in the community.
3. Subdivision will create access issues from the major entrance off of Conrich Road to the community.
4. The proposed development is not in line with the original Cambridge Park Estates development plan and is not in line with the approved plan of Phase one and two.
5. Cambridge Park Estates is already facing water quantity and quality issues within the community and this will cause more stress on the water and sewer systems.

Thank you for your time.

Tanis Nicholls  
140 Park Drive  
Rocky View County, AB



**From:** [REDACTED]  
**To:** [Scott Thompson](#)  
**Subject:** Re: [EXTERNAL] - PL20210036 - Oppose  
**Date:** April 9, 2021 2:23:56 PM

---

Hi Scott

Furthermore as the subdivision was approved under DC zoning with the under mentioned criteria

DC bylaw (DC-120). It has minimum lot sizes of 0.25 acres and maximum number of residential parcels in each of three sites. Site 1 - max of 32 parcels; Site 2 - max of 118 parcels; and Site 3 - max of 110 parcels.

This parcel falls in Phase 2 where there are already 118 Parcels, the maximum that is allowed and permitted.

Hence this application should not be allowed or approved.

Please make a note of this in my opposition to the application as well.

Kind regards  
Bhawandeep Samra

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**From:** SThompson@rockyview.ca <SThompson@rockyview.ca>  
**Sent:** Friday, April 9, 2021 9:33:05 AM  
**To:** bhawansamra@hotmail.com [REDACTED]  
**Subject:** RE: [EXTERNAL] - PL20210036 - Oppose

Good Morning Bhawandeep,

Thank you for your submission. It has been added to the report package and will be noted as opposition.

Best,

**SCOTT THOMPSON, M.PLAN**  
Planner | Planning & Development

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | AB | T4A 0X2  
Phone: 403-520-7278  
[sthompson@rockyview.ca](mailto:sthompson@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

**\*Please note that as of Monday, December 7, 2020 our offices will be closed due to the COVID-19 pandemic. I will be**

available via email from Monday to Friday 8:00 am to 4:30 pm.

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Bhawandeep Samra [REDACTED]  
**Sent:** April 8, 2021 10:57 PM  
**To:** Scott Thompson <SThompson@rockyview.ca>  
**Subject:** [EXTERNAL] - PL20210036 - Oppose

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

Hi Scott

I as a resident of Cambridge Park would strongly oppose the application for the following reasons.

This subdivision will create two extremely odd and totally different lot sizes not consistent with the existing development and houses in the area. This application if approved will eventually accommodate two homes on one parcel which is not in line with the original plan and the existing houses in the neighbourhood.

The same was never proposed to us by the developer the applicant when we purchased our homes and was in-fact mentioned as the largest lot in the area and potential buyers were expected to pay a premium for the same. It was last listed for sale for \$579,000. This subdivision will adversely affect our house values

This parcel is also the face of the community as it is the first lot at the entrance and at a curve when we enter from Conrich Road and will be a major safety and traffic concern to the residents as well as commuting vehicles. The sidewalk also kind of has a dead end here which will be a great concern to pedestrians, a large number of which are elderly, who frequent this road for their daily walks.

Besides water is already a big concern for the community and has to be hauled in to meet existing demands. Creating additional lots will cause extra burden on a water distribution system which is already under performing. There are water bans in effect all summer. I am sure the entire county administration knows about this.

Also, worth mentioning is that it will set a precedent where more residents can form the basis of submitting applications for subdivision of existing lots.

If the 32 Ave Connector plan was scrapped and the land was transferred to the owners to maintain, which all of them happily accepted, the same can be done for the Land in application.

Why special and differential treatment to one lot/land parcel or lot/land owner.

Regards,  
Bhawandeep Samra  
22 Park Drive  
Rocky View AB

## **PLANNING AND DEVELOPMENT SERVICES**

---

**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 5

**DATE:** June 9, 2021  
**APPLICATION:** PRDP20211326

**FILE:** 03230014

**SUBJECT:** Dwelling, Single Detached / Permitted Use, with Variances

---

**APPLICATION:** Construction of a dwelling, single detached, relaxation to the permitted number of dwelling units.

**GENERAL LOCATION:** located approximately 0.81 km (1/2 mile) north of Hwy. 560 and on the east side of Hwy. 791.

**LAND USE DESIGNATION:** Agricultural, Small Parcel District (A-SML) and under Land Use Bylaw C-8000-2020 (LUB)

**EXECUTIVE SUMMARY:** The application is for the construction of a dwelling, single detached, including a relaxation to the permitted number of dwelling units.

The site is currently developed with a dwelling, a single detached, and an accessory dwelling unit, (basement suite of the dwelling). The new dwelling is proposed to be constructed barrier-free, to accommodate the needs of the Applicant and their family. With the addition of the new dwelling, this would be a total of three (3) dwelling units onsite, which exceeds the requirements in the LUB. As such, a relaxation to the maximum density of two (2) dwelling units is required for this application. The application appears to comply with all other A-SML regulations.

As the intent of this district is to accommodate a maximum of two (2) dwelling units, Administration is not supportive of the application.

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

### **OPTIONS:**

Option #1: THAT Development Permit Application PRDP20211326 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20211326 be refused for the following reasons:

1. That the application does not meet the maximum density requirements, as specified in Section 311 (a) of the Land Use Bylaw, C-8000-2020.

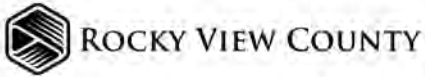
*A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached*

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

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### **Administration Resources**

Bronwyn Culham, Planning and Development Services



## AIR PHOTO & DEVELOPMENT CONTEXT:



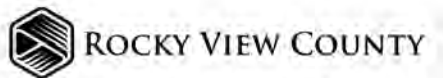
## VARIANCE SUMMARY:

| Variance               | Requirement   | Proposed   | Percentage (%) |
|------------------------|---|--|----------------|
| 311(a) Maximum Density | 2 Dwelling Units:<br>1 Dwelling, Single Detached<br>and 1 other Dwelling Unit<br>where the other Dwelling<br>Unit is not a Dwelling,<br>Single Detached | 3 Dwelling Units,<br>2 of which are<br>Dwellings, Single<br>Detached | 50.00%         |

## APPLICATION EVALUATION:

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

|   |   |
|---|---|
| <b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li><i>Municipal Government Act;</i></li> <li>Land Use Bylaw C-8000-2020; and</li> <li>Chestermere Notification Zone.</li> </ul> | <b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>Site Plan</li> <li>Elevations</li> <li>Floor Plan</li> </ul> |
| <b>PERMITTED USE:</b> <ul style="list-style-type: none"> <li>A Dwelling, Single Detached is a permitted use in the A-SML District</li> </ul>  | <b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>Municipal Planning Commission</li> </ul>                  |



Additional Review Considerations

The application was assessed in accordance with sections 308 to 314 of the LUB.

Dwelling, Single Detached is defined in the LUB as follows:

*“Dwelling, Single Detached” means a dwelling which is supported on a permanent foundation or basement and has a minimum GFA of 37.1 sq. m (399.34 sq. ft.).*

The dwelling is approximately 135.96 sq. m (1,463.44 sq. ft.) in gross floor area and 5.49 m (18.03 ft.) in height. The unit complies with all setback requirements and there are no other variances except to maximum dwelling unit density.

As per the application, the Applicant is proposing to expand the existing private sewage treatment system (PSTS) to support the new dwelling unit; All details to be confirmed at the Building Permit stage.

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

---

Acting Executive Director  
Community Development Services

---

Acting Chief Administrative Officer

BC/llt

**ATTACHMENTS:**

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information





ROCKY VIEW COUNTY

## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

**Description:**

1. That construction of a dwelling, single detached, approximately 135.96 sq. m (1,463.44 sq. ft.) in building footprint, may commence on the subject parcel, in general accordance with the site plan and design drawings prepared by Brent Ellergodt Design, dated May 18, 2021, and conditions noted herein:
  - i. That the maximum density of dwelling units is relaxed from **two (2)** to **three (3) units**.

**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 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 address for the proposed Dwelling, single-detached is*  
**A 234160 RGE RD 280**

4. That it is the responsibility of the Applicant/Owner to obtain approval from Rocky View County Road Operations for any new construction, installation, or alterations of any driveways/approaches, prior to commencing any work on the driveways/approaches.
5. That there shall be no more than 2.00 m (6.56. ft.) of excavation or 1.00 m (3.28 ft.) of fill and/or topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
6. That no topsoil shall be removed from the subject property.
7. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
8. 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.
9. That if the 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.

**Advisory:**

10. That a Building Permit and sub-trade permits shall be obtained through Building Services, for construction of the dwelling, single detached.
11. That during the construction of the dwelling, all construction, and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
12. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

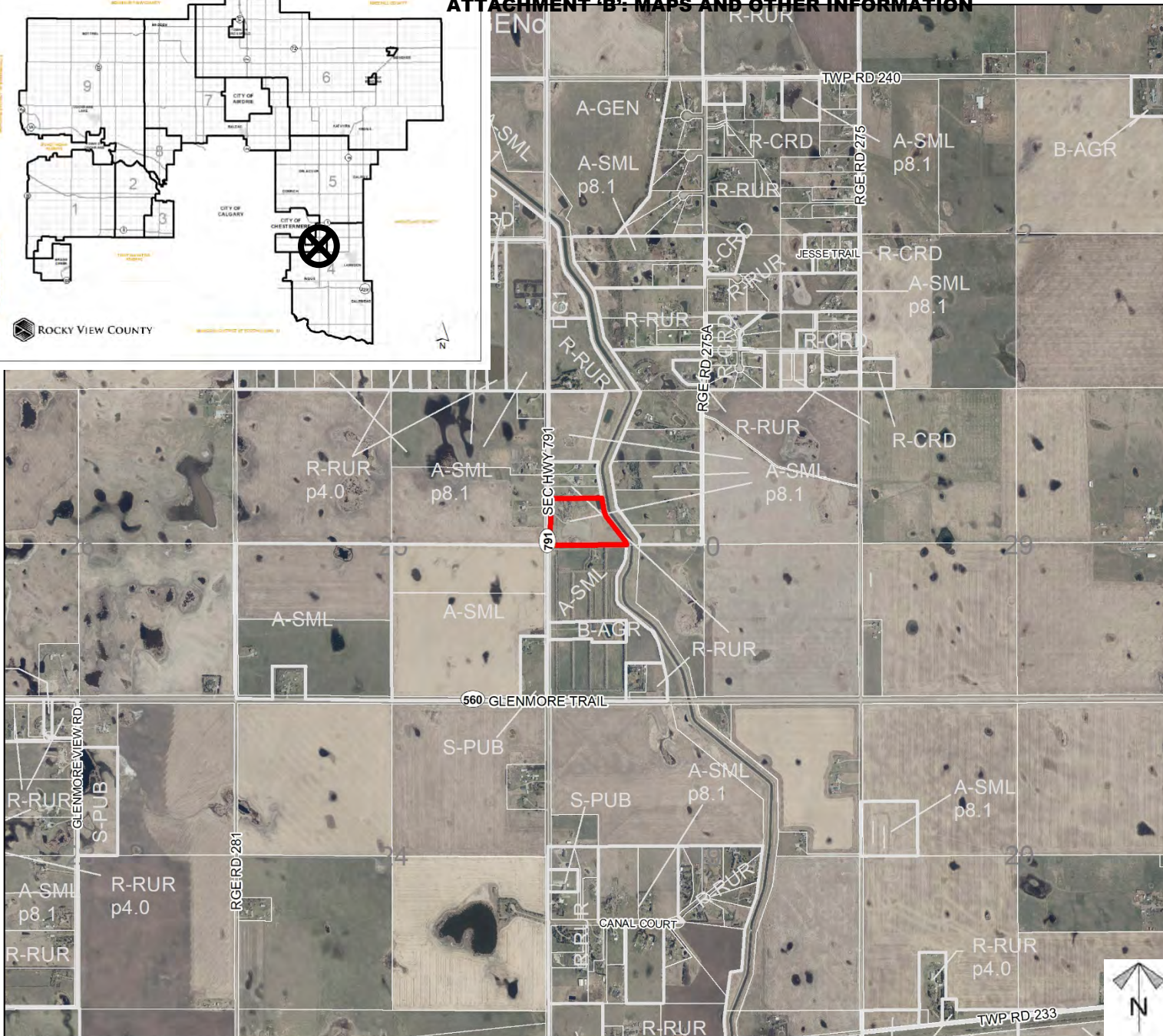
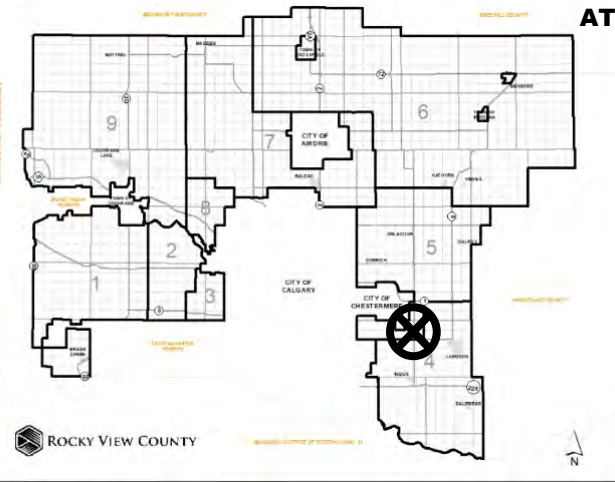
## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

|   |   |
|---|---|
| <b>APPLICANT:</b><br>Bruens, Jessica  | <b>OWNER:</b><br>Bruens, Gary and Johnson, Tianna K   |
| <b>DATE APPLICATION RECEIVED:</b><br>April 6, 2021  | <b>DATE DEEMED COMPLETE:</b><br>April 21, 2021  |
| <b>GROSS AREA:</b> ± 7.77 hectares (± 19.22 acres)  | <b>LEGAL DESCRIPTION:</b> Lot 4 Block 5<br>Plan 0010580, NW-30-23-27-04;<br>(234160 RGE RD 280) |
| <b>APPEAL BOARD:</b> Subdivision and Development Appeal Board   |   |
| <b>HISTORY:</b><br><p><b>Oct 29, 2018:</b> Building Permit (PRBD20184344) Accessory Dwelling Unit (Basement Suite) - PSR- Not in Compliance – Expired.</p> <p><b>Nov 14, 2000:</b> Building Permit (2000-BP-14286) Accessory Building (Shop) – Occupancy Granted.</p> <p><b>Feb 28, 1984:</b> Building Permit (1984-BP-9558) Dwelling – Open Application.</p> <p><b>August 17, 1998:</b> Planning Application (98131) Redesignation from Agricultural Holdings District to Residential Two District– Closed – Approved.</p> <p><b>March 12, 1997:</b> Planning Application (97033) Redesignation from Agricultural (8) District to Recreation Commercial District in order to facilitate the development of a campground - Closed – Refused.</p> <p>There are no related development permits.</p> |   |
| <b>PUBLIC &amp; AGENCY SUBMISSIONS:</b><br><p>The application was also circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>  |   |

## Location & Context

### Development Proposal

Construction of a dwelling, single detached, relaxation to the permitted number of dwelling units.

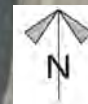





**Development Proposal**

Construction of a dwelling, single detached, relaxation to the permitted number of dwelling units.

SEC HWY 791 791



Division: 05  
 Roll: 03230014  
 File: PRDP20211326  
 Printed: May 18, 2021  
 Legal: Lot: 4 Block: 5  
 Plat: 099 of 158  
 Page 99 of 158  
 23-27-W04M

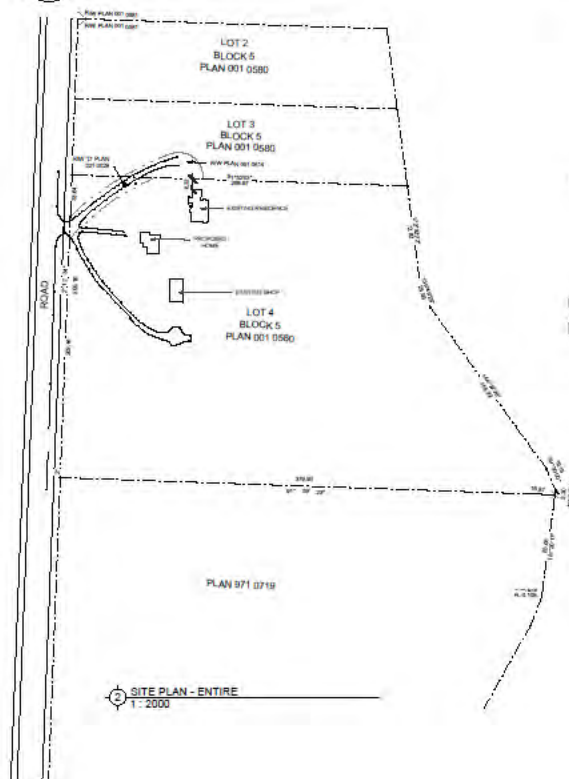
## Site Plan

## Development Proposal

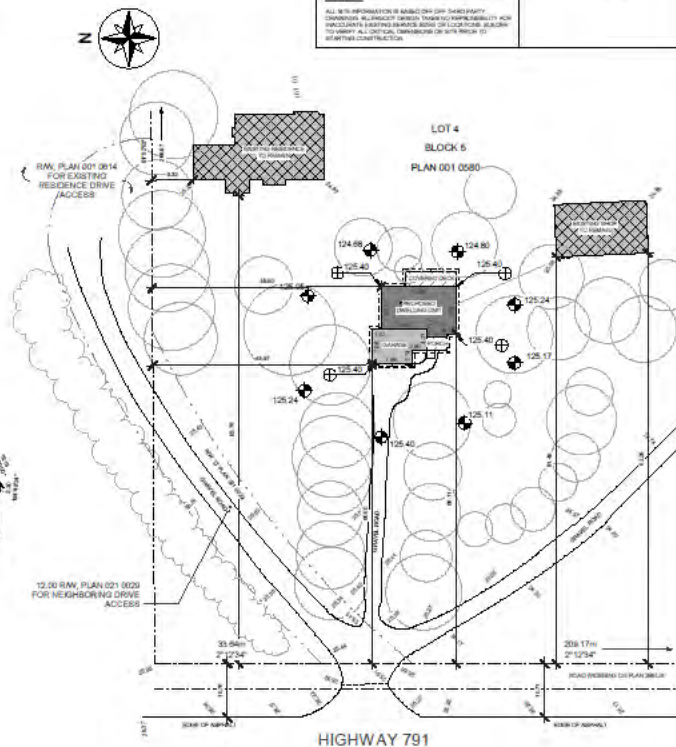
Construction of a dwelling, single detached, relaxation to the permitted number of dwelling units.

**SINGLE FAMILY RESIDENCE**  
**ISSUED FOR CONSTRUCTION**

**SINGLE FAMILY DETACHED DWELLING**  
234160 RANGE ROAD 280  
M.D. OF ROCKY VIEW NO. 44  
LOT 4, BLOCK 5, PLAN 001 0580



| SHEET LIST            |        |
|-----------------------|--------|
| SHEET NAME            | PAGE # |
| SITE PLAN             | A0.1   |
| FOUNDATION PLAN       | A1.0   |
| MAIN FLOOR PLAN       | A1.1   |
| ROOF PLAN             | A1.3   |
| ELEVATIONS            | A2.0   |
| ELEVATIONS            | A2.1   |
| BUILDING SECTION      | A3.1   |
| DETAILS               | A4.1   |
| ENERGY CODE           | A4.2   |
| MAIN FLOOR ELECTRICAL | E1.0   |

[illegible][illegible]

CONTRACTOR TO VERIFY ALL CONTRACTOR  
SOLUTIONS & DATA MONTHLY PRIOR TO  
CONSTRUCTION OF THE SITE AND REPORT AND  
DISSEMINATE TO THE DISSEMINATOR PRIOR TO  
CONSTRUCTION  
DO NOT SCALE DRAGGERS  
THIS DRAGGING ALTERNATIVE PREVIOUSLY BEING  
PLANNED USE THE LATEST SCALE DRAGGERS.  
THREE DRAGGERS SHALL NOT BE USED FOR  
CONSTRUCTION PURPOSES. THEY ARE  
DESIGNED FOR DRAGGING PURPOSES.

## CLIENT & PROJECT

|             |                      |
|-------------|----------------------|
| COUNTY      | Winnipeg             |
| PROJECT     | CLUBHOUSE            |
| APPROXIMATE | 200000 Range Road    |
| LOT #       | BLOCK # PLANT DESIGN |
| JOB NO.     |                      |

### DRAWING

|                     |                     |
|---------------------|---------------------|
| NAME                | WOLFGANG SCHNEIDER  |
| PLATZNUMMER         | 0000 00 10 1000000  |
| LEHRSTUHLNUMMER (F) | 0 0 0 0 0 0 0 0 0 0 |
| LEHRSTUHL (F)       | 0 0 0 0 0           |
| SEITE               | Am Ende             |
| PLATZ (SEITE)       | AM Ende (SEITE)     |

**Wolfgang Schneider**

|          |                      |
|----------|----------------------|
| SEITE    | 00000000000000000000 |
| SEITE 1  | 00000000000000000000 |
| SEITE 2  | 00000000000000000000 |
| SEITE 3  | 00000000000000000000 |
| SEITE 4  | 00000000000000000000 |
| SEITE 5  | 00000000000000000000 |
| SEITE 6  | 00000000000000000000 |
| SEITE 7  | 00000000000000000000 |
| SEITE 8  | 00000000000000000000 |
| SEITE 9  | 00000000000000000000 |
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SITE PLAN | A0.

NOTE: ALL TREE LOCATIONS ARE APPROXIMATE ONLY BASED ON ARIAL SITE PHOTOS. CONFIRM ALL LOCATIONS ON SITE.

MAINTAIN MIN 4% SITE DRAINAGE  
AWAY FROM HOME FOUNDATION  
TYPICAL

Division: 05  
Roll: 03230014  
File: PRDP20211326  
Printed: May 18, 2021  
Legal: Lot:4 Block:5  
Page 160 of 158  
23-27-W04M

## Elevations

## Development Proposal

Construction of a dwelling, single detached, relaxation to the permitted number of dwelling units.



1 PROPOSED FRONT ELEVATION  
3/16" = 1'-0"



5. PROPOSED REAR ELEVATION  
SCALE = 1"=0'

**BE** **DESIGN**

10000 E. 15th Avenue  
Suite 100  
Denver, CO 80231  
Tel: 303.755.1000  
Fax: 303.755.1001  
E: info@be-design.com

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Covers: 100% recycled paper with 10% post consumer waste.

**Information**  
No. BE-00000001

**Notes:** This document is a preliminary design. It is not to be used for construction. It is for informational purposes only. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

**Disclaimer:** The information contained herein is for informational purposes only. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

| CLIENT & PROJECT |                  |
|------------------|------------------|
| CLIENT:          | Green & Red      |
| PROJECT:         | Green & Red      |
| ADDRESS:         | 12345 Elm Street |
| CITY:            | Anytown, USA     |
| STATE:           | CA 94567         |

[illegible]

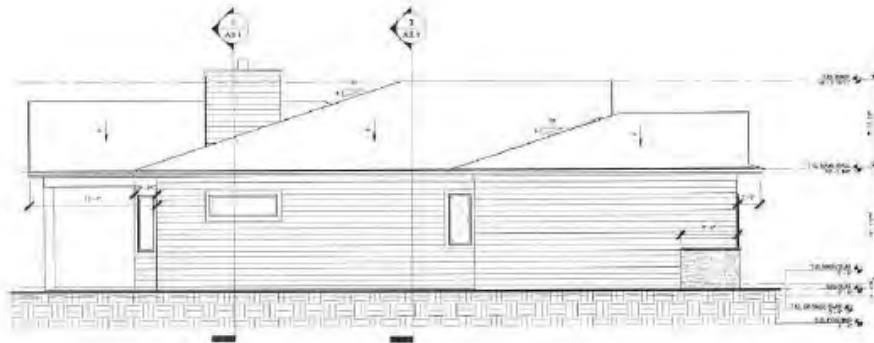
|            |     |
|------------|-----|
| ELEVATIONS | A2. |
|------------|-----|



## Elevations

### Development Proposal

Construction of a dwelling, single detached, relaxation to the permitted number of dwelling units.



1 PROPOSED LEFT ELEVATION  
 SITE = 1-10'



2 PROPOSED RIGHT ELEVATION  
 SITE = 1-0'



BE DESIGN  
 1000 S. 10th St., Suite 100  
 Aurora, CO 80012  
 (303) 733-1000  
 www.bedesign.com

PROJECT: 03230014  
 CLIENT: 03230014  
 DATE: 05/18/2021

DESCRIPTION: Single detached dwelling, relaxation to the permitted number of dwelling units. The drawing shows the proposed left and right elevations of the dwelling. The drawing is for informational purposes only and does not constitute a contract. The drawing is subject to change without notice. The drawing is not to be used for any other purpose without the written consent of BE DESIGN.

#### CLIENT & PROJECT

CLIENT: 03230014  
 PROJECT: 03230014  
 DATE: 05/18/2021  
 DRAWN BY: 03230014  
 CHECKED BY: 03230014

#### DRAWING

DATE: 05/18/2021  
 DRAWN BY: 03230014  
 CHECKED BY: 03230014  
 SCALE: 1/8" = 1'-0"  
 SHEET: 03230014-30  
 TOTAL SHEETS: 30

ELEVATIONS: A2.1

Division: 05  
 Roll: 03230014  
 File: PRDP20211326  
 Printed: May 18, 2021  
 Legal: Lot: 4 Block: 5  
 Page 10 of 11  
 23-27-W04M

## Site Photos

### Development Proposal

Construction of a dwelling, single detached, relaxation to the permitted number of dwelling units.



South East View – Showing existing principal dwelling and shop



West View – Showing existing driveway and Neighbor West of Highway 791



North East View – Showing principal dwelling



East View - showing existing driveway as seen from Highway 791



## **PLANNING AND DEVELOPMENT SERVICES**

---

**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 4

**DATE:** June 9, 2021  
**APPLICATION:** PRDP20211948

**FILE:** 03223560

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

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**APPLICATION:** Application is for a Home-Based Business, Type II, for an automotive business (automotive servicing and modifications) and relaxation of the allowable business use.

**GENERAL LOCATION:** located in the hamlet of Langdon.

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

**EXECUTIVE SUMMARY:** The Applicant is proposing to operate a Home-Based Business, Type II, for automotive service and modifications on the subject parcel. The name of the business is Kriegers Kustoms and requires a relaxation to the type of business regulation.

The business operates Monday to Saturday from 9:00 am to 4:00 pm, with approximately two (2) business-related visits per week. The business currently has one (1) employee, resident of the parcel, with plans for one (1) additional employee. The business utilizes approximately 78.04 sq. m (840.00 sq. ft.) of an accessory building and there is a paved area, in a gated and locked backyard, that can accommodate up to four (4) vehicles, if required.

The business was previously approved under a Home-Based Business, Type I, approval dated April 8, 2020. The Applicant has plans for an additional non-resident employee. That requires permitting as a Home-Based Business, Type II, and requires relaxation to the type of business regulation.

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

### **OPTIONS:**

Option #1: THAT Development Permit Application PRDP20211948 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20211948 be refused for the following reasons:

1. That the application does not meet the requirements for a Home Based Business, Type II, as specified in Section 145 (f) of the Land Use Bylaw, C-8000-2020.

*Retail, restaurants, and automotive-related businesses shall not be permitted as a Home-Based Business (Type II).*

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

---

### **Administration Resources**

Wayne Van Dijk, Planning and Development



## AIR PHOTO & DEVELOPMENT CONTEXT:



## APPLICATION EVALUATION:

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

|   |  |
|---|--|
| <b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Land Use Bylaw C-8000-2020; and.</li> <li>• Langdon Area Structure Plan</li> </ul> | <b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>                             |
| <b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Home Based Business, Type II is listed as Discretionary Use</li> </ul>   | <b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul> |

### Additional Review Considerations

Business approved April 8, 2020, as a Home-Based Business, Type I and the Applicant has plans for an additional non-resident employee that requires permitting as a Home-Based business, Type II and requires relaxation to the type of business regulation.

The Applicant has gained written support from eight (8) adjacent landowners, which have been included in the package.

## CONCLUSION:

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



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

---

Acting Executive Director  
Community Development Services

---

Acting Chief Administrative Officer

WV/lt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information

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

Approval subject to the following conditions:

**Description:**

1. That a Home-Based Business, Type II, for automotive service and modifications, may commence operating on the subject parcel in accordance with the approved site plan and conditions of this permit.
  - i. That the proposed Automotive use is permitted as a Home-Based Business, Type II.

**Permanent:**

2. That the number of non-resident employees, for the operation of this Home-Based Business, in conjunction with any other Home-Based Business approved for this parcel, shall not exceed two (2) at any time.
3. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
4. That the Home-Based Business, Type II shall not change the residential character and external appearance of the land and buildings.
5. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
6. That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved. The Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
7. That the Home-Based Business shall be limited to the dwelling and its accessory buildings.
8. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building.
9. That there shall be no signage, exterior display, or advertisement of goods and services discernable from the outside of the building.
10. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
11. That the operation of this Home-Based Business may generate up to a maximum of four (4) business-related visits per day.
12. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
13. That this Development Permit shall be valid until **July 7, 2022**.

**Advisory:**

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





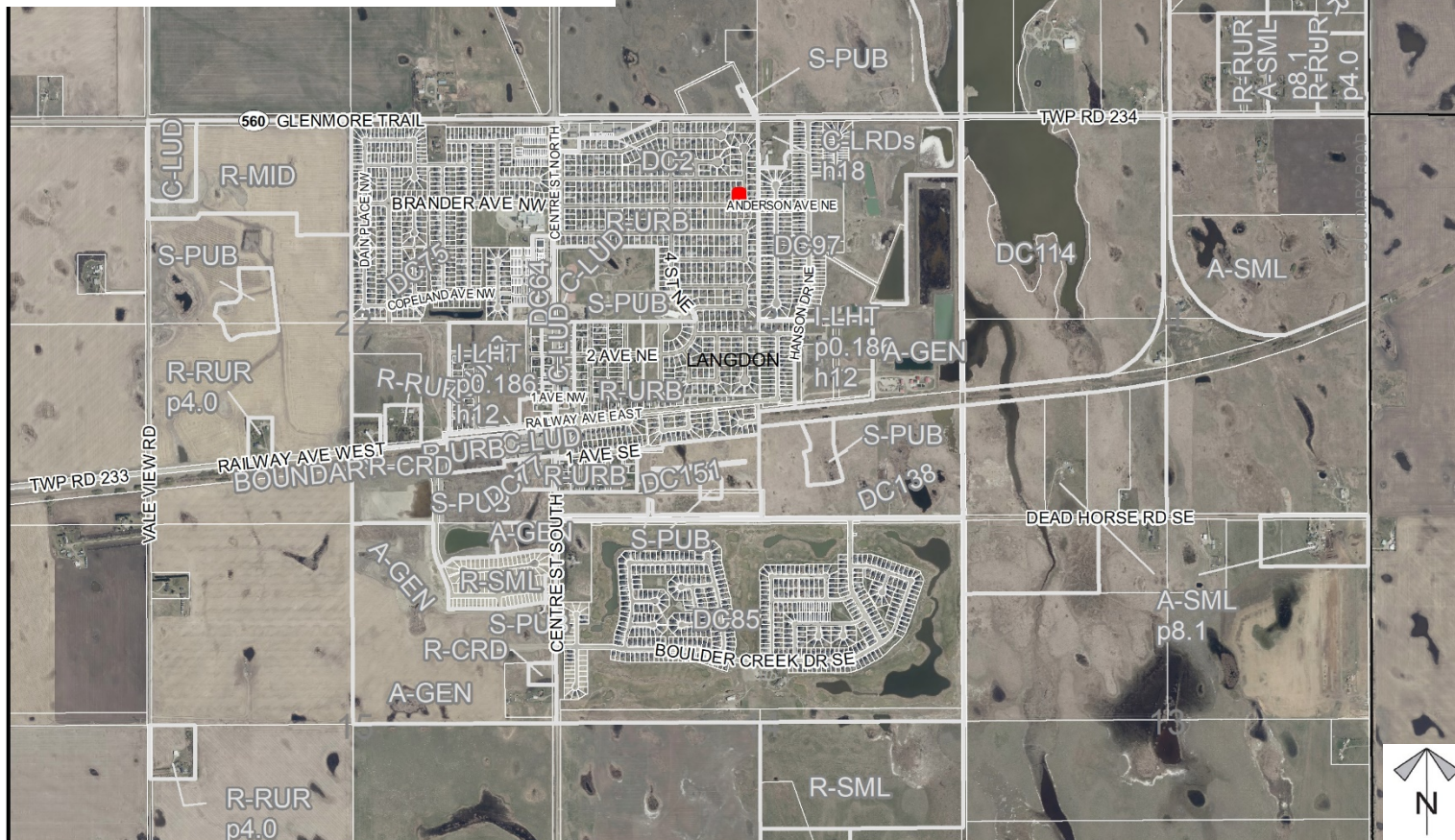
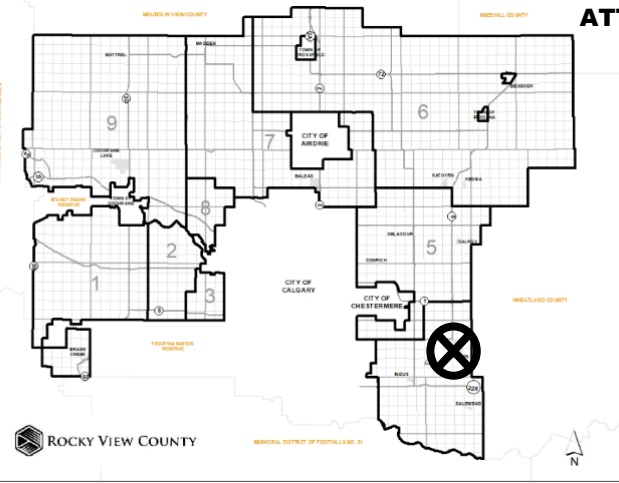
ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

|   |  |
|---|--|
| <b>APPLICANT:</b><br>Ryan Krieger   | <b>OWNER:</b><br>Ryan & Jennifer Krieger   |
| <b>DATE APPLICATION RECEIVED:</b><br>April 20, 2021   | <b>DATE DEEMED COMPLETE:</b><br>April 28, 2021   |
| <b>GROSS AREA:</b> ± 0.10 hectares<br>(± 0.25 acres)  | <b>LEGAL DESCRIPTION:</b> Lot 12, Block 8,<br>Plan 9810976, NW-23-23-27-W04M<br>(58 Anderson Ave.) |
| <b>APPEAL BOARD:</b> Subdivision & Development Appeal Board   |  |
| <b>HISTORY:</b> <ul style="list-style-type: none"> <li>• Home-Based Business, Type I: automotive service and modifications</li> <li>• PRDP20211335: addition to an accessory building</li> </ul>                          |  |
| <b>PUBLIC &amp; AGENCY SUBMISSIONS:</b><br><p>The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p> |  |

Home Based Business,  
Type II for an automotive  
business (service and  
modifications) and  
relaxation to the allowable  
business use

Division: 4  
Roll: 03223560  
File: PRDP20211948  
Printed: May 10, 2021  
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## Aerial Imagery

### Development Proposal

Home Based Business, Type II for an automotive business (service and modifications) and relaxation to the allowable business use





RJK Ventures Ltd. o/a Kriegers Kustoms  
58 Anderson Avenue N.E., Langdon, AB T0J 1X1  
[www.kriegerskustoms.ca](http://www.kriegerskustoms.ca)  
(780) 238-3851

## Cover Letter

### Development Proposal

Home Based Business,  
Type II for an automotive  
business (service and  
modifications) and  
relaxation to the allowable  
business use

To whom it may concern,

My name is Ryan Krieger and I am applying today for a Home Based Business Level 2 Development Permit for my business RJK Ventures o/a Kriegers Kustoms. I have been operating under a Level 1 Development Permit with AMVIC certification and full insurance for just over a year now. Unfortunately I have just been served a letter from Rocky View County indicating that I am now required to change over to a Level 2 to continue operating. I have actually already been working towards this change of my own accord, however, I am delayed in finalizing my application for the change due to waiting for the Permits for my garage expansion to be approved. I require these so that when my property is inspected (as per a Level 2 home based business development permit requirement) everything will be in order to pass this inspection. Please find attached the communication over the last few months in regards to my other permit applications for reference.

My reason for pursuing the change to Level 2 Development Permit of my own accord prior to the letter from Rocky View is I am looking to expand my business by hiring an employee. As such, I understand that to hire someone who does not live at my property I need to get a Level 2 permit. I have recently undergone back surgery and am finding myself in need of a helping hand to keep up with the demands of my customers as well as my mobility limitations. I am extremely proud of having recently been awarded the Business Excellence Award for #AutoLangdon, and I look forward to continue serving the Hamlet of Langdon that I call home! Unfortunately, as you may be quite aware, there is no commercial properties for lease within the Langdon town proper and without an opportunity to continue operating my business out of my separate garage on my property, I simply would not be able to afford relocating to another city/town/location.

The following is a description of the services my business performs and the hours of work etc.:

- Mon-Fri 9am to 4pm, Sat 10am to 4pm (as required)
- Oil, Lube and Filter service.
- Tire Rotations
- Vehicle modifications such as mud flaps, step bars, light upgrades and various other accessory installs
- Vehicle Stereo and Electronic Installations

I do not have any more appointments booked than I can get finished in any given day, so I rarely have any customer vehicles parked outside my garage as they're stored inside while being serviced. If on the odd occasion I have a customer requiring to drop off the vehicle the night before for example, I have a paved parking area in my backyard that can easily accommodate 4 cars behind a locked and secure gate. I do not anticipate much random traffic as 99% of my business is conducted via email/social media/phone prior to customer's arrival at my shop.

Division: 4  
Roll: 03223560  
File: PRDP20211948  
Printed: May 10, 2021  
Legal: Lot:12 Block:8  
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NW-23-23-27-W04M



RJK Ventures Ltd. o/a Kriegers Kustoms  
 58 Anderson Avenue N.E., Langdon, AB T0J 1X1  
[www.kriegerskustoms.ca](http://www.kriegerskustoms.ca)  
 (780) 238-3851

I have additional parking for 4 cars in the front of my house to accommodate the 1% of drive in customers that may arrive without an appointment. This allows me to keep my business operations entirely on my property without impacting traffic on any roadways.

I have engaged with my neighbors all around my property to ensure there would be no conflicts or concerns with my business and have received nothing but support from them to my knowledge. Please let me know if any formal letters of recommendation are required from them and I will request these.

Thanks in advance for your consideration,

Ryan Krieger, Owner  
 Kriegers Kustoms

## Cover Letter

### Development Proposal

Home Based Business,  
 Type II for an automotive  
 business (service and  
 modifications) and  
 relaxation to the allowable  
 business use



## Adjacent Landowner Consent

### Development Proposal

Home Based Business,  
Type II for an automotive  
business (service and  
modifications) and  
relaxation to the allowable  
business use

To whom it may concern,

In regards to Kriegers Kustoms operating within the community of Langdon at the address of 58 Anderson Ave, the following neighbors have offered their support and signatures to indicate they do not have any concern over the business operating under the regulations as outlined under the Home Based Business (Type II):

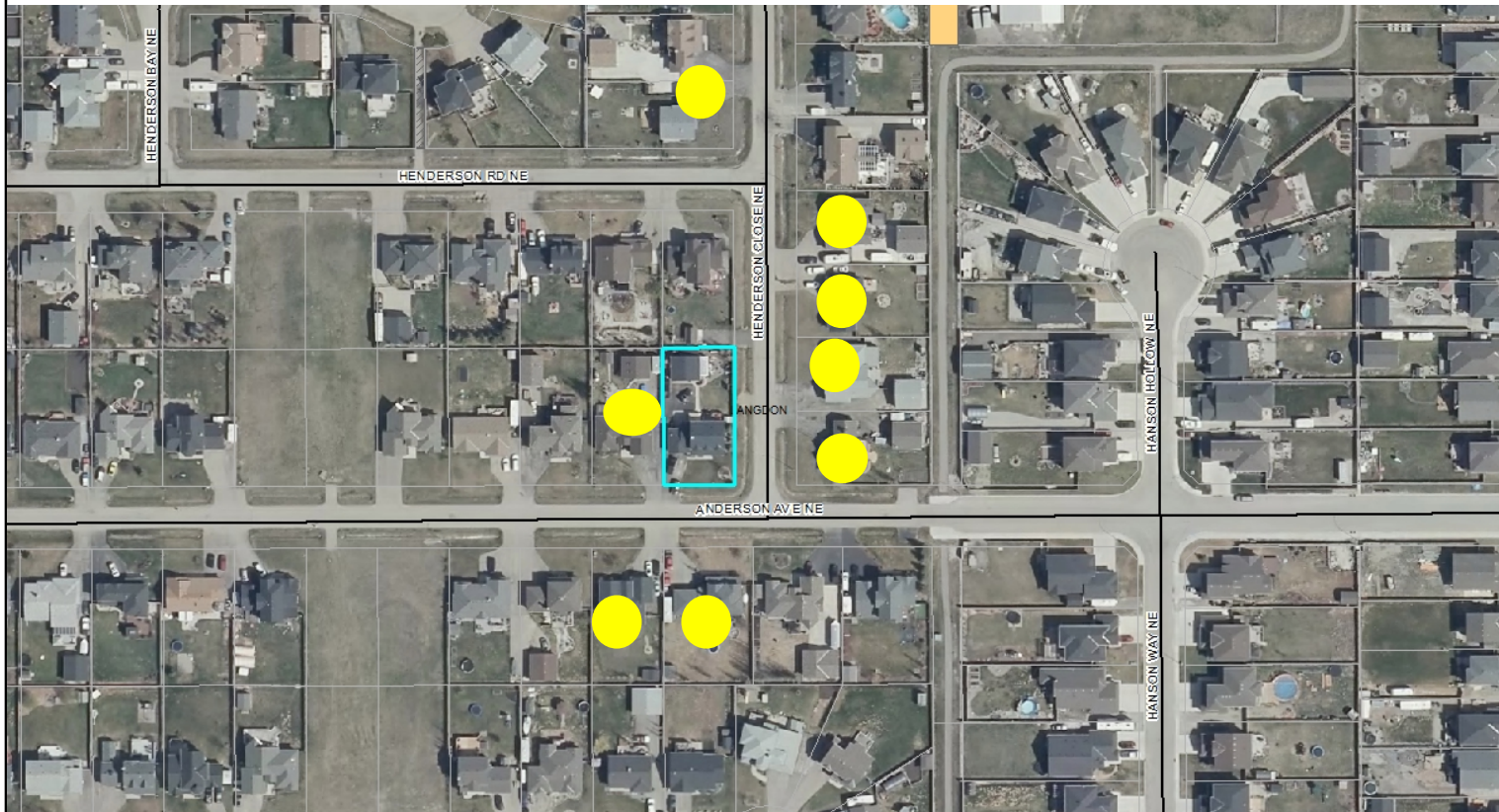
|    | <u>Address</u>           | <u>Name</u>              | <u>Signature</u>    |
|----|--------------------------|--------------------------|---------------------|
| 1. | <u>56 Anderson Ave</u>   | <u>Mikaela Hayes</u>     | <u>M. Hayes</u>     |
| 2. | <u>55 Anderson Ave</u>   | <u>IAN O'GRADY</u>       | <u>[Signature]</u>  |
| 3. | <u>57 Anderson Ave</u>   | <u>Crystal MacDonald</u> | <u>[Signature]</u>  |
| 4. | <u>1 Henderson Close</u> | <u>H. Farmer</u>         | <u>H. Farmer</u>    |
| 5. | <u>3 Henderson Close</u> | <u>[Signature]</u>       | <u>Cody Liard</u>   |
| 6. | <u>5 Henderson Close</u> | <u>[Signature]</u>       | <u>[Signature]</u>  |
| 7. | <u>7 Henderson Close</u> | <u>C. Patzack</u>        | <u>[Signature]</u>  |
| 8. | <u>8 Henderson Close</u> | <u>IVAR Miltino</u>      | <u>IVAR Miltino</u> |



## Adjacent Landowner Consent

### Development Proposal

Home Based Business,  
Type II for an automotive  
business (service and  
modifications) and  
relaxation to the allowable  
business use



Adjacent landowner consent

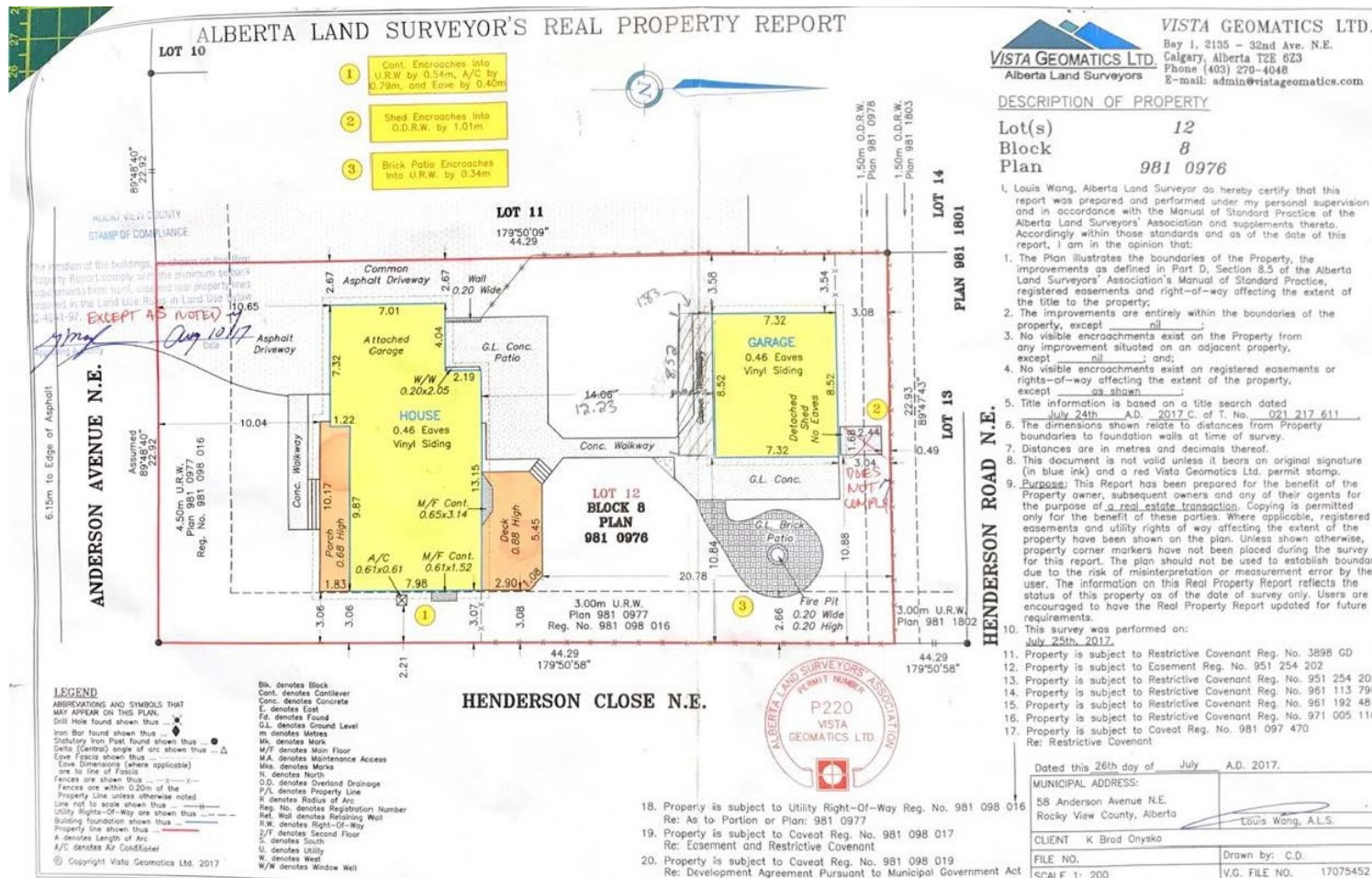


Subject parcel

## Site Plan

## Development Proposal

Home Based Business, Type II for an automotive business (service and modifications) and relaxation to the allowable business use



Division: 4  
Roll: 03223560  
File: PRDP20211948  
Printed: May 10, 2021  
Legal: Lot:12 Block:8  
Page 981195 of 1158  
NW-23-23-27-W04M



## Site Photo

(May 14, 2021  
Inspection)

### Development Proposal

Home Based Business,  
Type II for an automotive  
business (service and  
modifications) and  
relaxation to the allowable  
business use



Division: 4  
 Roll: 03223560  
 File: PRDP20211948  
 Printed: May 10, 2021  
 Legal: Lot:12 Block:8  
 Page 13 of 158  
 NW-23-23-27-W04M

## PLANNING AND DEVELOPMENT SERVICES

|                 |  |                                  |
|-----------------|--|----------------------------------|
| <b>TO:</b>      | Municipal Planning Commission<br>Development Authority | <b>DIVISION:</b> 5               |
| <b>DATE:</b>    | June 9, 2021   | <b>APPLICATION:</b> PRDP20211117 |
| <b>FILE:</b>    | 04333006   |                                  |
| <b>SUBJECT:</b> | School / Discretionary use, with no Variances          |                                  |

**APPLICATION:** Existing School (Khalsa School), construction of an eight (8) classroom modular addition.

**GENERAL LOCATION:** Located in the hamlet of Conrich.

**LAND USE DESIGNATION:** Special, Public Service District (S-PUB)

**EXECUTIVE SUMMARY:** This proposal is for the construction of a 719.63 sq. m (7,746.03 sq. ft.) eight-classroom modular addition to the Khalsa School. The existing school is approximately 5,055.50 sq. m (54,417.00 sq. ft.) in size. The private school includes the original building along the west side of the property, a 14 classroom modular addition to the south, and a gymnasium addition to the east. The proposed addition would be attached to the existing modular, the exterior finished in blue and orange metal siding, and it would meet the maximum height and minimum setback requirements. All technical considerations are addressed in the proposed condition set. Administration has no concerns with this proposal.

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

### OPTIONS:

Option #1: THAT Development Permit Application PRDP20211117 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20211117 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Sandra Khouri, Planning & Development Services

**APPLICATION EVALUATION:**

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

|   |   |
|---|---|
| <b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• City of Calgary/Rocky View County Intermunicipal Development Plan;</li> <li>• Conrich Area Structure Plan;</li> <li>• Land Use Bylaw C-8000-2020; and</li> <li>• County Servicing Standards.</li> </ul> | <b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul> |
| <b>PERMITTED USE:</b><br><i>School</i> is a discretionary use in the S-PUB district   | <b>DEVELOPMENT VARIANCE AUTHORITY:</b><br>Municipal Planning Commission                     |

*Payments and Levies*

| APPLICABLE FEE/LEVY               | AMOUNT OWING (ESTIMATE)                    |
|-----------------------------------|--|
| TRANSPORTATION OFFSITE LEVY (TOL) | \$1,764.54<br>(\$9,803/acre at 0.18 acres) |

- TOL was not previously collected on previous permits, with the most recent (2011-DP-14559) being issued in 2011.
- In 2011, the TOL bylaw included an exemption for when building area increased by 25% or less. As such, TOL was not collected at the time.
- The current TOL bylaw (C-8007-2020) does not include this exemption, and as it is a private school it is subject to TOL; however, TOL has only been calculated for the new building area.
- If TOL for the entire site is to be taken, the calculation would be \$9,803/acre at 9.54 acres = \$93,520.62.

Additional Review Considerations

Conditions were set based on the following items:

*Parking*

- Required parking: 2.25 stalls per classroom (elementary); 33 classrooms \* 2.25 = 74 stalls;
- Proposed parking: 79 stalls existing.

*Landscaping*

- Existing Landscaping: (based on 2007 DP) 41,556 sq. ft. landscaped area, 55 deciduous trees, 35 coniferous trees;
- Proposed Landscaping: to remove some existing trees.





## ROCKY VIEW COUNTY

- **Prior to Release:** to provide a landscape plan indicating 2007 DP landscape requirements are being met.

### *Stormwater*

- **Prior to Release:** the applicant/owner will be required to update the existing Site-Specific Stormwater Implementation Plan to account for the new modular additions and other hard surfaces, in accordance with the Conrich Master Drainage Plan and the County Servicing Standards.

### *Servicing*

- The site is serviced by way of cisterns and sewage holding tanks. Administration does not have any further concerns.

### **CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

---

Acting Executive Director  
Community Development Services

---

Acting Chief Administrative Officer

SK/llt

### **ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information





ROCKY VIEW COUNTY

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

1. That the construction of a modular addition to an existing School (Khalsa School) may take place on the subject property in accordance with the approved drawings, prepared by DAAS Architecture (Project No. 20-024), as amended. This approval includes:
  - i. An eight (8) classroom modular addition, approximately 719.63 sq. m (7,746.03 sq. ft.) in size.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit a landscape plan, in accordance with the approved landscaping for 2007-DP-12499, which includes 3,860.68 sq. m of landscaped area, 55 deciduous trees, and 35 evergreen trees/shrubs.
3. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - 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 payment of the Transportation Offsite Levy, in accordance with Transportation Offsite Levy Bylaw at time of approval, for the total area of the addition (0.18 acres).
5. That prior to release of this permit, the Applicant/Owner shall submit an updated site-specific stormwater implementation plan (SSIP), prepared and stamped by a Professional Engineer, to account for the new modular additions and other hard surfaces. The plan shall be in accordance with the Conrich Master Drainage Plan and the County Servicing Standards.

**Prior to Occupancy:**

6. 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 30<sup>th</sup> day of June immediately thereafter.
7. That prior to 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.
  - ii. Should improvements to the onsite stormwater systems not be warranted, this condition shall be considered satisfied.



## ROCKY VIEW COUNTY

**Permanent:**

8. That all conditions of 2007-DP-12499 and 2011-DP-14559 shall remain in effect.
9. 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.
10. 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.
11. That there shall be no parking at any time along the adjacent County road allowance.
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 adjacent County road allowances, or 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 a minimum of 79 parking stalls shall be maintained on-site at all times.
17. That any future signage will require separate Development Permit approval.
18. That all site lighting shall be downturned and shielded, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy and reduce glare. All development shall be required to demonstrate lighting design that reduces the extent of spillover 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 30<sup>th</sup> of the next growing season.
21. That there shall be no potable water used for irrigation and landscaping purposes.
22. 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.
23. That if this Development Permit is not issued by **February 28, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

**Advisory:**

24. 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.
25. That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
26. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
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.



ROCKY VIEW COUNTY

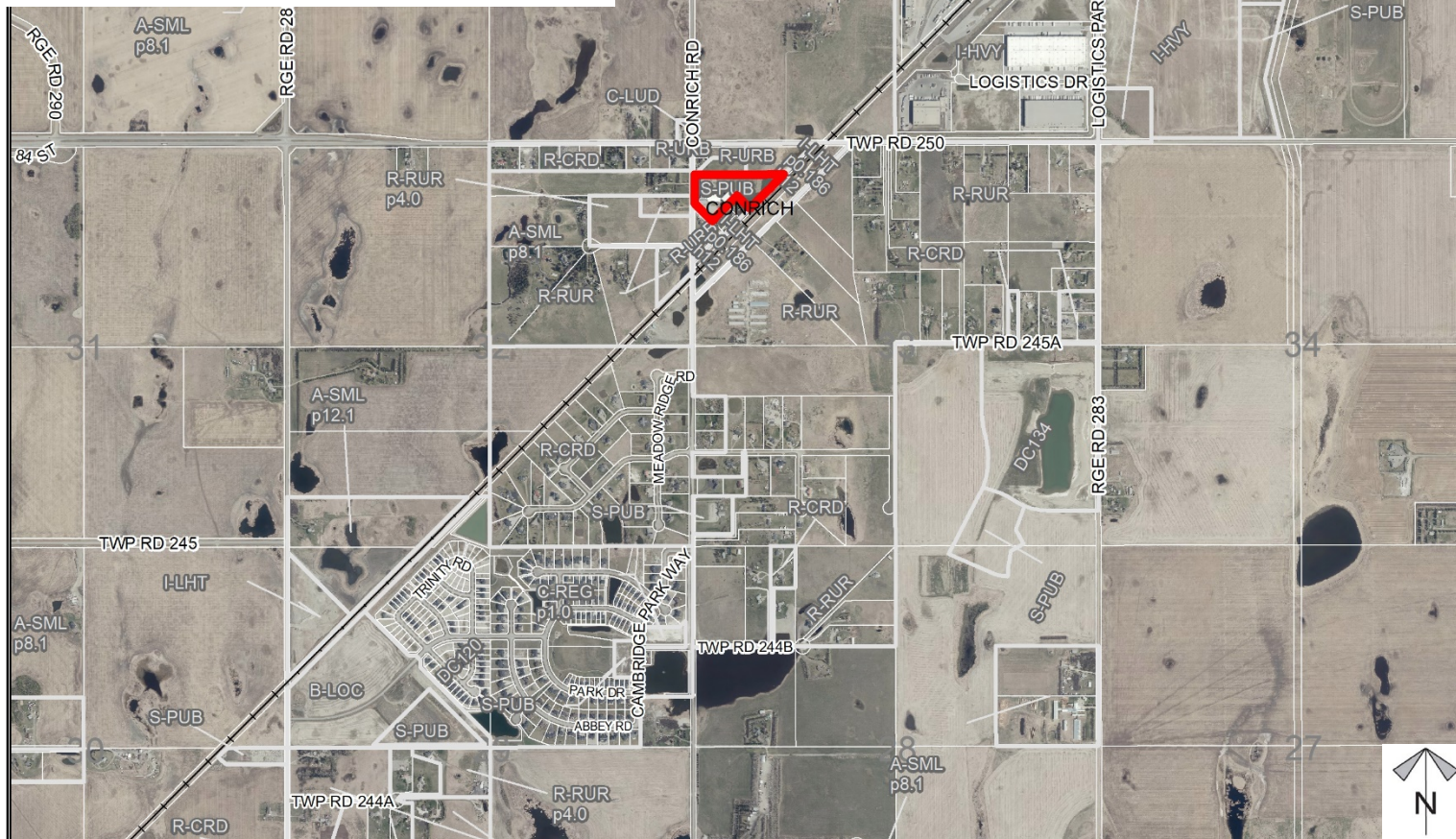
## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

|   |   |
|---|---|
| <b>APPLICANT:</b><br>Raphael Neuorohr (DAAS Architecture)   | <b>OWNER:</b><br>Dashmesh Culture Centre                            |
| <b>DATE APPLICATION RECEIVED:</b><br>March 22, 2021   | <b>DATE DEEMED COMPLETE:</b><br>March 24, 2021                      |
| <b>GROSS AREA:</b> ± 3.86 hectares<br>(± 9.54 acres)  | <b>LEGAL DESCRIPTION:</b> Block 1 Plan 5124 JK;<br>NW-33-24-28-W04M |
| <b>APPEAL BOARD:</b> Subdivision and Development Appeal Board   |   |
| <b>HISTORY:</b><br><p><b>September 14, 2011:</b> Development permit issued for the construction of a 14 classroom portable addition.</p> <p><b>September 17, 2008:</b> Development permit issued for one freestanding and one fascia sign.</p> <p><b>June 26, 2007:</b> Development permit issued to convert Public School to Private School.</p> <p><b>August 8, 2001:</b> Development permit issued for two portable classrooms.</p> <p><b>1999:</b> Development permit issued for Public School and two portable classrooms.</p> |   |
| <b>AGENCY SUBMISSIONS:</b><br><p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>   |   |



existing School (Khalsa School), construction of an eight (8) classroom modular addition

Division: 05  
Roll: 04333006  
File: PRDP20211117  
Printed: April 22, 2021  
Legal: Block:1 Plan:5124 JK  
Page: 24 of 50

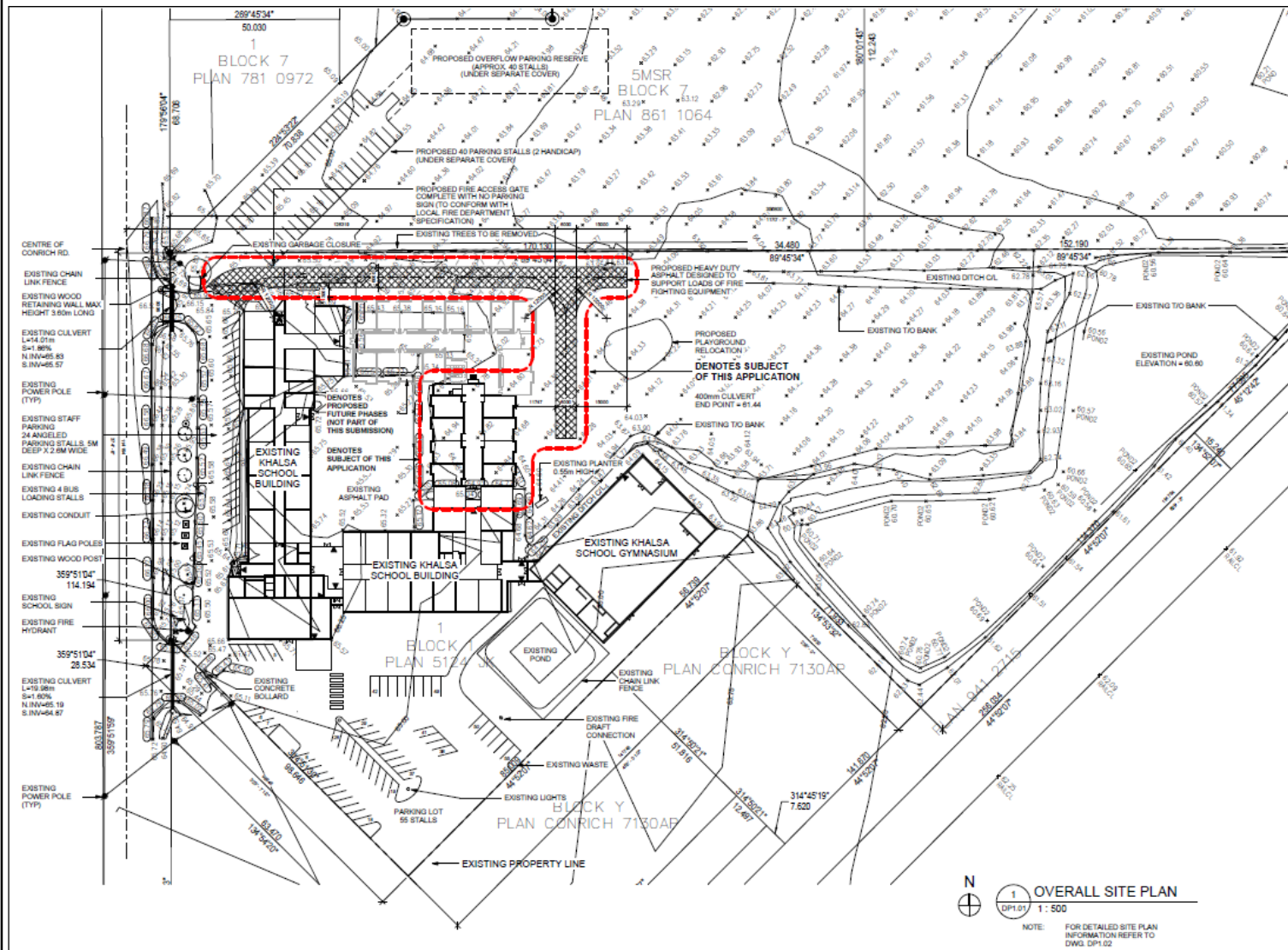




## Site Plan

## Development Proposal

existing School (Khalsa School), construction of an eight (8) classroom modular addition

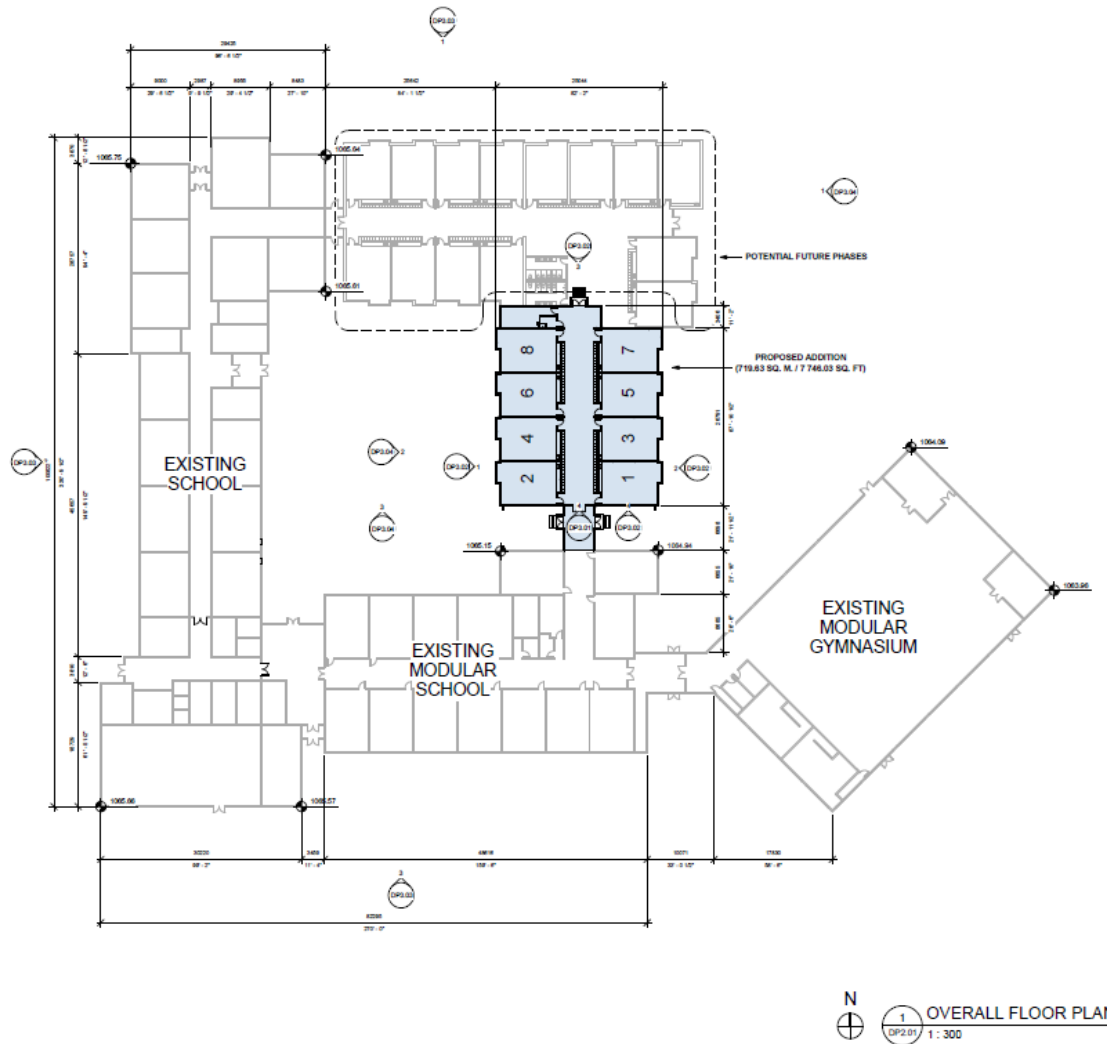


Division: 05  
Roll: 04333006  
File: PRDP20211117  
Printed: April 22, 2021  
Legal: Block:1 Plan:5124 JK  
w/Plate W-25-24-584M

## Floor Plan

### Development Proposal

existing School (Khalsa School), construction of an eight (8) classroom modular addition

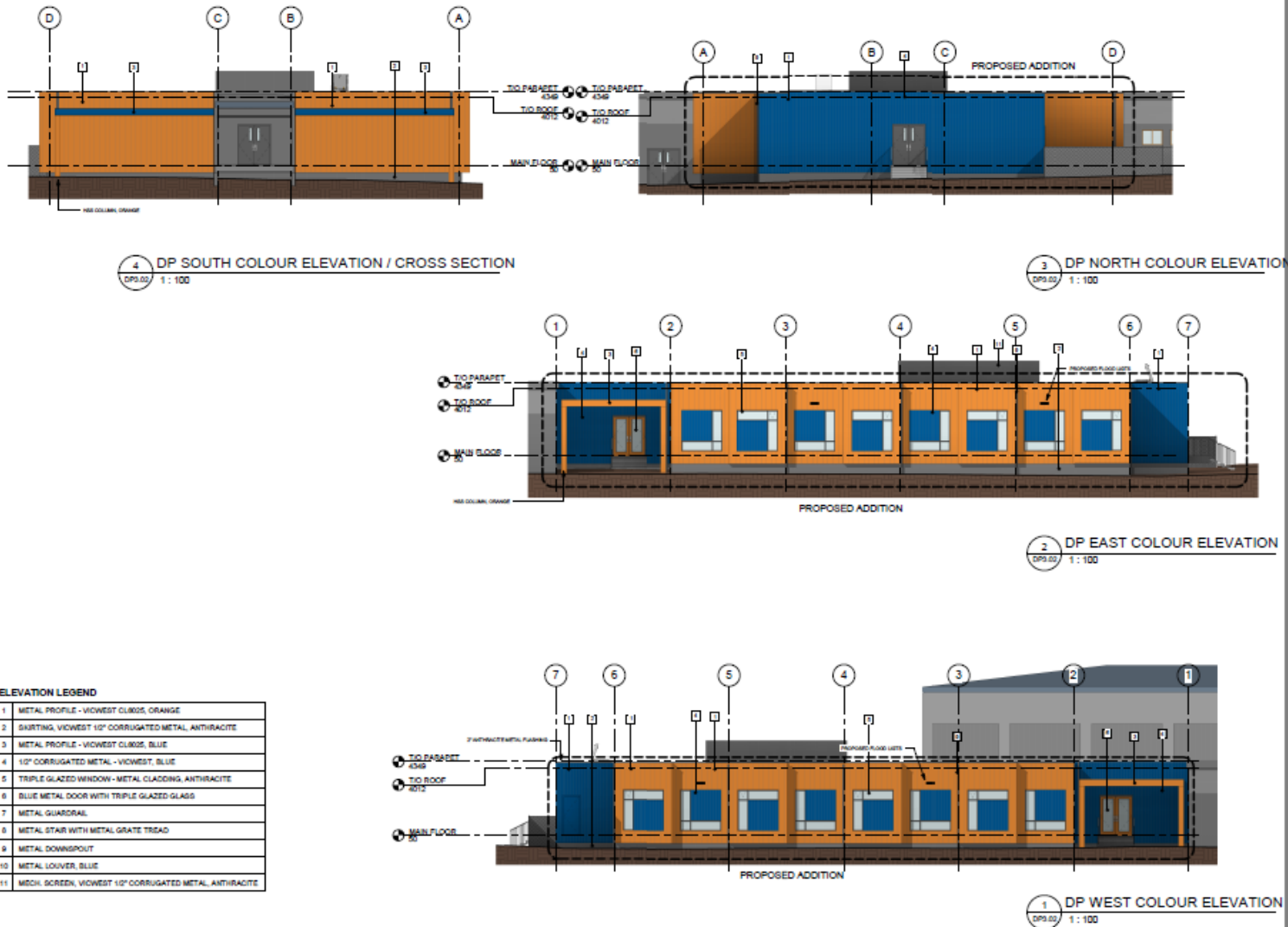


Division: 05  
 Roll: 04333006  
 File: PRDP20211117  
 Printed: April 22, 2021  
 Legal: Block:1 Plan:5124 JK  
 Page W-26 of 1-504M

## Elevations

### Development Proposal

existing School (Khalsa School), construction of an eight (8) classroom modular addition



Division: 05  
 Roll: 04333006  
 File: PRDP20211117  
 Printed: April 22, 2021  
 Legal: Block:1 Plan:5124 JK  
 Page W-27 of 1-504M

## Site Photos

### Development Proposal

existing School (Khalsa School), construction of an eight (8) classroom modular addition

NOTE: ALL PHOTOS WERE TAKEN IN OCTOBER 2020



A - VIEW LOOKING SOUTH TOWARDS EXISTING GYMNASIUM



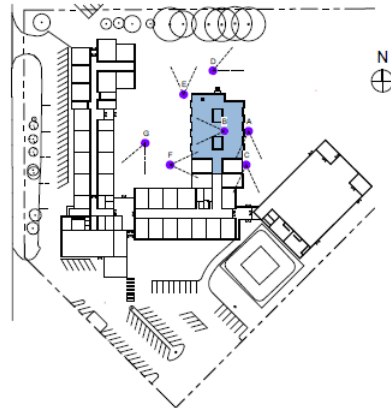
B - VIEW LOOKING WEST TOWARDS EXISTING SCHOOL



C - VIEW LOOKING SOUTH TOWARDS GYMNASIUM ENTRY



D - VIEW LOOKING NORTH EAST TOWARDS PLAYGROUND/FIELD



E - VIEW LOOKING NORTH TOWARDS PLAYGROUND



F - VIEW LOOKING EAST TOWARDS EXISTING GYMNASIUM



G - VIEW LOOKING SOUTH WEST TOWARDS EXISTING SCHOOL



H - VIEW LOOKING SOUTH TOWARDS GYMNASIUM ENTRY

**DAAS**  
 DESIGN AND ARCHITECTURE STUDIO



DAAS DESIGN AND ARCHITECTURE STUDIO  
 4001 - 103rd Ave. S.W.  
 Calgary, AB  
 T2C 1A8  
 403.241.1111  
 info@daasarchitecture.com

**CONSULTING ENGINEER**  
 ARCHITECT  
 DAAS DESIGN AND ARCHITECTURE STUDIO  
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Division: 05  
 Roll: 04333006  
 File: PRDP20211117  
 Printed: April 22, 2021  
 Legal: Block:1 Plan:5124 JK  
 Page 12 of 12

## **PLANNING AND DEVELOPMENT SERVICES**

---

**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 4

**DATE:** June 9, 2021  
**APPLICATION:** PRDP20211313

**FILE:** 03321014

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

---

**APPLICATION:** Single-lot regrading and placement of clean fill, to prepare the site for future development.

**GENERAL LOCATION:** Located approximately 0.81 km (1/2 mile) south of Hwy 560 and 0.81 km (1/2 mile) west of Rge. Rd. 283.

**LAND USE DESIGNATION:** Direct Control District 146 (DC-146), under Land Use Bylaw C-4841-97

**EXECUTIVE SUMMARY:** The intent of the application is to rough grade the property to prepare the site for future development. The majority of the site is to be stripped and regraded, approximately 69,475.00 sq. m (747,822.68 sq. ft.) in area. Details of the proposal are as follows:

- There is a decommissioned wellsite at the southwest corner of the property that will remain at existing grade, and the existing berm and fence will be removed.
- Topsoil will be stripped from the majority of the site.
- The stripped topsoil will be exported from the site, approximately 89,800 cubic metres, in order to support future industrial uses. Any remaining topsoil will be used for landscaping when the site is developed.
- Excess fill from the development to the north will be used for site works.
- All regraded areas will be finished with gravel.
- Stormwater management will be confirmed as part of the prior to release conditions; however, the tentative proposal includes a swale along the east property boundary to direct drainage towards a storm pond proposed at the southeast corner of the site.
- The site will be accessed by a new paved approach from Norman Place.

Administration has reviewed the proposal in accordance with the County Servicing Standards and technical considerations have been addressed in the proposed condition set.

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

### **OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20211313 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20211313 be refused.

---

### **Administration Resources**

Sandra Khouri, Planning & Development Services





## AIR PHOTO & DEVELOPMENT CONTEXT:



## APPLICATION EVALUATION:

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

|  |   |
|--|---|
| <b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Municipal Development Plan;</li> <li>• City of Calgary Intermunicipal Development Plan;</li> <li>• Land Use Bylaw C-4841-97;</li> <li>• DC-146; and</li> <li>• County Servicing Standards.</li> </ul> | <b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul> |
| <b>PERMITTED USE:</b><br>Stripping, Grading, Excavation and/or Fill is a discretionary use in all districts  | <b>DEVELOPMENT VARIANCE AUTHORITY:</b><br>Municipal Planning Commission                     |

### Additional Review Considerations

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



**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

---

Acting Executive Director  
Community Development Services

---

Acting Chief Administrative Officer

SK/lt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information

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

1. That single-lot regrading and the placement of clean fill shall be permitted, in accordance with the approved drawings submitted with the application (as prepared by Kellam Berg Engineering and Surveys, dated March 2021, Project No. 3746) as amended, and includes:
  - a. Regrading the lot, approximately 69,475.00 sq. m (747,822.68 sq. ft.) in area;
  - b. Stripping and export of approximately 89,800 cubic metres (957,988.03 cubic feet) of topsoil; and
  - c. Placement of gravel.

**Prior to Release**

2. That prior to release of this permit, the Applicant/Owner(s) shall submit a Letter of Credit or refundable security in accordance with County Policy C-407. The requirement shall be \$5,000.00/disturbed acre of the development area.
3. That prior to release of this permit, the Applicant/Owner shall submit payment of cost recovery to others for the improvements to Range Road 283. As per the current agreement, the total amount owed is \$3,571.38 (19.47 acres x \$183.43/acre); however, the final amount may differ based on the actual costs of the improvements (current value is based on an estimate).
4. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system, and to confirm the presence of County road ban restrictions.
  - a. The Applicant/Owner shall also complete the requirements for the proposed road approach off Norman Place.
  - b. 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.
2. That prior to release of this permit, the Applicant/Owner shall submit a security to secure the construction of the proposed approach from Norman Place, totaling \$10,000.
  - a. The security shall be returned to the Applicant/Owner upon final signoff and approval from County Road Operations, confirming the approach has been constructed in accordance with County Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fills Report, in accordance with County Servicing Standards and prepared by a professional engineer that provides recommendations on the placement of fill for areas where fill is greater than 1.20 m (3.93 ft.) in depth.
4. That prior to issuance of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Plan (SSIP), which is in accordance with the Shepard Regional Drainage Plan and County Servicing Standards.

**Permanent**

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



## ROCKY VIEW COUNTY

6. That if conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or Refundable Security once registered with the County, without recourse to the Applicant/Owner, to cover the costs in surface reclamation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
7. That the Applicant/Owner shall submit compaction-testing results verifying that the fill is placed in accordance with the Deep Fills Report.
8. That if the exported topsoil material is being placed on a location within the County, the Applicant/Owner shall advise any parties receiving the material that a development permit shall be required from the County, prior to placement on the receiving property(ies).
9. That it shall be the responsibility of the Applicant/Owner to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
10. That the Applicant/Owners shall ensure no organic material is buried or capped in a manner that will cause methane gas related issues.
11. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
12. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
  - a. That no potable water shall be used for grading and/or construction purposes.
  - b. That water trucks shall be available at all times on-site to control dust blowing from the site and/or roadways.
  - c. That if at any time the removal/placement of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
13. That any materials entering to or leaving the site shall be hauled on/off in a covered trailer/truck, to help prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
  - 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 Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
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 property or roadways.
16. 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.
17. That if this Development Permit is not issued by **January 31, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

**Advisory**

18. That the Applicant/Owner shall adhere to any regulations of any registered Utility Right-of-Way on title. Prior to any work commencing, the Applicant/Owner shall contact the appropriate Utility Company and obtain approval, as required.
19. 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*].
20. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
21. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

***Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland is impacted by the placement of the fill, prior to commencement.***





ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

|   |  |
|---|--|
| <b>APPLICANT:</b><br>Terence Santiano (Kellam Berg Engineering and Surveys)   | <b>OWNER:</b><br>1724732 Alberta Ltd                                     |
| <b>DATE APPLICATION RECEIVED:</b><br>March 30, 2021   | <b>DATE DEEMED COMPLETE:</b><br>April 13, 2021                           |
| <b>GROSS AREA:</b> ± 7.88 hectares<br>(± 19.47 acres)   | <b>LEGAL DESCRIPTION:</b> Lot 3, Block 2, Plan 1511781; NE-21-23-28-W04M |
| <b>APPEAL BOARD:</b> Subdivision and Development Appeal Board (SDAB)  |  |
| <b>HISTORY:</b><br><i>n/a</i>   |  |
| <b>AGENCY SUBMISSIONS:</b><br>The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments. |  |

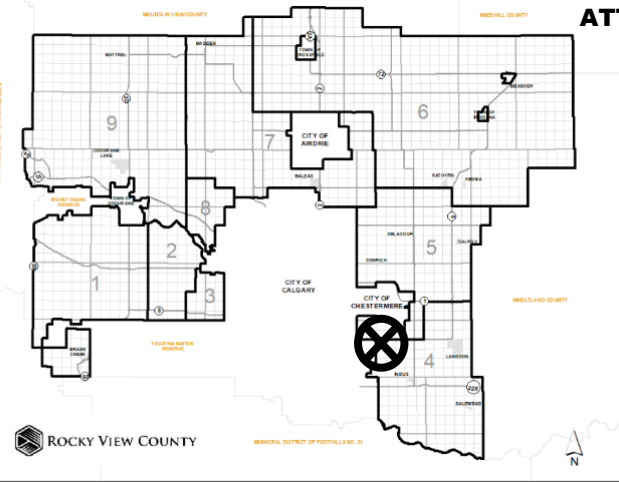


## Location & Context

### Development Proposal

Single-lot regrading and placement of clean fill, to prepare the site for future development

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION



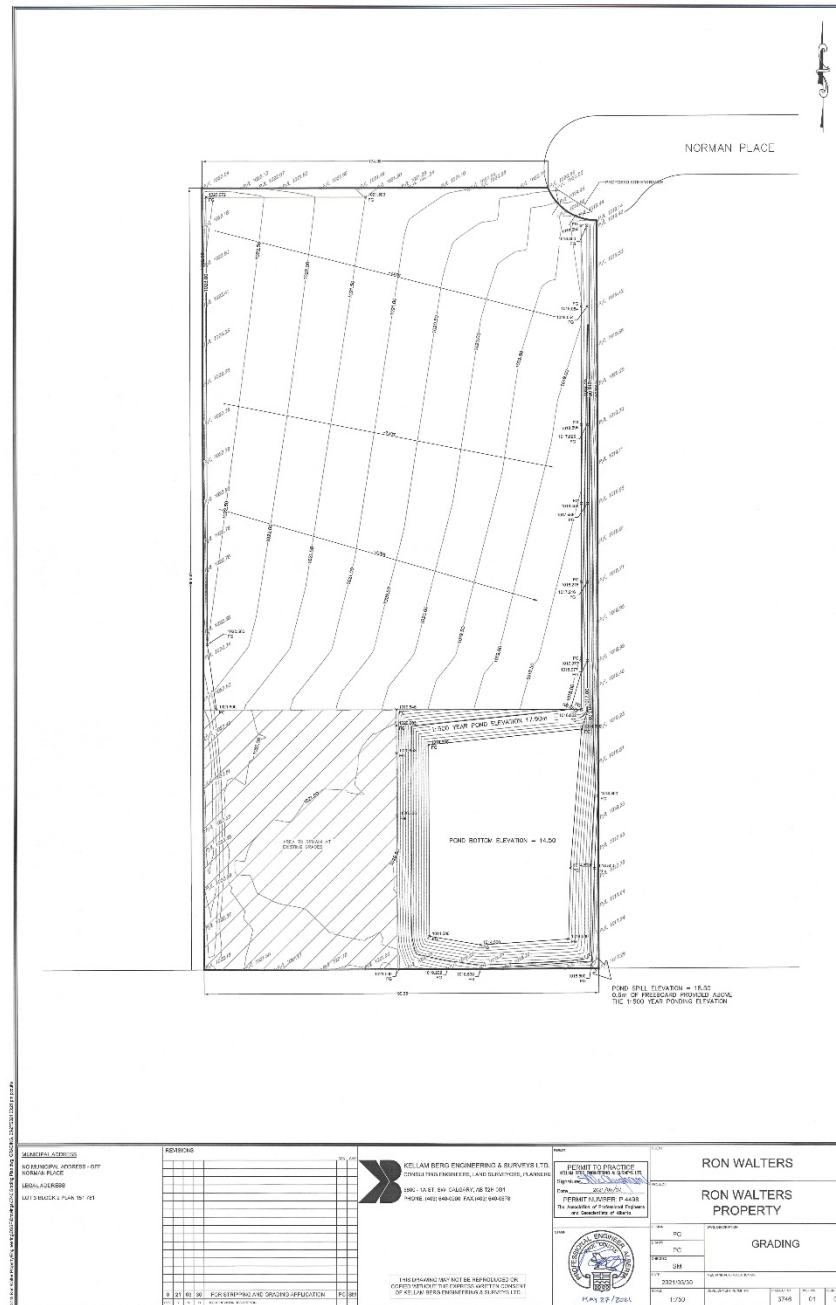
Division: 04  
 Roll: 03321014  
 File: PRDP20211313  
 Printed: April 22, 2021  
 Legal: Lot:3 Block:2  
 Page 1133 of 1158  
 23-28-W04M



## Site Plan

Development Proposal

Single-lot regrading and placement of clean fill, to prepare the site for future development



Division: 04  
Roll: 03321014  
File: PRDP20211313  
Printed: April 22, 2021  
Legal: Lot:3 Block:2  
Page 1137 of 158-21-23-28-W04M



## Site Photos

### Development Proposal

Single-lot regrading and placement of clean fill, to prepare the site for future development

NOTE THAT THE WELLS IN THIS FENCED AREA HAVE BEEN DECOMMISSIONED, CAPED AND CEMENTED.



PHOTO 1 – TAKEN NEAR THE ENTRANCE OIL/GAS FACILITY (ORPHANED AND NOW REMOVED), ON THE WEST SIDE OF THE SUBJECT SITE LOOKING NORTH TOWARD GLENMORE TRAIL

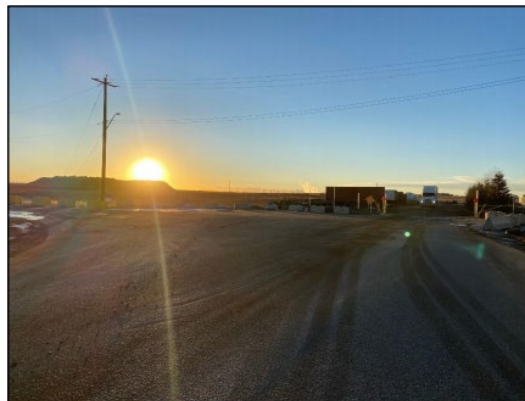


PHOTO 2 – TAKEN FROM THE CENTRE OF THE NORMAN PLACE CUL-DE-SAC LOOKING WEST. THE SUBJECT SITE IS TO THE LEFT (UNDER THE SETTING SUN)



PHOTO 4 – TAKEN FROM THE SOUTHWEST CORNER OF THE SUBJECT SITE WITHIN THE FENCED AREA CONTAINING THREE WELLSITES. PLEASE NOTE THAT ALL THREE WELLS HAVE BEEN DECOMMISSIONED, CAPED AND CEMENTED BY THE ORPHANED WELLS ASSOCIATION.



PHOTO 3 – TAKEN NEAR THE SOUTHEAST CORNER OF THE SUBJECT SITE LOOKING NORTH.

## PLANNING AND DEVELOPMENT SERVICES

|                 |  |                                  |
|-----------------|--|----------------------------------|
| <b>TO:</b>      | Municipal Planning Commission<br>Development Authority           | <b>DIVISION:</b> 5               |
| <b>DATE:</b>    | June 9, 2021   | <b>APPLICATION:</b> PRDP20211394 |
| <b>FILE:</b>    | 03331032   |                                  |
| <b>SUBJECT:</b> | General Industry, Type II / Discretionary use, with no Variances |                                  |

**APPLICATION:** General Industry, Type II (existing building), construction of an office building addition.

**GENERAL LOCATION:** Located approximately 1.21 km (3/4 mile) south of Twp. Rd. 240 and 1.61 km (1 mile) west of Rge. Rd. 284.

**LAND USE DESIGNATION:** Direct Control District 76 (DC-76), under Land Use Bylaw C-4841-97

**EXECUTIVE SUMMARY:** This proposal is for the construction of a two-storey office addition to an existing office building. The site is occupied by Balzer's Canada Inc., an industrial construction and plant maintenance company. The site is developed with an office building, a shop building, and a cold storage building. The addition has a footprint of 83.60 sq. m (899.86 sq. ft.) and a gross floor area of 167.20 sq. m (1,799.73 sq. ft.). There is adequate parking available onsite to accommodate the additional office space. The exterior matches the existing office building and it meets all regulations of DC-76. As the addition is to be constructed on an existing paved surface, there are no stormwater management concerns.

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

### OPTIONS:

Option #1: THAT Development Permit Application PRDP20211394 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20211394 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Sandra Khouri, Planning & Development Services



**APPLICATION EVALUATION:**

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

|  |   |
|--|---|
| <b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Land Use Bylaw C-4841-97;</li> <li>• DC-76;</li> <li>• Patton Conceptual Scheme;</li> <li>• Janet Area Structure Plan; and</li> <li>• County Servicing Standards.</li> </ul> | <b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul> |
| <b>PERMITTED USE:</b><br><i>General Industry, Type II</i> is a discretionary use in DC-76  | <b>DEVELOPMENT VARIANCE AUTHORITY:</b><br>Municipal Planning Commission                     |

Additional Review Considerations

The principal development permit (2010-DP-14107) has a Development Completion Certificate.

Conditions were set based on the following items:

*Parking*

- General Industrial: 1 stall per 100.00 sq. m
  - Cold storage: 579.70 sq. m / 100.00 sq. m = 5.80 = 6 stalls
  - Shop: 580.60 sq. m / 100.00 sq. m = 5.81 = 6 stalls
- Office: 3.4 stalls per 100.00 sq. m
  - 501.60 sq. m / 100 sq. m = 5.02 \* 3.4 = 17 stalls
- Total Required: 29 stalls
- Proposed: 32 existing stalls (no changes)

*Landscaping*

- Existing landscaping provided as part of 2009-DP-13860 (no changes)

*Transportation*

- **Prior to Release:** 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.
- **Prior to Occupancy:** That prior to building occupancy, the Applicant/Owner shall pave the approaches from Wrangler Drive and 61st Avenue in accordance with the requirements of the County's current Servicing Standards. Once paving is complete, County Road Operations shall perform a site inspection of the approaches and adjacent ditch(es) to ensure restoration is complete. (*Note: this condition is carried forward from PRDP20154202*)



**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

SK/lt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information

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

1. That General Industry, Type II, construction of a two-storey addition to an existing office building, may take place on the subject land in accordance with the approved site plans and drawings prepared by Big Bear Tech, dated March 19, 2021 (Project No. 21-609). This approval includes:
  - i. The construction of an office addition, with a footprint of 83.60 sq. m (899.86 sq. ft.) and a gross floor area of 167.20 sq. m (1,799.73 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 this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

**Prior to Occupancy:**

3. That prior to building occupancy of the addition, the Applicant/Owner shall pave the approaches from Wrangler Drive and 61<sup>st</sup> Avenue in accordance with the requirements of the County's current Servicing Standards.
  - i. Once paving is complete, County Road Operations shall perform a site inspection of the approaches and adjacent ditch(es) to ensure restoration is complete.

**Permanent:**

4. That all conditions of PRDP20154202, 2010-DP-14107, and 2009-DP-13860 shall remain in effect.
5. 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.
6. That there shall be no customer or business parking at any time along the adjacent County road allowance.
7. That no topsoil shall be removed from the site.
8. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration.
9. That there shall be a minimum of 32 parking stalls maintained onsite at all times.
10. That any future signage will require separate Development Permit approval.
11. That all outdoor lighting shall be fully cut-off (shielded) light fixtures that direct light downward and designed to minimize light pollution, glare, and light trespass onto adjacent properties, while maintaining night-time, on-site safety, and security during evening operating hours.
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 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



## ROCKY VIEW COUNTY

regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.

13. That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30<sup>th</sup> of the next growing season.
14. That there shall be no potable water used for irrigation and landscaping purposes.
15. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void unless an extension to this permit shall first have been granted by the Development Officer.
16. That if this Development Permit is not issued by **December 31, 2021**, or the approved extension date, this approval is null and void and the Development Permit shall not be issued.

**Advisory:**

17. 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.
18. That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
19. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
20. 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.
21. 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].
22. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

|  |   |
|--|---|
| <b>APPLICANT:</b><br>Greg Spero (Big Bear Tech)  | <b>OWNER:</b><br>Balzer's Canada Inc.                                       |
| <b>DATE APPLICATION RECEIVED:</b><br>April 8, 2021   | <b>DATE DEEMED COMPLETE:</b><br>April 13, 2021                              |
| <b>GROSS AREA:</b> ± 1.44 hectares<br>(± 3.57 acres)   | <b>LEGAL DESCRIPTION:</b> Lot 7, Block 1, Plan<br>0610597; SW-31-23-28-W04M |
| <b>APPEAL BOARD:</b> Subdivision and Development Appeal Board  |   |
| <b>HISTORY:</b><br><p><b>January 29, 2016:</b> Development permit (PRDP20154202) issued for General Industry Type II, for an existing Industrial Construction &amp; Plant Maintenance company, construction of a warehouse building (cold storage) and an office building.</p> <p><b>September 9, 2010:</b> Development permit (2010-DP-14107) issued for General Industry, Type II, construction of a crane shop building and office building.</p> <p><b>February 16, 2010:</b> Development permit (2009-DP-13860) issued for General Industry, Type II, for outdoor storage of trailers, sea-cans, and pipe racking.</p> |   |
| <b>AGENCY SUBMISSIONS:</b><br><p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>  |   |





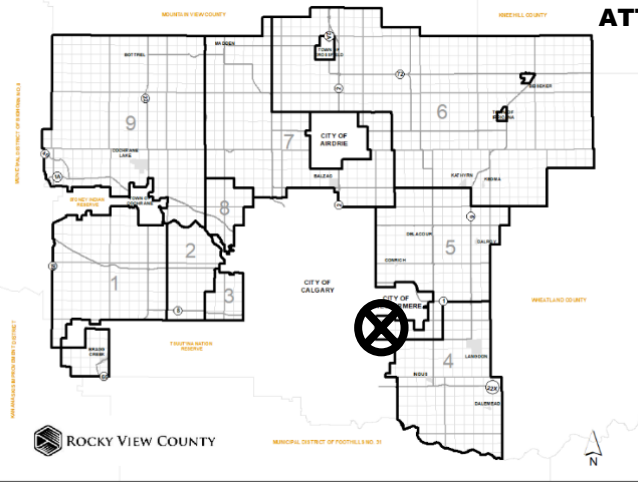
## Location & Context

### Development Proposal

General Industry Type II  
 (existing building),  
 construction of an office  
 building addition

Division: 05  
 Roll: 03331032  
 File: PRDP20211394  
 Printed: April 23, 2021  
 Legal: Lot: 7 Block: 1  
 Page 1045 of 158  
 23-28-W04M

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

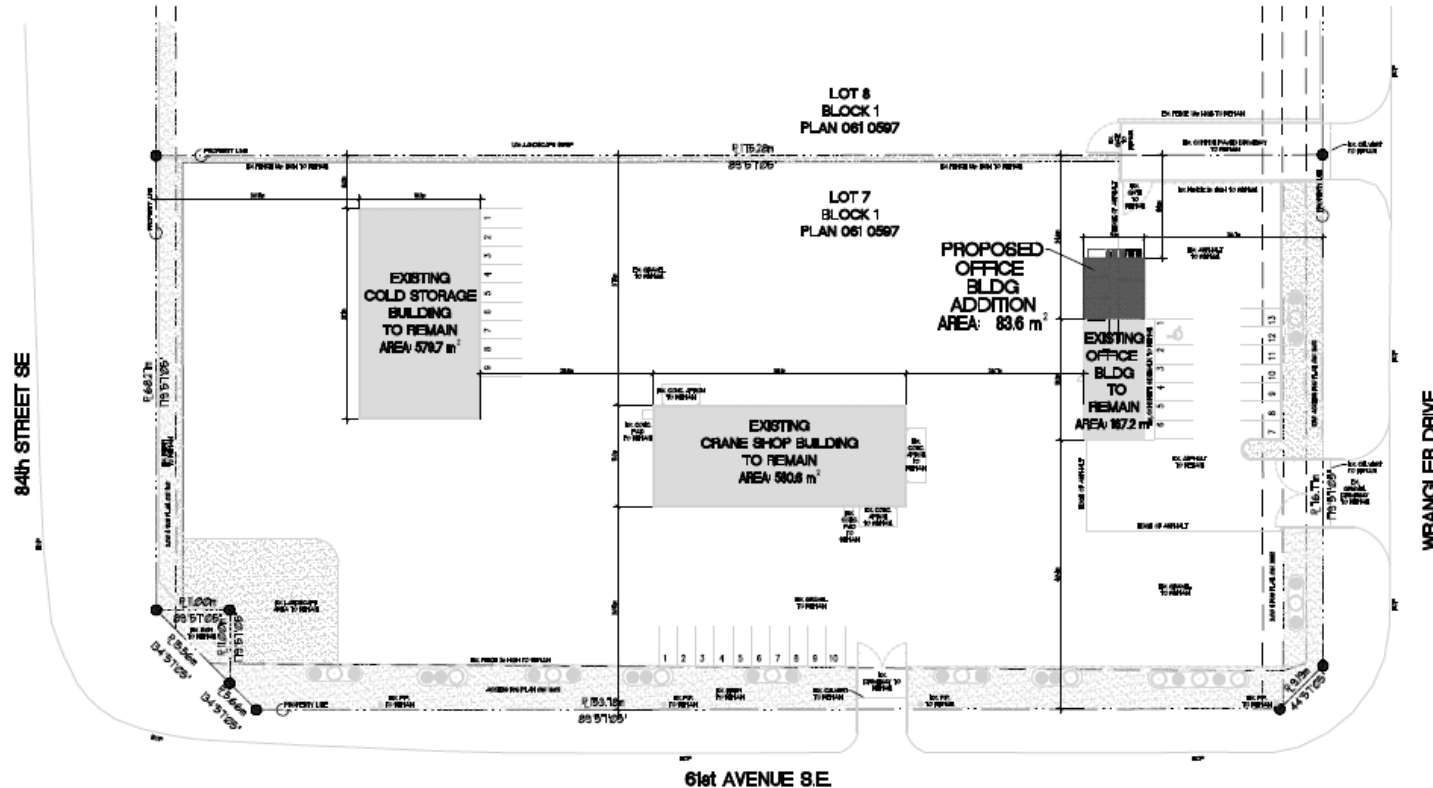




## Site Plan

Development Proposal

General Industry Type II  
(existing building),  
construction of an office  
building addition



Division: 05  
Roll: 03331032  
File: PRDP20211394  
Printed: April 23, 2021  
Legal: Lot: 7 Block: 1  
Page 1046 of 158  
23-28-W04M

## Floor Plan

## Development Proposal

General Industry Type II  
(existing building),  
construction of an office  
building addition

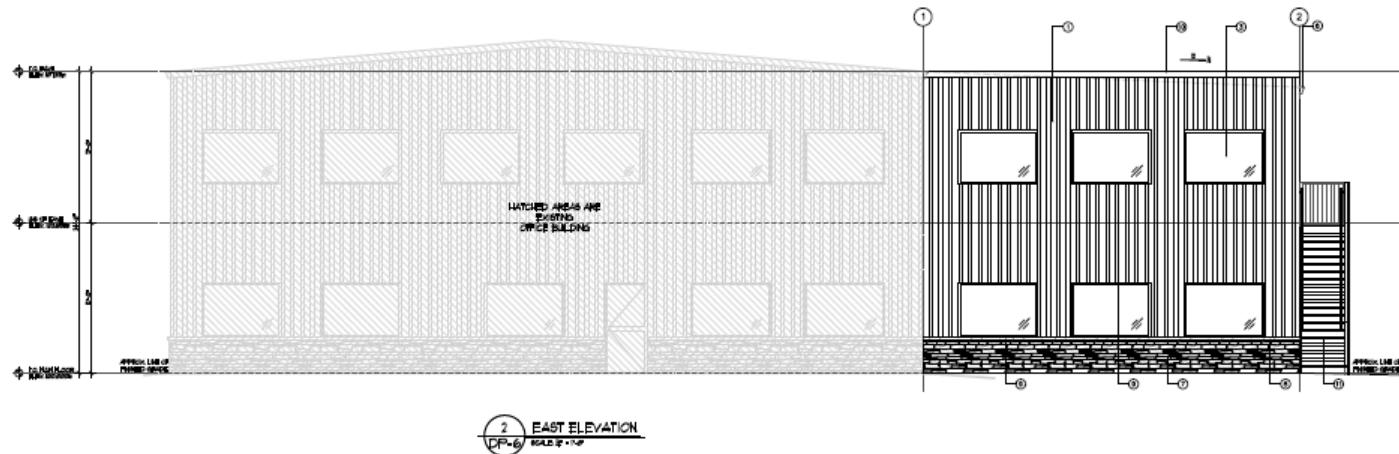
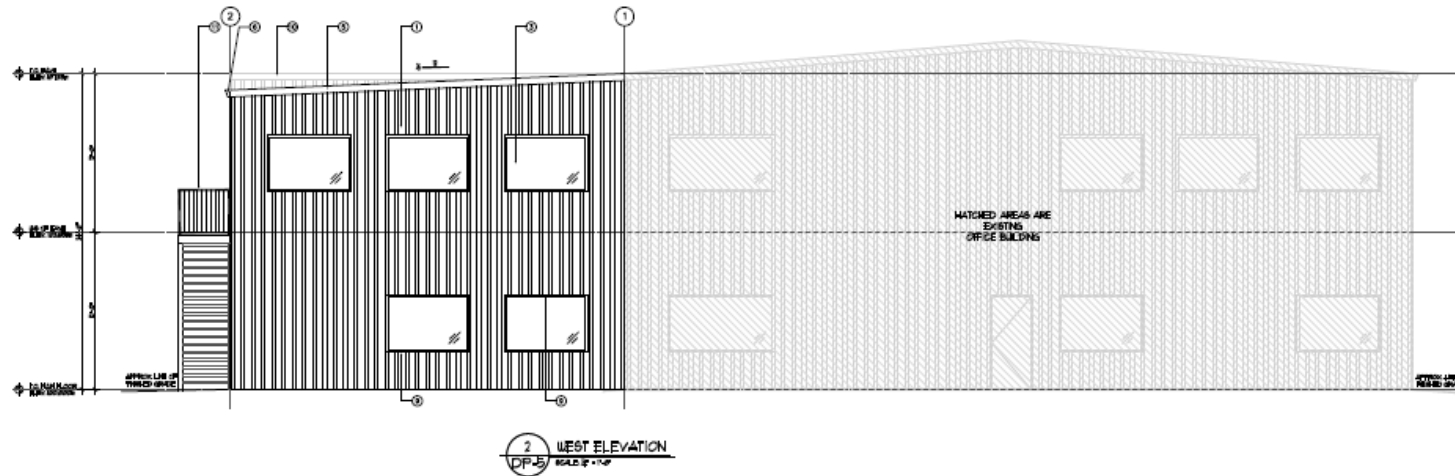


Division: 05  
Roll: 03331032  
File: PRDP20211394  
Printed: April 23, 2021  
Legal: Lot: 7 Block: 1  
Page 1047 of 158  
23-28-W04M

## Elevations

### Development Proposal

General Industry Type II  
 (existing building),  
 construction of an office  
 building addition





## Site Photos

### Development Proposal

General Industry Type II  
 (existing building),  
 construction of an office  
 building addition



South View - Showing existing driveway



South East View at intersection 84<sup>th</sup> and 61<sup>st</sup>



East view - showing existing driveway to remain and office building



East view - showing existing driveway to remain and office building



## PLANNING AND DEVELOPMENT SERVICES

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|                 |   |                                  |
|-----------------|---|----------------------------------|
| <b>TO:</b>      | Municipal Planning Commission<br>Development Authority  | <b>DIVISION:</b> 4               |
| <b>DATE:</b>    | June 9, 2021  | <b>APPLICATION:</b> PRDP20211001 |
| <b>FILE:</b>    | 03222114 / 03222115   |                                  |
| <b>SUBJECT:</b> | Animal Health Care Services, Small Animal and Dwelling Unit /<br>Discretionary use, with no Variances |                                  |

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**APPLICATION:** Animal Health Care Services, Small Animal and Dwelling Unit ancillary and subordinate to the principal commercial use (existing building), tenancy and signage for a veterinary clinic.

**GENERAL LOCATION:** Located within the hamlet of Langdon.

**LAND USE DESIGNATION:** Direct Control District 64 (DC-64)

**EXECUTIVE SUMMARY:** This proposal is for the change of use of an existing commercial building in Langdon's Centre Street strip mall, to allow for a veterinary clinic, associated office, and two dwelling units ancillary to the principle use.

The strip mall is made up of several semi-detached two-storey buildings. This application is for Units 5 and 6. Unit 5 is on the south side of the building and is currently approved as a *Personal Services Business* (nail salon) on the main floor, with an office on the second floor. Unit 6 is on the north side of the building and is approved as *Health Cares Services* (medical clinic) on the main floor, with an office on the second floor. No changes are proposed to the medical clinic, which has a valid development permit.

A summary of the proposed changes are as follows:

- *Unit 5:*
  - Approximately 133.78 sq. m (1,440.00 sq. ft.) on the main floor and 49.12 sq. m (528.75 sq. ft.) on the second floor to be converted to *Animal Health Care Services* (veterinary clinic); and
  - Approximately 53.66 sq. m (577.63 sq. ft.) on the second floor to be converted to *Dwelling Unit ancillary and subordinate to the principal commercial use*.
- *Unit 6:*
  - Approximately 133.78 sq. m (1,440.00 sq. ft.) on the main floor and 49.12 sq. m (528.75 sq. ft.) on the second floor to remain *Health Care Services* (medical clinic); and
  - Approximately 53.66 sq. m (577.63 sq. ft.) on the second floor to be converted to *Dwelling Unit ancillary and subordinate to the principal commercial use*.

On May 26, 2021, MPC considered this application under the use of *Health Care Services*. The application was tabled until an amendment could be made to include *Animal Health Care Services, Small Animal* as use to DC-64. Upon further review by Administration, it was noted that Council approved this amendment (Bylaw C-8040-2020) on January 26, 2021. Due to an administrative technicality, this amendment was not updated in the DC-64 bylaw at the time of application review.

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### Administration Resources

Sandra Khouri, Planning & Development Services



## ROCKY VIEW COUNTY

Upon reevaluation, Administration has no further concerns with the application as the proposal meets Council's intent for DC-64.

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

### OPTIONS:

Option #1: THAT Development Permit Application PRDP20211001 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20211001 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### APPLICATION EVALUATION:

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

|  |   |
|--|---|
| <p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Langdon Area Structure Plan (ASP);</li> <li>• DC-64;</li> <li>• Land Use Bylaw (C-4841-97); and</li> <li>• County Servicing Standards.</li> </ul> | <p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>                              |
| <p><b>PERMITTED USE:</b></p> <ul style="list-style-type: none"> <li>• <i>Dwelling Unit ancillary and subordinate to the principal commercial use</i> is a discretionary use in the DC-64 district.</li> <li>• <i>Animal Health Care Services, Small Animal,</i> is a discretionary use in the DC-64 district.</li> </ul>   | <p><b>DEVELOPMENT VARIANCE AUTHORITY:</b></p> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul> |



## ROCKY VIEW COUNTY

### Additional Review Considerations

Conditions were set based on the following items:

#### *Parking*

- The existing onsite parking for the strip mall is sufficient (no changes).
- Residential parking is provided in each dwelling unit's attached two-car garage.

#### *Signage*

- Proposed replacement fascia sign for the veterinary clinic. Signage details to be provided if the application is approved.

#### *Servicing*

- The water service provider for this area is Langdon Waterworks (Rocky View Utility Corp) – and they may require some cross-connection control/backflow prevention device for this type of business.
- The sanitary sewer service provider is Rocky View County.

### **CONCLUSION:**

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

Respectfully submitted,

"Brock Beach"

Concurrence,

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

SK/llt

### **ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

**Description:**

1. That tenancy and signage for *Animal Health Care Services, Small Animal* (veterinary clinic) in Unit #5, and *Dwelling Unit ancillary and subordinate to the principal commercial use* in Units #5 and #6 to take place within the existing building on the subject site, in accordance with the Site Plan and application details. This approval includes the following:
  - i. *Animal Health Care Services, Small Animal* (veterinary clinic) within Unit #5, approximately 133.78 sq. m (1,440.00 sq. ft.) on the main floor and 49.12 sq. m (528.75 sq. ft.) on the second floor;
  - ii. *Dwelling Unit ancillary and subordinate to the principal commercial use* within Unit #5, approximately 53.66 sq. m (577.63 sq. ft.) on the second floor;
  - iii. *Dwelling Unit ancillary and subordinate to the principal commercial use* within Unit #6, approximately (577.63 sq. ft.) on the second floor; and
  - iv. One (1) fascia sign on Unit #5, approximately 3.72 sq. m (40.00 sq. ft.) in size.

**Permanent:**

2. That the sign shall be kept in a safe, clean, and tidy condition at all times.
3. That no storage at any time shall be allowed in the front of the property.
4. That all business parking shall be limited to the unit's assigned parking stalls.
5. That there shall be no parking within the County road allowance at any time.
6. That the entire site shall be maintained in a neat and orderly manner at all times.
7. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void unless an extension to this permit shall first have been granted by the Development Officer.

**Advisory:**

8. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to tenant occupancy and/or interior bay renovations.
9. 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.
10. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

|   |   |
|---|---|
| <b>APPLICANT:</b><br>Andrew Buckle  | <b>OWNER:</b><br>Miguel Moncayo & Zulma Poveda-Diaz                   |
| <b>DATE APPLICATION RECEIVED:</b><br>March 15, 2021   | <b>DATE DEEMED COMPLETE:</b><br>April 1, 2021                         |
| <b>GROSS AREA:</b> ± 0.06 hectares<br>(± 0.14 acres)  | <b>LEGAL DESCRIPTION:</b> UNIT 5&6, Plan<br>0010821; NE-22-23-27-W04M |
| <b>APPEAL BOARD:</b> Subdivision and Development Appeal Board (SDAB)  |   |
| <b>HISTORY:</b><br><p><b>January 26, 2021:</b> Council approved an amendment to DC-64 (Bylaw C-8040-2020) to include <i>Animal Health Care Services, Small Animal</i> as a discretionary use.</p> <p><b>November 25, 2015:</b> Development permit issued for <i>Personal Service Business</i> (existing building), tenancy, and signage for a nail and spa salon, for Unit 5.</p> <p><b>November 10, 2009:</b> Development permit issued for <i>Health Care Services</i> (medical clinic), tenancy and signage, for Unit 6.</p> |   |
| <b>AGENCY SUBMISSIONS:</b><br><p>The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>  |   |





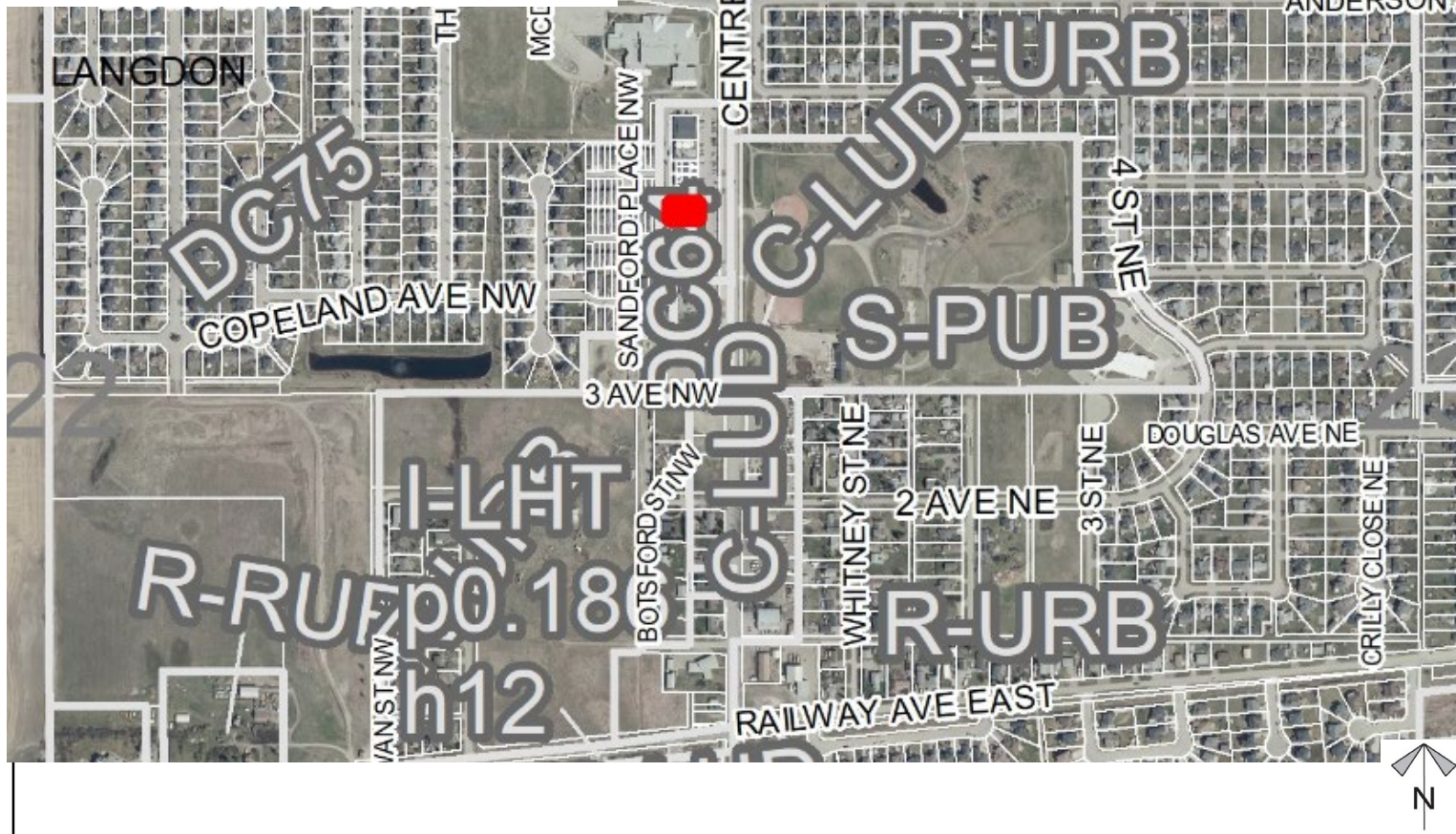
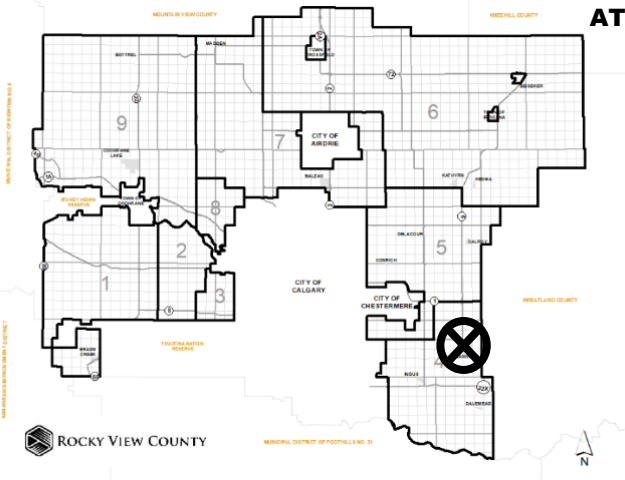
## Location & Context

### Development Proposal

Change of use of an existing building to Health Care Services and Dwelling Unit ancillary and subordinate to the principal commercial use, tenancy and signage for a vet clinic

Division: 04  
Roll: 03222114 & 03222115  
File: PRDP20211001  
Printed: March 25, 2021  
Legal: Lot: UNIT 5/6  
Plan: 0010821 within NE-22-23  
Page 15 of 158

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

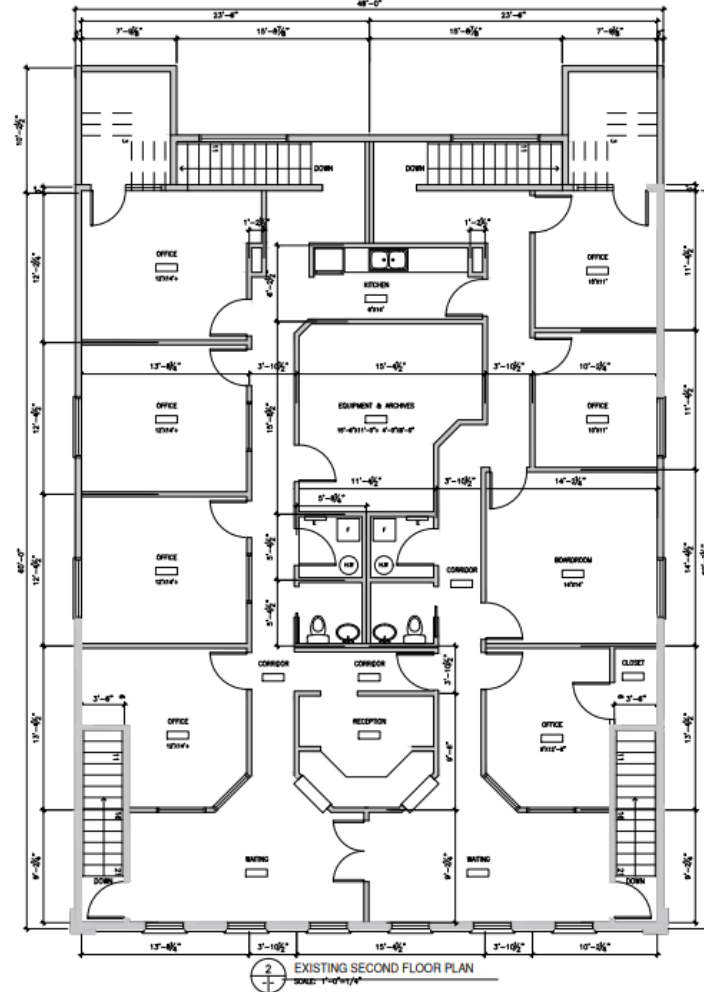
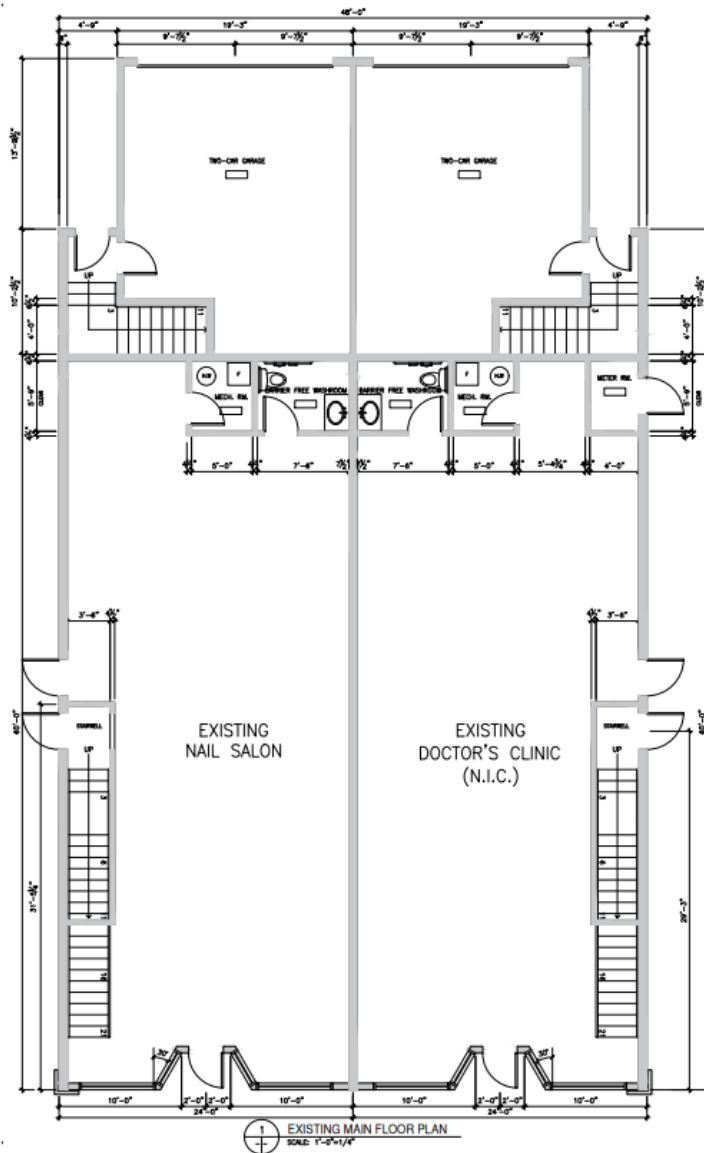




## Existing Floor Plan

### Development Proposal

Change of use of an existing building to Health Care Services and Dwelling Unit ancillary and subordinate to the principal commercial use, tenancy and signage for a vet clinic



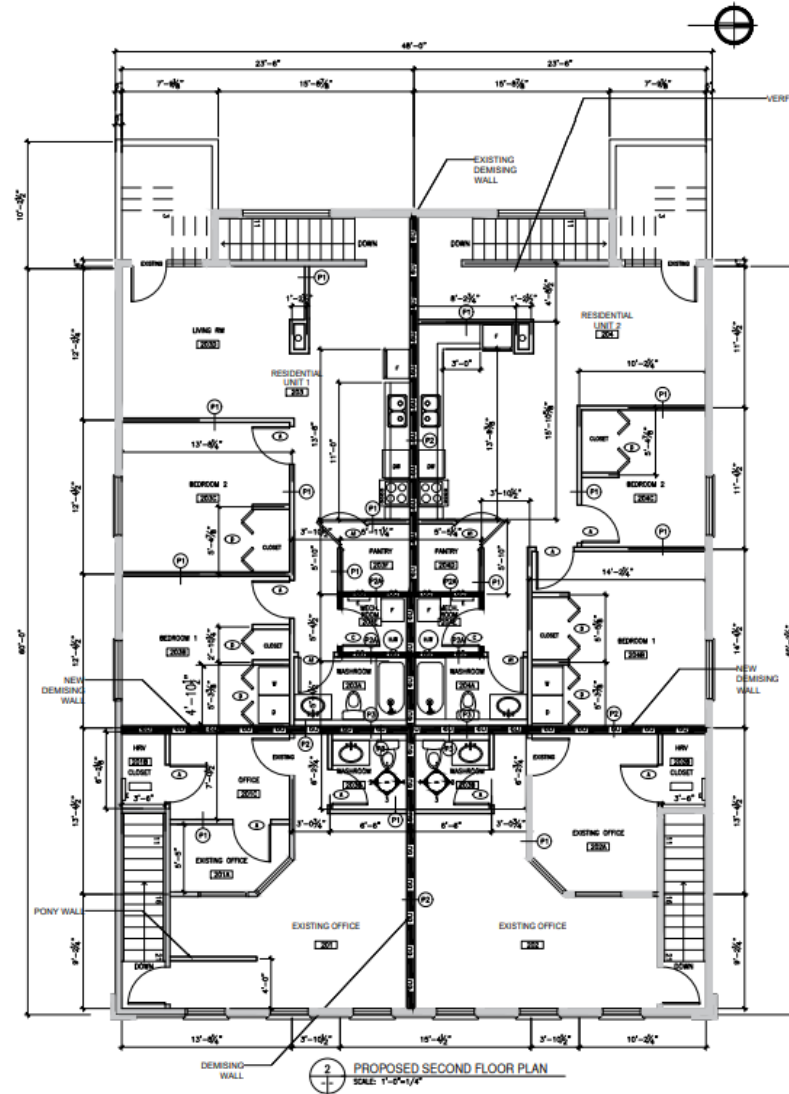
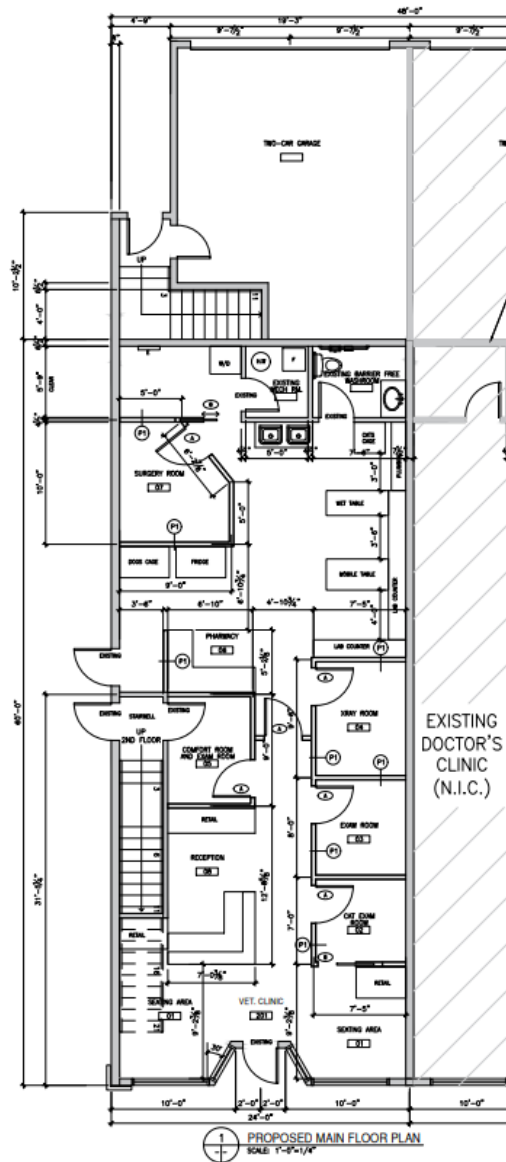
Division: 04  
Roll: 03222114 & 03222115  
File: PRDP20211001  
Printed: March 25, 2021  
Legal: Lot: UNIT 5/6  
Plan: 0010821 within NE-22-23  
Page 7 of 158



## Proposed Floor Plan

### Development Proposal

Change of use of an existing building to Health Care Services and Dwelling Unit ancillary and subordinate to the principal commercial use, tenancy and signage for a vet clinic



Division: 04  
Roll: 03222114 & 03222115  
File: PRDP20211001  
Printed: March 25, 2021  
Legal: Lot: UNIT 5/6  
Plan: 0010821 within NE-22-23  
Page 17 of 158



**ROCKY VIEW COUNTY**262075 Rocky View Point  
Rocky View County, AB, T4A 0X2403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

Friday, February 05, 2021

Moncayo, Miguel

File: PL20200018

**RE: FINAL REDESIGNATION TRANSMITTAL OF DECISION**

Rocky View County Council held a public hearing on January 26, 2021 to consider your application to amend Direct Control Bylaw 64 (DC-64) to allow for an additional use in Units 5 & 6 to include Animal Health Care Services, Small Animal, along with general amendments to ensure clarity of the Bylaw . Rocky View County Council proceeded to provide second and third readings to Bylaw C-8040-2020 following the public hearing.

Your application is **APPROVED**.

Please contact Christina Lombardo at 403-520-1185 with any questions or concerns related to this decision and quote the file number noted above. A copy of the approved bylaw will be made available upon request.

A handwritten signature in black ink, appearing to read 'Michelle Mitton'.

Michelle Mitton  
**Legislative Coordinator**  
(403) 520-1290  
[mmitton@rockyview.ca](mailto:mmitton@rockyview.ca)

cc. Poveda-Diaz, Zulma