



MUNICIPAL PLANNING COMMISSION MEETING AGENDA

Date: June 23, 2021
Time: 9:00 AM
Location: <https://www.rockyview.ca/>

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A. CALL MEETING TO ORDER	
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F. OTHER BUSINESS

G. ADJOURN THE MEETING

H. NEXT MEETING

July 14, 2021



MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Wednesday, June 9, 2021

9:00 AM

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

Present: Chair J. Gautreau
Vice-Chair A. Schule (present electronically)
Member G. Boehlke (arrived at 9:01)
Member K. Hanson (present electronically)
Member D. Henn (present electronically)
Member M. Kamachi (present electronically)
Member K. McKylor (present electronically)
Member S. Wright (present electronically)

Also Present: 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
S. Thompson, Planner, Planning and Development Services
B. Culham, Development Officer, Planning and Development Services
S. Khouri, Development Officer, Planning and Development Services
W. Van Dijk, Development Officer, Planning and Development Services
C. Anderson, Legislative Officer, Legislative Services
M. Mitton, Legislative Officer, Legislative Services
T. Andreasen, Legislative Officer, Legislative Services

A Call Meeting to Order

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

B Updates/Approval of Agenda

MOVED by Member McKylor that the June 9, 2021 Municipal Planning Commission meeting agenda be accepted as presented.

Carried
Absent: Member Boehlke



C-1 May 26, 2021 Municipal Planning Commission Minutes

MOVED by Member Hanson that the May 26, 2021 Municipal Planning Commission meeting minutes be approved as presented.

Carried

D-1 Division 8 - Residential Subdivision
File: PL20200183 (05630095)

MOVED by Member McKylor that Subdivision Application PL20200183 be approved with the conditions noted in Attachment 'A'.

- 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
 - 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.

Carried

D-2 Division 5 - Residential Subdivision
File: PL20210036 (04329114)

Presenter: N. Darrell Grant, the Applicant
Rani Duhra, the Applicant

MOVED by Member Henn that Subdivision Application PL20210036 be tabled *sine die*.

Carried

MOTION ARISING

MOVED by Member Henn that Administration be directed to contact the applicants for Subdivision Application PL20210036 once amendments to the Conrich Area Structure Plan have been completed;

AND THAT Administration be directed to prepare amendments to Direct Control District 120.

AMENDING MOTION

MOVED by Member Boehlke that the main motion arising be amended as follows:

Administration be directed to contact the applicants for Subdivision Application PL20210036 once amendments to the Conrich Area Structure Plan have been completed;

AND THAT Administration be directed to prepare amendments to Direct Control District 120 **regarding the maximum number of lots permitted.**

Carried



The Chair then called for a vote on the Main Motion Arising.

MOVED by Member Henn that Administration be directed to contact the applicants for Subdivision Application PL20210036 once amendments to the Conrich Area Structure Plan have been completed;

AND THAT Administration be directed to prepare amendments to Direct Control District 120 regarding the maximum number of lots permitted.

The Chair called for a recess at 9:51 a.m. and called the meeting back to order at 9:57 a.m. with all previously mentioned members present.

E-1 Division 5 - Dwelling, Single Detached
File: PRDP20211326 (03230014)

Presenter: Jessica Bruens, the Applicant

MOVED by Member McKylor that Development Permit Application PRDP20211326 be approved with the conditions noted in Attachment 'A'.

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.

Carried

E-2 Division 4 - Home-Based Business, Type II
File: PRDP20211948 (03223560)

Presenter: Ryan Krieger, the Applicant

MOVED by Vice-Chair Schule that Development Permit Application PRDP20211948 be approved with the conditions noted in Attachment 'A'.

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-Base 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:

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

Carried

E-3 Division 5 - School, Public
File: PRDP20211117 (04333006)

MOVED by Member Hanson that Development Permit Application PRDP20211117 be approved with the conditions noted in Attachment 'A'.

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 30th 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.

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 30th 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.



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.

Carried

E-4 Division 4 - Single-lot Regrading
File: PRDP20211313 (03321014)

MOVED by Member Boehlke that Development Permit Application PRDP20211313 be approved with the conditions noted in Attachment 'A'.

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.
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.

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.

Carried

E-5 Division 5 - General Industry, Type II
File: PRDP20211394 (03331032)

MOVED by Vice-Chair Schule that Development Permit Application PRDP20211394 be approved with the conditions noted in Attachment 'A'.

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 61st 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 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 30th 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.

Carried

E-6 Division 4 - Animal Health Care Services, Small Animal and Dwelling Unit
File: PRDP20211001 (03222114/5)

MOVED by Vice-Chair Schule that Development Permit Application PRDP20211001 be approved with the conditions noted in Attachment 'A'.

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.

Carried

G Adjourn the Meeting

MOVED by Member Henn that the June 9, 2021 Municipal Planning Commission meeting be adjourned at 10:27 a.m.

Carried

H Next Meeting

June 23, 2021

Chair or Vice Chair

Chief Administrative Officer or Designate

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Subdivision Authority	DIVISION: 8
DATE:	June 23, 2021	APPLICATION: PL20210013
FILE:	05629083	
SUBJECT:	Subdivision Item – Creation of One Residential Lot	

APPLICATION: To create a ± 1.62 hectare (± 4.00 acre) parcel (Lot 1) with a ± 3.49 hectare (± 8.63 acre) remainder (Lot 2).

GENERAL LOCATION: Located within the Bearspaw community, approximately 0.25 mile west of the city of Calgary, and on the north side of Aspen Drive.

LAND USE DESIGNATION: Residential, Rural District (R-RUR)

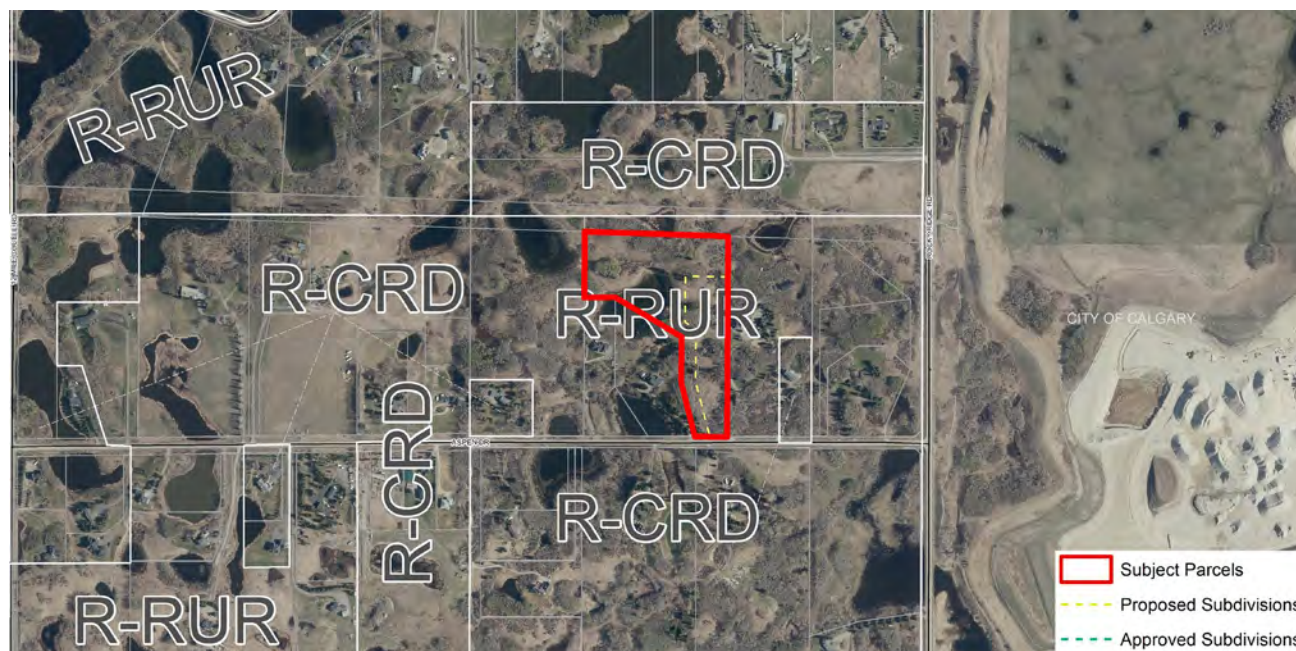
ADMINISTRATION RECOMMENDATION: Administration recommends approval as per Option #1.

OPTIONS:

Option #1: THAT Subdivision Application PL20210013 be approved with the conditions noted in Appendix 'A'.

Option #2: THAT Subdivision Application PL20210013 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services



APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • County Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Appraisal Report (Weleschuk Associates Ltd. January 18, 2021) • Confirmation Letter from Rocky View Water Co-op (March 5, 2021) • Level 4 PSTS Assessment (Osprey Engineering Inc., April 23, 2021) • Stormwater Management Plan (Stormwater Solutions, March 25, 2021) • Final Stormwater Management Plan (Stormwater Solutions, June 8, 2021)
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Transportation:

The property is accessed by the existing paved approach off Aspen Drive. As a condition of the subdivision, the Owner is required to upgrade the existing approach to a mutual paved approach for the two lots, enter into an Access Easement Agreement.

The applicant will also be required to provide payment of the Transportation Off-Site Levy for the new lot (Lot 1).

Water and Wastewater:

The Applicant provided a letter from Rocky View Water Co-op, confirming that there is sufficient capacity to service the proposed two lots (Lot 1 & 2). A Level 4 PSTS Assessment was also received, which recommended that a treatment mound be installed. As a condition of the subdivision, the Owner is required to connect to Rocky View Water Co-op distribution system and enter into a Site Improvements Services Agreement to install a treatment mound and a treatment field system on each lot.

Stormwater:

There have been historic stormwater concerns in this area, and the adjacent landowner to the west and east have expressed concerns about overland flooding issues. In response, Administration advised the Applicant to provide a Site-Specific Stormwater Management Plan at the application review stage to address these concerns.

The submitted Site-Specific Stormwater Management Plan indicated that the development will not measurably increase the rate or volume of drainage runoff after the implementation of rain gardens and a bio-retention area. The rain gardens and the retention ponds are designed to accommodate a 1:500 year flooding capacity. The proposed solution would support the subdivision and reduce the amount of release of runoff to the downstream receiving bodies, which helps address the existing drainage concerns from the adjacent properties. As a condition of the subdivision, the Owner is required to enter into a Site Improvements Services Agreement with the County to implement the recommendations of the Stormwater Management Plan.

Municipal Reserves (MR):

MR owing for the subject land will be provided by cash-in-lieu payment through this application.

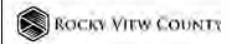
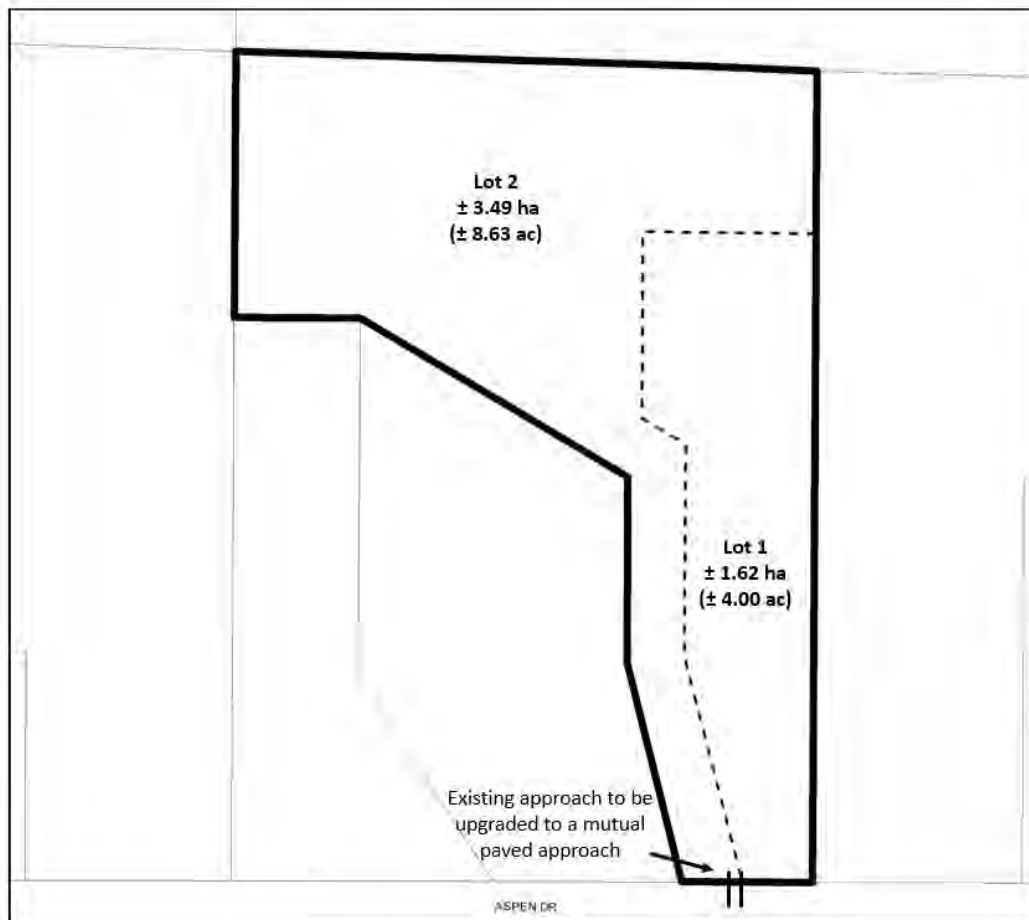
*Payments and Levies:*

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
<i>Transportation Off-Site Levy</i>	\$18,380 Development Area = 4.00 acres (new lot only) Base Levy \$4,595 per acre x 4.00 acres = \$18,380
<i>Municipal Reserve (cash in lieu payment)</i>	\$74,000 \$740,000 (market value for the subject land) x 10% = \$74,000

Land Use Bylaw:

The proposal meets the parcel size requirements of the Residential, Rural District (R-RUR) within the Land Use Bylaw.

Tentative Plan



Tentative Plan

Subdivision Proposal

To create a ± 1.62 hectare (± 4.00 acre) parcel (Lot 1) with a ± 3.49 hectare (± 8.63 acre) remainder (Lot 2).

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: 06
Roll: 05629083
File: PL20210013
Legal: Lot 6, Block 10
Plan: 1911658
NE-29-25-02-W05M
Printed: Jan 25, 2021



CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

XD/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Approval Conditions

ATTACHMENT ‘B’: Maps and Other Information



ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create a ± 1.62 hectare (± 4.00 acre) parcel (Lot 1) with a ± 3.49 hectare (± 8.63 acre) remainder (Lot 2) within Lot 6, Block 10, Plan 1911658, NE-29-25-02-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Subdivision

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

Transportation

- 2) The Owner shall upgrade the existing approach to a mutual paved approach, 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.

Site Servicing

- 3) The Owner shall provide confirmation of a tie-in for connection to the Rocky View Water Co-op, for the proposed lots as shown on the Approved Tentative Plan. This includes providing the following information:
 - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed Lots 1 & 2;
 - b) Documentation proving that water supply has been purchased for the proposed two (2) lots;
 - c) Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.



ROCKY VIEW COUNTY

- 4) The Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed Lots 1 & 2, which shall include the following:
 - a) For the construction of a treatment mound system in accordance with the Level 4 PSTS Assessment prepared by Osprey Engineering Inc., dated April 23, 2021
 - b) For the construction of rain gardens and bio-retention areas in accordance with the recommendations of the Stormwater Management Plan prepared by Stormwater Solutions, dated June 8, 2021

Municipal Reserve

- 5) The provision of Municipal Reserve in the amount of 10 % of the subject land, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the market value shown in the appraisal report prepared by Weleschuk Associates Ltd., dated January 18, 2021, pursuant to Section 666(3) of the *Municipal Government Act*.

Payments and Levies

- 6) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total amount owing for:
 - a) the total gross acreage of the new lot (Lot 1) as shown on the Plan of Survey.
- 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.

Taxes

- 8) 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

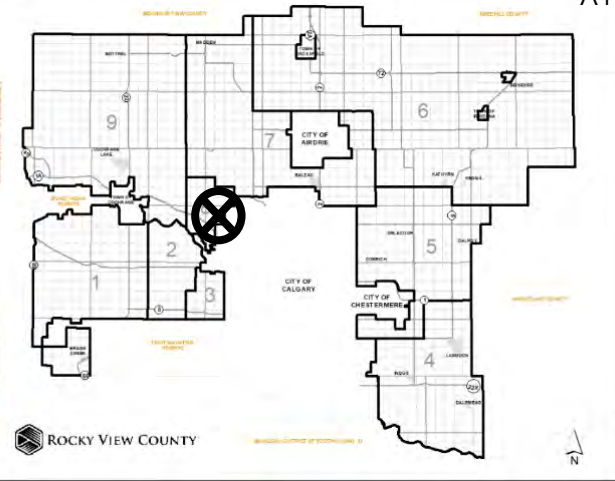
APPLICANT: Konschuk Consulting	OWNER: Muhammad & Nida Basit
DATE APPLICATION RECEIVED: January 21, 2021	DATE DEEMED COMPLETE: June 8, 2021
GROSS AREA: ± 5.11 hectares (± 12.63 acres)	LEGAL DESCRIPTION: Lot 6, Block 10, Plan 1911658, NE-29-25-02-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: September 19, 2017: Subdivision Authority approved subdivision application PL20170081, to adjust the boundaries between a ± 1.77 hectare (± 4.38 acre) parcel and a ± 5.66 hectare (± 14 acre) parcel in order to create a ± 2.33 hectare (± 5.76 acre) parcel and a ± 5.11 hectare (± 12.62 acre). July 28, 2015: Subdivision Authority approved subdivision application PL20140123, to create a ≥ 1.60 hectare (≥ 3.95 acre) lot with a ± 5.84 hectare (± 14.43 acre) remainder.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 94 adjacent landowners. Two (2) letters with concerns were received. The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



Location & Context

Subdivision Proposal

To create a ± 1.62 hectare (± 4.00 acre) parcel (Lot 1) with a ± 3.49 hectare (± 8.63 acre) remainder (Lot 2).



Division: 08
Roll: 05629083
File: PL20210013
Legal: Lot:6, Block:10
Plan:1911658
NE-29-25-02-W05M
Priority: 25 of 211

Development Proposal

Subdivision Proposal

To create a ± 1.62 hectare (± 4.00 acre) parcel (Lot 1) with a ± 3.49 hectare (± 8.63 acre) remainder (Lot 2).



Lot 2
 ± 3.49 ha
 (± 8.63 ac)

Lot 1
 ± 1.62 ha
 (± 4.00 ac)

ASPEN DR

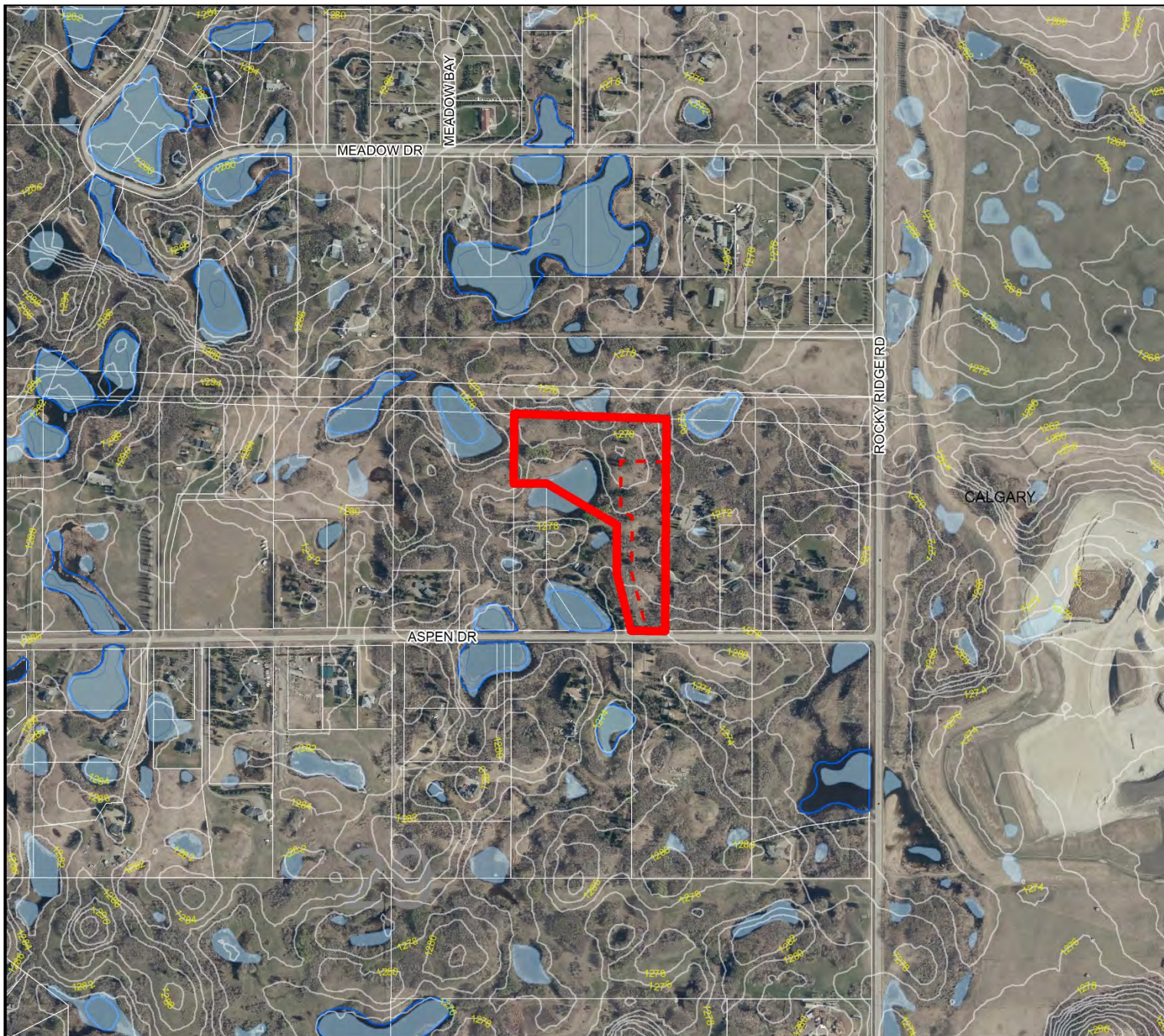
Division: 08
 Roll: 05629083
 File: PL20210013
 Legal: Lot:6, Block:10
 Plan: 1911658
 NE-29-25-02-W05M
 Page 28 of 211
 Printed: 05/02/21



Environmental

Subdivision Proposal

To create a ± 1.62 hectare (± 4.00 acre) parcel (Lot 1) with a ± 3.49 hectare (± 8.63 acre) remainder (Lot 2).



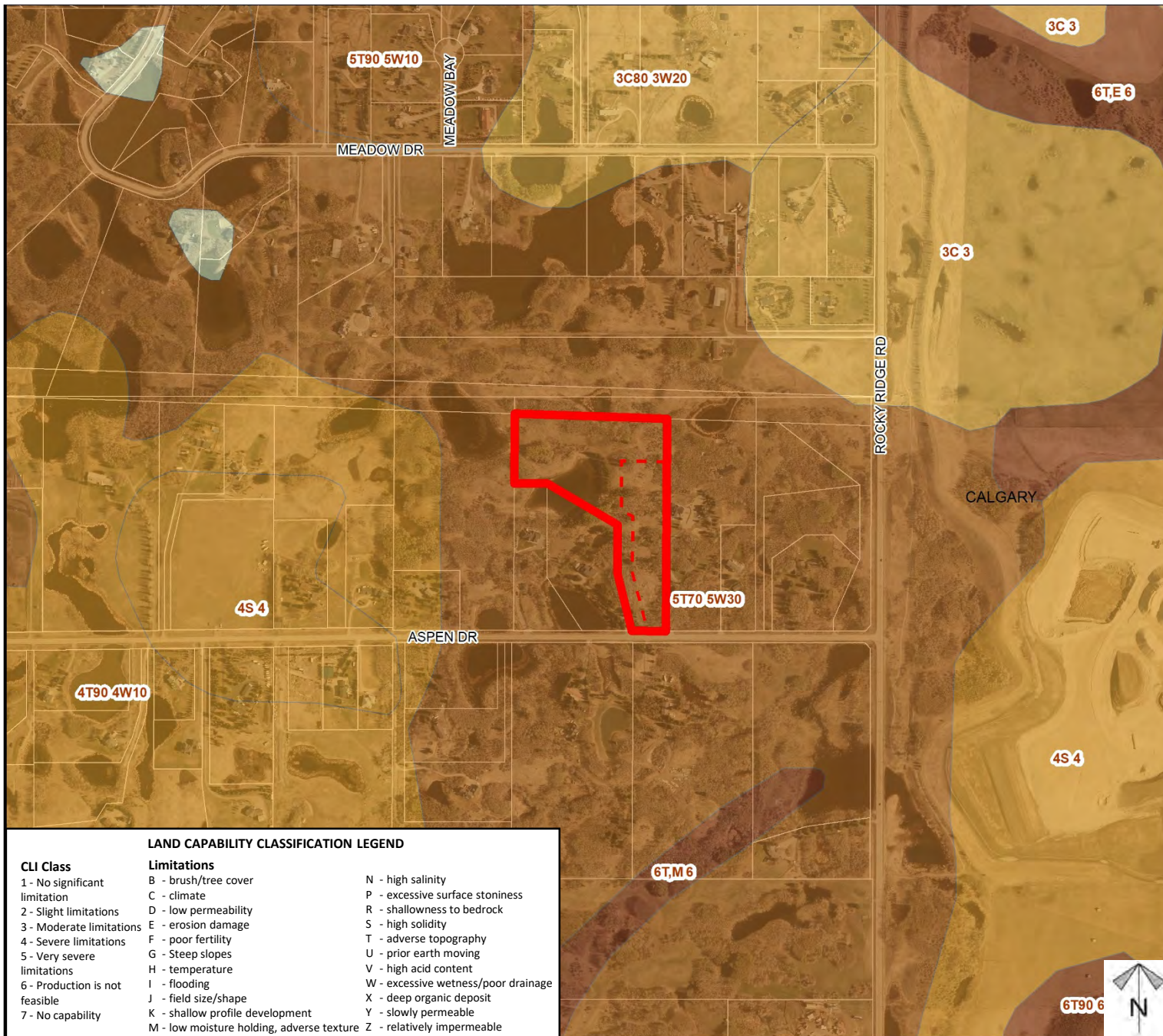
- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

Division: 08
 Roll: 05629083
 File: PL20210013
 Legal: Lot:6, Block:10
 Plan: 1911658
 NE-29-25-02-W05M
 Page 29 of 211

Soil Classifications

Subdivision Proposal

To create a ± 1.62 hectare (± 4.00 acre) parcel (Lot 1) with a ± 3.49 hectare (± 8.63 acre) remainder (Lot 2).

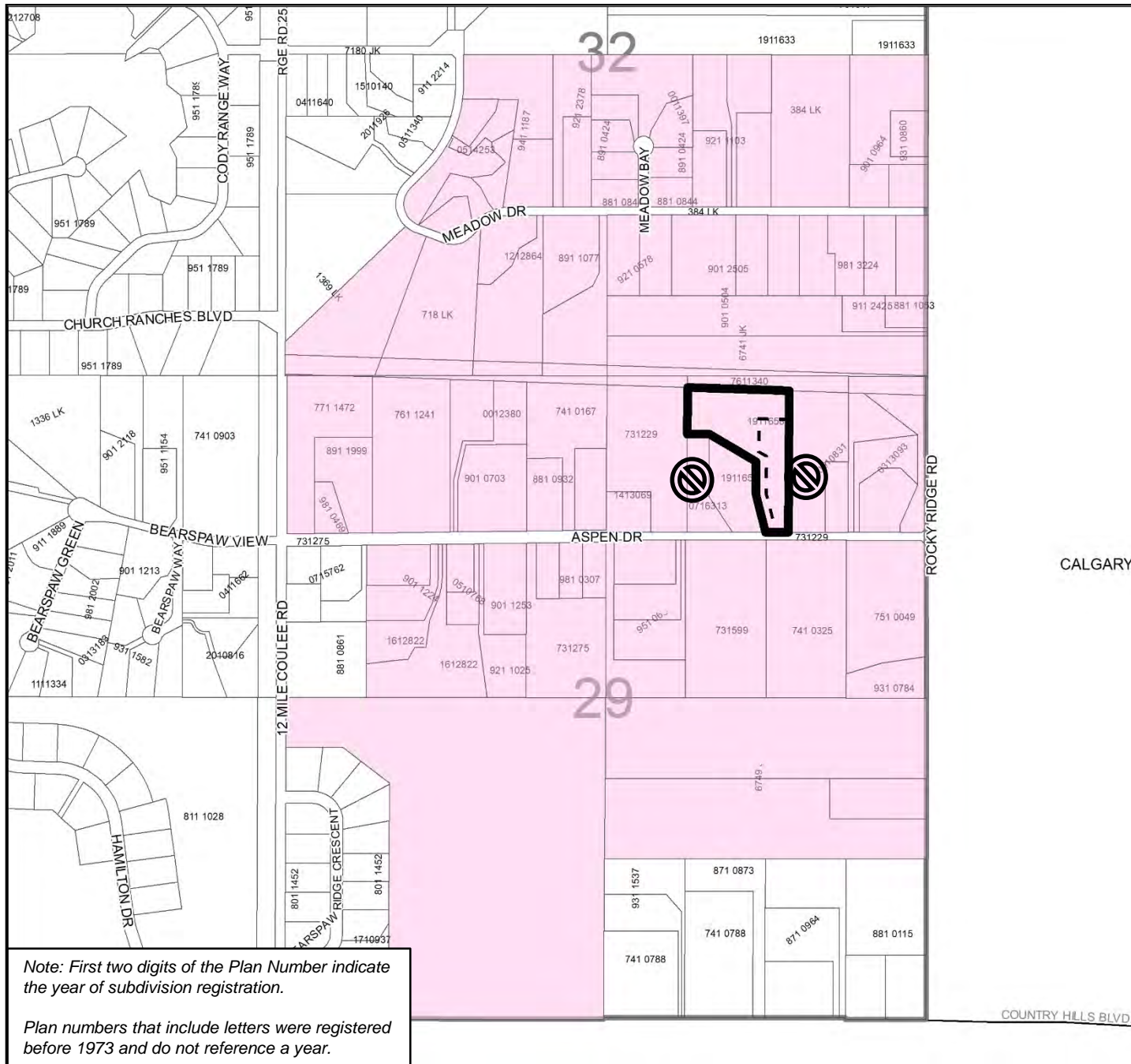


Division: 08
 Roll: 05629083
 File: PL20210013
 Legal: Lot:6, Block:10
 Plan: 1911658
 NE-29-25-02-W05M
 Priority: 30 of 211

Landowner Circulation Area

Subdivision Proposal

To create a ± 1.62 hectare
 (± 4.00 acre) parcel (Lot 1)
 with a ± 3.49 hectare
 (± 8.63 acre) remainder
 (Lot 2).



Legend

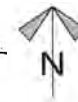
Support



Not Support (2)



Division: 08
 Roll: 05629083
 File: PL20210013
 Legal: Lot:6, Block:10
 Plan: 1911658
 NE-29-25-02-W05M
 Priority: 31 of 211



Tentative Plan

Subdivision Proposal

To create a ± 1.62 hectare (± 4.00 acre) parcel (Lot 1) with a ± 3.49 hectare (± 8.63 acre) remainder (Lot 2).

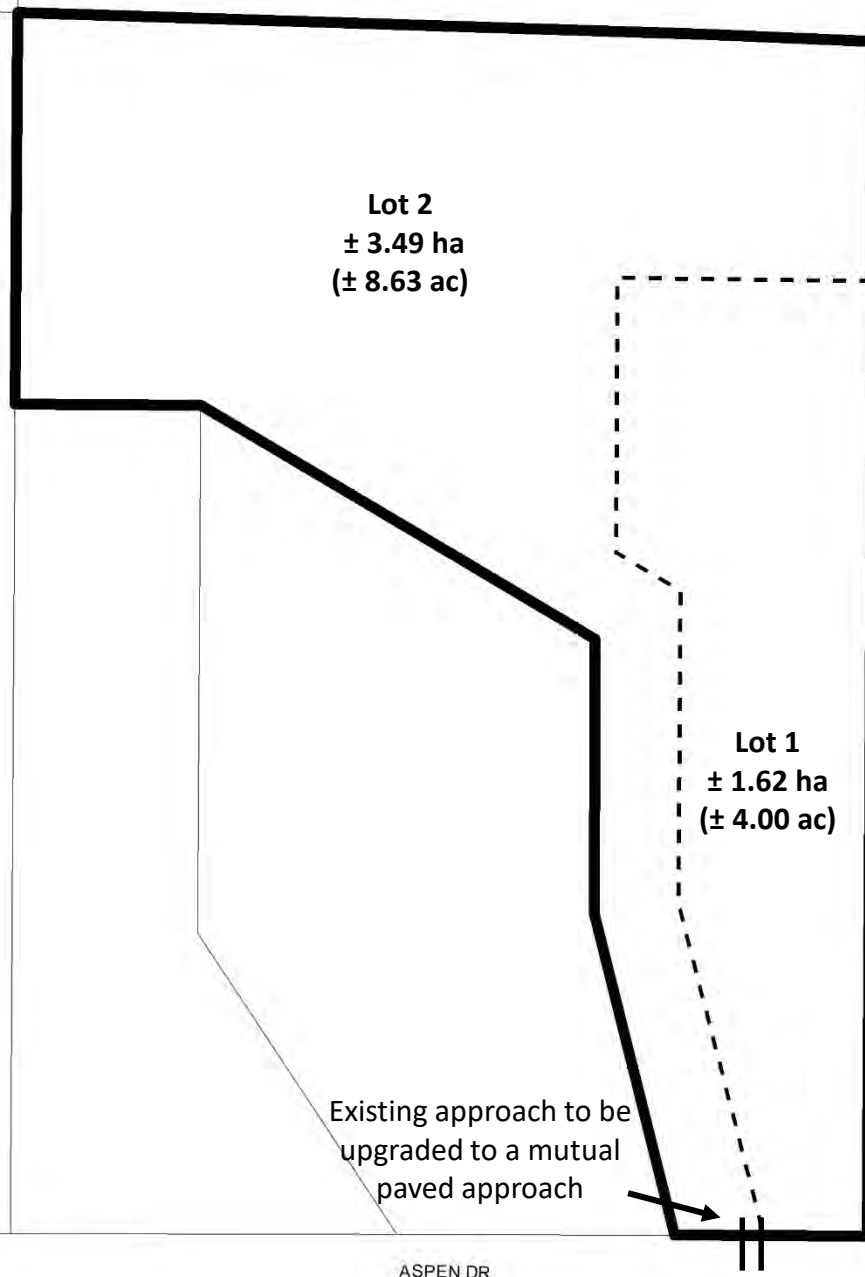
Legend

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

Surveyor's Notes:

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

Division: 08
 Roll: 05629083
 File: PL20210013
 Legal: Lot:6, Block:10
 Plan: 1911658
 NE-29-25-02-W05M
 Page 32 of 211



*Mark & Colleen Kwasnicki
20402 Aspen Drive
Bears paw, Alberta
T3R1A5*

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

February 25, 2021

File Number: 05629083

Subject: Regarding Application #PL20210013

Dear Xin,

- I live directly east of the proposed subdivision (Next door). I have been a resident here with my wife and family for 25 years, and a resident of Bears paw for 29 years.
- Over the past 12 years I have had Randy Sweeny – Environmental protection officer and other staff from Alberta Environment and Rocky View County Bylaw Enforcement Staff attend to our property in an attempt to stop the pumping of water from this property onto my property. Including last year.
- I have had to repair damage to my back yard twice, due to flooding which was caused by pumping from this property onto our property. Re-seeding and the replacement of dead trees was required to bring our land back to what it was prior to the pumping of water. As a preventative measure I have been forced to build dry creek beds to minimize future damage.
- In November 2014, when Ben Mercer was a planner at Rocky View County, the previous owner tried to subdivide this same parcel into two lots as per file #05629001. Along with Michele Habrylo engineer at Rocky View County, they had determined that this wasn't sustainable due to storm water issues and was left as the 12+ acres. Nothing has changed in this time frame to mitigate any of these issues. See emailed attachment.
- The subject lands hold a large volume of surface water (approx. 3 – 4 acres) in multiple ponds throughout the property which continue to accumulate surface drainage from other upstream lands. Any additional clearing of the existing vegetation and filling in of low-lying areas, will cause further damage. The previous landowner has already stripped and cleared a portion of these lands in anticipation of subdivision approval, without acquiring any permits. The subdivision was never approved. With the vegetation removed, the water is now running more quickly and freely, directly onto my property. This property was just sold a few months ago, we are concerned that these new owners may have been sold a story about being able to subdivide. Arial Photos are attached in email that shows clearing, after 2014 and before.
- There is a safety hazard caused by the water filling the ditches along Rocky Ridge Road and Aspen Drive which the County is aware of and have been pumping off for years. Nevertheless, there has never been an approved long term solution in place. **Someone needs to be accountable before another subdivision is approved, and not in anticipation of something happening, such as additional flooding.**
- Past councilors and Councilor Samantha Wright, who has worked diligently with the community on matters related to storm water and subdivision, has worked with County Engineers and surrounding neighbors to come up with some kind of solution in our area. They were working with MPE Engineering and other engineers on behalf of the County to address this issue. It seems counterproductive to allow

any subdivision in this catchment area until the issue is rectified in a way that is satisfactory to all stakeholders.

- All the water from approximately 300 to 400 acres is goes through our land. When everyone upstream from our land starts pumping water during heavy rain events it just adds more water that is flooding into our land, as we are at the low end of the land. This has been caused by all of the fragmented subdivisions that have taken place over the years, without a solid storm water management plan being implemented.
- In the RVC's "Report to Bearspaw" from July of 2014 it states, "Proposals must protect the safety of residents and protect their property from flooding." **Adding more gas to the fire does not make sense.**
- This subdivision or any subdivision in any of the areas affected needs to have an **overall conceptual plan, a master site development plan and a master storm water drainage plan** before any subdivision is approved.
- As most of the properties in this effected area are 10-20 acre parcels, and with the city on our doorstep, it is inevitable that they will ultimately try to subdivide which will cause more stress on the storm water problems that are in place now and in the coming years. **Therefore, a storm water master plan is desperately needed and needs to be paid for by people developing their lands.**
- **It is the RVC's duty to protect the current landowners before any subdivision is approved in all the catchment area.** I am in an extremely vulnerable location at the end of this drainage system where all the storm water is proposed to flow through. It is not acceptable or reasonable to burden one land owner with this onus, without knowing what the final outcome will be increased densities in the area.
- I feel that until the planning issues are resolved there should be no consideration for any subdivision in this area including right next door to our property, with all the underlying storm water issues. Rocky View County did not even consider two lots on this back in 2014 as referenced above because of the storm water situation. And here we are again, with the new land owners trying to subdivide the same parcel into two lots.
- Our area of Aspen Drive needs an approved overall **conceptual scheme, a master site development plan and a master storm water drainage plan** for the entire 400 acres (or affected areas). Which should be the burden of the person subdividing their land or any other lands in our area.
- **This subdivision or any subdivision in this area should not be considered until the existing long-standing storm water issues are rectified.**
- The "one off" approach to development in this part of Bearspaw has had a negative impact on drainage, creating damming, flooding and the destruction of vegetation and usable land. This has to stop and the County needs a viable, long-term plan for growth. Especially in certain areas like this where we are susceptible to major flooding.

It's time in this area that any individual coming forward with a proposed subdivision should be burdened with the cost of a conceptual scheme, master site development plan and stormwater management plan, just as developers are required to do.

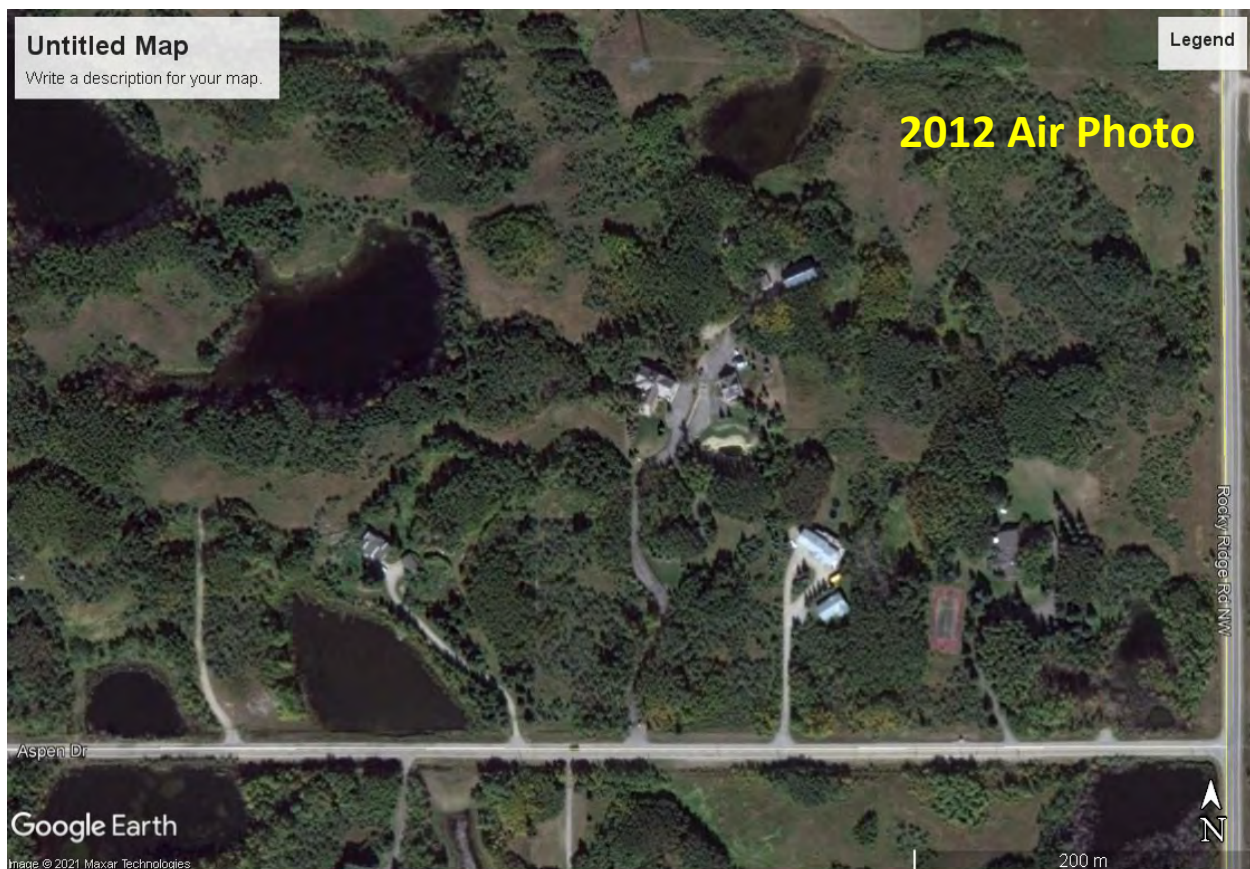
Given the situation on Meadow Drive as it does affect us and this area directly.

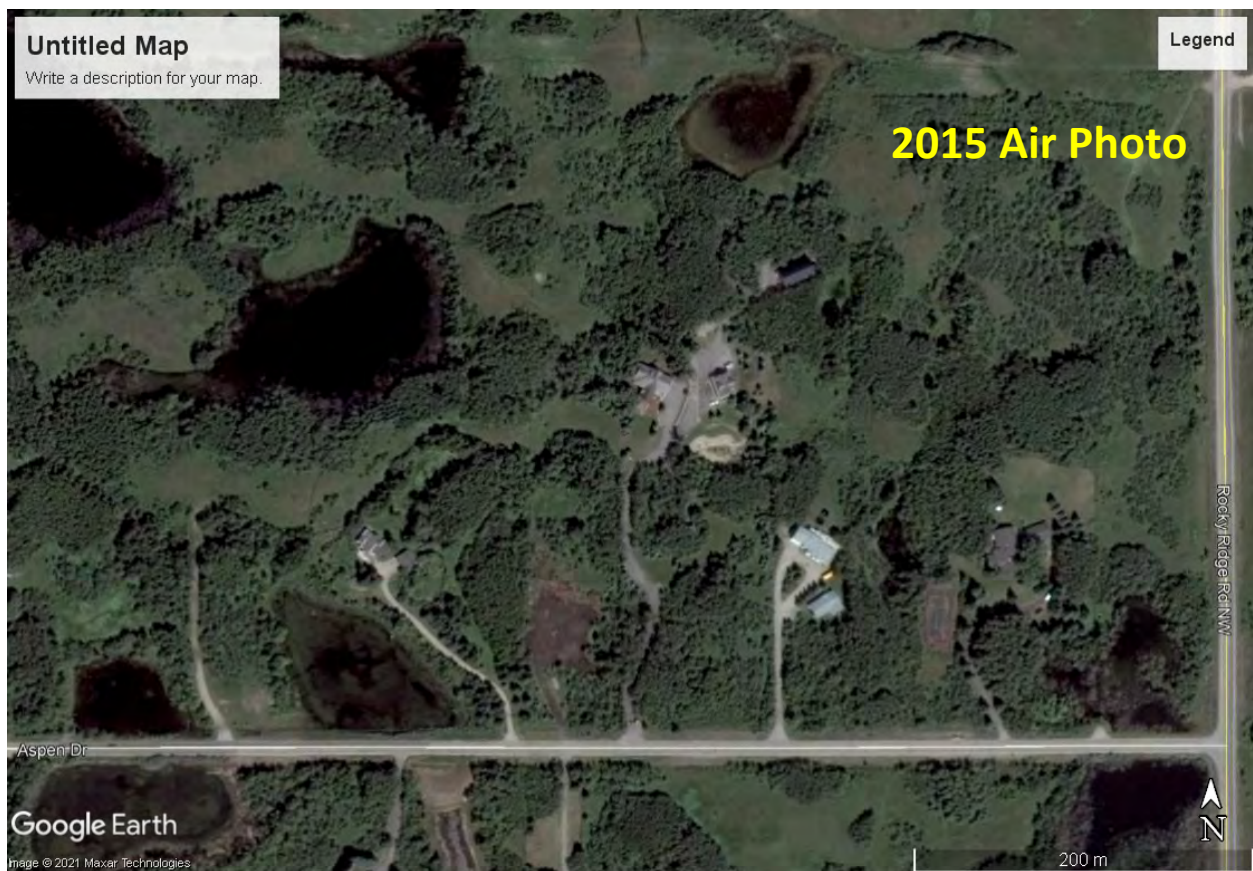
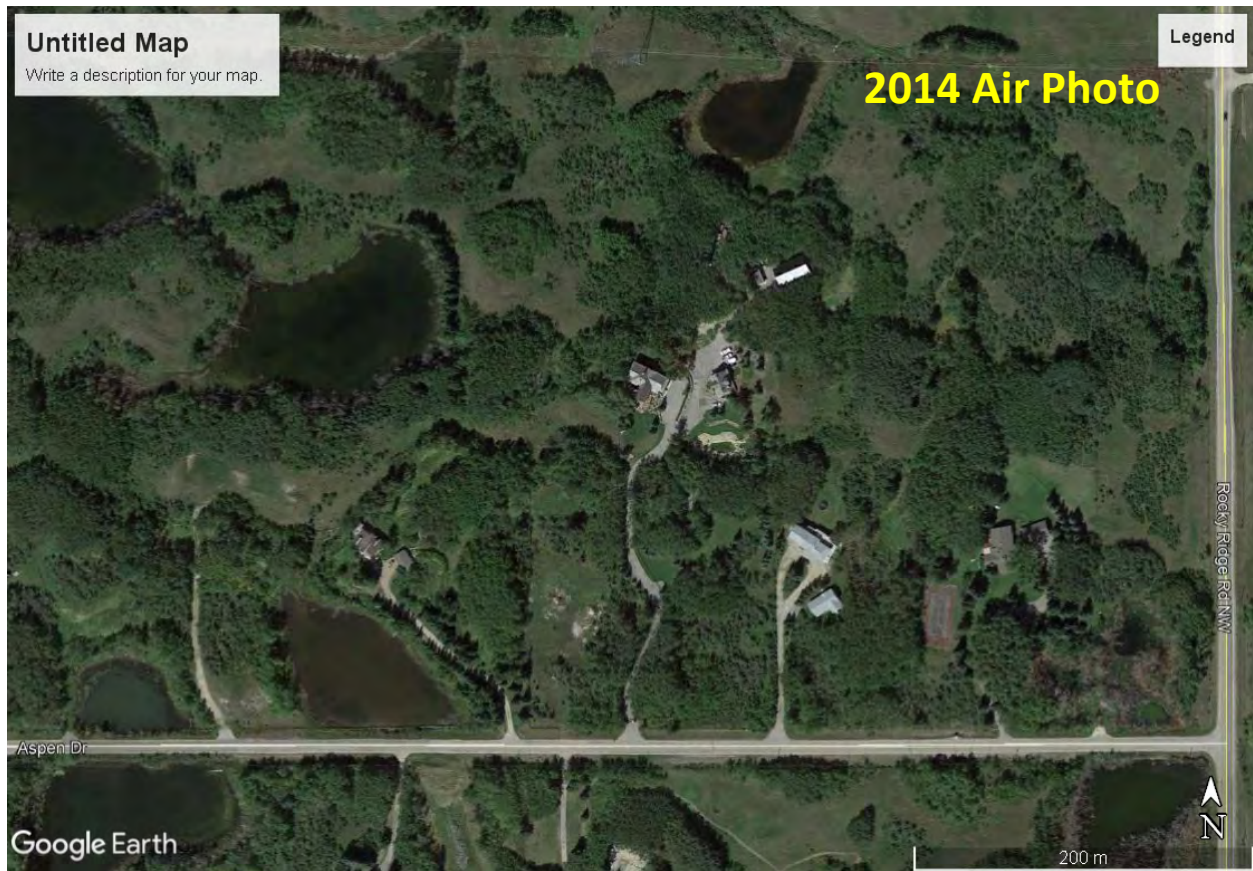
Please keep me informed on how the County plans to address this matter and my comments.

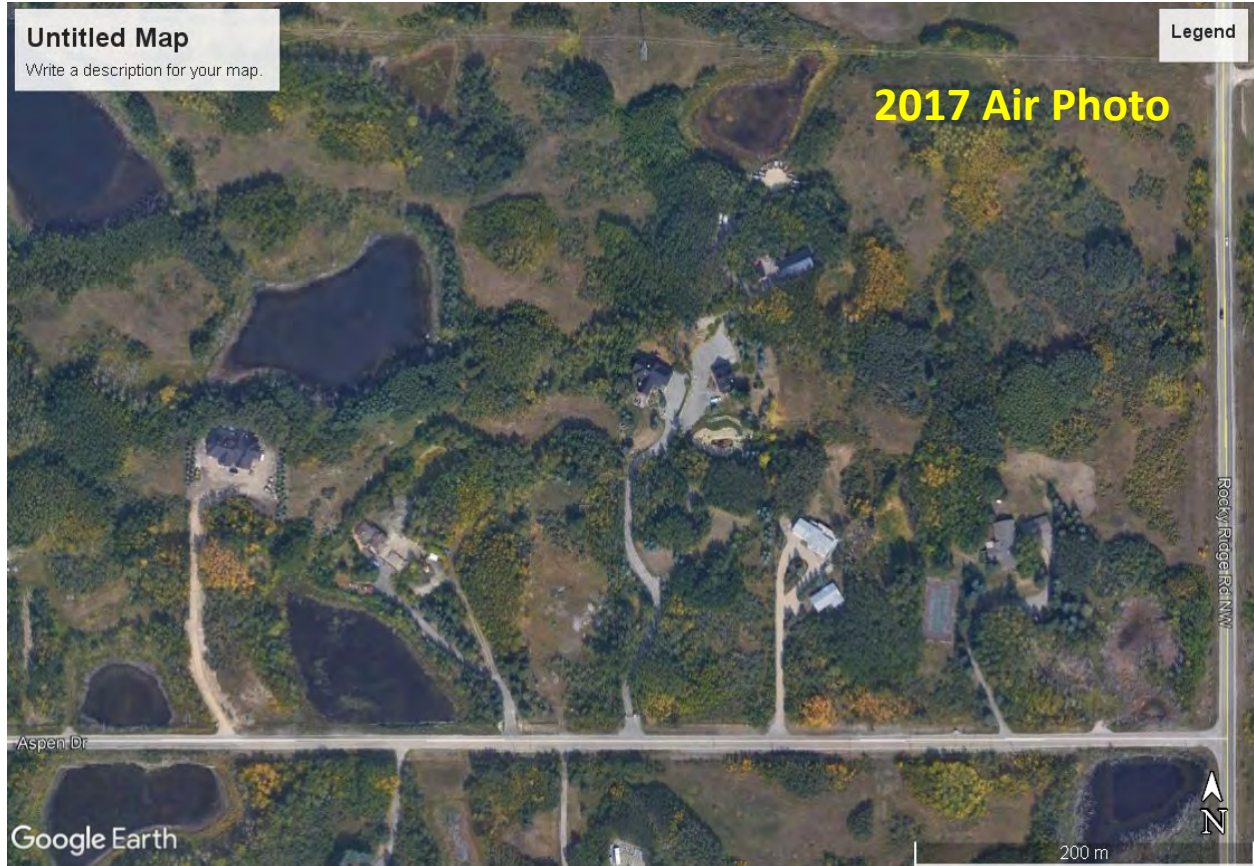
Best Regards,

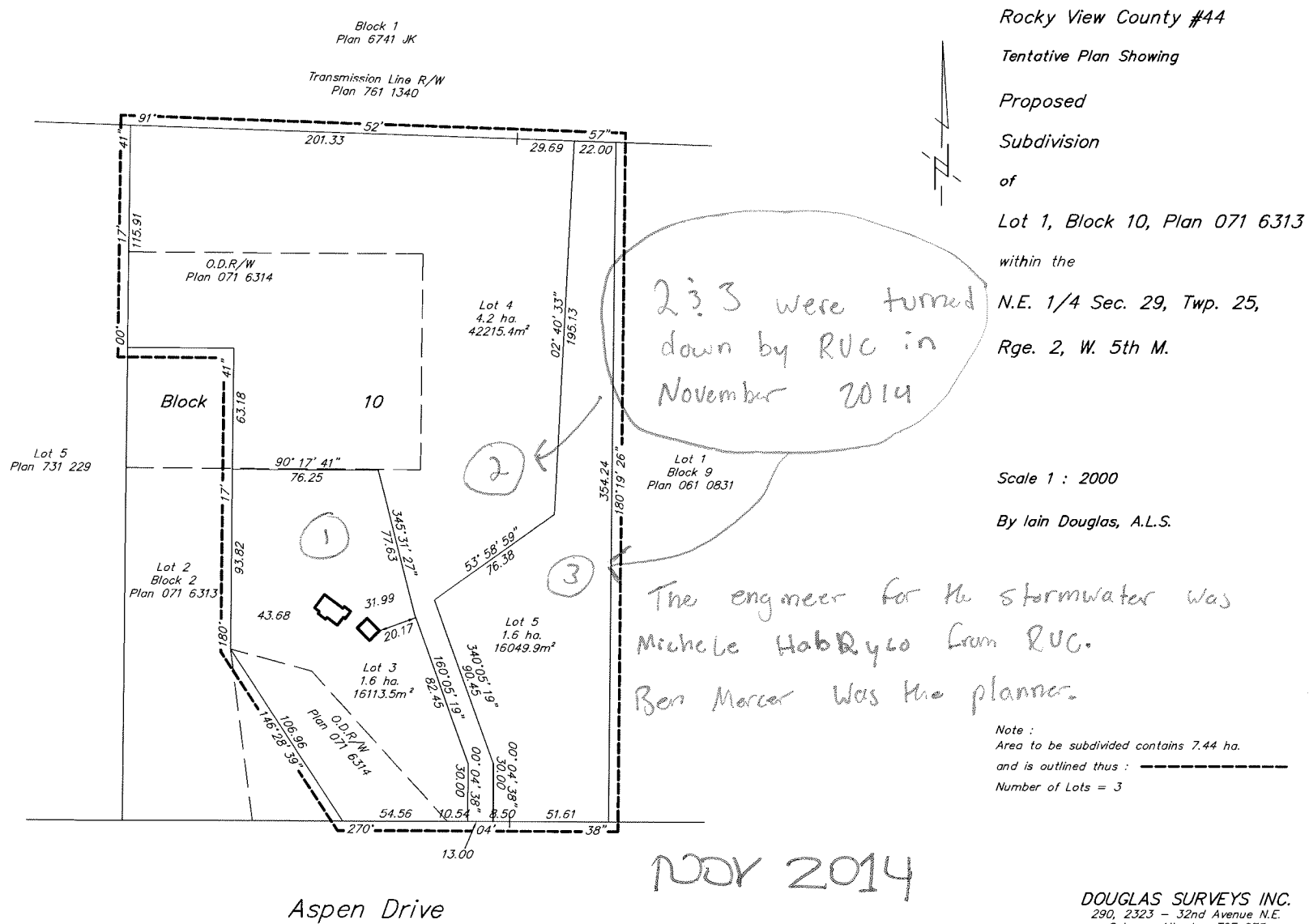
Mark & Colleen Kwasnicki

[REDACTED]
[REDACTED]









TW FL

Subdivision Proposal: To create a ≥ 1.60 hectare (≥ 3.95 acre) lot (Lot 1) with a ± 5.84 hectare (± 14.43 acre) remainder (Lot 2).

**LOT 2
(REMAINDER)**
 ± 5.84 ha
(± 14.43 ac)

LOT 1
 ≥ 1.60 ha
(≥ 3.95 ac)

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

ASPEN DR

Existing approach to be upgraded to mutual standard, including ROW Plan and easement agreement

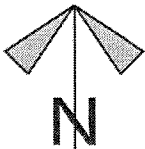
TENTATIVE PLAN

**Lot 1, Block 10, Plan 0716313
within NE 29-25-02-W5M**

Date: July 28, 2015

Division # 8

File: 05629001



THIS PASSED 1 EXTRA LOT

Wayne Bobye
24100 Aspen Dr.
Bearspaw, Alberta
T3R1A5

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

February 25, 2021

Application Number: PL20210013

File Number: 05629083

Subject: Applicant proposing parcel lot 1 with 4.00 acres and lot 2 with 8.63 acres

To whom it may concern:

Past situation

As per file #05629001 in 2014 the previous owner of 24066 tried to subdivide this same parcel into two lots. Along with county engineer, Michele Habrylo had determined that this was not viable due to storm water issues and remained as the 12+ acres. MPE Engineering submitted to Ms Linda Hajjar (Capital Projects Engineer) on Sept 7, 2018 the Bearspaw Meadows Drive Drainage Relief Stormwater Management Report. This report was not approved, and it would have caused more flooding to residents of Aspen Dr. lots 24066, 24050, and 24042. The Bearspaw Meadows Drive Drainage Report was too narrow in scope and needed to address impact on Aspen Dr. residents. Nothing has changed in this time frame to mitigate any of the the water drainages issues.

Prior to obtaining separate titles, all these conditions are to be met by the applicant.

For any subdivision to be considered a stormwater plan to address how storm water drainage will be effectively managed within the site and surrounding resident acreages. The applicant will be required for the implementation of any stormwater infrastructure and/or easements as recommended by the stormwater management plan and approved by the County. In reviewing the Stormwater Management Plan resident concerns will need to be addressed through the plan. Also, a plan for septic fields that does not drain into any ponds and does not drain on to another property needs to be approved by the County for the subdivision of lot 24050.

Present situation

Storm water drainage especially after a storm is a major issue for residents along Aspen Drive. RVC county has conducted emergency pumping from ponds along Aspen Drive. In this situation, my property at 24100 Aspen Dr. has ponds in front and back of my house. These ponds drain to the east through 24066, 24050, and floods the property at 24050 and 24042. A subdivision of property would result in an increase in water runoff due roads and removal of trees without a proper storm water drainage plan for this subdivision.

Suggested Way Forward

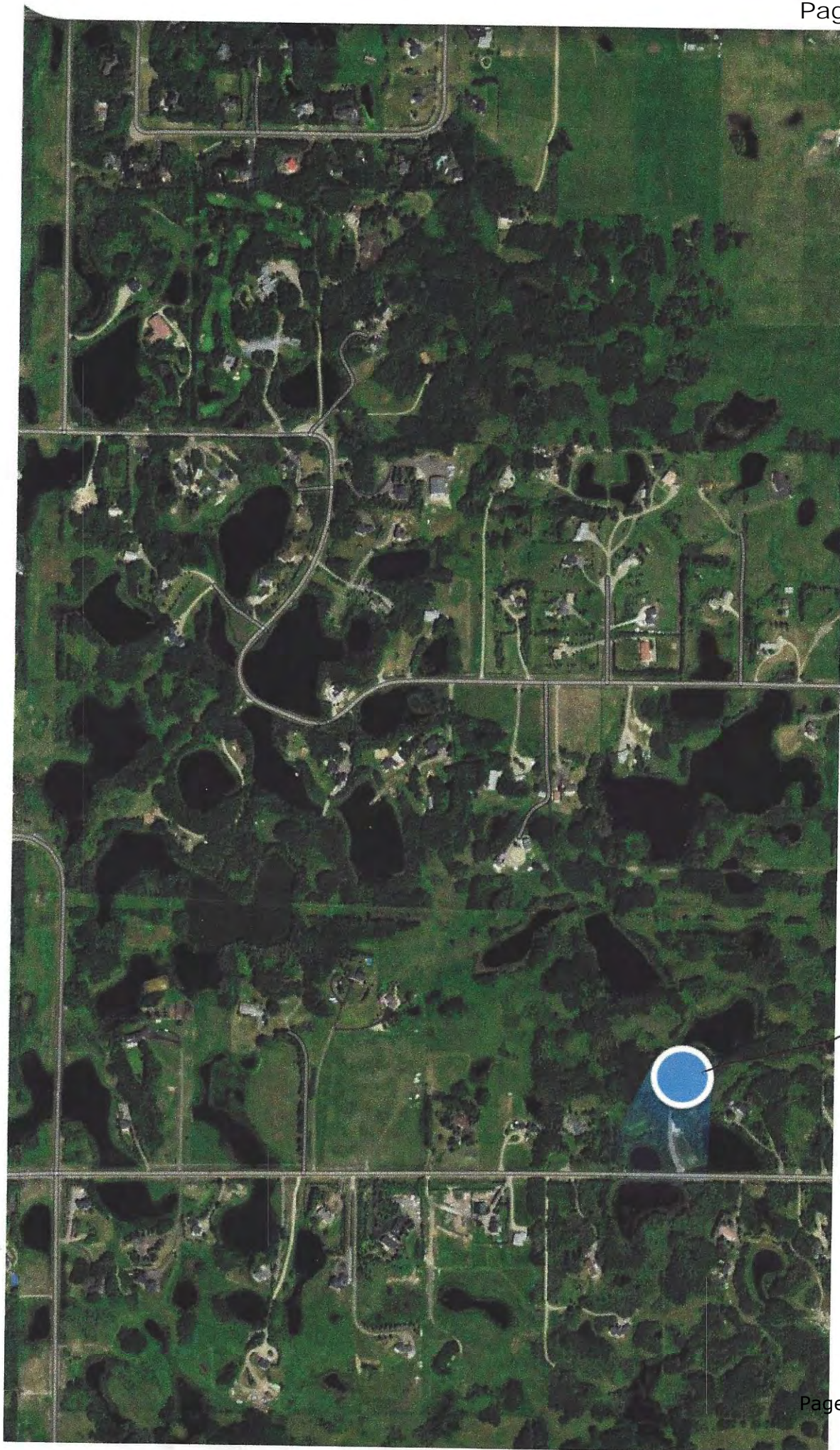
- 1. Until the storm water planning, and drainage issues are resolved there should be no approval for this subdivision.
- 2. The Rocky View County needs an approved (with input from landowners) conceptual scheme, a site development plan and a master storm water drainage plan for the affected areas. In the surrounding area between and Meadows Drive and Aspen Drive there numerous 10-20 acreages. The County must develop a comprehensive storm water management plan that would be effective for the entire area for any subdivision to proceed. Otherwise, this area could end up like the Meadows Drive flood zone.
- 3. In rural areas like Rocky View County, some insurance companies are not providing overland flooding insurance coverage to residents. This could have unintended consequences for property owners, developers, and Rocky View County.

At this time, a Stormwater Management Plan has not been submitted to the County and residents. Please keep me informed of the plan to address the Storm water management issues.

Yours very truly,

Wayne Bobye

A black rectangular redaction box covering the signature of Wayne Bobye.



Meadow Dr

24100
Aspen Dr

Aspen Drive



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Subdivision Authority

DATE: June 23, 2021

FILE: 06713071 / 06713072

SUBJECT: Subdivision Item - Residential Subdivision, with Variances

DIVISION: 8
APPLICATION: PL20200131

APPLICATION: To create a \pm 2.08 acre parcel (Lot 1); a \pm 2.11 acre parcel (Lot 2); a \pm 1.85 acre parcel (Lot 3); and a \pm 1.72 acre parcel (Lot 4).

GENERAL LOCATION: Located approximately 5.7 kilometres northwest of the city of Calgary; located at the northeast corner of the intersection of Township Road 262 and Poplar Hill Drive.

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

EXECUTIVE SUMMARY: The application is largely consistent with the relevant policies of the Bearspaw Area Structure Plan and only two (2) of the four (4) proposed parcels meet the minimum required by the Land Use Bylaw. As such, Administration recommends a variance to two (2) of the proposed parcel sizes.

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

OPTIONS:

- Option #1: THAT a variance to Subdivision Application PL20200131 be approved with the conditions noted in Attachment 'A', and:
- a) Varying the minimum parcel size of Lot 3 to \pm 0.75 hectares (\pm 1.85 acres);
 - b) Varying the minimum parcel size of Lot 4 to \pm 0.70 hectares (\pm 1.72 acres).
- Option #2: THAT Subdivision Application PL20200131 be refused for the following reason:
- 1. Two of the proposed parcels do not meet the minimum size required by the Land Use Bylaw.
- Option #3: THAT the application be tabled and referred back to the applicant to create lot sizes that meet the minimum parcel sizes per the Land Use Bylaw.

Administration Resources

Oksana Newman, Planning and Development Services

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Bearspaw Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Level 3 PSTS Assessment prepared by Strom Engineering, Inc., dated December 2019 • Stormwater Management Report prepared by Osprey Engineering Inc., dated May 11, 2020
---	---

Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
<p><i>TRANSPORTATION OFFSITE LEVY</i> <i>Payable on Lots 2, 3, and 4 (totaling 5.95 acres)</i></p>	<p>\$27,340.25</p>
<p><i>MUNICIPAL RESERVE (\$/ACRE)</i></p>	<p>N/A (was previously provided)</p>

Additional Review Considerations

Conditions were set based on the following items:

Accessibility to a Road

Lots 1 and 3 would utilize their respective existing access to Poplar Hill Drive, and Lots 2 and 4 would share mutual access to TWP Road 264, requiring the update of the existing single approach to a mutual standard from the adjacent parcel to the east (owned by the applicant). In summary, no new approaches would be created.

Bearspaw Area Structure Plan

The subject lands are located in the Bearspaw Area Structure Plan, which states that the minimum parcel size is four acres, however, with the preparation of a conceptual scheme, parcels of reduced size are



permissible. A conceptual scheme was not determined to be required and was therefore not prepared. Redesignation to Residential Two District subsequently changed to Rural, Country Residential District in the new Land use bylaw, was approved by Council thereby allowing for parcels of two acres.

As such, this application is in keeping with Council's decision to redesignate under the Bearspaw Area Structure Plan.

Stormwater

The applicant prepared a Stormwater Management Report. A condition of approval requiring a Site Improvements Services Agreement to comply with the recommendations of the report is included.

Site Servicing

The applicant would be connected to the Rockyview Water Co-op distribution system and would be required to demonstrate connection for three lots. The existing home is already tied into the system.

In terms of septic servicing, Policy C-449 does not support private sewage treatment for parcels less than 1.98 acres, so two of the parcels do not meet the requirements of the policy. However, as this stems from the requirement that the parcel lines be redrawn per ATCO's requirements, and is further exacerbated by the required road dedications, Administration is of the position that the servicing can be achieved and the intent of the policy is met. A condition requiring an updated Level 3 PSTS to account for the undersized parcels has been recommended.

Developability

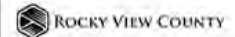
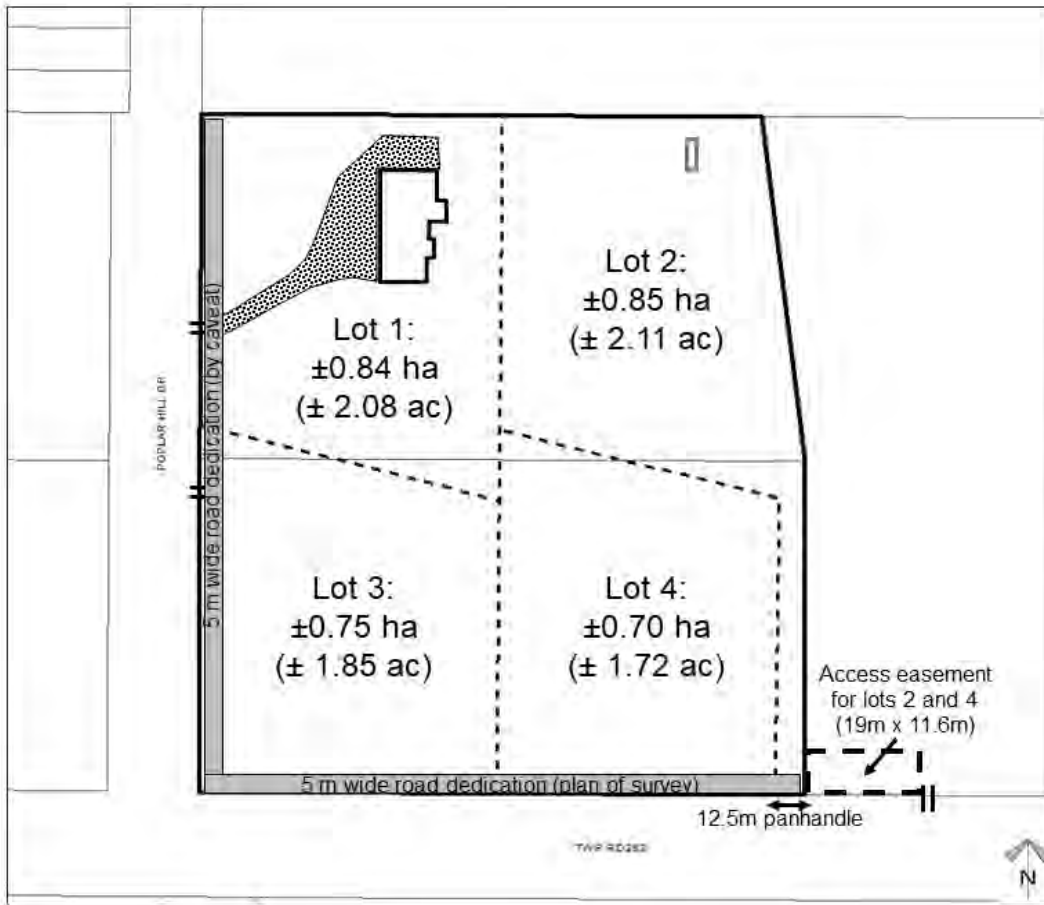
Existing ATCO Pipelines cross the subject lands, which restrict development on all proposed parcels. ATCO initially responded to the application stating their opposition to the creation of lots smaller than five acres. The applicant worked with the utility, and the proposed tentative plan was approved by ATCO Pipelines, where their concerns were withdrawn. ATCO required the applicant to align the rear property lines to run parallel to the existing utility ROW plan area.

Land Use Bylaw

The gross size of the subject lands is 8.0 acres.

It should be noted that the presence of a high-pressure ATCO Pipeline bisecting the property creates difficulty in evenly apportioning the lands. These parcels are further reduced by required road widening dedication requirements on both Poplar Hill Drive and Township 262. As such, two of the parcels do not meet the 1.98 acre minimum required by the land use bylaw but do not unduly negatively impact neighbouring properties given similar lot sizes exist in the area. Administration, therefore, recommends a 6.65% variance for Lot 3 and 13.13% variance for Lot 4.

Tentative Plan



Tentative Plan

Subdivision Proposal

To create a ±0.84 hectare (±2.08 acre) parcel (Lot 1); a ±0.85 hectare (±2.11 acre) parcel (Lot 2); a ±0.75 hectare (±1.85 acre) parcel (Lot 3); and a ±0.70 hectare (±1.72 acre) parcel (Lot 4).

Legend

Dwelling	
Building	
Existing Approach	
Driveway	
Road Widening	

Surveyor's Notes:

1. This subdivision will result in two under-sized parcels (Lots 3 and 4) as per the 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: 06713071/06713072
File: PL20200131
Printed: May 28, 2021
Legal Lot: 1 Block: 1
Plan: 0512801, within SE-13-26-03-W05M



CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

ON/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Approval Conditions

ATTACHMENT ‘B’: Maps and Other Information



ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create a ± 0.84 hectare (± 2.08 acre) parcel (Lot 1); a ± 0.85 hectare (± 2.11 acre) parcel (Lot 2); a ± 0.75 hectare (± 1.85 acre) parcel (Lot 3); and a ± 0.70 hectare (± 1.72 acre) parcel (Lot 4). within SE-13-26-03-05 Lots 1 and 2, Block 1, Plan 0512801, 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.
 - a) The Owner is to dedicate, by Plan of Survey, a ± 5.0 m wide portion of land for road widening along the southerly boundary of Lot 2, Block 1, Plan 0512801;
 - b) The Owner is to dedicate, by caveat, a ± 5.0 m wide portion of land for road widening along the entire western boundaries of Lot 2, Block 1, Plan 0512801, and Lot 1, Block 1, Plan 0512801;

Transportation and Access

- 2) The Owner shall upgrade the existing road approach on Township Road 262 to a mutual paved standard as shown on the Approved Tentative Plan, in order to provide access to Lots 2 and 4. No upgrade is required for the approaches to Lots 1 and 3. The Owner shall also:
 - a) Provide an access right of way plan; and
 - b) Prepare and register access easement on title of Lots 2 and 4 and where required.

Stormwater

- 3) The Owner is to enter into a Site Improvements / Services Agreement with the County and shall include the following:
 - a) In accordance with the recommendation of the Stormwater Management Report by Osprey Engineering Inc., dated September 25, 2019;



- b) For the construction of absorbent landscaping/rain gardens on each lot.

Site Servicing

- 4) The Owner/Applicant shall submit a revised Level 3 PSTS Assessment, prepared by a qualified professional as indicated in the Model process Reference Document, which clarifies:
 - a) The ability for the two undersized lots to accommodate a PSTS; and,
 - b) The type of PSTS system required for each and any additional requirements/considerations.
- 5) The Owner shall enter into a Site Improvements / Services Agreement with the County to implement the recommendations of the updated Level 3 PSTS Assessment.
- 6) The Owner is to provide confirmation of a tie-in for connection to Rockyview Water Co-op, an Alberta Environment licensed piped water supplier, for servicing of three additional lots, as shown on the Approved Tentative Plan. This includes providing information regarding:
 - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lots;
 - b) Documentation proving that water supply has been purchased for the three (3) new proposed Lots; and,
 - c) Documentation proving that all necessary water infrastructure is installed.
- 7) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lots 1, 2, 3, and 4, indicating:
 - a) Each future Lot Owner is required to connect to County piped wastewater, and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation of the onsite systems once County servicing becomes available.

Site Construction

- 8) The landowner shall adhere to the requirements of ATCO Pipelines requirements included in the May 25, 2021 letter to include red fence post placement every 15m and restrictive covenant.

Payments and Levies

- 9) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two new lots.
- 10) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to subdivision endorsement. The County shall calculate the total amount owing;
 - a) from the total gross acreage of lots 2, 3, and 4 as shown on the Plan of Survey

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

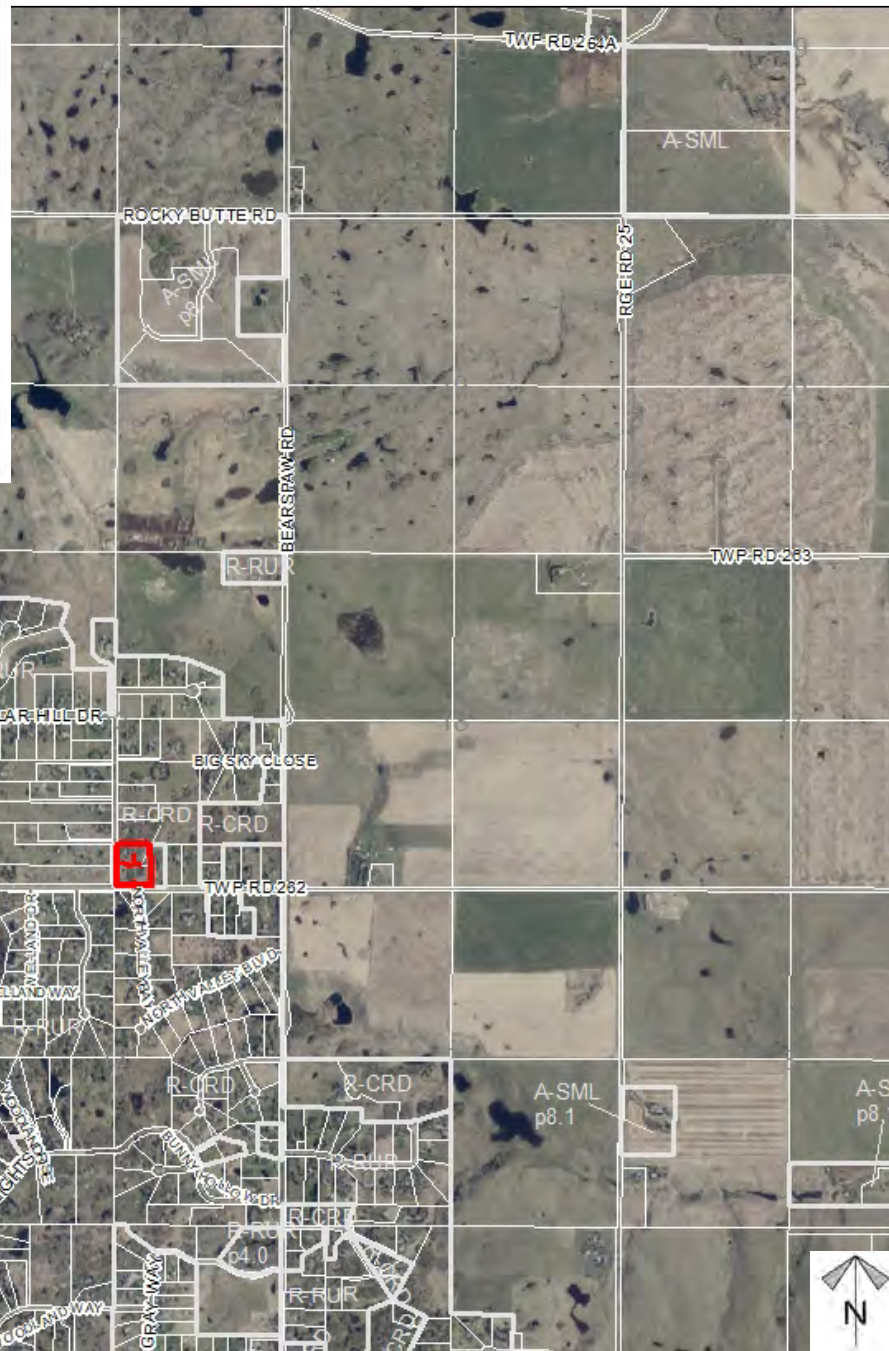
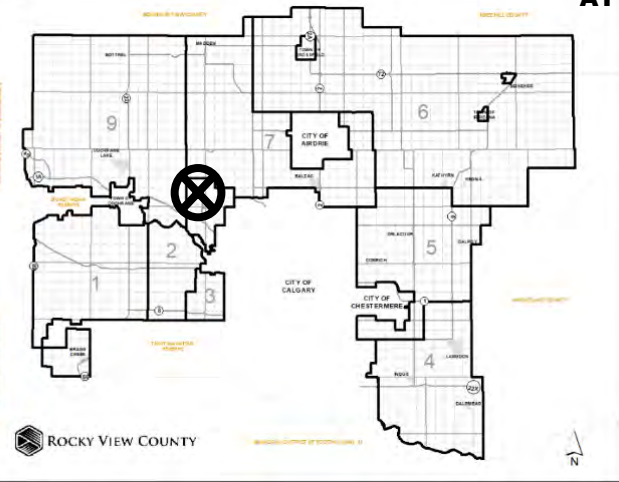
APPLICANT: Planning Protocol 3, Inc. (Rodney Potrie)	OWNER: Inderjit & Harpal Wadhwa
DATE APPLICATION RECEIVED: September 18, 2020	DATE DEEMED COMPLETE: September 21, 2020
GROSS AREA: ± 3.24 hectares (± 8.01 acres)	LEGAL DESCRIPTION: SE-13-26-03-05 Lots 1 and 2, Block 1, Plan 0512801
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>July 28, 2020: Council approved the application to redesignate the subject lands from Residential Two District to Residential One District for future subdivision into four two-acre lots.</p> <p>April 22, 2008: Council denied the application to redesignate seven existing parcels from Residential Two District to Residential One District, to facilitate the creation of approximately twenty-seven ± 2 acre parcels, noting a conceptual scheme was required pursuant to the Bearspaw Area Structure Plan (2007-RV-553)</p> <p>July 6, 2004: Council approved the application which created the subject parcels (2004-RV- 141)</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 159 adjacent landowners. Two responses in opposition were received. 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>	



Location & Context

Subdivision Proposal

To create a ± 0.84 hectare (± 2.08 acre) parcel (Lot 1); a ± 0.85 hectare (± 2.11 acre) parcel (Lot 2); a ± 0.75 hectare (± 1.85 acre) parcel (Lot 3); and a ± 0.70 hectare (± 1.72 acre) parcel (Lot 4).



Development Proposal

Subdivision Proposal

To create a ± 0.84 hectare (± 2.08 acre) parcel (Lot 1); a ± 0.85 hectare (± 2.11 acre) parcel (Lot 2); a ± 0.75 hectare (± 1.85 acre) parcel (Lot 3); and a ± 0.70 hectare (± 1.72 acre) parcel (Lot 4).

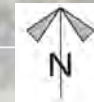
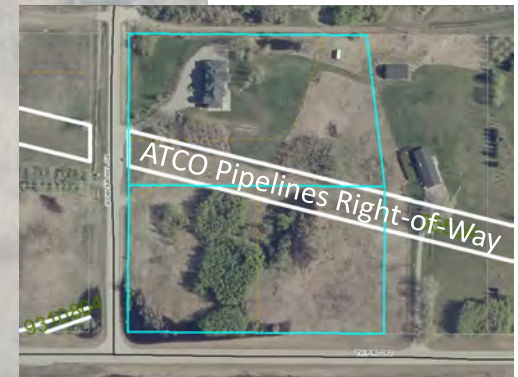
POPLAR HILL DR

Lot 1:
 ± 0.84 ha
 (± 2.08 ac)

Lot 2:
 ± 0.85 ha
 (± 2.11 ac)

Lot 3:
 ± 0.75 ha
 (± 1.85 ac)

Lot 4:
 ± 0.70 ha
 (± 1.72 ac)



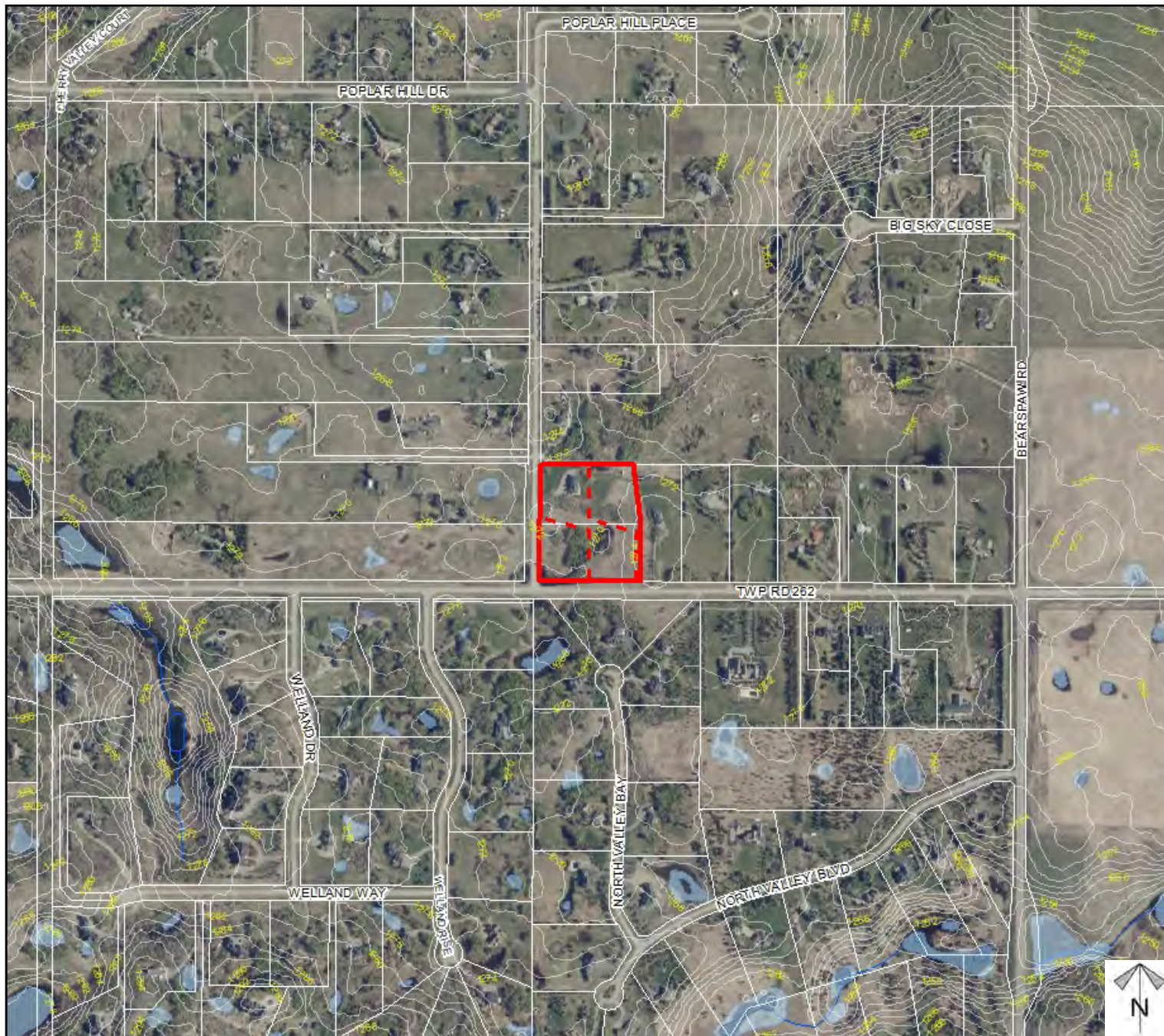
Division: 8
 Roll: 06713071/06713072
 File: PL20200131
 Printed: May 28, 2021
 Legal: Lot: 1 Block: 1
 Plan: 2020-03-26-03-W05M
 Page 10 of 16



Environmental

Subdivision Proposal

To create a ± 0.84 hectare (± 2.08 acre) parcel (Lot 1); a ± 0.85 hectare (± 2.11 acre) parcel (Lot 2); a ± 0.75 hectare (± 1.85 acre) parcel (Lot 3); and a ± 0.70 hectare (± 1.72 acre) parcel (Lot 4).



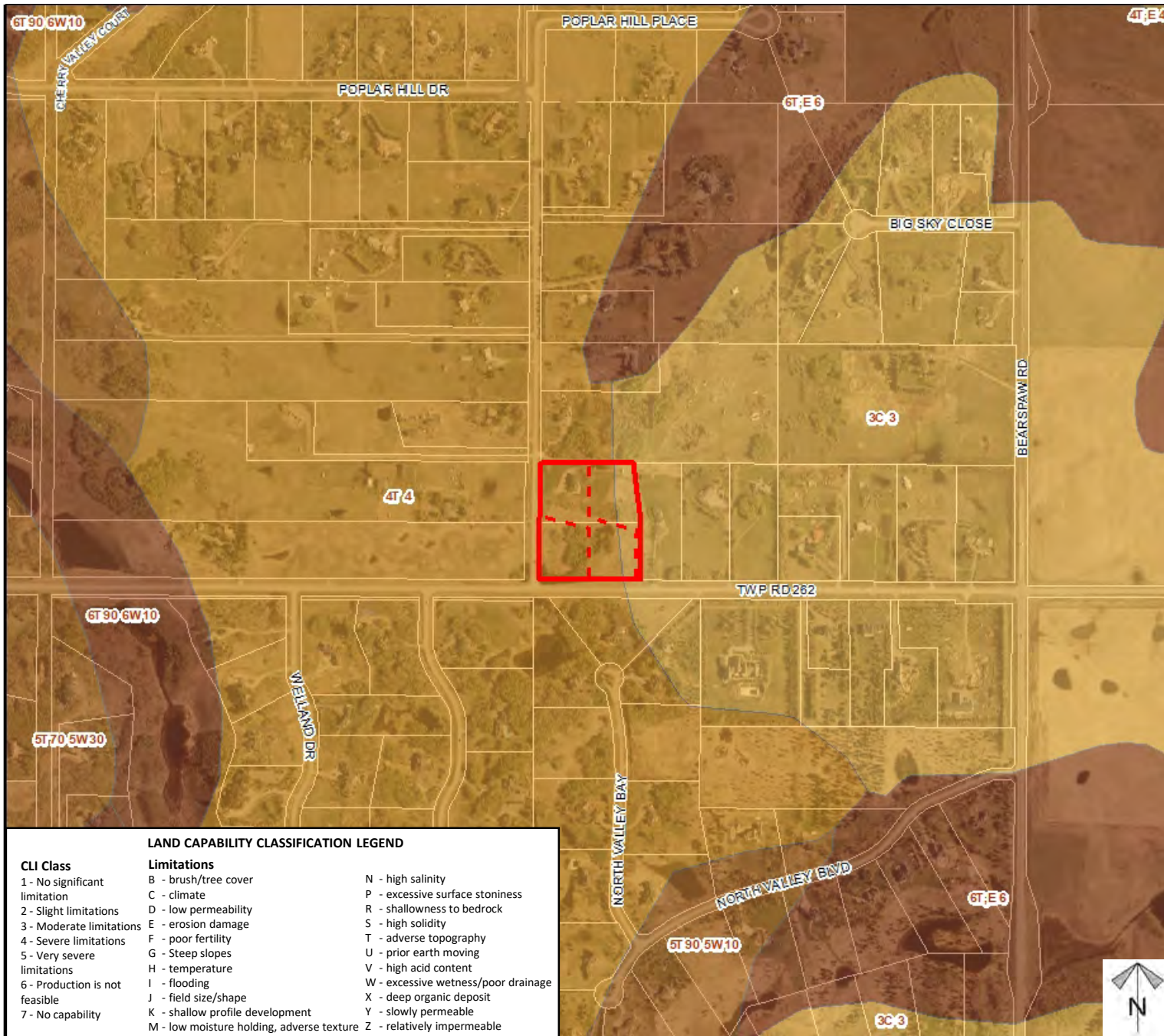
- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water



Soil Classifications

Subdivision Proposal

To create a ± 0.84 hectare (± 2.08 acre) parcel (Lot 1); a ± 0.85 hectare (± 2.11 acre) parcel (Lot 2); a ± 0.75 hectare (± 1.85 acre) parcel (Lot 3); and a ± 0.70 hectare (± 1.72 acre) parcel (Lot 4).



Landowner Circulation Area

Subdivision Proposal

To create a ± 0.84 hectare (± 2.08 acre) parcel (Lot 1); a ± 0.85 hectare (± 2.11 acre) parcel (Lot 2); a ± 0.75 hectare (± 1.85 acre) parcel (Lot 3); and a ± 0.70 hectare (± 1.72 acre) parcel (Lot 4).

Legend

Support

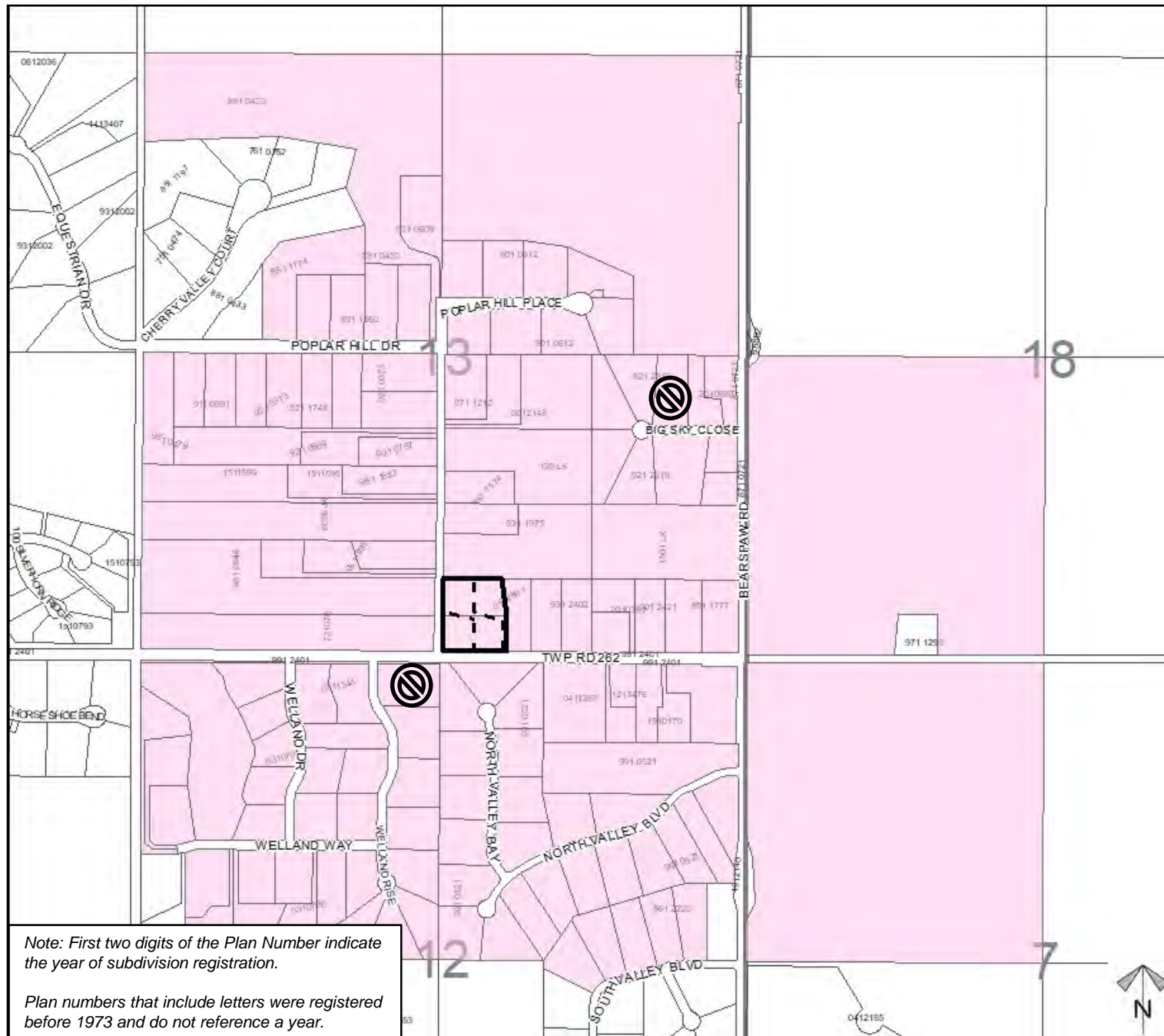


Not Support



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: 06713071/06713072
 File: PL20200131
 Printed: May 28, 2021
 Legal: Lot: 1 Block: 1
 Plan: 06713071-13-26-03-W05M
 Page 13 of 16

Tentative Plan

Subdivision Proposal

To create a ± 0.84 hectare (± 2.08 acre) parcel (Lot 1); a ± 0.85 hectare (± 2.11 acre) parcel (Lot 2); a ± 0.75 hectare (± 1.85 acre) parcel (Lot 3); and a ± 0.70 hectare (± 1.72 acre) parcel (Lot 4).

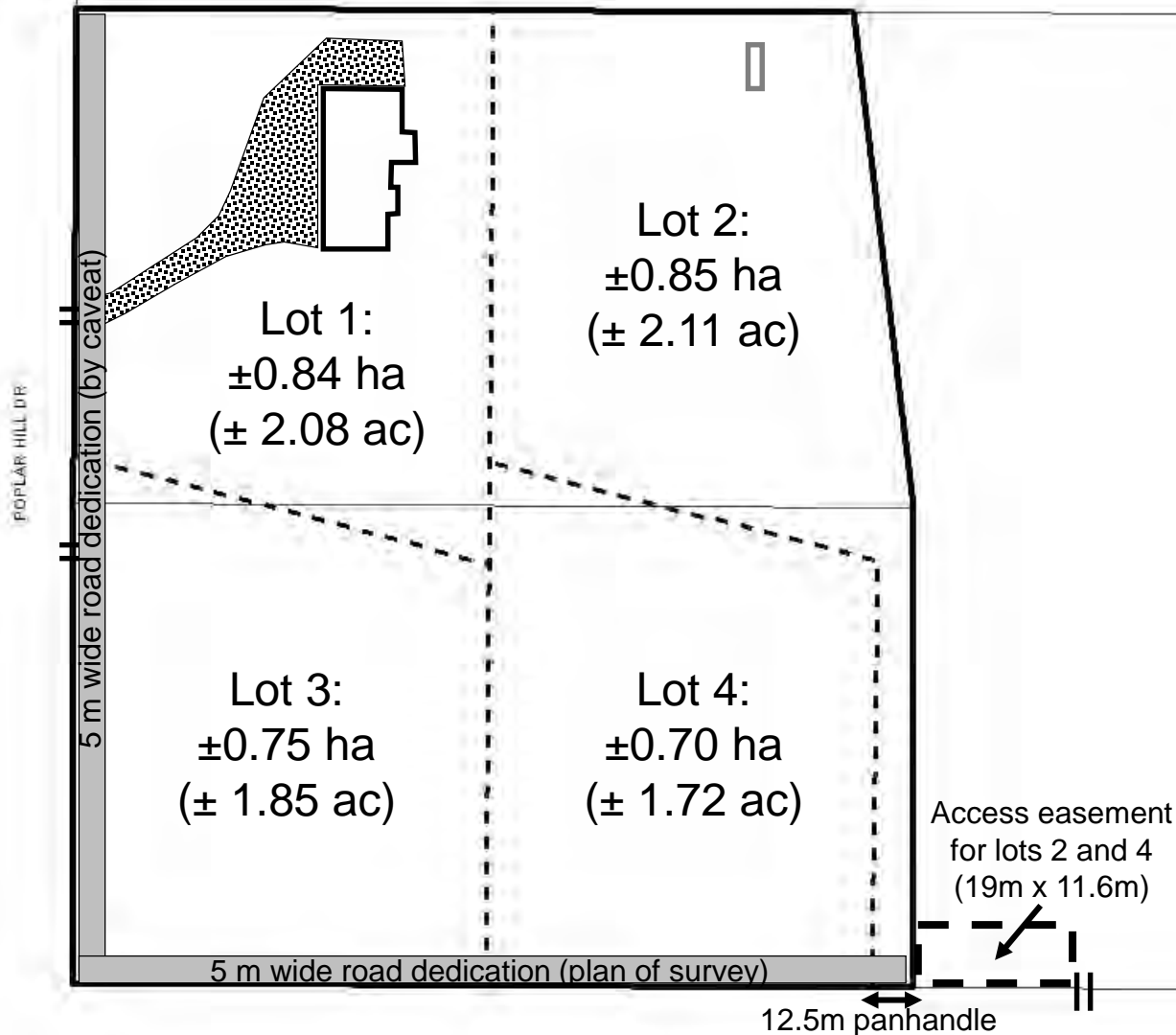
Legend

Dwelling	
Building	
Existing Approach	
Driveway	
Road Widening	

Surveyor's Notes:

1. This subdivision will result in two under-sized parcels (Lots 3 and 4) as per the 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: 06713071/06713072
 File: PL20200131
 Printed: May 28, 2021
 Legal: Lot: 1 Block: 1
 Plan: 2020-13-26-03-W05M
 Page 14 of 16



From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Objection (File 06713071 / 06713072 ; Application PL20200131)
Date: October 11, 2020 10:27:24 AM

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

Hi,

I would like to object to the planning application with the following concerns:

- **Ground Water Management** - Proposed Lot 3 suffers from notable ground water retention issues. As there has been considerable localized flooding in the recent past, loss of natural habitat to absorb ground water in the area is very concerning. Any application would need to deal with this issue and be responsible for costs of mitigation measures.
- **Septic Provision** - concern over the number of houses requiring septic provision on an area where ground water retention is an existing issue.
- **Access / Egress** - Access to both Proposed Lots 3 & 4 will present increased hazards for road users. Lot 3 will presumably have access via Poplar Hill Rd, very close to its intersection with Township Rd 262. Access close to an intersection raises hazard level. More worrying is that access to Lot 4 will be onto Township Rd 262 very close to the brow of a blind hill. For road users travelling westbound on Township Rd 262, this will present a clear hazard with vehicles entering the road from the proposed property on a blind hill.

Thank you,
Keith Thomson
251250 Welland Way, Calgary.
[REDACTED]

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [Division 8, Samanntha Wright](#)
Subject: [EXTERNAL] - Application PL20200131
Date: October 19, 2020 3:23:43 PM

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

Hi Oksana,

I am writing once again to object to further development of this property. This process has been ongoing for years and just like the gravel issue, is waiting for a favorable council to approve yet another bad idea. This property is not suitable for further subdivision.

There is severe flooding in the area designated as Lot 3, are we as taxpayers going to pay additional monies to pump this out when it gets built or floods out the road ?

Where will the access be for Lot 4 ? Another driveway on this high speed road is not a good idea

Part of Lot 2 may be buildable, possible there is a contiguous acre ? For sure Lots 3 and 4 with the multiple high pressure large diameter natural gas pipelines running right through are not buildable. Lets say they get this through and the new owners discover the problem later ? Then what another lawsuit against the county for approving another bad idea ?

I know at the end of the day it doesn't matter a tinkers dam what the residents think or what the facts are, this council will pass whatever they want with no regard to the rules.

A frustrated resident,

Regards,

Darrin Durda

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Subdivision Authority	DIVISION: 5
DATE:	June 23, 2021	APPLICATION: PL20200042
FILE:	03231064	
SUBJECT:	Subdivision Item - Residential Subdivision	

APPLICATION: To create a ± 2.00 acre (Lot 1); a second ± 2.00 acre parcel (Lot 2); and a ± 2.02 acre remainder (Lot 3).

GENERAL LOCATION: Located approximately 1.5 kilometres east of the city of Chestermere; located at the southeast junction of Township Road 240 and Range Road 275A.

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

EXECUTIVE SUMMARY: In 2006 at the time of redesignation (2006-RV-057), Council deemed it appropriate to redesignate the lands to facilitate the subdivision of one new parcel, therefore Administration recommends approval. This application is for the creation of two new parcels.

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

OPTIONS:

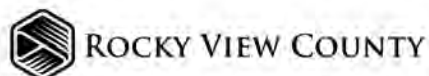
- Option #1: THAT Subdivision Application PL20200042 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Subdivision Application PL20200042 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and Development Services



APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Shallow Subsoil & Groundwater Site Investigation prepared by Almor Testing Services Ltd. dated December 2019 • Level III PSTS Assessment prepared by Almor Testing Services Ltd. dated April 1, 2021 • Phase I Groundwater Supply Evaluation prepared by Solstice Environmental Management dated October 21, 2019
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Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY <i>Base Levy + Special Area 7</i> $\$4,595/\text{ac} + \$387/\text{ac} \times 4 \text{ acres} = \$19,928$	\$19,928
MUNICIPAL RESERVE (\$/ACRE)	N/A – previously provided on Plan 9711064

Additional Review Considerations

Conditions were set based on the following items:

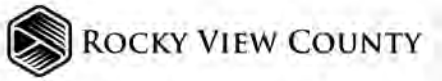
Accessibility to a Road

An existing approach off of Range Road 275A provides access to Lot 3, while Lots 1 and 2 would be required to construct two new road approaches from Township Road 240 in accordance with County Servicing Standards.

Site Servicing

The applicant provided a Level III Private Sewage Treatment System (PSTS) report, recommending the use of packaged sewage treatment plant with a mounded system and/or a raised field to achieve a 2.5 m height above the water table. As such, a Site improvements/Services Agreement (SISA) would be required to be registered on the titles of Lots 1 - 3 to ensure that all lots are serviced.

In regards to water service, the applicants provided a Phase I Groundwater Supply Evaluation that determines that future wells would provide the necessary water supply. Therefore, a condition has been added requiring the applicant to conduct an Aquifer Testing (Phase II) assessment and the drilling of new wells for each of the lots 1 - 3 and providing a well driller's report confirming flows meet or exceed 1 igpm. It is to be noted that the requirement to conduct Aquifer Testing (Phase II) is included in the County Servicing Standards however the Commission has chosen to waive this requirement on previous applications.



Stormwater Management

The applicant would be required to provide a detailed Site-Specific Stormwater Implementation Plan (SSIP) as a condition of approval, and should any improvements be required, enter into a Site improvements/Services Agreement (SISA) for the implementation of the required infrastructures.

County Plan

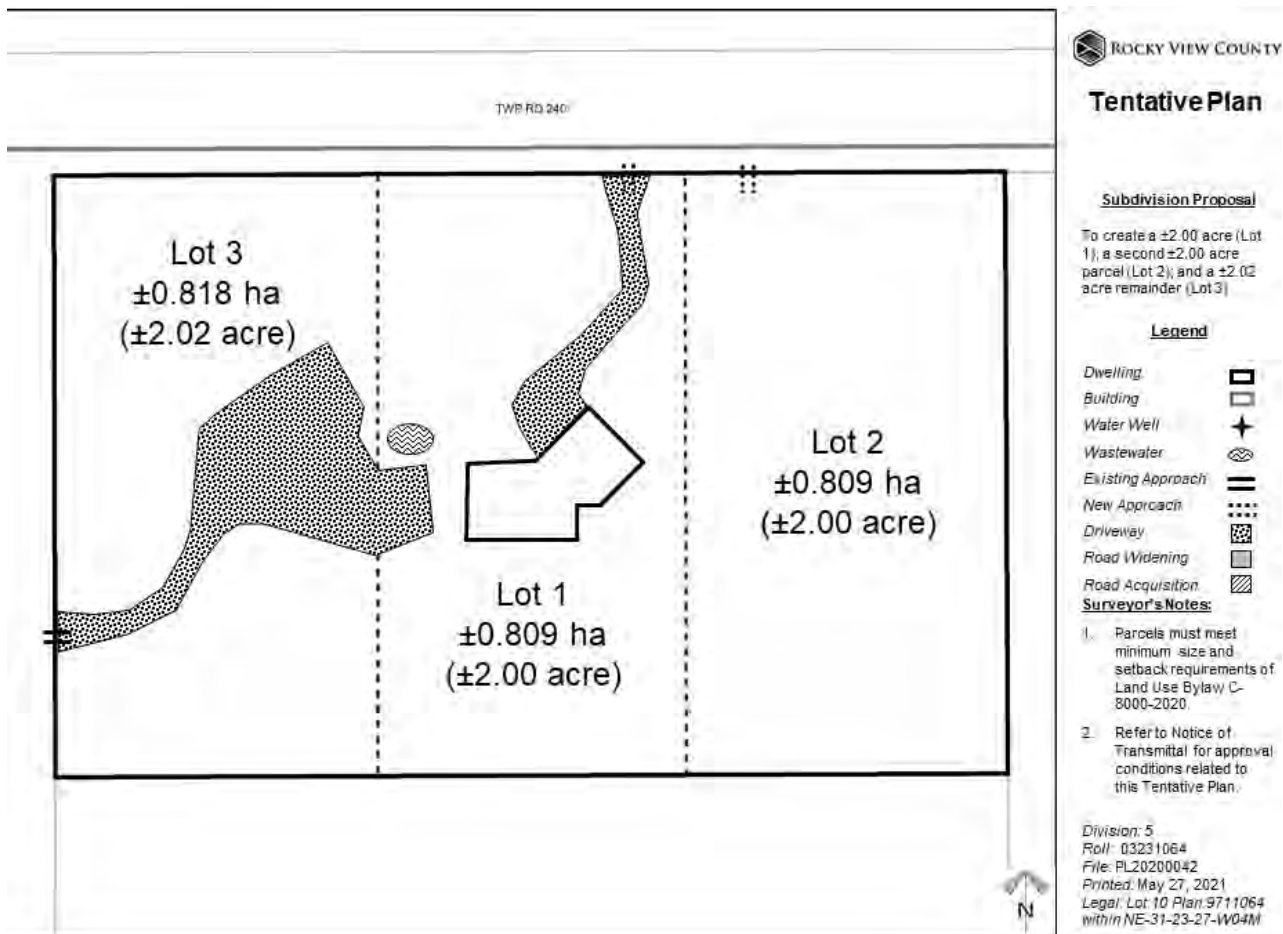
In 2006 at the time of redesignation (2006-RV-057), Council deemed it appropriate to redesignate the lands to facilitate the subdivision of one new parcel. Subdivision application 2006-RV-058 was approved by Council in 2006 but has since expired and was not endorsed.

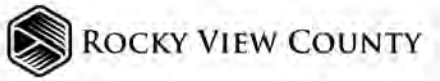
Administration reviewed the change from one new parcel to two new parcels and have determined it is in keeping with the original intent of the redesignation.

Land Use Bylaw

The proposed parcel sizes are consistent with the Land Use Bylaw.

Tentative Plan



**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

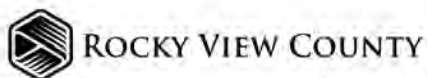
Acting Chief Administrative Officer

ON/It

ATTACHMENTS:

ATTACHMENT 'A': Approval Conditions

ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create a ± 0.809 hectare (± 2.00 acre) parcel (Lot 1); a second ± 0.809 hectare ± 2.00 acre parcel (Lot 2); and a ± 0.818 hectare (± 2.02 acre) parcel (Lot 3) at Lot 10, Plan 9711064 within NE-31-23-27-W4M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

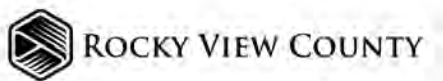
- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

Transportation and Access

- 2) The Owner shall construct new gravel approaches onto Township Road 240 in order to provide access to Lots 1 and 2 and ensure the existing approach to Lot 3 meets County Servicing Standards.

Stormwater/Developability

- 3) The Owner is to provide and implement a detailed Site-Specific Stormwater Implementation Plan conducted and stamped by a professional engineer that is in accordance with CSMI and the County Servicing Standards, to the satisfaction of the County. 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 or Development 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;



- d) Necessary Alberta Environment licensing documentation for the stormwater infrastructure system;

Site Servicing

- 4) The Owner is to enter into a Site Improvements / Services Agreement with the County and shall include the following:
 - a) For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards with a mounded system in accordance with the Level III, PSTS Assessment conducted by Almor Testing Services Ltd. dated April 1, 2021
- 5) The Owner is to provide a Level 1 Variation Assessment that identifies the location of the groundwater water well and PSTS and drain field that is existing on the subject lands and demonstrates that the proposed development meets adequate setbacks in accordance with the Alberta SOP.
- 6) Water is to be supplied by an individual well on Lots 2 and 3. 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 2 and 3, in accordance with the County's Servicing Standards and requirements of the *Water Act*, and
 - b) Well Driller's Reports confirming a minimum pump rate of 1.0 IGPM for the new wells are provided.

Payments and Levies

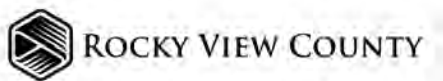
- 7) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two new lots.
- 8) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to subdivision endorsement. The County shall calculate the total amount owing;
 - a) from the total gross acreage of lots 2 and 3 as shown on the Plan of Survey.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

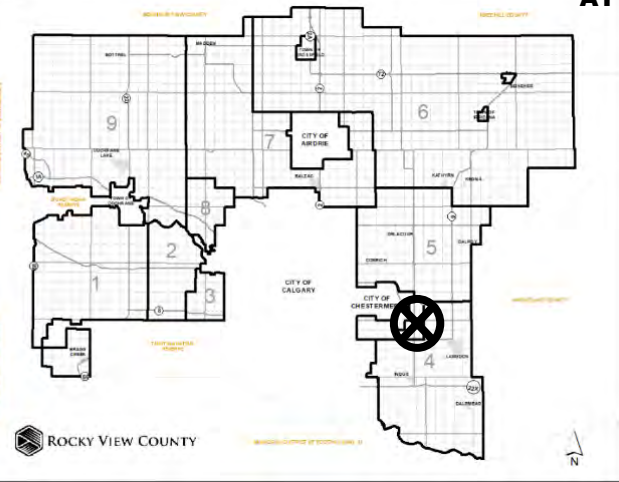
APPLICANT: Terradigm Development Consultants Inc. (Steve Grande)	OWNER: Satwant and Karmit Shergill
DATE APPLICATION RECEIVED: April 2, 2020	DATE DEEMED COMPLETE: April 6, 2021
GROSS AREA: ± 2.44 hectares (± 6.03 acres)	LEGAL DESCRIPTION: Lot 10, Plan 9711064, NE-31-23-27-W4M
APPEAL BOARD: Municipal Government Board	
HISTORY: <p>June 6, 2006: Redesignation of the subject lands from Residential Two to Residential One was approved by Council (2006-RV-057)</p> <p>June 6, 2006: Subdivision of the subject lands into two ± 3.0 acre parcels approved by Council (2006-RV-058). Expired.</p> <p>June 10, 1997: Subject parcel created and registered at land titles.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 50 adjacent landowners. Two (2) responses 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>	



Location & Context

Subdivision Proposal

To create a ± 2.00 acre (Lot 1); a second ± 2.00 acre parcel (Lot 2); and a ± 2.02 acre remainder (Lot 3).



Division: 5
Roll: 03231064
File: PL20200042
Printed: May 27, 2021
Legal: Lot: 10 Plan: 9711064
with Page 6 of 25

Development Proposal

Subdivision Proposal

To create a ± 2.00 acre (Lot 1); a second ± 2.00 acre parcel (Lot 2); and a ± 2.02 acre remainder (Lot 3).



Environmental

Subdivision Proposal

To create a ± 2.00 acre (Lot 1); a second ± 2.00 acre parcel (Lot 2); and a ± 2.02 acre remainder (Lot 3).



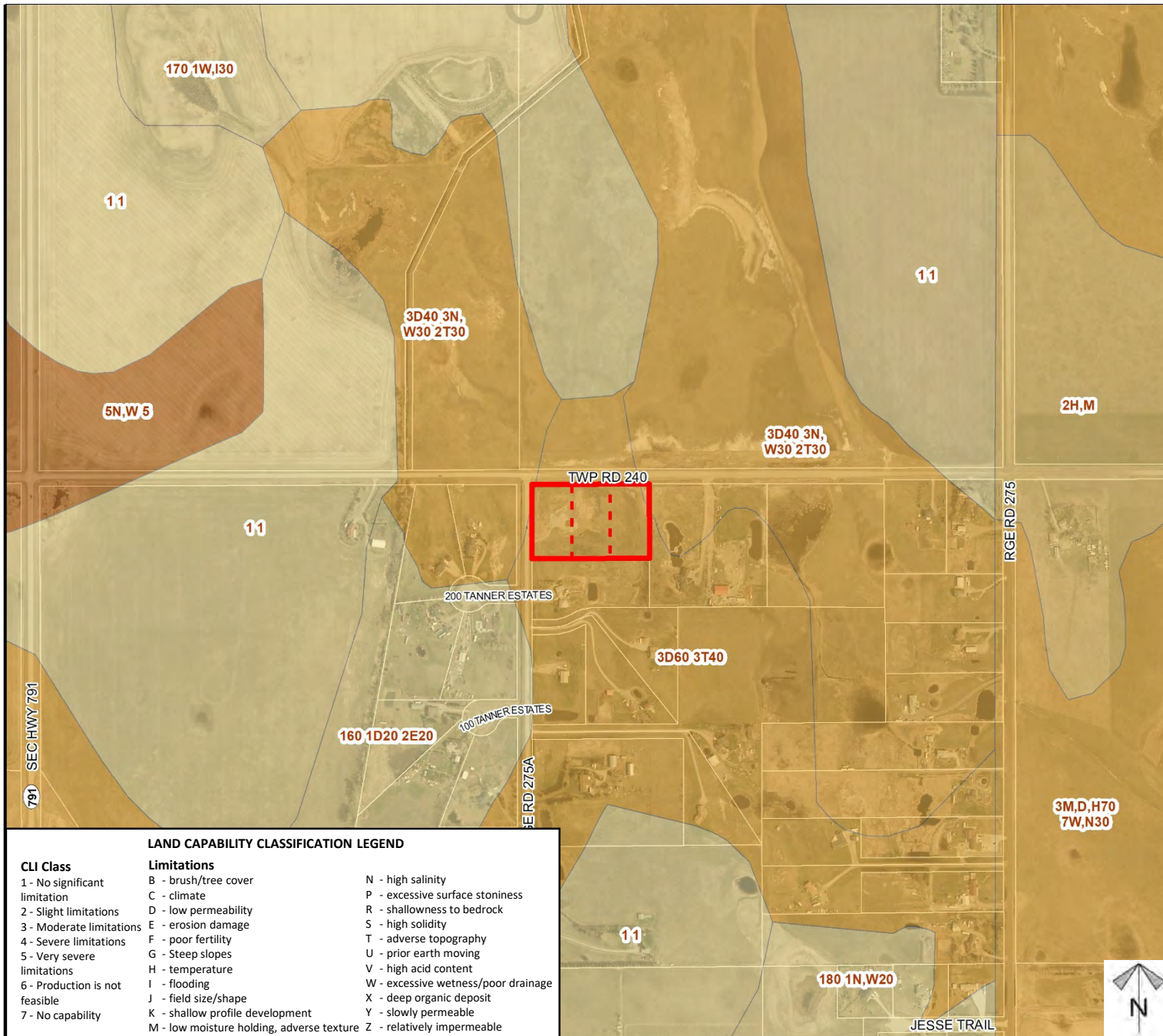
-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Division: 5
 Roll: 03231064
 File: PL20200042
 Printed: May 27, 2021
 Legal: Lot: 10 Plan: 9711064
 with Page 7 of 21

Soil Classifications

Subdivision Proposal

To create a ± 2.00 acre (Lot 1); a second ± 2.00 acre parcel (Lot 2); and a ± 2.02 acre remainder (Lot 3).

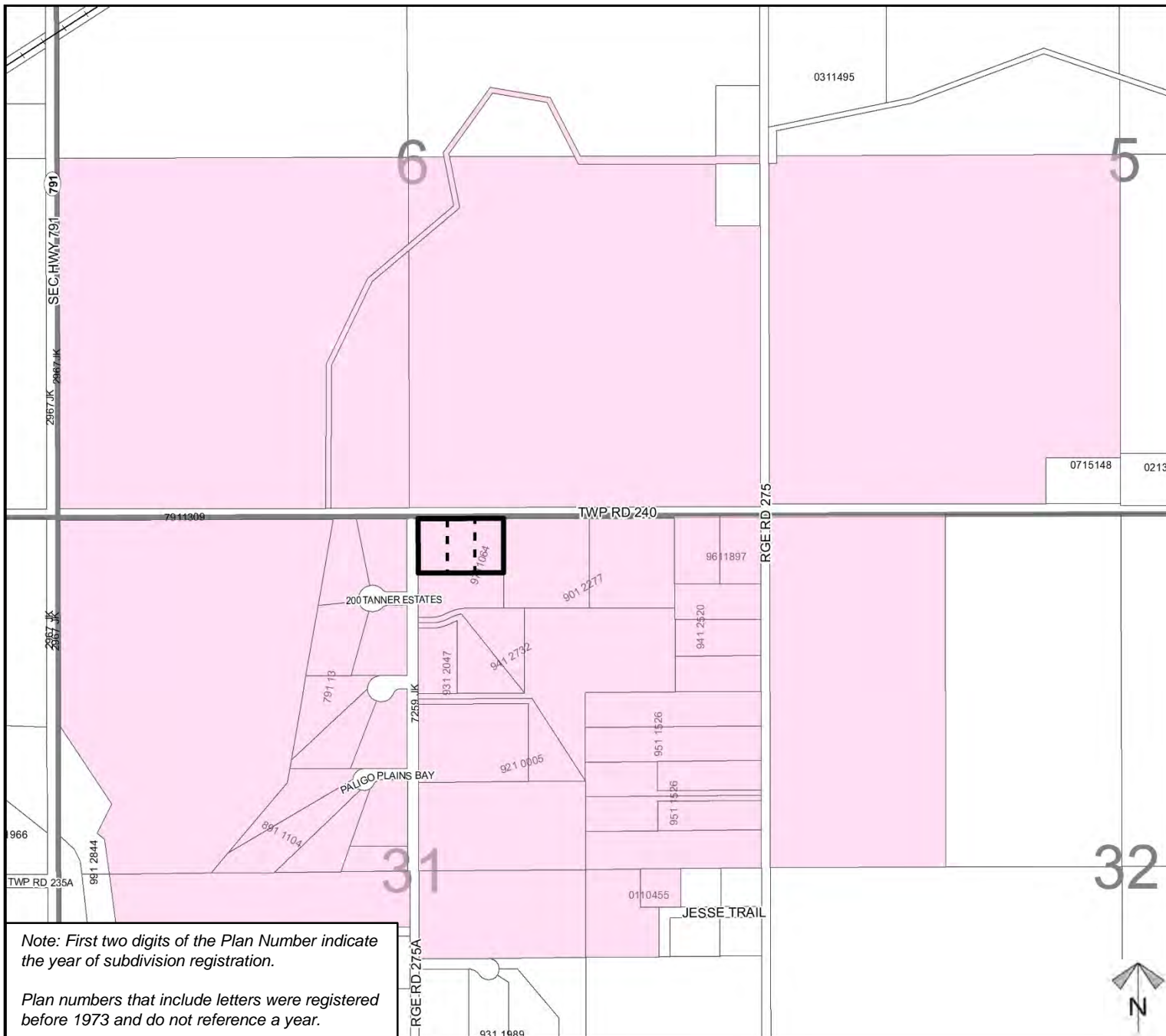


Division: 5
 Roll: 03231064
 File: PL20200042
 Printed: May 27, 2021
 Legal: Lot:10 Plan:9711064
 Page: 7228 of 2114M

Landowner Circulation Area

Subdivision Proposal

To create a ± 2.00 acre (Lot 1); a second ± 2.00 acre parcel (Lot 2); and a ± 2.02 acre remainder (Lot 3).



Legend

Support



Not Support



Division: 5
 Roll: 03231064
 File: PL20200042
 Printed: May 27, 2021
 Legal: Lot: 10 Plan: 9711064
 with Page 7 of 25
 May 27, 2021 11:44 AM

Tentative Plan

Subdivision Proposal

To create a ± 2.00 acre (Lot 1); a second ± 2.00 acre parcel (Lot 2); and a ± 2.02 acre remainder (Lot 3).

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: 5

Roll: 03231064

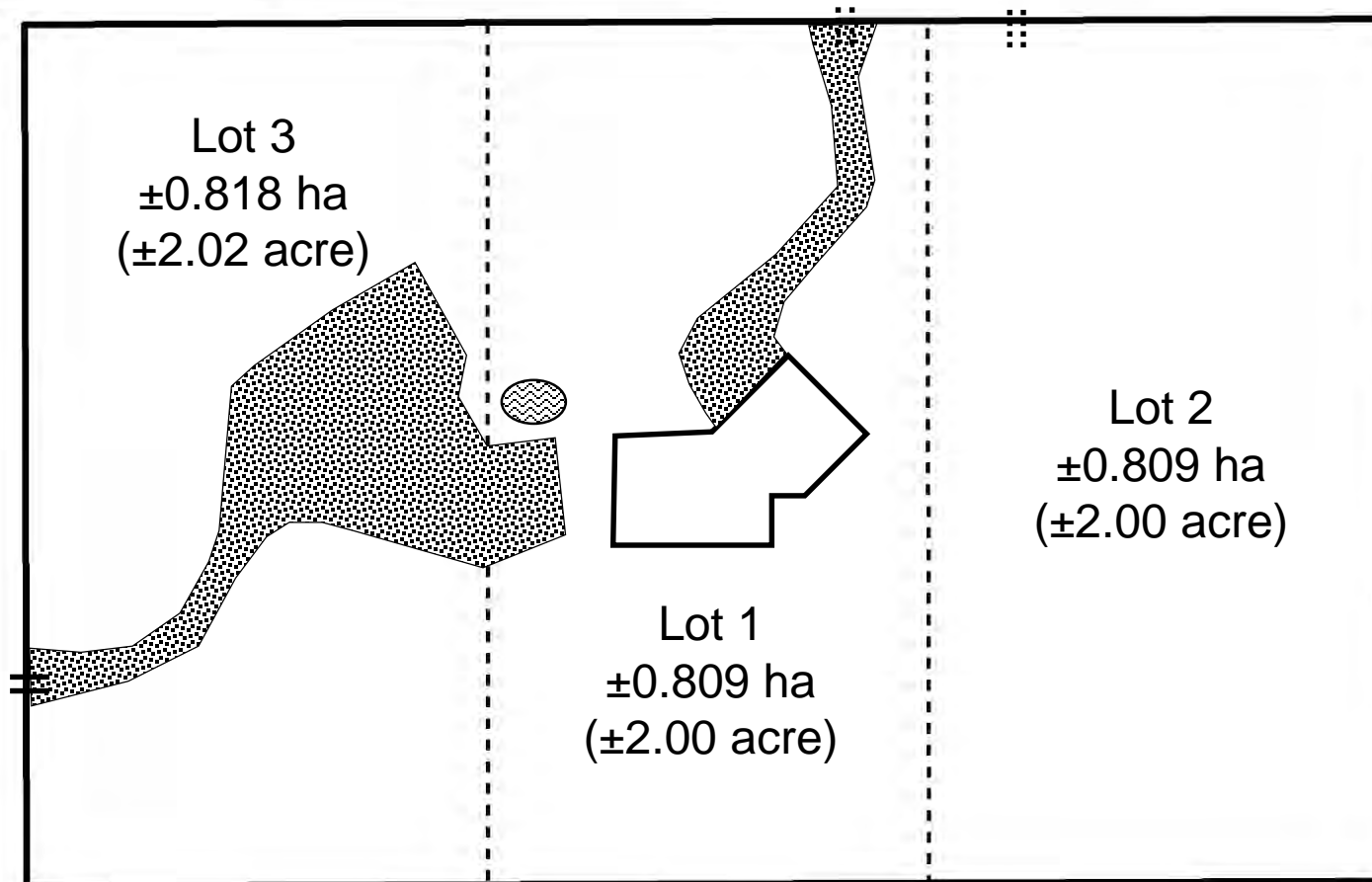
File: PL20200042

Printed: May 27, 2021

Legal: Lot:10 Plan:9711064

Page: 71428 of 2114M

TWP RD 240



Oksana Newmen

From: Bonnie D. [REDACTED]
Sent: Wednesday, May 06, 2020 8:05 AM
To: Oksana Newmen
Subject: [EXTERNAL] - Fwd: applicant PL20200042

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

----- Forwarded message -----

From: Bonnie D. [REDACTED]
Date: Wed, May 6, 2020 at 8:01 AM
Subject: applicant PL20200042

I called the development department last Friday to ask if this person had a permit to haul 16-20 truck loads of dirt DAILY.

This is a problem for surrounding properties, as the water flow is flooding us out with all this dirt being brought in. This property is a swamp , and should be left as such.

Please check for permit and save us from flooding.

thank you

Arthur & M'Laurel Thompson
Box 46 Site 7 RR 7 LCD 1
235222 Range Rd. 275A Rocky View County
Calgary, AB T2P 2G7

Tuesday, May 5, 2020

ATTN: Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County AB T4A 0X2

Re: File Number 03431064, Application Number PL20200042

Dear Planning and Services Department,

This letter is in response to the notification of the proposed subdivision of the lands in this application. Attached is the notification letter we received.

We have a few concerns about the development of these lands. Particularly, stormwater and snow melt drainage and septic fields on Lot 2 (on map of Tentative Plan). It wasn't mentioned in the notification letter, but the house on the existing land burned down in April of last year. There are no structures currently on the land.

For reference on the Location Plan map:

We (Thompson) are 03231043, triangular lot to the south of the subdivision proposal.
Shergill property is the proposed subdivision lands, 03231064
Da Costa property is 03231039, 03231040 immediately to the east.
Gallant property is 03231041, triangular lot to the south of us.
Former Parks property is 03231004 (new owners that we do not know names) south of proposal.

Stormwater and Snow Melt

Over the last few years, there has been a problem with flooding on our lands with spring snow melt. We have attached pictures from April 2020 showing this. There is no stormwater plan for our area. Despite objections, Da Costa was allowed to fill in his land and put in berms that stopped any water from flowing through his land as it had done before he built. Although he manually pumps the stormwater from the Former Parks land, this is not done often enough as is shown by the pictures. Apparently, there is a Drainage Easement on Da Costa's land (see File # 03431039; PRD20164835 Development Appeal Decision, Prior to Issuance #4), but this seems inadequate as his land is still higher than Lot 2 and the east end of the Former Parks land which are both totally flooded in the pictures. The snow melt flooded the north and west parts of our property, nearly flowing over our driveway, and backed up onto the Gallant's property as there was no place for the water to drain into the road ditches. The water came to about 7 meters of our detached garage. Although the water eventually drained, the April 27 photo shows that Lot 2 is still saturated and lower than the surrounding lands.

Our concern is that any building and filling, especially on Lot 2 will further exacerbate the snow melt drainage problem on our lands. The Shergill's have already started bringing in and spreading fill on Lot 1 of the tentative subdivision. Although not currently a concern, the new owners of the Former Parks property may also decide to fill in the east side of their property where the water naturally flows. We therefore ask that any development of these lands takes stormwater drainage for the adjacent properties under serious consideration.

Septic Field

Septic fields freezing in the area are not uncommon. The last attached picture shows the remnants of above ground septic pipe from the original house on the Shergill's property that was in place before the house fire. Any new housing development would most likely also have this problem, especially since proposed Lots 1 and 2 are lower than the original.

In conclusion, there is already a stormwater problem in the area, especially in the spring, and we are very concerned that any proposed development of the subject lands without consideration of surface water flooding and septic field issues will be a major problem for us and surrounding landowners.

Please take our concerns under advisement for your approval of this subdivision and contact us if you have any questions.

Sincerely,

Arthur Scott & M'Laurel Thompson



Attachments:

Pictures

Notice of Application











ROCKY VIEW COUNTY

403-230-1401 questions@rockyview.ca www.rockyview.ca

262075 Rocky View Point
Rocky View County, AB. T4A 0X2

Wednesday, April 22, 2020

Thompson, Arthur & M'Laurel



File Number: 03231064

Application Number: PL20200042

Division 5

TO THE LANDOWNER

Take notice that an application(s) has been received by the Planning Services Department of Rocky View County.

Where is the land?

Located at the southeast junction of Township Road 240 and Range Road 275A.

What is the applicant proposing?

To create two ± 0.809 hectare (± 2.00 acre) parcels with a ± 0.818 hectare (± 2.02 acre) remainder.

Please see the map attached to this notice for more information.

How do I comment?

As your property is adjacent to, or in the immediate vicinity of the land subject to the application, we are notifying you in the event that you may wish to provide comments.

If you have any comments, please reference the file number and application number and send your comments to the attention of the Planning Services Department, Rocky View County - 262075 Rocky View Point, Rocky View County, AB, T4A 0X2

PLEASE REPLY PRIOR TO:

Wednesday, May 13, 2020

County Contact: Oksana Newman

E-mail: ONewmen@rockyview.ca Phone: 403.520.7265

Other application details and notes:

Applicant(s):	Terradigm Development Consultants Inc. (Steve Grande)
Owner(s):	Satwant & Karmjit K Shergill
Size:	± 2.44 hectares (± 6.03 acres)
Legal:	Lot 10, Plan 9711064, within NE-31-23-27-W04M

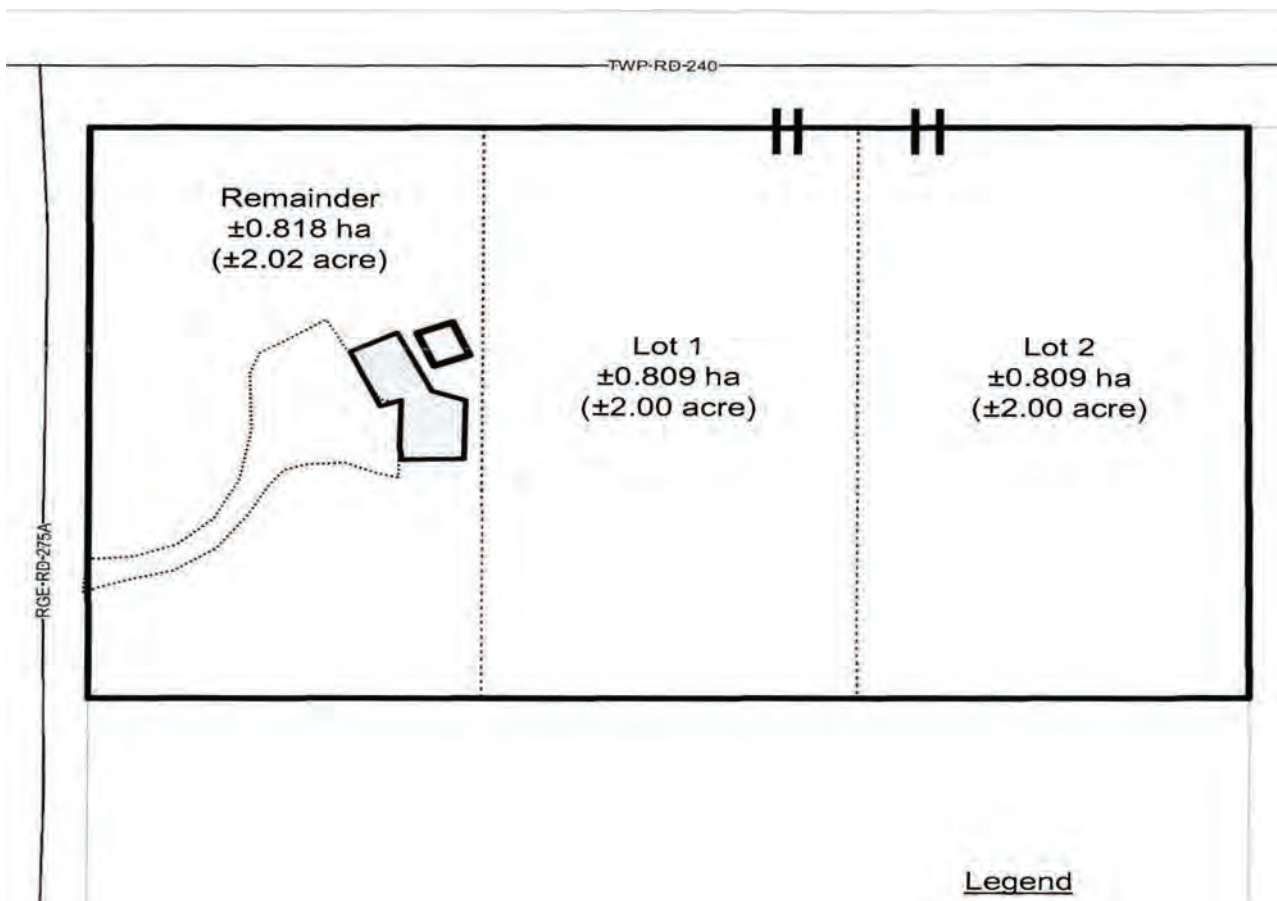
Notes:

1. Any comments on an area structure plan, conceptual scheme, master site development plan or redesignation application should address whether the proposed use(s) is compatible with the other existing uses in your neighbourhood. Any comments on a subdivision application should address technical matters only, such as parcel size, access, provision of water, disposal of sewage, etc.
2. Please be advised that any written submissions submitted in response to this notification is considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled council meeting, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.



Date: April 8, 2020 Division # 5 File: 03231064

Subdivision Proposal: To create two ± 0.809 hectare (± 2.00 acre) parcels (Lots 1 and 2) with a ± 0.818 hectare (± 2.02 acre) remainder.



Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

TENTATIVE PLAN



- Ex. House
- Ex. Accessory Building O
- Ex. Driveway
- Proposed Access

NE-31-23-27-W04M Lot: 10 Plan:9711064

Date: April 8, 2020 Division # 5 File: ~~03231064~~

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 6

DATE: June 23, 2021
APPLICATION: PRDP20211081

FILE: 08102003

SUBJECT: Sign, Billboard / Discretionary use, with Variances

APPLICATION: Installation of one (1) billboard sign, relaxation of the minimum setback requirement from a highway, and relaxation of the minimum sign face distance above grade.

GENERAL LOCATION: Located at the northwest junction of Highway 9 and Township Road 280.

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

EXECUTIVE SUMMARY: This application is for the installation of one (1) double-sided billboard sign. The sign would be used for commercial advertising, directed at highway motorists. The sign is proposed to be located on S-02-28-26-W04M, would be non-digital, illuminated by solar lights, and would be approximately 4.64 sq. m (50.00 sq. ft.) in area, and 3.65 m (12.00 ft.) in height. The sign would be mounted on steel poles and supported by cement foundations.

Billboard signs are a discretionary use within an Agriculture district. The billboard sign requires variances to the setback distance from a highway and the minimum sign face clearance above grade. Given the sign location's proximity to the highway, the sign does have the potential to pose as a distraction to motorists on Highway 9. As such, Administration is not supportive of this application.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20211081 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20211081 be refused for the following reasons:

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

Administration Resources

Bronwyn Culham, Planning and Development Services



AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
214 Billboard Standards – Distance from a Highway	300.00 m (984.25 ft.)	30.00 m (98.42 ft.)	90.00%
214 Billboard Standards – Sign Face Distance Above Grade	2.40 m (7.87 ft.)	2.13 m (7.00 ft.)	11.05%

APPLICATION EVALUATION:

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

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



Additional Review Considerations

The application was assessed in accordance with Sections 151 to 153, Section 214, and Section 301 of the LUB.

Alberta Transportation has noted a Roadside Development Permit would be required and no concerns are identified, however relocation of the sign, if required in the future, would be at the Owner's expense. Alberta Transportation has received a permit application and would consider the application complete upon receiving a copy of approval from the County.

No comments were received from the Village of Beiseker at the time of report preparation.

Highway 9 is a freeway and carries significant traffic volumes at high rates of speed. Given the requested variance to the setback distance from a highway, the billboard sign could potentially pose a distraction to motorists.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

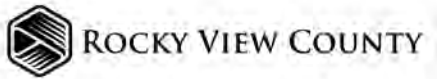
Acting Chief Administrative Officer

BC/lt

ATTACHMENTS

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1:

Description:

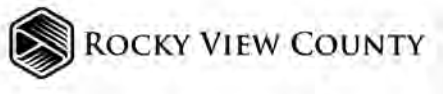
- 1) That the installation of one (1) billboard sign for advertising purposes, may commence on the subject property, in accordance with the submitted application and includes:
 - i) That the minimum setback requirement from a highway shall be relaxed from **300.00 m (984.25 ft.) to 30.00 m (98.42 ft.)**.
 - ii) That the minimum clearance of the sign face above grade is relaxed from **2.40 m (7.87 ft.) to 2.13 m (7.00 ft.)**.

Permanent:

- 2) That the sign (Billboard) shall be maintained in accordance with the design drawings and site plan, as submitted with the application.
- 3) That the sign (Billboard) shall be kept in a safe, clean, and tidy condition at all times.
- 4) That the sign (Billboard) shall not be digital at any time and shall only be illuminated in accordance with the application drawings.
- 5) That this permit shall be valid until **July 21, 2024**.

Advisory:

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



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

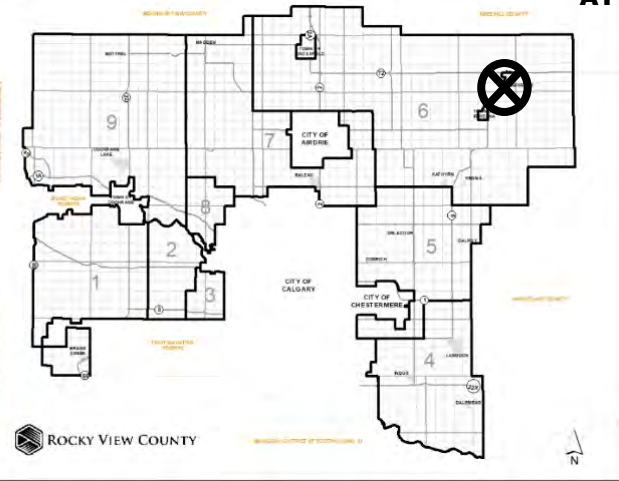
APPLICANT: OttoBotz Mechanical Ltd.	OWNER: Patterson, Harold Ross & Lynn
DATE APPLICATION RECEIVED: March 17, 2021	DATE DEEMED COMPLETE: April 1, 2021
GROSS AREA: ± 32.87 hectares (± 81.24 acres)	LEGAL DESCRIPTION: S-02-28-26-W04M; Lot:C Plan:9210787
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> • There are no related Building Permits • There are no related Development Permits <p>July 26, 1991: Planning Application (91124) Subdivision – Closed-Registered</p>	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



Location & Context

Development Proposal

installation of one (1) billboard sign, relaxation of the minimum setback requirement from a highway and relaxation of the minimum sign face clearance above grade



Division: 06
 Roll: 08102003
 File: PRDP20211081
 Printed: June 4, 2021
 Legal: Lot C, Plan: 9210787;
 with Page 218 of 214M



Location & Context

Development Proposal

installation of one (1) billboard sign, relaxation of the minimum setback requirement from a highway and relaxation of the minimum sign face clearance above grade



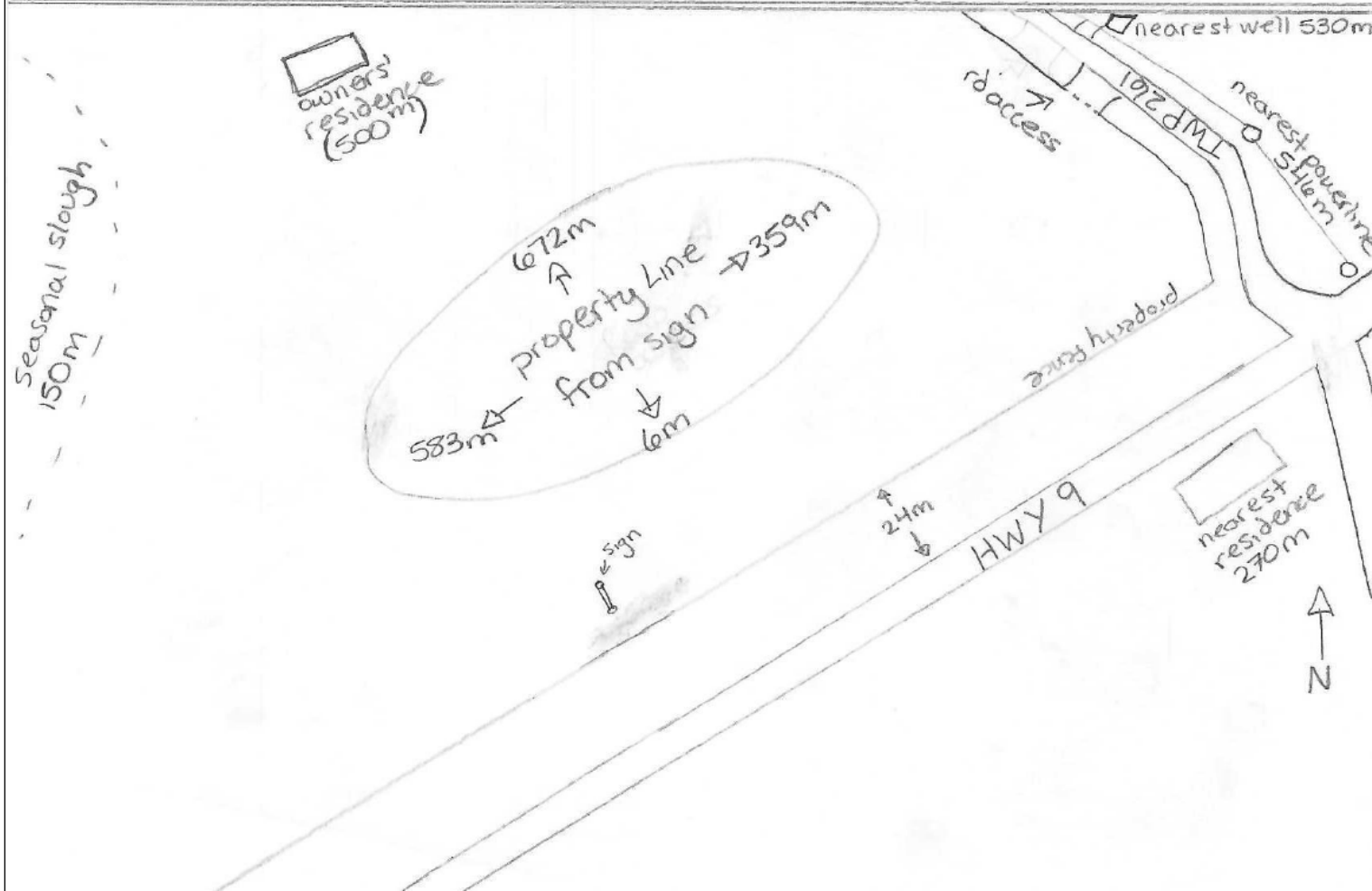
Division: 06
 Roll: 08102003
 File: PRDP20211081
 Printed: June 4, 2021
 Legal: Lot C, Plan: 9210787;
 with Page 923 of 214



Site Plan

Development Proposal

installation of one (1) billboard sign, relaxation of the minimum setback requirement from a highway and relaxation of the minimum sign face clearance above grade

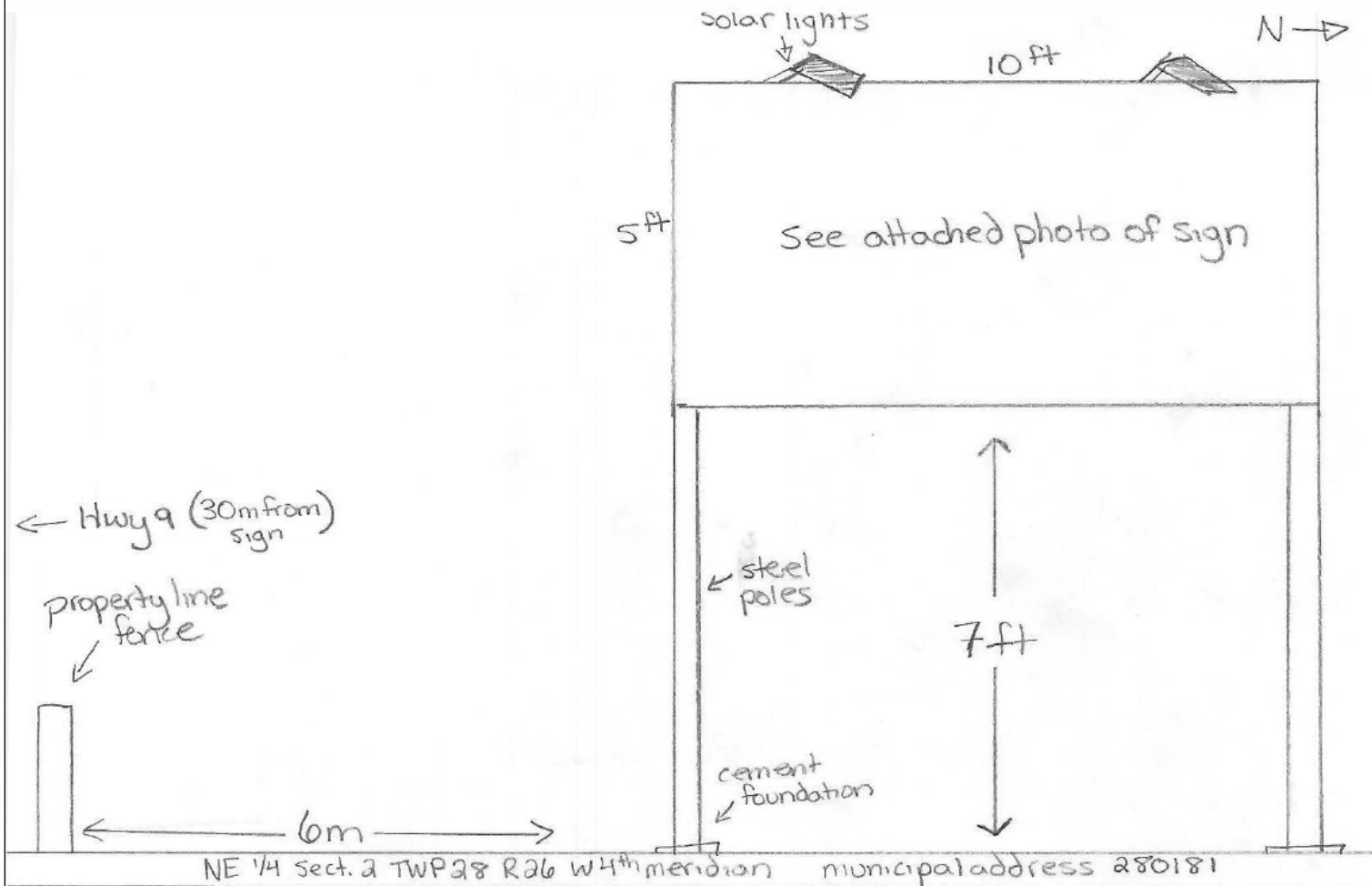




Sign Details

Development Proposal

installation of one (1) billboard sign, relaxation of the minimum setback requirement from a highway and relaxation of the minimum sign face clearance above grade



Sign Details

Development Proposal

installation of one (1) billboard sign, relaxation of the minimum setback requirement from a highway and relaxation of the minimum sign face clearance above grade



Inspection Photos
May 12, 2021



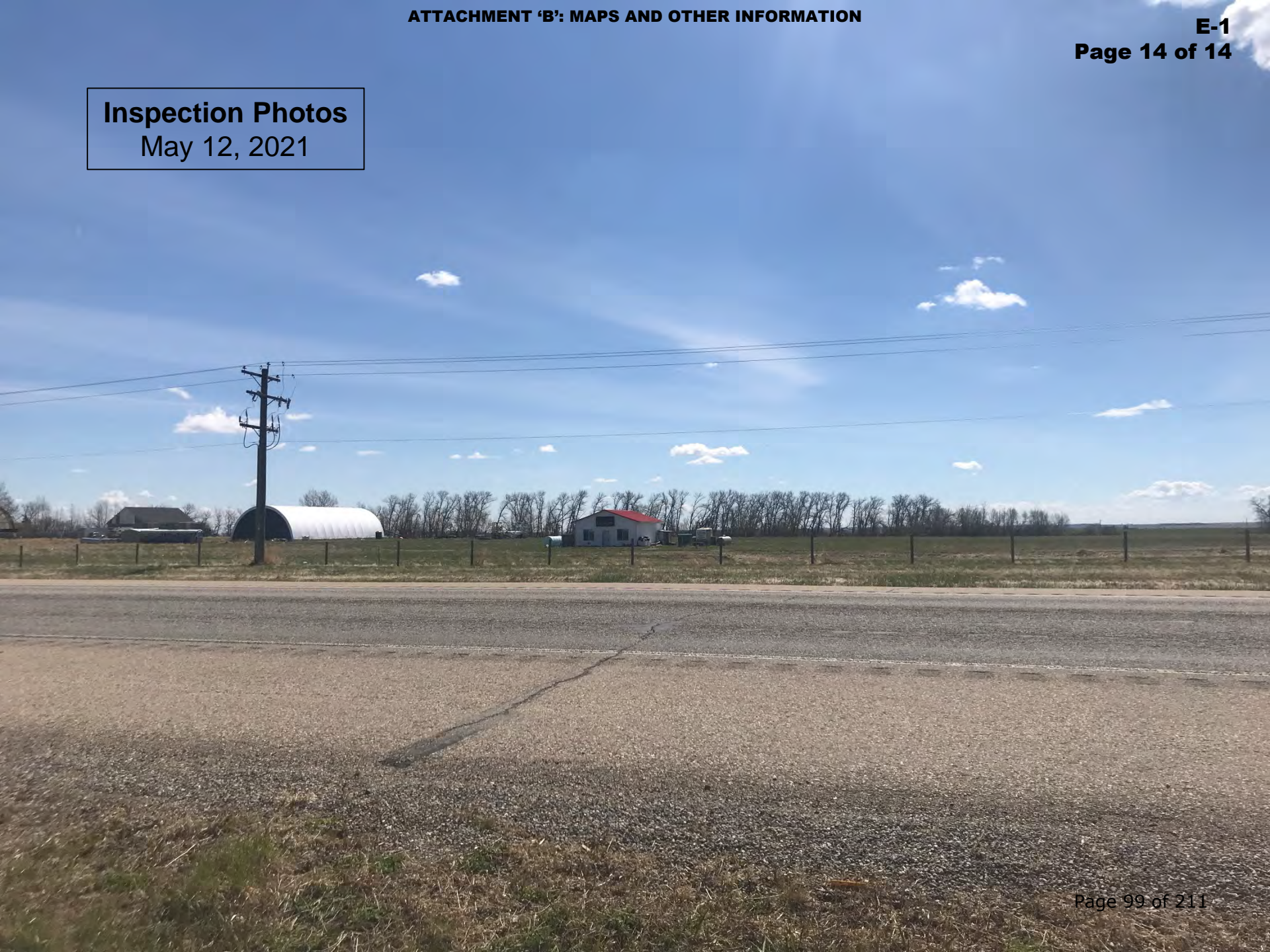
Inspection Photos
May 12, 2021



Inspection Photos
May 12, 2021



Inspection Photos
May 12, 2021





PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 7
DATE:	June 23, 2021	APPLICATION: PRDP20211460
FILE:	07320001	
SUBJECT:	Agricultural (Processing) & Outdoor Storage / Discretionary Uses, with Variances	

APPLICATION: Agricultural (Processing within four existing buildings) and Outdoor Storage, for a soil manufacturing company, including a farm building (conversion to a Manufacturing Plant), Office (conversion of a dwelling, single detached), Storage buildings (conversion of two accessory buildings), storage of materials and products, signage, and relaxation of the minimum side and rear storage setback requirements.

GENERAL LOCATION: located approximately 1.61 km (1 mile) north of Hwy. 567 and on the west side of Rge. Rd 284.

LAND USE DESIGNATION: Business, Agricultural (B-AGR) under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: This proposal is for the approval of a soil manufacturing company, Scott's Canada Ltd, on the subject parcel. Scott's Canada Ltd. is currently operating onsite, utilizing four existing buildings on-site and outside storage.

The estimated development area for the proposal is 18.21 hectares (45.00 acres) and includes;

- Building A is an enclosed accessory building used for storage purposes, approximately 1,580.31 sq. m (17,010.89 sq. ft.) in footprint.
- Building B is a three-sided open accessory building used for storage purposes, approximately 672.62 sq. m (7,240.28 sq. ft.) in footprint.
- Building C is a dwelling, single-detached used as an Office, approximately 140.52 sq. m (1,512.61 sq. ft.) in footprint and includes a raised exterior Deck 27.40 sq. m (295.00 sq. ft.).
- Building D is a Manufacturing Plant, used for principal processing operations, approximately 2,675.52 sq. m (28,800.00 sq. ft.) in footprint and includes a mezzanine level 65.58 sq. m (706.00 sq. ft.) in area.
- Outdoor Storage Area: 16.18 acres (40.00 acres) predominately of packaged pallets, waiting for transport offsite.

The businesses will operate five (5) days a week and include standard operating times of 7:00 a.m. to 11:00 p.m. There will be 25 or fewer employees at any given time and minimal customer visits. Access to the site is through a private access easement through the remainder of SE-20-27-28-W04M. The site is currently serviced by two water wells (non-potable) and two buried septic tanks. For commercial development outside of serviced and business areas, the County recommends the use of onsite water cisterns and holdings tanks.

The application was assessed against the Land Use Bylaw and the development appears to comply with the district intent, regulations, and Bylaw requirements, except as noted in this report.

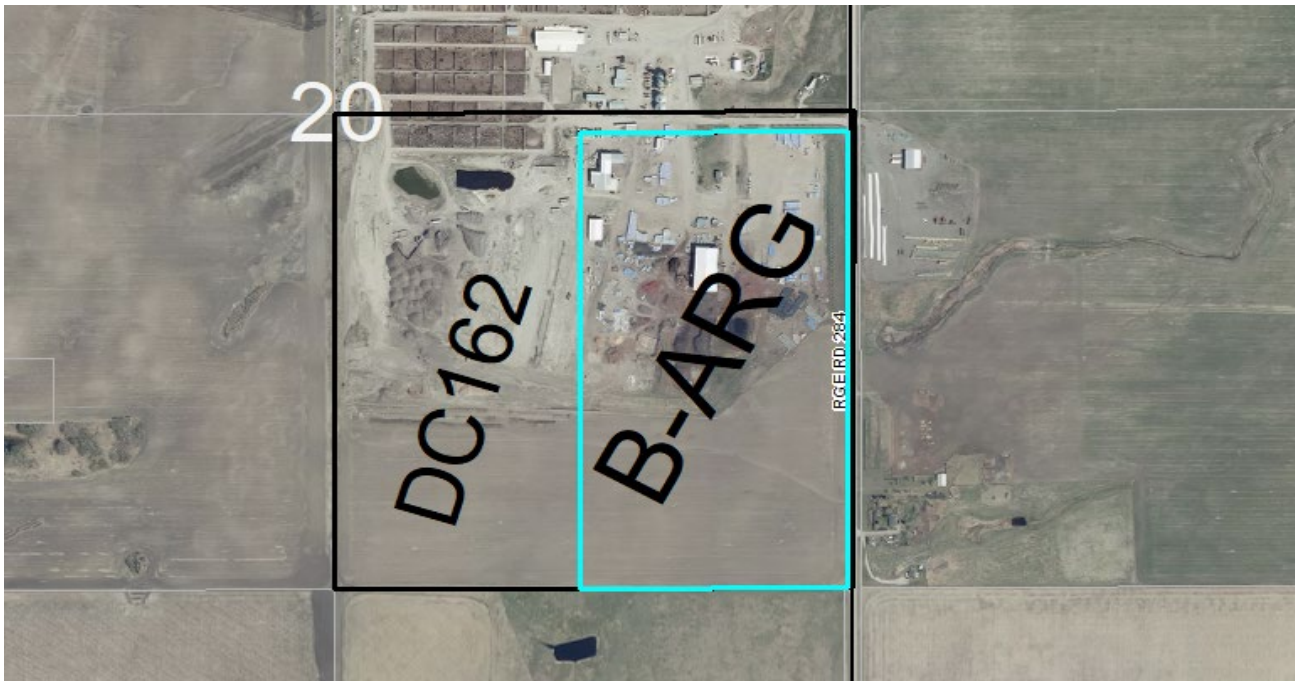
Administration Resources

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

OPTIONS:

- Option #1: THAT Development Permit No. PRDP20211460 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRDP20211460 be refused noted below
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • City of Airdrie Intermunicipal Development Plan (IDP); • Land Use Bylaw C-8000-2020 (LUB); and • County Servicing Standards. 	<ul style="list-style-type: none"> • Application Drawings, <i>Dwg Package, No. A1, A1C, A2, A3, A4, A5, A6, A7, A8, A9, as prepared by Hallett Architect, dated May 1, 2021.</i> • Site Grading Plan, <i>Dwg Package, No. A1B, as prepared by Hallett Architect, dated May 1, 2021.</i>



	TECHNICAL REPORTS SUBMITTED w/ LAND USE: <ul style="list-style-type: none"> Traffic Impact Assessment (TIA), <i>FINAL Rev. 0; Scott's Fertilizer Facility Rezoning, as prepared by Binnie & Associates, dated September 4, 2020.</i> Conceptual Level Stormwater Management Report, <i>conducted by Binnie and Associates Ltd. & Envista Forensics, Scott's Fertilizer Facility Rezoning, dated March 4, 2020.</i>
DISCRETIONARY USES: <ul style="list-style-type: none"> Agricultural (Processing) Outdoor Storage 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Subdivision and Development Appeal Board

Additional Review Considerations

This application was assessed in accordance with the LUB, including:

- Part 5, General Regulations.
- B-AGR (Sections 368-374).

“Agricultural (Processing)” means a use for storage and upgrading of agricultural products for distribution or sale through value added processes such as mixing, drying, canning, fermenting; applying temperature, chemical, biological or other treatments to plant matter, the cutting, smoking, aging, wrapping and freezing of meat, or similar production methods. This use does not include Agriculture (Intensive or Regulated), Cannabis Cultivation or Cannabis Processing.

The business produces cattle manure, compost and soil mixtures, which are utilized as growth mediums for gardening purposes. Once the finished product has completed the production and blending process, it is packaged, bagged, and stored on pallets (for transport). The business processes over 10,000 tonnes of composted manure/compost a year. No additional buildings are proposed to be constructed. Building Exterior Modifications are proposed for the buildings.

As per Section 252 and 253 of the LUB, the Development Authority may require landscaping for Agricultural (Processing) operations. A revised landscaping plan has been requested to confirm existing landscaping onsite and to require additional landscape screening from Range Road 284.

As per Table 5 of the LUB, the parking requirement for Agricultural (Processing) is one (1) stall per 100.00 sq. m (1,076.39 sq. ft.) of gross floor area, and for an office is three (3) stalls per 100.00 sq. m (1,076.39 sq. ft.) of gross floor area. The minimum parking requirement is 31 stalls, including three (3) barrier-free stalls. However, as per LUB Section 242, the Applicant submitted a parking assessment which was included as part of their TIA, recommending 30 stalls on site. The application and site plan identifies 20 stalls, four (4) overflow stalls, and no barrier-free stalls. A revised site plan will be required to identify the required parking stalls and dimensions.

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

JT/lt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps & Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That Agricultural (Processing) & Outdoor Storage, tenancy for soil manufacturing company may continue to commence on the subject site, in accordance with the application drawings, *Dwg Package, No. A1, A1B, A1C, A2, A3, A4, A5, A6, A7, A8, A9, as prepared by Hallett Architect, dated May 01, 2021*, subject to the amendments required in accordance with the conditions of this approval and shall include the following:
 - i. Conversion of one accessory building to a commercial storage building [Building A], approximately 1,580.31 sq. m (17,010.89 sq. ft.) in footprint.
 - ii. Conversion of one accessory building to a commercial storage building [Building B], approximately 672.62 sq. m (7,240.28 sq. ft.) in footprint.
 - iii. Conversion of a dwelling, single-detached to an Office [Building C], approximately 140.52 sq. m (1,512.61 sq. ft.) in footprint and a raised exterior deck 27.40 sq. m (295.00 sq. ft.) in area.
 - iv. Conversion of one farm building to a Manufacturing Plant [Building D], approximately 2,675.52 sq. m (28,800.00 sq. ft.) in footprint and a mezzanine area of 65.58 sq. m (706.00 sq. ft.).
 - v. Outside Storage as per approved Site Plan, Dwg, A1C.
 - vi. That the minimum required storage area setback requirements for the north side yard and western rear yard, shall be relaxed from **6.00 m (19.69 ft.) to 0.00 m (0.00 ft.)**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit payment of the Transportation Off-site levy, in accordance with Transportation Off-site levy bylaw C-8007-2020 for the gross area proposed to be developed.
 - 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 with the use; and the required parking area (as defined in the Land Use Bylaw).
3. That prior to release of this permit, the Applicant/Owner shall submit a revised parking plan, identifying a minimum of 30 parking stalls, including three (3) barrier-free stalls, in accordance with the approved *Traffic Impact Assessment, as prepared by Binnie & Associates, Scott's Fertilizer Facility Rezoning Final Rev. 0, dated September 4, 2020*. The plan shall also include parking stall dimensions in accordance with Sections 238 Table 6 of the Land Use Bylaw (LUB) and Section 3.8.2.5 & 3.8.3.22 of the Alberta Building Code.
4. That prior to release of this permit, the Applicant/Owner shall submit written confirmation of the exterior building modifications, proposed for the development, to the satisfaction of the County.
5. That prior to release of this permit, the Applicant/Owner shall submit written details confirming the waste & recycling methods used for the development, to the satisfaction of the County.
6. That prior to release of this permit, the Applicant/Owner shall submit an updated Landscape Plan, confirming the existing count of deciduous and coniferous landscaping on site. The plan shall also



identify additional landscaping along the east property line, abutting Range Road 284, to the satisfaction of the County.

7. That prior to release of this permit, the Applicant/Owner shall submit written confirmation of the existing/proposed site and building lighting for the development. The lighting shall be in accordance with Sections 227 to 230 of the LUB, to the satisfaction of the County.

Prior to Occupancy:

8. That prior to commercial building occupancy of the site, all landscaping, final site surfaces, parking, lighting, addressing and signage shall be completed.
9. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

10. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
11. That any future business signage, including pylon/entry or façade signage, shall require separate Development Permit approval and shall adhere to any Signage Guidelines of the LUB.
12. That any required onsite Wayfinding or directional information is permitted and does not require separate approvals.
13. That any future proposed 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.
14. That any garbage containers located outside 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. Any loose garbage shall be controlled and maintained onsite, in an orderly fashion.
15. That dust control measures shall be maintained on the site at all times, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
16. That a minimum of 30 parking stalls, including 3 barrier-free stalls, shall be maintained on-site at all times, in accordance with the approved Traffic Impact Assessment, as prepared by *Binnie & Associates, FINAL Rev. 0; Scott's Fertilizer Facility Rezoning, dated September 4, 2020 (TIA)*
17. That there shall be no customer or business parking at any time along the adjacent County Road Right-of-Way. All customer and business parking shall be on the subject property.
18. That the County supports the use of holding tanks and cisterns with truck services for Commercial purposes.
19. That all landscaping elements shall be installed and maintained, in accordance with the final approved Landscape Plan.
20. That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30th of the next growing season.



21. That potable water should not be used for landscaping irrigation methods.
22. That water conservation strategies shall be implemented and maintained at all times.
23. That any proposed business fencing, shall be 2.00 m (6.56 ft.) in height or less and be similar in design, character, and quality to the existing development.
24. 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.
Note: The principal municipal address is 273127 RANGE ROAD 284.
25. 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 but not limited to:
26. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
27. 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:

28. That the subject development shall conform to the County's Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8065-2020, in perpetuity.
29. 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*].
30. 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.
31. That the Applicant/Owner shall be aware of any requirements of the registered Utility Right of Way for Rockyview Gas Co-op, Instrument #751 057 388.
32. That Change of Use Building Permits 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 May 3, 2021.
Note: The Development shall conform to the National Energy Code 2011.
33. 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 and Park (AEP) approvals if the site is proposing to service the commercial development with a groundwater well. The groundwell will require to be registered and approved as a Commercial Waterwell.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

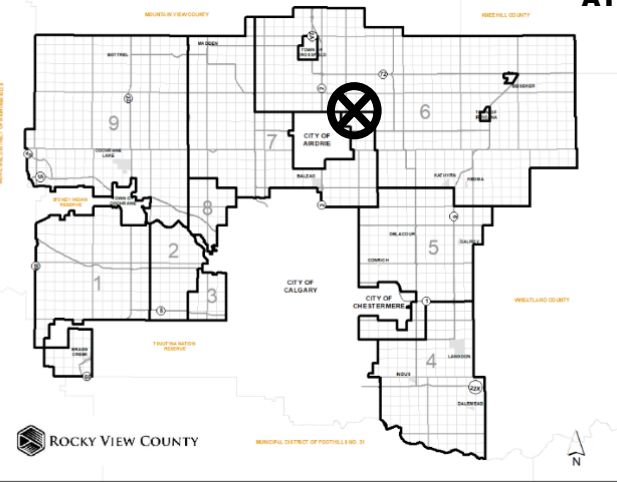
APPLICANT: Hallett Architects Ltd.	OWNER: Scotts Canada Ltd.
DATE APPLICATION RECEIVED: April 13, 2021	DATE DEEMED COMPLETE: April 22, 2021
GROSS AREA: ± 32.29 hectares (± 79.79 acres)	LEGAL DESCRIPTION: Lot 1, Block 1, Plan 1611219; SE-20-27-28-W4M
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <i>Planning Applications:</i> <ul style="list-style-type: none"> PL20200037; Redesignation: <i>To redesignate the subject lands from Ranch and Farm District (RF) to Business - Agricultural Services (B-AS) District to accommodate the Scott's Soil Blending Facility;</i> Approved November 12, 2020 PL20150102; <i>Agricultural First Parcel Out: To create a ± 32.16 hectare (79.46 acre) parcel with a ± 32.6 hectare (80.54 acre) remainder;</i> Approved December 7, 2015 <i>Development Permits:</i> <ul style="list-style-type: none"> PRDP20154858: <i>Agricultural Processing, Minor, (existing building), for soil blending & conversion;</i> Issued May 5, 2016 <i>Building Permits:</i> <ul style="list-style-type: none"> FBLP20090901_922 Farm Building Location Permit; Farm Building 28,800.00 sq. ft. in area; Issued September 1, 2009 <i>Assessment History:</i> <ul style="list-style-type: none"> Dwelling, Single Detached & Attached Garage 1975 Warehouse 2000 Warehouse 2009 Warehouse 2009 	
AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



Location & Context

Development Proposal

Agricultural (Processing) (existing four buildings) and Outdoor Storage, for a soil manufacturing company, including a farm building (conversion to a Manufacturing Plant), Office (conversion of a dwelling, single detached), Storage buildings (conversion of two accessory buildings), storage of materials and products, and relaxation of the minimum side and rear storage setback requirements



Location & Context

Development Proposal

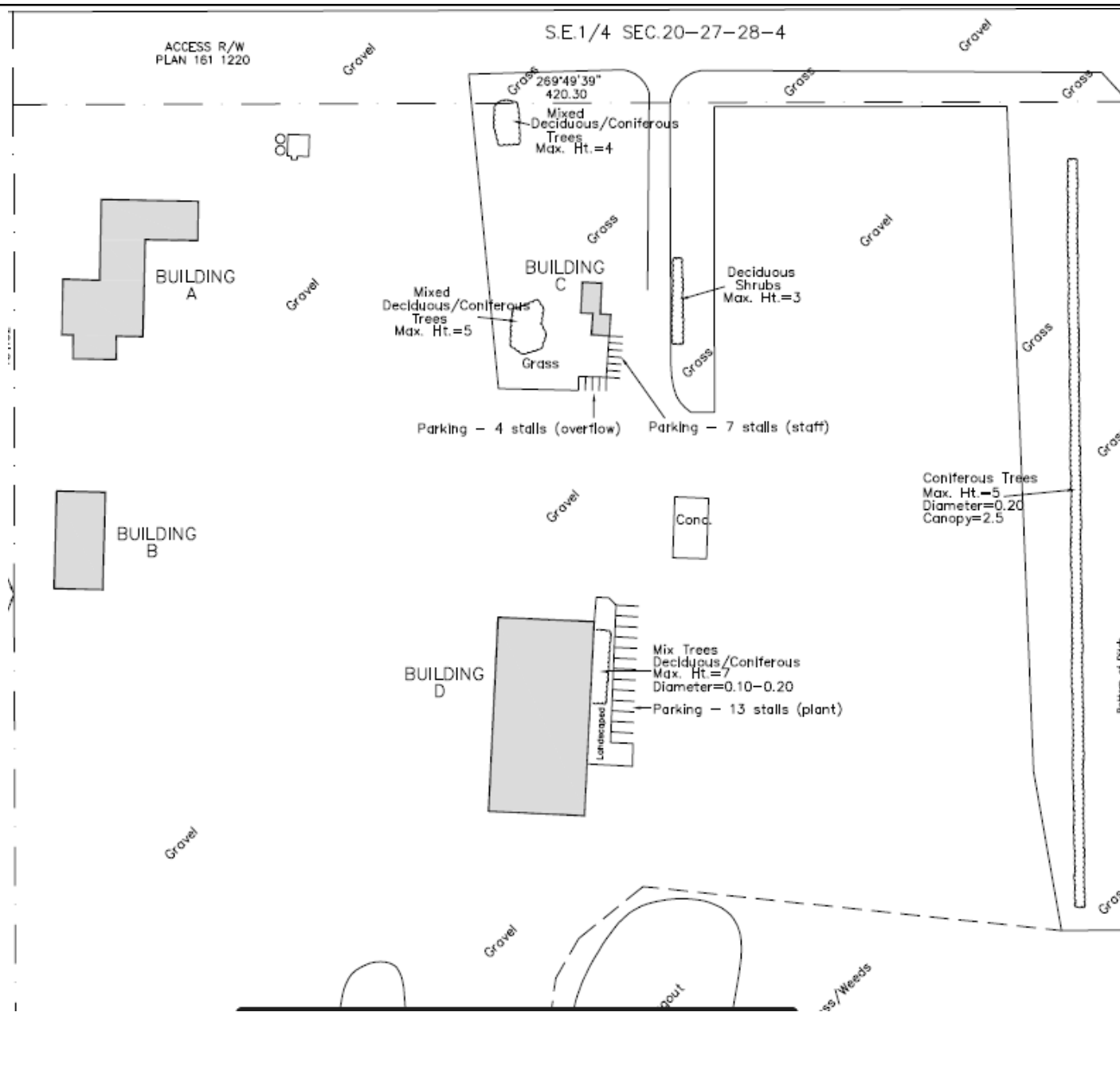
Agricultural (Processing) (existing four buildings) and Outdoor Storage, for a soil manufacturing company, including a farm building (conversion to a Manufacturing Plant), Office (conversion of a dwelling, single detached), Storage buildings (conversion of two accessory buildings), storage of materials and products, and relaxation of the minimum side and rear storage setback requirements



Division: 07
 Roll: 07320001
 File: PRDP20211460
 Printed: April 22, 2021
 Legal: Lot: 1 Block: 1
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Development Proposal

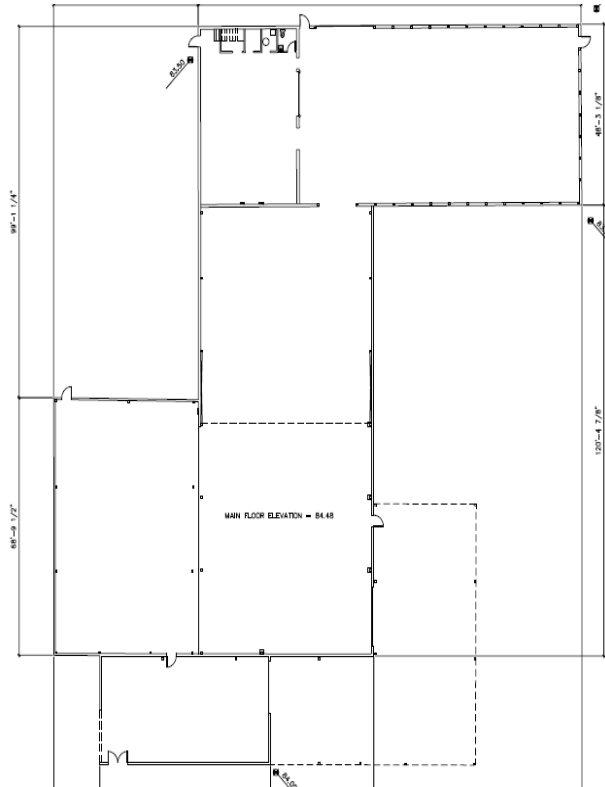
Division: 07
Roll: 07320001
File: PRDP20211460
Printed: April 22, 2021
Legal: Lot:1 Block:1
Page 1119 of 215
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Building A: Storage Building

Development Proposal

Agricultural (Processing) (existing four buildings) and Outdoor Storage, for a soil manufacturing company, including a farm building (conversion to a Manufacturing Plant), Office (conversion of a dwelling, single detached), Storage buildings (conversion of two accessory buildings), storage of materials and products, and relaxation of the minimum side and rear storage setback requirements

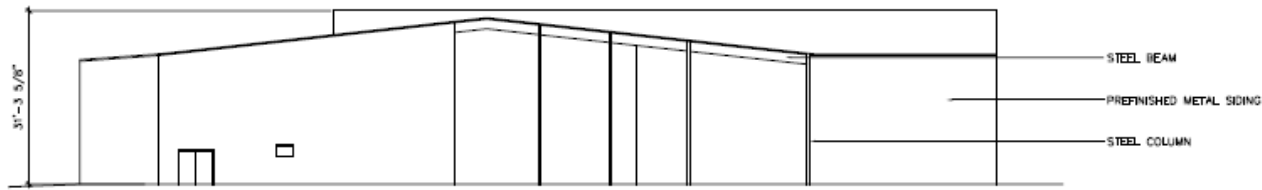


Division: 07
 Roll: 07320001
 File: PRDP20211460
 Printed: April 22, 2021
 Legal: Lot:1 Block:1
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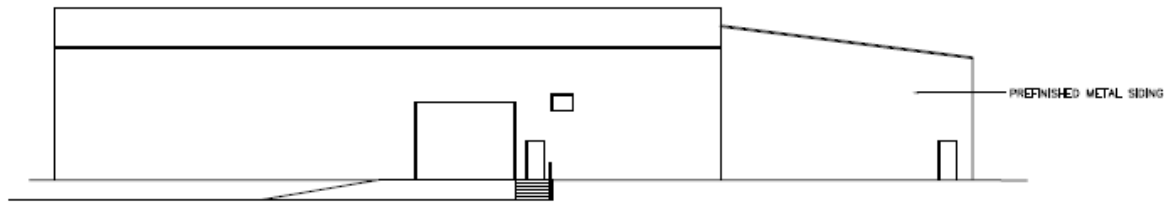
Building A: Storage Elevations

Development Proposal

Agricultural (Processing) (existing four buildings) and Outdoor Storage, for a soil manufacturing company, including a farm building (conversion to a Manufacturing Plant), Office (conversion of a dwelling, single detached), Storage buildings (conversion of two accessory buildings), storage of materials and products, and relaxation of the minimum side and rear storage setback requirements



EXISTING SOUTH ELEVATION
SCALE 3/32" = 1'-0"



EXISTING NORTH ELEVATION
SCALE 3/32" = 1'-0"



EXISTING EAST ELEVATION
SCALE 3/32" = 1'-0"



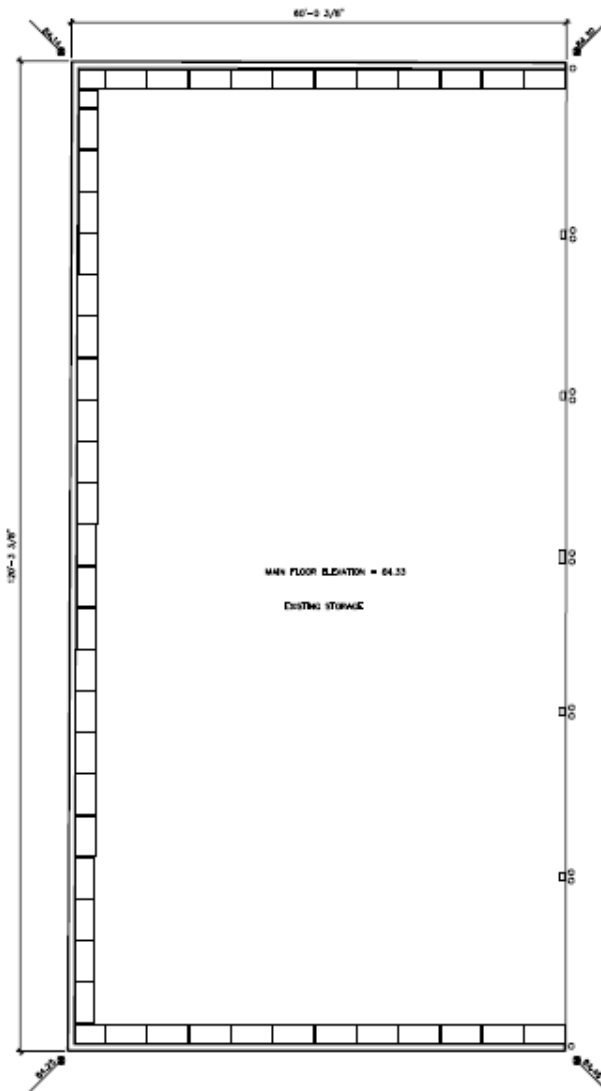
EXISTING WEST ELEVATION
SCALE 3/32" = 1'-0"



Building B: Storage Building

Development Proposal

Agricultural (Processing) (existing four buildings) and Outdoor Storage, for a soil manufacturing company, including a farm building (conversion to a Manufacturing Plant), Office (conversion of a dwelling, single detached), Storage buildings (conversion of two accessory buildings), storage of materials and products, and relaxation of the minimum side and rear storage setback requirements

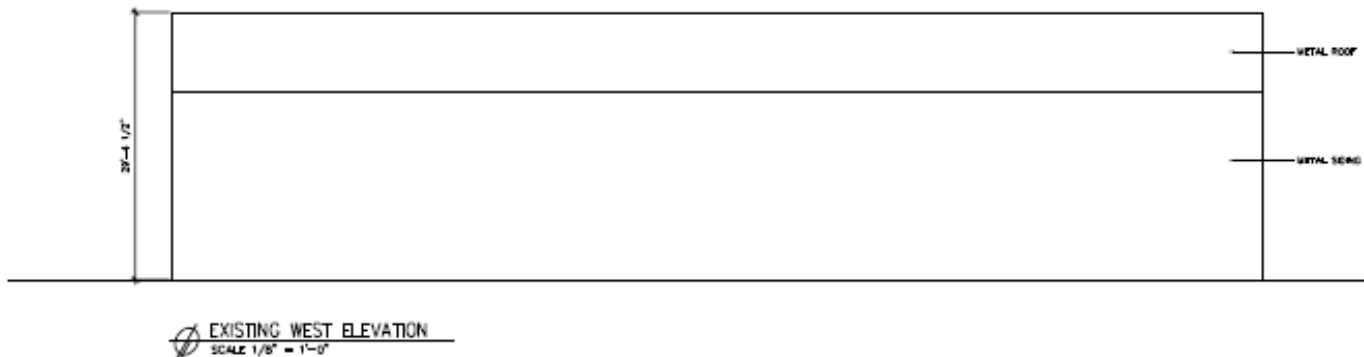
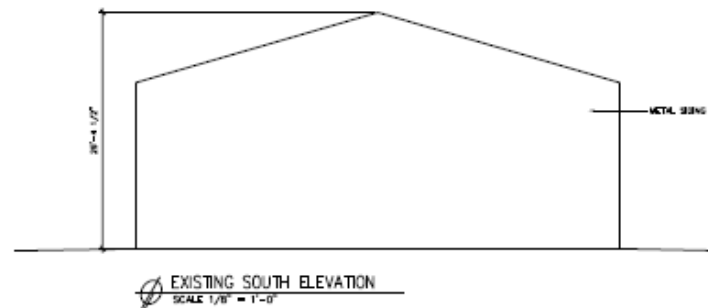
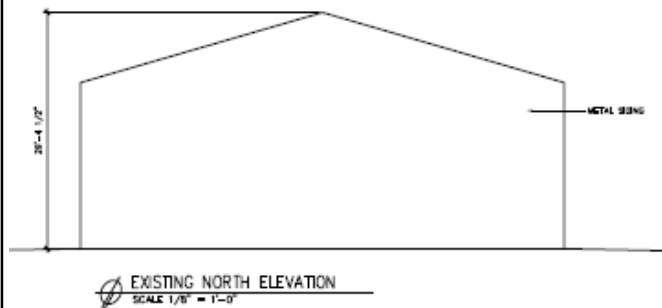
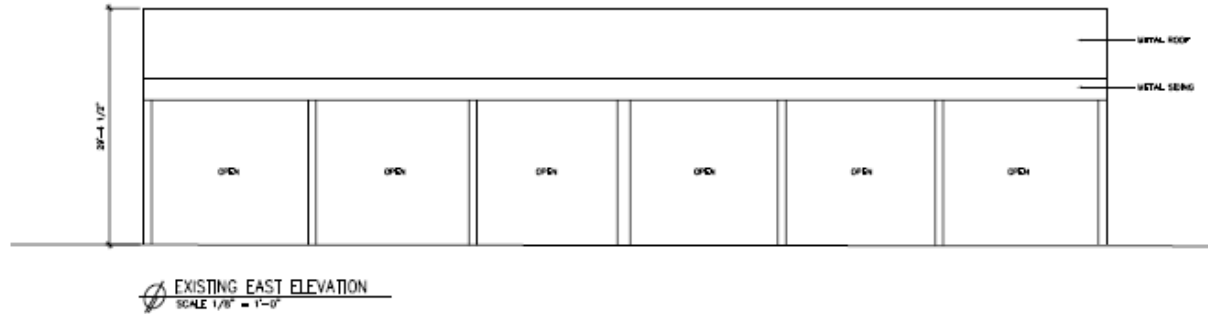


Division: 07
 Roll: 07320001
 File: PRDP20211460
 Printed: April 22, 2021
 Legal: Lot: 1 Block: 1
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Building B: Storage Elevations

Development Proposal

Agricultural (Processing) (existing four buildings) and Outdoor Storage, for a soil manufacturing company, including a farm building (conversion to a Manufacturing Plant), Office (conversion of a dwelling, single detached), Storage buildings (conversion of two accessory buildings), storage of materials and products, and relaxation of the minimum side and rear storage setback requirements



Building C: Office

Development Proposal

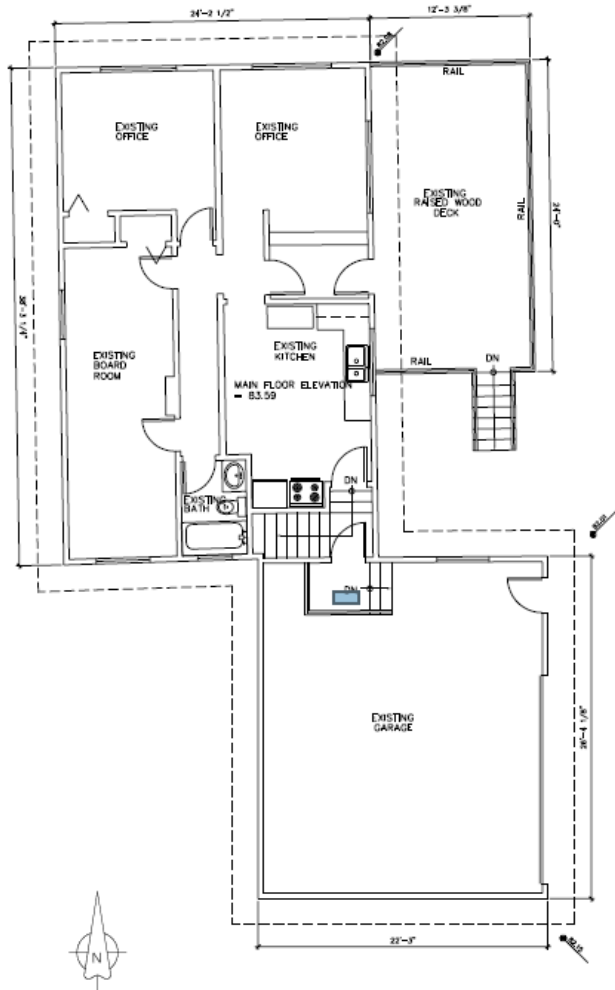
Agricultural (Processing) (existing four buildings) and Outdoor Storage, for a soil manufacturing company, including a farm building (conversion to a Manufacturing Plant), Office (conversion of a dwelling, single detached), Storage buildings (conversion of two accessory buildings), storage of materials and products, and relaxation of the minimum side and rear storage setback requirements



FACING NORTH



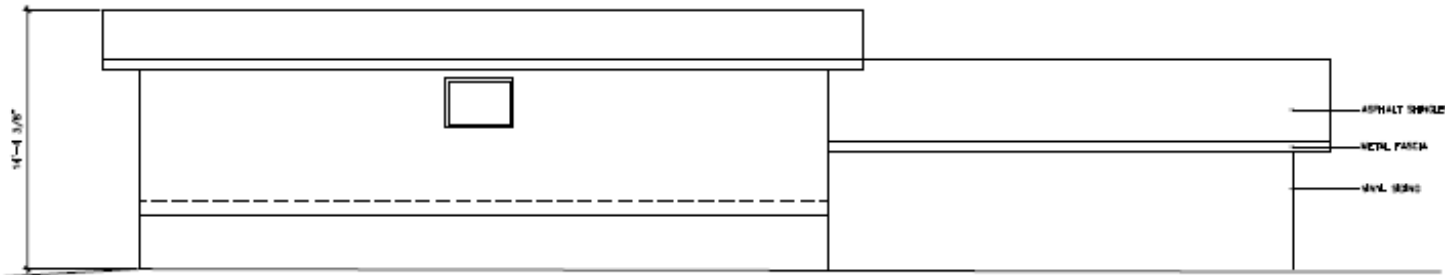
FACING EAST



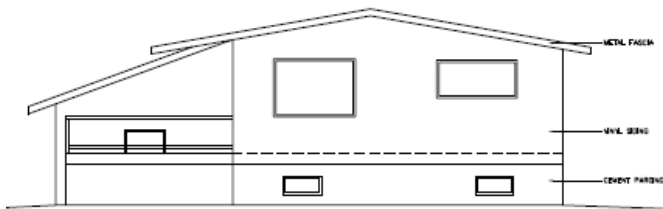
Building C: Office Elevations

Development Proposal

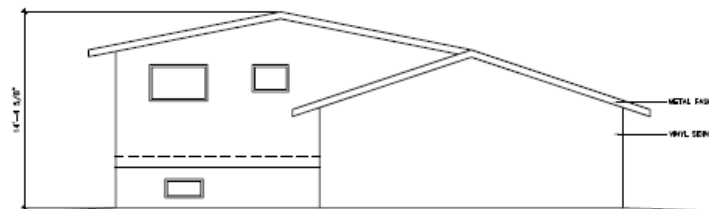
Agricultural (Processing) (existing four buildings) and Outdoor Storage, for a soil manufacturing company, including a farm building (conversion to a Manufacturing Plant), Office (conversion of a dwelling, single detached), Storage buildings (conversion of two accessory buildings), storage of materials and products, and relaxation of the minimum side and rear storage setback requirements



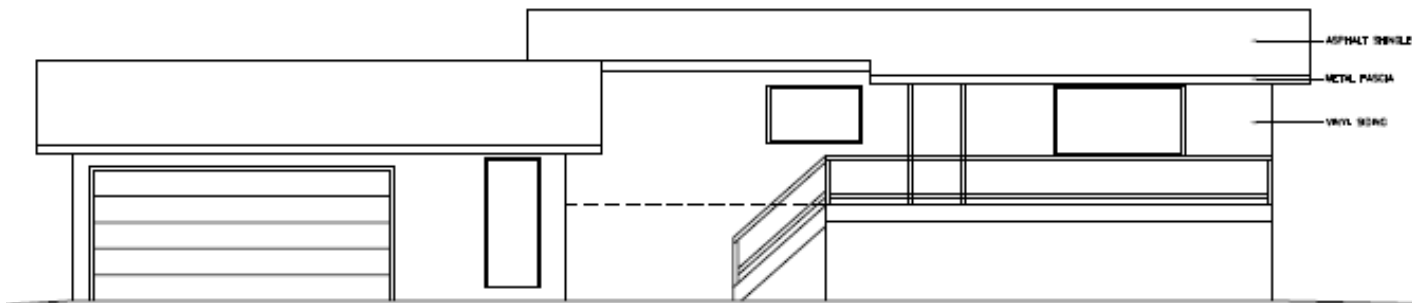
EXISTING WEST ELEVATION
SCALE 1/4" = 1'-0"



EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"

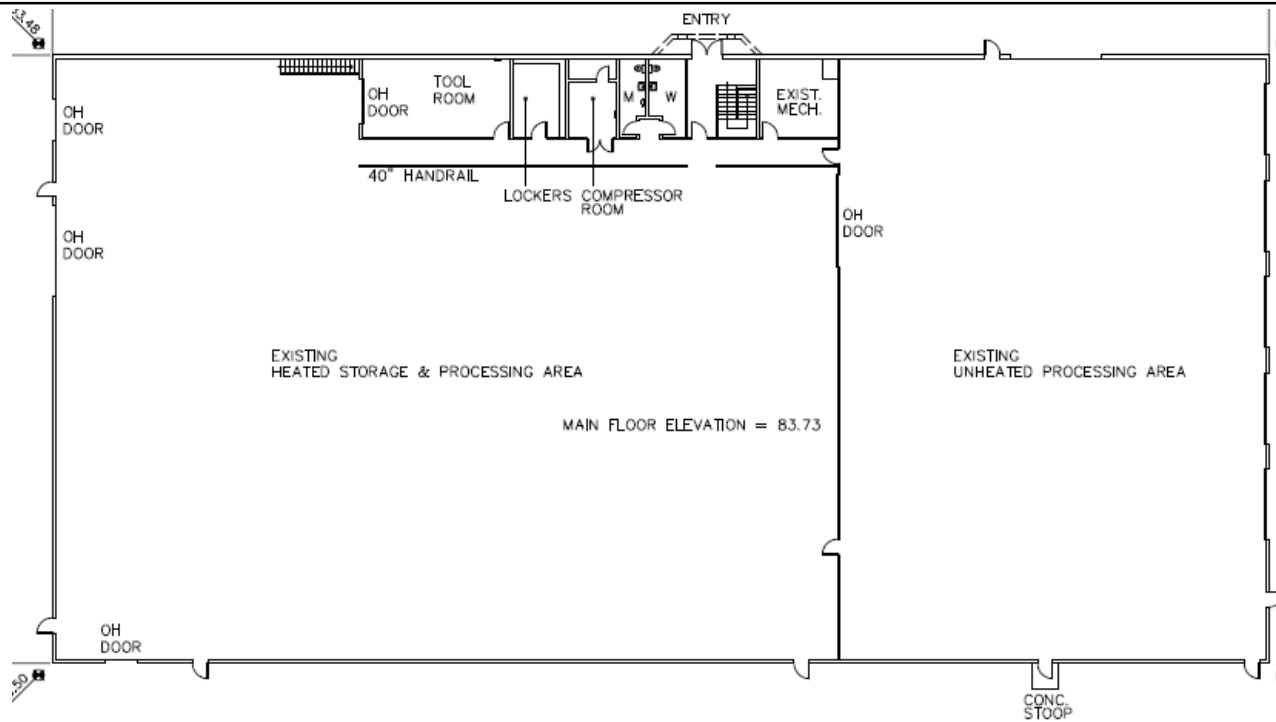


Division: 07
 Roll: 07320001
 File: PRDP20211460
 Printed: April 22, 2021
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Building D: Manufacturing Plant

Development Proposal

Agricultural (Processing) (existing four buildings) and Outdoor Storage, for a soil manufacturing company, including a farm building (conversion to a Manufacturing Plant), Office (conversion of a dwelling, single detached), Storage buildings (conversion of two accessory buildings), storage of materials and products, and relaxation of the minimum side and rear storage setback requirements



FACING NORTH



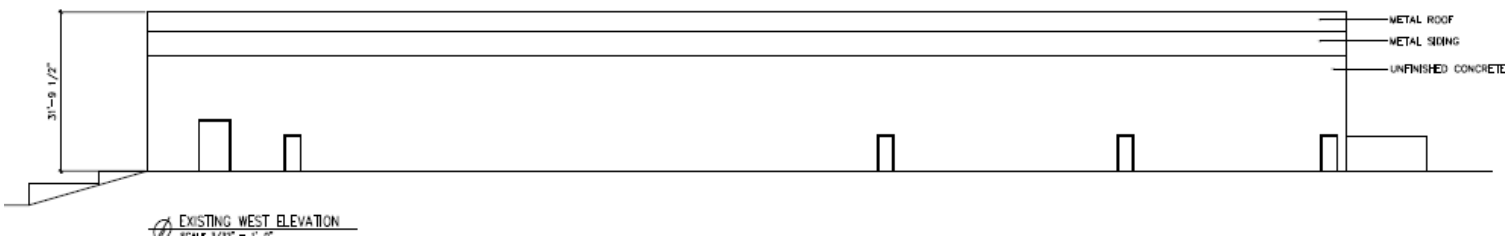
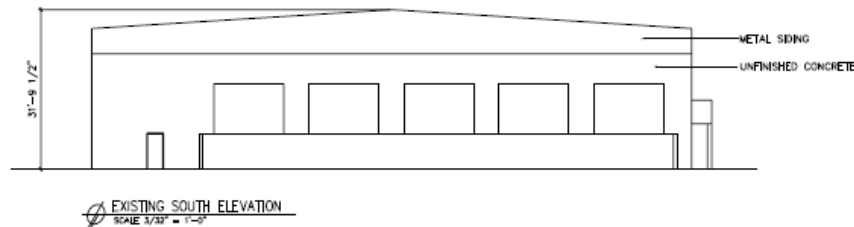
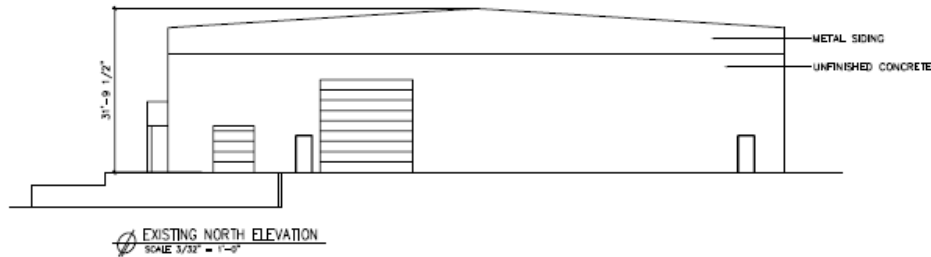
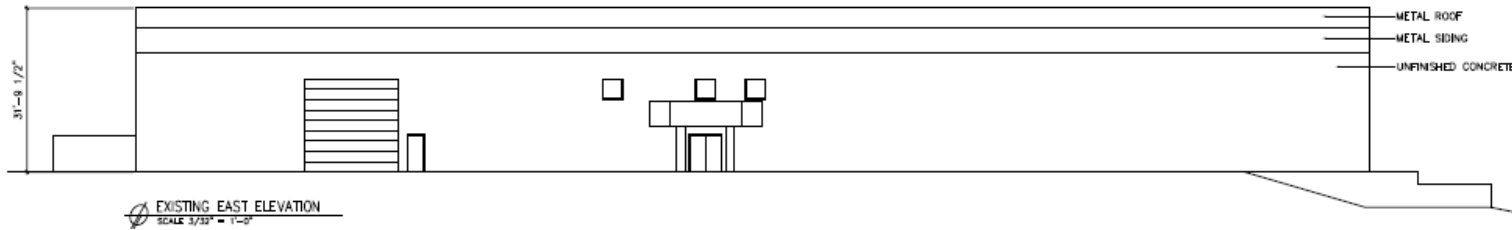
FACING EAST

Division: 07
 Roll: 07320001
 File: PRDP20211460
 Printed: April 22, 2021
 Legal: Lot: 1 Block: 1
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Building D: Manufacturing Plant Elevations

Development Proposal

Agricultural (Processing) (existing four buildings) and Outdoor Storage, for a soil manufacturing company, including a farm building (conversion to a Manufacturing Plant), Office (conversion of a dwelling, single detached), Storage buildings (conversion of two accessory buildings), storage of materials and products, and relaxation of the minimum side and rear storage setback requirements



Division: 07
 Roll: 07320001
 File: PRDP20211460
 Printed: April 22, 2021
 Legal: Lot:1 Block:1
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PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority

DATE: June 23, 2021 **DIVISION:** 7

FILE: 06404011/013/603/ **APPLICATION:** PRDP20212116

SUBJECT: Multi-lot Regrading / Discretionary Use, with no Variances

APPLICATION: Multi-lot regrading and the placement of clean fill and topsoil, for future site preparation, construction of a storm pond.

GENERAL LOCATION: Located approximately 0.40 kilometre (1/4 mile) east of Hwy. 2 and on the west side of Range Road 293.

LAND USE DESIGNATION: Direct Control District 131, Cell 4, under Land Use Bylaw C-4841-1997 (LUB)

EXECUTIVE SUMMARY: This proposal is for the multi-lot grading for Phase 2 of the Nose Creek Business Park. The parcels are undeveloped and the application includes a subject development area of activity is ± 60.32 hectares (± 149.07 acres).

The proposed work includes the relocation of a Utility gas pipeline, construction of the stormwater management facility, re-grading of low areas for future development, and creation of a temporary storage pond. Once complete, the site will have the ability to support existing development within Phase 1 of the Nose Creek Business Park and can accommodate existing and proposed development within the far north parcel.

Upon completion of proposed grading activities, the Developer will stabilize the area(s) and seed them for future agricultural use, until development commences.

The proposal is necessary to complete the required grading activities to support existing and future development within the Nose Creek Business Park. All technical matters can be addressed as conditions of the permit. Therefore, Administration is supportive of this application.

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

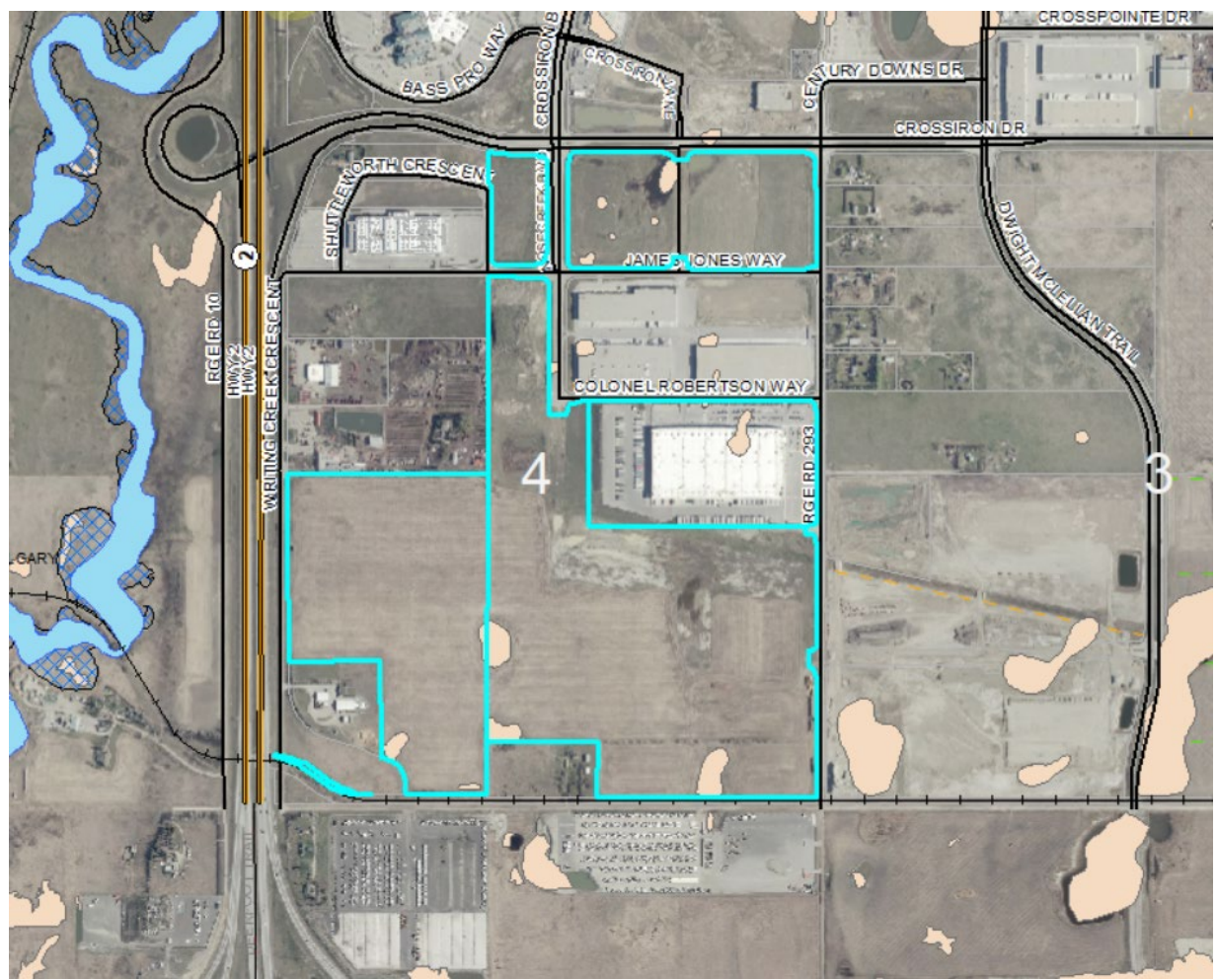
OPTIONS:

Option #1: THAT Development Permit No. PRDP20212116 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit No. PRDP20212116 be refused noted below:

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

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none">• <i>Municipal Government Act;</i>• Subdivision and Development Regulations;• City of Calgary Intermunicipal Development Plan;• Direct Control District 131, Cell 4;• LUB;• County Servicing Standards.	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none">• Construction Management Plan• Deep Fill Report• Grading Plan• Profile / Civil Drawings• Geotechnical Report• Water & Sanitary Memos• Stormwater Report
<p>DISCRETIONARY USE:</p> <ul style="list-style-type: none">• Stripping, Grading, Fill, and Excavation	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none">• Subdivision and Development Appeal Board



Additional Review Considerations

The application was assessed in accordance the Section 33 of the LUB, which requires any Stripping, Grading, Filling, or Excavation proposals to obtain a Development Permit. The application appears to comply with those regulations.

The Applicant has submitted supporting technical information that is currently under review with Administration. As the technical information is under review, the proposed conditions of approval have included all technical requirements.

A Roadside Development Permit from Alberta Transportation and a Road Hauling Agreement with the County may be required, should the Applicant be hauling materials/equipment to and from the site.

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

JT/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps & Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That multi-lot regrading and the placement of clean fill, over an area of ± 60.32 hectares (± 149.07 acres) may be permitted in accordance with the drawings submitted with the application, *as prepared by WSP., File 211-03119-00; "BCIMC REALTY CORPORATION c/o QUADREAL PROPERTY GROUP," dated May 12, 2021*, as amended as part of conditions of approval, and includes:
 - i. Temporary stockpiles of stripped topsoil material, in accordance with the Erosion Control – During Construction Dwg, as prepared by WSP., File 211-03119-00, dated May 12, 2021, totaling 70,125.00 cu. m in volume

Prior to Issuance:

2. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan, to the satisfaction of Rocky View County ("the County") in accordance with the County's Servicing Standards, Section 1100. The Construction Management Plan shall:
 - i. Include a Weed Management Plan;
 - ii. Provide details regarding how dust mitigation will be provided onsite, along with a process for how any complaints will be handled;
 - iii. Provide details regarding the supply and use of water for dust suppression; and
 - iv. Provide construction notification sign design including proposed locations for the signs situated on the subject lands, identifying the Owner, Engineer, Contractor and contact information for local resident questions or concerns, in accordance with the County's Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner shall obtain and submit proof of \$5,000,000.00 liability insurance with the County named as an additional insured for the works associated with the permit, to the satisfaction of the County.
4. That prior to release of this permit, the Applicant/Owner(s) shall submit a Letter of Credit or refundable security in accordance with the County Policy C-407. The requirement shall be \$5,000.00/disturbed acre of the development area.
5. That prior to release of this permit, the Applicant/Owner shall submit detailed cut/fill and site grading plans, as prepared by a qualified engineering professional, in accordance with the County's Servicing Standards.
6. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation, in accordance with the County's Servicing Standards. For any areas (if any) with greater than 1.20 m (3.93 ft.) of fill, a Deep Fill report shall also be submitted.
7. 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 agreement or permit shall be issued by the County, unless otherwise confirmed by County Road Operations.
8. That prior to release of this permit, the Applicant/Owner shall submit an Erosion Sediment Control Plan (ESC), in accordance with the County's Servicing Standards. *Note: based on the size of the disturbed area, a full ESC Report is required.*



9. That any interim site drainage shown in the ESC Plan shall adhere to the Nose Creek Watershed Management Plan
10. That prior to release of this permit, the Applicant/Owner shall submit copies of regulatory approvals should any wetlands exist on the subject lands and be affected by the proposed construction. *Note: The Applicant/Owner shall be responsible for any and all regulatory approvals. This issuance of this development permit does not absolve the Applicant/Owner of their Provincial and/or Federal responsibilities.*

Permanent:

11. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
12. 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.
13. That upon completion of the proposed development, the Applicant/Owners shall submit as-built survey(s), confirming that the development proposal and post grades align with the supporting technical submissions for the file.
14. That that the stockpiled native topsoil shall be maintained and re-spread onsite. However, if required, may be removed from the site, if deemed excessive and would cause detriment to the property if re-spread.
15. That it shall be the responsibility of the Applicant/Owners to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
16. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane-related issues.
17. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
18. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
 - i. That no potable water shall be used for grading and/or construction purposes.
 - ii. That water trucks shall be available at all times on-site to control dust blowing from the site and/or roadways.
 - iii. 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.
19. That any material entering to or leaving from 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.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
20. That the proposed development graded area, including stockpiles, as per the approved application, shall be spread and seeded to native vegetation or farm crop, to the satisfaction of the County, upon completion, until commercial development commences.



21. That the County staff or agents shall have access to the site at all times.
22. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
23. 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.

Advisory:

24. That the Applicant/Owners shall be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw.

Note: For any 3rd party review work completed prior to Issuance of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance, the invoices shall be paid as per the required deadline.

25. That the subject development shall conform to the County's Noise Bylaw C-8067-2020 and Road Use Agreement Bylaw C-8065-2020, in perpetuity.
26. That the works or portions thereof allowed under this Development Permit may be transferred and incorporated within a Development Agreement executed by both the Developer and Rocky View County if desired.
27. That prior to any utility work commencing, the Applicant/Owner shall submit a Utility Request to the County's Utility Services, to have the infrastructure located prior to any work. For any locate requests, please email locate@rockyview.ca.
28. That the site shall adhere to any requirements of any Instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
29. 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*].
30. 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 forty-eight (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.
31. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
 - i. The Applicant/Owner shall submit a copy of the issued Roadside Development Permit from Alberta Transportation, if required, to the County once obtained.
32. 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.

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



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: WSP Canada Inc.	OWNER: bcIMC Realty Corporation
DATE APPLICATION RECEIVED: May 14, 2021	DATE DEEMED COMPLETE: May 16, 2021
GROSS AREA: ± 129.35 hectares (± 319.65 acres) DEVELOPMENT AREA: ± 60.32 hectares (± 149.07 acres)	LEGAL DESCRIPTION: SW-04-26-29-W4M; 75.17 acres; Lot 1, Block 5, Plan 1811286, E-04-26-29-W4M; Lot 2, Block 2, Plan 1711421, E-04-26-29-W4M;
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: 06404013 <i>Development Permits:</i> <ul style="list-style-type: none"> PRDP20172620; Warehouse, construction of a distribution centre and signage; Issued November 8, 2017 PRDP20173762; Stripping & Grading and the placement of clean fill (continuation of 2011-DP-14532); Issued November 1, 2017 06404011 <i>Development Permits:</i> <ul style="list-style-type: none"> PRDP20211852; General Industry, Type II, construction of a warehouse, overheight fencing and signage; In processing; 06404603 <i>Development Permits:</i> <ul style="list-style-type: none"> 2011-DP-14532; Stripping & Grading (11 lots); Issued August 23, 2011 	
AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

Development Proposal

Multi-lot regrading and the placement of clean fill and topsoil, for future site preparation, construction of deep utilities and a stormpond

Division: 7
Roll: 06404011/06404005/
06404603
File: PRDP20212116
Printed: June 1, 2021
Legal: Portions of SE/SW-
04-26-29-W04M
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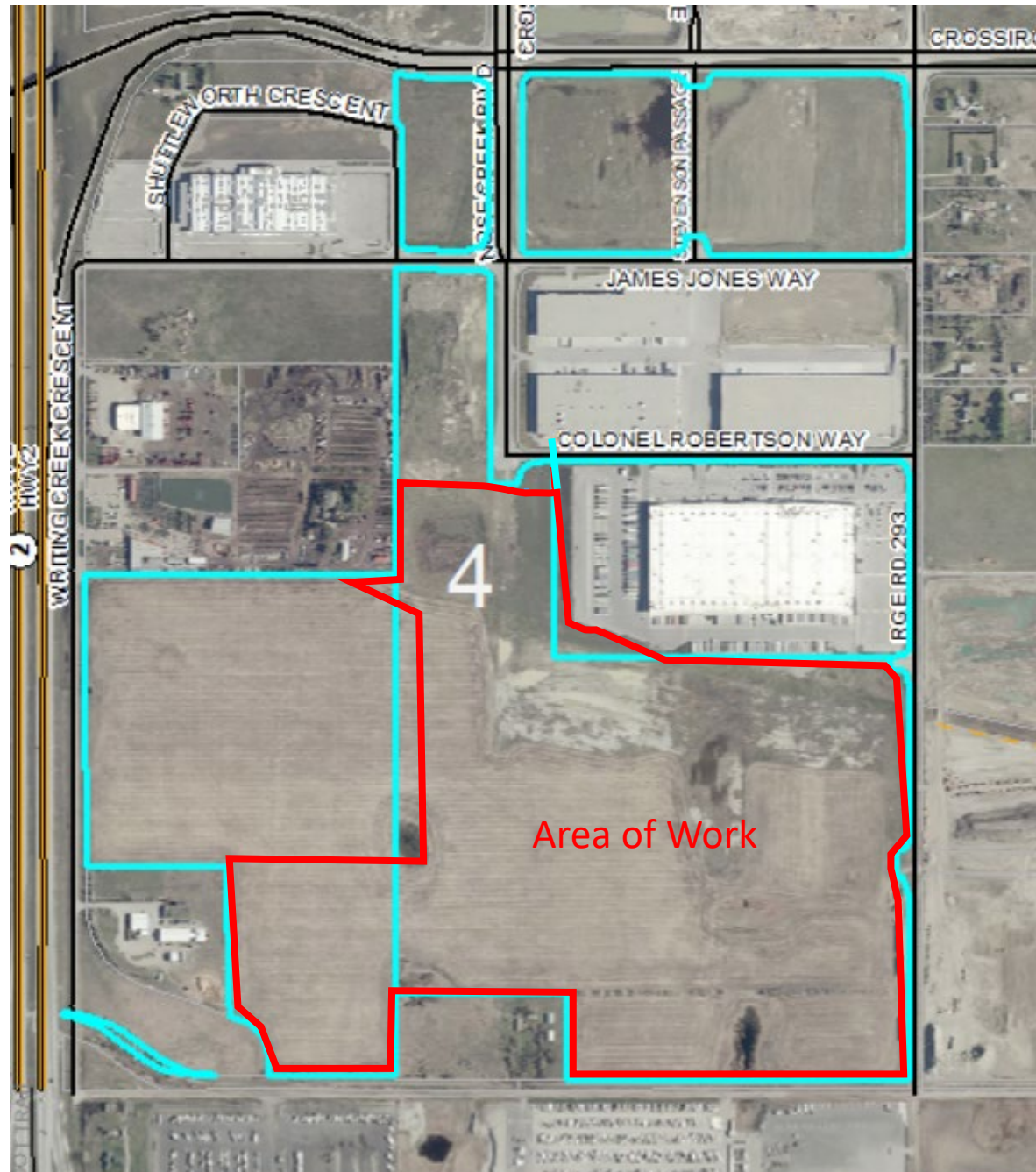




Location & Context

Development Proposal

Multi-lot regrading and the placement of clean fill and topsoil, for future site preparation, construction of deep utilities and a stormpond

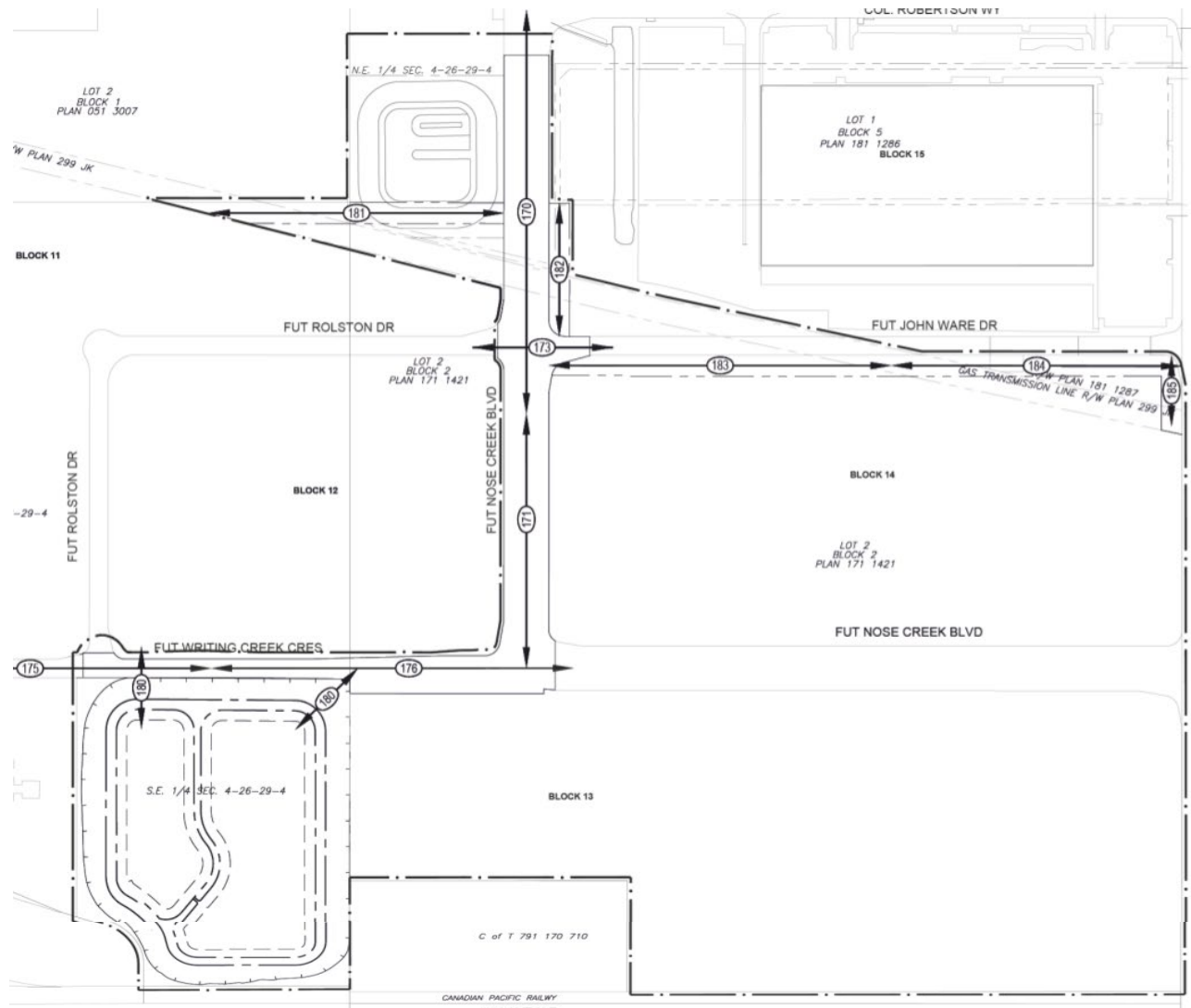


Division: 7
 Roll: 06404011/06404005/
 06404603
 File: PRDP20212116
 Printed: June 1, 2021
 Legal: Portions of SE/SW-
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SITE PLAN

Development Proposal

Multi-lot regrading and the placement of clean fill and topsoil, for future site preparation, construction of deep utilities and a stormpond



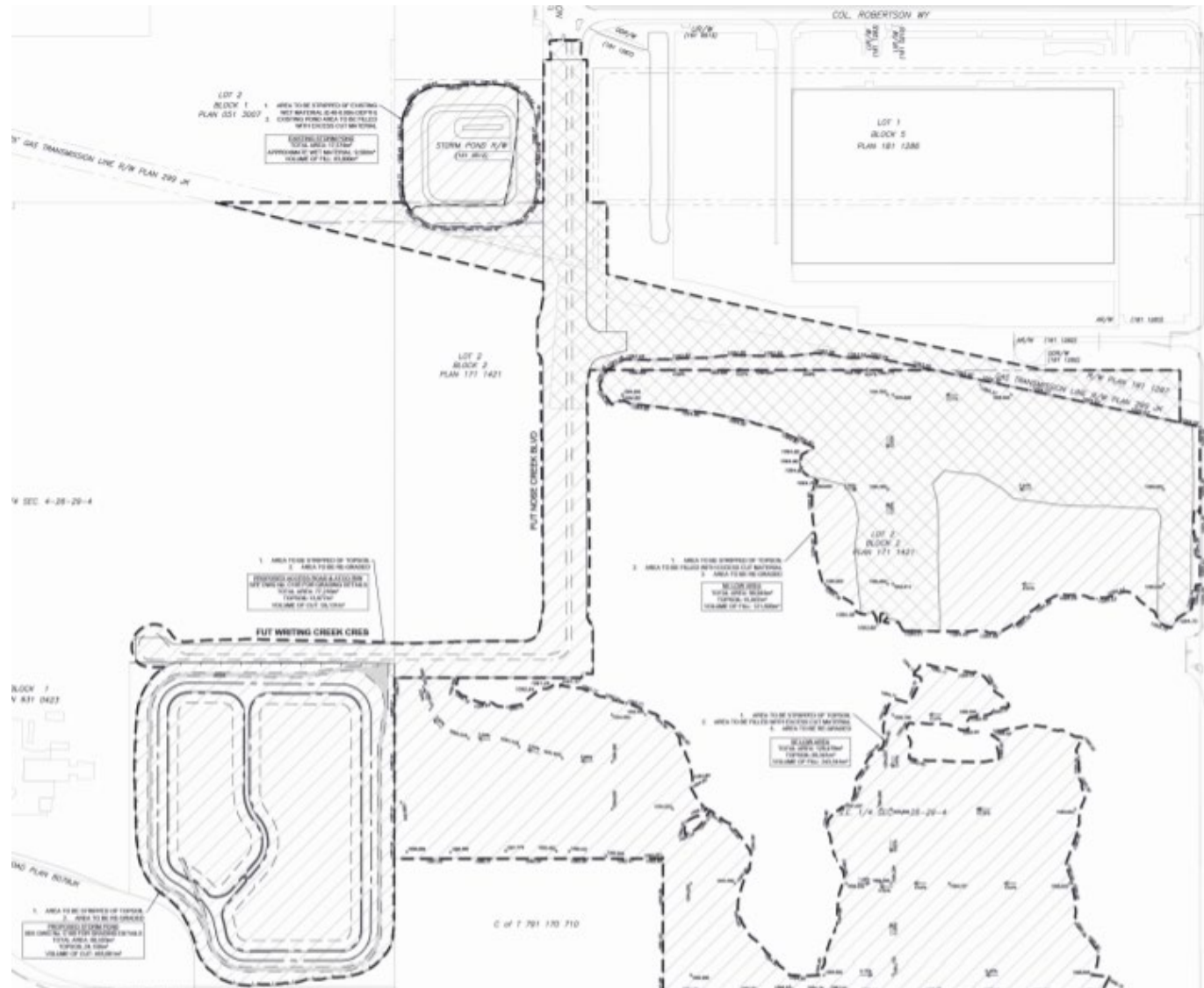
Division: 7
 Roll: 06404011/06404005/
 06404603
 File: PRDP20212116
 Printed: June 1, 2021
 Legal: Portions of SE/SW-
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STRIPPING & GRADING PLAN




Development Proposal

Multi-lot regrading and the placement of clean fill and topsoil, for future site preparation, construction of deep utilities and a stormpond











Division: 7
Roll: 06404011/06404005/
06404603
File: PRDP20212116
Printed: June 1, 2021
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LEGEND

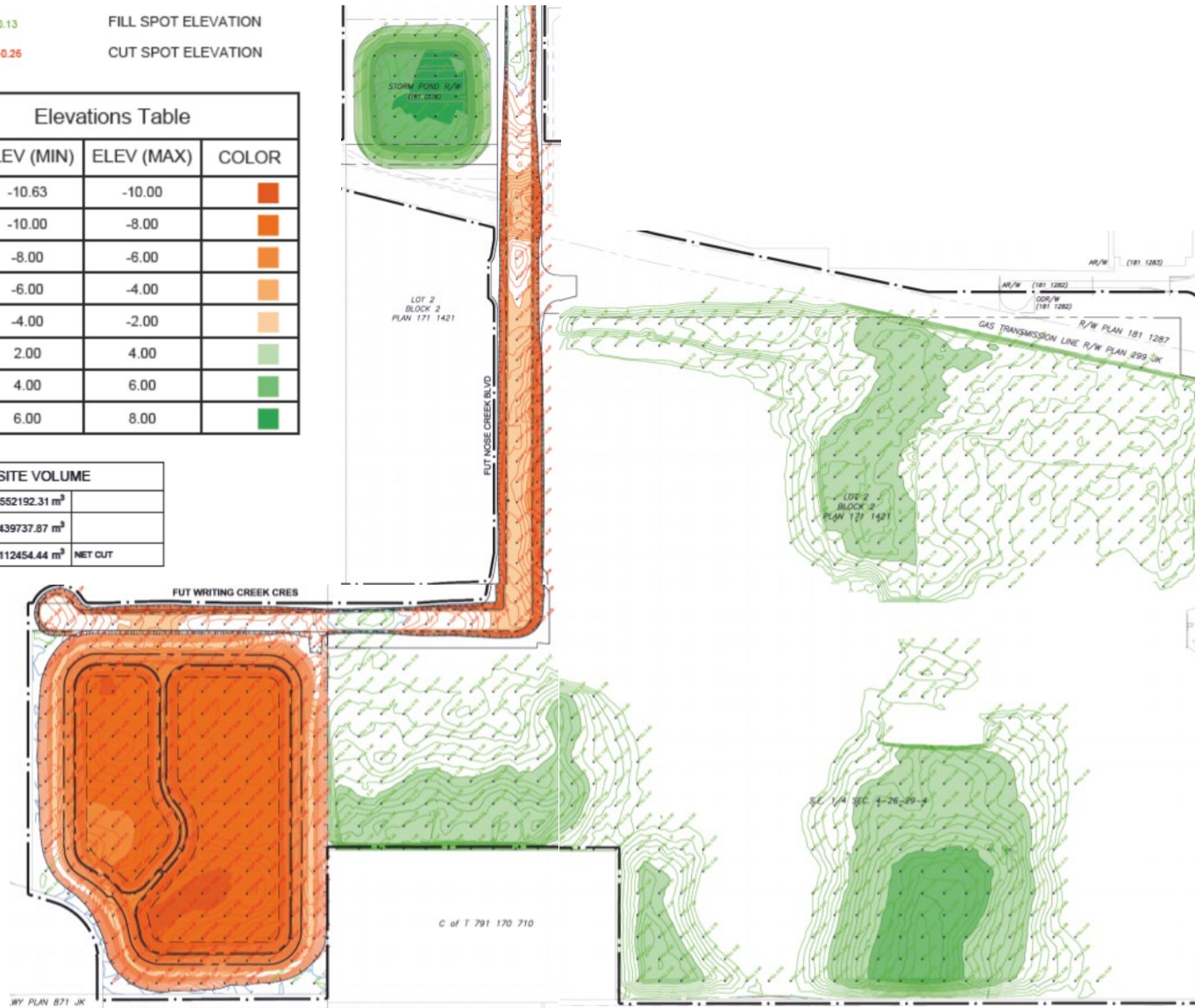
	CONSTRUCTION BOUNDARY
	FILL SPOT ELEVATION
	CUT SPOT ELEVATION

Elevations Table

No.	ELEV (MIN)	ELEV (MAX)	COLOR
1	-10.63	-10.00	
2	-10.00	-8.00	
3	-8.00	-6.00	
4	-6.00	-4.00	
5	-4.00	-2.00	
6	2.00	4.00	
7	4.00	6.00	
8	6.00	8.00	

SITE VOLUME

CUT	552192.31 m ³	
FILL	439737.87 m ³	
TOTAL	112454.44 m ³	NET CUT

**CUT & FILL PLAN****Development Proposal**

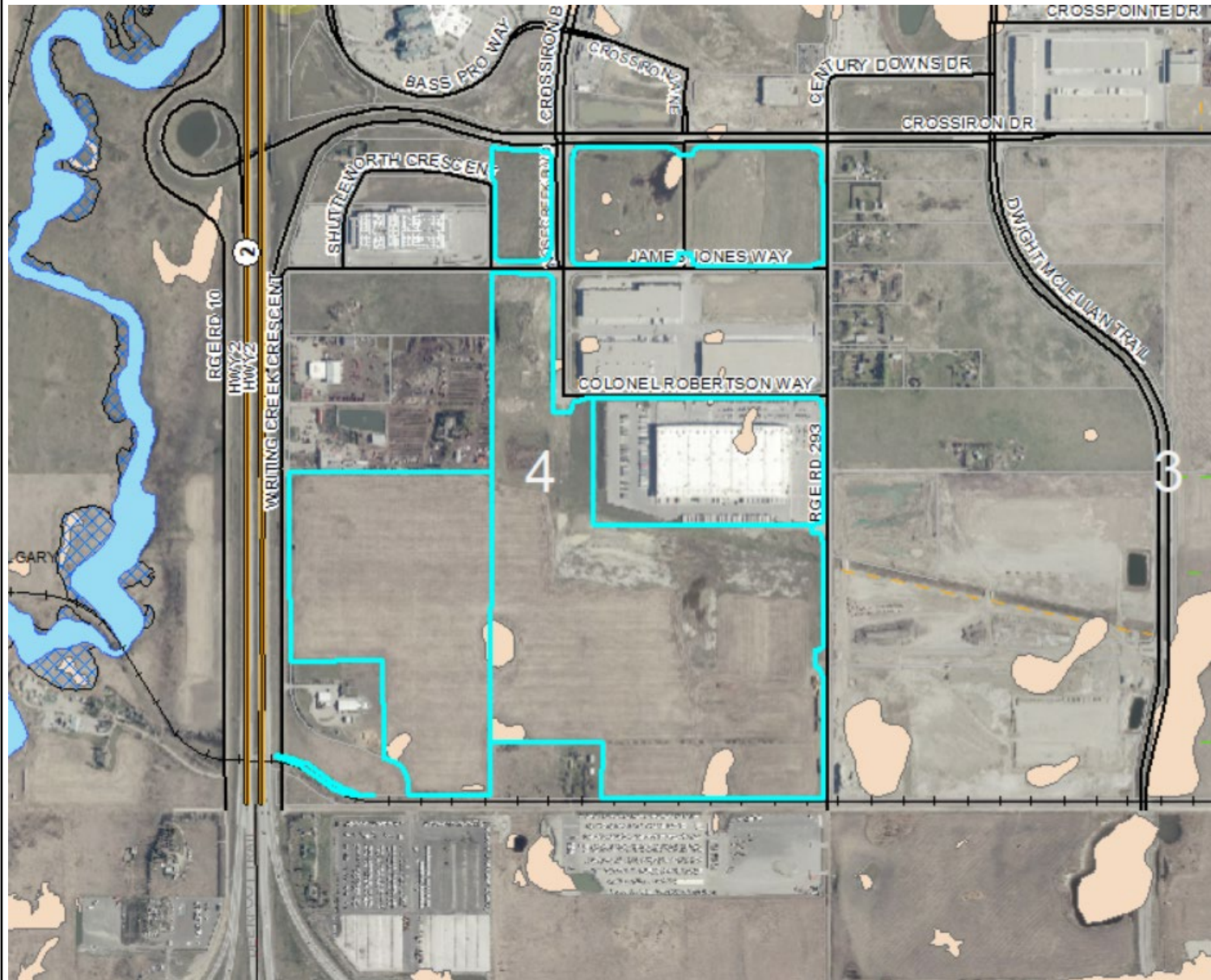
Multi-lot regrading and the placement of clean fill and topsoil, for future site preparation, construction of deep utilities and a stormpond

Division: 7
 Roll: 06404011/06404005/
 06404603
 File: PRDP20212116
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ENVIRONMENTAL

Development Proposal

Multi-lot regrading and the placement of clean fill and topsoil, for future site preparation, construction of deep utilities and a stormpond



Division: 7
 Roll: 06404011/06404005/
 06404603
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SITE PHOTOS

May, 2021

Development Proposal

Multi-lot regrading and the placement of clean fill and topsoil, for future site preparation, construction of deep utilities and a stormpond



Facing South-West



Facing North-East



Facing West



Facing North



Division: 7
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PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 2
DATE:	June 23, 2021	APPLICATION: PRDP20212488
FILE:	04722001	
SUBJECT:	Private, Quasi Public, and Public Educational buildings & related facilities / Listed Direct Control Use, with no Variances	

APPLICATION: Private, Quasi Public, and Public Educational buildings & related facilities, for an indoor training facility (fieldhouse) including Establishment (Eating), Establishment (Drinking), Retail (small), an Accessory building (Maintenance shop) and ancillary uses.

GENERAL LOCATION: Located approximately 1.61 km (1 mile) south of Springbank Road and 0.61 km (1/2 mile) west of Rge. Rd. 32.

LAND USE DESIGNATION: Direct Control District 116 and Land Use Bylaw C-4841-97 (LUB).

EXECUTIVE SUMMARY: This proposal is for the construction of a Fieldhouse and Maintenance building (Phase 2) associated with the future Webber Academy development. The site is currently undeveloped with no existing structures. The site is currently being stripped, graded and construction to extend Lower Springbank Road is currently underway.

This application is to replace PRDP20210370 and was submitted to include provisions for Infrastructure Cost Recovery and to consider the deferral of the Transportation Offsite Levy or waiver in its entirety. No other requests or changes are being proposed with this application.

As per the Transportation Offsite Levy Bylaw C-8007-2020 (TOL), the Municipal Planning Commission has the authority to exercise the powers and discretions of the Development Authority under the Municipal Government Act (MGA). Based on an obtained legal opinion, under the MGA, a Private School is not considered a School Board and would not be subject to an exemption from the application of offsite levies.

Development Permit PRDP20210370 and the related development permit PRDP20210367, were approved by Administration on April 20, 2021. Both applications were assessed against County policy and no variances were requested. The Applicant has been working with Administration to meet all prior to release conditions.

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

OPTIONS:

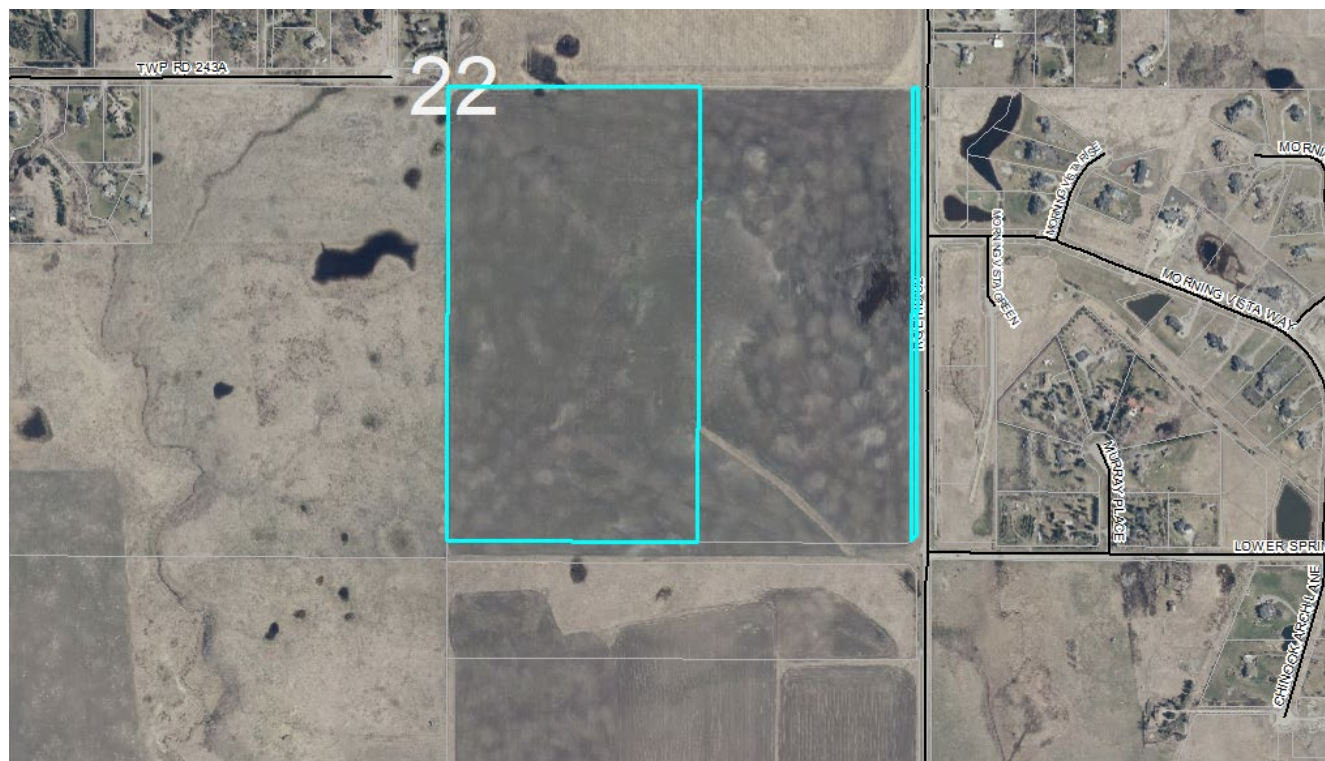
- Option #1: THAT Development Permit No. PRDP20212488 be approved with the conditions noted in Attachment 'A', as proposed by Administration.
- Option #2: THAT Development Permit No. PRDP20212488 be approved with the conditions noted in Attachment 'B', as proposed by the Applicant.
- Option #3: THAT Development Permit No. PRDP20212488 be refused noted below
 1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Jacqueline Targett, Planning & Development Services



AIR PHOTO & DEVELOPMENT CONTEXT:



TOL REQUIREMENT:

Development Area	Required TOL Payment <i>Base Area; \$4,595.00 / acre; Special Area 4: \$9,247.00 / acre</i>
Development Area Total: 4.656 acres <ul style="list-style-type: none"> Fieldhouse Building: 0.797 acres Maintenance Building: 0.148 acres Parking and Roads: 3.239 acres RV parking: 0.472 acres 	TOL Payment Total: \$64,448.36 <ul style="list-style-type: none"> Base Area: \$21,394.32 Special Area 4: \$43,054.04

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> <i>Municipal Government Act;</i> Subdivision and Development Regulations; Municipal Development Plan; Central Springbank Area Structure Plan; Springbank Creek Conceptual Scheme; DC 116; LUB; 	TECHNICAL REPORTS SUBMITTED (DP's only): <ul style="list-style-type: none"> Application Drawings: Webber Academy Athletic Park: Fieldhouse, as prepared by Jackson McCormick, Proj. No 2020-25, dated June 26, 2021;
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ROCKY VIEW COUNTY

<ul style="list-style-type: none"> • Land Use Bylaw C-8000-2020; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Application Drawings: Webber Academy Athletic Park: Maintenance Building, as prepared by Jackson McCormick, Proj. No 2020-25, dated February 26, 2021; • Springbank Sports Fields: Transportation Impact Assessment, as prepared by Bunt & Associates, Proj. No. 02-20-0067, dated May 10, 2021; • Conceptual Wastewater and Water Servicing Strategy, as prepared by Watertech Engineering Research & Health Inc., dated February 10, 2021.
LISTED USES: <ul style="list-style-type: none"> • Private, Quasi Public, and Public Educational buildings & related facilities • Establishment (Eating), • Establishment (Drinking), • Retail (small), • Accessory building 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Subdivision and Development Appeal Board

Additional Review Considerations

This application was assessed in accordance with DC 116 and Part Two and Three of the LUB.

The fieldhouse will be a multi-purpose building and is 3,264.40 sq. m. (35,137.74 sq. ft.) in footprint. The main floor will include event space, storage, offices, lunchrooms, concession, classrooms, indoor ball diamond, and an on-slab deck area. The second floor will include a gym, dining hall, function space, offices; indoor ball diamond viewing area and an exterior raised deck.

The maintenance building is 600.00 sq. m (6,458.34 sq. ft.) in footprint and will be used for storage purposes. This area of the development will also include exterior batting cages and proposed parking facilities of 337 stalls.

The remainder of this phase of development has been assessed under two (2) separate Development Permits:

- PRDP20201213. This application was for single-lot regrading, placement of clean fill, and excavation of the subject parcel (~82.30 acres) to prepare it for the future development and for the construction to extend Lower Springbank Road.
- PRDP20210367. This application includes the construction of four (4) ball diamonds, including two (2) press boxes, eight (8) dugouts, two (2) grandstands and two (2) bleacher areas, one (1) soccer pitch, two (2) electronic field boards, and utility infrastructure.

The development is in compliance with the applicable County policies, DC 116 and all minimum requirements.

CONCLUSION:

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



Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

JT/lt

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions, as proposed by Administration

ATTACHMENT ‘B’: Development Permit Report Conditions, as proposed by the Applicant

ATTACHMENT ‘C’: Maps & Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

(As proposed by Administration)

Description:

1. That Private, Quasi Public, and Public Educational buildings & related facilities and ancillary uses may take place on the subject site in accordance with the submitted application drawings, as prepared by Jackson McCormick Design Group, Project Number 2020-25, dated January 26, 2021 & February 26, 2021, as amended, and includes:
 - i. Construction of a multi-level indoor training facility / multi-purpose building, approximately 3,264.40 sq. m (35,137.74 sq. ft.) in footprint;
 - ii. Construction of a maintenance shop, approximately 599.99 sq. m (6,458.34 sq. ft.) in footprint;
 - iii. Parking Facilities;
 - iv. Indoor Establishment (Eating), Establishment (Drinking), Retail (small);
 - v. Signs including fascia & freestanding;
 - vi. Courtyard & Exterior Batting Cages;
 - vii. Site Grading.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit final application drawings, which reflect all amendments and final site requirements, for the Phase 1 development area, including the ball diamonds (Development Permit #PRDP20210367).
3. That prior to release of this permit, Development Permit #PRDP20210367 shall be issued.
4. That prior to release of this permit, the Applicant/Owner shall submit/confirm any proposed fencing details, for the subject development, to the satisfaction of the County. If proposed, the fencing shall be in accordance with the County's Land Use Bylaw C-4841-97 (LUB).
5. That prior to release of this permit, the Applicant/Owner shall submit revised elevation drawings, detailing the exterior finish legend of the fieldhouse and maintenance building.
6. That prior to release of this permit, the Applicant/Owner shall submit a lighting plan/lighting details that include the location, proposed type and dimensions of any lighting onsite, related to the fieldhouse and maintenance building development area. The lighting plan shall be in accordance with:
 - i. Section 5.3 of the Springbank Creek Conceptual Scheme (CS), that requires dark sky standards as per the International Dark Sky policy and
 - ii. Section 27 of the LUB, confirming that the proposed lighting incorporates lighting for both vehicles and pedestrians and use 'night sky' lighting with full cut-off fixtures to direct light towards the ground to minimize impact on adjacent sites, to the satisfaction of the County.
7. That prior to release of this permit, the Applicant/Owner shall submit a revised Parking Plan identifying the minimum required parking stalls (including barrier free) for the subject site, parking stall dimensions, and that all parking areas include landscaping (soft and/or hard) breaks, in accordance with Section 30 of the LUB, to the satisfaction of the County.
 - i. Alternately, the Applicant/Owner may submit a Parking Study/Assessment, to document the parking demand and supply characteristics associated with the proposed



ROCKY VIEW COUNTY

development. *Note, the Development Authority shall not be bound by any recommendations of the Study/Assessment.*

8. That prior to release of this permit, the Applicant/Owner shall submit a landscaping plan for the fieldhouse and maintenance building development area, identifying the location of any landscaping, the minimum number of tree/shrub plantings and ratio plantings for the subject site, in general accordance with Section 5.4 of the CS and Section 26 of the LUB, to the satisfaction of the County.
 - i. That landscaping plan shall also include site irrigation details as required by the Stormwater Management Plan;
9. That prior to release of this permit, the Applicant/Owner(s) 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.
10. That prior to release of this permit, the Applicant/Owner shall submit the signage details for the proposed signage for fieldhouse and maintenance building development area and site entrance, in accordance with Direct Control District 116 and Section 35 of the LUB.
11. 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 approval, over the development area.
 - 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).
12. That prior to release of this permit, the Applicant/Owner shall submit a supplementary memo to the previously submitted Traffic Impact Assessments (TIA), conducted and stamped by a professional transportation engineer that clarifies the extent of improvements that are triggered with the inclusion of the indoor sports facility from the June 23, 2020 TIA.
13. That prior to release of this permit, the Applicant/Owner shall enter into a Development Agreement with the County for the construction of the recommended road network improvements as per the Traffic Impact Assessment (TIA) conducted by Bunt and Associates, dated June 23, 2020.
14. That prior to release of this permit, the Applicant/Owner shall submit a water and wastewater servicing plan for the proposed development.
 - i. The County supports the use of cisterns with trucked service for commercial purposes.
 - ii. That should the assessment determine that the septic treatment facility not be feasible for the proposed development, the Applicant/Owner shall use holding tanks.
15. That prior to release of this permit, the Applicant/Owner shall submit a revised Stormwater Management Report, conducted and stamped by a professional engineer, that assesses and provides recommendations on managing the increased runoff resulting from the proposed development and is in accordance with the Springbank Master Drainage Plan, Springbank Creek Catchment Plan and the County Servicing Standards.
 - i. Any registration of any required easements, utility right of way and/or public utility lots is required, prior to release of this condition.



ROCKY VIEW COUNTY

16. That prior to release of this permit, the Owner shall enter into an Infrastructure Cost Recovery Agreement with the County, in accordance with County Policy #406, to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure (extension of Lower Springbank Road), that will consequently provide benefit to other lands. This agreement shall apply to the construction of any off-site infrastructure.

Prior to Site Occupancy:

17. That prior to site occupancy/upon completion, Construction Completion Certificates (CCCs) shall be issued for all of the infrastructure improvement works associated with the Development Agreement. The Applicant/Owner shall submit as-built drawings, verifying that all infrastructure has been built in accordance with the drawings accepted by the County.
18. That prior to site occupancy/upon completion, all landscaping, parking and final site surfacing shall be completed in accordance with the approved plan and shall be in place prior to occupancy of the site and/or buildings.
 - i. That should permission for occupancy of the site and/or buildings be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150% of the total cost of completing all the landscaping and final site surfaces required, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
19. That prior to site occupancy/upon completion, that all site occupancy conditions under #PRDP20210367 shall be completed and approved or accepted by the County.

Permanent:

20. That any wayfinding onsite signage may be permitted under this development permit.
21. That the site shall be maintained in a neat and orderly fashion at all times.
22. That the minimum required parking stalls shall be maintained at all times, in general accordance with the approved Site Plan and/or approved Parking Study/Assessment for the site.
23. There shall be no business or customer parking along the adjacent County road allowance at any time.
24. That any topsoil/dirt removed from the site shall be hauled off in a covered trailer/truck which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
25. That during grading activities, dust control shall be maintained on the site at all times, existing fire hydrants shall not be used as a source of water for dust control; and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
26. That the site shall be developed in accordance with the approved landscape plan.
27. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30th of the next growing season.
28. That no potable water shall be used for irrigation purposes.
29. That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers and located as per the final site plan, behind the fieldhouse building, and should be screened from view from all adjacent properties and/or public roadways.
30. That the site shall implement adequate site servicing, in accordance with the County Servicing Standards.



ROCKY VIEW COUNTY

31. 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 use(s) located on the subject site, to facilitate accurate emergency response.
32. That there shall be no flashing, strobe, or revolving lights, which may impact the safety of motorists using the adjacent public roadway, used at any time on the subject site.
33. That all on site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, which may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
34. That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application, #PRDP20201213 Development Permit application, #PL20200105 Direct Control 116 application, #PL20210130 CS application, or #PRDP20201213, as amended, shall be implemented and adhered to in perpetuity.
 - i. That the Biophysical Impact Assessment, prepared by Solstice, dated August 12, 2020 shall be adhered too at all times;
35. 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.
36. That if the Development Permit is not issued by **March 31, 2022** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

37. 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*].
38. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity and shall not :
 - i. Generate excessive *Noise* outside the hours of 7:00 a.m. to 10:00 p.m. on weekdays; and 9:00 a.m. to 10:00 p.m. on weekends & holidays;
 - ii. Operate, allow or permit the operation of a Speaker System of any type at an unnecessarily loud volume, thereby creating excessive *Noise*.
39. That Building Permit(s) and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial, Industrial, and Institutional checklist for the fieldhouse and the Accessory building checklist for the maintenance building.

Note: The Development shall conform to the National Energy Code
40. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall obtain a commercial water license from Alberta Environment & Parks (AEP) should the application propose to service the development with a groundwater well.

Note: The Applicant/Owner shall be responsible for all AEP approvals for any impact to any wetland areas from the proposed development.



ATTACHMENT 'B': DEVELOPMENT PERMIT REPORT CONDITIONS

(As proposed by the Applicant)

Description:

1. That Private, Quasi Public, and Public Educational buildings & related facilities and ancillary uses may take place on the subject site in accordance with the submitted application drawings, as prepared by Jackson McCormick Design Group, Project Number 2020-25, dated January 26, 2021 & February 26, 2021, as amended, and includes:
 - i. Construction of an multi-level indoor training facility / multi-purpose building, approximately 3,264.40 sq. m (35,137.74 sq. ft.) in footprint;
 - ii. Construction of an maintenance shop, approximately 599.99 sq. m (6,458.34 sq. ft.) in footprint;
 - iii. Parking Facilities;
 - iv. Indoor Establishment (Eating), Establishment (Drinking), Retail (small);
 - v. Signs including fascia & freestanding;
 - vi. Courtyard & Exterior Battling Cages;
 - vii. Site Grading.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit final application drawings, which reflect all amendments and final site requirements, for the Phase 1 development area, including the ball diamonds (Development Permit #PRDP20210367).
3. That prior to release of this permit, Development Permit #PRDP20210367 shall be issued.
4. That prior to release of this permit, the Applicant/Owner shall submit/confirm any proposed fencing details, for the subject development, to the satisfaction of the County. If proposed, the fencing shall be in accordance with the County's Land Use Bylaw C-4841-97 (LUB).
5. That prior to release of this permit, the Applicant/Owner shall submit revised elevation drawings, detailing the exterior finish legend of the fieldhouse and maintenance building.
6. That prior to release of this permit, the Applicant/Owner shall submit a lighting plan/lighting details that includes the location, proposed type and dimensions of any lighting onsite, related to the fieldhouse and maintenance building development area. The lighting plan shall be in accordance with:
 - i. Section 5.3 of the Springbank Creek Conceptual Scheme (CS), that requires dark sky standards as per the International Dark Sky policy and
 - ii. Section 27 of the LUB, confirming that the proposed lighting incorporates lighting for both vehicles and pedestrians and use 'night sky' lighting with full cut-off fixtures to direct light towards the ground to minimize impact on adjacent sites, to the satisfaction of the County.
7. That prior to release of this permit, the Applicant/Owner shall submit a revised Parking Plan identifying the minimum required parking stalls (including barrier free) for the subject site, parking stall dimensions, and that all parking areas include landscaping (soft and/or hard) breaks, in accordance with Section 30 of the LUB, to the satisfaction of the County.
 - i. Alternately, the Applicant/Owner may submit a Parking Study/Assessment, to document the parking demand and supply characteristics associated with the proposed



ROCKY VIEW COUNTY

development. *Note, the Development Authority shall not be bound by any recommendations of the Study/Assessment.*

8. That prior to release of this permit, the Applicant/Owner shall submit a landscaping plan for the fieldhouse and maintenance building development area, identifying the location of any landscaping, the minimum number of tree/shrub plantings and ratio plantings for the subject site, in general accordance with Section 5.4 of the CS and Section 26 of the LUB, to the satisfaction of the County.
 - i. That landscaping plan shall also include site irrigation details as required by the Stormwater Management Plan;
9. That prior to release of this permit, the Applicant/Owner(s) 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.
10. That prior to release of this permit, the Applicant/Owner shall submit the signage details for the proposed signage for fieldhouse and maintenance building development area and site entrance, in accordance with Direct Control District 116 and Section 35 of the LUB.
11. ~~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 approval, over the development area.~~
 - ~~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).~~
11. That prior to release of this permit, the Applicant/Owner shall submit a supplementary memo to the previously submitted Traffic Impact Assessments (TIA), conducted and stamped by a professional transportation engineer that clarifies the extent of improvements that are triggered with the inclusion of the indoor sports facility from the June 23, 2020 TIA.
12. That prior to release of this permit, the Applicant/Owner shall enter into a Development Agreement with the County for the construction of the recommended road network improvements as per the Traffic Impact Assessment (TIA) conducted by Bunt and Associates, dated June 23, 2020.
13. That prior to release of this permit, the Applicant/Owner shall submit a water and wastewater servicing plan for the proposed development.
 - i. The County supports the use of cisterns with trucked service for commercial purposes.
 - ii. That should the assessment determine that the septic treatment facility not be feasible for the proposed development, the Applicant/Owner shall use holding tanks.
14. That prior to release of this permit, the Applicant/Owner shall submit a revised Stormwater Management Report, conducted and stamped by a professional engineer, that assesses and provides recommendations on managing the increased runoff resulting from the proposed development and is in accordance with the Springbank Master Drainage Plan, Springbank Creek Catchment Plan and the County Servicing Standards.
 - i. Any registration of any required easements, utility right of way and/or public utility lots is required, prior to release of this condition.



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15. That prior to release of this permit, the Owner shall enter into an Infrastructure Cost Recovery Agreement with the County, in accordance with County Policy #406, to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure (extension of Lower Springbank Road), that will consequently provide benefit to other lands. This agreement shall apply to the construction of any off-site infrastructure.

Prior to Site Occupancy:

16. That prior to site occupancy/upon completion, Construction Completion Certificates (CCCs) shall be issued for all of the infrastructure improvement works associated with the Development Agreement. The Applicant/Owner shall submit as-built drawings, verifying that all infrastructure has been built in accordance with the drawings accepted by the County.
17. That prior to site occupancy/upon completion, all landscaping, parking and final site surfacing shall be completed in accordance with the approved plan and shall be in place prior to occupancy of the site and/or buildings.
 - i. That should permission for occupancy of the site and/or buildings be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150% of the total cost of completing all the landscaping and final site surfaces required, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
18. That prior to site occupancy/upon completion, that all site occupancy conditions under #PRDP20210367 shall be completed and approved or accepted by the County.

Permanent:

19. That any wayfinding onsite signage may be permitted under this development permit.
20. That the site shall be maintained in a neat and orderly fashion at all times.
21. That the minimum required parking stalls shall be maintained at all times, in general accordance with the approved Site Plan and/or approved Parking Study/Assessment for the site.
22. There shall be no business or customer parking along the adjacent County road allowance at any time.
23. That any topsoil/dirt removed from the site shall be hauled off in a covered trailer/truck which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
24. That during grading activities, dust control shall be maintained on the site at all times, existing fire hydrants shall not be used as a source of water for dust control; and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
25. That the site shall be developed in accordance with the approved landscape plan.
26. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30th of the next growing season.
27. That no potable water shall be used for irrigation purposes.
28. That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers and located as per the final site plan, behind the fieldhouse building, and should be screened from view from all adjacent properties and/or public roadways.
29. That the site shall implement adequate site servicing, in accordance with the County Servicing Standards.



ROCKY VIEW COUNTY

30. 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 use(s) located on the subject site, to facilitate accurate emergency response.
31. That there shall be no flashing, strobe, or revolving lights, which may impact the safety of motorists using the adjacent public roadway, used at any time on the subject site.
32. That all on site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, which may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
33. That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application, #PRDP20201213 Development Permit application, #PL20200105 Direct Control 116 application, #PL20210130 CS application, or #PRDP20201213, as amended, shall be implemented and adhered to in perpetuity.
 - i. That the Biophysical Impact Assessment, prepared by Solstice, dated August 12, 2020 shall be adhered too at all times;
34. 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.
35. That if the Development Permit is not issued by **March 31, 2022** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

36. 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*].
37. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity and shall not :
 - i. Generate excessive *Noise* outside the hours of 7:00 a.m. to 10:00 p.m. on weekdays; and 9:00 a.m. to 10:00 p.m. on weekends & holidays;
 - ii. Operate, allow or permit the operation of a Speaker System of any type at an unnecessarily loud volume, thereby creating excessive *Noise*.
38. That Building Permit(s) and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial, Industrial, and Institutional checklist for the fieldhouse and the Accessory building checklist for the maintenance building.

Note: The Development shall conform to the National Energy Code
39. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall obtain a commercial water license from Alberta Environment & Parks (AEP) should the application propose to service the development with a groundwater well.

Note: The Applicant/Owner shall be responsible for all AEP approvals for any impact to any wetland areas from the proposed development.



ROCKY VIEW COUNTY

ATTACHMENT 'C': MAPS AND OTHER INFORMATION

APPLICANT: Bradon Construction Ltd.	OWNER: West Aspen Holdings Ltd.
DATE APPLICATION RECEIVED: June 9, 2021	DATE DEEMED COMPLETE: June 9, 2021
GROSS AREA: ±33.83 hectares (±83.60 acres) Development Area: ±7.19 hectares (±17.79 acres)	LEGAL DESCRIPTION: SE-22-24-03-05
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <i>Planning Applications:</i> <ul style="list-style-type: none"> • PL20200105; Redesignation (<i>To amend the Springbank Creek Conceptual Scheme and Direct Control District 116 to allow for the development of a private school and associated recreational facilities</i>); Approved by Council March 9, 2021 • PL20200130; Conceptual Scheme Amendment (<i>To amend the Springbank Creek Conceptual Scheme (SCCS) to allow for the development of a private school and associated recreational facilities on the subject parcel</i>); Approved by Council March 9, 2021 <i>Development Permits:</i> <ul style="list-style-type: none"> • PRDP20201213 was for stripping & grading to allow for site stripping (for phase 1), landscape berm, and for construction/update of Lower Springbank Road. Issued October 5, 2020; Signed Development Agreement for road upgrade; <ul style="list-style-type: none"> ○ No wetland approved for grading until BIA/Water Act approval issued; • PRDP20210367 – Recreational use Athletic Playing Fields, Parking Facilities and Accessory Buildings, construction of four baseball fields, one soccer field, dugouts, press boxes, and ancillary uses; Conditionally Approved on April 20, 2021 • PRDP20210370 –Private, Quasi Public, and Public Educational buildings & related facilities, for an indoor training facility (fieldhouse) including Establishment (Eating), Establishment (Drinking), Retail (small), an Accessory building (Maintenance shop) and ancillary uses; [Original]; Conditionally Approved on April 20, 2021 	
AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

From: [Lorne Webber](#)
To: [Jacqueline Targett](#)
Subject: [EXTERNAL] - Webber Academy Athletic Park follow to meeting on Friday
Date: May 31, 2021 9:48:29 AM
Attachments: [Rocky View County WA TOL letter.docx](#)

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

Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Attention: Jacqueline Targett
Senior Development Officer
Planning and Development Services

Re: Webber Academy Athletic Park and Indoor Training Facility TOL Exemption and CRA Agreement.
Good morning Jacqueline,

Thank you and your team once again for meeting with us on Friday, May 28, 2021, to discuss the TOL and CRA (Cost Recovery Agreement) as it pertains to our Development Permit application and the development of the Webber Academy Athletic Park and Indoor Training Facility in Springbank, Alberta, Rocky View County. Please accept this letter of request to have the development exempt from the TOL transportation offsite levy and a request for the CRA agreement on Lower Springbank Road development.

West Aspen Holdings and Webber Academy Foundation are incorporated as not-for-profit organizations and both are registered charitable organizations with Revenue Canada. Our Charitable Registration Numbers are 89180476RR0001 - Webber Academy Foundation and 706162526RR0001 - West Aspen Holdings. The development of the Webber Academy Athletic Park and Indoor Training Facility will provide the community of Springbank and residents of Rocky View County with numerous benefits and opportunities as it pertains to sports, recreation, education, and entertainment for many years to come.

We request an exemption from the TOL calculation and condition of PRDP20210370 so that we can focus our resources and funds on the development of the 4 baseball fields, soccer pitch, and indoor training facility. We site that we are covering the construction costs on the Rocky View County-owned road and land to extend Lower Springbank Road. We have entered into the Road Right of Way Construction Agreement with Rocky View County and provided the requested deposits and other conditions of this agreement. We request a CRA agreement with Rocky View County for this road construction. We understand that the DP condition requiring any potential appeals relative to the DP does not need to be filed by June 1, 2021.

Rocky View County has also requested to purchase a portion of our land for the 'turn around' ring at

the south end of RR 33 and we site that our response to this will be influenced by the exemption of the TOL on this development and details of the CRA.

Thank you for your consideration and we look forward to working with you in the near future and the opening of the facilities.

Kind regards,

Lorne Webber
Chairman, Webber Academy Board of Directors
(403) 540-9351

Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2
Attention: Jacqueline Targett
Senior Development Officer
Planning and Development Services

Re: Webber Academy Athletic Park and Indoor Training Facility TOL Exemption and CRA Agreement.
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Kind regards,

Lorne Webber
Chairman, Webber Academy Board of Directors
(403) 540-9351



ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Bradon Construction Ltd.
250031 Mountain View Trail
Calgary, AB T3Z-3S3

Page 1 of 6

Tuesday, May 4, 2021

Roll: 04722001

RE: Development Permit #PRDP20210370

SE-22-24-03-05; (32070 LOWER SPRINGBANK ROAD)

The Development Permit application for Private, Quasi Public, and Public Educational buildings & related facilities, for an indoor training facility (fieldhouse), construction of an Accessory building (Maintenance shop) and ancillary uses has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Private, Quasi Public, and Public Educational buildings & related facilities and ancillary uses may take place on the subject site in accordance with the submitted application drawings, as prepared by Jackson McCormick Design Group, Project Number 2020-25, dated January 26, 2021 & February 26, 2021, as amended, and includes:
 - i. Construction of an multi-level indoor training facility / multi-purpose building, approximately 3,264.40 sq. m (35,137.74 sq. ft.) in footprint;
 - ii. Construction of an maintenance shop, approximately 599.99 sq. m (6,458.34 sq. ft.) in footprint;
 - iii. Parking Facilities;
 - iv. Indoor Establishment (Eating), Establishment (Drinking), Retail (small);
 - v. Signs including fascia & freestanding;
 - vi. Courtyard & Exterior Battling Cages;
 - vii. Site Grading;

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit final application drawings, which reflect all amendments and final site requirements, for the Phase 1 development area, including the ball diamonds.



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Bradon Construction Ltd. #PRDP20210370

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3. That prior to release of this permit, Development Permit #PRDP20210367 shall be issued.
4. That prior to release of this permit, the Applicant/Owner shall submit/confirm any proposed fencing details, for the subject development, to the satisfaction of the County. If proposed, the fencing shall be in accordance with the County's Land Use Bylaw C-4841-97 (LUB).
5. That prior to release of this permit, the Applicant/Owner shall submit revised elevation drawings, detailing the exterior finish legend of the fieldhouse and maintenance building.
6. That prior to release of this permit, the Applicant/Owner shall submit a lighting plan/lighting details that includes the location, proposed type and dimensions of any lighting onsite, related to the fieldhouse and maintenance building development area. The lighting plan shall be in accordance with:
 - i. Section 5.3 of the Springbank Creek Conceptual Scheme (CS), that requires dark sky standards as per the International Dark Sky policy and
 - ii. Section 27 of the LUB, confirming that the proposed lighting incorporates lighting for both vehicles and pedestrians and use 'night sky' lighting with full cut-off fixtures to direct light towards the ground to minimize impact on adjacent sites, to the satisfaction of the County.
7. That prior to release of this permit, the Applicant/Owner shall submit a revised Parking Plan identifying the minimum required parking stalls (including barrier free) for the subject site, parking stall dimensions, and that all parking areas include landscaping (soft and/or hard) breaks, in accordance with Section 30 of the LUB, to the satisfaction of the County.
 - i. Alternately, the Applicant/Owner may submit a Parking Study/Assessment, to document the parking demand and supply characteristics associated with the proposed development.
Note, the Development Authority shall not be bound by any recommendations of the Study/Assessment.
8. That prior to release of this permit, the Applicant/Owner shall submit a landscaping plan for the fieldhouse and maintenance building development area, identifying the location of any landscaping, the minimum number of tree/shrub plantings and ratio plantings for the subject site, in general accordance with Section 5.4 of the CS and Section 26 of the LUB, to the satisfaction of the County.
 - i. That landscaping plan shall also include site irrigation details as required by the Stormwater Management Plan;
9. That prior to release of this permit, the Applicant/Owner(s) 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.



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Bradon Construction Ltd. #PRDP20210370

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10. That prior to release of this permit, the Applicant/Owner shall submit the signage details for the proposed signage for fieldhouse and maintenance building development area and site entrance, in accordance with Direct Control District 116 and Section 35 of the LUB.
11. 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 approval, over the development area.
 - 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).
12. That prior to release of this permit, the Applicant/Owner shall submit a supplementary memo to the previously submitted Traffic Impact Assessments (TIA), conducted and stamped by a professional transportation engineer that clarifies the extent of improvements that are triggered with the inclusion of the indoor sports facility from the June 23, 2020 TIA.
13. That prior to release of this permit, the Applicant/Owner shall enter into a Development Agreement with the County for the construction of the recommended road network improvements as per the Traffic Impact Assessment (TIA) conducted by Bunt and Associates, dated June 23, 2020.
14. That prior to release of this permit, the Applicant/Owner shall submit a water and wastewater servicing plan for the proposed development.
 - i. The County supports the use of cisterns with trucked service for commercial purposes.
 - ii. That should the assessment determine that the septic treatment facility not be feasible for the proposed development, the Applicant/Owner shall use holding tanks.
15. That prior to release of this permit, the Applicant/Owner shall submit a revised Stormwater Management Report, conducted and stamped by a professional engineer, that assesses and provides recommendations on managing the increased runoff resulting from the proposed development and is in accordance with the Springbank Master Drainage Plan, Springbank Creek Catchment Plan and the County Servicing Standards.
 - i. Any registration of any required easements, utility right of way and/or public utility lots is required, prior to release of this condition.

Prior to Site Occupancy:

16. That prior to site occupancy/upon completion, Construction Completion Certificates (CCCs) shall be issued for all of the infrastructure improvement works associated with the Development Agreement. The Applicant/Owner shall submit as-built drawings, verifying that all infrastructure has been built in accordance with the drawings accepted by the County.
17. That prior to site occupancy/upon completion, all landscaping, parking and final site surfacing shall be completed in accordance with the approved plan and shall be in place prior to occupancy of the site and/or buildings.



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- i. That should permission for occupancy of the site and/or buildings be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150% of the total cost of completing all the landscaping and final site surfaces required, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

18. That prior to site occupancy/upon completion, that all site occupancy conditions under #PRDP20210367 shall be completed and approved or accepted by the County.

Permanent:

19. That any wayfinding onsite signage may be permitted under this development permit.
20. That the site shall be maintained in a neat and orderly fashion at all times.
21. That the minimum required parking stalls shall be maintained at all times, in general accordance with the approved Site Plan and/or approved Parking Study/Assessment for the site.
22. There shall be no business or customer parking along the adjacent County road allowance at any time.
23. That any topsoil/dirt removed from the site shall be hauled off in a covered trailer/truck which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
24. That during grading activities, dust control shall be maintained on the site at all times, existing fire hydrants shall not be used as a source of water for dust control; and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
25. That the site shall be developed in accordance with the approved landscape plan.
26. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30th of the next growing season.
27. That no potable water shall be used for irrigation purposes.
28. That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers and located as per the final site plan, behind the fieldhouse building, and should be screened from view from all adjacent properties and/or public roadways.
29. That the site shall implement adequate site servicing, in accordance with the County Servicing Standards.
30. 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 use(s) located on the subject site, to facilitate accurate emergency response.
31. That there shall be no flashing, strobe, or revolving lights, which may impact the safety of motorists using the adjacent public roadway, used at any time on the subject site.



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Bradon Construction Ltd. #PRDP20210370

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32. That all on site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, which may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
33. That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application, PRDP20211213 Development Permit application, PL20200105 Direct Control 116 application, PL20210130 CS application, or PRDP20211213, as amended, shall be implemented and adhered to in perpetuity.
 - i. That the Biophysical Impact Assessment, prepared by Solstice, dated August 12, 2020 shall be adhered too at all times;
34. 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.
35. That if the Development Permit is not issued by **March 31, 2022** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

36. 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*].
37. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity and shall not :
 - i. Generate excessive *Noise* outside the hours of 7:00 a.m. to 10:00 p.m. on weekdays; and 9:00 a.m. to 10:00 p.m. on weekends & holidays;
 - ii. Operate, allow or permit the operation of a Speaker System of any type at an unnecessarily loud volume, thereby creating excessive *Noise*.
38. That Building Permit(s) and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial, Industrial, and Institutional checklist for the fieldhouse and the Accessory building checklist for the maintenance building.

Note: The Development shall conform to the National Energy Code
39. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall obtain a commercial water license from Alberta Environment & Parks (AEP) should the application propose to service the development with a groundwater well.

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

Bradon Construction Ltd. #PRDP20210370

Page 6 of 6

Note: The Applicant/Owner shall be responsible for all AEP approvals for any impact to any wetland areas from the proposed development.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 1, 2021**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca**THIS IS NOT A DEVELOPMENT PERMIT**



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority

DATE: June 23, 2021

FILE: 06307007

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

DIVISION: 7

APPLICATION: PRDP20211946

APPLICATION: The application is for the single-lot regrading and the placement of clean fill on the subject parcel.

GENERAL LOCATION: Located approximately 0.81 kilometres (1/2 mile) west of Range Road 285 and on the south side of Hwy. 566.

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

EXECUTIVE SUMMARY: The Applicant is proposing to place approximately 25,000.00 m³ (882,866.67 ft³) of fill on an area of approximately 5.41 hectares (13.37 acres) and to an approximate depth of 1.40 m (4.59 ft.). The Applicant states the topsoil is to be stripped and stockpiled from the proposed fill area; clay fill is to then be placed to level the area and the topsoil replaced. Gravel is proposed to be placed in some areas for a future truck parking area or landscape business that will require future applications for re-zoning and/or development; not yet applied for.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20211946 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20211946 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Wayne Van Dijk, Planning and Development

**APPLICATION EVALUATION:**

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Land Use Bylaw C-8000-2020; and • Balzac East Area Structure Plan. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Stormwater Management Plan
DISCRETIONARY USE: <ul style="list-style-type: none"> • Stripping, Grading, Excavation, and Fill 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

Site stripping and grading are considered discretionary in all land use districts, as per Section 157 of Land Use Bylaw C-8000-2020.

Previous development permit application PRDP20192478 was conditionally approved September 3, 2019, for the placement of approximately 1,837.00 m³ (64,873.04 ft³) of fill for the construction of a parking pad and berm; has not been issued due to prior to release conditions not being met. The Applicant states that this permit expired prior to the required information being supplied and is the reason for this application, with some variations.

The Applicant states the topsoil is to be stripped, salvaged and stockpiled for replacement once the clean fill has been added to level the undulating parcel to facilitate a future truck and trailer storage area or landscape business, equipment storage. There are currently no development permit applications or applications for re-zoning for this parcel. The Applicant states the fill material will be clay and is planned to be sourced from a building excavation.

There are two wetlands in the area and the Applicant has stated that the proposed placement of fill has been designed to not impact those areas or the drainage of the area. The potential for wetland impact and drainage has been addressed in the condition set.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

WVD/llt



ROCKY VIEW COUNTY

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1:

Approval subject to the following conditions:

Description:

1. That the single-lot regrading and placement of clean fill for the construction of a truck parking area may commence on the subject parcel, in general accordance with the submitted application and drawings.
 - i. Total area of approximately **5.41 ha (13.37 acres)** and placement of approximately **25,000.00 m³ (882,866.67 ft³)** of clean fill to an approximate depth of **1.40 m (4.59 ft.)**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Letter of Credit or refundable security in accordance with County Policy C-407. The requirement shall be \$5000.00/disturbed acre of the disturbed area.
3. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fill report, conducted and stamped 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, in accordance with County Servicing Standards.
4. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan conducted and stamped by a professional engineer that adheres to the recommendations of the Wetland Impact Assessment accepted by the County in accordance with the County Servicing Standards and to the satisfaction of the County. The plan shall also assess any impacts to the wetlands resulting from the proposed development and provides recommendations on mitigation measures.
5. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

6. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
7. That the Applicant/Owner, upon completion of the proposed development, shall submit and be accepted by the County, compaction testing results verifying that the fill was placed in accordance with the Deep Fills Report.
8. That the Applicant/Owner, upon completion of the proposed development, shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
9. That any material entering to or leaving from the site, shall be hauled on/off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.



- i. That with the removal of any fill, the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
10. That the fill shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal.
11. That any excavation and/or stockpile of topsoil shall be completed in a safe manner that does not cause any slope stability issues, slumping, erosion, or any adverse impacts to drainage.
12. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
13. That the proposed development/graded area, as per the approved application, shall have a minimum of six inches of topsoil that shall be spread and seeded to native vegetation or farm crop, to the satisfaction of the County, upon completion.
14. That the Applicant/Owner shall ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on drainage and/or potential wetlands.
15. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands from drainage alteration.
16. That the Applicant/Owner shall ensure that water trucks be available at all times to control dust from blowing from the site onto adjacent properties and roadways.
17. That the Applicant/Owner shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to the adjoining property owners and others in the vicinity.
 - i. That if at any time the removal or handling of the topsoil and/or fill creates a visible dust problem, the removal or handling of the topsoil and/or fill shall cease immediately until remedial measures are taken.
18. 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.
19. That if this Development Permit is not issued by **December 31, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

20. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
21. That the Applicant/Owner shall be aware of any registered instruments on title and shall obtain appropriate approval if any potential impacts from the proposed filling and grading.
22. 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]*.
23. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That a copy of the required Roadside Development Permit, through Alberta Transportation, shall be submitted to the County, upon approval.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

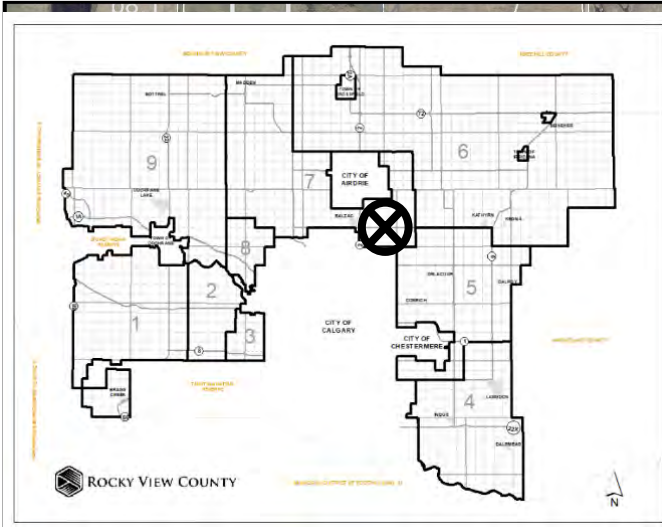
APPLICANT: IDEA Group Inc. (Brad O'Keefe)	OWNER: Jaswinder & Navdeep Kailey
DATE APPLICATION RECEIVED: April 21, 2021	DATE DEEMED COMPLETE: May 11, 2021
GROSS AREA: ± 7.50 hectares (± 18.53 acres)	LEGAL DESCRIPTION: Block: A, Plan: 893LK, NW-07-26-28-W04M (285159 Twp. Rd. 262)
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> • PRDP20192478: Closed-Expired. For the placement of approximately 1,837.00 m³ of fill for the construction of a parking pad and berm • 2013-DP-15339: construction of an oversized accessory building (shop), relaxation of the maximum height requirement • 2007-DP-12700: renewal of a Home-Based Business, Type II, for home renovations • 2006-DP-12201: renewal of a Home-Based Business, Type II for home renovations • 2005-DP-11613: renewal of a Home-Based Business, Type II for home renovations • 2004-DP-11042: renewal of a Home-Based Business, Type II, for home renovations • 2003-DP-10525: construction of an addition to an existing accessory building (oversized) • 2003-DP-10472: Home-Based Business, Type II, for home renovations 	
PUBLIC & AGENCY SUBMISSIONS: <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>	



Aerial Imagery

Development Proposal

Single-lot Regrading,
placement of clean fill



Division: 7
 Roll: 06307007
 File: PRDP20211946
 Printed: May 10, 2021
 Legal: Block:A Plan:893 LK
 Page 16 of 21
 16:21:44M

Aerial Imagery

Development Proposal

Single-lot Regrading,
placement of clean fill

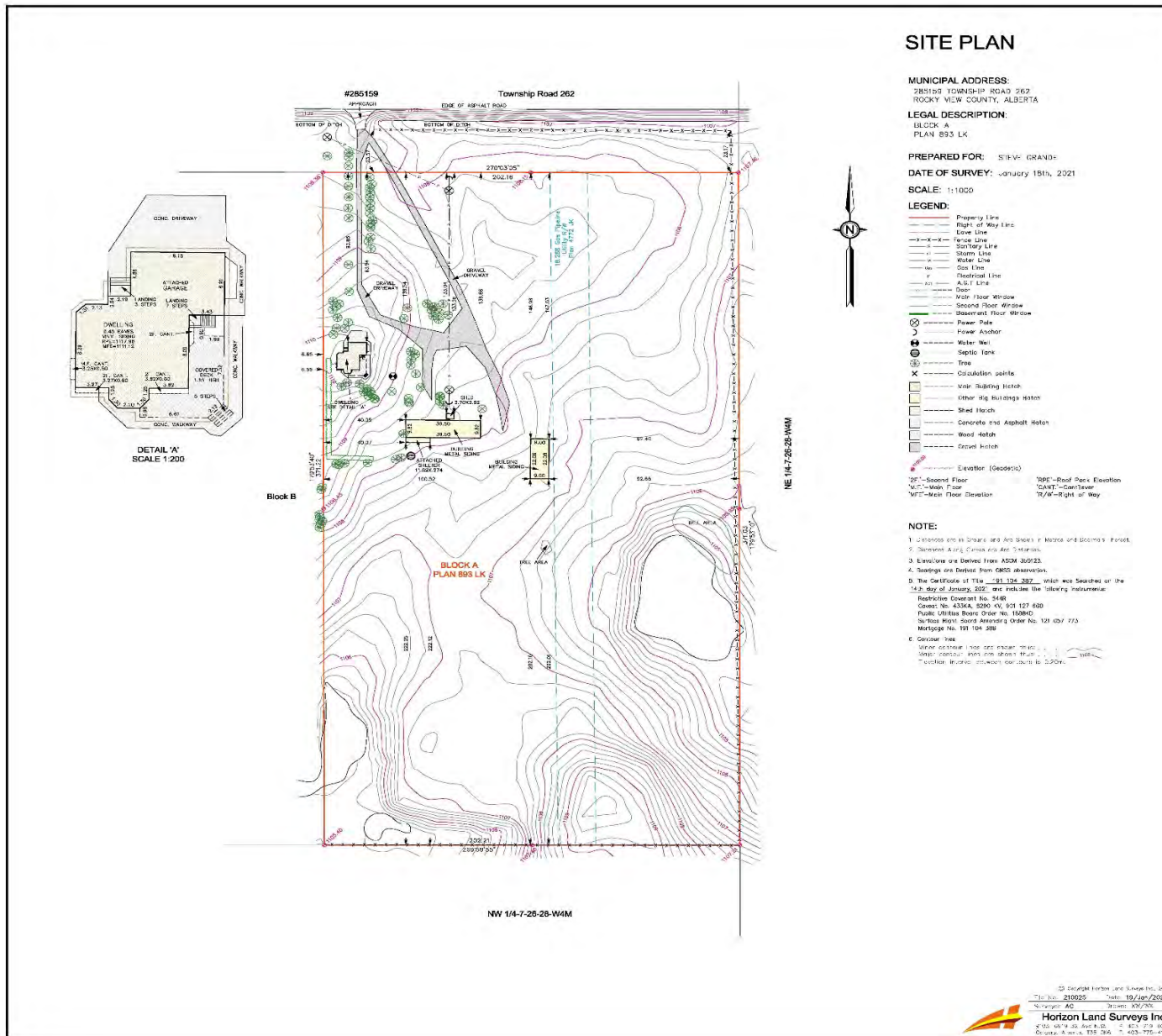


Division: 7
 Roll: 06307007
 File: PRDP20211946
 Printed: May 10, 2021
 Legal: Block: A Plan: 893 LK
 Page 16 of 21
 Page 16 of 21

Site Plan

Development Proposal

Single-lot Regrading,
placement of clean fill

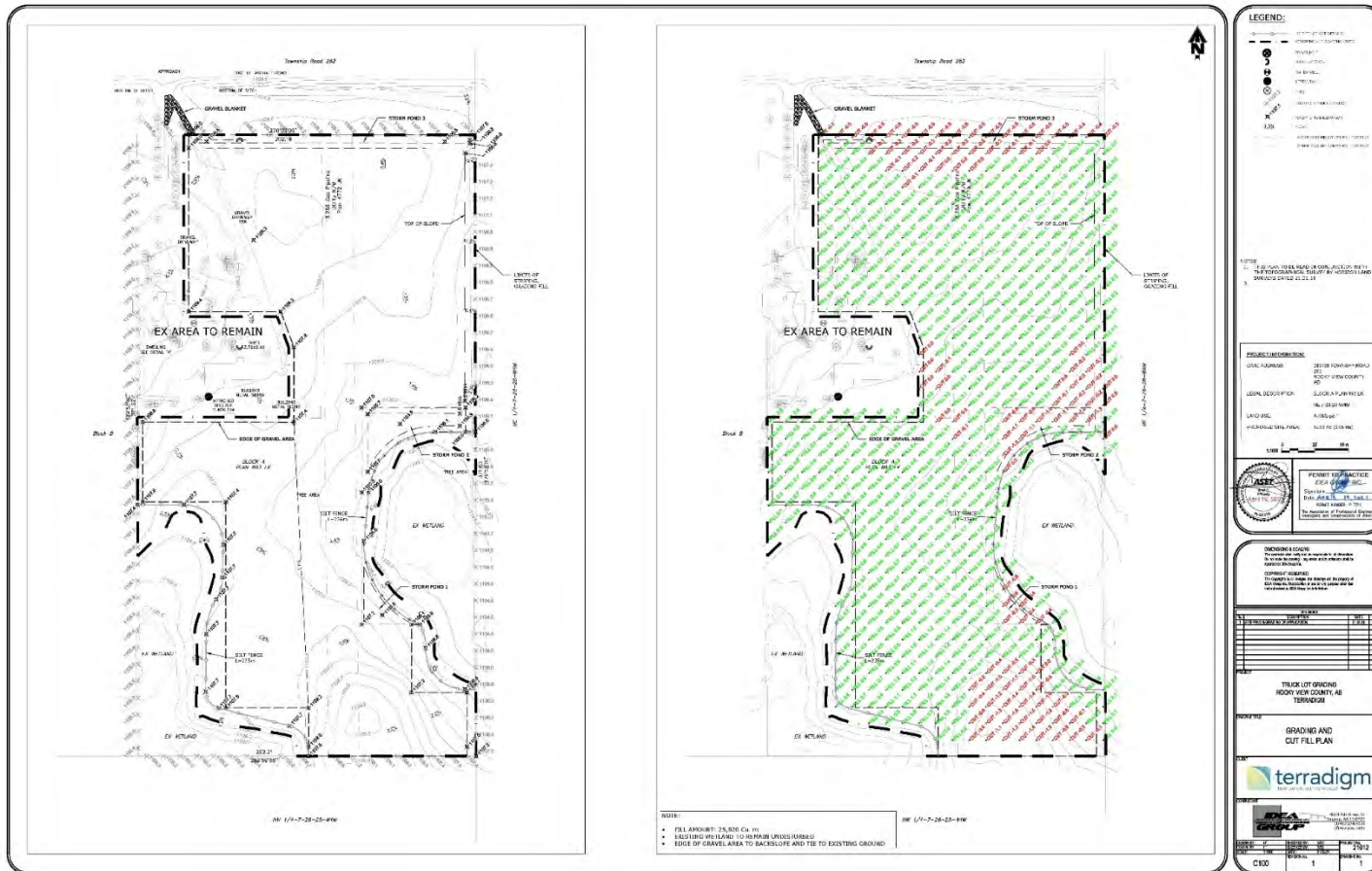


Division: 7
Roll: 06307007
File: PRDP20211946
Printed: May 10, 2021
Legal: Block:A Plan:893 LK
Page 163 of 214

Site Plan

Development Proposal

Single-lot Regrading,
 placement of clean fill

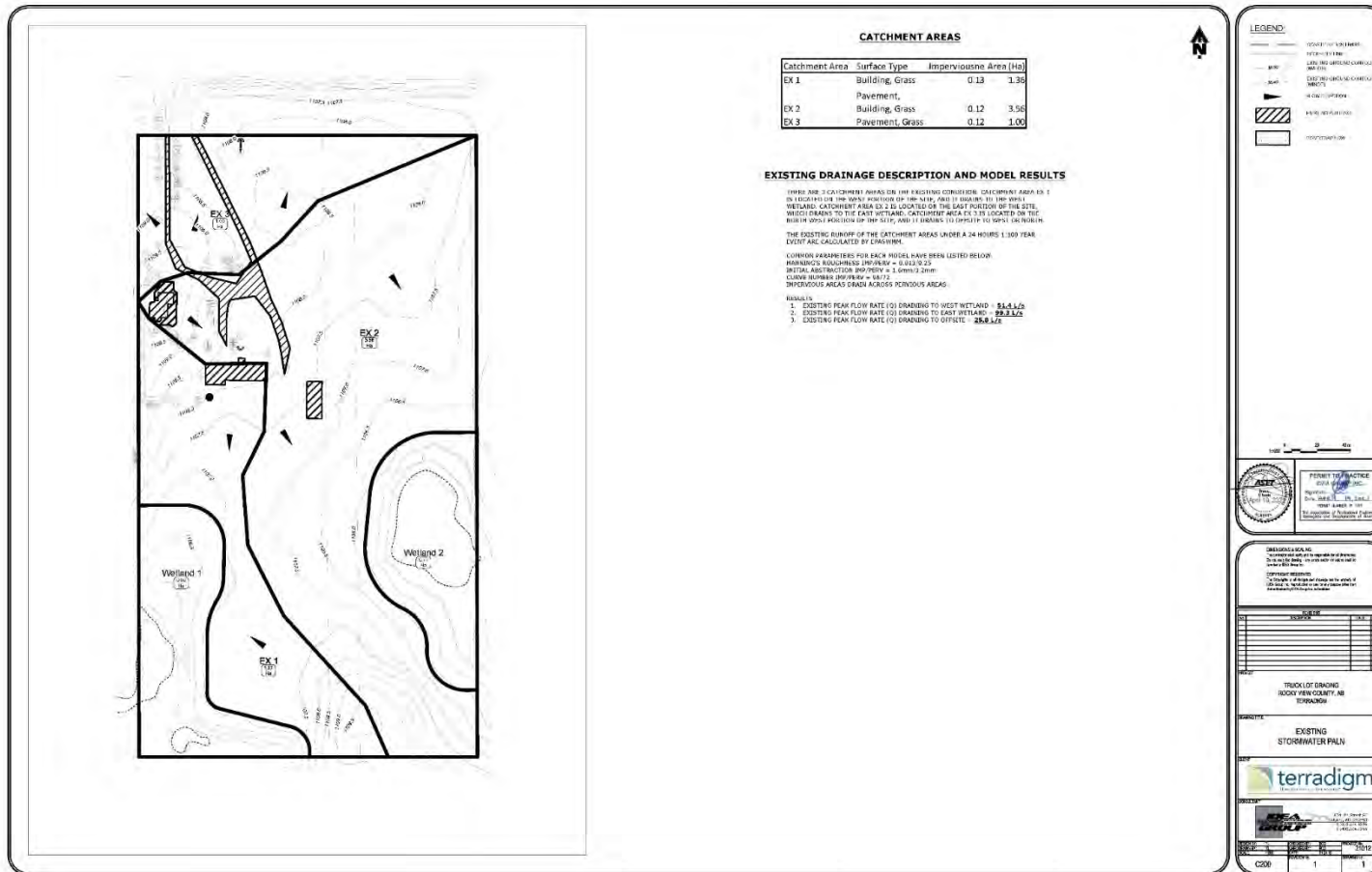


Division: 7
 Roll: 06307007
 File: PRDP20211946
 Printed: May 10, 2021
 Legal: Block: A Plan: 893 LK
 Page: 10 of 14

Site Plan

Development Proposal

Single-lot Regrading,
placement of clean fill

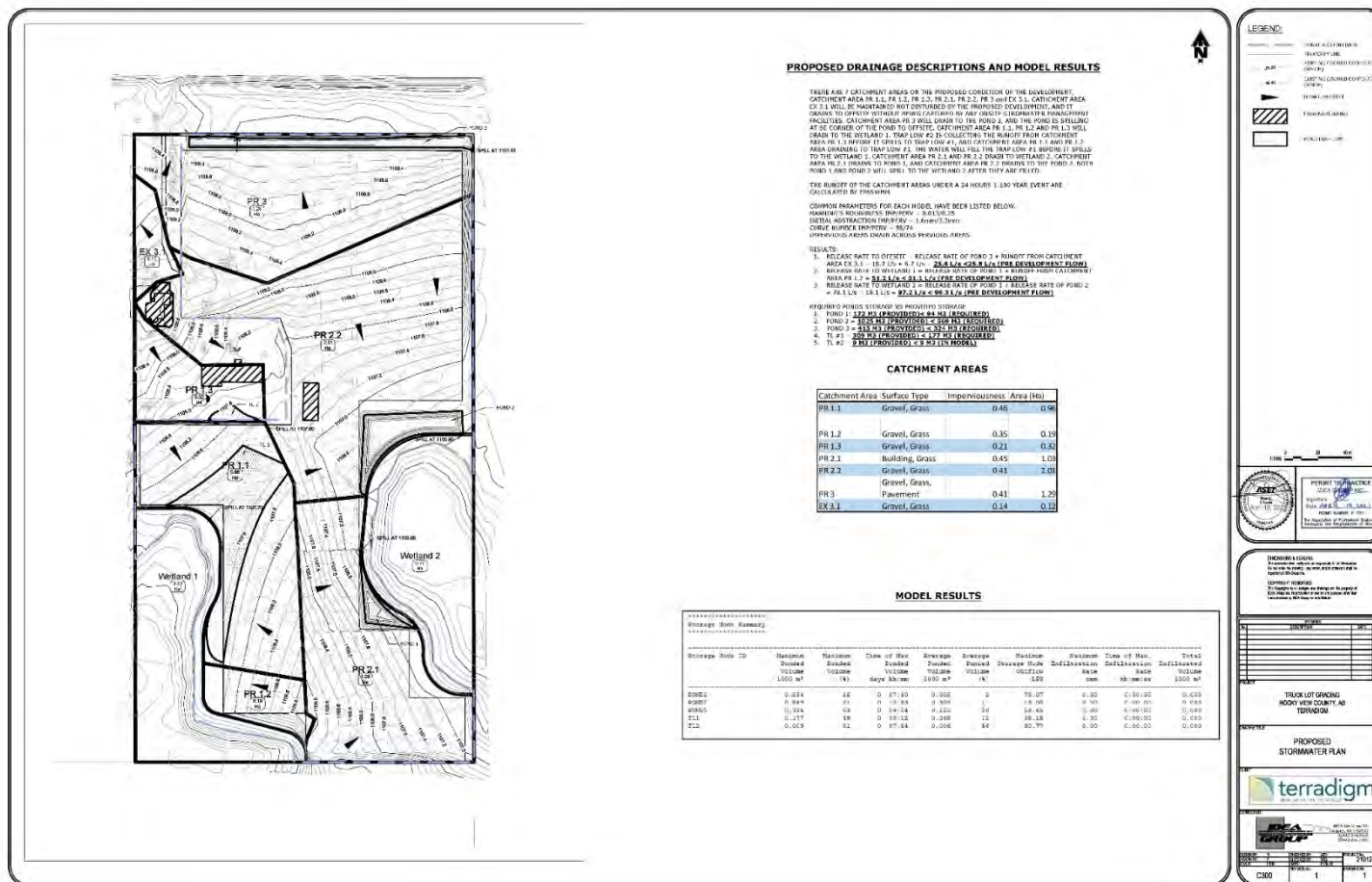


Division: 7
 Roll: 06307007
 File: PRDP20211946
 Printed: May 10, 2021
 Legal: Block: A Plan: 893 LK
 Page 11 of 14

Site Plan

Development Proposal

Single-lot Regrading,
placement of clean fill



Division: 7
Roll: 06307007
File: PRDP20211946
Printed: May 10, 2021
Legal: Block: A Plan: 893 LK
v. NV 06-26-21
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Site Photos

Development Proposal

Single-lot Regrading,
 placement of clean fill



Site Photos

Development Proposal

Single-lot Regrading,
placement of clean fill



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 9
DATE:	June 23, 2021	APPLICATION: PRDP20212055
FILE:	36816003	
SUBJECT:	Communications Facility (Type C) / Discretionary use, with no Variances	

APPLICATION: Installation of a Communications Facility (Type C).

GENERAL LOCATION: Located approximately 2.20 kilometres (1 1/8 mile) north of Hwy 1A and on the west of Range Road 43.

LAND USE DESIGNATION: Special, Natural Resources District (S-NAT)

EXECUTIVE SUMMARY: Altalink is proposing to replace the current 33.50 m (109.91 ft.) telecommunications tower, located at the Horse Creek 793S Substation, with a new self-supporting 43.00 m (141.08 ft.) tower. The tower is located within the fenceline of the substation and no additional area is required.

The proposed location meets the criteria of the County's Commercial Communications Facilities Administrative Policy (A-308).

The Applicant circulated a notification package to all stakeholders and nearby landowners within 1,600.00 m (5,249.34 ft.) of the proposed tower location and no concerns were identified.

The Federal Minister of Industry is the approving authority for telecommunication antenna structures and requires that the local land-use authority and the public be consulted for input regarding the proposed placement of these structures. The County reviews the proposed facility against Administrative Policy A-308, *Commercial Communications Facilities*, and a development permit (concurrence) or refusal (non-concurrence) is issued. The County cannot prevent a proponent from ultimately gaining permission from Industry Canada to install a telecommunications antenna on any lands; privately held, County-owned, or otherwise.

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

OPTIONS:

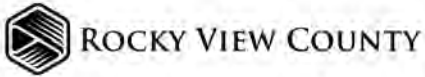
Option #1: THAT Development Permit Application PRDP20212055 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20212055 be refused.

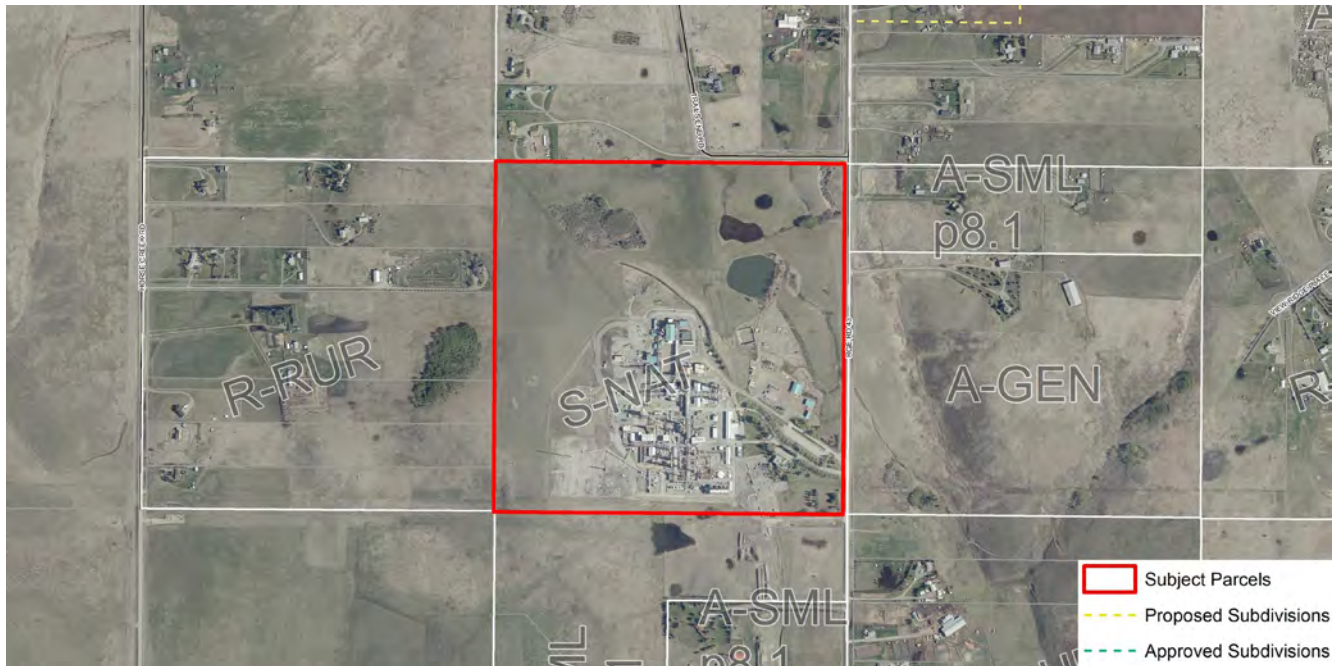
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Wayne Van Dijk, Planning & Development Services



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

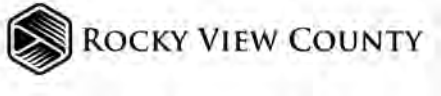
The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Municipal Development Plan; • Commercial Communications Facilities Policy A-308; • Land Use Bylaw; • County Servicing Standards; and • Cochrane North Area Structure Plan, 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: Commercial Communications Facility (Type C) is a discretionary use in the S-NAT district.	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

The Applicant states the current 33.50 m (109.91 ft.) telecommunications tower that is onsite, is at end of life and needs to be replaced with the proposed tower. The tower is located entirely within the fenceline of the Horse Creek 793S Substation.

This application is consistent with Council's Strategic Plan in direct relation to businesses, seeing that businesses are able to thrive within the County. Improving telecommunications connectivity within the County would help achieve this goal.



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

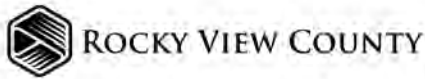
Acting Chief Administrative Officer

WV/lt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information

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

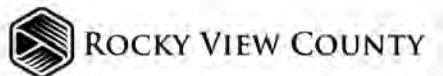
1. That a *Commercial Communication Facility, Type C*, may be situated on the subject parcel in accordance with the approved Site Plan and details submitted with the application, and includes the following:
 - i. Placement of one monopole self-support telecommunications tower, approximately 43.00 m (141.08 ft.) high.

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.
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 on 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.



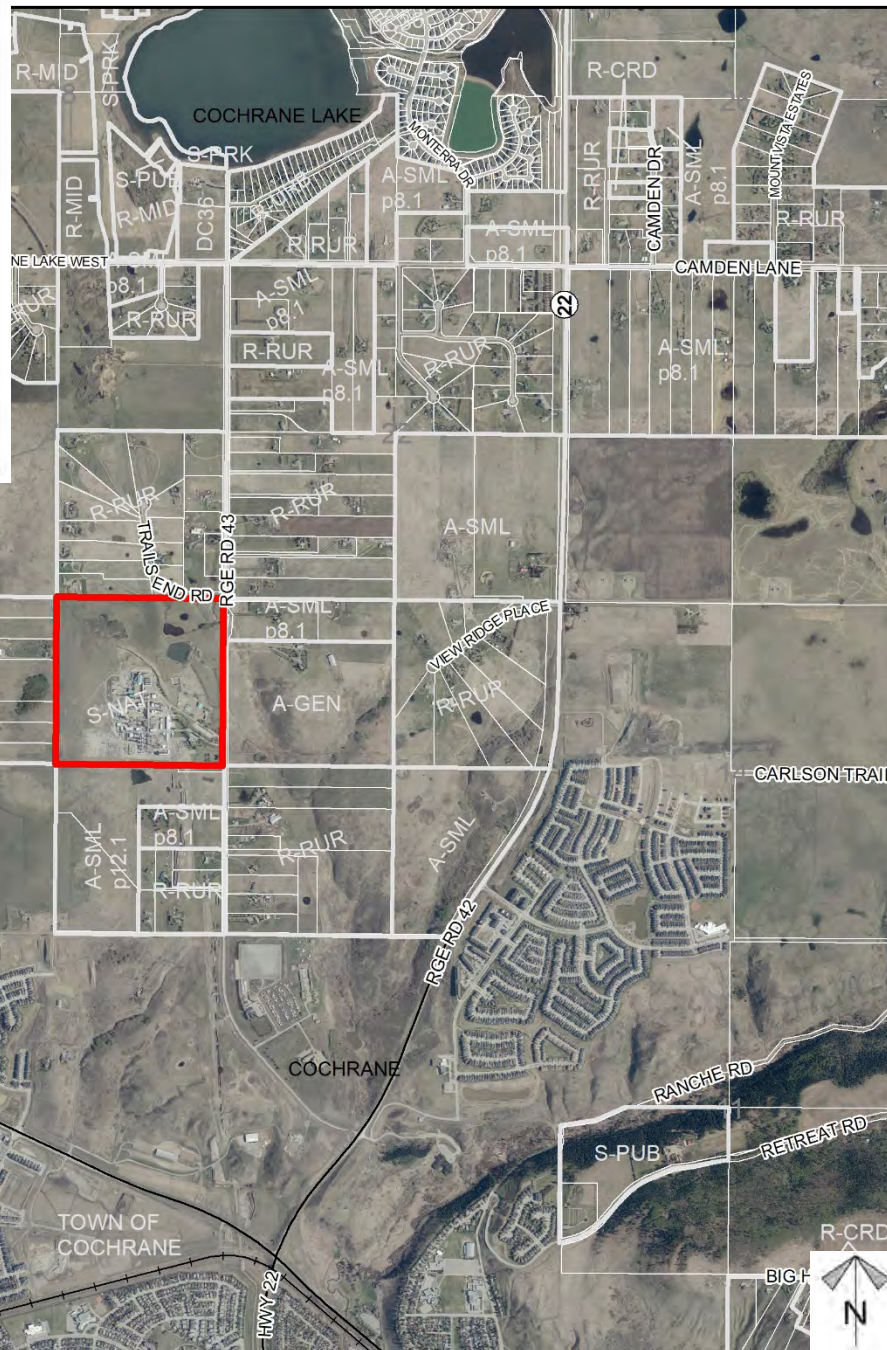
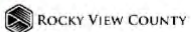
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Altalink Management Ltd. (Afshani Dhanji)	OWNER: Inter Pipeline Extraction Ltd.
DATE APPLICATION RECEIVED: May 10, 2021	DATE DEEMED COMPLETE: May 20, 2021
GROSS AREA: ± 64.44 hectares (± 159.23 acres)	LEGAL DESCRIPTION: Block1, Plan 8610666, NE-16-26-04-W05M (262145 Rge. Rd. 43)
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: No previous development permit history	
PUBLIC & AGENCY SUBMISSIONS: The Applicant circulated a public notification package to all stakeholders and adjacent landowners, within a 1,600 m (5,249.34 ft.) radius; no concerns were received. The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

Development Proposal

Installation of a
Communication Facility
(Type C) and associated
equipment shelter

Division: 9
Roll: 36816003
File: PRDP20212055
Printed: May 20, 2021
Legal: Block: 1 Plan: 8610666
Page: 174 of 212



Aerial Imagery

Development Proposal

Installation of a
 Communication Facility
 (Type C) and associated
 equipment shelter



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: 9
 Roll: 36816003
 File: PRDP20212055
 Printed: May 20, 2021
 Legal: Block:1 Plan:8610666
 Page E-752 of 2115M



Landowner Circulation Area

Development Proposal

Installation of a
Communication Facility
(Type C) and associated
equipment shelter

Legend

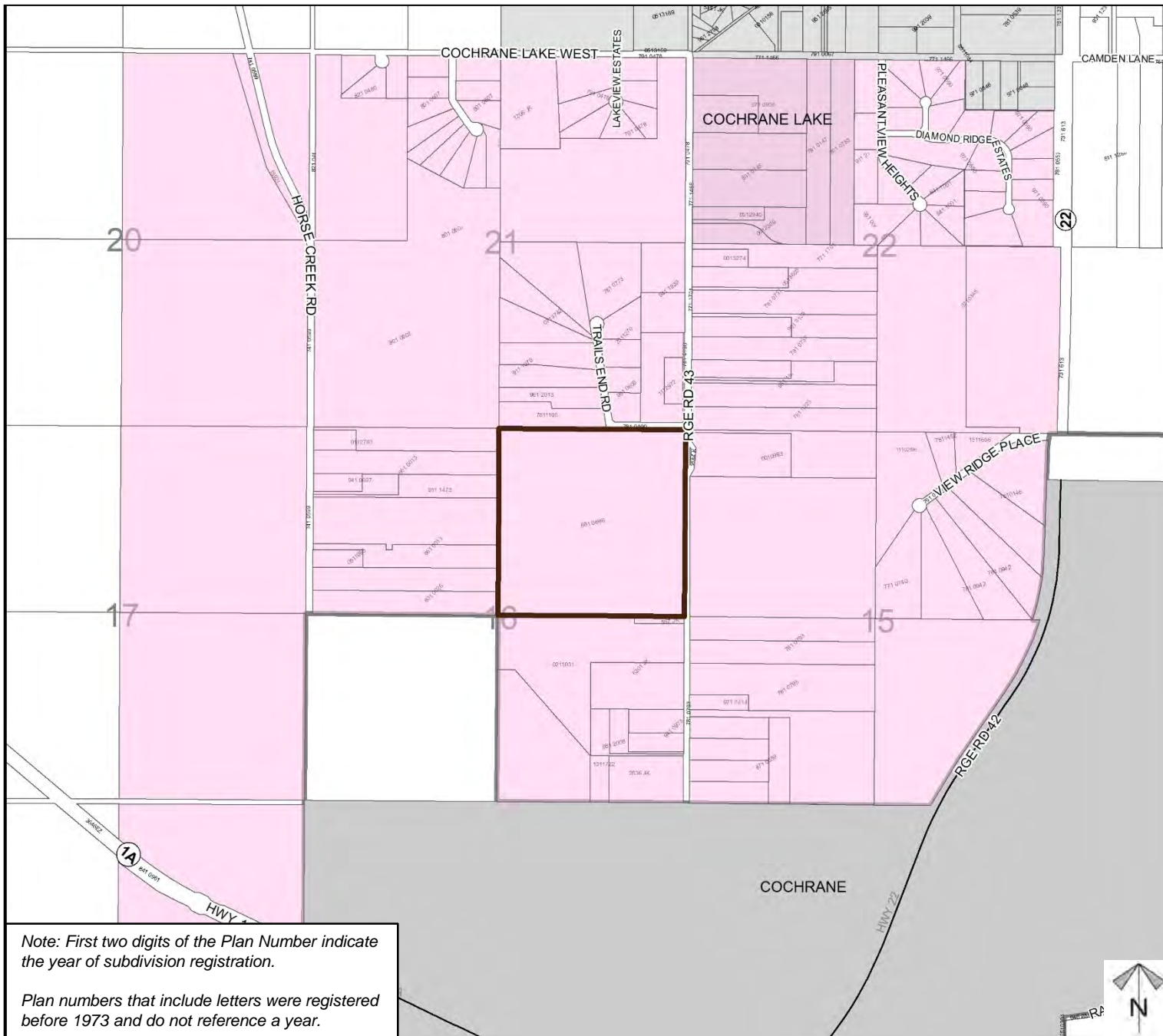
Support



Not Support



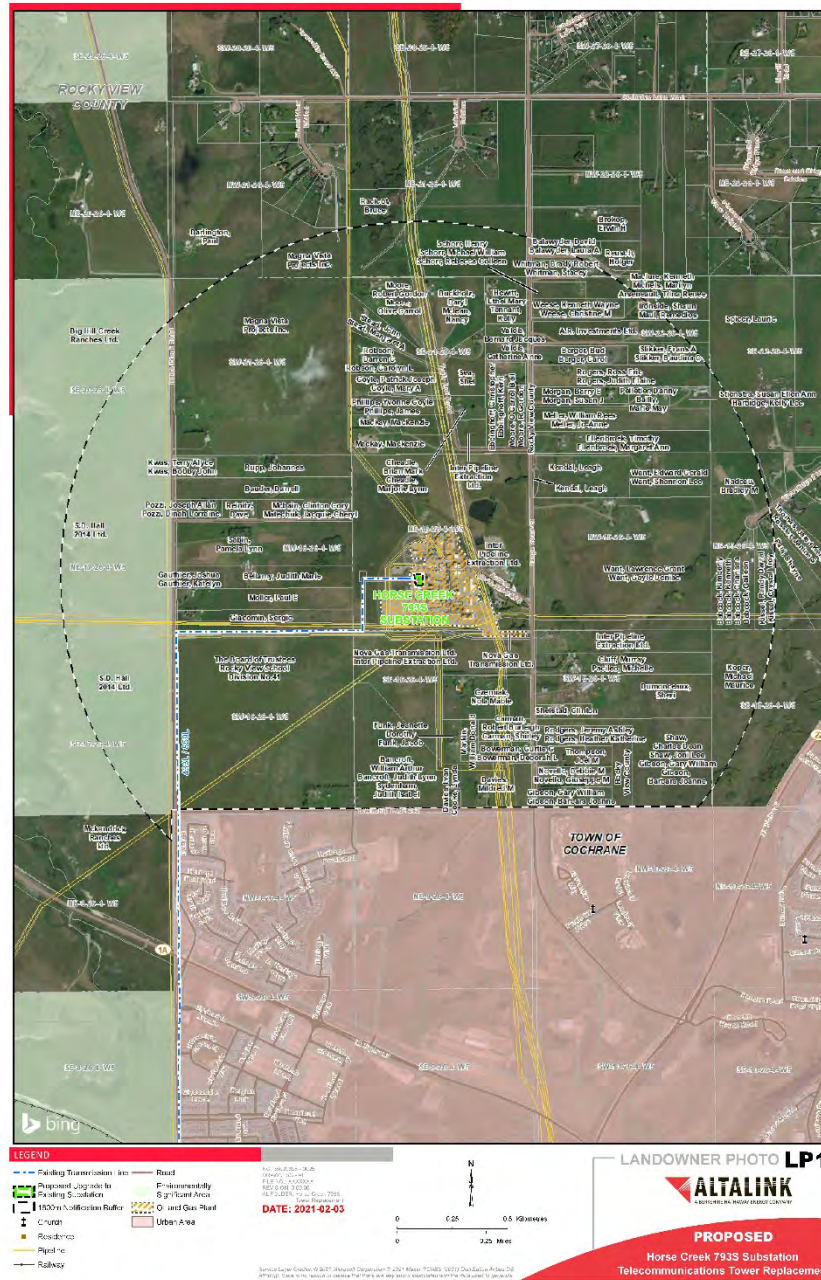
Division: 9
Roll: 36816003
File: PRDP20212055
Printed: May 20, 2021
Legal: Block:1 Plan:8610666
Page 176 of 2115M





Circulation Area (1600 m radius) Development Proposal

Installation of a
Communication Facility
(Type C) and associated
equipment shelter

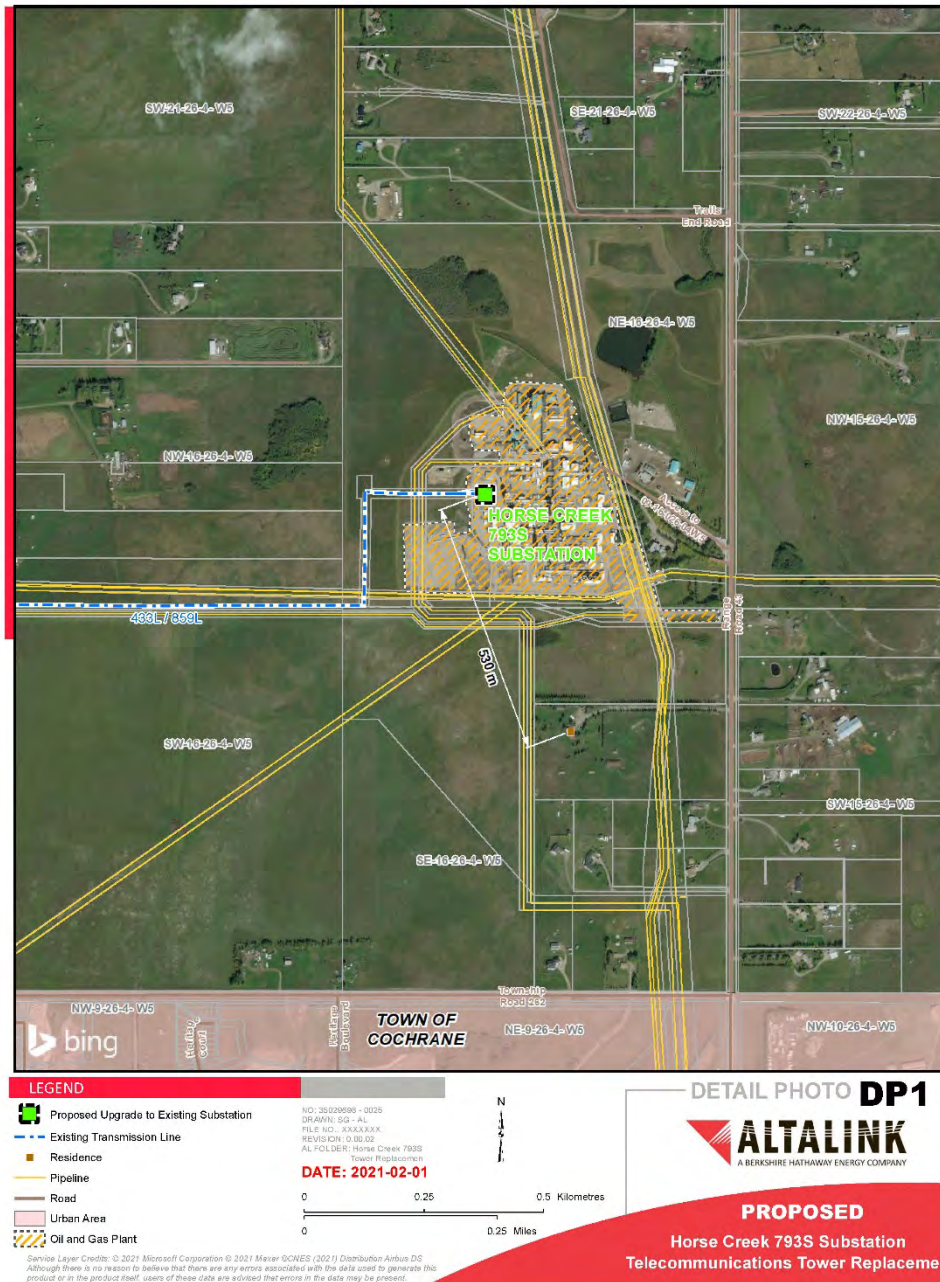


Division: 9
Roll: 36816003
File: PRDP20212055
Printed: May 20, 2021
Legal: Block: 1 Plan: 8610666
Page: 17 of 21

Site Plan

Development Proposal

Installation of a
Communication Facility
(Type C) and associated
equipment shelter



Division: 9
Roll: 36816003
File: PRDP20212055
Printed: May 20, 2021
Legal: Block:1 Plan:8610666
Page 10 of 13

Site Plan

Development Proposal

Installation of a
Communication Facility
(Type C) and associated
equipment shelter

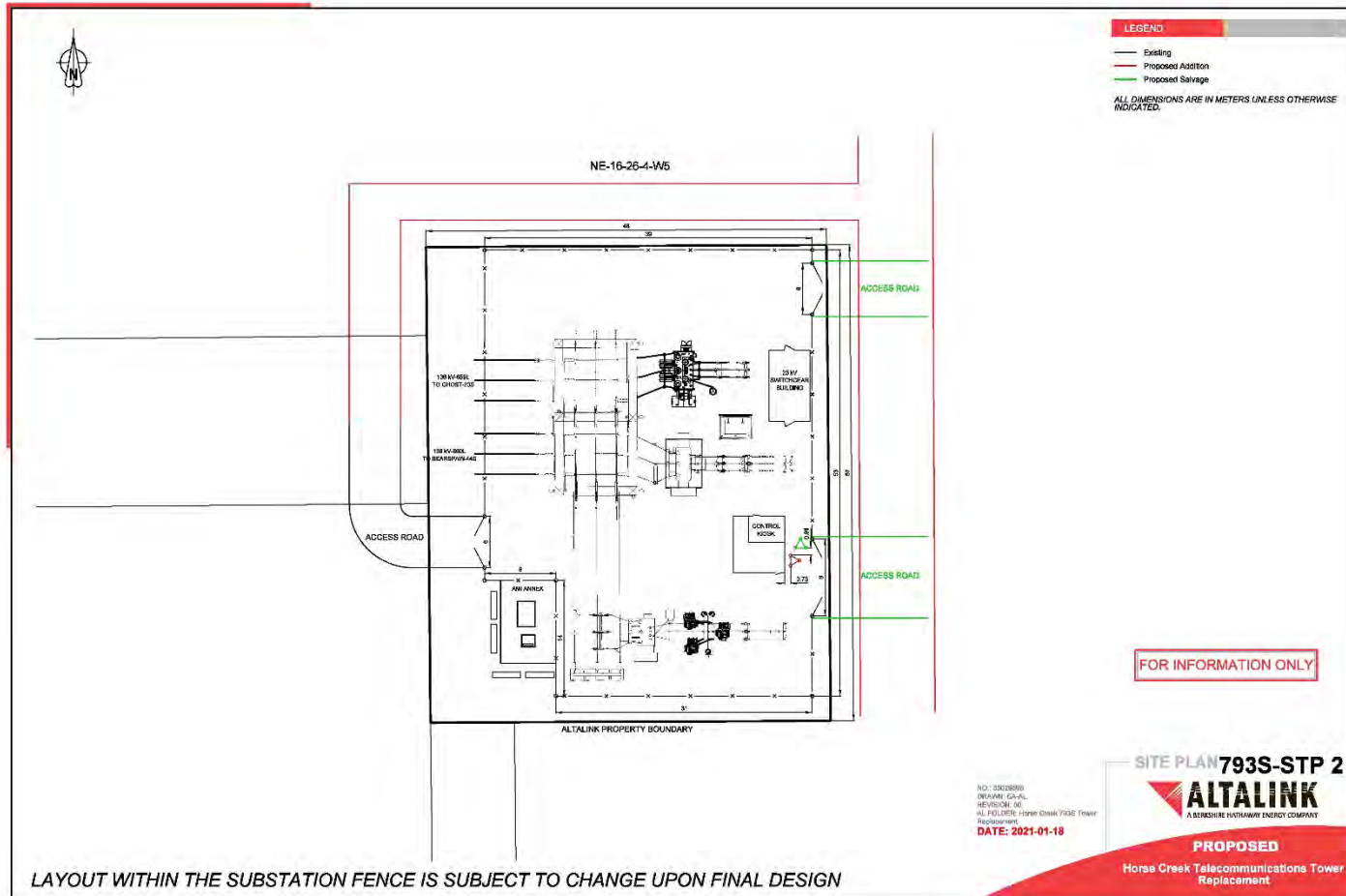


Division: 9
 Roll: 36816003
 File: PRDP20212055
 Printed: May 20, 2021
 Legal: Block: 1 Plan: 8610666
 Page: 11 of 13

Site Plan

Development Proposal

Installation of a
Communication Facility
(Type C) and associated
equipment shelter

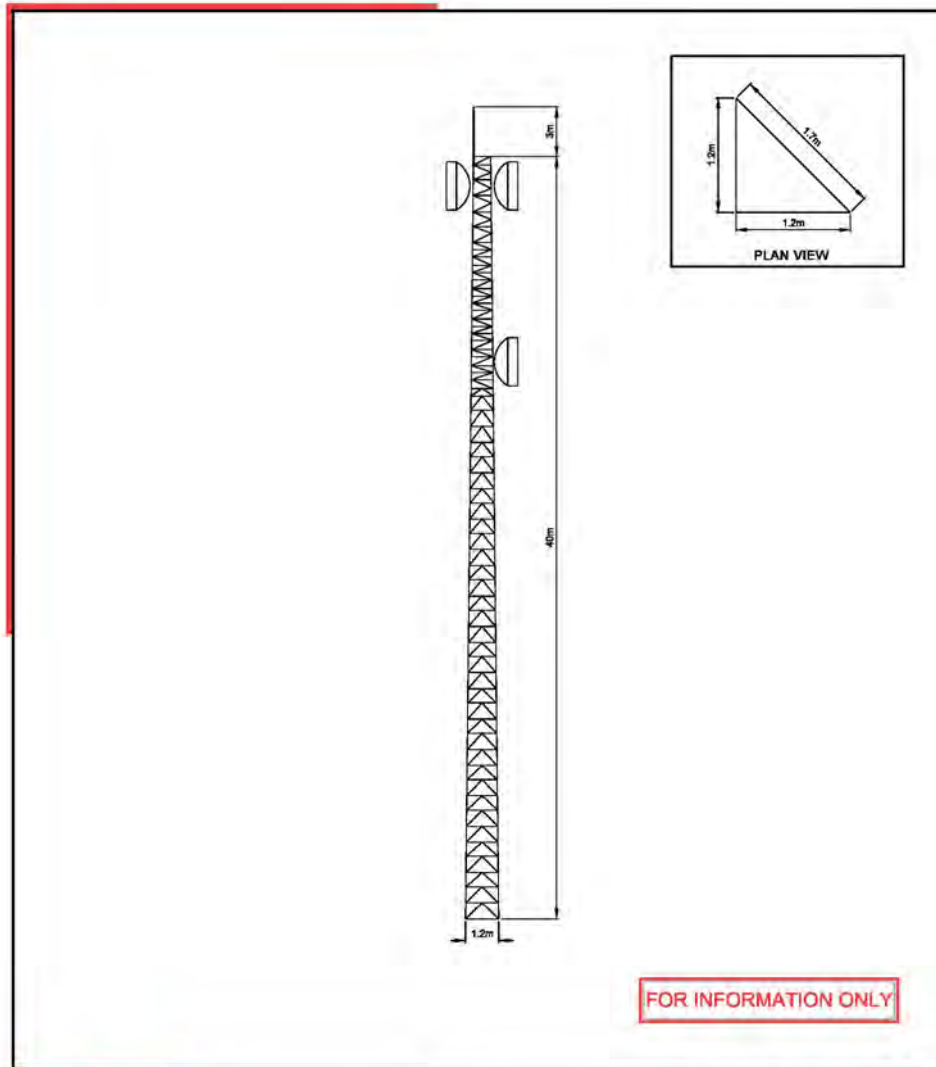


Division: 9
Roll: 36816003
File: PRDP20212055
Printed: May 20, 2021
Legal: Block:1 Plan:8610666
Page: 180 of 212
Page: 180 of 212

Tower Drawing

Development Proposal

Installation of a
Communication Facility
(Type C) and associated
equipment shelter



NOTES

Although there is no reason to believe that there are any errors associated with the data used to generate this product or in the product itself, users of these data are advised that errors in the data may be present. All distances shown are approximate and may change based on final structure type, landowner input, final environmental assessment and engineering.

NTS

NO. 880988
DRAWN: SAMS-AL
REVISION: 00
AL FOLDER: Horse Creek T300
Tower Replacement
DATE: 2021-01-18

CROSS SECTION X1



PROPOSED

Horse Creek Telecommunications Tower
Replacement



Division: 9
Roll: 36816003
File: PRDP20212055
Printed: May 20, 2021
Legal: Block:1 Plan:8610666
Page 13 of 21
Page 13 of 21

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 5

DATE: June 23, 2021
APPLICATION: PRDP20211477

FILE: 03330006

SUBJECT: Industrial (Light) / Discretionary use, with Variances

APPLICATION: Industrial (Light), construction of four (4) multi-bay commercial buildings, tenancy, and signage, and relaxation of the minimum tree/shrub requirement

GENERAL LOCATION: Located approximately 0.41 kilometre (1/4 mile) north of Hwy 560 and 1.21 kilometres (3/4 mile) west of Range Road 285.

LAND USE DESIGNATION: Commercial, Local Rural District (C-LRDs h18)

EXECUTIVE SUMMARY: This proposal is for the construction of four (4) multi-bay commercial buildings. Each bay contains warehouse space and an overhead door in the front and office space in the rear. The site is currently developed with multiple commercial buildings and an ancillary dwelling unit, most recently permitted for a landscaping company. The entire site would be demolished and redeveloped.

A summary of the proposal is as follows:

- Building #1 (farthest west) has nine (9) bays and is approximately 1,153.86 sq. m (16,080.00 sq. ft.) in size.
 - Each bay is 128.21 sq. m (1,380.00 sq. ft.) in size, with warehouse space in the front, office space in the rear, and a mezzanine.
 - The total warehouse space is 769.24 sq. m (8,280.00 sq. ft.).
 - The total office space is 384.62 sq. m (4,140.00 sq. ft.).
 - The total mezzanine space is 384.62 sq. m (4,140.00 sq. ft.).
- Buildings #2, #3, and #4 (from west to east) are the same layout. Each has eight (8) bays and is approximately 1,070.24 sq. m (11,520.00 sq. ft.) in size.
 - Each bay is 133.78 sq. m (1,440.00 sq. ft.) in size, with warehouse space in the front, office space in the rear, and a mezzanine.
 - The total warehouse space is 713.50 sq. m (7,680.00 sq. ft.).
 - The total office space is 356.75 sq. m (3,840.00 sq. ft.).
 - The total mezzanine space is 356.75 sq. m (3,840.00 sq. ft.).

The Applicant intends to phase the development, with buildings #1 and #2 scheduled for the fall/winter of 2021. Construction dates for buildings #3 and #4 are unknown at this time; however, if not commenced within twelve months of the date of issue, a time extension will be required.

The Applicant has requested a 52% variance to the minimum tree/shrub requirement due to a utility right-of-way along the west property line. The development meet all other regulations of the Land Use

Administration Resources

Sandra Khouri, Planning & Development Services

Bylaw. Administration is of the opinion that there is sufficient room on-site for the required number of trees/shrubs

outside of the right-of-way. As such, Administration recommends approval without a variance, in accordance with Option #1. If the Municipal Planning Commission (MPC) wishes to approve the variance, it is recommended that Condition #2(i) be removed, in accordance with Option #2.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20211477 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20211477 be approved with the amended conditions noted in Attachment 'A', including the removal of Condition #2(i).
- Option #3: THAT Development Permit Application PRDP20211477 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Minimum number of trees	50	24	52.00%
Minimum number of shrubs	33	16	52.00%

**APPLICATION EVALUATION:**

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Land Use Bylaw C-8000-2020 (LUB); • Janet Area Structure Plan; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: <i>Industrial (Light)</i> is a discretionary use in C-LRD	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

Conditions were set based on the following items:

Parking

- *The minimum number of parking stalls required is as per table 5 (LUB).*
 - **Required:** Office: 3.0 stalls per 100 sq. m of gross floor area
 - Office space (building #1): 384.62 sq. m / 100 * 3 = **11 stalls**
 - Office space (building #2, #3, #4): 356.75 sq. m * 3 / 100 * 3 = **32 stalls**
 - **Required:** Industrial (Light): 1 stall per 100 sq. m of gross floor area
 - Warehouse/Mezzanine space (building #1): 769.24 sq. m (main floor) + 384.62 sq. m (mezzanine) / 100 * 1 = **11 stalls**
 - Warehouse/Mezzanine space (building #2, #3, #4): 713.50 sq. m (main floor) + 356.75 sq. m (mezzanine) * 3 / 100 * 1 = **32 stalls**
 - Total stalls required: **86 stalls, 4 barrier free**
 - **Proposed:** 60 stalls, 4 barrier free stalls
 - Applicant used Industrial (light) parking count for the entire building; revisions required
 - **Prior to Release:** revised parking plan with 86 stalls or appropriate Parking Assessment
- *The minimum parking stall dimensions are as per table 6 (LUB).*
- *Width:*
 - **Required:** 2.60 m (8.53 ft.)
 - **Proposed:** not provided
 - **Prior to Release:** revised parking plan with parking stall width

Accessible Parking Stall Dimensions:

- *Stall Width (in accordance with Alberta Building Code):*



- **Required:** 2.40 m stall; 2.40 m access aisle
- **Proposed:** unknown stall width; 2.40 m access aisle
 - **Prior to Release:** revised parking plan with parking stall width of barrier-free stalls

Landscaping

- *One tree for every 40.0 m² (430.56 ft²) of the required landscaped area, to a minimum of four trees. One shrub for every 60.0 m² (645.83 ft²) of landscaped area shall be provided, to a minimum of six shrubs.*
 - **Required:** 50 trees, 33 shrubs
 - **Proposed:** 24 trees, 16 shrubs
 - The Applicant has requested a 52% variance to tree/shrub requirement due to an easement along the west property line. Administration is of the opinion that there is sufficient room on-site for the required amount of landscaping.

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



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That Industrial (Light), construction of four (4) multi-bay office/shop buildings may take place on the subject land in accordance with the approved site plan and drawings prepared by Ironwood Building Corp. dated April 7, 2021 (File no. 21187C), as amended, and conditions of this permit. The approval includes:
 - i. Demolition of all existing buildings;
 - ii. Construction of one (1) office/shop building with 9 bays, approximately $\pm 1,153.86$ sq. m (16,080.00 sq. ft.) in size, including 384.62 sq. m (4,140.00 sq. ft.) of developed mezzanine space;
 - iii. Construction of three (3) office/shop buildings with eight (8) bays each, approximately $\pm 1,070.24$ sq. m (11,520.00 sq. ft.) in size, including 356.75 sq. m (3,840.00 sq. ft.) of developed mezzanine space; and
 - iv. Signage includes the placement of 33 tenant façade signs, details in accordance with the revised signage plan.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised landscape plan, to the satisfaction of the County, that includes the following:
 - i. The minimum number of trees and shrubs shall be provided (50 trees and 33 shrubs), in accordance with Section 259 of the Land Use Bylaw C-8000-2020 (LUB);
 - ii. A minimum 3.00 m wide landscaped area shall be provided between the front of all buildings and the adjoining parking area, in accordance with Appendix B of the Janet Area Structure Plan (ASP).
3. That prior to release of this permit, the Applicant/Owner shall submit a revised parking plan, to the satisfaction of the County, identifying the following:
 - i. The minimum number of parking stalls (86) shall be provided based on the office and shop areas identified on the floor plans, in accordance with the *Industrial (Light)* and *Office* uses under Section 235 Table 5 of the LUB;
 - a. If less than 86 stalls are to be provided, a Parking Assessment, prepared by a qualified professional, may be submitted to the Development Authority to document the parking demand and supply characteristics associated with the proposed development. The Development Authority shall not be bound by any recommendations of such a Parking Assessment.
 - ii. The minimum width of each parking stall (2.60 m [8.53 ft.]) and barrier-free stall (2.40 m [7.87 ft.] with a 2.40 m [7.87 ft.] access aisle) shall be provided, in accordance with Section 238 Table 6 of the LUB and Section 3.8.3.22 of the Alberta Building Code.
4. That prior to release of this permit, the Applicant/Owner shall submit revised elevation drawings, to the satisfaction of the County, that addresses the following:
 - i. The exterior colours, materials, and finishes of all buildings shall be coordinated to achieve a reasonable continuity of appearance, in accordance with Appendix B of the Janet ASP;
 - ii. The facades of buildings that exceed 30.00 m (98.42 ft.) measured horizontally and facing roadways (west façade of building #1), shall incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the façade and



extending at least 20 percent of the length of the façade, in accordance with Appendix B of the Janet ASP;

- iii. That every bay of each building shall have a clearly defined main entrance featuring at least two of the following: canopy or portico; overhang or arcade; raised corniced parapet over the door; outdoor amenity area; upgraded window glazing areas; or integrated planters or landscaped sitting areas, in accordance with Appendix B of the Janet ASP.
5. That prior to release of this permit, the Applicant/Owner shall submit a signage plan indicating the dimensions, design, method of illumination, and location of any proposed tenant signage, to the satisfaction of the County.
6. 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 and to submit a new road approach application for the proposed/updated approach off Prairie Place.
 - i. Written confirmation shall be received from Road Operations, confirming the status of this condition.
7. That prior to release of this permit, the Applicant/Owner shall submit a security deposit for \$10,000 for the proposed/upgraded road approach.
8. That prior to release of this permit, the Applicant/Owner shall submit a Transportation Impact Assessment (TIA), conducted and stamped by a professional engineer, that assesses the traffic generated by the proposed development, and provides recommendations on any required improvements, in accordance with the County Servicing Standards and to the satisfaction of the County.
 - i. Should the TIA require improvements to the local road network, the Applicant/Owner shall enter into a Road Right of Way Construction Agreement with the County for the construction of the improvements.
9. That prior to release of this permit, the Applicant/Owner shall submit payment of the Stormwater Off-site Levy for the total gross acreage of the development area, in accordance with Bylaw C-8008-2020.
10. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP), conducted and stamped by a professional engineer that is in accordance with the Co-operative Stormwater Management Initiative (CSMI) requirements, the County Servicing Standards, and to the satisfaction of the County.
11. That prior to release of this permit, the Applicant/Owner shall provide a fire fighting water supply strategy conducted and stamped by a professional engineer that supplies the necessary level of fire flow and is designed in accordance with the County's Fire Hydrant Water Suppression Bylaw and the County Servicing Standards to the satisfaction of the County.
12. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan, in accordance with County Servicing Standards. The plan shall address any 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.

**Prior to Occupancy:**

13. That prior to occupancy, all landscaping, parking, and final site surfaces shall be in place prior to occupancy of the site and/or buildings.
 - i. That should permission for occupancy of the site be requested during October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
14. That prior to occupancy, the County shall perform an inspection of the site to verify that the road approach has been upgraded in accordance with the County Servicing Standards and approved plans.
 - i. The security will be returned upon a successful prior to occupancy inspection.
15. That prior to occupancy, Built to Design Certificates and As-built drawings certified by a professional engineer, shall be submitted. The as-built drawings shall include (where applicable): verification of as-built pond volumes, trap low volumes, liner verification, irrigation systems, and any other information that is relevant to the SSIP.

Permanent:

16. 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 or occupancy condition, shall be implemented and adhered to in perpetuity, including the SSIP.
17. That any proposed or replacement fencing shall be 2.00 m (6.56 ft.) in height or less, and shall be similar in design, character, and quality to the proposed development.
18. That no outdoor display areas, storage areas, parking, or marshalling yards shall be allowed within landscaped yards.
19. That all landscaping and topsoil placement shall be in accordance with the landscaping details provided on the Landscape Plan, as amended.
 - i. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas, including the replacement of any deceased trees, shrubs, or plants, within 30 days, or by June 30th of the next growing season.
 - ii. The vegetation type has to endure the irrigation from May to September.
 - iii. That water for irrigation and landscaping purposes shall only be supplied by the re-use of stormwater and not via the use of potable water.
20. That all sanitary sewage shall be contained in pump-out tanks and transported off-site to an approved wastewater receiving facility for disposal.
21. That potable water shall either be trucked onto the property and stored in cisterns or obtained from individual wells.
22. That no topsoil shall be removed from the site.
23. 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.
24. That dust control shall be maintained on the site during construction and that the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.



25. That any site regrading work is not to direct any additional surface drainage into County road rights-of-way, or to negatively impact surface drainage patterns in the area.
26. That there shall be a minimum of 86 parking stalls, including 4 barrier-free, maintained on-site at all times, in accordance with the approved Site Plan or as dictated by an approved Parking Assessment. All customer and employee parking shall be restricted to the subject land and there shall be no offsite parking.
27. That there shall be no parking or signage in the County road right-of-way.
28. That any future signage will require separate Development Permit approval.
29. That all signage shall be kept in a safe, clean, and tidy condition at all times.
30. That the entire site shall be maintained in a neat and orderly manner at all times. All garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers located within the building or adjacent to the side or rear of the building and/or adequately screened or enclosed 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.
31. 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 building located on the subject site, to facilitate accurate emergency response.
32. That all on-site lighting shall be downturned and all private lighting, including site security lighting and parking area lighting, should be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
33. 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.
34. That if this Development Permit is not issued by **January 31, 2022**, or the approved extension date, this approval is null and void and the Development Permit shall not be issued.

Advisory:

35. 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.
36. That the County Bylaw C-8067-2020, the "Noise Bylaw", shall be adhered to at all times.
37. 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 checklist.
 - i. That the Applicant/Owner shall obtain Demolition Permits through Building Services, prior to demolition of any existing buildings on-site.

Note: The Development shall conform to the National Energy Code 2011.
38. That all future tenants will be required to apply for a New Business Tenant (No Change of Use) or a Change of Use (Land or Existing Building) Development Permit.
39. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the *Alberta Weed Control Act* [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017].



ROCKY VIEW COUNTY

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



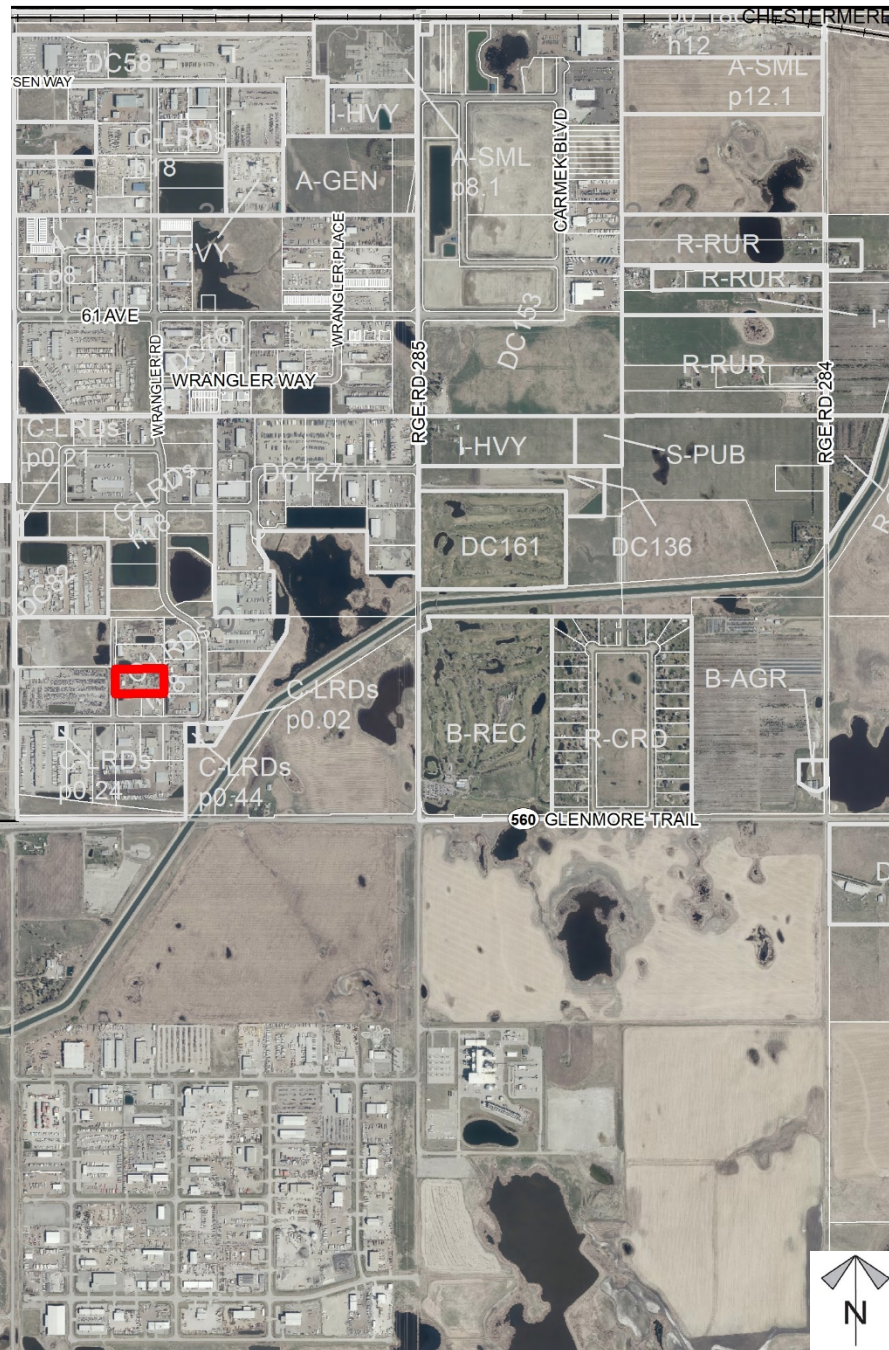
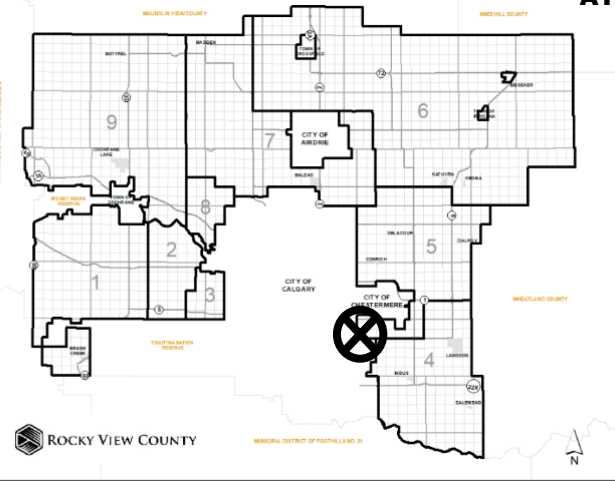
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Lee Snowden	OWNER: Mudd, Sheila & Robert
DATE APPLICATION RECEIVED: April 7, 2021	DATE DEEMED COMPLETE: April 15, 2021
GROSS AREA: ± 2.02 hectares (± 5.00 acres)	LEGAL DESCRIPTION: Block 13, Plan 1820 AM; SW-30-23-28-W04M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>November 9, 2011: development permit approval for a storage area, tenancy for storage of steel racking and shelving, and construction of a storage building</p> <p>August 25, 2009: development permit approval for General Industry Type II, for a landscape supply company and dwelling unit accessory to the use (existing dwelling)</p> <p>February 4, 2009: development permit approval for placement of clean fill, construction of a berm and a stormwater pond (placed without permits)</p> <p>June 12, 2007: Council approved an application to redesignate the subject lands from Residential Three District to General Business District (B-2).</p> <p>February 15, 2007: building permit approval for an existing office building</p> <p>December 17, 2006: building permit approval for a workshop</p> <p>August 15, 2003: development permit approval for the construction of a Quonset, relaxation of the maximum building area, relaxation of the total building area for all accessory buildings, relaxation of the maximum height requirement and relaxation of the total number of accessory buildings, and relaxation of the minimum side yard setback requirement on two (2) existing accessory buildings (small garage and shed)</p> <p>July 15, 1988: building permit approval for a dwelling, single detached</p>	
AGENCY SUBMISSIONS: <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

Industrial (Light), construction of four (4) multi-bay commercial buildings, tenancy, and signage, and relaxation of the minimum tree/shrub requirement



Division: 05
Roll: 03330006
File: PRDP20211477
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W04M

Location & Context

Development Proposal

Industrial (Light),
 construction of four (4)
 multi-bay commercial
 buildings, tenancy, and
 signage, and relaxation of
 the minimum tree/shrub
 requirement

PRAIRIE PLACE

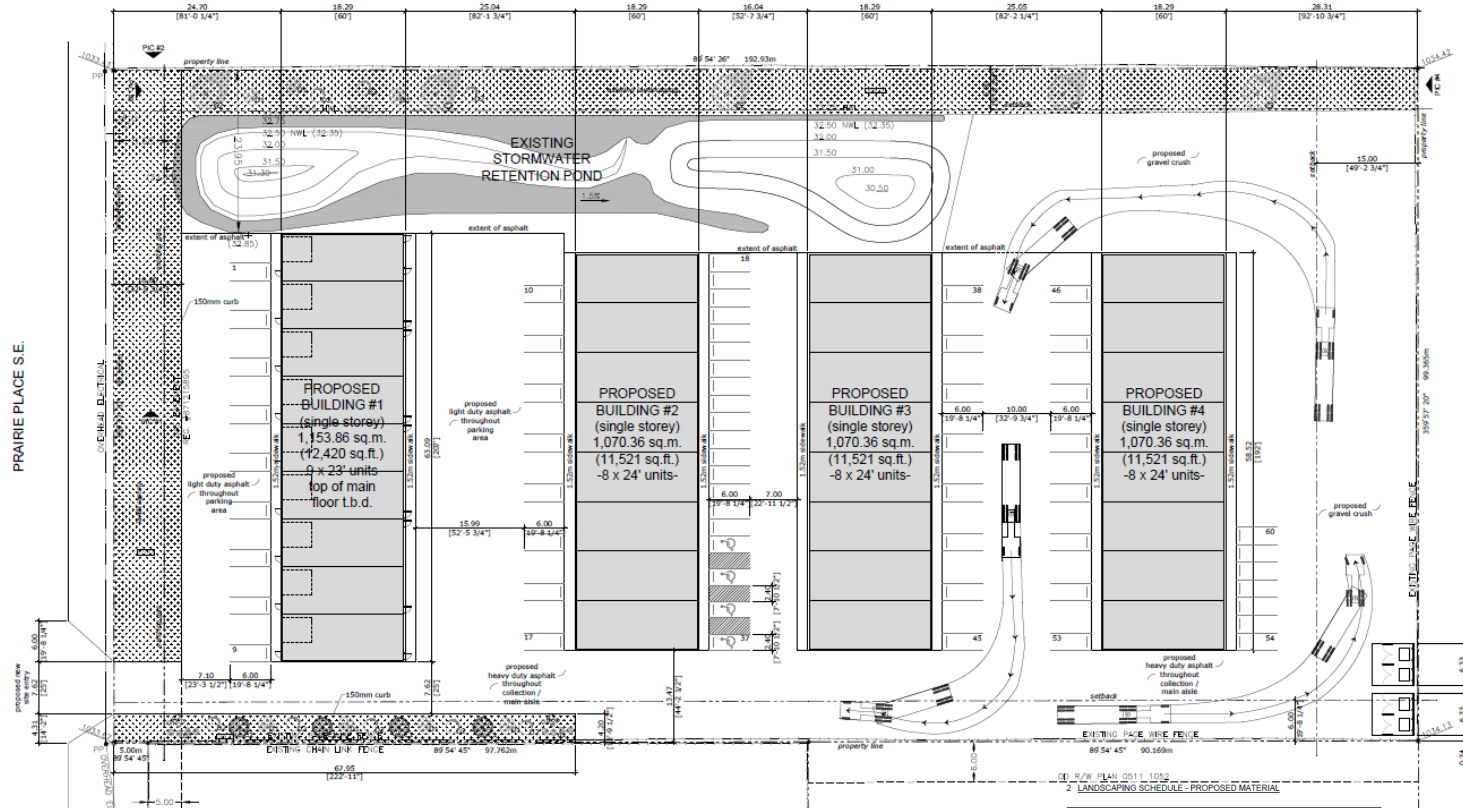


Division: 05
 Roll: 03330006
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 Printed: April 23, 2021
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 W04M

Site Plan

Development Proposal

Industrial (Light), construction of four (4) multi-bay commercial buildings, tenancy, and signage, and relaxation of the minimum tree/shrub requirement










4 VEHICLE PARKING ANALYSIS

(As per Rocky View County Land Use Bylaw)

INDUSTRIAL (LIGHT)	
Building 1 1 stall per 100m ² of GFA 1154m ² / 100m ² = 11.54 326m ² / 100m ² = 3.26 (mezzanines) = 14.8	15 stalls
Building 2 1 stall per 100m ² of GFA 1070m ² / 100m ² = 10.70 302m ² / 100m ² = 3.02 (mezzanines) = 13.7	14 stalls
Building 3 1 stall per 100m ² of GFA 1070m ² / 100m ² = 10.70 302m ² / 100m ² = 3.02 (mezzanines) = 13.7	14 stalls
Building 4 1 stall per 100m ² of GFA 1070m ² / 100m ² = 10.70 302m ² / 100m ² = 3.02 (mezzanines) = 13.7	14 stalls
Totals	
Total Required	57 stalls
Total Provided On Site	60 stalls
Barrier-Free Requirements (see N.B.C. 2019 (AE) Table 3.8.2.5.)	
4 barrier-free stalls per 51-100 total required	4 stalls

2 LANDSCAPING ANALYSIS

Total Landscaped Area	Required Landscaping: 1,917 sq. m. (10% of site area) Provided Landscaped Area: 2,370 sq. m.
Tree Calculations*	1 tree/ 40 sq. m. = 1917/40 = 47.925 = 48 trees required 24 trees provided (including 13 existing to be relocated) 38% coniferous = 4 trees (+5 existing) 62% deciduous = 7 trees (+8 existing)
Shrub Calculations*	1 shrub/ 60 sq. m. = 1917/60 = 31.95 = 32 shrubs required 16 shrubs provided 100% deciduous = 16 shrubs 0% coniferous = 0 shrubs
* Requesting a 50% reduction in required new trees and shrubs, due to Easement on West Property line.	

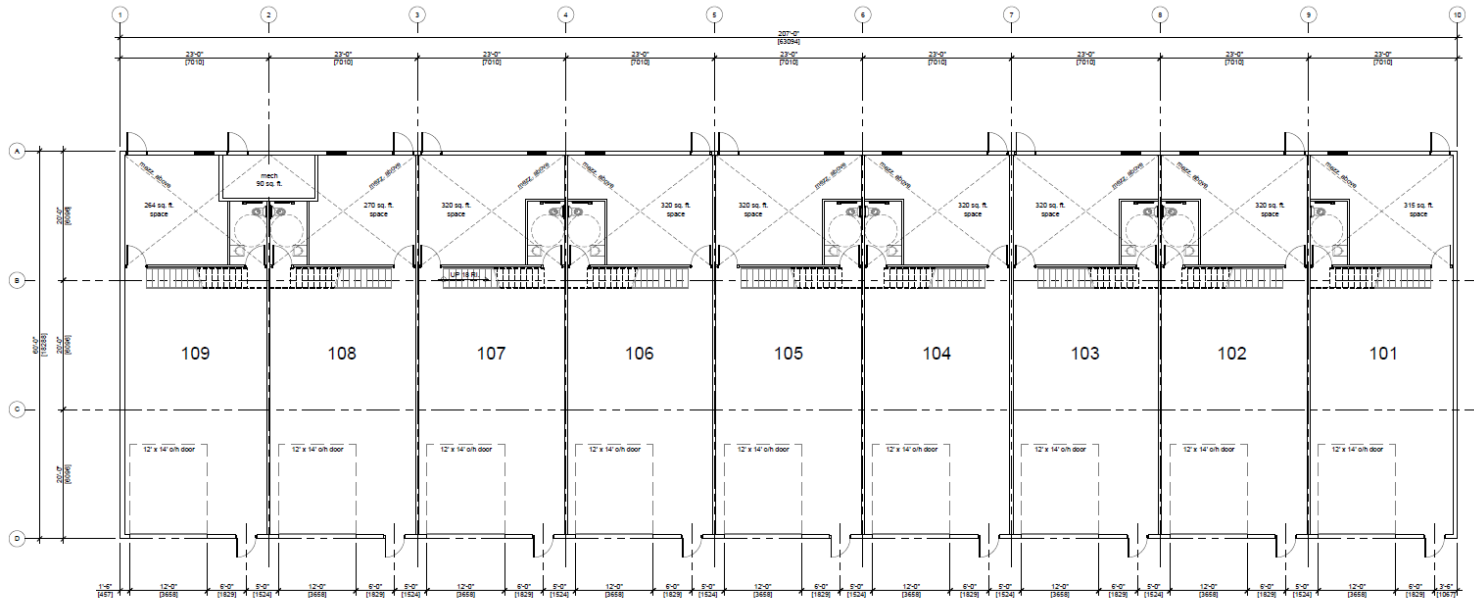
2 LANDSCAPING SCHEDULE - PROPOSED MATERIAL			
Label	Key	Species	Qty.
C1		New Bakeri Spruce <i>Picea pungens glauca 'Bakeri'</i> 4m h, 2-3m spread min. height 2.5m (at time of planting)	4
C2		Existing Relocated Tree	5
New Coniferous trees must have a minimum height of 2.5m at time of planting.			
No. Coniferous Trees Provided			
9			
Deciduous Trees			
D1		New Amur Maple <i>Acer ginnala</i> 4.5-6m h, 4-6m spread	7
D2		Existing Relocated Tree	8
Deciduous trees must have a minimum caliper of 63mm measured 450mm from ground level at time of planting.			
No. Deciduous Trees Provided			
15			
Deciduous Shrubs			
d1		New Goldflame Spiraea <i>Spiraea x bumalda 'Goldflame'</i> 0.45m h, 1m spread	8
d2		New Concord Barberr <i>Berberis thunbergii 'Concorde'</i> 0.6m h, 0.6m spread	8
No. Deciduous Shrubs Provided			
16			
Grassed / Garden Areas			
ee		Maintained Grassed Area (300mm thick top soil) Urban Mix B As or Hydro seed Installation	n/a

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Building #1 Floor Plan

Development Proposal

Industrial (Light), construction of four (4) multi-bay commercial buildings, tenancy, and signage, and relaxation of the minimum tree/shrub requirement

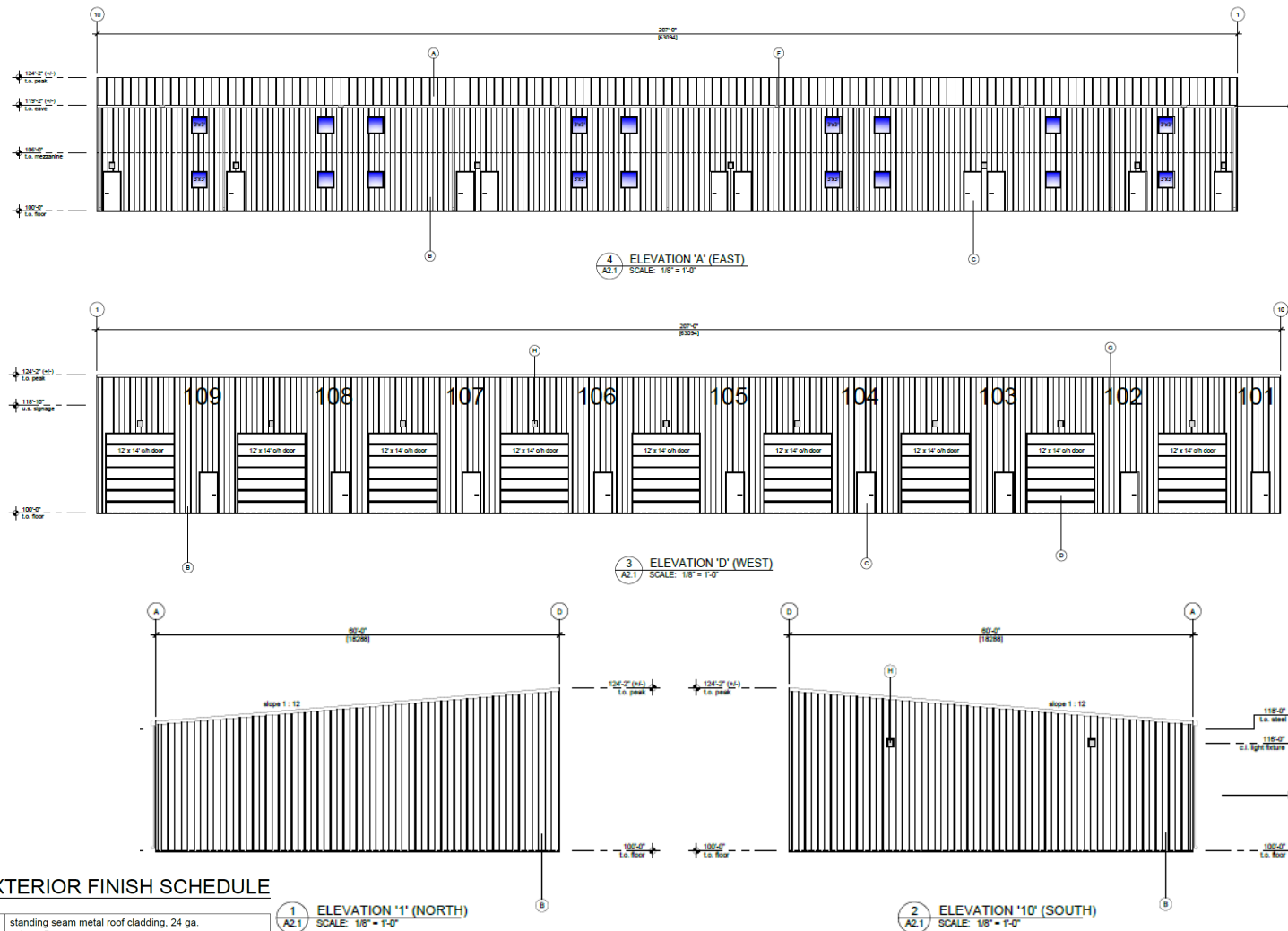


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Building #1 Elevations

Development Proposal

Industrial (Light), construction of four (4) multi-bay commercial buildings, tenancy, and signage, and relaxation of the minimum tree/shrub requirement



EXTERIOR FINISH SCHEDULE

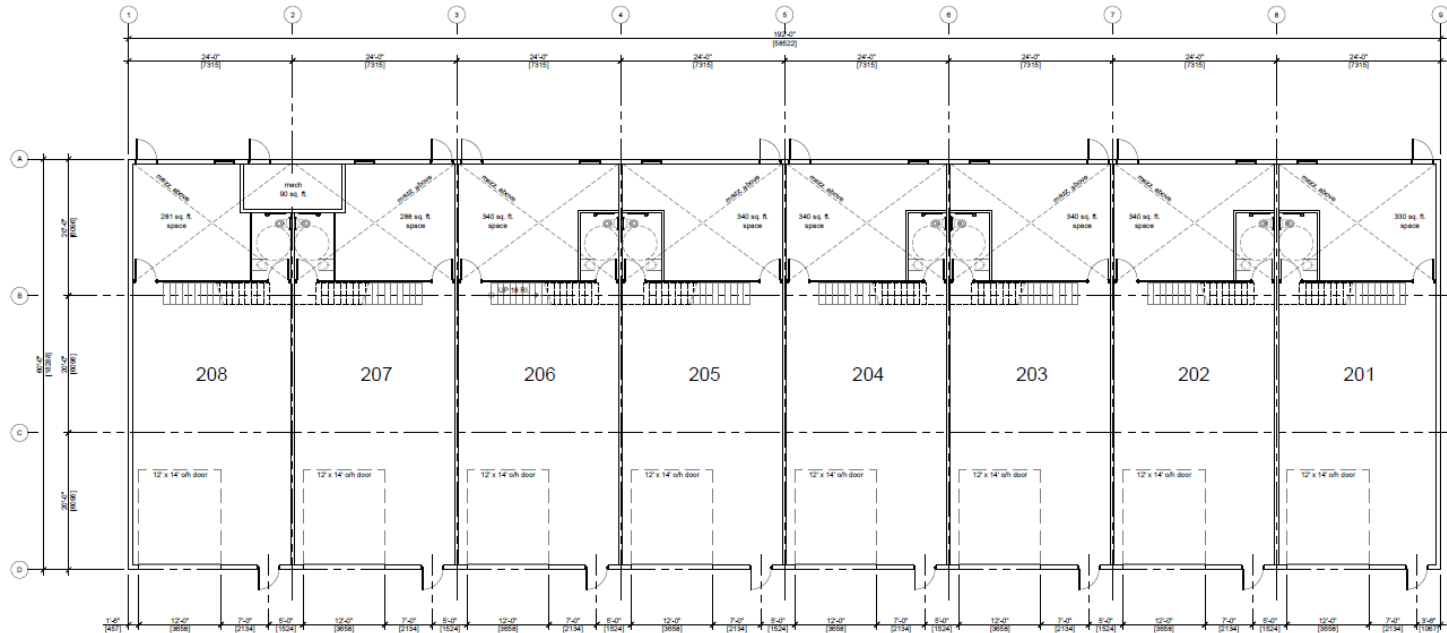
A	standing seam metal roof cladding, 24 ga. colour: Bare
B	VF 12-36 Reverse metal wall cladding, 26 ga. colour: t.b.d.
C	insulated steel walk door colour: manufacturer's primer (paint by others)
D	flush panel, insulated, steel o/h door colour: manufacturer's primer (paint by others)
E	pre-finished gutter & downspout colour: to match adjacent wall cladding
F	scupper drain
G	surface mounted signage size, colour, and placement t.b.c.
H	exterior wall mount 150w architectural luminaire (to conform to 'dark sky' requirements)

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Building #2, #3, & #4 Floor Plan

Development Proposal

Industrial (Light),
construction of four (4)
multi-bay commercial
buildings, tenancy, and
signage, and relaxation of
the minimum tree/shrub
requirement

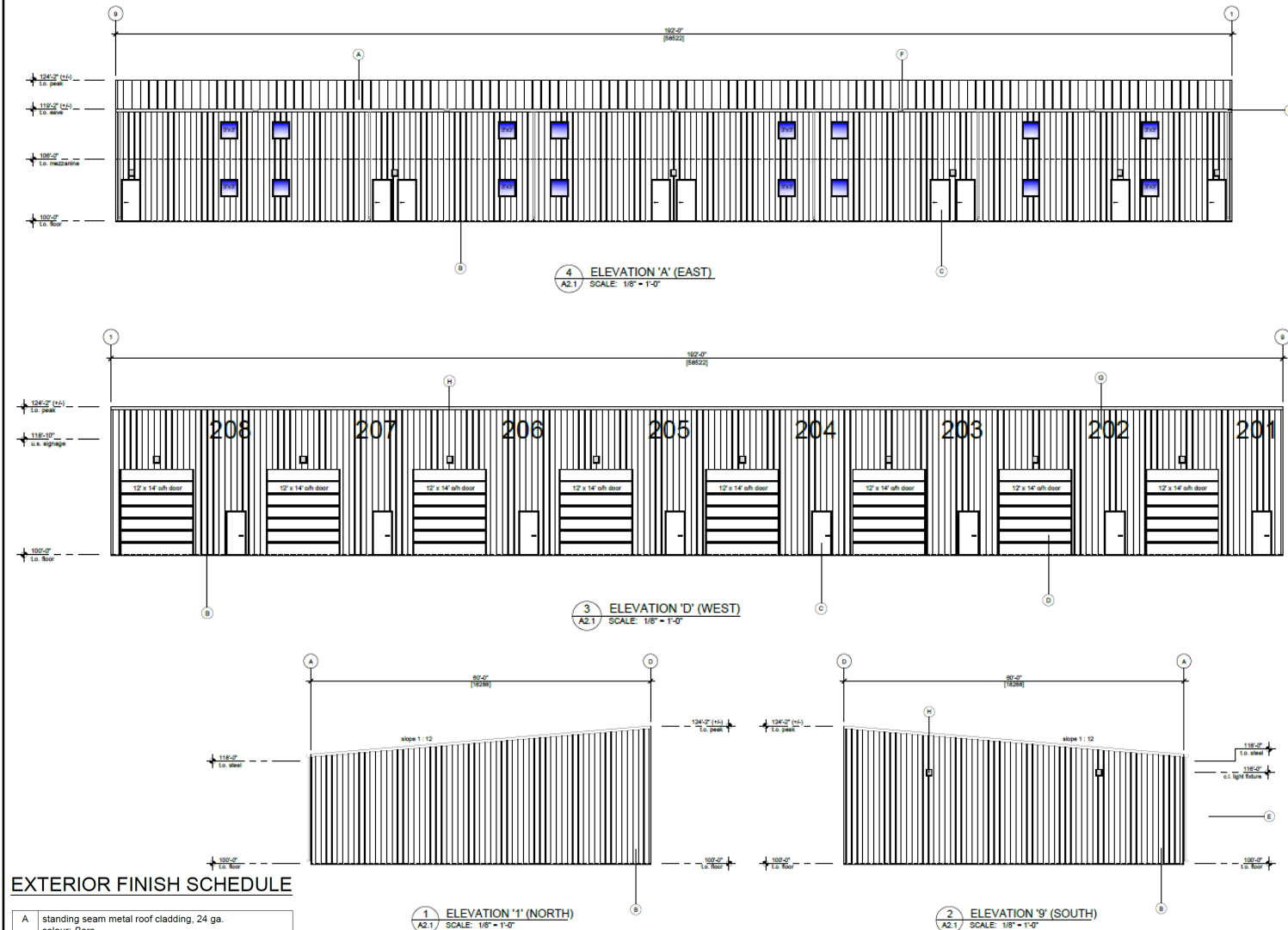


Division: 05
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Building #2, #3, & #4 Elevations

Development Proposal

Industrial (Light), construction of four (4) multi-bay commercial buildings, tenancy, and signage, and relaxation of the minimum tree/shrub requirement



EXTERIOR FINISH SCHEDULE

A	standing seam metal roof cladding, 24 ga. colour: Bare
B	VF 12-36 Reverse metal wall cladding, 26 ga. colour: t.b.d.
C	insulated steel walk door colour: manufacturer's primer (paint by others)
D	flush panel, insulated, steel o/h door colour: manufacturer's primer (paint by others)
E	pre-finished gutter & downspout colour: to match adjacent wall cladding
F	scupper drain
G	surface mounted signage size, colour, and placement t.b.c.
H	exterior wall mount 150w architectural luminaire (to conform to 'dark sky' requirements)

Division: 05
 Roll: 03330006
 File: PRDP20211477
 Printed: April 23, 2021
 Legal: Block: 13 Plan: 1820
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Site Photos

Development Proposal

Industrial (Light), construction of four (4) multi-bay commercial buildings, tenancy, and signage, and relaxation of the minimum tree/shrub requirement



Picture 1 (Looking N from W property line)



Picture 2 (Looking S from NW corner)



Picture 3 (Looking E from NW corner)



Picture 4 (Looking W from NE corner)

**PLANNING AND DEVELOPMENT SERVICES**

TO: Municipal Planning Commission
Development Authority
DIVISION: 8

DATE: June 23, 2021
APPLICATION: PRDP20211667

FILE: 05607195

SUBJECT: Single-Lot Regrading / Discretionary use, without Variances

APPLICATION: Single-lot regrading and placement of clean fill, for the construction of a dwelling, single detached.

GENERAL LOCATION: Located approximately 0.41 kilometres (1/4 mile) east of Bearspaw Village Road and 0.81 kilometres (1/2 mile) south of Township Road 252.

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

EXECUTIVE SUMMARY: The purpose of this application is to regrade the property in preparation for the construction of a dwelling, single detached. The subject parcel is undeveloped and sits at a lower elevation than the surrounding lands. The Applicant proposes to increase the elevation of the building site to ensure that the final grades are complementary to those of adjacent properties.

The proposed building site is approximately 1,858.06 sq. m (20,000.00 sq. ft.) in area, where imported fill will be placed up to a maximum height of 3.50 m (11.48 ft.). The Applicant will also be constructing a driveway along the panhandle, using the existing approach off Blazer Estates Ridge.

Administration has reviewed the proposal in accordance with the County Servicing Standards, and technical considerations are reflected in the proposed condition set.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20211667 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20211667 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.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none">• <i>Municipal Government Act</i>;• Municipal Development Plan;• City of Calgary Intermunicipal Development Plan;• Bearspaw Area Structure Plan;• Land Use Bylaw; and• County Servicing Standards.	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none">• N/A
PERMITTED USE: <p>Stripping, filling, and regrading is a discretionary use in all districts</p>	DEVELOPMENT VARIANCE AUTHORITY: <p>Municipal Planning Commission</p>

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



ROCKY VIEW COUNTY

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

1. That single-lot regrading and the placement of clean fill of an area approximately 1,858.06 sq. m (20,000.00 sq. ft.) in the area and up to 3.50 m (11.48 ft.) in height, for site preparation to construct a Dwelling, Single Detached, may commence on the subject property, in accordance with the approved site plan and conditions of this permit.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall provide a stormwater memo, prepared by a qualified professional, to confirm that the proposal is adequate to manage stormwater onsite without causing any adverse impacts to drainage patterns and neighboring properties.
 - a. If the findings of the memo require local stormwater improvements, a Site-Specific Stormwater Management Plan, prepared by a qualified professional, shall be provided identifying an onsite stormwater management strategy for the proposed development, in accordance with the County Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner(s) shall submit a Letter of Credit or refundable security in accordance with County Policy C-407 for \$5,000.00/disturbed acre of the development area.
4. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system, and to confirm the presence of County road ban restrictions.
 - a. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
5. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fill 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.

Permanent:

6. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition shall be implemented and adhered to in perpetuity.
7. That if conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or Refundable Security once registered with the County, without recourse to the Applicant/Owner, to cover the costs in surface reclamation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
8. That the Applicant/Owner shall submit compaction-testing results verifying that the fill is placed in accordance with the Deep Fill Report
9. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
10. That upon request of the County, the Applicant/Owner shall submit an as-built grading survey, to confirm that post grades align with final grades as approved with the application.



ROCKY VIEW COUNTY

11. That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
12. That no topsoil shall be removed from the subject property.
13. That the proposed regrading area shall have a minimum of six (6) inches of topsoil placed on top, which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
14. That the Applicant/Owner shall take effective measures to control dust in the regrading area of the subject property, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
 - a. That if at any time the removal or handling of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
15. That any material entering to or leaving from the site, shall be hauled on/off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
16. That with the hauling of any fill, the Applicant/Owner shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
 - b. That the clean-up of any mud tracking and/or dirt that enters onto the County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
17. That the fill shall not contain construction rubble or any hazardous substances, including but not limited to large concrete, rebar, asphalt, building materials, organic materials, or other metal.
18. That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways. That all garbage and waste shall be stored in weatherproof and animal-proof containers and be in a location easily accessible to containerized garbage pickup.
19. That if the development authorized by this Development Permit is not completed within six (6) months of the date of issuance, or the approved extension date, the permit is deemed to be null and void.
20. 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.

Advisory:

21. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
22. 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].



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

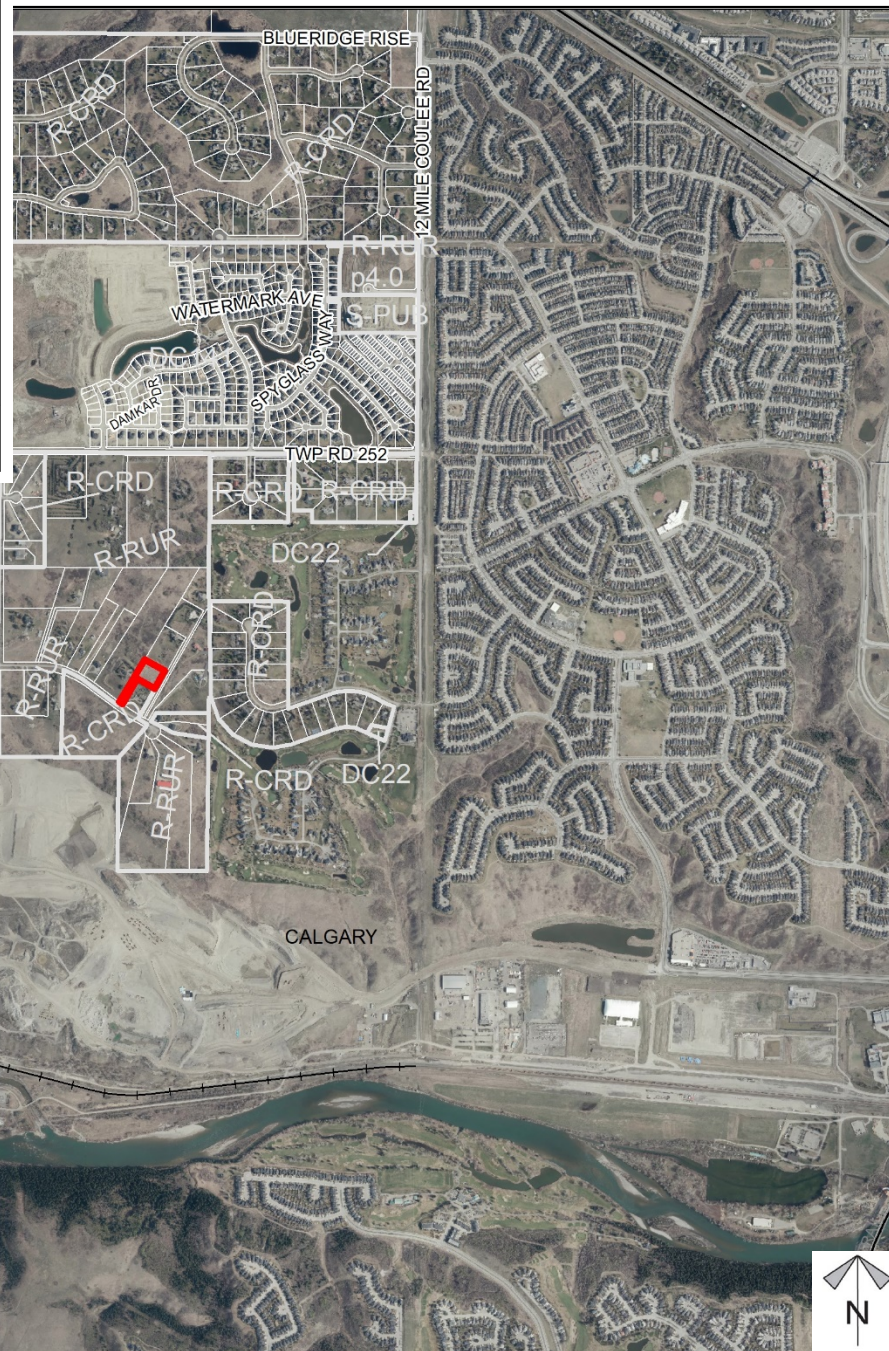
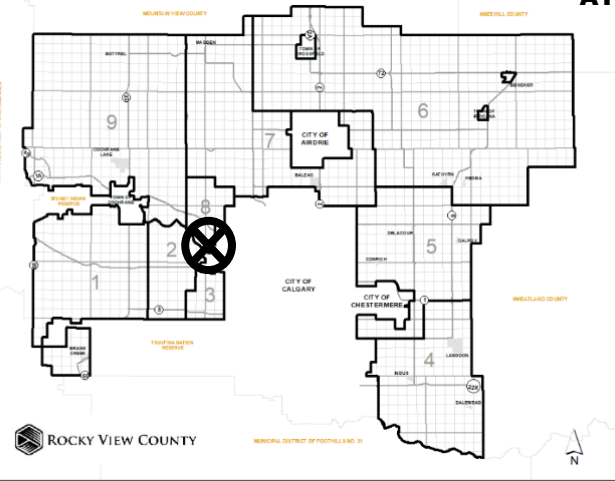
APPLICANT: Mohammad Alizadeh	OWNER: Copious Eatery Ltd.
DATE APPLICATION RECEIVED: April 15, 2021	DATE DEEMED COMPLETE: April 22, 2021
GROSS AREA: ± 0.88 hectares (± 2.17 acres)	LEGAL DESCRIPTION: Lot 22, Block 13, Plan 0612504; W1/2-07-25-02-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <i>No development or building history</i> <i>Planning</i> <ul style="list-style-type: none"> • 2004-RV-332 Redesignation (<i>to redesignate the subject lands from Residential Two District to Residential One District to create a +/- 2 acre parcel from +/- 4.45 parent parcel</i>); Issued November 28, 2005 • 2004-RV-333 Subdivision (<i>to create a +/- 2 acre parcel from a +/- 4.45 acre parent parcel</i>); Issued June 10, 2007 	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



Location & Context

Development Proposal

Single-lot regrading and placement of clean fill, for the construction of a dwelling, single detached



Location & Context

Development Proposal

Single-lot regrading and placement of clean fill, for the construction of a dwelling, single detached



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2 Metre Contours

Development Proposal

Single-lot regrading and placement of clean fill, for the construction of a dwelling, single detached

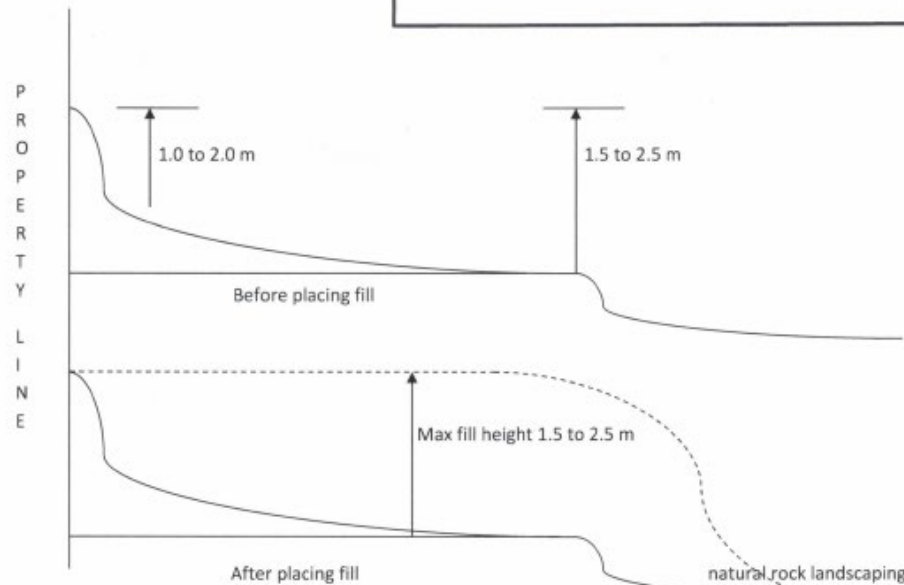
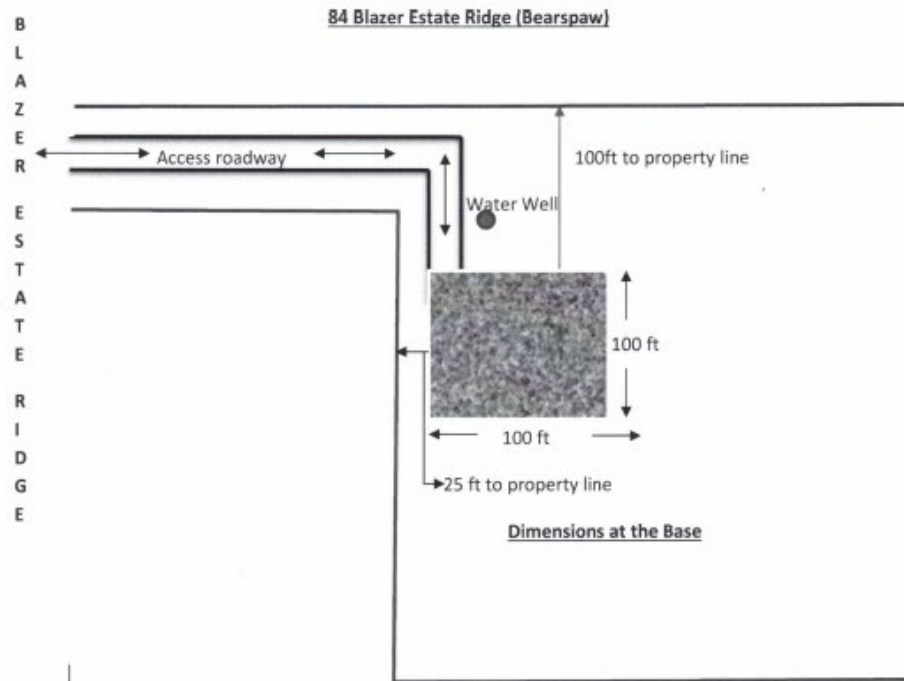


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Site Plan

Development Proposal

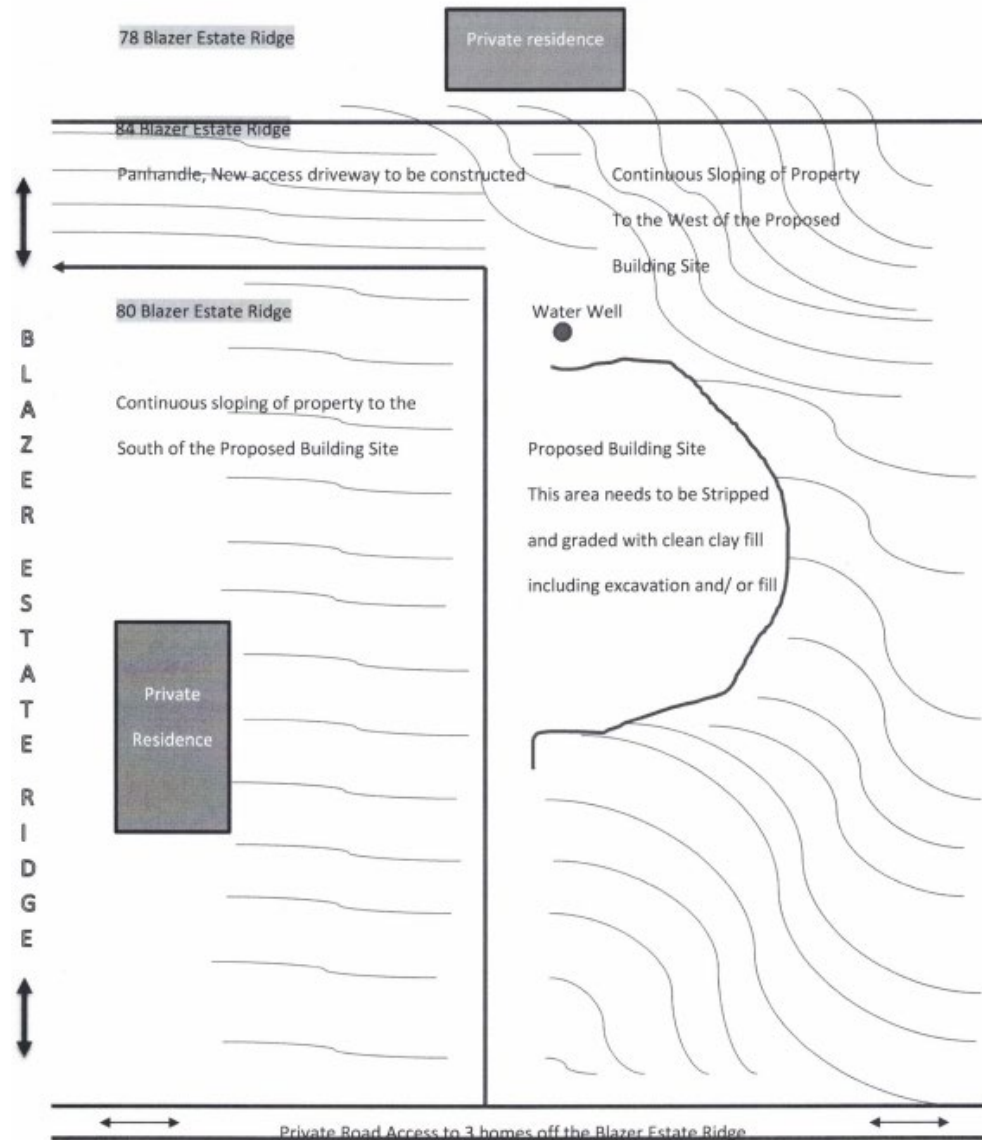
Single-lot regrading and placement of clean fill, for the construction of a dwelling, single detached



Site Plan

Development Proposal

Single-lot regrading and placement of clean fill, for the construction of a dwelling, single detached



Dear reader, the above sketch should provide certain clarity to our request for permit to build our house. Although I am including a recent copy of RPR and Topographic survey of 84 Blazer Estate Ridge, as well as a picture, I thought including this sketch will help to show the relevance of the neighboring property's Slopes toward the potentially only building site available on our lot.

Site Photos

Development Proposal

Single-lot regrading and placement of clean fill, for the construction of a dwelling, single detached



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