



ROCKY VIEW COUNTY

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



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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.



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- 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.



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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.



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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.



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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.



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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).



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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 Normal 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.



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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.



ROCKY VIEW COUNTY

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

A blue ink signature, appearing to be "John Henn", written over a horizontal line.

Chair or Vice Chair

A blue ink signature, appearing to be "Lizbeth", written over a horizontal line.

Chief Administrative Officer or Designate